

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 23-0031Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	RS 60 - Single Family Residence, RG 18 - General Residence (Multiple Family)	Mill District: Urban Living
Annual Operating Revenues	\$59,245	\$36,753	\$70,916
Annual Operating Expenses	\$62,370	\$30,951	\$74,657
Net Surplus (Deficit)	(\$3,125)	\$5,802	(\$3,740)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$7,200,000	\$4,284,351	\$8,618,400
Residential Development Value (per unit)	\$144,000	\$179,637	\$144,000
Residential Development Value (per acre)	\$2,285,714	\$1,360,111	\$2,736,000
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	50	24	60

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.1%	0.1%	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	5.9%	2.8%	7.0%
% 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