

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 23-0004Z/1A

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local		Northridge District:
Annual Operating Revenues	\$128,271	\$0	\$83,727
Annual Operating Expenses	\$7,748	\$0	\$6,364
Net Surplus (Deficit)	\$120,523	\$0	\$77,362

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	\$5,488,560	\$0	\$3,920,400
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$1,960,200

Projected Output			
Total Employment	34	0	28
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	0.9%	0.0%	0.5%
% 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	20.7%	0.0%	12.5%
% Office	0.0%	0.0%	10.4%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan