

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