



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

**Description:**

**Existing Zoning - Office Uses**

**Proposed Zoning - Commercial Uses**

1.49 Acre/Acres	1.49 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$16,087	\$13,348	(\$2,739)
Annual Retail Sales Taxes	\$0	\$29,759	\$29,759
Annual City Revenue	\$16,087	\$43,107	\$27,019

**COSTS**

Cost of Service (Full Cost PSC)	\$16,673	\$10,004	(\$6,669)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$16,087	\$43,107	\$27,019
- Annual Full Cost of Service	(\$16,673)	(\$10,004)	(\$6,669)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$586)</b>	<b>\$33,103</b>	<b>\$33,689</b>

**VALUES**

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$2,747,620	\$2,279,767	(\$467,853)
Total Taxable Value	\$2,747,620	\$2,279,767	(\$467,853)

**OTHER BENCHMARKS**

Population	0	0	0
Total Public Service Consumers	23	14	(9)
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0