

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 25-0010Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	PD - Planned Development (Office)	Established Community: Urban Living
Annual Operating Revenues	\$130,339	\$86,196	\$82,961
Annual Operating Expenses	\$137,214	\$24,473	\$87,337
Net Surplus (Deficit)	(\$6,875)	\$61,724	(\$4,376)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$15,840,000	\$0	\$10,082,160
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$4,298,507	\$0	\$2,736,000
Total Nonresidential Development Value	\$0	\$8,668,004	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$2,352,240	\$0

Projected Output			
Total Employment	0	106	0
Total Households	110	0	70

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.3%	0.0%	0.2%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.9%	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%	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