

City of McKinney
 Fiscal Impact Model
 Dashboard Summary

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	ML - Light Manufacturing, PD - Planned	Business & Aviation District: Commercial Center
Annual Operating Revenues	\$126,013	\$126,013	\$584,700
Annual Operating Expenses	\$15,003	\$15,167	\$43,860
Net Surplus (Deficit)	\$111,010	\$110,846	\$540,840

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$12,673,869	\$12,673,869	\$24,464,374
Nonresidential Development Value (per square foot)	\$108	\$108	\$180
Nonresidential Development Value (per acre)	\$4,704,480	\$4,704,480	\$1,666,170

Projected Output			
Total Employment	91	91	211
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%	3.9%
% Office	0.0%	0.0%	0.0%
% Industrial	2.1%	2.1%	0.0%

*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%	168.1%
% Office	0.0%	0.0%	0.0%
% Industrial	5.4%	5.4%	0.0%

*ONE McKinney 2040 Comprehensive Plan