

# Land Use and Tax Base Summary for Module 42

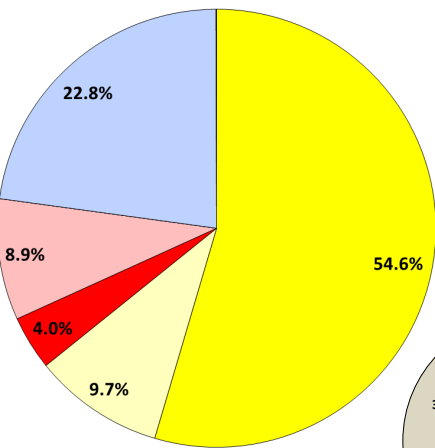
## 15-186Z Rezoning Request

### Land Use Summary

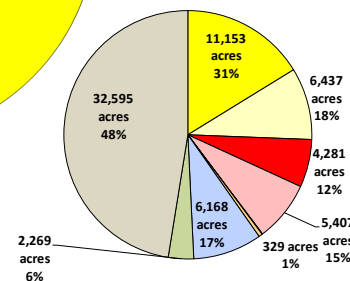
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	534.1
Vacant Residential	94.5
<b>Total Residential</b>	<b>628.6 (64.2%)</b>
Non-Residential	39.2
Vacant Non-Residential	87.6
<b>Total Non-Residential</b>	<b>126.8 (12.9%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	0.0
<b>Total Mixed-Use<sup>1</sup></b>	<b>0 (0%)</b>
Institutional (non-taxable)	223.1
<b>Total Institutional (non-taxable)</b>	<b>223.0 (22.7%)</b>
Agricultural/Undetermined	0.5
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>0.5 (0%)</b>
<b>Total Acres (city limits only)</b>	<b>978.9 (100%)</b>
Extraterritorial Jurisdiction (ETJ)	0.0
<b>Total Extraterritorial Jurisdiction<sup>3</sup></b>	<b>0.0 (0%)</b>
<b>Total Acres</b>	<b>979.0</b>

