City of McKinney
Fiscal Impact Model
Dashboard Summary: 2019-0087ZONE

Site Analysis			
Annual Operating Summary	**Proposed Zoning**	**Existing Zoning**	**2040 Plan Placetype**
	PD - Planned Development (Res-High)	**PD - Planned Development (Retail)**	**Established Community: Commercial Center**
Annual Operating Revenues	$295,714	$0	$481,841
Annual Operating Expenses	$269,440	$0	$32,128
Net Surplus (Deficit)	**$26,273**	**$0**	**$449,713**

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	$34,848,000	$0	$0
Residential Development Value (per unit)	$144,000	$0	$0
Residential Development Value (per acre)	$2,880,000	$0	$0
Total Nonresidential Development Value	$0	$0	$20,160,657
Nonresidential Development Value (per square foot)	$0	$0	$180
Nonresidential Development Value (per acre)	$0	$0	$1,666,170

Projected Output			
Total Employment	0	0	174
Total Households	242	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	**Proposed Zoning**	**Existing Zoning**	**2040 Plan Placetype**
% Residential	0.7%	0.0%	0.0%
% Retail	0.0%	0.0%	3.2%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

Includes City and Extraterritorial Jurisdiction

Market Share Analysis (District*)	**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 Preferred Scenario District