

Land Use and Tax Base Summary for Module 16

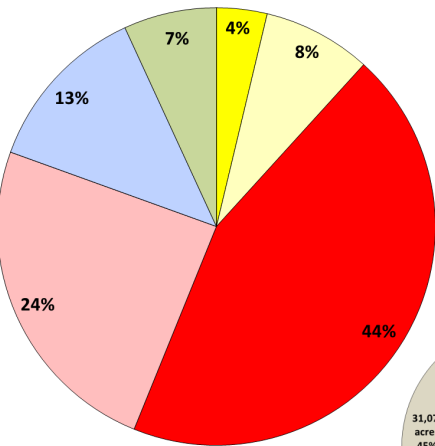
18-0045Z Rezoning Request

Land Use Summary

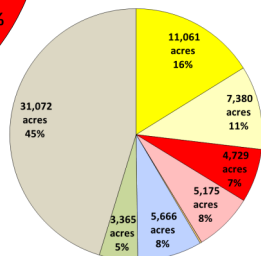
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	22.7
Vacant Residential	48.8
Total Residential	71.5 (11.7%)
Non-Residential	270.2
Vacant Non-Residential	148.4
Total Non-Residential	418.6 (68.7%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	76.8
Total Institutional (non-taxable)	76.7 (12.6%)
Agricultural/Undetermined	41.8
Total Agricultural/Undetermined²	41.7 (6.8%)
Total Acres (city limits only)	608.5 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	608.6

