



**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**

33.28 Acre/Acres	33.28 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$10	\$185,112	\$185,101
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$10	\$185,112	\$185,101

**COSTS**

Cost of Service (Full Cost PSC)	\$0	\$278,462	\$278,462
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$10	\$185,112	\$185,101
- Annual Full Cost of Service	\$0	(\$278,462)	\$278,462
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$10</b>	<b>(\$93,351)</b>	<b>(\$93,361)</b>

**VALUES**

Residential Taxable Value	\$0	\$31,616,000	\$31,616,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$31,616,000	\$31,616,000

**OTHER BENCHMARKS**

Population	0	379	379
Total Public Service Consumers	0	379	379
Potential Indirect Sales Tax Revenue	\$0	\$101,171	\$101,171