

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: **ZONE2025-0048**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R6 Residential		Outer Loop District: Professional Center
Annual Operating Revenues	\$1,455,434	\$0	\$3,806,369
Annual Operating Expenses	\$642,758	\$0	\$1,002,623
Net Surplus (Deficit)	\$812,676	\$0	\$2,803,746

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$157,633,522	\$0	\$28,679,954
Residential Development Value (per unit)	\$424,888	\$0	\$424,888
Residential Development Value (per acre)	\$1,786,236	\$0	\$1,911,997
Total Nonresidential Development Value	\$0	\$0	\$335,655,349
Nonresidential Development Value (per square foot)	\$0	\$0	\$173
Nonresidential Development Value (per acre)	\$0	\$0	\$5,472,355

Projected Output			
Total Employment	0	0	3,861
Total Households	371	0	68

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.1%	0.0%	0.2%
% Retail	0.0%	0.0%	2.5%
% Office	0.0%	0.0%	30.3%
% Industrial	0.0%	0.0%	3.4%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	131.4%	0.0%	23.9%
% Retail	0.0%	0.0%	260.8%
% Office	0.0%	0.0%	2265.1%
% Industrial	0.0%	0.0%	130.0%

*ONE McKinney 2040 Comprehensive Plan