

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-Med-High), PD - Planned Development (Res-High)	McKinney's Extra Territorial Jurisdiction (ETJ)
Annual Operating Revenues	\$2,309,079	n/a	\$1,306,360
Annual Operating Expenses	\$1,602,411	n/a	\$576,923
Net Surplus (Deficit)	\$706,669	n/a	\$729,437

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$261,120,938	n/a	\$141,487,771
Residential Development Value (per unit)	\$220,993	n/a	\$424,888
Residential Development Value (per acre)	\$4,352,741	n/a	\$1,911,997
Total Nonresidential Development Value	\$0	n/a	\$0
Nonresidential Development Value (per square foot)	\$0	n/a	\$0
Nonresidential Development Value (per acre)	\$0	n/a	\$0

Projected Output			
Total Employment	0	n/a	0
Total Households	1,182	n/a	333

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	3.4%	n/a	1.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	11.8%	n/a	3.3%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*ONE McKinney 2040 Comprehensive Plan