

Land Use and Tax Base Summary for Module 35

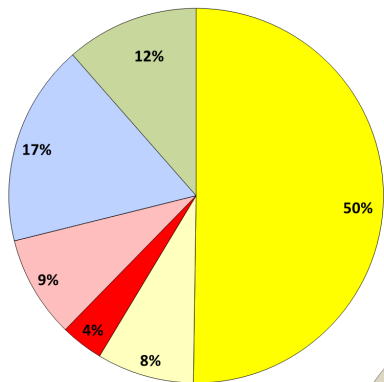
ZONE2019-0063Rezoning Request

Land Use Summary

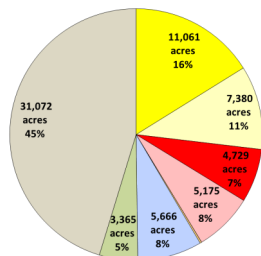
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	683.3
Vacant Residential	114.1
Total Residential	797.4 (58.6%)
Non-Residential	50.2
Vacant Non-Residential	119.8
Total Non-Residential	170.0 (12.4%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use ¹	0 (0%)
Institutional (non-taxable)	237.0
Total Institutional (non-taxable)	237.0 (17.4%)
Agricultural/Undetermined	155.8
Total Agricultural/Undetermined ²	155.8 (11.4%)
Total Acres (city limits only)	1,360.1 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction ³	0.0 (0%)
Total Acres	1,360.2

