

# Land Use and Tax Base Summary for Module 13

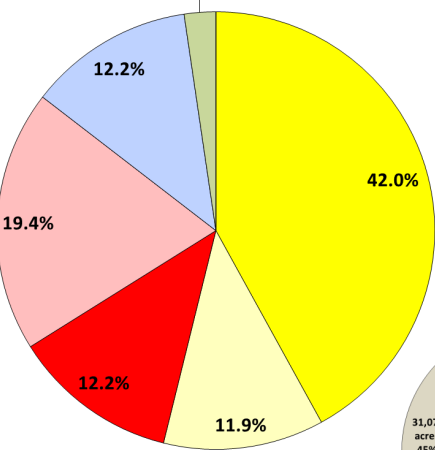
## 17-275Z Rezoning Request

### Land Use Summary

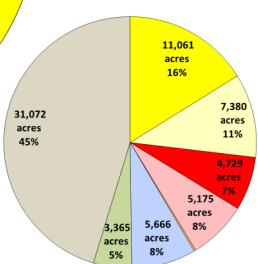
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acre
Residential	913.1
Vacant Residential	258.0
<b>Total Residential</b>	<b>1,171.1 (53.8%)</b>
Non-Residential	266.3
Vacant Non-Residential	420.9
<b>Total Non-Residential</b>	<b>687.2 (31.5%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	0.0
<b>Total Mixed-Use<sup>1</sup></b>	<b>0 (0%)</b>
Institutional (non-taxable)	265.7
<b>Total Institutional (non-taxable)</b>	<b>265.7 (12.2%)</b>
Agricultural/Undetermined	50.7
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>50.6 (2.3%)</b>
<b>Total Acres (city limits only)</b>	<b>2,174.7 (100%)</b>
Extraterritorial Jurisdiction (ETJ)	0.0
<b>Total Extraterritorial Jurisdiction<sup>3</sup></b>	<b>0.0 (0%)</b>
<b>Total Acres</b>	<b>2,174.7</b>

