

# Land Use and Tax Base Summary for Module 12

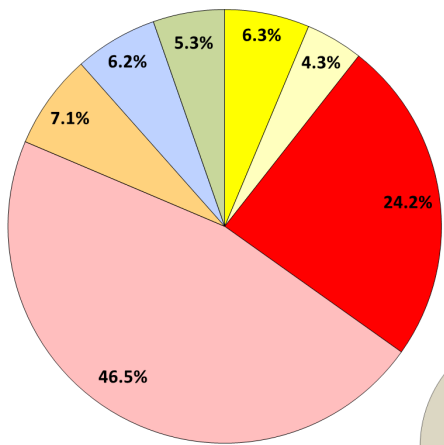
## 15-082Z Rezoning Request

### Land Use Summary

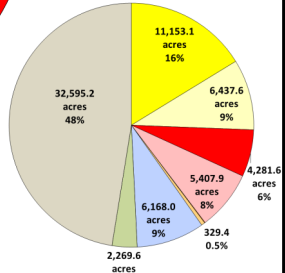
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

|  | Acres                 |
|--|-----------------------|
| Residential  | 73.7                  |
| Vacant Residential                                     | 49.9                  |
| <b>Total Residential</b>                               | <b>123.7 (10.6%)</b>  |
| Non-Residential  | 282.6                 |
| Vacant Non-Residential                                 | 542.8                 |
| <b>Total Non-Residential</b>                           | <b>825.3 (70.7%)</b>  |
| Mixed-Use  | 0.0                   |
| Vacant Mixed-Use                                       | 82.5                  |
| <b>Total Mixed-Use<sup>1</sup></b>                     | <b>82.5 (7%)</b>      |
| Institutional (non-taxable)                            | 72.2                  |
| <b>Total Institutional (non-taxable)</b>               | <b>72.2 (6.1%)</b>    |
| Agricultural/Undetermined                              | 62.3                  |
| <b>Total Agricultural/Undetermined<sup>2</sup></b>     | <b>62.3 (5.3%)</b>    |
| <b>Total Acres (city limits only)</b>                  | <b>1,166.0 (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>1,166.1</b>        |

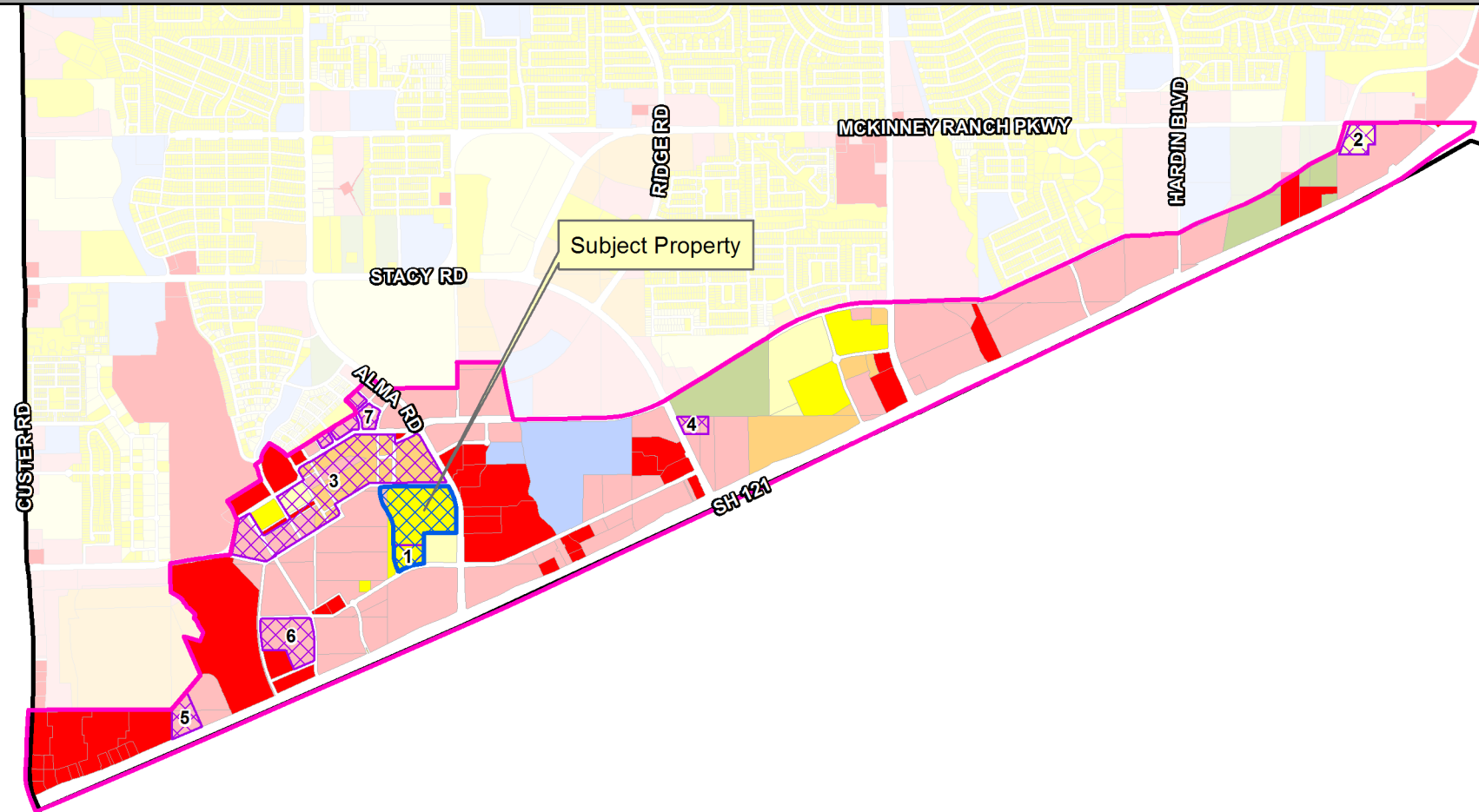
### Module 12



### Citywide and ETJ

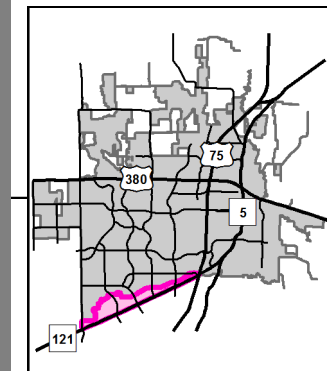


### Module 12 Map



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

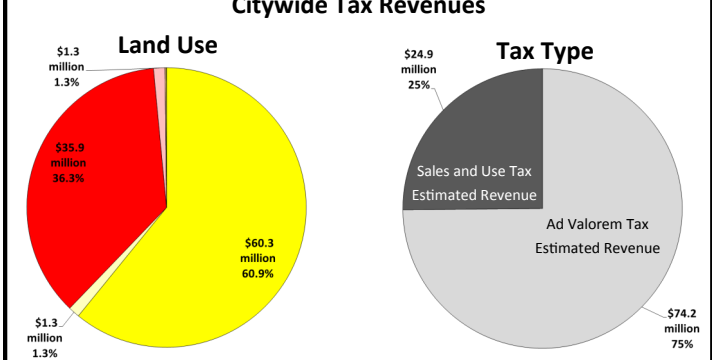
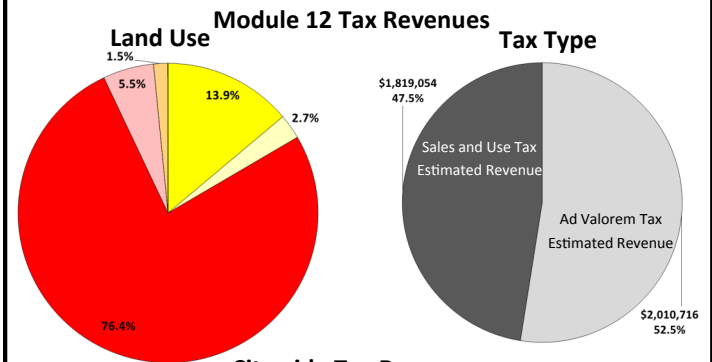
| Map ID | Case Number | Project                           | Project Description  | Acres |
|--------|-------------|-----------------------------------|--|-------|
| 1      | 14-134SP    | Parkside at Craig Ranch, Phase II | Site plan for multi-family development   | 5.03  |
| 2      | 14-141SP    | Millennium II                     | Site plan for a multi-family development   | 6.74  |
| 3      | 14-202Z     | Contour / VCIM                    | Rezone fewer than 78 acres (generally from multifamily and commercial to multifamily, single family, commercial, and office) | 77.39 |
| 4      | 14-224SP    | Public Storage                    | Site Plan for a mini-warehouse storage facility  | 3.70  |
| 5      | 14-319SP    | MovieHouse and Eatery             | Site plan for a movie theater  | 6.74  |
| 6      | 14-353SP    | McKinney Corporate Center Ph 1B   | Site plan for a parking garage   | 16.01 |
| 7      | 15-015SP    | Whole Life at Craig Ranch         | Site plan for multi-family development   | 8.33  |



### 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                              | \$ 531,397          | \$ -                | \$ 531,397          |
| Non-Residential                          | \$ 1,107,260        | \$ 1,819,054        | \$ 2,926,314        |
| Mixed-Use                                | \$ -                | \$ -                | \$ -                |
| <b>Tax Revenue from Developed Land</b>   | <b>\$ 1,638,657</b> | <b>\$ 1,819,054</b> | <b>\$ 3,457,710</b> |
| Vacant Residential                       | \$ 102,664          | \$ -                | \$ 102,664          |
| Vacant Non-Residential                   | \$ 210,315          | \$ -                | \$ 210,315          |
| Vacant Mixed-Use                         | \$ 57,927           | \$ -                | \$ 57,927           |
| Agricultural/Undetermined                | \$ 1,153            | \$ -                | \$ 1,153            |
| <b>Tax Revenue from Undeveloped Land</b> | <b>\$ 372,059</b>   | <b>\$ -</b>         | <b>\$ 372,059</b>   |
| <b>Grand Total (city limits only)</b>    | <b>\$ 2,010,716</b> | <b>\$ 1,819,054</b> | <b>\$ 3,829,769</b> |



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.