

Land Use and Tax Base Summary for Module 1

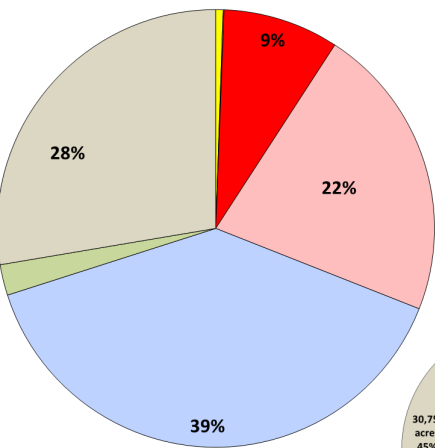
18-0086Z Rezoning Request

Land Use Summary

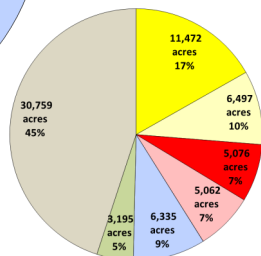
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	15.5
Vacant Residential	2.0
Total Residential	17.5 (0.6%)
Non-Residential	246.0
Vacant Non-Residential	627.2
Total Non-Residential	873.2 (30.3%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use ¹	0 (0%)
Institutional (non-taxable)	1,123.5
Total Institutional (non-taxable)	1,123.4 (39%)
Agricultural/Undetermined	65.4
Total Agricultural/Undetermined ²	65.3 (2.2%)
Total Acres (city limits only)	2,079.5 (72.3%)
Extraterritorial Jurisdiction (ETJ)	795.0
Total Extraterritorial Jurisdiction ³	795.0 (27.6%)
Total Acres	2,874.5