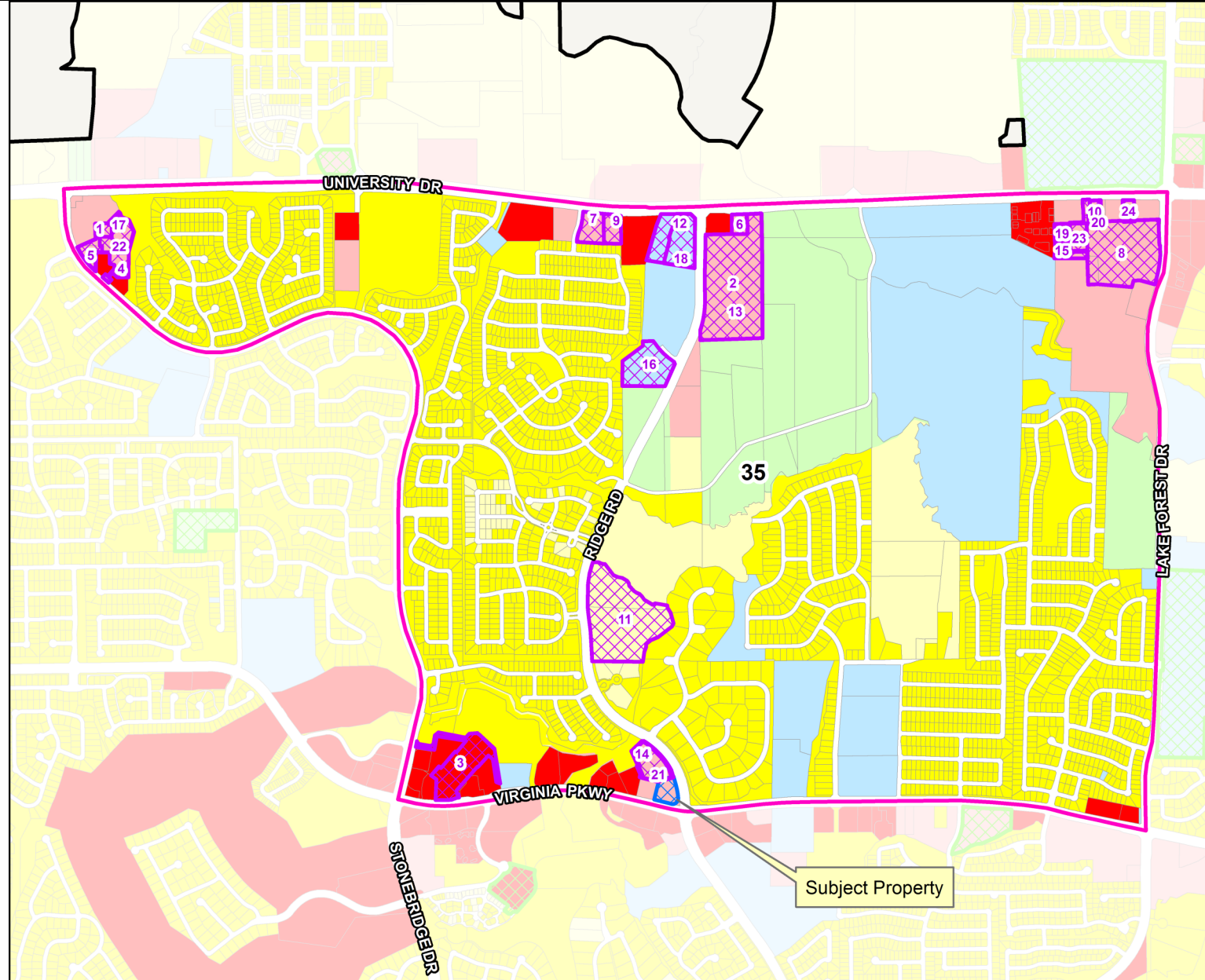
Module 35



Citywide and ETJ

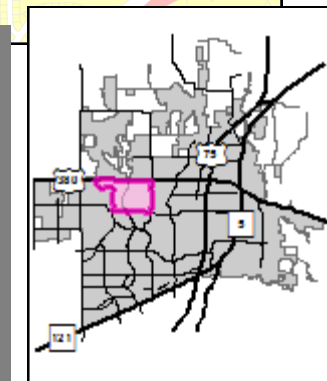


Module 35



Approved Projects Impacting Land Use or Tax Base (2017, 2018, 2019) ⁴

Map ID	Case Number	Project Description	Acres	Map ID	Case Number	Project Description	Acres
1	17-217SP	Site plan for a restaurant and retail development	4.71	13	18-0162RP	RP - CVS RIDGE ADDITION Lot 2R1, Block A	20.34
2	17-271SP	SP CLIFFS OF MCKINNEY MULTI-FAMILY	20.43	14	18-0079SP	Site Plan - 3 Medical Offices 21,200 SQ Ft	3.02
3	17-022SP	Site plan for a Pharmacy drive-through	7.23	15	18-0113SP	Site Plan for a Emergency Medical Office (Quest Care)	3.60
4	17-072SP	Site plan for a daycare	1.46	16	17-018SP	Site Plan for a Parking Lot Addition (McClure Elementary School)	5.56
5	17-141RP	Record plat for Lot 4, Block A	4.71	17	18-0118SP	Site Plan for Office Development	2.79
6	17-0016SP	Site Plan for a Retail Building	0.99	18	18-0232RP	Record Plat for Lots 3 and 6, Block A	4.13
7	17-0023SP	Site Plan for an Automotive Collision Repair Facility	3.88	19	18-0227RP	Record Plat for Lot 18, Block B	0.94
8	17-046RP	Record plat for Lots 1R2, 2R2, 3, 4 and 5, Block B	16.42	20	18-0251RP	Record Plat for Lot 6, Block A	0.85
9	18-0106RP	Record Plat for Lot 2R, Block A, of SK McKinney 380 Addition	1.61	21	18-0278RP	RP - Seay Addition Lot 1R, Block A	3.02
10	18-0036SP	Site Plan for a Financial Institution (Chase Bank)	0.85	22	18-0281RP	Record Plat for Lots 4 and 5, Block A, of Victory at Stonebridge	4.71
11	18-0051Z	Rezoning the Subject Properties from "PD" to "SF7.2"	17.62	23	19-0011SP	Site Plan for a Restaurant with Drive-Through Window (Starbucks)	1.50
12	18-0043SP	Site Plan for a Daycare (Goddard Daycare School)	6.71	24	19-0047RP	RP - Wilson Creek Crossing - Lot 3, Block B	0.79

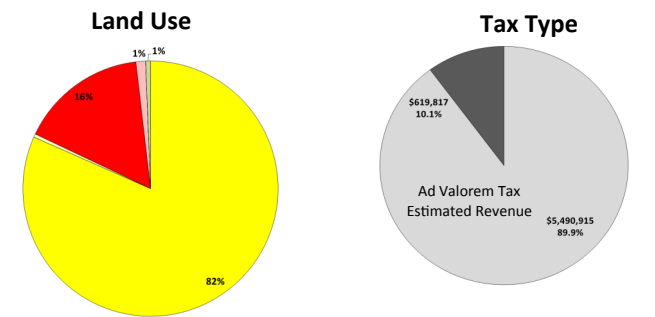


Tax Base Summary ⁵

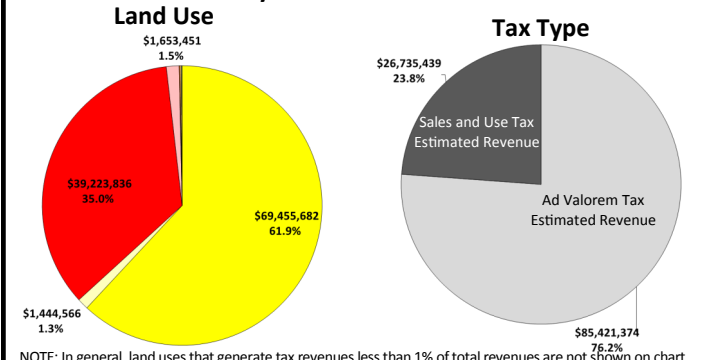
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2018. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 4,987,245	\$ -	\$ 4,987,245
Non-Residential	\$ 365,603	\$ 619,817	\$ 985,420
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land Uses	\$ 5,352,849	\$ 619,817	\$ 5,972,665
Vacant Residential	\$ 25,830	\$ -	\$ 25,830
Vacant Non-Residential	\$ 74,841	\$ -	\$ 74,841
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 37,396	\$ -	\$ 37,396
Undeveloped Land Uses	\$ 138,066	\$ -	\$ 138,066
Grand Total (city limits only)	\$ 5,490,915	\$ 619,817	\$ 6,110,731

Module 35 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, 2018 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.

