

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)	RS 84 - Single Family Residence	Established Community: Urban Living
Annual Operating Revenues	\$642,958	\$735,354	\$1,042,277
Annual Operating Expenses	\$279,639	\$338,608	\$905,202
<b>Net Surplus (Deficit)</b>	<b>\$363,319</b>	<b>\$396,745</b>	<b>\$137,075</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$66,306,240	\$75,348,000	\$114,528,960
Residential Development Value (per unit)	\$495,000	\$0	\$144,000
Residential Development Value (per acre)	\$1,584,000	\$1,800,000	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$4,102,699
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,960,200

Projected Output			
Total Employment	0	0	53
Total Households	134	209	795

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.4%	0.6%	2.3%
% Retail	0.0%	0.0%	0.3%
% Office	0.0%	0.0%	0.2%
% 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