

Land Use and Tax Base Summary for Module 55

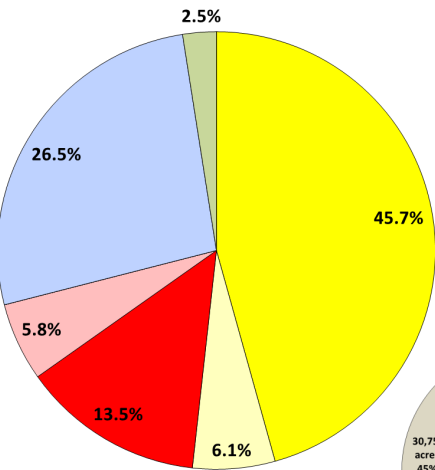
17-039Z Rezoning Request

Land Use Summary

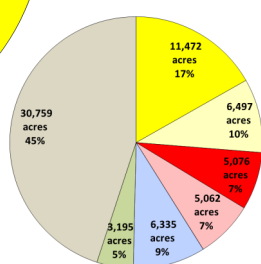
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	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

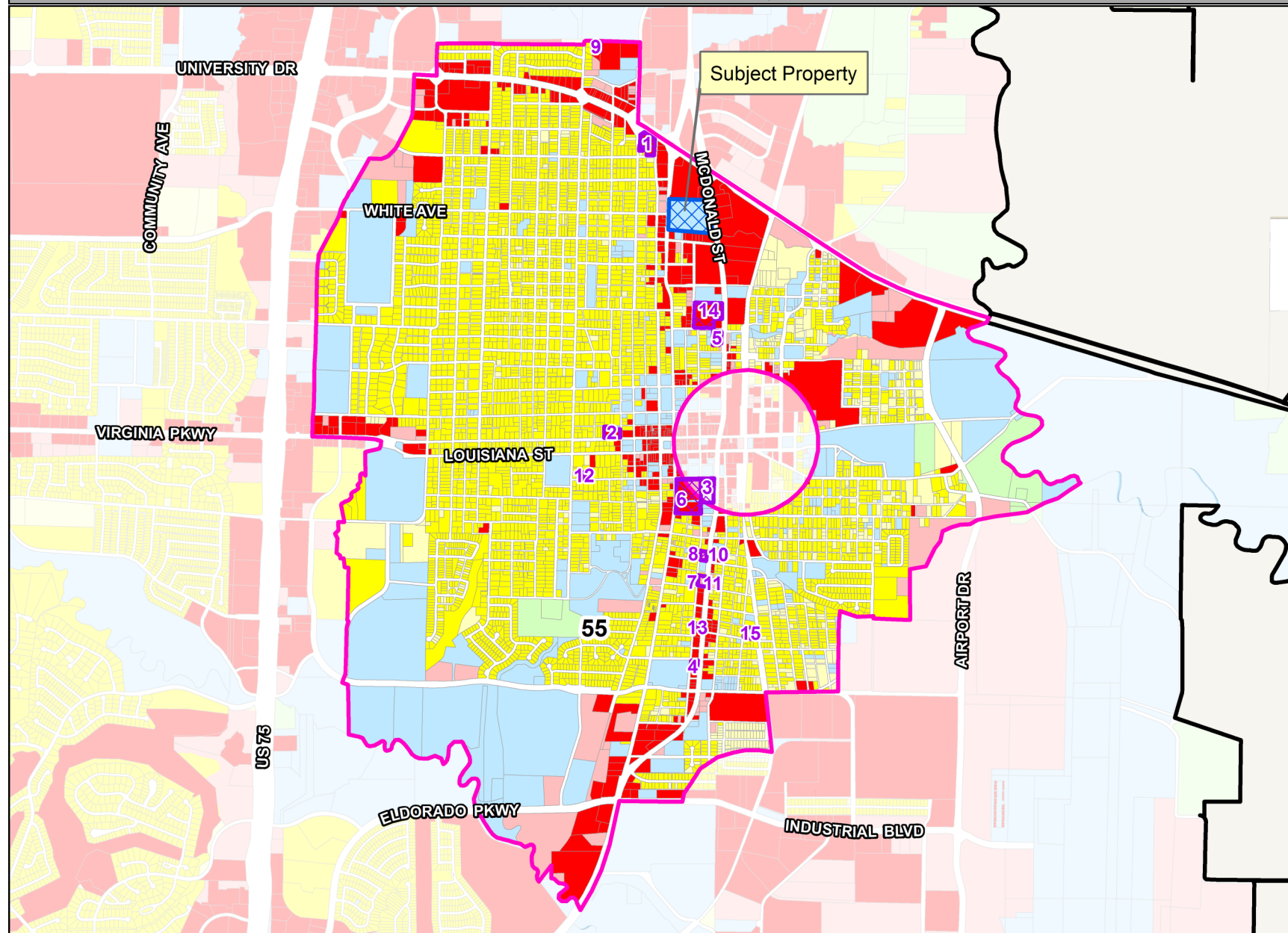
Module 55



Citywide and ETJ



Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017)⁴

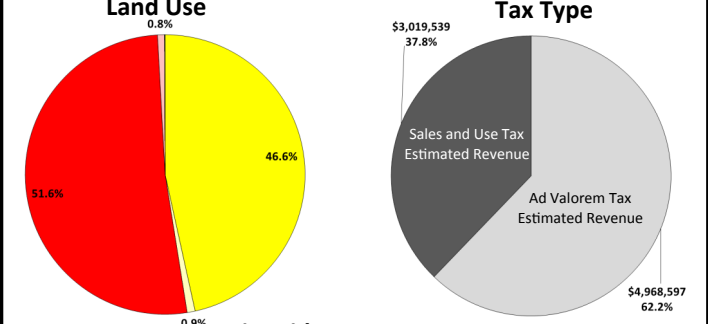
Map ID	Case Number	Project	Project Description	Acres
1	16-020Z	1302 N. Church St.	Rezone the subject property from PD and RS 60 to C2	1.988
2	16-053SP	400 W Virginia Office Building	Site plan for an office building	1.157
3	16-104RP	Downtown McKinney Mixed Use Addition	Record plat for 3 lots	8.766
4	16-123SP	HRMN Auto Sales	Site plan for automobile sales	0.483
5	16-155SP	Family Dollar	Site plan for Family Dollar dumpster location	0.911
6	16-166SP	Downtown McKinney Block 1 and 2	Site plan for retail and multi-family	6.347