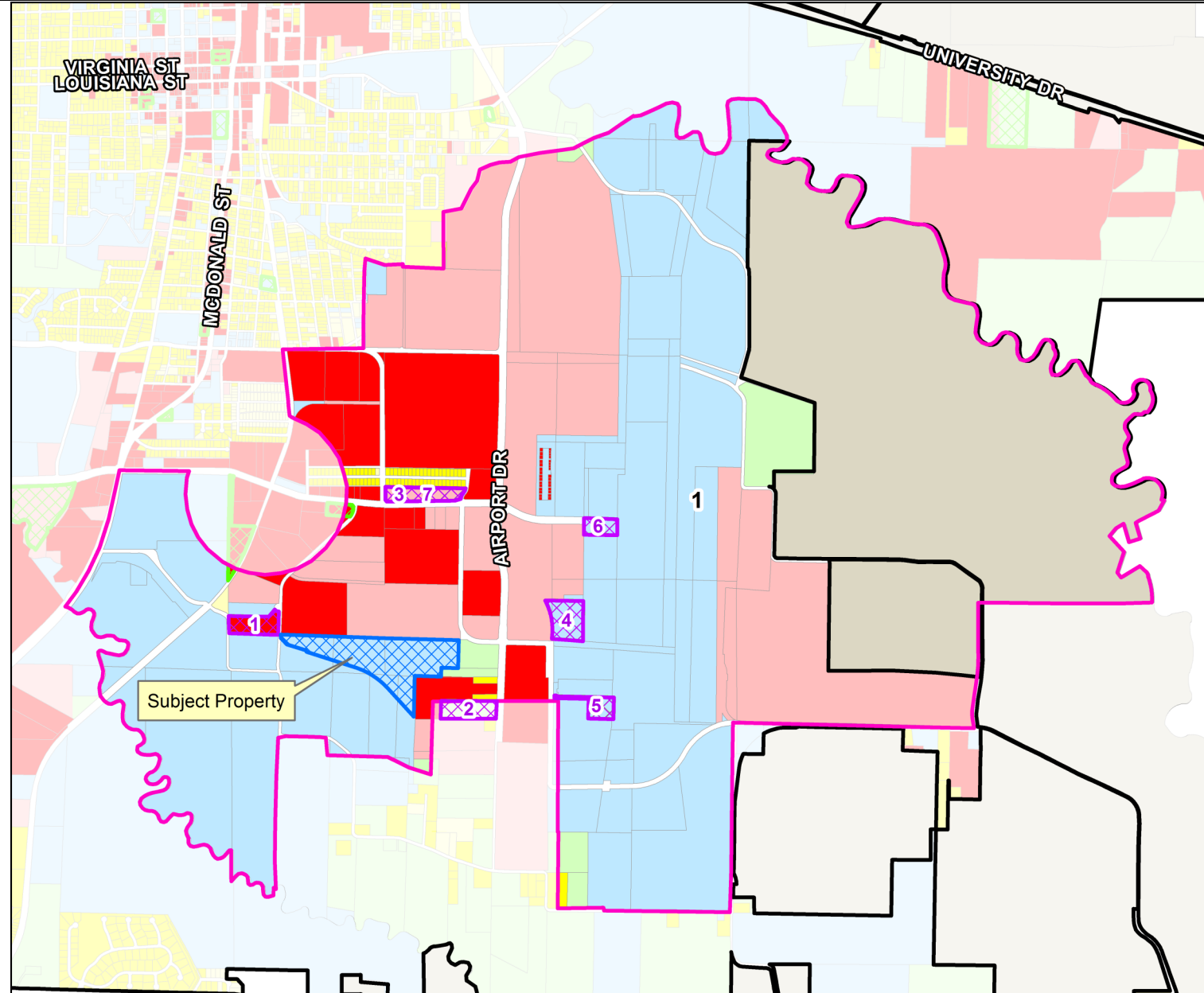
Module 51



Citywide and ETJ

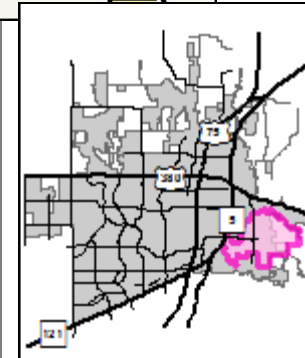


Module 1 Map



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

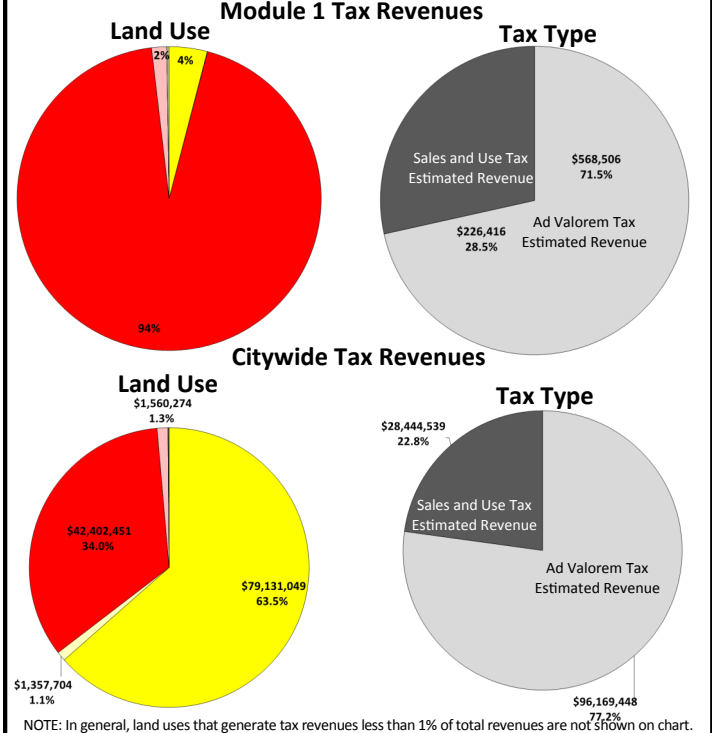
Map ID	Case Number	Project Description	Acres
1	17-104SP	SP - COUCH WAREHOUSE - PARKING LOT ADDITION - 2100 COUCH DRIVE	5.67
2	17-148Z	ZNS - MCCracken ADDITION - 6.092 ACRES 2152 COUNTRY LN - W OF COUNTRY LN / S FM 546	6.09
3	17-154SP	SP - MCKINNEY INDUSTRIAL - WAREHOUSE & OFFICE - NEC OF INDUSTRIAL BLVD AND MILLWOOD RD	6.40
4	17-170SP	SP - TOYOTA HANGAR ADDITION & REMODEL - APPR. 760' E. AIRPORT DR / APPR. 1,370' S. INDUSTRIAL BLVD	7.90
5	18-0028SP	Site Plan for an Airport Hangar (McKinney Transient Hangar)	3.74
6	18-0042SP	Site Plan for an Executive Terminal (McKinney National Airport)	3.36
7	18-0140RP	Record Plat for Lots 1 and 2, Block A, of McKinney Industrial Center Addition	6.40



Tax Base Summary ⁵

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	\$ 32,161	\$ -	\$ 32,161
Non-Residential	\$ 521,347	\$ 226,416	\$ 747,763
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land Uses	\$ 553,508	\$ 226,416	\$ 779,924
Vacant Residential	\$ 260	\$ -	\$ 260
Vacant Non-Residential	\$ 12,821	\$ -	\$ 12,821
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 1,917	\$ -	\$ 1,917
Undeveloped Land Uses	\$ 14,998	\$ -	\$ 14,998
Grand Total (city limits only)	\$ 568,506	\$ 226,416	\$ 794,922



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.