

City of McKinney
 Fiscal Impact Model
 Dashboard Summary

Case: 23-0081Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	PD - Planned Development (Retail)	Established Community: Suburban Living
Annual Operating Revenues	\$180,392	\$243,715	\$117,396
Annual Operating Expenses	\$82,952	\$14,721	\$51,845
Net Surplus (Deficit)	\$97,440	\$228,994	\$65,551

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$19,405,572	\$0	\$12,714,779
Residential Development Value (per unit)	\$364,766	\$0	\$424,888
Residential Development Value (per acre)	\$2,918,131	\$0	\$1,911,997
Total Nonresidential Development Value	\$0	\$10,428,264	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$1,568,160	\$0

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	64	0
Total Households	53	0	30

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.2%	0.0%	0.1%
% Retail	0.0%	1.7%	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