

City of McKinney		Case:	ZONE 2024-0018
Fiscal Impact Model			
Dashboard Summary			
Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	40 Plan Placetype
	PD - Planned Development (Res-High), PD - Planned Development (Res-Med-High), PD - Planned	PD - Planned Development (Retail)	Honey Creek Entertainment District: Entertainment Center
Annual Operating Revenues	\$3,148,825	\$4,592,108	\$3,411,035
Annual Operating Expenses	\$2,433,747	\$277,379	\$1,001,328
Net Surplus (Deficit)	\$715,077	\$4,314,729	\$2,409,707
Development Value	Proposed Zoning	Existing Zoning	40 Plan Placetype
Total Residential Development Value	\$292,072,752	\$0	\$51,552,000
Residential Development Value (per unit)	\$166,677	\$0	\$144,000
Residential Development Value (per acre)	\$6,234,210	\$0	\$3,600,000
Total Nonresidential Development Value	\$67,920,930	\$196,490,448	\$224,560,512
Nonresidential Development Value (per square	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$465,212	\$2,744,280	\$3,920,400
Projected Output			
Total Employment	830	1,201	2,402
Total Households	1,752	0	358
Projected Market Analysis			
Market Share Analysis (Communitywide)	Proposed Zoning	Existing Zoning	40 Plan Placetype
% Residential	5.1%	0.0%	1.0%
% Retail	0.0%	31.2%	8.9%
% Office	6.9%	0.0%	17.0%
% Industrial	0.0%	0.0%	0.0%
*Includes City and Extraterritorial Jurisdiction			
Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	40 Plan Placetype
% Residential	36.4%	0.0%	7.4%
% Retail	0.0%	142.0%	40.6%
% Office	34.3%	0.0%	85.0%
% Industrial	0.0%	0.0%	0.0%
ZONE McKinney 2040 Comprehensive Plan			