

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: ZONE2024-0146

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	BG - General Business	Town Center District: Historic Town Center - Mix
Annual Operating Revenues	\$49,320	\$49,320	\$30,389
Annual Operating Expenses	\$2,979	\$2,979	\$3,337
Net Surplus (Deficit)	\$46,341	\$46,341	\$27,053

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$2,110,351	\$2,110,351	\$1,688,281
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$3,136,320

Projected Output			
Total Employment	13	13	14
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.3%	0.3%	0.2%
% Office	0.0%	0.0%	0.1%
% 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	5.2%	5.2%	2.5%
% Office	0.0%	0.0%	1.8%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan