

Land Use and Tax Base Summary for Module 61

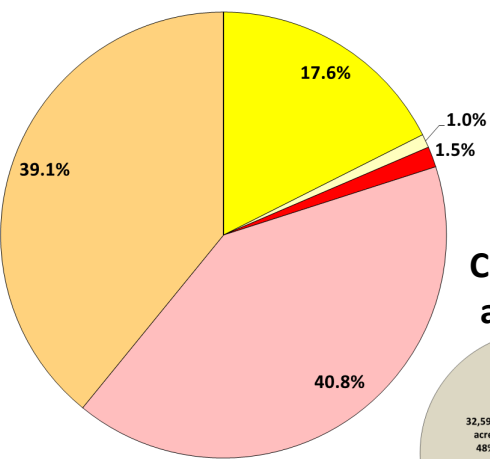
14-302Z Rezoning Request

Land Use Summary

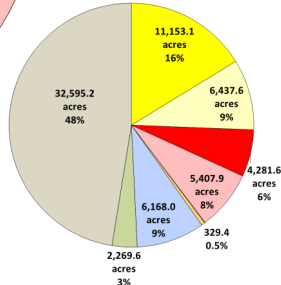
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	17.5
Vacant Residential	1.0
Total Residential	18.5 (18.5%)
Non-Residential	1.5
Vacant Non-Residential	40.7
Total Non-Residential	42.1 (42.3%)
Mixed-Use	0.0
Vacant Mixed-Use	38.9
Total Mixed-Use¹	38.9 (39.1%)
Institutional (non-taxable)	0.0
Total Institutional (non-taxable)	0.0 (0%)
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined²	0.0 (0%)
Total Acres (city limits only)	99.5 (100%)
Extraterritorial Jurisdiction	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	99.5

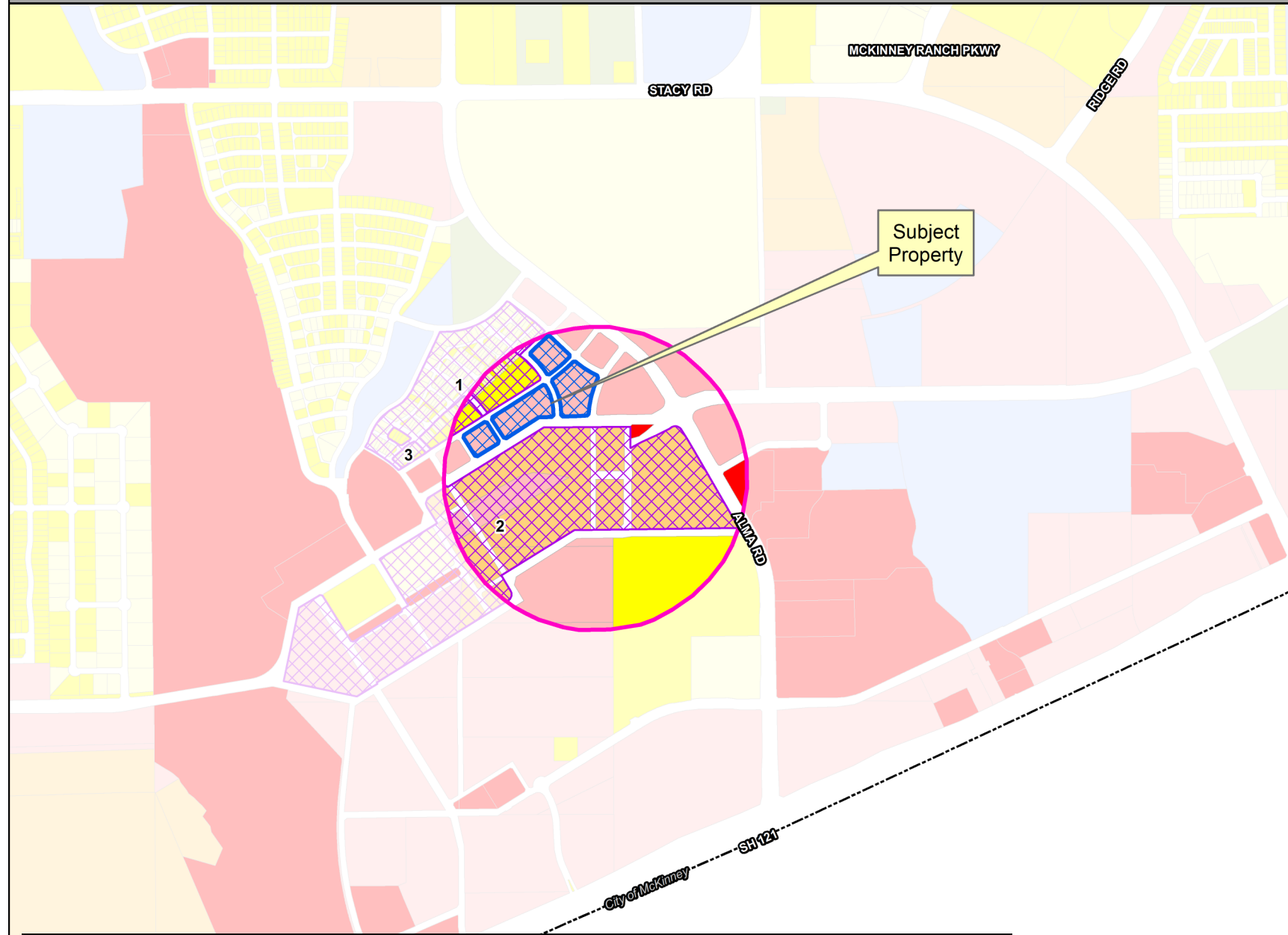
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Citywide and ETJ

