

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: ZONE2025-0034

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial	AG - Agricultural	Business & Aviation
Annual Operating Revenues	\$100,136	\$7,710	\$131,666
Annual Operating Expenses	\$10,357	\$2,044	\$27,982
Net Surplus (Deficit)	\$89,779	\$5,666	\$103,684

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$874,362	\$0
Residential Development Value (per unit)	\$0	\$944,236	\$0
Residential Development Value (per acre)	\$0	\$94,424	\$0
Total Nonresidential Development Value	\$10,890,871	\$0	\$13,795,104
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	55	0	122
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%	0.7%
% Industrial	1.8%	0.0%	1.1%

*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%	5.9%
% Industrial	4.6%	0.0%	2.8%

*ONE McKinney 2040 Comprehensive Plan