



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

126.72 Acre/Acres	126.72 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$39	\$704,848	\$704,809
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$39	\$704,848	\$704,809

COSTS

Cost of Service (Full Cost PSC)	\$0	\$1,060,299	\$1,060,299
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$39	\$704,848	\$704,809
- Annual Full Cost of Service	\$0	(\$1,060,299)	\$1,060,299
= Annual Full Cost Benefit at Build Out	\$39	(\$355,450)	(\$355,490)

VALUES

Residential Taxable Value	\$0	\$120,384,000	\$120,384,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$120,384,000	\$120,384,000

OTHER BENCHMARKS

Population	0	1,445	1,445
Total Public Service Consumers	0	1,445	1,445
Potential Indirect Sales Tax Revenue	\$0	\$385,229	\$385,229