

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: ZONE2025-0063

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	AG Agricultural		Honey Creek Entertainment District: Suburban Living
Annual Operating Revenues	\$13,121	\$0	\$329,008
Annual Operating Expenses	\$4,158	\$0	\$145,299
<b>Net Surplus (Deficit)</b>	<b>\$8,963</b>	<b>\$0</b>	<b>\$183,710</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,437,995	\$0	\$35,633,886
Residential Development Value (per unit)	\$718,997	\$0	\$424,888
Residential Development Value (per acre)	\$77,158	\$0	\$1,911,997
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	2	0	84

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	0.0%	0.0%	0.0%
% 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	0.0%	0.0%	1.7%
% 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