



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
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$1</b>	<b>(\$8,415)</b>	<b>(\$8,416)</b>

**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