

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 23-0049Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 Local Commercial	PD - Planned	Established
Annual Operating Revenues	\$886,354	\$506,488	\$578,552
Annual Operating Expenses	\$53,539	\$30,594	\$43,978
<b>Net Surplus (Deficit)</b>	<b>\$832,815</b>	<b>\$475,894</b>	<b>\$534,573</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	\$37,925,950	\$21,671,971	\$27,089,964
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$1,568,160	\$1,960,200

Projected Output			
Total Employment	232	132	190
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	6.0%	3.4%	3.7%
% Office	0.0%	0.0%	0.4%
% 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