

City of McKinney
 Fiscal Impact Model
 Dashboard Summary

Case: ZONE2024-0096

| Site Analysis | | | |
|------------------------------|---------------------|-------------------|----------------------|
| Annual Operating Summary | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| | I1 Light Industrial | AG - Agricultural | Oak Hollow District: |
| Annual Operating Revenues | \$242,413 | \$18,666 | \$318,742 |
| Annual Operating Expenses | \$25,072 | \$4,949 | \$67,740 |
| Net Surplus (Deficit) | \$217,341 | \$13,717 | \$251,002 |

| Development Value | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|--|-----------------|-----------------|---------------------|
| Total Residential Development Value | \$0 | \$2,116,694 | \$0 |
| Residential Development Value (per unit) | \$0 | \$944,236 | \$0 |
| Residential Development Value (per acre) | \$0 | \$94,424 | \$0 |
| Total Nonresidential Development Value | \$26,365,082 | \$0 | \$33,395,771 |
| Nonresidential Development Value (per square foot) | \$108 | \$0 | \$137 |
| Nonresidential Development Value (per acre) | \$1,176,120 | \$0 | \$3,724,380 |

| Projected Output | | | |
|------------------|-----|---|-----|
| Total Employment | 134 | 0 | 295 |
| 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% | 1.8% |
| % Industrial | 4.4% | 0.0% | 2.7% |

*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% | 30.7% |
| % Industrial | 15.3% | 0.0% | 9.2% |

*ONE McKinney 2040 Comprehensive Plan