

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 24-0110Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	RS 60 - Single Family	Mill District: Urban
Annual Operating Revenues	\$58,528	\$23,332	\$22,130
Annual Operating Expenses	\$3,535	\$10,729	\$23,298
<b>Net Surplus (Deficit)</b>	<b>\$54,993</b>	<b>\$12,603</b>	<b>(\$1,167)</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$2,509,958	\$2,689,488
Residential Development Value (per unit)	\$0	\$364,766	\$144,000
Residential Development Value (per acre)	\$0	\$2,553,365	\$2,736,000
Total Nonresidential Development Value	\$2,504,340	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$2,547,650	\$0	\$0

Projected Output			
Total Employment	15	0	0
Total Households	0	7	19

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.1%
% Retail	0.4%	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%	0.8%	2.2%
% Retail	20.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan