

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 21-0177Z

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	\$102,854	\$4,202	\$61,712
Annual Operating Expenses	\$14,135	\$2,013	\$8,481
Net Surplus (Deficit)	\$88,719	\$2,188	\$53,231

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$435,600	\$0
Residential Development Value (per unit)	\$0	\$495,000	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$10,349,856	\$0	\$6,209,914
Nonresidential Development Value (per square foot)	\$108	\$0	\$108
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$705,672

Projected Output			
Total Employment	74	0	45
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	1.7%	0.0%	1.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	1.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	6.0%	0.0%	3.6%

*ONE McKinney 2040 Comprehensive Plan