

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 25-0084Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	PD - Planned	Established
Annual Operating Revenues	\$131,225	\$317,128	\$65,776
Annual Operating Expenses	\$60,343	\$145,829	\$9,933
Net Surplus (Deficit)	\$70,882	\$171,299	\$55,844

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$14,116,460	\$34,114,778	\$0
Residential Development Value (per unit)	\$364,766	\$364,766	\$0
Residential Development Value (per acre)	\$2,188,598	\$5,289,113	\$0
Total Nonresidential Development Value	\$0	\$0	\$6,877,950
Nonresidential Development Value (per square foot)	\$0	\$0	\$122
Nonresidential Development Value (per acre)	\$0	\$0	\$5,331,744

Projected Output			
Total Employment	0	0	49
Total Households	39	94	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.1%	0.3%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.2%
% Industrial	0.0%	0.0%	0.8%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	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