

Land Use and Tax Base Summary for Module 12

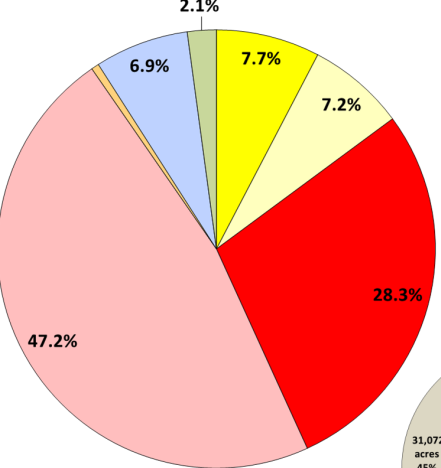
ZONE2018-0142 Rezoning Request

Land Use Summary

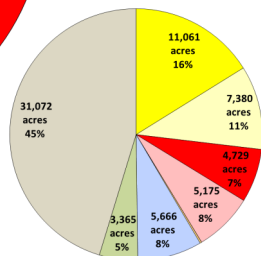
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	88.8
Vacant Residential	83.6
Total Residential	172.3 (14.8%)
Non-Residential	328.0
Vacant Non-Residential	546.6
Total Non-Residential	874.5 (75.4%)
Mixed-Use	0.0
Vacant Mixed-Use	6.6
Total Mixed-Use¹	6.6 (0.5%)
Institutional (non-taxable)	80.3
Total Institutional (non-taxable)	80.3 (6.9%)
Agricultural/Undetermined	24.7
Total Agricultural/Undetermined²	24.7 (2.1%)
Total Acres (city limits only)	1,158.4 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,158.5