7	16-167Z	McDonald South Retail	Rezone the subject property from RS 60 Single Family to LI - Light Industrial	0.516
8	16-171Z	McKinney North Retail	Rezone the subject property from "BN" to "PD" - Planned Development	0.450
9	16-255Z	Tower Lane	Rezone the subject property from RS 60 Single Family to LI - Light Industrial	0.548
10	16-281SP	McDonald Tortilla Factory	Site plan for a restaurant	0.449
11	16-282SP	McDonald South Retail	Site plan for a retail building	0.555
12	16-315RP	Cherry Addition	Amending plat for Lot 4, Block A	0.132
13	16-330SP	Texas Diesel Store	Site plan for an office building and parking	0.232
14	17-014SP	McKinney Plaza Shopping Center	Site plan for McKinney Plaza Shopping Center	4.831
15	17-021RP	Hamilton-Jefferson Addition	Record plat for Lots 1-6, Block A	1.047

Tax Base Summary⁵

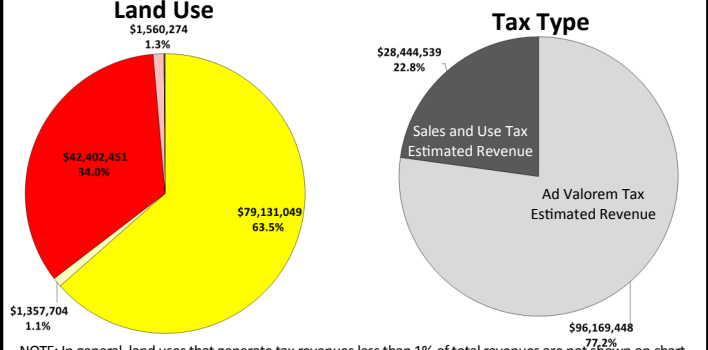
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

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.

