

City of McKinney  
 Fiscal Impact Model  
 Dashboard Summary

Zone2019-0090

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	\$258,550	\$10,613	\$155,130
Annual Operating Expenses	\$30,782	\$4,292	\$15,809
<b>Net Surplus (Deficit)</b>	<b>\$227,768</b>	<b>\$6,320</b>	<b>\$139,321</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$1,094,445	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$26,004,013	\$0	\$15,602,408
Nonresidential Development Value (per square foot)	\$108	\$0	\$108
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$705,672

Projected Output			
Total Employment	187	0	112
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%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	4.4%	0.0%	2.6%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	2.5%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	15.1%	0.0%	9.1%

\*ONE McKinney 2040 Comprehensive Plan