

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 24-0087Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	PD - Planned Development (Office), PD - Planned Development (Industrial), AG - Agricultural	Oak Hollow District: Suburban Living
Annual Operating Revenues	\$1,583,939	\$2,014,451	\$2,527,983
Annual Operating Expenses	\$146,431	\$382,500	\$1,116,423
<b>Net Surplus (Deficit)</b>	<b>\$1,437,508</b>	<b>\$1,631,951</b>	<b>\$1,411,559</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$86,280	\$273,797,956
Residential Development Value (per unit)	\$0	\$718,997	\$424,888
Residential Development Value (per acre)	\$0	\$71,900	\$1,911,997
Total Nonresidential Development Value	\$168,420,384	\$208,204,603	\$0
Nonresidential Development Value (per square foot)	\$108	\$135	\$0
Nonresidential Development Value (per acre)	\$1,176,120	\$1,466,230	\$0

Projected Output			
Total Employment	858	1,795	0
Total Households	0	0	644

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	1.9%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	10.4%	0.0%
% Industrial	28.4%	17.7%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	724.9%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	179.6%	0.0%
% Industrial	97.9%	61.2%	0.0%

\*ONE McKinney 2040 Comprehensive Plan