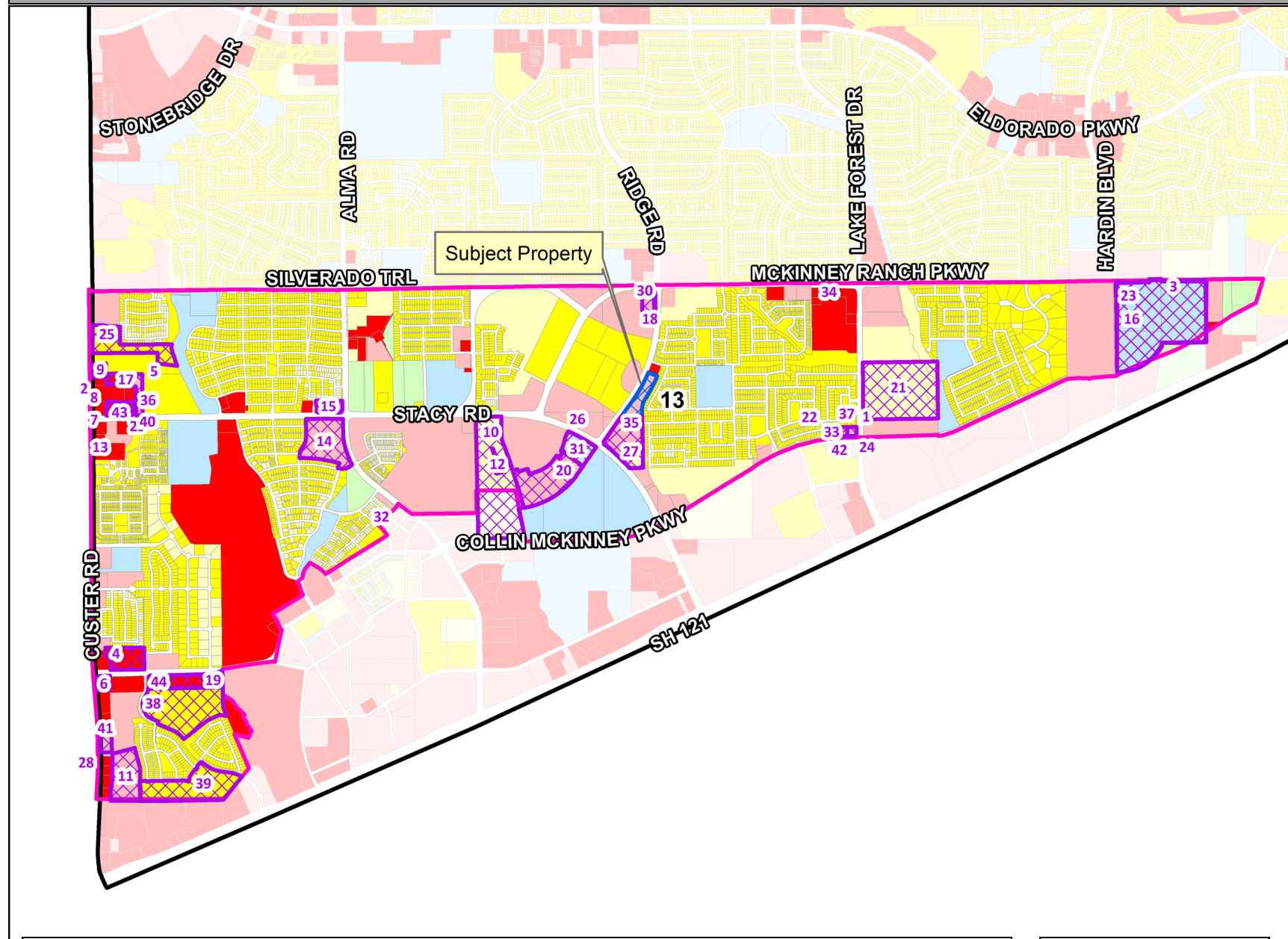
### Module 13



### Citywide and ETJ

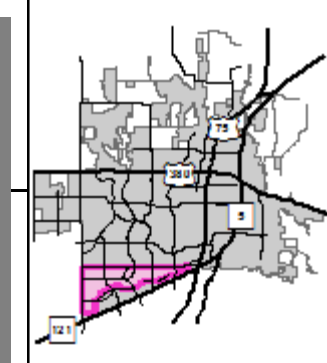


### Module 13



### Approved Projects Impacting Land Use or Tax Base (2016, 2017)<sup>4</sup>

Map ID	Case Number	Project	Project Description	Acres	Map ID	Case Number	Project	Project Description	Acres
116-048Z	Victory at Lake Forest	Rezone the subject property to "C1" and "REC"		6.82	2116-3648P	MBSO District Stadium	Record plat for lots 1 and 2, Block A and Lot 1, Block B	64.4	
2116-022P	Encore McKinney Addition	Site plan for retail building		2.80	2416-3948P	Victory at Lake Forest	Record plat for Lot 15, Block A	0.82	
3116-018Z	MBSO Property	Rezone the subject property from PD, C & AG to GC		64.5	2517-0418P	Luxe at Craig Ranch	Record plat for Lot 2, Block A	13.9	
4116-0228P	Tour Drive South	Record plat for Lot 78, Block A		7.86	2617-0595P	Brookhaven Church	Record plat for a covered sports court, splash pad, playground and daycare	6.55	
5116-0255P	McKinney Self Storage	Site plan for a mini warehouse facility		4.61	2717-0615P	Spring of McKinney	Site plan for a multi-family development	14.4	
6116-0428P	Bank of the Ozarks	Record plat for Lot 1, Block A		1.94	2817-0825P	Custer Ridge Retail	Site plan for a retail building	2.2	
7116-0548P	Encore McKinney Addition	Record plat for Lot 4, Block A		1.24	2917-0715P	Express Car Wash	Site plan for a carwash	1.12	
8116-0555P	KWR Car	Site plan for lube and tune auto repair		1.24	3017-0788P	Ridge Commons Addition	Record plat for lots 1, 3, Block A	4.49	
9116-0648P	Encore McKinney Addition	Record plat for Lots 8 & 9, Block A		2.97	3117-1128P	Brookhaven Church Addition	Record plat for Lot 1, Block A	6.55	
1016-0698P	Watters Branch Addition	Record plat for 145 Single Family Lots		43.9	3217-133Z	Cooper Living Center Townhouse	Rezone the subject property from "PD" & "REC" to "PD" & "REC"	0.49	
1116-0728P	Craig Ranch IV Addition	Record plat for Lot 1, Block A		33.7	3317-1425P	Lake Forest Plaza Office	Site plan for a retail and restaurant building	1.5	
1216-0825P	Watters Branch Amenity Center	Site plan for an amenity center		0.86	3417-1465P	Oxley Time Store & Restaurant	Site plan for a Retail Development and Restaurant	1.22	
1316-1145P	CVS Stacy Custer Lot 2R	Site plan for retail/restaurant/medical office space		1.27	3517-1538P	Continental 398 Fund Addition	Record plat for Lot 1R, Block A	145.53	
1416-1188P	Westminster @ Craig Ranch	Record plat for 57 single family lots, 2 commercial lots, 1 common area		17.5	3617-1985P	Freddy's Frozen Custard	Site plan for a restaurant	1.12	
1516-1195P	Craig Ranch North Ph. 12 Retail	Site plan for retail/shopping center		3.05	3717-205Z	Collin McKinney Office	Rezone the subject property from "PD" & "REC" to "C1" - Neighborhood Commercial	0.72	
1616-1350P	MBSO District Stadium	Site plan for a stadium and event center		64.5	3817-2218P	Southern Hills at Craig Ranch Phase 2	Record plat for 138 single family residential lots and 4 common areas	29.46	
1716-1468P	Encore McKinney Addition	Record plat for Lot 9, Block A		4.66	3917-2228P	Southern Hills at Craig Ranch Phase 3	Record plat for 136 single family residential lots and 5 common areas	23.2	
1816-2405P	Ridge Commons	Site plan for retail and office		4.81	4017-2278P	Encore McKinney Addition	Record plat for Lot 10, Block A	1.12	
1916-250Z	Collin McKinney Parkway	Rezone the subject property from PD & REC to SO - Suburban Office District		9.89	4117-2285P	Restaurant and Retail at Custer	Site plan for a retail and restaurant building	1.295	
2016-2518P	The Grove at CR Ph 2	Record plat for 114 single family residential lots and 2 common areas		39.7	4217-2345P	Lake Forest Office Plaza	Site plan for two office buildings	0.725	
2116-3085P	Lake Forest Ph 1	Record plat for 43 single family townhome lots, 301 single family residential lots, 8 CA's		42.3	4317-2578P	Encore McKinney Addition	Record plat for Lot 5, Block A	1.121	
2216-325Z	Village Park	Rezone the subject property from "PD" & "REC" to "C1" - Neighborhood Commercial		1.5	4417-2379P	Collin McKinney Commercial Addition	Preliminary final plat for Lot 2BL, Block A	8.888	

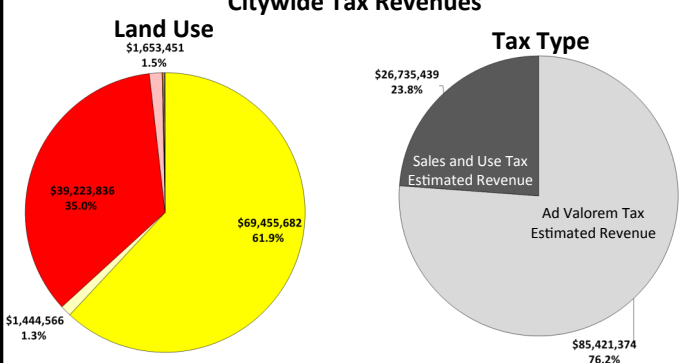
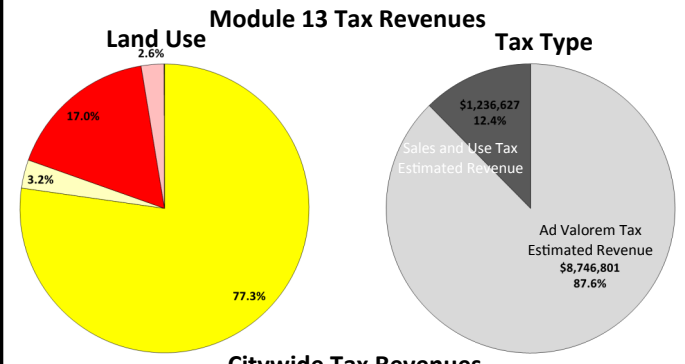


### Tax Base Summary<sup>5</sup>

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 7,712,672	\$ -	\$ 7,712,672
Non-Residential	\$ 457,399	\$ 1,236,627	\$ 1,694,027
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 8,170,072</b>	<b>\$ 1,236,627</b>	<b>\$ 9,406,699</b>
Vacant Residential	\$ 317,409	\$ -	\$ 317,409
Vacant Non-Residential	\$ 255,591	\$ -	\$ 255,591
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 3,730	\$ -	\$ 3,730
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 576,729</b>	<b>\$ -</b>	<b>\$ 576,729</b>

Grand Total (city limits only)	Ad Valorem	Sales Tax	Total
	\$ 8,746,801	\$ 1,236,627	\$ 9,983,428



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.