

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: ZONE2025-0001

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Res-Medium)	Northridge District:
Annual Operating Revenues	\$513,085	\$162,760	\$0
Annual Operating Expenses	\$30,992	\$74,844	\$0
Net Surplus (Deficit)	\$482,093	\$87,916	\$0

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$17,508,787	\$0
Residential Development Value (per unit)	\$0	\$364,766	\$0
Residential Development Value (per acre)	\$0	\$2,188,598	\$0
Total Nonresidential Development Value	\$21,954,240	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$0

Projected Output			
Total Employment	134	0	0
Total Households	0	48	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.0%
% Retail	3.5%	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%	0.5%	0.0%
% Retail	82.6%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan