

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: **ZONE2025-0017**

| Site Analysis | | | |
|------------------------------|-----------------------------------|-----------------------|--|
| Annual Operating Summary | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| | PD - Planned Development (Retail) | C2 - Local Commercial | Honey Creek Entertainment District: Entertainment Center, Mixed Use Center |
| Annual Operating Revenues | \$108,389 | \$108,389 | \$80,512 |
| Annual Operating Expenses | \$6,547 | \$6,547 | \$23,635 |
| Net Surplus (Deficit) | \$101,842 | \$101,842 | \$56,877 |

| Development Value | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|--|-----------------|-----------------|---------------------|
| Total Residential Development Value | \$0 | \$0 | \$1,216,800 |
| Residential Development Value (per unit) | \$0 | \$0 | \$144,000 |
| Residential Development Value (per acre) | \$0 | \$0 | \$3,600,000 |
| Total Nonresidential Development Value | \$4,637,833 | \$4,637,833 | \$5,300,381 |
| Nonresidential Development Value (per square foot) | \$180 | \$180 | \$180 |
| Nonresidential Development Value (per acre) | \$2,744,280 | \$2,744,280 | \$3,920,400 |

| Projected Output | | | |
|------------------|----|----|----|
| Total Employment | 28 | 28 | 57 |
| Total Households | 0 | 0 | 8 |

| Projected Market Analysis | | | |
|--|-----------------|-----------------|---------------------|
| Market Share Analysis (Communitywide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| % Residential | 0.0% | 0.0% | 0.0% |
| % Retail | 0.7% | 0.7% | 0.2% |
| % 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% | 0.2% |
| % Retail | 3.4% | 3.4% | 1.0% |
| % Office | 0.0% | 0.0% | 2.0% |
| % Industrial | 0.0% | 0.0% | 0.0% |

*ONE McKinney 2040 Comprehensive Plan