

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 22-0062Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	C - Planned Center	Oak Hollow District: Employment Mix
Annual Operating Revenues	\$159,510	\$556,139	\$95,706
Annual Operating Expenses	\$31,483	\$67,283	\$18,890
<b>Net Surplus (Deficit)</b>	<b>\$128,027</b>	<b>\$488,856</b>	<b>\$76,816</b>

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	\$15,752,167	\$11,987,015	\$9,451,300
Nonresidential Development Value (per square foot)	\$74	\$70	\$74
Nonresidential Development Value (per acre)	\$803,682	\$611,582	\$482,209

Projected Output			
Total Employment	165	265	99
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%	4.9%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	3.9%	0.0%	2.3%

\*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%	2083.2%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	13.4%	0.0%	8.0%

\*ONE McKinney 2040 Comprehensive Plan