



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

Description:

Existing Zoning: AG

Proposed Zoning: PD (Single Family/Retail - Woodcreek Estates)

112.885 Acre/Acres	112.885 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
AG EXISTING ZONING	PD (Single Family/Retail) PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$35	\$725,457	\$725,421
Annual Retail Sales Taxes	\$0	\$573,745	\$573,745
Annual City Revenue	\$35	\$1,299,202	\$1,299,167

COSTS

Cost of Service (Full Cost PSC)	\$0	\$897,046	\$897,046
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$35	\$1,299,202	\$1,299,167
- Annual Full Cost of Service	\$0	(\$897,046)	\$897,046
= Annual Full Cost Benefit at Build Out	\$35	\$402,155	\$402,120

VALUES

Residential Taxable Value	\$0	\$79,950,005	\$79,950,005
Non Residential Taxable Value	\$0	\$43,953,756	\$43,953,756
Total Taxable Value	\$0	\$123,903,761	\$123,903,761

OTHER BENCHMARKS

Population	0	959	959
Total Public Service Consumers	0	1,222	1,222
Potential Indirect Sales Tax Revenue	\$0	\$255,840	\$255,840