City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: **20-0048Z**

Site Analysis			
Annual Operating Summary	**Proposed Zoning**	**Existing Zoning**	**2040 Plan Placetype**
	RED-1 - Residential Estates	**C - Planned Center**	**Collin Crossing District: Commercial Center**
Annual Operating Revenues	$18,374	$573,865	$152,433
Annual Operating Expenses	$8,879	$49,556	$12,705
Net Surplus (Deficit)	**$9,495**	**$524,309**	**$139,728**

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	$1,894,811	$0	$0
Residential Development Value (per unit)	$495,000	$0	$0
Residential Development Value (per acre)	$495,000	$0	$0
Total Nonresidential Development Value	$0	$24,011,039	$6,377,932
Nonresidential Development Value (per square foot)	$0	$180	$180
Nonresidential Development Value (per acre)	$0	$6,272,640	$1,666,170

Projected Output			
Total Employment	0	207	55
Total Households	4	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	**Proposed Zoning**	**Existing Zoning**	**2040 Plan Placetype**
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	3.8%	1.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.2%	0.0%	0.0%
% Retail	0.0%	28.3%	7.5%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

ONE McKinney 2040 Comprehensive Plan