

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: ZONE2025-0093

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Res-Low)	Established Community: Suburban Living
Annual Operating Revenues	\$426,210	\$71,510	\$192,423
Annual Operating Expenses	\$448,690	\$22,661	\$84,979
<b>Net Surplus (Deficit)</b>	<b>(\$22,480)</b>	<b>\$48,849</b>	<b>\$107,444</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$51,796,800	\$7,837,072	\$20,840,766
Residential Development Value (per unit)	\$144,000	\$718,997	\$424,888
Residential Development Value (per acre)	\$4,752,000	\$718,997	\$1,911,997
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	360	11	49

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.0%	0.0%	0.1%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	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