

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 22-0107Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	AG - Agricultural	Established Community: Suburban Living
Annual Operating Revenues	\$31,399	\$320	\$10,550
Annual Operating Expenses	\$2,875	\$153	\$5,748
<b>Net Surplus (Deficit)</b>	<b>\$28,524</b>	<b>\$167</b>	<b>\$4,802</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$33,165	\$1,085,400
Residential Development Value (per unit)	\$0	\$495,000	\$360,000
Residential Development Value (per acre)	\$0	\$49,500	\$1,620,000
Total Nonresidential Development Value	\$1,313,334	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$1,960,200	\$0	\$0

Projected Output			
Total Employment	11	0	0
Total Households	0	0	3

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.2%	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