



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

112.885 Acre/Acres	112.885 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
AG EXISTING ZONING	Industrial PROPOSED ZONING	
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$35	\$894,697	\$894,662
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$35	\$894,697	\$894,662

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$230,407	\$230,407

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$35	\$894,697	\$894,662
- Annual Full Cost of Service	\$0	(\$230,407)	\$230,407
= Annual Full Cost Benefit at Build Out	\$35	\$664,291	\$664,255

VALUES

	-	+	=
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$152,809,101	\$152,809,101
Total Taxable Value	\$0	\$152,809,101	\$152,809,101

OTHER BENCHMARKS

	-	+	=
Population	0	0	0
Total Public Service Consumers	0	314	314
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0