

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: **ZONE2025-0056**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial	C3 - Regional Commercial	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$974,034	\$4,034,129	\$2,996,565
Annual Operating Expenses	\$90,047	\$243,675	\$879,658
Net Surplus (Deficit)	\$883,987	\$3,790,453	\$2,116,908

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$45,288,000
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$3,600,000
Total Nonresidential Development Value	\$103,569,127	\$172,615,212	\$197,274,528
Nonresidential Development Value (per square foot)	\$108	\$180	\$180
Nonresidential Development Value (per acre)	\$1,646,568	\$2,744,280	\$3,920,400

Projected Output			
Total Employment	527	1,055	2,110
Total Households	0	0	315

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.9%
% Retail	0.0%	27.4%	7.8%
% Office	0.0%	0.0%	14.9%
% Industrial	17.4%	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%	4.7%
% Retail	0.0%	89.0%	25.4%
% Office	0.0%	0.0%	72.4%
% Industrial	772.5%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan