



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

**Description:**

**Existing Zoning - AG**

**Proposed Zoning - INDUSTRIAL COMPARISON - Woodcreek Estates**

112.885 Acre/Acres	112.885 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
AG EXISTING ZONING	Industrial PROPOSED ZONING	
-	+	=

**REVENUES**

	-	+	=
Annual Property Taxes	\$35	\$894,697	\$894,662
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$35	\$894,697	\$894,662

**COSTS**

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$230,407	\$230,407

**COST/BENEFIT COMPARISON**

	-	+	=
+ Annual City Revenue	\$35	\$894,697	\$894,662
- Annual Full Cost of Service	\$0	(\$230,407)	\$230,407
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$35</b>	<b>\$664,291</b>	<b>\$664,255</b>

**VALUES**

	-	+	=
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$152,809,101	\$152,809,101
Total Taxable Value	\$0	\$152,809,101	\$152,809,101

**OTHER BENCHMARKS**

	-	+	=
Population	0	0	0
Total Public Service Consumers	0	314	314
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0