

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 22-0079Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	DR - Duplex Residential	RS 60 - Single Family Residence	Mill District: Urban Living
Annual Operating Revenues	\$16,057	\$15,448	\$17,924
Annual Operating Expenses	\$8,749	\$8,612	\$18,932
Net Surplus (Deficit)	\$7,308	\$6,835	(\$1,008)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,651,968	\$1,580,985	\$1,961,712
Residential Development Value (per unit)	\$360,000	\$315,000	\$144,000
Residential Development Value (per acre)	\$2,304,000	\$2,205,000	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$70,273
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,960,200

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	0	1
Total Households	5	5	14

Projected Market Analysis			
Market Share Analysis (Communitywide*)	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%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.5%	0.6%	1.6%
% Retail	0.0%	0.0%	0.3%
% Office	0.0%	0.0%	0.3%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan