

Land Use and Tax Base Summary for Module 27

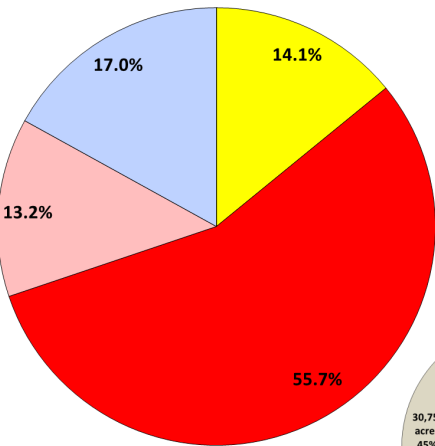
17-050Z Rezoning Request

Land Use Summary

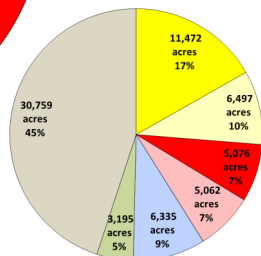
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	50.3
Vacant Residential	0.0
Total Residential	50.3 (14%)
Non-Residential	198.9
Vacant Non-Residential	47.1
Total Non-Residential	246.1 (68.9%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	60.5
Total Institutional (non-taxable)	60.5 (16.9%)
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined²	0.0 (0%)
Total Acres (city limits only)	356.9 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	356.9

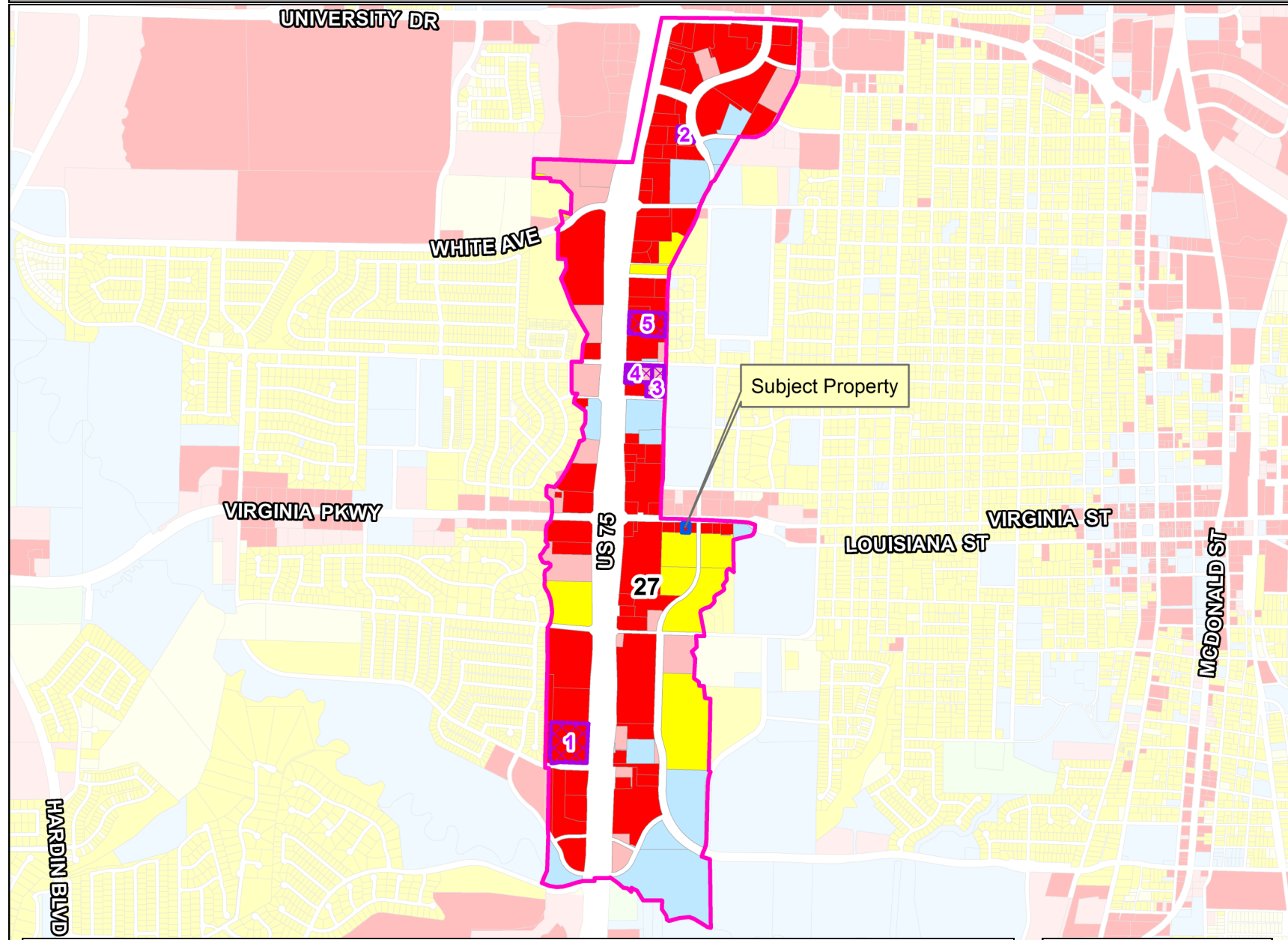
Module 27



Citywide and ETJ

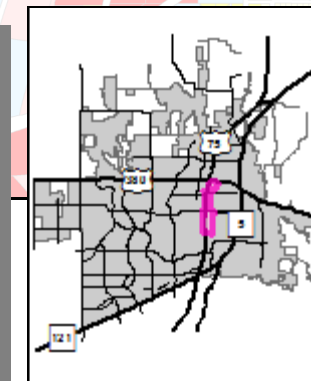


Module 27 Map



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

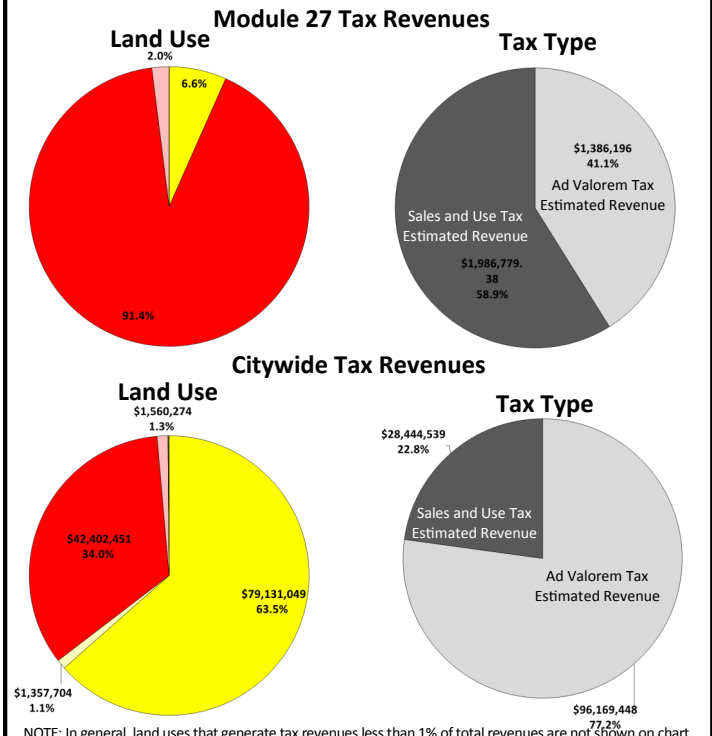
Map ID	Case Number	Project	Project Description	Acres
1	16-056SP	Bob Tomes Ford Expansion	Site plan for a dealership expansion	5.988
2	16-221SP	Heritage Eye Center	Site plan for Heritage Eye Center expansion	0.782
3	16-287SP	Harbor Freight Tools	Site plan for Harbor Freight Tools retail sales	3.704
4	16-355RP	Harbor Freight Tools Addition	Record plat for Lot 2R1, Block A	1.515
5	17-017SP	Hopper Cycle Center Expansion	Site Plan for Hopper Cycle Center Addition	3.424



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	\$ 223,573	\$ -	\$ 223,573
Non-Residential	\$ 1,095,731	\$ 1,986,779	\$ 3,082,510
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 1,319,304	\$ 1,986,779	\$ 3,306,083
Vacant Residential	\$ -	\$ -	\$ -
Vacant Non-Residential	\$ 66,892	\$ -	\$ 66,892
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 0	\$ -	\$ 0
Tax Revenue from Undeveloped Land	\$ 66,892	\$ -	\$ 66,892
Grand Total (city limits only)	\$ 1,386,196	\$ 1,986,779	\$ 3,372,976



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.