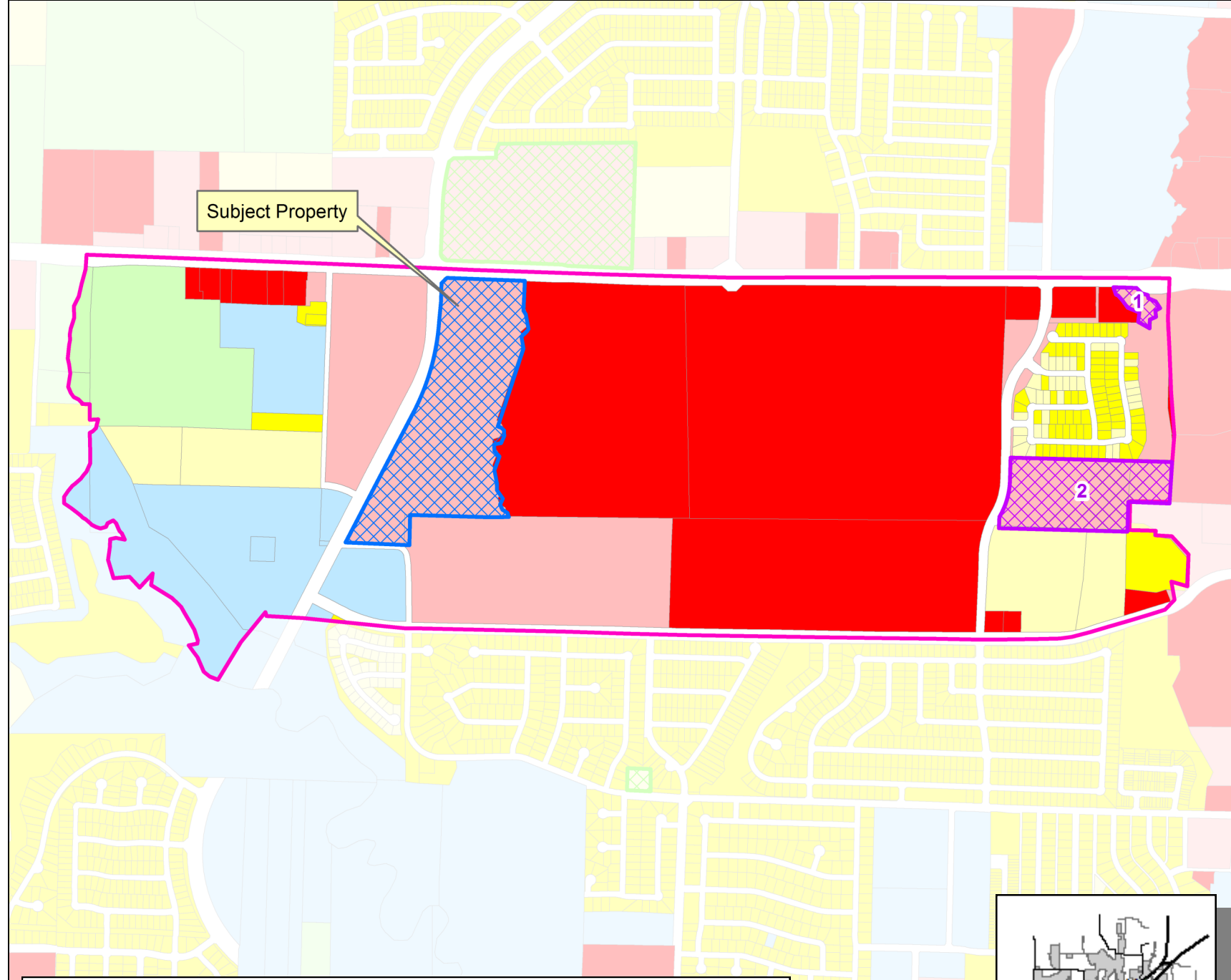
Module 16



Citywide and ETJ



Module 16



Approved Projects Impacting Land Use or Tax Base (2017, 2018)⁴

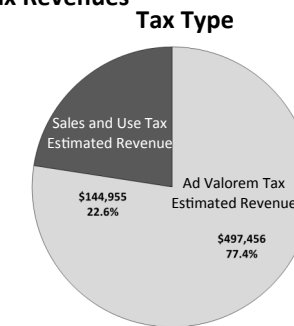
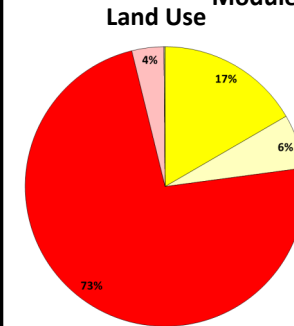
Map ID	Case Number	Project	Project Description	Acres
1	2017	17-109SP	Site plan for automotive repair facility	1
2	2017	17-215RP	Record plat for 56 single family residential lots and 1 common area	18

Tax Base Summary⁵

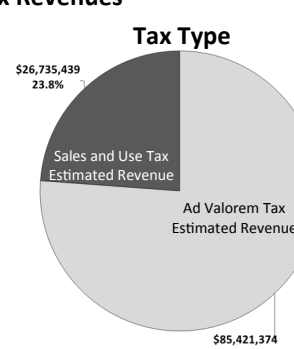
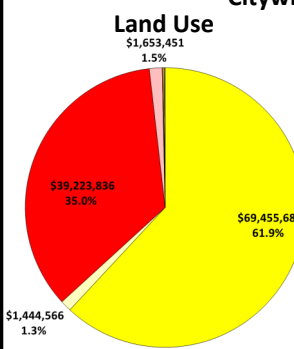
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 106,751	\$ -	\$ 106,751
Non-Residential	\$ 325,794	\$ 144,955	\$ 470,749
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 432,546	\$ 144,955	\$ 577,500
Vacant Residential	\$ 40,251	\$ -	\$ 40,251
Vacant Non-Residential	\$ 23,830	\$ -	\$ 23,830
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 829	\$ -	\$ 829
Tax Revenue from Undeveloped Land	\$ 64,910	\$ -	\$ 64,910
Grand Total (city limits only)	\$ 497,456	\$ 144,955	\$ 642,410

Module 16 Tax Revenues



Citywide Tax Revenues



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, 2016 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.