

Land Use and Tax Base Summary for Module 34

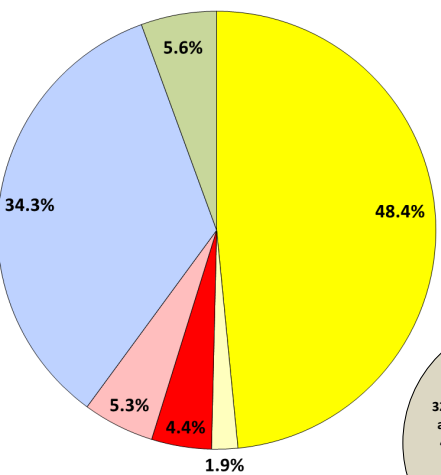
15-273Z Rezoning Request

Land Use Summary

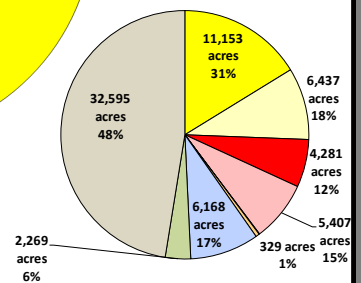
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	706.3
Vacant Residential	28.1
Total Residential	734.4 (50.3%)
Non-Residential	64.4
Vacant Non-Residential	76.9
Total Non-Residential	141.4 (9.6%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	500.6
Total Institutional (non-taxable)	500.6 (34.3%)
Agricultural/Undetermined	81.4
Total Agricultural/Undetermined²	81.3 (5.5%)
Total Acres (city limits only)	1,457.7 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,457.8

