

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 21-0036Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	AG - Agricultural	Oak Hollow District: Employment Mix
Annual Operating Revenues	\$158,138	\$6,460	\$94,883
Annual Operating Expenses	\$21,733	\$3,096	\$13,040
<b>Net Surplus (Deficit)</b>	<b>\$136,405</b>	<b>\$3,364</b>	<b>\$81,843</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$669,735	\$0
Residential Development Value (per unit)	\$0	\$495,000	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$15,912,904	\$0	\$9,547,742
Nonresidential Development Value (per square foot)	\$108	\$0	\$108
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$705,672

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	114	0	69
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%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	2.7%	0.0%	1.6%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	1.5%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	9.3%	0.0%	5.6%

\*ONE McKinney 2040 Comprehensive Plan