



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

Description:

Existing Zoning - Single Family Residential Uses

Proposed Zoning - Light Industrial Uses

0.53 Acre/Acres	0.53 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$2,948	\$4,201	\$1,253
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$2,948	\$4,201	\$1,253

**COSTS**

Cost of Service (Full Cost PSC)	\$4,435	\$1,082	(\$3,353)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$2,948	\$4,201	\$1,253
- Annual Full Cost of Service	(\$4,435)	(\$1,082)	(\$3,353)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$1,487)</b>	<b>\$3,119</b>	<b>\$4,606</b>

**VALUES**

Residential Taxable Value	\$503,500	\$0	(\$503,500)
Non Residential Taxable Value	\$0	\$717,445	\$717,445
Total Taxable Value	\$503,500	\$717,445	\$213,945

**OTHER BENCHMARKS**

Population	6	0	(6)
Total Public Service Consumers	6	1	(5)
Potential Indirect Sales Tax Revenue	\$1,611	\$0	(\$1,611)