

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: ZONE2025-0036

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R5 Residential		Northridge District:
Annual Operating Revenues	\$590,005	\$0	\$511,952
Annual Operating Expenses	\$271,310	\$0	\$226,091
<b>Net Surplus (Deficit)</b>	<b>\$318,696</b>	<b>\$0</b>	<b>\$285,860</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$63,469,354	\$0	\$55,447,910
Residential Development Value (per unit)	\$364,766	\$0	\$424,888
Residential Development Value (per acre)	\$2,188,598	\$0	\$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	174	0	131

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.5%	0.0%	0.4%
% 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	1.7%	0.0%	1.3%
% 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