

City of McKinney  
 Fiscal Impact Model  
 Dashboard Summary

Case: 22-0089Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	AG - Agricultural	East Fork District: Employment Mix
Annual Operating Revenues	\$175,319	\$7,162	\$482,000
Annual Operating Expenses	\$24,094	\$3,432	\$44,133
<b>Net Surplus (Deficit)</b>	<b>\$151,225</b>	<b>\$3,730</b>	<b>\$437,867</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$742,500	\$0
Residential Development Value (per unit)	\$0	\$495,000	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$17,641,800	\$0	\$20,160,657
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	127	0	174
Total Households	0	2	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%	3.2%
% Office	0.0%	0.0%	0.0%
% Industrial	3.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.0%
% Retail	0.0%	0.0%	43.1%
% Office	0.0%	0.0%	0.0%
% Industrial	18.2%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan