

# Land Use and Tax Base Summary for Module 10

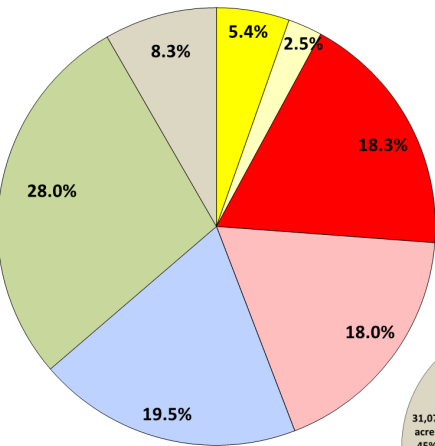
## 16-194Z Rezoning Request

### Land Use Summary

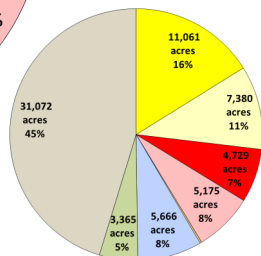
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	117.7
Vacant Residential	55.1
<b>Total Residential</b>	<b>172.8 (7.9%)</b>
Non-Residential	400.0
Vacant Non-Residential	393.5
<b>Total Non-Residential</b>	<b>793.4 (36.2%)</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)	427.1
<b>Total Institutional (non-taxable)</b>	<b>427.1 (19.5%)</b>
Agricultural/Undetermined	611.9
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>611.9 (27.9%)</b>
<b>Total Acres (city limits only)</b>	<b>2,005.3 (91.6%)</b>
Extraterritorial Jurisdiction (ETJ)	182.0
<b>Total Extraterritorial Jurisdiction<sup>3</sup></b>	<b>182.0 (8.3%)</b>
<b>Total Acres</b>	<b>2,187.4</b>

