

Land Use and Tax Base Summary for Module 37

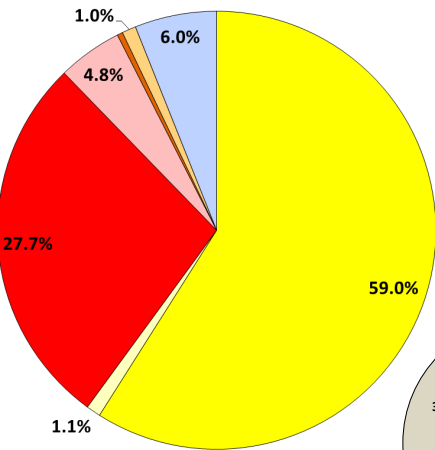
15-233Z Rezoning Request

Land Use Summary

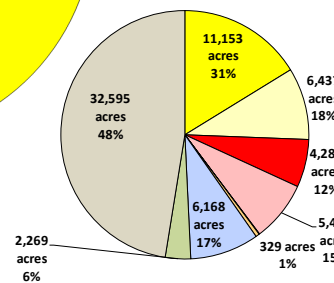
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	592.3
Vacant Residential	10.7
Total Residential	603.0 (60%)
Non-Residential	278.2
Vacant Non-Residential	47.9
Total Non-Residential	326.2 (32.4%)
Mixed-Use	4.1
Vacant Mixed-Use	10.4
Total Mixed-Use¹	14.5 (1.4%)
Institutional (non-taxable)	60.7
Total Institutional (non-taxable)	60.6 (6%)
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined²	0.0 (0%)
Total Acres (city limits only)	1,004.3 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,004.3