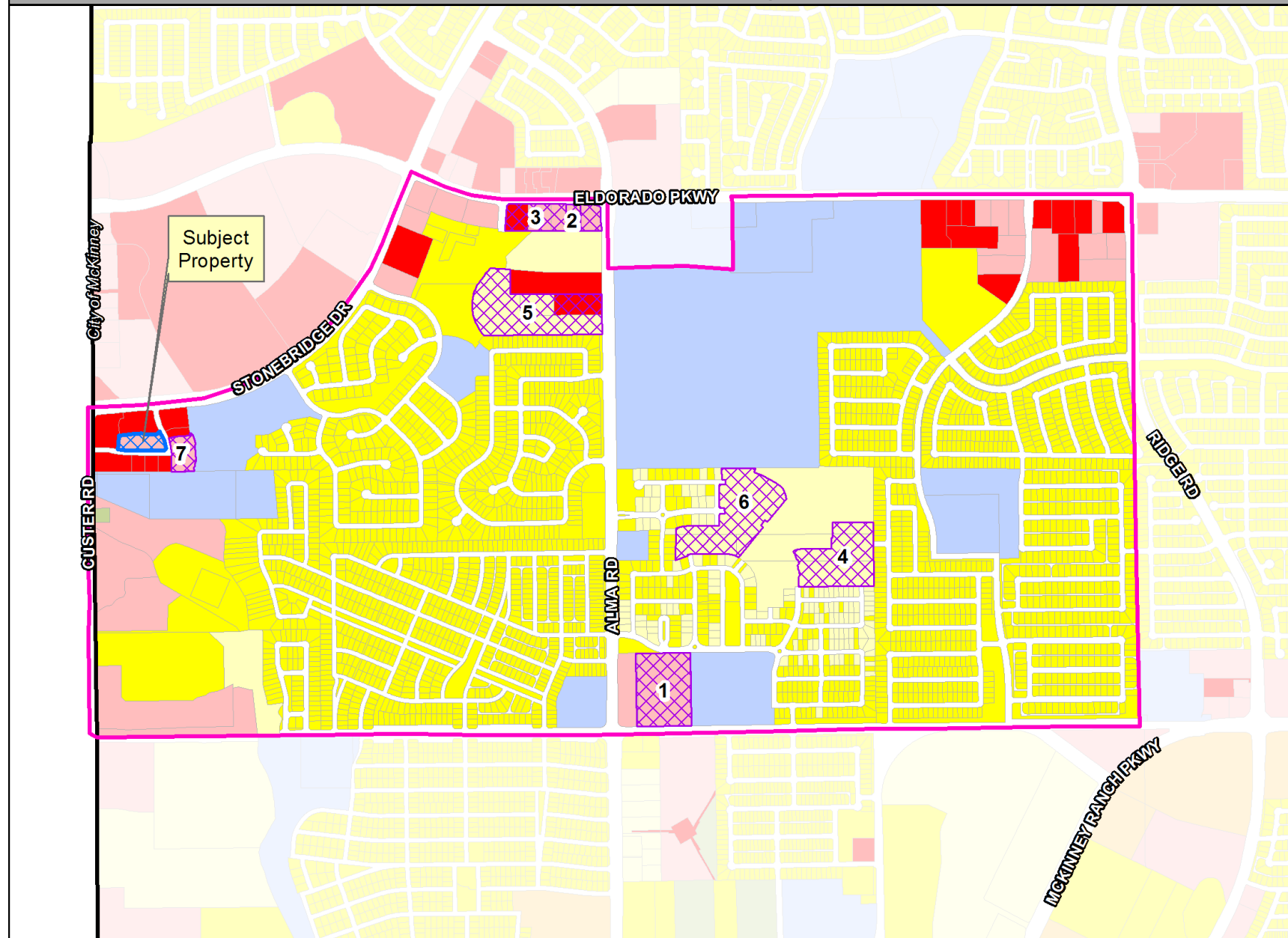
### Module 42



### Citywide and ETJ

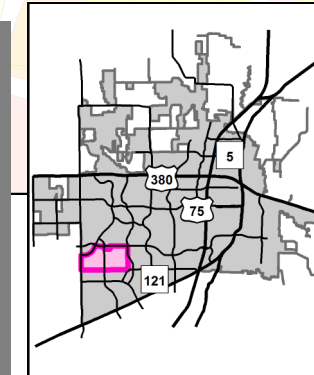


### Module 42 Map



### Approved Projects Impacting Land Use or Tax Base (2014, 2015)<sup>4</sup>

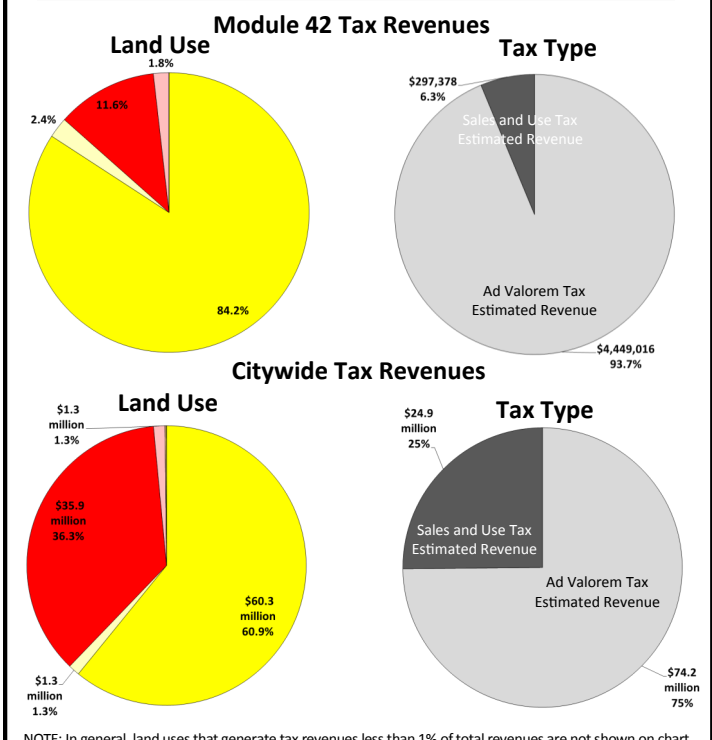
Map ID	Case Number	Project Name	Project Description	Acres
1	14-005RP	Villas of Stone Hollow Addition	Record plat for 56 single family residential lots; 3 common areas	9.4
2	14-016SP	Drivers Edge	Site plan for an auto repair facility	0.9
3	14-106RP	Parcel 1017-1018 Addition	Record plat for Lots 2R, 3 and 5, Block B	5.0
4	14-288RP	Stone Hollow Addition Phase Six	Record plat for 43 single family residential lots and 3 common areas	9.4
5	14-304RP	Provence Townhome Addition	Record plat for 80 single family townhome lots, 8 common areas, 1 commercial lot	14.0
6	14-307RP	Stone Hollow Phase V	Record plat for 53 single family residential lots	12.5
7	15-112Z	Synergy Plaza	Rezone fewer than 2 acres (generally from commercial to office)	2.0



### Tax Base Summary<sup>5</sup>

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	\$ 3,996,183	\$ -	\$ 3,996,183
Non-Residential	\$ 255,284	\$ 297,378	\$ 552,662
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 4,251,467</b>	<b>\$ 297,378</b>	<b>\$ 4,548,845</b>
Vacant Residential	\$ 112,380	\$ -	\$ 112,380
Vacant Non-Residential	\$ 85,169	\$ -	\$ 85,169
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ -	\$ -	\$ -
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 197,549</b>	<b>\$ -</b>	<b>\$ 197,549</b>
<b>Grand Total (city limits only)</b>	<b>\$ 4,449,016</b>	<b>\$ 297,378</b>	<b>\$ 4,746,395</b>



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.