

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: ZONE2025-0119

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R6 Residential	AG - Agricultural	Established
Annual Operating Revenues	\$214,196	\$8,529	\$229,496
Annual Operating Expenses	\$94,595	\$2,703	\$101,351
Net Surplus (Deficit)	\$119,601	\$5,826	\$128,144

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$23,198,896	\$934,697	\$24,855,960
Residential Development Value (per unit)	\$424,888	\$718,997	\$424,888
Residential Development Value (per acre)	\$1,784,530	\$71,900	\$1,911,997
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	55	1	59

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