

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 24-0026Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Office)	Established Community: Professional Center
Annual Operating Revenues	\$154,384	\$65,690	\$192,372
Annual Operating Expenses	\$9,325	\$18,651	\$48,787
<b>Net Surplus (Deficit)</b>	<b>\$145,058</b>	<b>\$47,040</b>	<b>\$143,584</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$6,605,874	\$6,605,874	\$18,126,518
Nonresidential Development Value (per square foot)	\$180	\$180	\$176
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$5,661,883

Projected Output			
Total Employment	40	81	212
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	1.0%	0.0%	0.1%
% Office	0.0%	0.7%	1.7%
% Industrial	0.0%	0.0%	0.1%

\*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