

Land Use and Tax Base Summary for Module 55

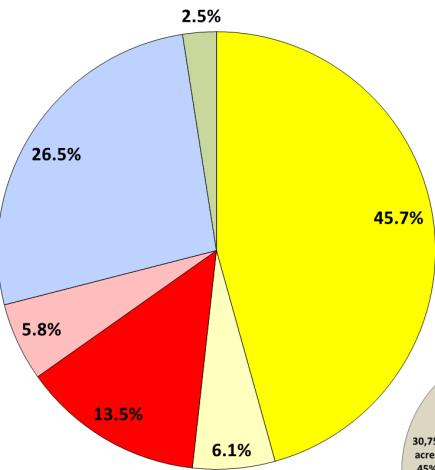
ZONE2019-0053 Rezoning Request

Land Use Summary

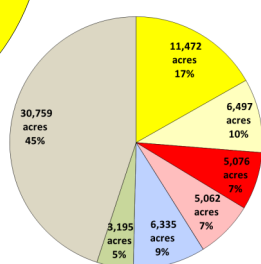
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	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

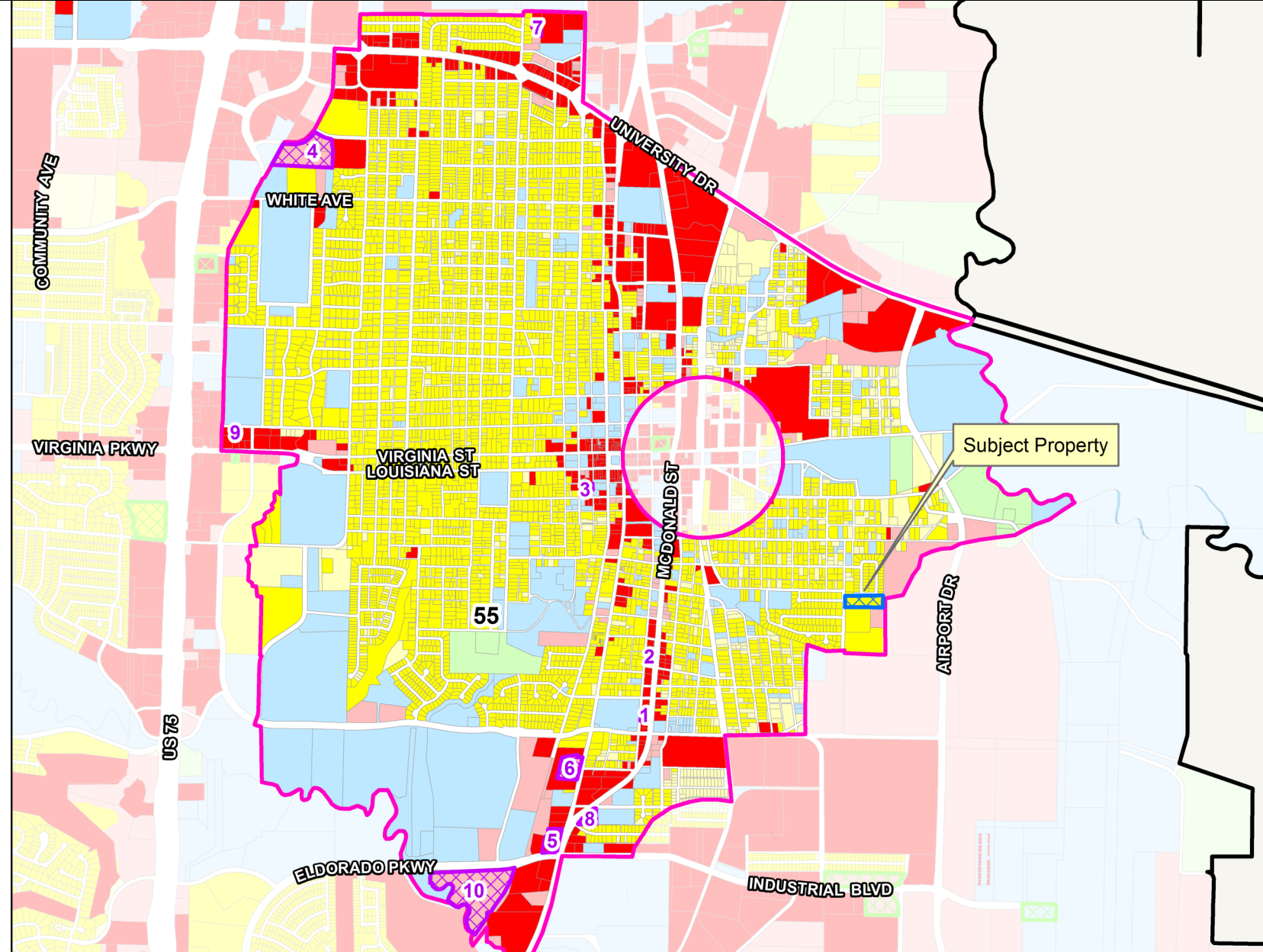
Module 55



Citywide and ETJ

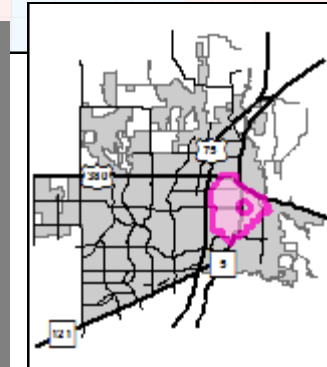


Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2018, 2019)⁴

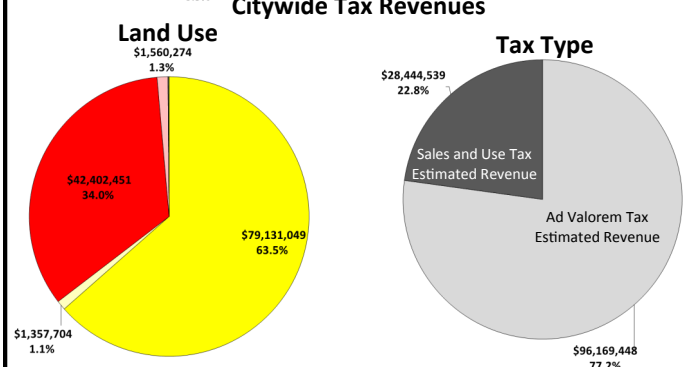
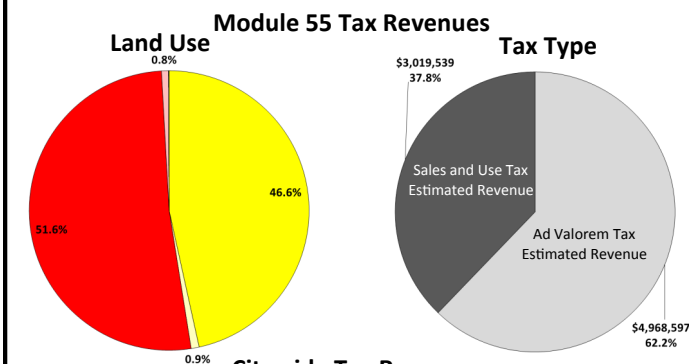
Map ID	Case Number	Project Description	Acres
1	18-0041SP	Site Plan for auto sales	0.49
2	18-0055SP	Site Plan for a Tire Shop	0.34
3	18-0078SP	Site Plan for The Yard Phase II	0.73
4	18-0087SP	Site Plan for a multi-family development	8.95
5	18-0108SP	Site Plan for a Convenience Store	2.06
6	18-0221RP	Record Plat for Lot 1, Block A	2.87
7	18-0111Z	Rezone from "RS 60" Single Family Residential to "LI" - Light Industrial	0.50
8	18-0140SP	Site Plan for Automobile Sales (Texas Hwy 5 Motors)	1.14
9	18-0152Z	Rezone the Subject Property from "RS-84" - Single Family Residence District to "SO" - Suburban Office District	0.47
10	19-0008RP	RP - Bogard Addition - Lots 1-4, Block A - West of State Highway 5 (McDonald Street); South Side of Eldorado Parkway	16.78



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2018. 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



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, 2018 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.