



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

65.24 Acre/Acres	65.24 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
AG EXISTING ZONING	Industrial PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$20	\$517,075	\$517,055
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$20	\$517,075	\$517,055

**COSTS**

Cost of Service (Full Cost PSC)	\$0	\$133,160	\$133,160
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$20	\$517,075	\$517,055
- Annual Full Cost of Service	\$0	(\$133,160)	\$133,160
<b>= Annual Full Cost Benefit at Build Out</b>	\$20	\$383,916	\$383,895

**VALUES**

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$88,313,467	\$88,313,467
Total Taxable Value	\$0	\$88,313,467	\$88,313,467

**OTHER BENCHMARKS**

Population	0	0	0
Total Public Service Consumers	0	181	181
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0