

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Res-Medium), PD - Planned Development (Retail)	McKinney's Extra Territorial Jurisdiction (ETJ)
Annual Operating Revenues	\$6,797,151	n/a	\$10,036,745
Annual Operating Expenses	\$4,041,088	n/a	\$5,991,100
Net Surplus (Deficit)	\$2,756,063	n/a	\$4,045,645

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$690,679,696	n/a	\$1,039,307,760
Residential Development Value (per unit)	\$303,130	n/a	\$309,985
Residential Development Value (per acre)	\$1,968,393	n/a	\$1,700,001
Total Nonresidential Development Value	\$7,840,800	n/a	\$4,004,689
Nonresidential Development Value (per square foot)	\$180	n/a	\$180
Nonresidential Development Value (per acre)	\$1,568,160	n/a	\$1,960,200

Projected Output			
Total Employment	68	n/a	52
Total Households	2,278	n/a	3,353

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	6.6%	n/a	9.7%
% Retail	1.2%	n/a	0.3%
% Office	0.0%	n/a	0.2%
% Industrial	0.0%	n/a	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	75.5%	n/a	111.2%
% Retail	77.6%	n/a	19.8%
% Office	0.0%	n/a	2.8%
% Industrial	0.0%	n/a	0.0%

*ONE McKinney 2040 Comprehensive Plan