



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

**Description:**

**Existing Zoning - Office Uses**

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

	54.58 Acre/Acres	54.58 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING		
-	+		=

**REVENUES**

Annual Property Taxes	\$589,292	\$306,379	(\$282,913)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$589,292	\$306,379	(\$282,913)

**COSTS**

Cost of Service (Full Cost PSC)	\$610,756	\$598,446	(\$12,310)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$589,292	\$306,379	(\$282,913)
- Annual Full Cost of Service	(\$610,756)	(\$598,446)	(\$12,310)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$21,464)</b>	<b>(\$292,066)</b>	<b>(\$270,603)</b>

**VALUES**

Residential Taxable Value	\$0	\$52,327,800	\$52,327,800
Non Residential Taxable Value	\$100,647,703	\$0	(\$100,647,703)
Total Taxable Value	\$100,647,703	\$52,327,800	(\$48,319,903)

**OTHER BENCHMARKS**

Population	0	814	814
Total Public Service Consumers	832	815	(17)
Potential Indirect Sales Tax Revenue	\$0	\$168,163	\$168,163