



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

**Description:**

**Existing Zoning: PD (Mixed Uses)**

**Proposed Zoning: PD (Single Family Residential and Commercial Uses)**

376.806 Acre/Acres	376.806 Acre/Acres	
PD EXISTING ZONING	PD PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
-	+	=

**REVENUES**

Annual Property Taxes	\$2,236,192	\$2,163,812	(\$72,380)
Annual Retail Sales Taxes	\$527,268	\$399,445	(\$127,822)
Annual City Revenue	\$2,763,460	\$2,563,258	(\$200,202)

**COSTS**

Cost of Service (Full Cost PSC)	\$3,369,718	\$3,119,768	(\$249,949)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$2,763,460	\$2,563,258	(\$200,202)
- Annual Full Cost of Service	(\$3,369,718)	(\$3,119,768)	(\$249,949)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$606,258)</b>	<b>(\$556,511)</b>	<b>\$49,747</b>

**VALUES**

Residential Taxable Value	\$343,765,700	\$338,965,700	(\$4,800,000)
Non Residential Taxable Value	\$38,162,916	\$30,600,900	(\$7,562,016)
Total Taxable Value	\$381,928,616	\$369,566,600	(\$12,362,016)

**OTHER BENCHMARKS**

Population	4,350	4,068	(282)
Total Public Service Consumers	4,591	4,251	(341)
Potential Indirect Sales Tax Revenue	\$1,100,050	\$1,084,690	(\$15,360)