

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 22-0054Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	AG - Agricultural	Business & Aviation District: Employment Mix
Annual Operating Revenues	\$14,961	\$611	\$8,976
Annual Operating Expenses	\$2,056	\$293	\$1,234
Net Surplus (Deficit)	\$12,905	\$318	\$7,743

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$63,360	\$0
Residential Development Value (per unit)	\$0	\$495,000	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$1,505,434	\$0	\$903,260
Nonresidential Development Value (per square foot)	\$108	\$0	\$108
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$705,672

Projected Output			
Total Employment	11	0	6
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	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.3%	0.0%	0.2%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.6%	0.0%	0.4%

*ONE McKinney 2040 Comprehensive Plan