

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

Case: **22-0003Z**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	AG - Agricultural	Established Community: Suburban Living
Annual Operating Revenues	\$480,958	\$9,358	\$308,625
Annual Operating Expenses	\$538,119	\$4,484	\$168,162
Net Surplus (Deficit)	(\$57,162)	\$4,874	\$140,463

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$56,448,000	\$970,200	\$31,752,000
Residential Development Value (per unit)	\$144,000	\$495,000	\$360,000
Residential Development Value (per acre)	\$2,880,000	\$49,500	\$1,620,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	392	2	88

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.1%	0.0%	0.3%
% Retail	0.0%	0.0%	0.0%
% 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	0.0%	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