



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

**Description:**

**Existing Zoning: Agricultural**

**Proposed Zoning: PD (Single Family - Fireside Village)**

| 13.137<br>Acre/Acres               | 13.137<br>Acre/Acres                        | DIFFERENCE<br>BETWEEN<br>PROPOSED AND<br>EXISTING<br>ZONING |
|------------------------------------|---|---|
| Agricultural<br>EXISTING<br>ZONING | PD<br>(Single Family)<br>PROPOSED<br>ZONING |   |
| -                                  | +   | =   |

**REVENUES**

|                           |     |          |          |
|---------------------------|-----|----------|----------|
| Annual Property Taxes     | \$4 | \$73,071 | \$73,067 |
| Annual Retail Sales Taxes | \$0 | \$0      | \$0      |
| Annual City Revenue       | \$4 | \$73,071 | \$73,067 |

**COSTS**

|                                 |     |           |           |
|---------------------------------|-----|-----------|-----------|
| Cost of Service (Full Cost PSC) | \$0 | \$109,921 | \$109,921 |
|---------------------------------|-----|-----------|-----------|

**COST/BENEFIT COMPARISON**

|  |            |                   |                   |
|--|------------|-------------------|-------------------|
| + Annual City Revenue                          | \$4        | \$73,071          | \$73,067          |
| - Annual Full Cost of Service                  | \$0        | (\$109,921)       | \$109,921         |
| <b>= Annual Full Cost Benefit at Build Out</b> | <b>\$4</b> | <b>(\$36,849)</b> | <b>(\$36,853)</b> |

**VALUES**

|                               |     |              |              |
|-------------------------------|-----|--------------|--------------|
| Residential Taxable Value     | \$0 | \$12,480,150 | \$12,480,150 |
| Non Residential Taxable Value | \$0 | \$0          | \$0          |
| Total Taxable Value           | \$0 | \$12,480,150 | \$12,480,150 |

**OTHER BENCHMARKS**

|                                      |     |          |          |
|--------------------------------------|-----|----------|----------|
| Population                           | 0   | 150      | 150      |
| Total Public Service Consumers       | 0   | 150      | 150      |
| Potential Indirect Sales Tax Revenue | \$0 | \$39,936 | \$39,936 |