

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 22-0100Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Retail)	Established Community: Commercial Center
Annual Operating Revenues	\$124,659	\$89,042	\$75,686
Annual Operating Expenses	\$11,414	\$8,153	\$6,930
Net Surplus (Deficit)	\$113,245	\$80,889	\$68,756

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$5,214,132	\$3,724,380	\$3,165,723
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$1,666,170

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	45	32	27
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.8%	0.6%	0.5%
% 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	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan