

Land Use and Tax Base Summary for Module 10

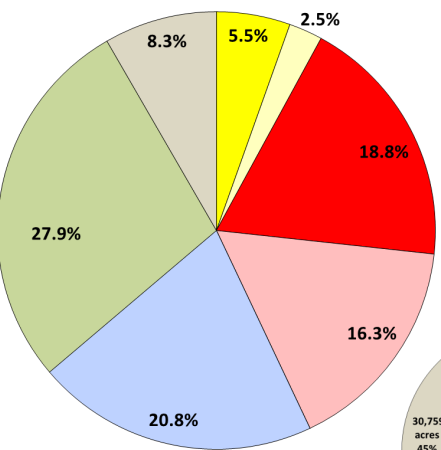
18-0085Z Rezoning Request

Land Use Summary

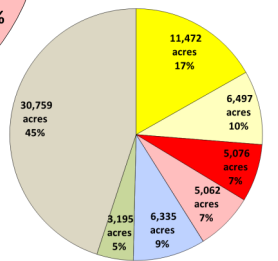
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	119.0
Vacant Residential	54.1
Total Residential	173.2 (7.9%)
Non-Residential	410.2
Vacant Non-Residential	354.8
Total Non-Residential	765.1 (35%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	454.6
Total Institutional (non-taxable)	454.6 (20.8%)
Agricultural/Undetermined	608.5
Total Agricultural/Undetermined²	608.4 (27.8%)
Total Acres (city limits only)	2,001.3 (91.6%)
Extraterritorial Jurisdiction (ETJ)	182.0
Total Extraterritorial Jurisdiction³	182.0 (8.3%)
Total Acres	2,183.4

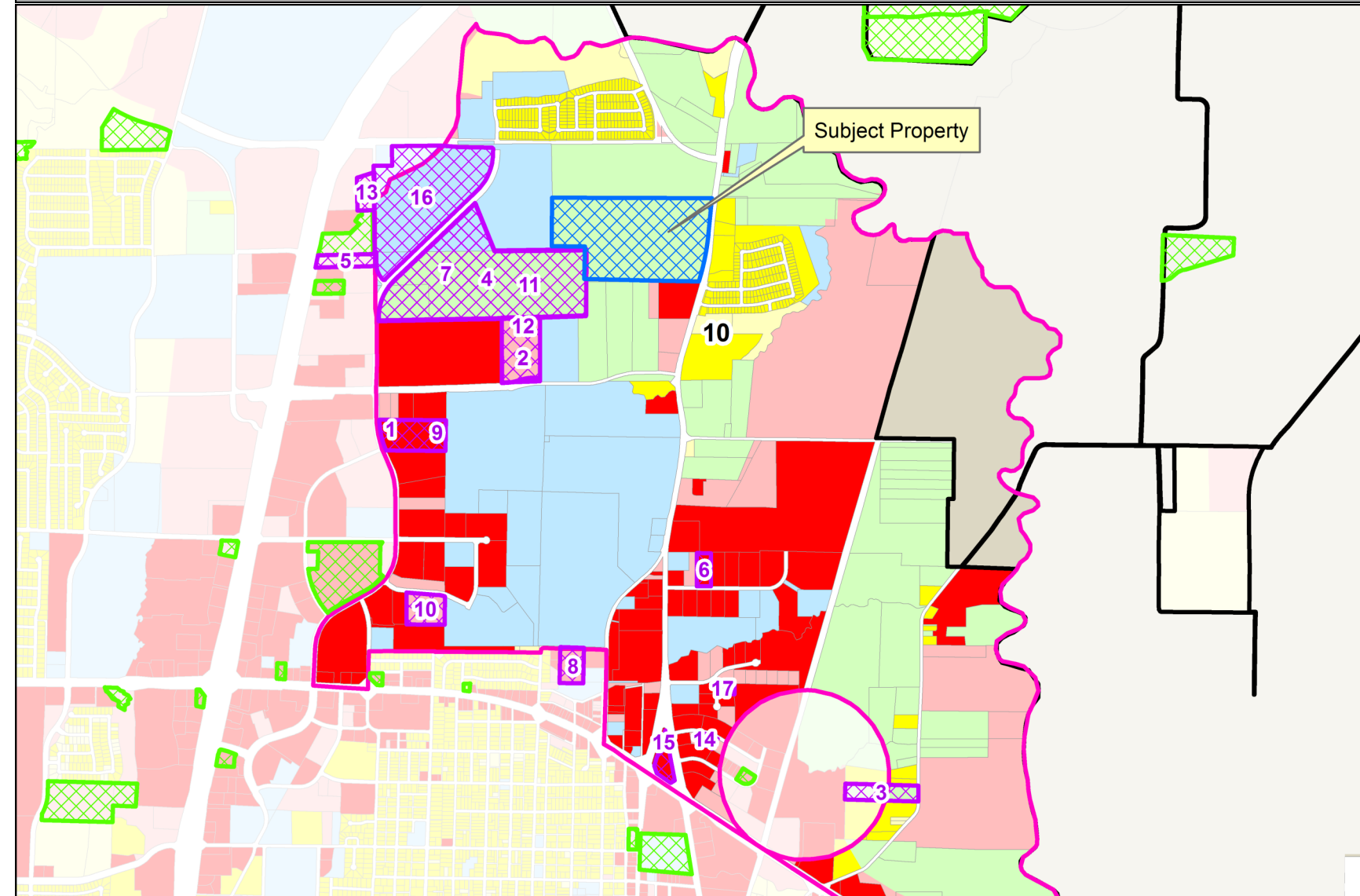
Module 10



Citywide and ETJ

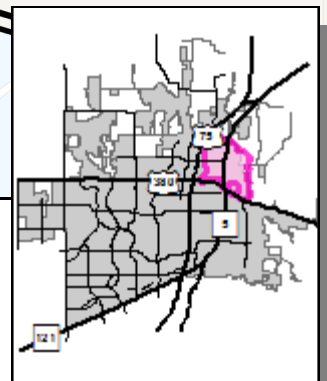


Module 10 Map



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

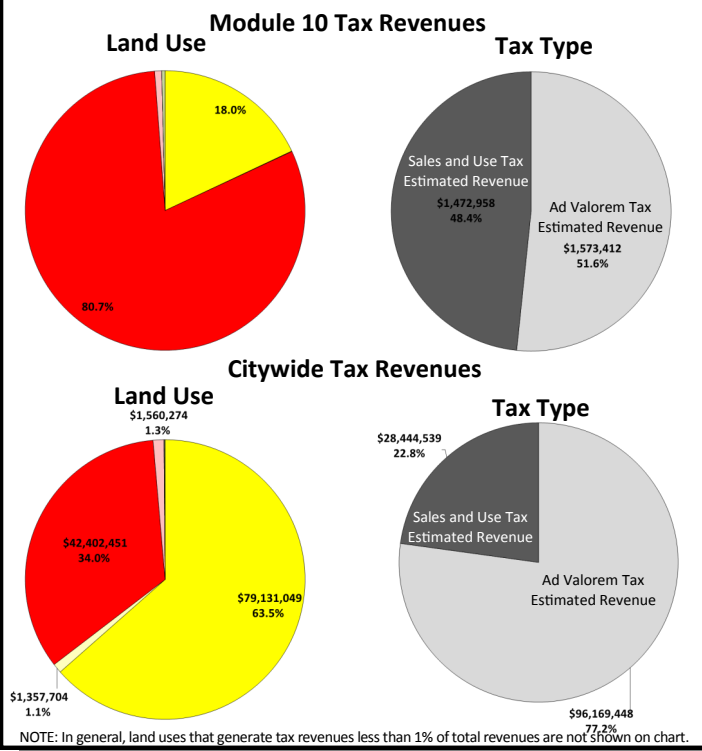
Map ID	Case Number	Project Description	Acres
1	17-0455P	SP - BLOUNT FOODS PARKING LOT 1 DR, BLOCK D - 2200 REDBUD BLVD	5.45
2	17-1465P	SP - MCKINNEY WILMETH DISTRIBUTION CENTER - NWC WILMETH RD & POWERHOUSE DR	13.77
3	17-1555RP	RP - HALL ADDITION - LOT 1, BLOCK A - 2401 WOODLAWN ROAD	6.50
4	17-093Z	ZNS - DYNACRAFT - 81.97 ACRES - EAST OF REDBUD BLVD AND APPROX. 1000 FEET NORTH OF WILMETH	81.97
5	17-113Z	ZNPD - BUSINESS PARKS OF AMERICA - 3.89 ACRES - APPR. 1,885 FT S. BLOOMDALE RD - E. US HWY 75 (CENTRAL EXP)	4.00
6	17-1235P	SP - PCI CONSTRUCTION - PARKING LOT ADDITION - 405 INTERCHANGE ST	2.61
7	17-1575P	Site Plan for an Office and Warehouse Facility (Dynacraft)	81.97
8	17-182RP	RP - TOWER LANE MANUFACTURING ADDN. - LOTS 1 AND 2, BLOCK A - APPR. 245' E. COLLEGE / S. TOWER LN	4.73
9	17-2045P	SP - BLOUNT FINE FOODS - LOADING DOCK ADDITION - 2200 REDBUD BLVD	11.00
10	17-2325P	SP - REDBUD SPEC BUILDING LOT 2RC2/BLK E OF BRAY CENTRAL TWO ADDITION/ NEAR SE CORNER OF CORPORATE & REDBUD	6.54
11	17-246RP	RP - DYNACRAFT ADDITION - LOT 1, BLOCK A - APPR. 1,000' NORTH WILMETH RD - EAST SIDE REDBUD BLVD	81.97
12	17-270RP	RP - HSW ADDITION - LOT 1, BLOCK A - APPR. 1,950 FT. EAST REDBUD BLVD - NORTH SIDE OF WILMETH RD	13.32
13	17-273Z	REZONE THE SUBJECT PROPERTY FROM "C" - PLANNED CENTER DISTRICT AND "CC" - CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "LI"	3.42
14	17-2855P	A Variance to a Site Plan for an Office/Warehouse Building (Paradigm Roofing)	1.00
15	17-00095P	Site Plan for a Retail Sales and Moving and Storage Supplies (380 Place McKinney)	2.92
16	18-0073RP	Record Plat for Lots 1 and 2, Block A, of Redbud Pump Station Addition	54.11
17	18-00325P	Site Plan for Collin County Customs	1.00



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 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	\$ 548,671	\$ -	\$ 548,671
Non-Residential	\$ 986,714	\$ 1,472,958	\$ 2,459,672
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 1,535,385	\$ 1,472,958	\$ 3,008,343
Vacant Residential	\$ 1,447	\$ -	\$ 1,447
Vacant Non-Residential	\$ 24,750	\$ -	\$ 24,750
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 11,831	\$ -	\$ 11,831
Tax Revenue from Undeveloped Land	\$ 38,027	\$ -	\$ 38,027
Grand Total (city limits only)	\$ 1,573,412	\$ 1,472,958	\$ 3,046,370



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.