



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

**Description:**

**Existing Zoning - Office with supporting Commercial Uses**

**Proposed Zoning - Single Family Detached and Commercial Uses**

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

**REVENUES**

Annual Property Taxes	\$589,292	\$318,870	(\$270,422)
Annual Retail Sales Taxes	\$0	\$89,875	\$89,875
Annual City Revenue	\$589,292	\$408,746	(\$180,547)

**COSTS**

Cost of Service (Full Cost PSC)	\$610,756	\$449,245	(\$161,510)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$589,292	\$408,746	(\$180,547)
- Annual Full Cost of Service	(\$610,756)	(\$449,245)	(\$161,510)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$21,464)</b>	<b>(\$40,500)</b>	<b>(\$19,036)</b>

**VALUES**

Residential Taxable Value	\$0	\$47,576,000	\$47,576,000
Non Residential Taxable Value	\$100,647,703	\$6,885,203	(\$93,762,501)
Total Taxable Value	\$100,647,703	\$54,461,203	(\$46,186,501)

**OTHER BENCHMARKS**

Population	0	571	571
Total Public Service Consumers	832	612	(220)
Potential Indirect Sales Tax Revenue	\$0	\$152,243	\$152,243