

Land Use and Tax Base Summary for Module 55

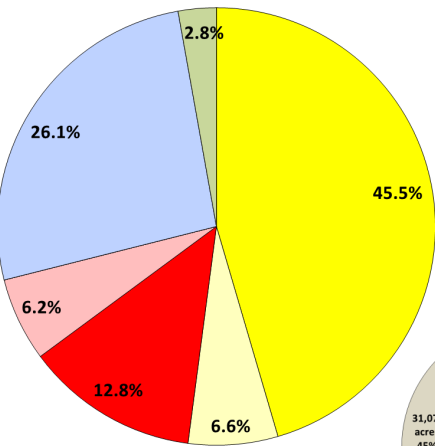
16-255Z Rezoning Request

Land Use Summary

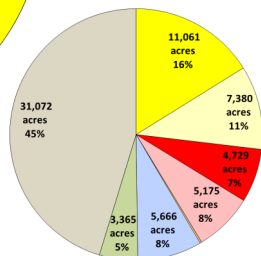
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	1,022.6
Vacant Residential	148.7
Total Residential	1,171.4 (52%)
Non-Residential	287.9
Vacant Non-Residential	139.3
Total Non-Residential	427.1 (18.9%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	587.5
Total Institutional (non-taxable)	587.5 (26.1%)
Agricultural/Undetermined	63.3
Total Agricultural/Undetermined²	63.2 (2.8%)
Total Acres (city limits only)	2,249.2 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,249.3

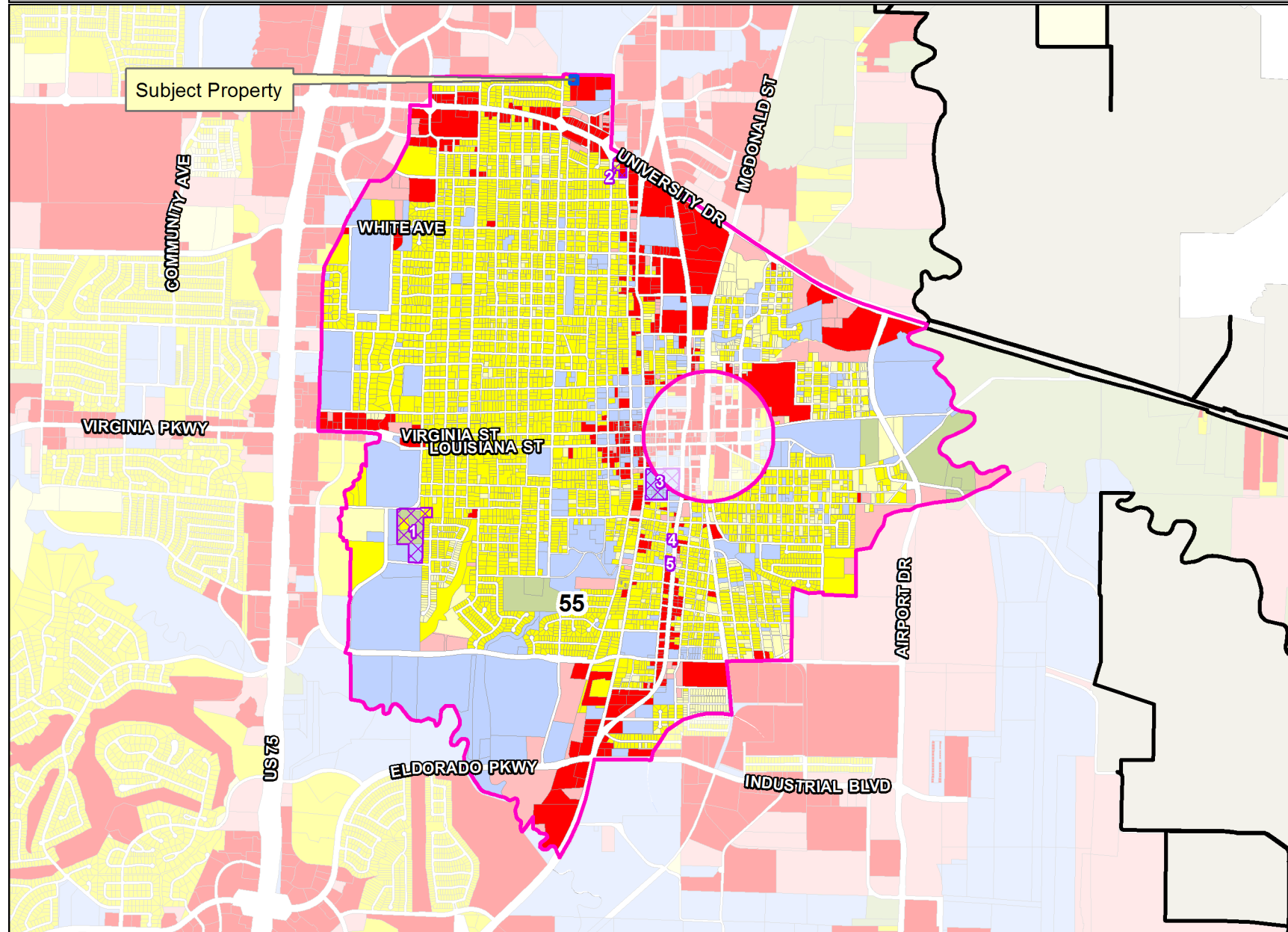
Module 55



Citywide and ETJ

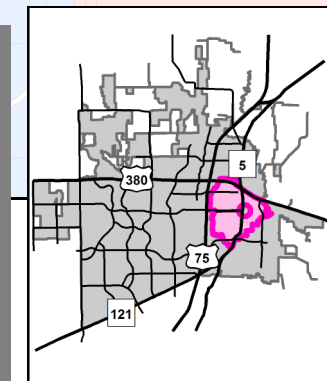


Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2015, 2016)⁴

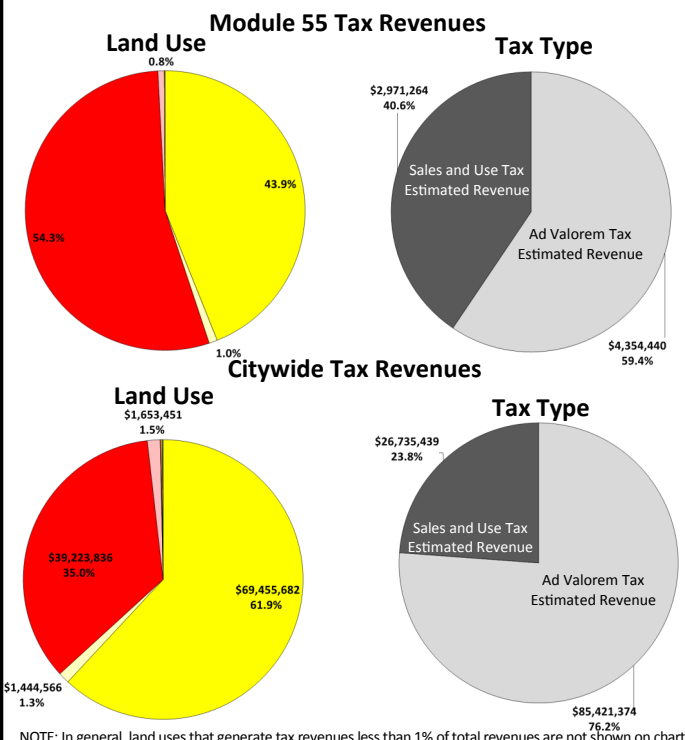
Map ID	Case Number	Project	Project Description	Acres
1	15-113Z	Vintage Place	Rezone fewer than 13 acres, generally from AG, RS-60, and PD to PD, generally to allow for single family	11.96
2	16-020Z	1302 Church St.	Rezone fewer than 3 acres, generally from RS-60 and PD to C2	2.00
3	16-104RP	9-Acre Site	Record plat fewer than 9 acres for mixed-use development	8.77
4	16-171Z	McKinney North Retail	Rezone fewer than 1 acre, from BN to PD, generally to modify development standards	0.45
5	16-167Z	McDonald South Retail	Rezone fewer than 1 acre, from BN to PD, generally to modify development standards	0.52



Tax Base Summary⁵

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 of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 3,218,303	\$ -	\$ 3,218,303
Non-Residential	\$ 1,004,648	\$ 2,971,264	\$ 3,975,913
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 4,222,951	\$ 2,971,264	\$ 7,194,215
Vacant Residential	\$ 70,579	\$ -	\$ 70,579
Vacant Non-Residential	\$ 55,825	\$ -	\$ 55,825
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 5,086	\$ -	\$ 5,086
Tax Revenue from Undeveloped Land	\$ 131,489	\$ -	\$ 131,489
Grand Total (city limits only)	\$ 4,354,440	\$ 2,971,264	\$ 7,325,705



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, 2015 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.