

Land Use and Tax Base Summary for Module 52

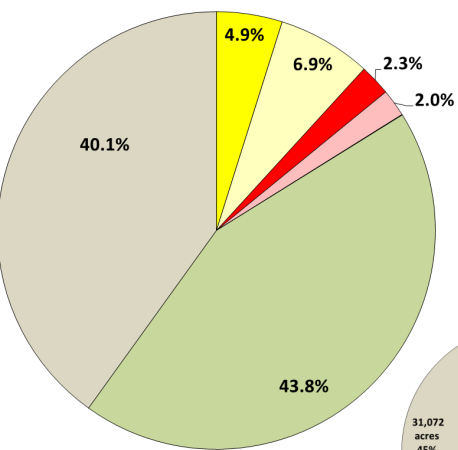
16-299Z Rezoning Request

Land Use Summary

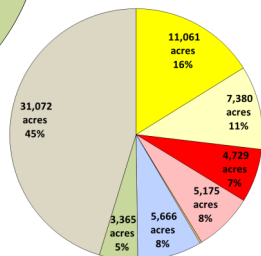
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	61.3
Vacant Residential	87.5
Total Residential	148.8 (11.7%)
Non-Residential	29.1
Vacant Non-Residential	25.6
Total Non-Residential	54.7 (4.3%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	0.4
Total Institutional (non-taxable)	0.4 (0%)
Agricultural/Undetermined	553.1
Total Agricultural/Undetermined²	553.0 (43.7%)
Total Acres (city limits only)	756.9 (59.9%)
Extraterritorial Jurisdiction (ETJ)	506.1
Total Extraterritorial Jurisdiction³	506.1 (40%)
Total Acres	1,263.1

