



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

Description:

Existing Zoning - Agricultural Uses

Proposed Zoning - Single Family Detached Residential Uses

19.86 Acre/Acres	19.86 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$6	\$110,466	\$110,460
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$6	\$110,466	\$110,460

COSTS

Cost of Service (Full Cost PSC)	\$0	\$166,174	\$166,174
---------------------------------	-----	-----------	-----------

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$6	\$110,466	\$110,460
- Annual Full Cost of Service	\$0	(\$166,174)	\$166,174
= Annual Full Cost Benefit at Build Out	\$6	(\$55,707)	(\$55,714)

VALUES

Residential Taxable Value	\$0	\$18,867,000	\$18,867,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$18,867,000	\$18,867,000

OTHER BENCHMARKS

Population	0	226	226
Total Public Service Consumers	0	226	226
Potential Indirect Sales Tax Revenue	\$0	\$60,374	\$60,374