

Land Use and Tax Base Summary for Module 55

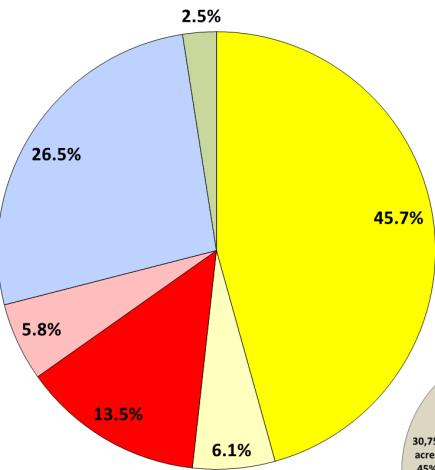
18-0072Z Rezoning Request

Land Use Summary

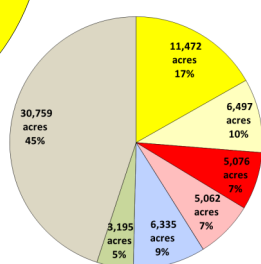
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	1,025.4
Vacant Residential	136.4
Total Residential	1,161.8 (51.7%)
Non-Residential	302.1
Vacant Non-Residential	130.1
Total Non-Residential	432.2 (19.2%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	595.2
Total Institutional (non-taxable)	595.2 (26.5%)
Agricultural/Undetermined	55.6
Total Agricultural/Undetermined²	55.6 (2.4%)
Total Acres (city limits only)	2,244.7 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,244.7

