

**City of McKinney  
Fiscal Impact Model  
Dashboard Summary**

Case: 20-0104Z

<b>Site Analysis</b>			
<b>Annual Operating Summary</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
	<b>C1 - Neighborhood Commercial</b>	<b>PD - Planned Development (Office)</b>	<b>Collin Crossing District: Entertainment Center</b>
Annual Operating Revenues	\$157,412	\$90,879	\$103,665
Annual Operating Expenses	\$14,617	\$21,012	\$40,193
<b>Net Surplus (Deficit)</b>	<b>\$142,795</b>	<b>\$69,867</b>	<b>\$63,471</b>

<b>Development Value</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
Total Residential Development Value	\$0	\$0	\$1,512,000
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$3,600,000
Total Nonresidential Development Value	\$6,586,272	\$5,845,316	\$6,586,272
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$3,136,320	\$2,783,484	\$3,920,400

<b>Projected Output</b>			
Total Employment	57	82	99
Total Households	0	0	11

<b>Projected Market Analysis</b>			
<b>Market Share Analysis (Communitywide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.0%	0.0%	0.0%
% Retail	1.0%	0.4%	0.3%
% Office	0.0%	0.4%	0.5%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

<b>Market Share Analysis (Districtwide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.0%	0.0%	0.7%
% Retail	7.8%	2.6%	1.9%
% Office	0.0%	6.6%	9.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan