



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

Description:

Existing Zoning - Golf Course Uses

Proposed Zoning - Single Family Detached and Attached Residential Uses

47 Acre/Acres	47 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$2,724	\$292,340	\$289,616
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$2,724	\$292,340	\$289,616

**COSTS**

Cost of Service (Full Cost PSC)	\$2,371	\$620,938	\$618,568
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$2,724	\$292,340	\$289,616
- Annual Full Cost of Service	(\$2,371)	(\$620,938)	\$618,568
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$353</b>	<b>(\$328,598)</b>	<b>(\$328,952)</b>

**VALUES**

Residential Taxable Value	\$0	\$49,930,000	\$49,930,000
Non Residential Taxable Value	\$4,469,022	\$0	(\$4,469,022)
Total Taxable Value	\$4,469,022	\$49,930,000	\$45,460,978

**OTHER BENCHMARKS**

Population	0	846	846
Total Public Service Consumers	3	846	843
Potential Indirect Sales Tax Revenue	\$0	\$159,776	\$159,776