

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 20-0141

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	C - Planned Center, RG 25 - General Residence	Collin Crossing District: Commercial Center
Annual Operating Revenues	\$301,580	\$308,356	\$489,569
Annual Operating Expenses	\$337,423	\$248,718	\$44,826
Net Surplus (Deficit)	(\$35,843)	\$59,638	\$444,743

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$35,395,200	\$25,189,920	\$0
Residential Development Value (per unit)	\$144,000	\$144,000	\$0
Residential Development Value (per acre)	\$2,880,000	\$2,448,000	\$0
Total Nonresidential Development Value	\$0	\$3,920,400	\$20,477,229
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$1,960,200	\$1,666,170

Projected Output			
Total Employment	0	34	176
Total Households	246	175	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.5%	0.0%
% Retail	0.0%	0.6%	3.3%
% 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	15.2%	10.8%	0.0%
% Retail	0.0%	4.6%	24.1%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan