

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 23-0108Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 Regional Commercial	AG Agricultural	Business & Aviation District: Floodplain/Amenity Zone
Annual Operating Revenues	\$2,565,424	\$26,242	n/a
Annual Operating Expenses	\$154,960	\$8,316	n/a
Net Surplus (Deficit)	\$2,410,463	\$17,926	n/a

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$2,875,990	n/a
Residential Development Value (per unit)	\$0	\$718,997	n/a
Residential Development Value (per acre)	\$0	\$71,900	n/a
Total Nonresidential Development Value	\$109,771,200	\$0	n/a
Nonresidential Development Value (per square foot)	\$180	\$0	n/a
Nonresidential Development Value (per acre)	\$2,744,280	\$0	n/a

Projected Output			
Total Employment	671	0	n/a
Total Households	0	4	n/a

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	n/a
% Retail	17.4%	0.0%	n/a
% Office	0.0%	0.0%	n/a
% Industrial	0.0%	0.0%	n/a

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	n/a
% Retail	754.3%	0.0%	n/a
% Office	0.0%	0.0%	n/a
% Industrial	0.0%	0.0%	n/a

*ONE McKinney 2040 Comprehensive Plan