

Land Use and Tax Base Summary for Module 45

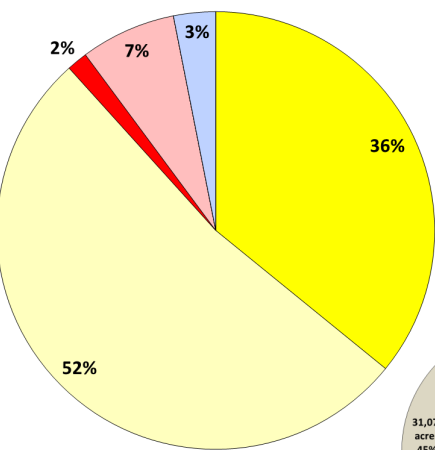
16-254Z Rezoning Request

Land Use Summary

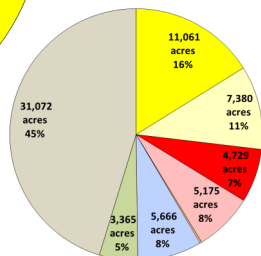
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	215.0
Vacant Residential	314.4
Total Residential	529.4 (88.3%)
Non-Residential	9.2
Vacant Non-Residential	42.3
Total Non-Residential	51.4 (8.5%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	18.6
Total Institutional (non-taxable)	18.6 (3.1%)
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined²	0.0 (0%)
Total Acres (city limits only)	599.4 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	599.5