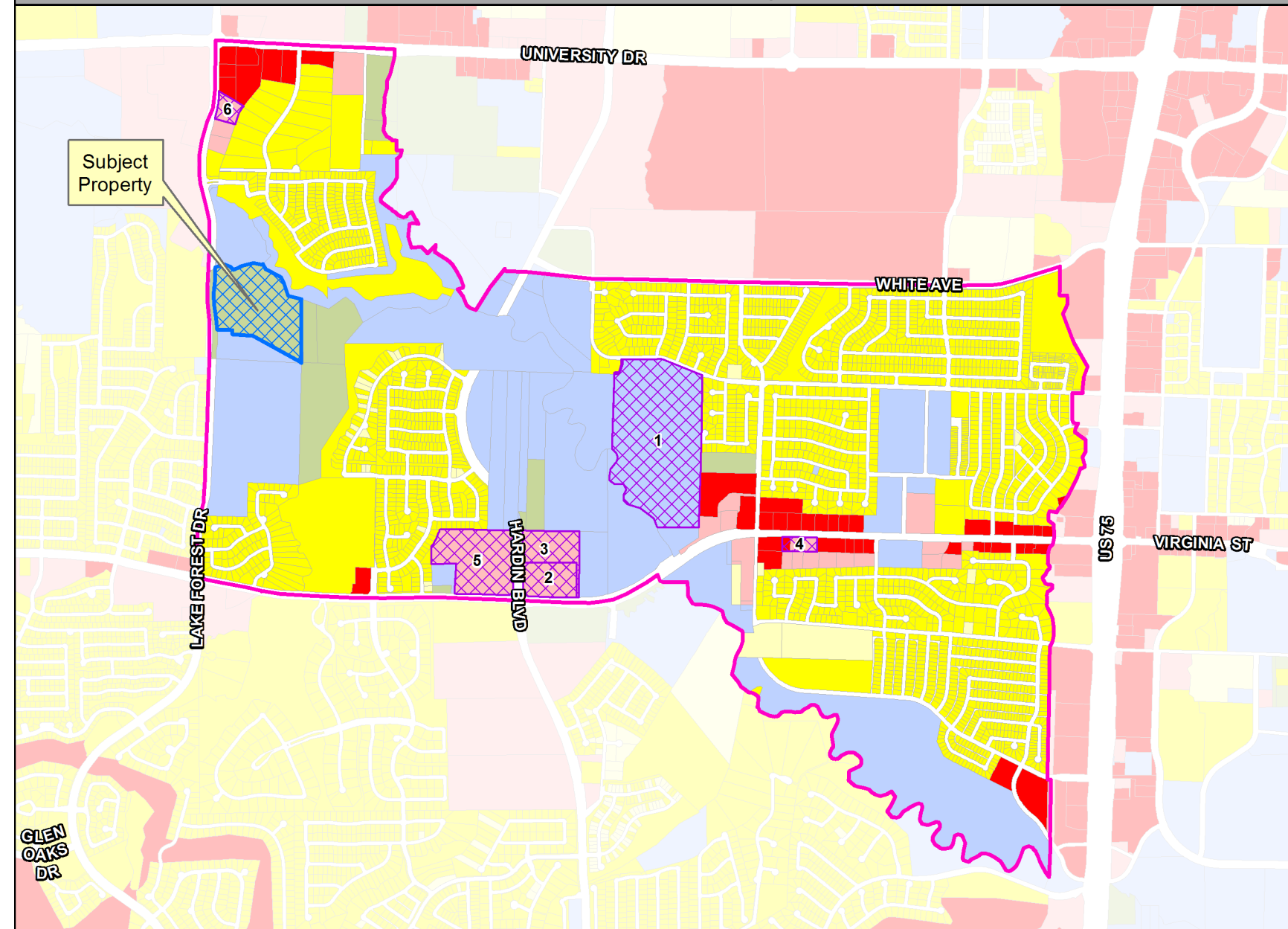
Module 34



Citywide and ETJ

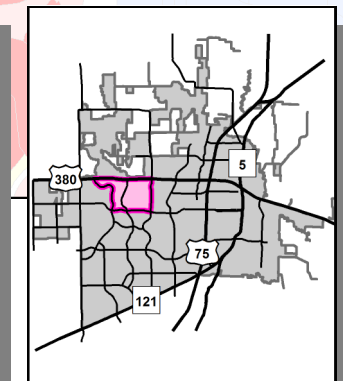


Module 34 Map



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

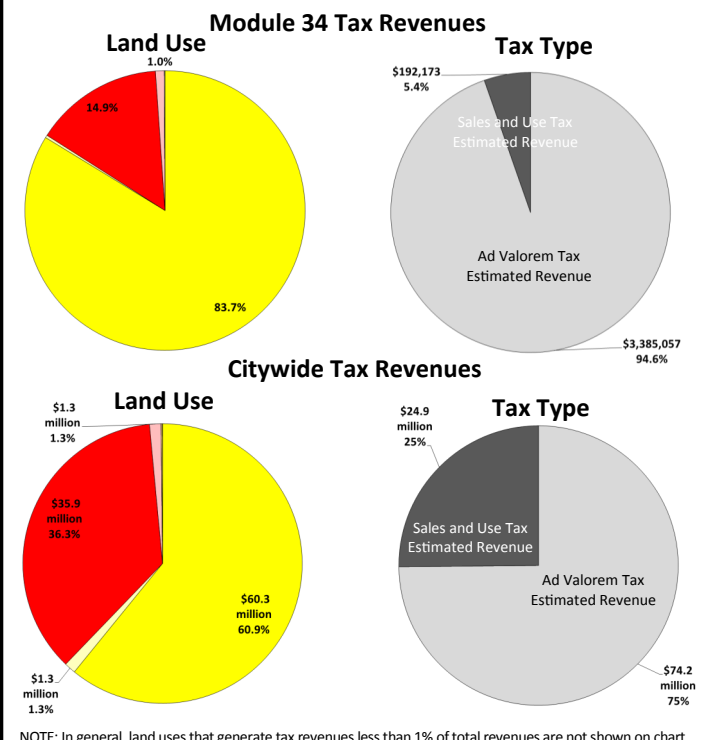
Map ID	Case Number	Project	Project Description	Acres
1	14-011Z	McKinney Christian Academy	Rezone fewer than 60 acres, generally use did not change	59.95
1	14-104SP	McKinney Christian Academy	Site plan for two portable buildings and a storage building	59.95
2	14-110SP	Walmart	Site plan for a retail building	8.25
3	14-265RP	Verbie Hayes Addition	Record plat for 5 commercial lots	16.60
4	14-291Z	Virginia Parkway Professional Center	Rezone fewer than 3 acres, generally from office to commercial	2.19
5	14-187RP	Park Ridge	Record plat for 94 single family residential lots	20.30
6	15-164RP	Lake Forest Office Bldg	Site plan for an office building	2.48



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	\$ 2,995,710	\$ -	\$ 2,995,710
Non-Residential	\$ 339,733	\$ 192,173	\$ 531,906
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 3,335,443	\$ 192,173	\$ 3,527,616
Vacant Residential	\$ 10,515	\$ -	\$ 10,515
Vacant Non-Residential	\$ 36,475	\$ -	\$ 36,475
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 2,624	\$ -	\$ 2,624
Tax Revenue from Undeveloped Land	\$ 49,614	\$ -	\$ 49,614
Grand Total (city limits only)	\$ 3,385,057	\$ 192,173	\$ 3,577,230



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.

