

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 21-0120Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	PD - Planned Development (Office)	Established Community: Professional Campus
Annual Operating Revenues	\$63,975	\$28,116	\$70,852
Annual Operating Expenses	\$5,858	\$11,715	\$29,523
Net Surplus (Deficit)	\$58,117	\$16,401	\$41,330

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	\$2,675,869	\$2,675,869	\$6,743,190
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$4,939,704

Projected Output			
Total Employment	23	46	116
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	0.4%	0.0%	0.0%
% Office	0.0%	0.3%	0.7%
% 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