



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

Description:

Existing Zoning - Commercial Uses

Proposed Zoning - Single Family Detached Residential Uses

16.07 Acre/Acres	16.07 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$143,962	\$89,385	(\$54,576)
Annual Retail Sales Taxes	\$320,954	\$0	(\$320,954)
Annual City Revenue	\$464,916	\$89,385	(\$375,531)

**COSTS**

Cost of Service (Full Cost PSC)	\$107,895	\$134,462	\$26,567
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$464,916	\$89,385	(\$375,531)
- Annual Full Cost of Service	(\$107,895)	(\$134,462)	\$26,567
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$357,021</b>	<b>(\$45,076)</b>	<b>(\$402,097)</b>

**VALUES**

Residential Taxable Value	\$0	\$15,266,500	\$15,266,500
Non Residential Taxable Value	\$24,587,823	\$0	(\$24,587,823)
Total Taxable Value	\$24,587,823	\$15,266,500	(\$9,321,323)

**OTHER BENCHMARKS**

Population	0	183	183
Total Public Service Consumers	147	183	36
Potential Indirect Sales Tax Revenue	\$0	\$48,853	\$48,853