

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