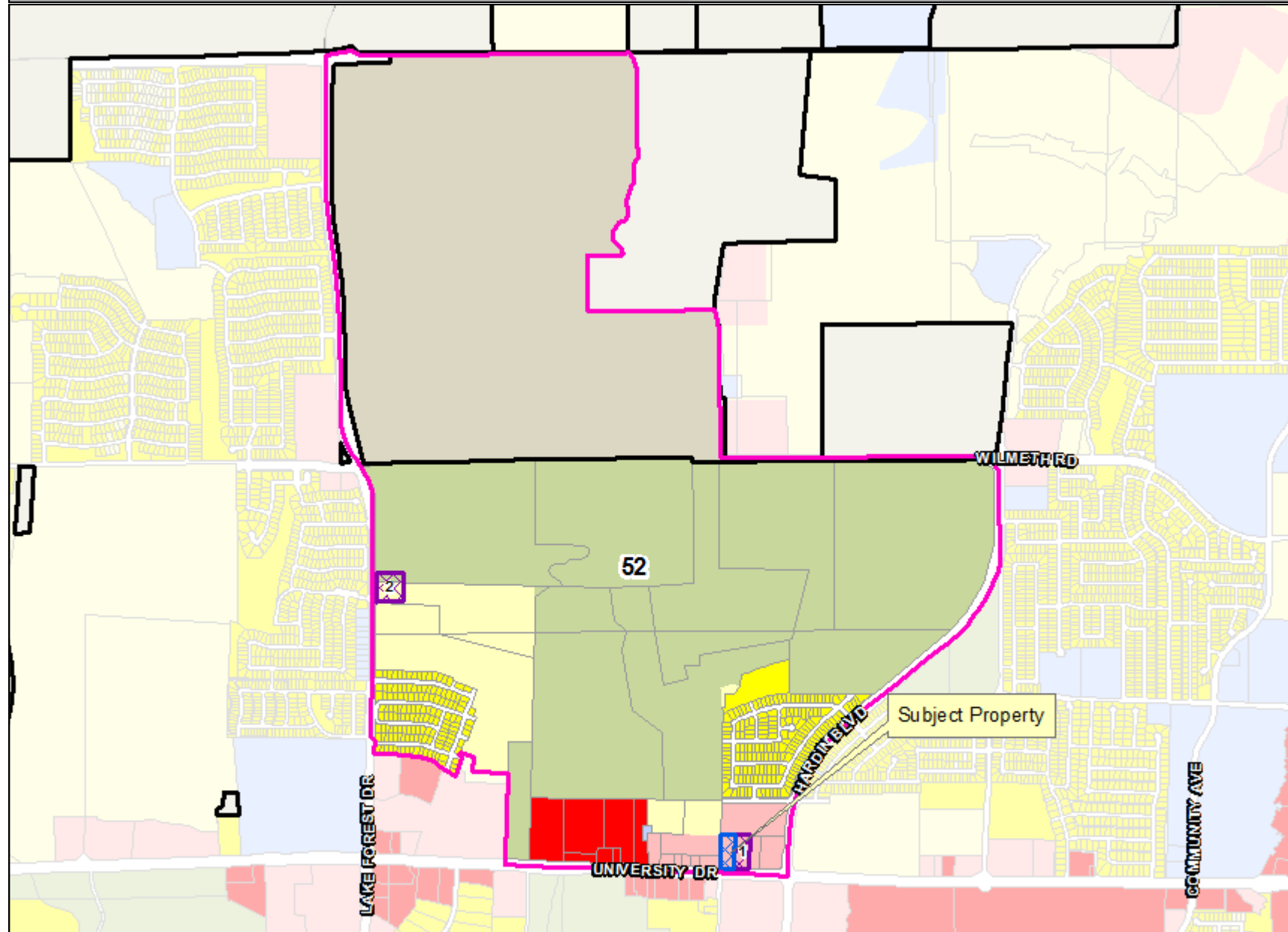
Module 52



Citywide and ETJ

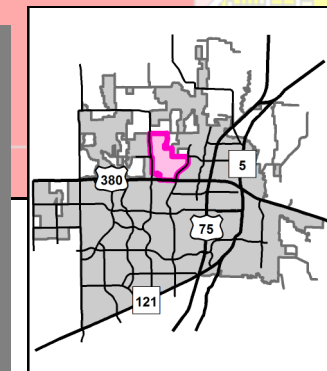


Module 52 Map



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

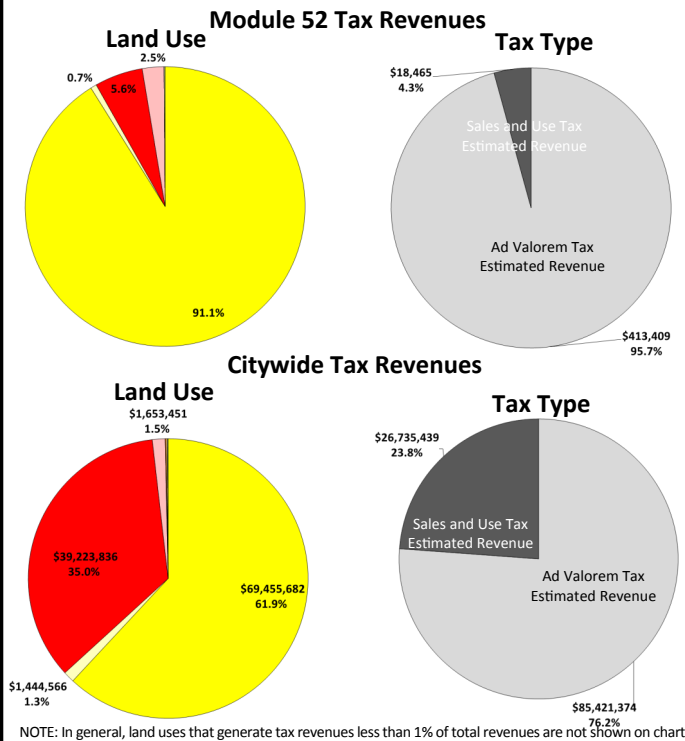
Map ID	Case Number	Project	Project Description	Acres
1	15-042Z	Caliber Collision	Rezone fewer than 3 acres, generally from PD to C3	2.01
2	16-073Z	McKinney Fire Station #9	Rezone fewer than 3 acres, generally from AG to GC	2.99



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	\$ 393,445	\$ -	\$ 393,445
Non-Residential	\$ 5,582	\$ 18,465	\$ 24,047
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 399,027	\$ 18,465	\$ 417,492
Vacant Residential	\$ 3,015	\$ -	\$ 3,015
Vacant Non-Residential	\$ 10,836	\$ -	\$ 10,836
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 532	\$ -	\$ 532
Tax Revenue from Undeveloped Land	\$ 14,382	\$ -	\$ 14,382
Grand Total (city limits only)	\$ 413,409	\$ 18,465	\$ 431,875



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.