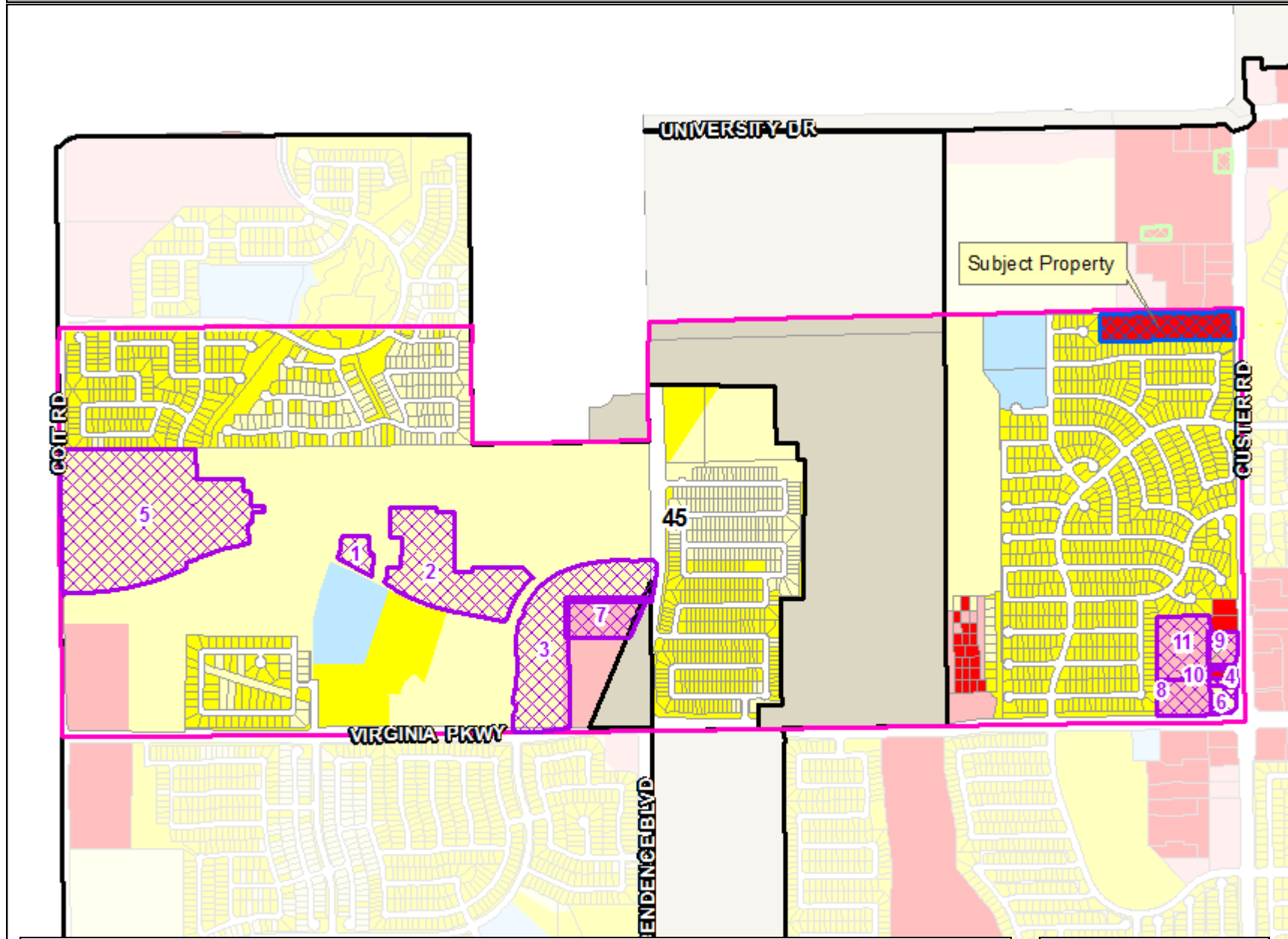
Module 45



Citywide and ETJ

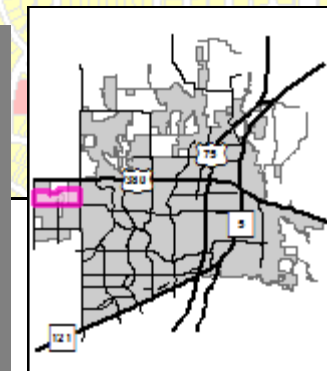


Module 45 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017)⁴

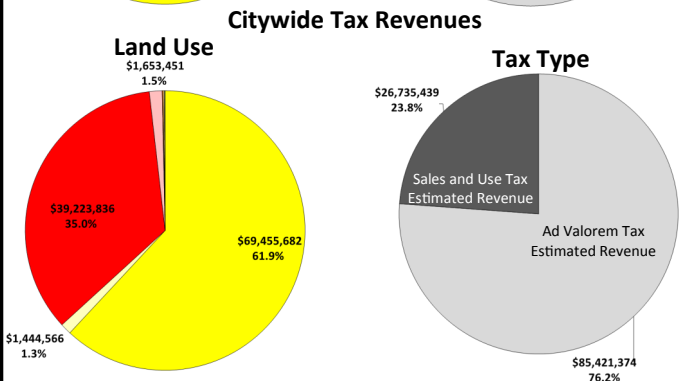
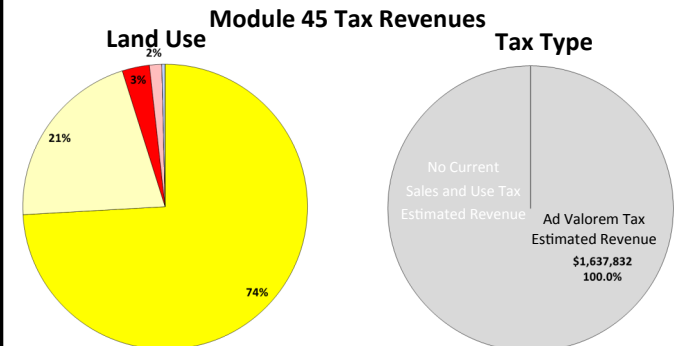
Map ID	Case Number	Project	Project Description	Acres
1	16-084SP	Highlands at Westridge PH 3 Amenity Center	Site plan for an Amenity Center	0.543
2	16-090RP	Highlands at Westridge Ph 7	Record plat for 77 single family residential lots and 1 common area	0.061
3	16-091RP	Highlands at Westridge Ph 8	Record plat for 109 single family residential lots and 5 common areas	0.049
4	16-102SP	Arby's Restaurant	Site plan for a restaurant with drive through window	1.102
5	16-128RP	The Highlands at Westridge PH 9	Record plat for 197 single family residential lots and 2 common areas	0.025
6	16-197RP	Leon Capital Addition	Record plat for Lots 1 and 2, Block A	0.436
7	16-246RP	Westridge Parcel 1505	Record plat for Lot 1, Block A	0.185
8	16-379SP	Grocery Store	Site plan for a grocery store	0.196
9	16-390SP	Victory at Custer	Site plan for retail and commercial development	0.621
10	17-096RP	Custer's Bobos Addition	Record plat for Lot 7, Block A	0.576
11	17-138RP	Custer's Bobos Lot 6R	Record plat for Lot 6R, Block A	0.163



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. 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	\$ 1,213,716	\$ -	\$ 1,213,716
Non-Residential	\$ 50,752	\$ -	\$ 50,752
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 1,264,468	\$ -	\$ 1,264,468
Vacant Residential	\$ 344,374	\$ -	\$ 344,374
Vacant Non-Residential	\$ 22,992	\$ -	\$ 22,992
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ -	\$ -	\$ -
Tax Revenue from Undeveloped Land	\$ 367,366	\$ -	\$ 367,366
Grand Total (city limits only)	\$ 1,631,834	\$ -	\$ 1,631,834



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, 2015 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.

