



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 Residential Uses

52.14 Acre/Acres	52.14 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$16	\$290,016	\$290,000
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$16	\$290,016	\$290,000

COSTS

Cost of Service (Full Cost PSC)	\$0	\$436,269	\$436,269
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$16	\$290,016	\$290,000
- Annual Full Cost of Service	\$0	(\$436,269)	\$436,269
= Annual Full Cost Benefit at Build Out	\$16	(\$146,253)	(\$146,269)

VALUES

Residential Taxable Value	\$0	\$49,533,000	\$49,533,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$49,533,000	\$49,533,000

OTHER BENCHMARKS

Population	0	594	594
Total Public Service Consumers	0	594	594
Potential Indirect Sales Tax Revenue	\$0	\$158,506	\$158,506