



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**

	33.26 Acre/Acres	33.26 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

**REVENUES**

Annual Property Taxes	\$10	\$185,000	\$184,990
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$10	\$185,000	\$184,990

**COSTS**

Cost of Service (Full Cost PSC)	\$0	\$278,295	\$278,295
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$10	\$185,000	\$184,990
- Annual Full Cost of Service	\$0	(\$278,295)	\$278,295
<b>= Annual Full Cost Benefit at Build Out</b>	\$10	(\$93,294)	(\$93,305)

**VALUES**

Residential Taxable Value	\$0	\$31,597,000	\$31,597,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$31,597,000	\$31,597,000

**OTHER BENCHMARKS**

Population	0	379	379
Total Public Service Consumers	0	379	379
Potential Indirect Sales Tax Revenue	\$0	\$101,110	\$101,110