

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

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	AG - Agricultural	Business & Aviation District: Commercial Center
Annual Operating Revenues	\$171,700	\$7,048	\$584,700
Annual Operating Expenses	\$20,442	\$2,851	\$43,860
Net Surplus (Deficit)	\$151,258	\$4,197	\$540,840

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$726,809	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$17,268,970	\$0	\$24,464,374
Nonresidential Development Value (per square foot)	\$108	\$0	\$180
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$1,666,170

Projected Output			
Total Employment	124	0	211
Total Households	0	1	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%	3.9%
% Office	0.0%	0.0%	0.0%
% Industrial	2.9%	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	0.0%	0.0%	168.1%
% Office	0.0%	0.0%	0.0%
% Industrial	7.4%	0.0%	0.0%

**ONE McKinney 2040 Comprehensive Plan*