



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

Description:

Existing Zoning - Unzoned and Agricultural Uses

Proposed Zoning - Single Family Detached Residential and Commercial Uses

288.57 Acre/Acres	288.57 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

	-	+	=
Annual Property Taxes	\$90	\$1,630,604	\$1,630,514
Annual Retail Sales Taxes	\$0	\$149,992	\$149,992
Annual City Revenue	\$90	\$1,780,595	\$1,780,506

**COSTS**

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$2,402,124	\$2,402,124

**COST/BENEFIT COMPARISON**

	-	+	=
+ Annual City Revenue	\$90	\$1,780,595	\$1,780,506
- Annual Full Cost of Service	\$0	(\$2,402,124)	\$2,402,124
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$90</b>	<b>(\$621,528)</b>	<b>(\$621,618)</b>

**VALUES**

	-	+	=
Residential Taxable Value	\$0	\$267,007,000	\$267,007,000
Non Residential Taxable Value	\$0	\$11,490,638	\$11,490,638
Total Taxable Value	\$0	\$278,497,638	\$278,497,638

**OTHER BENCHMARKS**

	-	+	=
Population	0	3,204	3,204
Total Public Service Consumers	0	3,273	3,273
Potential Indirect Sales Tax Revenue	\$0	\$854,422	\$854,422