



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

Description:

Existing Zoning - Not Zoned (Currently City of McKinney ETJ)

Proposed Zoning - PD (RS-72)

3 Acre/Acres	3 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$1	\$16,687	\$16,686
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$1	\$16,687	\$16,686

COSTS

Cost of Service (Full Cost PSC)	\$0	\$25,102	\$25,102
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$1	\$16,687	\$16,686
- Annual Full Cost of Service	\$0	(\$25,102)	\$25,102
= Annual Full Cost Benefit at Build Out	\$1	(\$8,415)	(\$8,416)

VALUES

Residential Taxable Value	\$0	\$2,850,000	\$2,850,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$2,850,000	\$2,850,000

OTHER BENCHMARKS

Population	0	34	34
Total Public Service Consumers	0	34	34
Potential Indirect Sales Tax Revenue	\$0	\$9,120	\$9,120