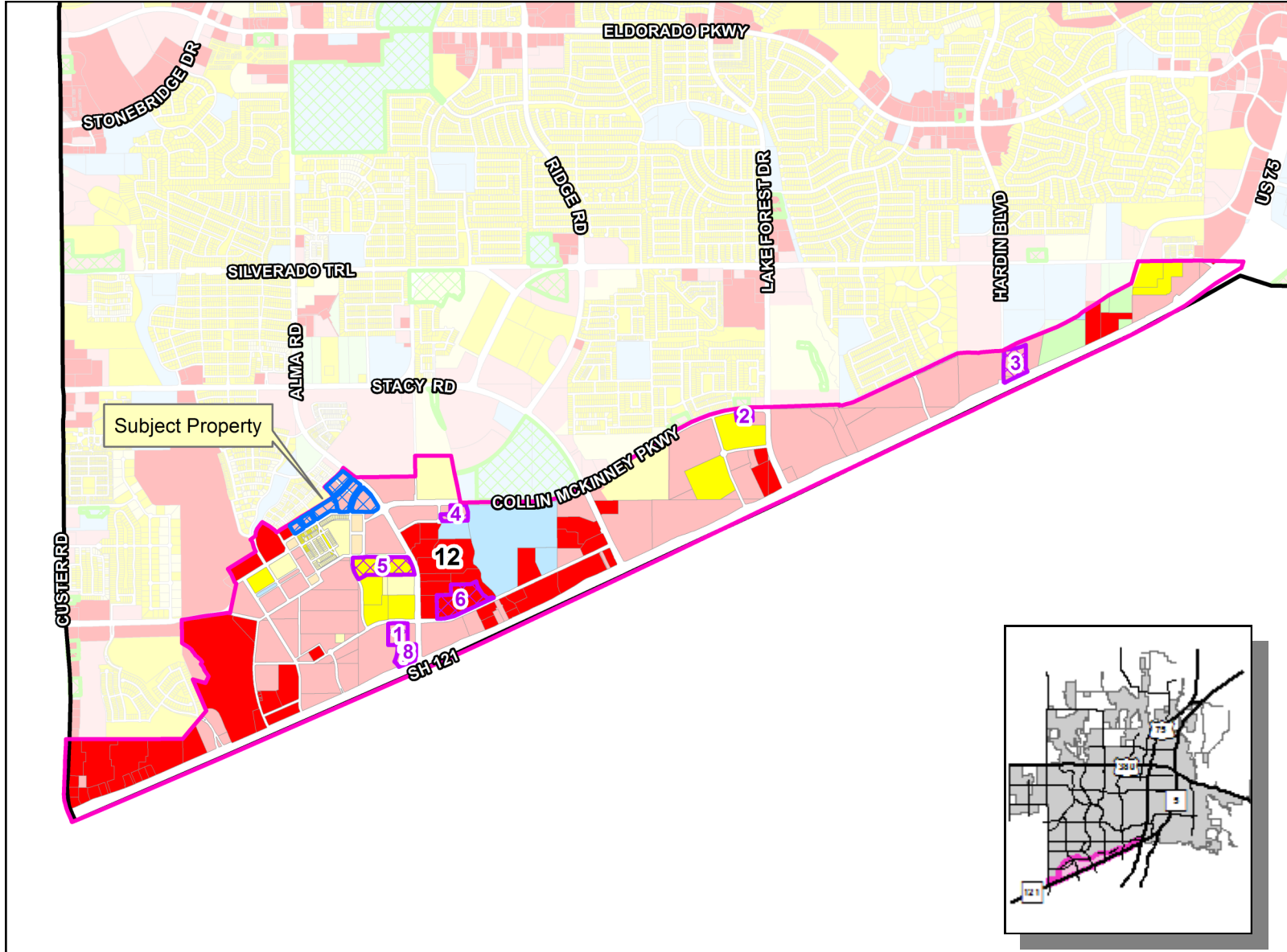
Module 12



Citywide and ETJ



Module 12



Approved Projects Impacting Land Use or Tax Base (2018, 2019)⁴

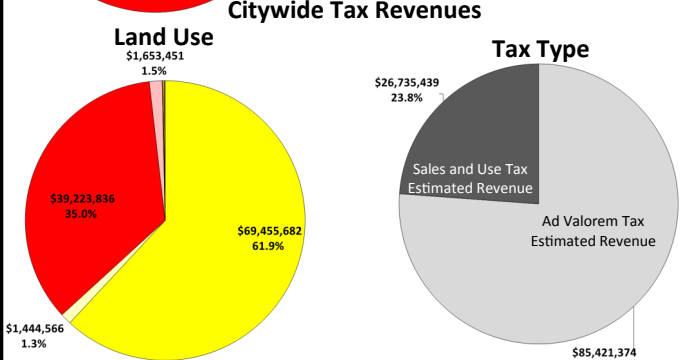
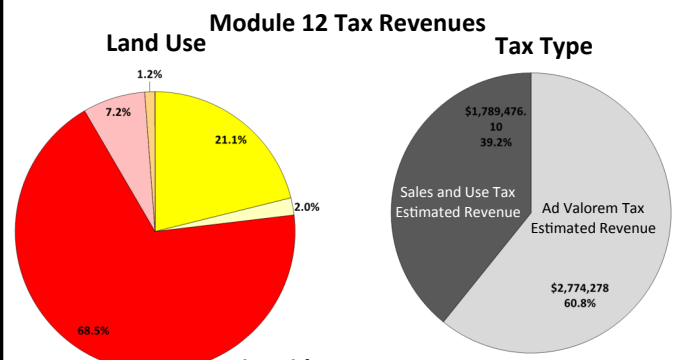
Map ID	Case Number	Project Description	Acres
1	SITE2018-0045	Site Plan for a multi-family development	5.01
2	SITE2018-0081	Site Plan for a Retail/Restaurant Building	1.81
3	SITE2018-0094	Site Plan for an Auto Dealership	7.74
4	SITE2018-0112	Site Plan for Medical Office and Assistant Living Facility	3.90
5	ZONE2018-0104	Rezone the Subject Property from "PD" and "REC" to "PD"	12.55
6	SITE2018-0124	Site Plan for Multi-Family Development	13.74
7	SITE2018-0150	Site Plan for a 4 Story Office Building and 2 Story Parking Garage (SRS Distribution)	4.27
8	PLAT2019-0019	RP - Parkside at Craig Ranch Addition - Lot 2R, Block B (SRS Distribution Headquarters)	4.17

Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2018. 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	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 2,299,704	\$ 1,789,476	\$ 4,089,180
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
Tax Revenue from Undeveloped Land	\$ 474,574	\$ -	\$ 474,574

Grand Total (city limits only)	Ad Valorem	Sales Tax	Total
	\$ 2,774,278	\$ 1,789,476	\$ 4,563,754



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, 2018 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.