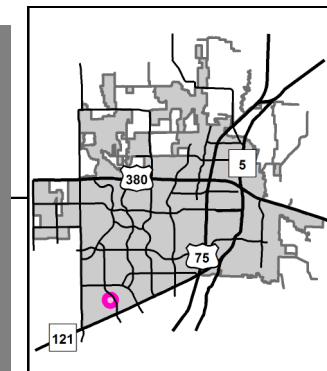


Module 61 Map



Approved Projects Impacting Land Use or Tax Base (2014, 2015)⁴

Map ID	Case Number	Project	Project Description	Acres
1	14-013Z	Cooper Life Southbrook	Rezone fewer than 24 acres (generally from residential to residential and commercial)	23.12
2	14-202Z	Contour / VCIM	Rezone fewer than 78 acres (generally from multifamily and commercial to multifamily, single family, commercial, and office)	77.39
3	14-247RP	Cooper Life at Craig Ranch, Phase 2	Record plat for 24 single family residential lots and 5 common areas	7.00

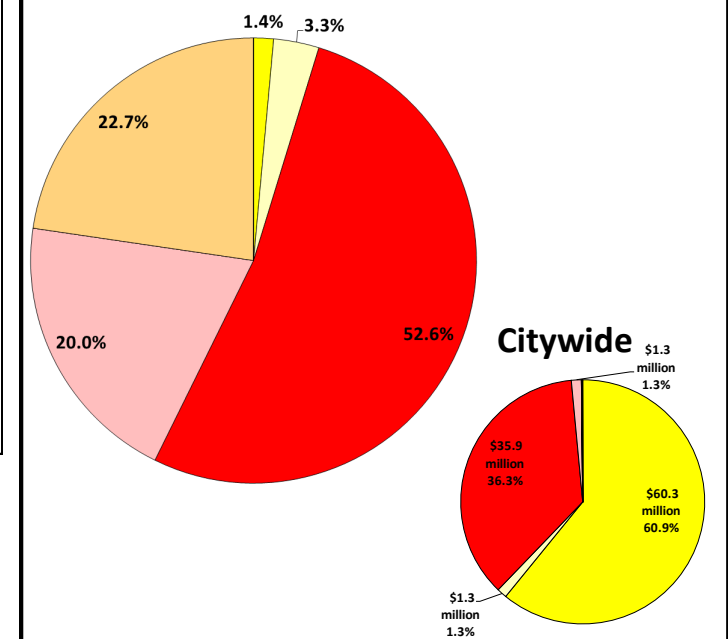


Tax Base Summary⁵

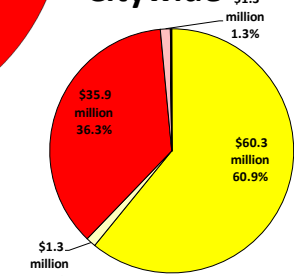
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2014. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 2,147	\$ -	\$ 2,147
Non-Residential	\$ 78,360	\$ -	\$ 78,360
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 80,507	\$ -	\$ 80,507
Vacant Residential	\$ 4,914	\$ -	\$ 4,914
Vacant Non-Residential	\$ 29,859	\$ -	\$ 29,859
Vacant Mixed-Use	\$ 33,807	\$ -	\$ 33,807
Agricultural/Undetermined	\$ -	\$ -	\$ -
Tax Revenue from Undeveloped Land	\$ 68,579	\$ -	\$ 68,579
Grand Total (city limits only)	\$ 149,086	\$ -	\$ 149,086

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Citywide



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, 2014 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.

