



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

Description:

Existing Zoning - Unzoned

Proposed Zoning - Single Family Detached Residential Uses

82.39 Acre/Acres	82.39 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$26	\$458,274	\$458,248
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$26	\$458,274	\$458,248

COSTS

Cost of Service (Full Cost PSC)	\$0	\$689,378	\$689,378
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$26	\$458,274	\$458,248
- Annual Full Cost of Service	\$0	(\$689,378)	\$689,378
= Annual Full Cost Benefit at Build Out	\$26	(\$231,104)	(\$231,130)

VALUES

Residential Taxable Value	\$0	\$78,270,500	\$78,270,500
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$78,270,500	\$78,270,500

OTHER BENCHMARKS

Population	0	939	939
Total Public Service Consumers	0	939	939
Potential Indirect Sales Tax Revenue	\$0	\$250,466	\$250,466