

Land Use and Tax Base Summary for Module 55

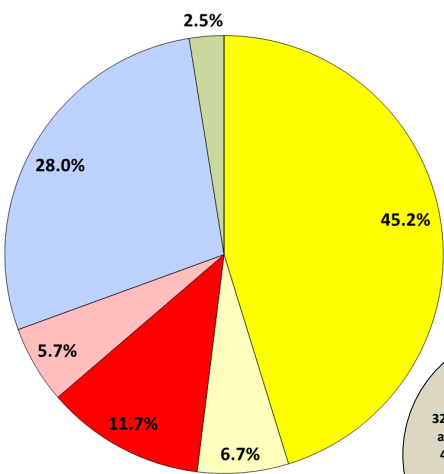
15-135Z Rezoning Request

Land Use Summary

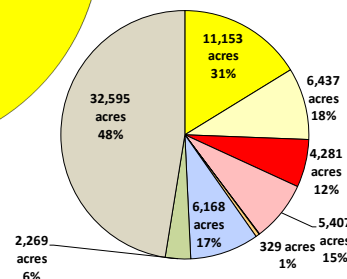
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	1,015.9
Vacant Residential	150.8
Total Residential	1,166.8 (51.9%)
Non-Residential	263.6
Vacant Non-Residential	128.7
Total Non-Residential	392.3 (17.4%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	629.0
Total Institutional (non-taxable)	628.9 (28%)
Agricultural/Undetermined	57.2
Total Agricultural/Undetermined²	57.2 (2.5%)
Total Acres (city limits only)	2,245.2 (100%)
Extraterritorial Jurisdiction	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,245.3