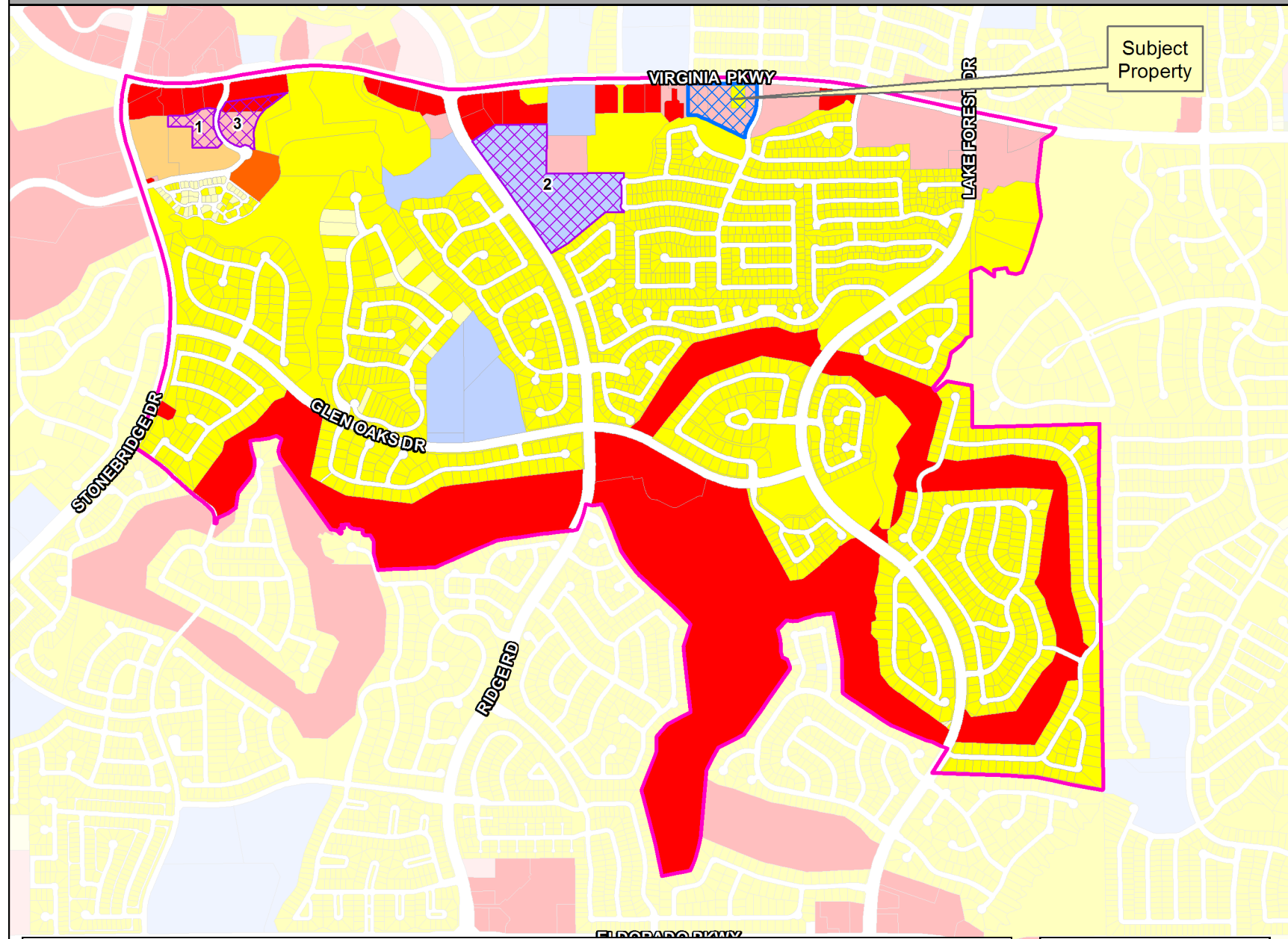
Module 37



Citywide and ETJ

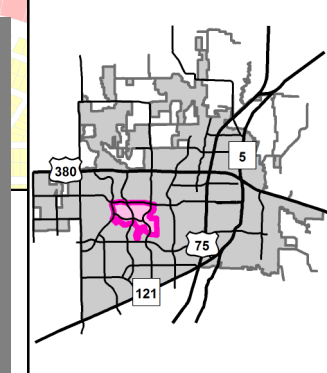


Module 37 Map



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

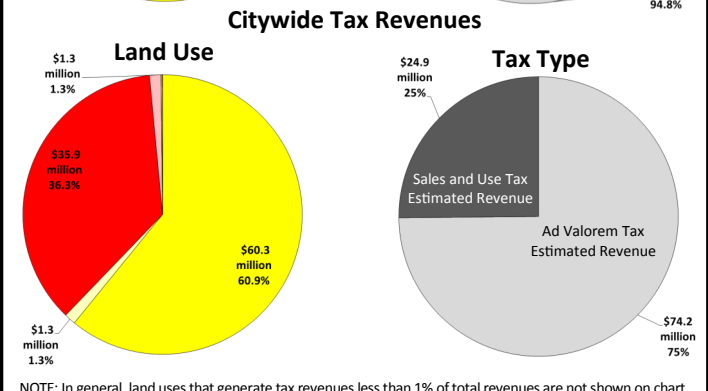
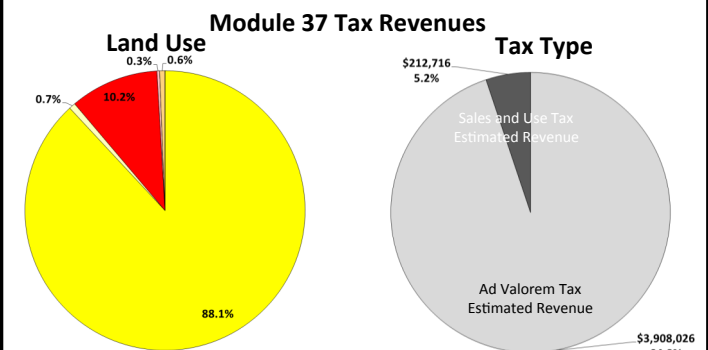
Map ID	Case Number	Project	Project Description	Acres
1	14-091SP	Village Center - Medpark II	Site plan for a medical office	2.94
2	14-098SP	Dowell Middle School Exp.	Site plan for the expansion of Dowell Middle School	23.04
3	14-185SP	St. Paul's Senior Living	Site plan for office and multi-family development	4.58



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	\$ 3,629,846	\$ -	\$ 3,629,846
Non-Residential	\$ 209,468	\$ 212,716	\$ 422,185
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 3,839,314	\$ 212,716	\$ 4,052,031
Vacant Residential	\$ 30,432	\$ -	\$ 30,432
Vacant Non-Residential	\$ 12,535	\$ -	\$ 12,535
Vacant Mixed-Use	\$ 25,744	\$ -	\$ 25,744
Agricultural/Undetermined	\$ -	\$ -	\$ -
Tax Revenue from Undeveloped Land	\$ 68,711	\$ -	\$ 68,711
Grand Total (city limits only)	\$ 3,908,026	\$ 212,716	\$ 4,120,742



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.