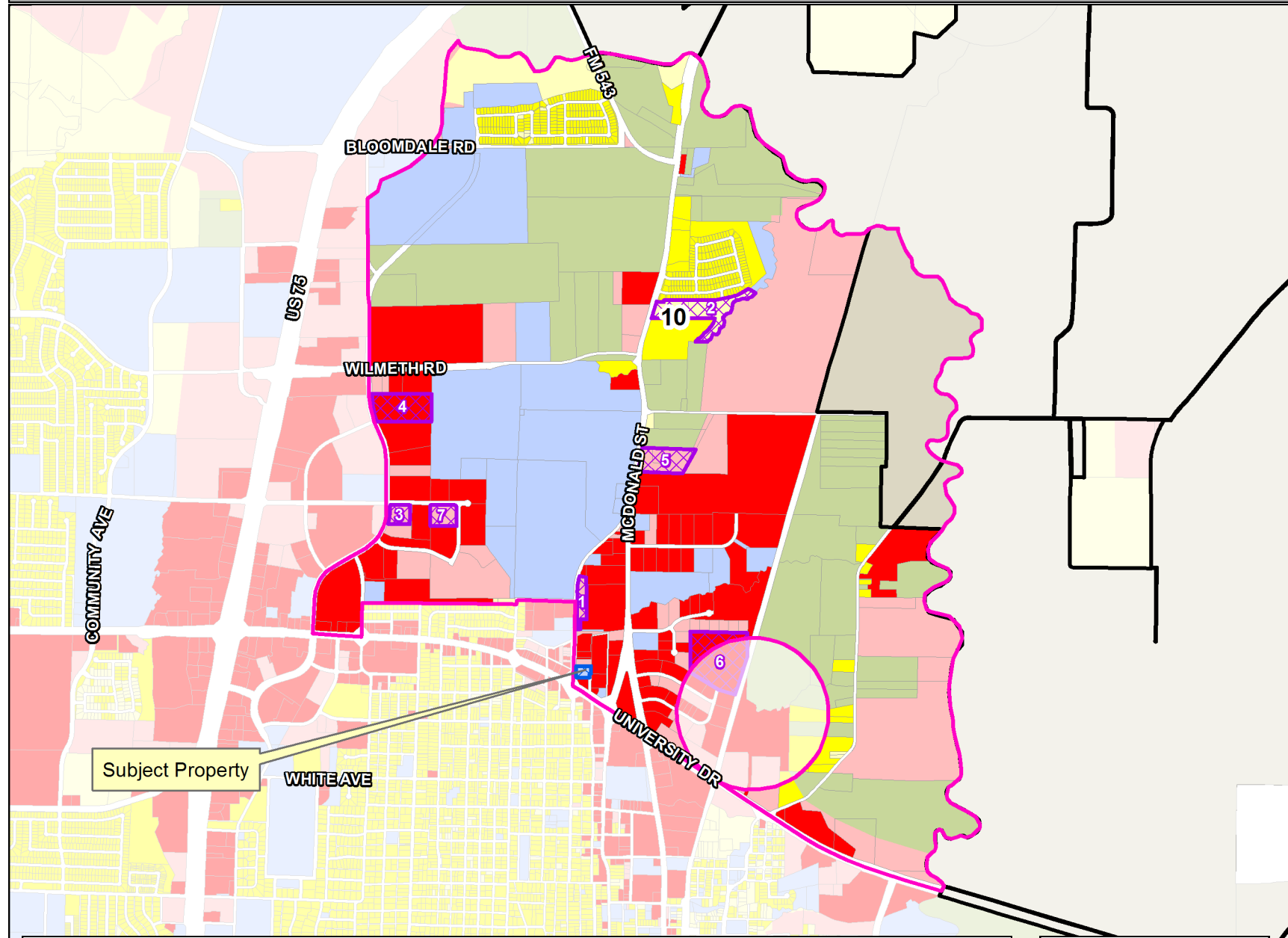
### Module 10



### Citywide and ETJ

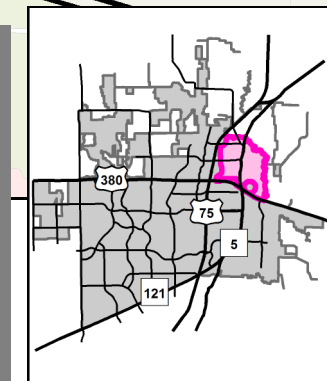


### Module 10 Map



### Approved Projects Impacting Land Use or Tax Base (2015, 2016)<sup>4</sup>

Map ID	Case Number	Project	Project Description	Acres
1	15-234SP	D&L Feed Store and Warehouse	Site plan for a storage facility and agricultural retail store & driveway	2.92
2	15-281SP	McKinney North Multi-Family	Site plan for a multi-family development	12.54
3	15-331SP	Caliber Collision	Site plan for auto repair and body shop	2.72
4	16-080SP	Blount Fine Foods	Site plan for expansion of Blount Fine Foods	11.17
5	16-098RP	Conley Commons	Record plat for 2 commercial lots	8.26
6	16-125SP	Performance Food Group	Site plan for Performance Food Group expansion	20.13
7	16-133SP	TPUSA	Site plan for a data center	3.84
8	16-194Z	MRRMH	Rezone fewer than 2 acres from ML to LI, generally for medical uses	1.14

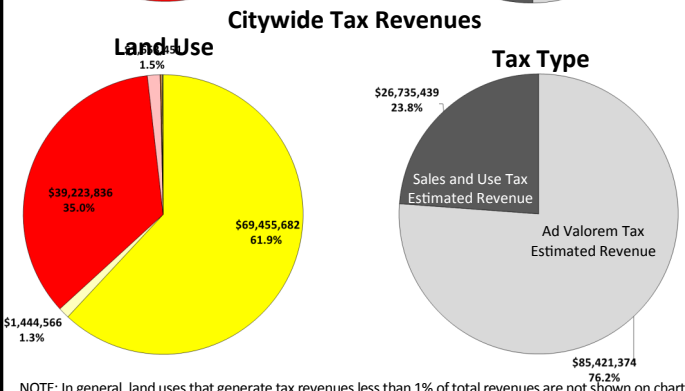
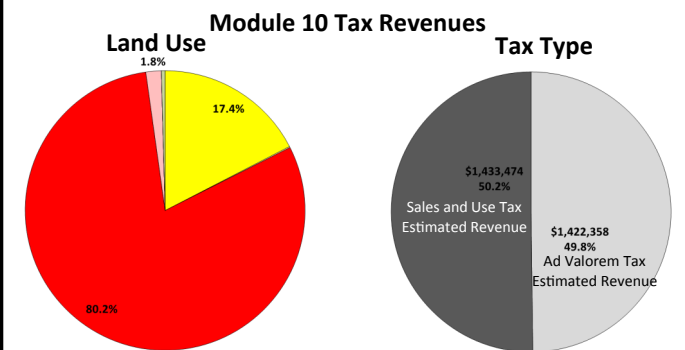


### Tax Base Summary<sup>5</sup>

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 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	\$ 497,828	\$ -	\$ 497,828
Non-Residential	\$ 857,949	\$ 1,433,474	\$ 2,291,423
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 1,355,777</b>	<b>\$ 1,433,474</b>	<b>\$ 2,789,251</b>
Vacant Residential	\$ 3,407	\$ -	\$ 3,407
Vacant Non-Residential	\$ 50,888	\$ -	\$ 50,888
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 12,287	\$ -	\$ 12,287
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 66,581</b>	<b>\$ -</b>	<b>\$ 66,581</b>

Grand Total (city limits only)	Ad Valorem	Sales Tax	Total
	\$ 1,422,358	\$ 1,433,474	\$ 2,855,832



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, 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.

