



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

Description:

Existing Zoning: AG

Proposed Zoning: PD (Single Family/Retail - Woodcreek Estates)

65.24 Acre/Acres	65.24 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
AG EXISTING ZONING	PD (Single Family/Retail) PROPOSED ZONING	
-	+	=

**REVENUES**

	-	+	=
Annual Property Taxes	\$20	\$375,175	\$375,155
Annual Retail Sales Taxes	\$0	\$72,300	\$72,300
Annual City Revenue	\$20	\$447,475	\$447,455

**COSTS**

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$539,895	\$539,895

**COST/BENEFIT COMPARISON**

	-	+	=
+ Annual City Revenue	\$20	\$447,475	\$447,455
- Annual Full Cost of Service	\$0	(\$539,895)	\$539,895
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$20</b>	<b>(\$92,420)</b>	<b>(\$92,441)</b>

**VALUES**

	-	+	=
Residential Taxable Value	\$0	\$58,539,000	\$58,539,000
Non Residential Taxable Value	\$0	\$5,538,763	\$5,538,763
Total Taxable Value	\$0	\$64,077,763	\$64,077,763

**OTHER BENCHMARKS**

	-	+	=
Population	0	702	702
Total Public Service Consumers	0	736	736
Potential Indirect Sales Tax Revenue	\$0	\$187,325	\$187,325