

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: ZONE2025-0102

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial		Business & Aviation District: Manufacturing and Warehouse
Annual Operating Revenues	\$431,380	\$0	\$321,648
Annual Operating Expenses	\$39,880	\$0	\$56,906
Net Surplus (Deficit)	\$391,500	\$0	\$264,742

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	\$45,868,680	\$0	\$33,382,206
Nonresidential Development Value (per square foot)	\$108	\$0	\$130
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$4,279,770

Projected Output			
Total Employment	234	0	272
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%	0.0%
% Office	0.0%	0.0%	1.4%
% Industrial	7.7%	0.0%	3.2%

*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%	0.0%
% Office	0.0%	0.0%	11.7%
% Industrial	19.6%	0.0%	8.2%

*ONE McKinney 2040 Comprehensive Plan