

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

Case: 20-0093Z

<b>Site Analysis</b>			
<b>Annual Operating Summary</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
	<b>PD - Planned Development (Office)</b>	<b>RD 30 - Duplex Residence</b>	<b>Town Center District: Historic Town Center - Residential</b>
Annual Operating Revenues	\$18,759	\$23,743	\$49,651
Annual Operating Expenses	\$7,191	\$22,633	\$22,598
<b>Net Surplus (Deficit)</b>	<b>\$11,569</b>	<b>\$1,110</b>	<b>\$27,053</b>

<b>Development Value</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
Total Residential Development Value	\$0	\$2,797,920	\$5,065,200
Residential Development Value (per unit)	\$0	\$144,000	\$315,000
Residential Development Value (per acre)	\$0	\$2,088,000	\$3,780,000
Total Nonresidential Development Value	\$1,800,000	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$1,343,284	\$0	\$0

<b>Projected Output</b>			
Total Employment	31	0	0
Total Households	0	19	16

<b>Projected Market Analysis</b>			
<b>Market Share Analysis (Communitywide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.00%	0.06%	0.05%
% Retail	0.0%	0.0%	0.0%
% Office	0.2%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

<b>Market Share Analysis (Districtwide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.0%	1.5%	1.3%
% Retail	0.0%	0.0%	0.0%
% Office	4.9%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan