

**City of McKinney  
Fiscal Impact Model  
Dashboard Summary**

Case: **21-0083Z**

<b>Site Analysis</b>			
<b>Annual Operating Summary</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
	<b>PD - Planned Development (Res-High)</b>	<b>AG - Agricultural</b>	<b>Collin Crossing District: Urban Living</b>
Annual Operating Revenues	\$514,934	\$7,156	\$374,699
Annual Operating Expenses	\$576,134	\$3,429	\$395,772
<b>Net Surplus (Deficit)</b>	<b>(\$61,200)</b>	<b>\$3,727</b>	<b>(\$21,073)</b>

<b>Development Value</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
Total Residential Development Value	\$60,435,648	\$741,956	\$41,009,904
Residential Development Value (per unit)	\$144,000	\$495,000	\$144,000
Residential Development Value (per acre)	\$4,032,000	\$49,500	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$1,469,072
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,960,200

<b>Projected Output</b>			
Total Employment	0	0	19
Total Households	420	1	285

<b>Projected Market Analysis</b>			
<b>Market Share Analysis (Communitywide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	1.2%	0.0%	0.8%
% Retail	0.0%	0.0%	0.1%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

<b>Market Share Analysis (Districtwide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	26.0%	0.1%	17.7%
% Retail	0.0%	0.0%	0.9%
% Office	0.0%	0.0%	1.3%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan