

Land Use and Tax Base Summary for Module 12

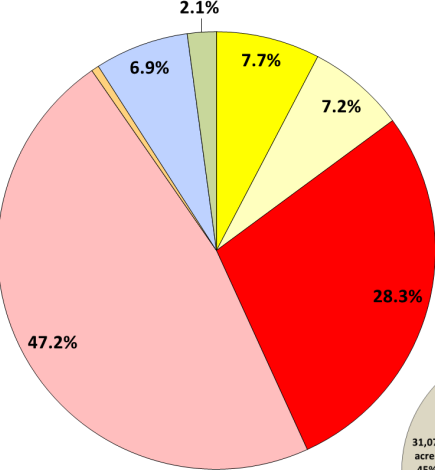
17-037Z Rezoning Request

Land Use Summary

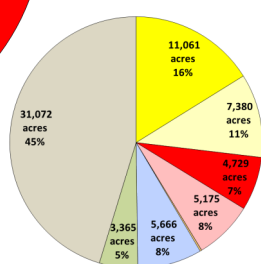
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	88.8
Vacant Residential	83.6
Total Residential	172.3 (14.8%)
Non-Residential	328.0
Vacant Non-Residential	546.6
Total Non-Residential	874.5 (75.4%)
Mixed-Use	0.0
Vacant Mixed-Use	6.6
Total Mixed-Use¹	6.6 (0.5%)
Institutional (non-taxable)	80.3
Total Institutional (non-taxable)	80.3 (6.9%)
Agricultural/Undetermined	24.7
Total Agricultural/Undetermined²	24.7 (2.1%)
Total Acres (city limits only)	1,158.4 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,158.5

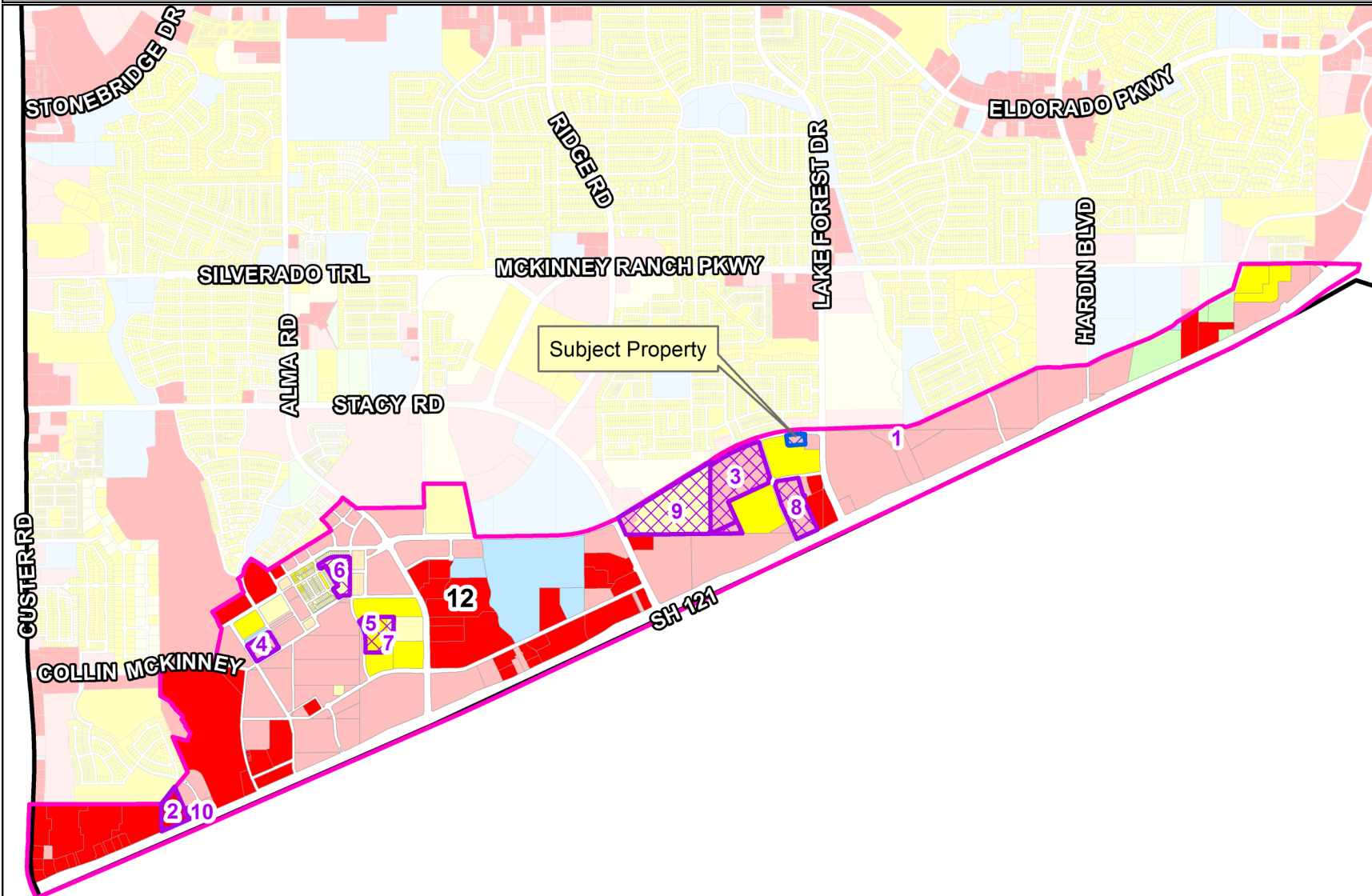
Module 12



Citywide and ETJ

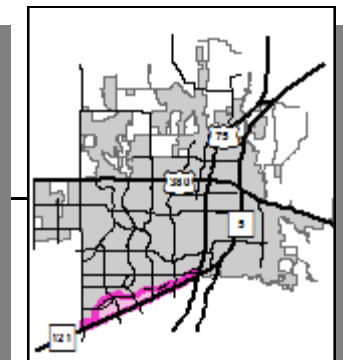


Module 12 Map



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

Map ID	Case Number	Project	Project Description	Acres
1	16-057RP	Roanoke Manor	Record plat for Lot 3, Block A	0.51
2	16-071SP	MovieHouse Retail	Site plan for a retail development	6.75
3	16-078RP	Vineyard II	Record plat for 133 Single Family Res Lots	30.00
4	16-087SP	Van Tuyt Plaza	Site plan for multi-family development	4.62
5	16-208SP	Parkside at Craig Ranch PH 4	Site plan for a multi-family development and retail development	9.00
6	16-241RP	Spicewood @ Craig Ranch Ph 2	Record plat for 60 single family residential lots and 4 common areas	7.00
7	16-253RP	Parkside at Craig Ranch	Record plat for Lot 1, Block A	8.99
8	16-270SP	Kinstead	Site plan for a multi-family development	12.56
9	16-323SP	Vineyards Amenity Center	Site plan for an amenity center	65.17
10	16-388SP	7-Eleven	Site Plan for a convenience store with fueling	1.25

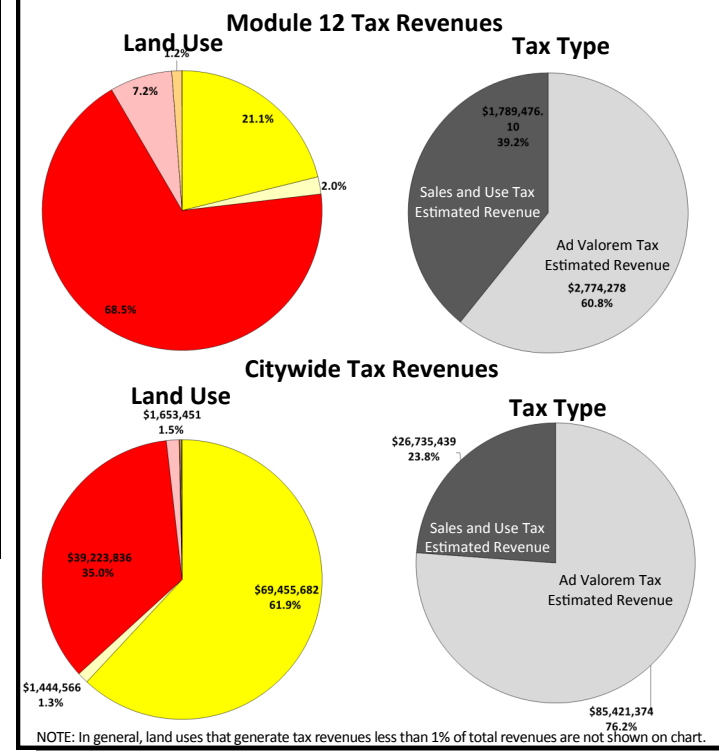


Tax Base Summary⁵

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	\$ 964,059	\$ -	\$ 964,059
Non-Residential	\$ 1,335,645	\$ 1,789,476	\$ 3,125,121
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 2,299,704	\$ 1,789,476	\$ 4,089,180
Vacant Residential	\$ 90,667	\$ -	\$ 90,667
Vacant Non-Residential	\$ 329,630	\$ -	\$ 329,630
Vacant Mixed-Use	\$ 53,191	\$ -	\$ 53,191
Agricultural/Undetermined	\$ 1,086	\$ -	\$ 1,086
Tax Revenue from Undeveloped Land	\$ 474,574	\$ -	\$ 474,574

Category	Ad Valorem	Sales Tax	Total
Grand Total (city limits only)	\$ 2,774,278	\$ 1,789,476	\$ 4,563,754



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.

