

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 24-0081Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	PD - Planned	Collin McKinney
Annual Operating Revenues	\$219,421	\$130,991	\$108,063
Annual Operating Expenses	\$27,893	\$37,190	\$113,763
Net Surplus (Deficit)	\$191,528	\$93,800	(\$5,700)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$13,132,800
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,736,000
Total Nonresidential Development Value	\$13,172,544	\$13,172,544	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$0

Projected Output			
Total Employment	121	161	0
Total Households	0	0	91

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.3%
% Retail	1.0%	0.0%	0.0%
% Office	0.7%	1.3%	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	0.0%	0.0%	1.4%
% Retail	3.4%	0.0%	0.0%
% Office	3.2%	6.4%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan