



CITY OF MCKINNEY, TEXAS  
**ZONING SNAPSHOT COMPARISON OF COSTS & BENEFITS**  
**ONE YEAR EXAMINATION AT FULL DEVELOPMENT**  
 2011

**Description:**

**Existing Zoning - Agricultural, Office and Commercial Uses**

**Proposed Zoning - Single Family Detached Residential and Commercial Uses**

59.82 Acre/Acres	59.82 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$612,933	\$376,239	(\$236,695)
Annual Retail Sales Taxes	\$324,949	\$255,845	(\$69,104)
Annual City Revenue	\$937,882	\$632,083	(\$305,799)

**COSTS**

Cost of Service (Full Cost PSC)	\$593,434	\$479,352	(\$114,082)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$937,882	\$632,083	(\$305,799)
- Annual Full Cost of Service	(\$593,434)	(\$479,352)	(\$114,082)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$344,448</b>	<b>\$152,731</b>	<b>(\$191,717)</b>

**VALUES**

Residential Taxable Value	\$0	\$44,659,500	\$44,659,500
Non Residential Taxable Value	\$104,685,443	\$19,599,876	(\$85,085,567)
Total Taxable Value	\$104,685,443	\$64,259,376	(\$40,426,067)

**OTHER BENCHMARKS**

Population	0	536	536
Total Public Service Consumers	809	653	(155)
Potential Indirect Sales Tax Revenue	\$0	\$142,910	\$142,910