

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