

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: ZONE2025-0060

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	AG Agricultural		Honey Creek Entertainment District: Entertainment Center
Annual Operating Revenues	\$13,121	\$0	\$803,213
Annual Operating Expenses	\$4,158	\$0	\$235,787
Net Surplus (Deficit)	\$8,963	\$0	\$567,425

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,437,995	\$0	\$12,139,200
Residential Development Value (per unit)	\$718,997	\$0	\$144,000
Residential Development Value (per acre)	\$85,290	\$0	\$3,600,000
Total Nonresidential Development Value	\$0	\$0	\$52,878,355
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$3,920,400

Projected Output			
Total Employment	0	0	566
Total Households	2	0	84

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	0.0%	0.0%	2.1%
% Office	0.0%	0.0%	4.0%
% 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%	1.8%
% Retail	0.0%	0.0%	9.6%
% Office	0.0%	0.0%	20.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan