

# Land Use and Tax Base Summary for Module 12

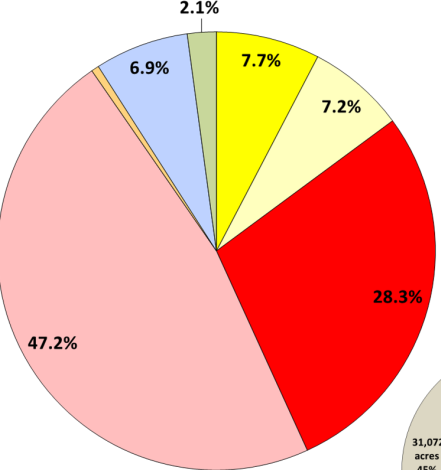
## 17-0017Z Rezoning Request

### Land Use Summary

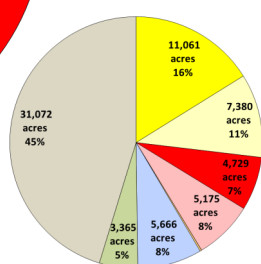
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	88.8
Vacant Residential	83.6
<b>Total Residential</b>	<b>172.3 (14.8%)</b>
Non-Residential	328.0
Vacant Non-Residential	546.6
<b>Total Non-Residential</b>	<b>874.5 (75.4%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	6.6
<b>Total Mixed-Use<sup>1</sup></b>	<b>6.6 (0.5%)</b>
Institutional (non-taxable)	80.3
<b>Total Institutional (non-taxable)</b>	<b>80.3 (6.9%)</b>
Agricultural/Undetermined	24.7
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>24.7 (2.1%)</b>
<b>Total Acres (city limits only)</b>	<b>1,158.4 (100%)</b>
Extraterritorial Jurisdiction (ETJ)	0.0
<b>Total Extraterritorial Jurisdiction<sup>3</sup></b>	<b>0.0 (0%)</b>
<b>Total Acres</b>	<b>1,158.5</b>

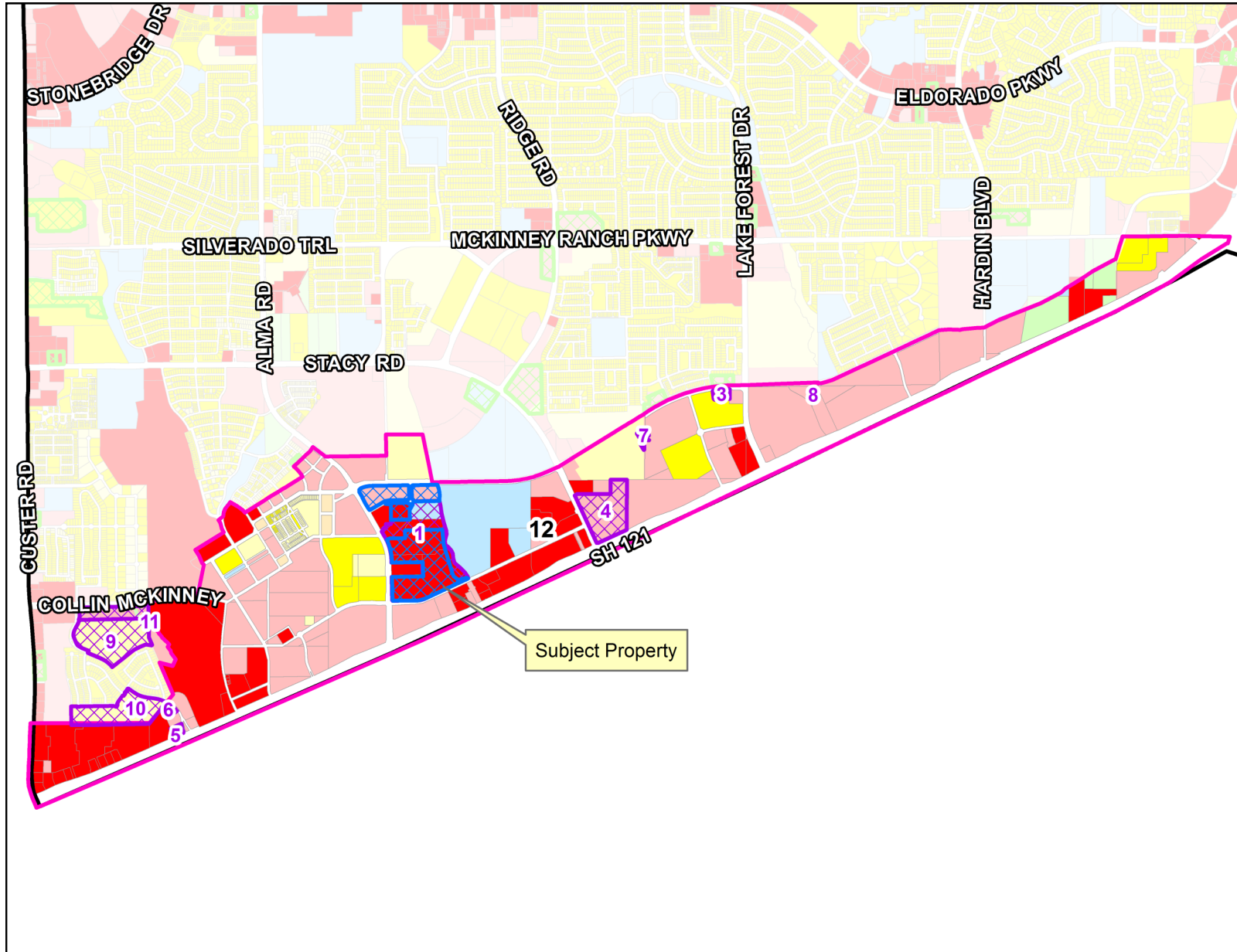
### Module 12



### Citywide and ETJ

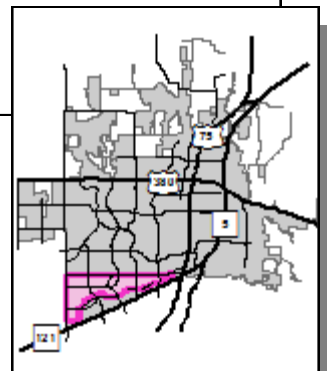


### Module 12



### Approved Projects Impacting Land Use or Tax Base (2017, 2018)<sup>4</sup>

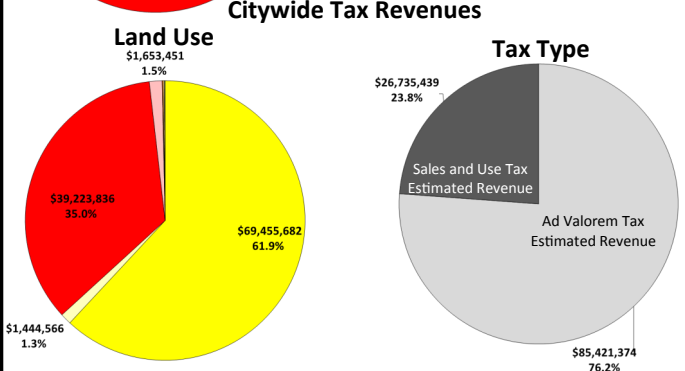
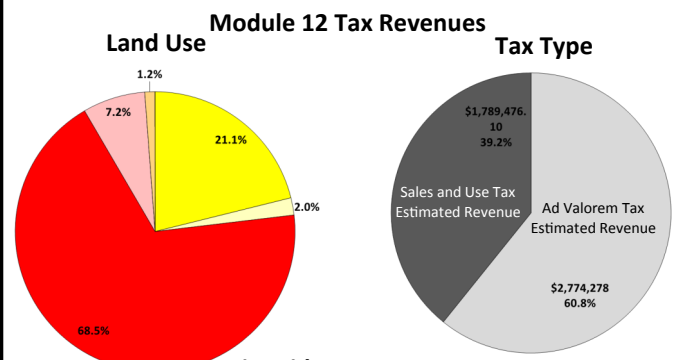
Map ID	Case Number	Project	Project Description	Acres
1	17-235RP	NTAC Addition	Record plat for Lots 1R, 2R2, 4R2, 7R1 and 10, Block A	56.94
2	17-031SP	First Choice Loan	Site plan for an office building	1.48
3	17-037Z	Heights at Lake Forest Addition	Rezone the subject property from "PD" to "C1" - Neighborhood Commercial	1.81
4	17-116SP	Stacy and SH 121	Site plan for Office and Retail Buildings	23.51
5	17-122RP	Southern Hills @ Craig Ranch Commercial	Record plat for Lot 4R, Block A	1.15
6	17-165RP	Southern Hills at Craig Ranch Commercial	Record plat for Lot 2R1, Block A	1.48
7	17-190RP	Vineyards Phase 1 Addition	Record plat for Common Area C-1R, Block C	1.23
8	17-121SP	Verizon Wireless	Site plan for a communications antenna, support structure and tower	0.51
9	17-221RP	Southern Hills at Craig Ranch Phase 2	Record plat for 118 single family residential lots and 4 common areas	29.46
10	17-222RP	Southern Hills at Craig Ranch Phase 3	Record plat for 116 single family residential lots and 5 common areas	23.20
11	17-238SP	Southern Hills Office Park PH II	Site plan for general and medical offices	9.87



### Tax Base Summary<sup>5</sup>

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 964,059	\$ -	\$ 964,059
Non-Residential	\$ 1,335,645	\$ 1,789,476	\$ 3,125,121
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 2,299,704</b>	<b>\$ 1,789,476</b>	<b>\$ 4,089,180</b>
Vacant Residential	\$ 90,667	\$ -	\$ 90,667
Vacant Non-Residential	\$ 329,630	\$ -	\$ 329,630
Vacant Mixed-Use	\$ 53,191	\$ -	\$ 53,191
Agricultural/Undetermined	\$ 1,086	\$ -	\$ 1,086
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 474,574</b>	<b>\$ -</b>	<b>\$ 474,574</b>
<b>Grand Total (city limits only)</b>	<b>\$ 2,774,278</b>	<b>\$ 1,789,476</b>	<b>\$ 4,563,754</b>



NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses.  
 2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.  
 3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.  
 4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2016 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.  
 5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors or variances which may exist.