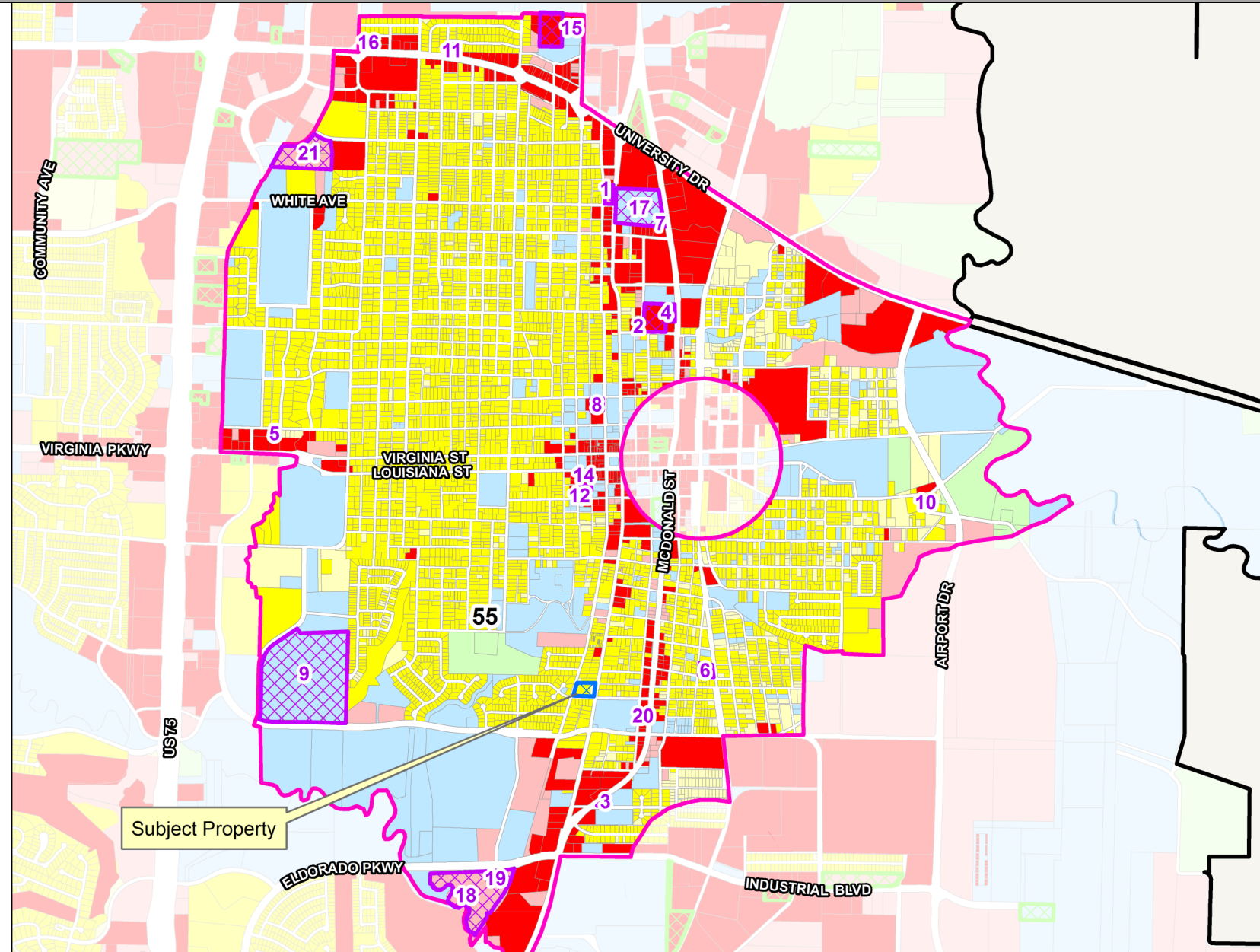
Module 55



Citywide and ETJ



Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2017, 2018)⁴

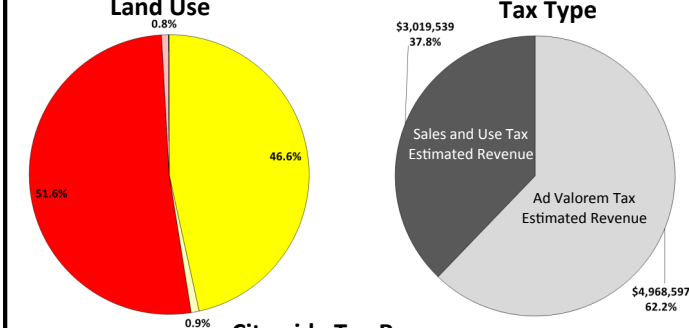
Map ID	Case Number	Project Description	Acres
1	17-018RP	RP - WHITE AVE ADDN, LOTS 1-6, BLK A; NEC WHITE AVE - N KENTUCKY ST	0.98
2	17-055SP	SP - OFFICE/WAREHOUSE - 717 N. CHESTNUT ST	0.17
3	17-283SP	Site Plan for Auto Sales and Repair (Da Shang Auto Sales and Repair)	0.46
4	17-014SP	SP - MCKINNEY PLAZA SHOPPING CENTER - EL RANCHO - NW ST HWY 5 (MCDONALD ST) AND SMITH ST	4.83
5	17-008Z	ZNS - VIRGINIA CENTER ADDITION - 0.42 ACRES - 1720 WEST VIRGINIA ST	0.42
6	17-021RP	RP - HAMILTON JEFFERSON ADDN, LOTS 1-6, BLK A, NEC JEFFERSON AND HAMILTON	1.05
7	17-039Z	ZNPD - MERRITT HOMES - 9.50 ACRES 1200 NORTH TENNESSEE ST	10.21
8	17-044SP	SP - MCKINNEY PARKING LOT #2 - SWC KENTUCKY ST AND LAMAR ST	0.92
9	17-056SP	SP - MCKINNEY HIGH SCHOOL ADDITION - FINE ARTS BUILDING 1400 WILSON CREEK PKWY	46.06
10	17-085Z	ZN2 - 1500 GREENVILLE - REZONE FROM AG TO SFT 5 - SEC GREENVILLE RD AND ENLOE RD	0.53
11	17-010SP	SP - 1202 W UNIVERSITY - OFFICE BUILDING - NEC UNIVERSITY DR AND WEST WAY	0.26
12	17-156SP	SP - THE YARD - RESTAURANT - 107 S CHURCH ST	0.70
14	17-180SP	SP - 205 LOUISIANA BLDG - OFFICE, RETAIL, HOTEL & PARKING GARAGE - SEC LOUISIANA ST AND CHURCH ST	0.35
15	17-182RP	RP - TOWER LANE MANUFACTURING ADDN - LOTS 1 AND 2, BLOCK A - APPR. 245' E. COLLEGE / S. TOWER LN	4.73
16	17-286SP	Site Plan for a Medical Office Building	0.69
17	17-0012SP	Site Plan for a Multi-Family Development (Merritt Homes)	10.21
18	17-0002Z	Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Commercial, Office	16.78
19	17-0025SP	Site Plan for a Mixed Use Development (301 Eldorado)	16.78
20	18-0041SP	Site Plan for an Automotive Sales (Texas Source Auto) 1208 S. McDonald St.	0.49
21	18-0087SP	Site Plan for a Multi-Family Development (Heritage Multi-Family)	8.95

Tax Base Summary⁵

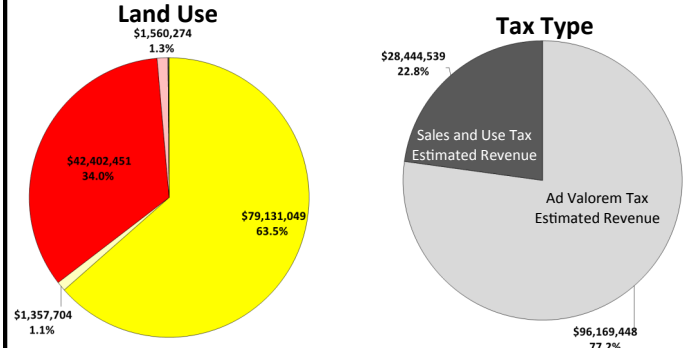
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 3,719,090	\$ -	\$ 3,719,090
Non-Residential	\$ 1,105,642	\$ 3,019,539	\$ 4,125,181
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 4,824,732	\$ 3,019,539	\$ 7,844,271
Vacant Residential	\$ 73,953	\$ -	\$ 73,953
Vacant Non-Residential	\$ 64,505	\$ -	\$ 64,505
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 5,407	\$ -	\$ 5,407
Tax Revenue from Undeveloped Land	\$ 143,865	\$ -	\$ 143,865
Grand Total (city limits only)	\$ 4,968,597	\$ 3,019,539	\$ 7,988,136

Module 55 Tax Revenues



Citywide Tax Revenues



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.