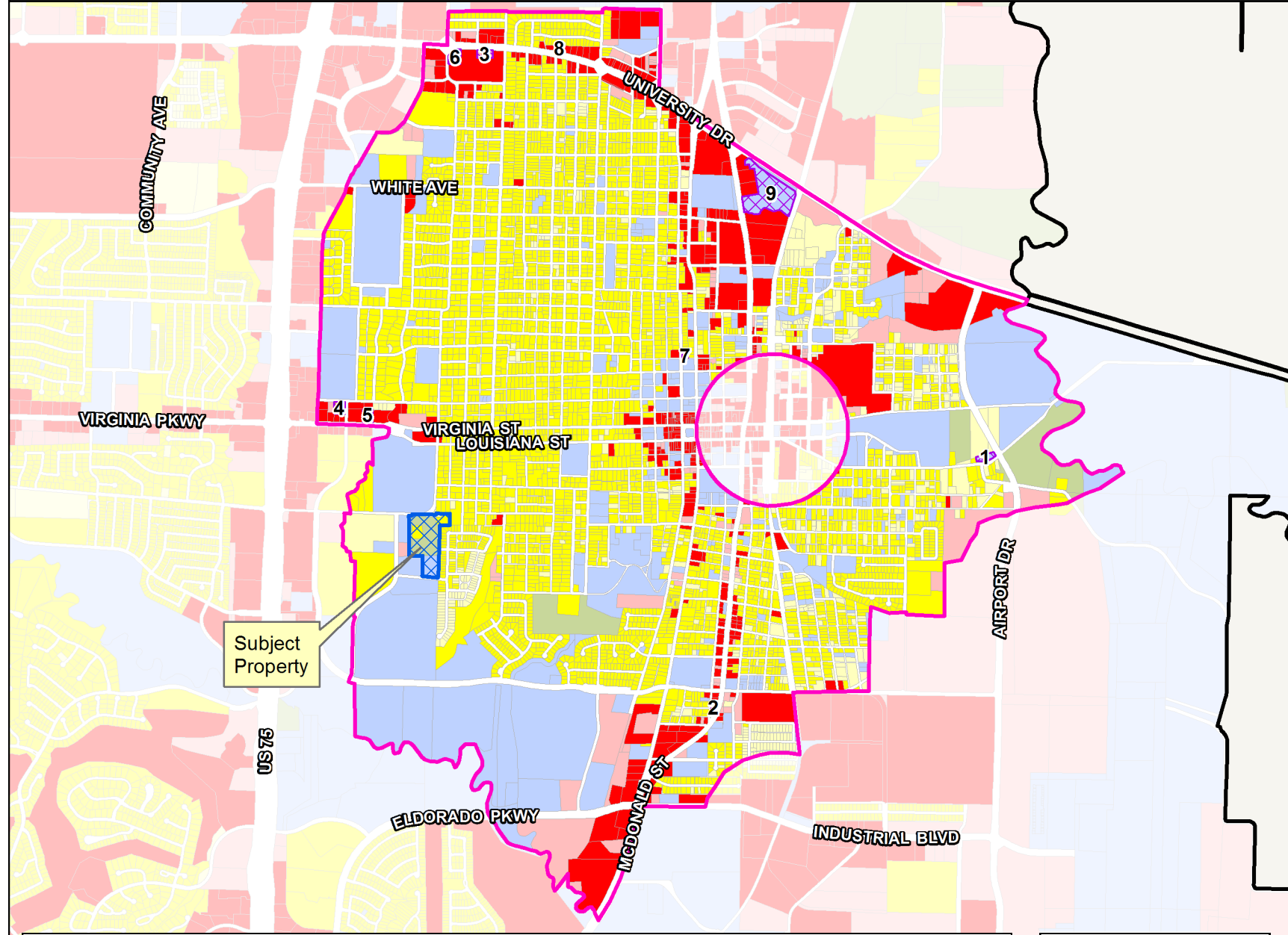
Module 55



Citywide and ETJ

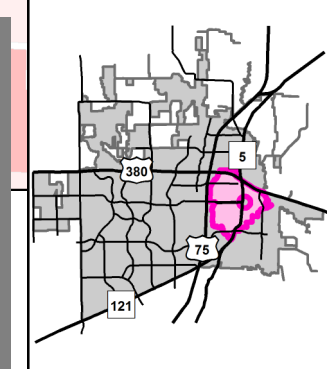


Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2013, 2014, 2015)⁴

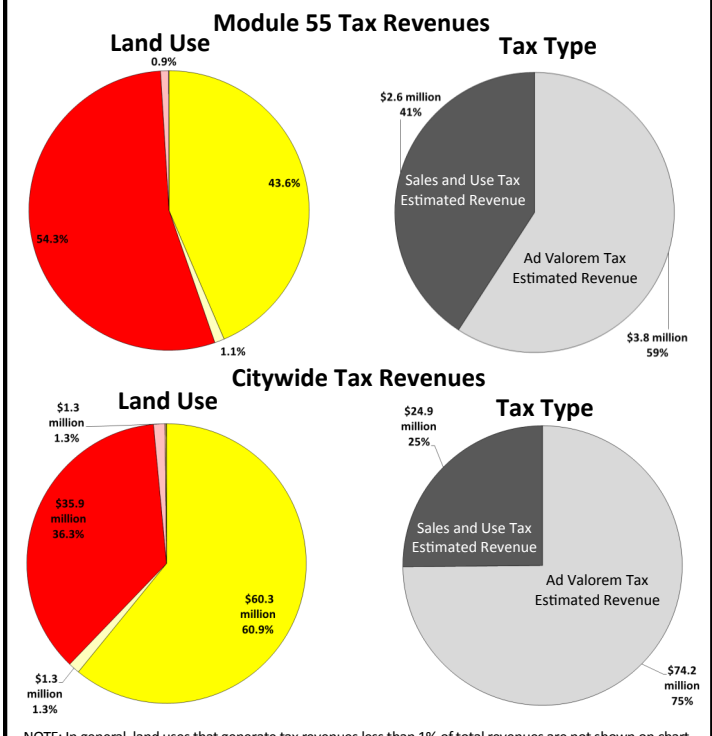
Map ID	Case Number	Project Name	Project Description	Acres
1	13-014Z	Heritage Church	Rezone less than 1 acres generally from AG to O-1	0.79
2	13-206SP	Tovi Motors	Site plan for an automotive repair facility	0.42
3	14-024RP	Panda Express	Site plan for a restaurant with a drive through window	0.86
4	14-058Z	1833 Hunt Street	Rezone fewer than 2 acres generally from RS-84 to SO	0.91
5	14-111SP	Newberry Vision Center	Site plan for a medical building	0.91
6	14-143SP	Albert Retail and Restaurant	Site plan for a retail building and restaurant with drive-thru window	1.09
7	14-232SP	The Knox Garage	Site plan for a garage, shop and living space	0.16
8	14-239SP	North Texas Surveying	Site plan for an office building	0.35
4	14-246SP	Cole Office Building	Site plan for an office building	0.91
9	14-213SP	Hisun Motors Corp	Site Plan for a concrete dock bay	10.80



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2014. 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	\$ 2,861,019	\$ -	\$ 2,861,019
Non-Residential	\$ 885,807	\$ 2,681,839	\$ 3,567,646
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 3,746,825	\$ 2,681,839	\$ 6,428,665
Vacant Residential	\$ 73,940	\$ -	\$ 73,940
Vacant Non-Residential	\$ 61,884	\$ -	\$ 61,884
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 2,146	\$ -	\$ 2,146
Tax Revenue from Undeveloped Land	\$ 137,970	\$ -	\$ 137,970
Grand Total (city limits only)	\$ 3,884,795	\$ 2,681,839	\$ 6,566,635



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, 2014 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.