

Land Use and Tax Base Summary for Module 45

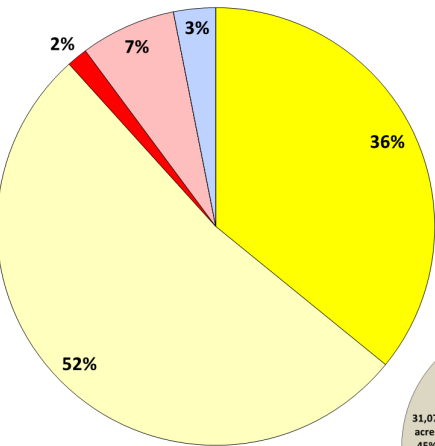
18-137Z Rezoning Request

Land Use Summary

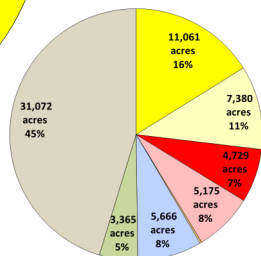
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	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

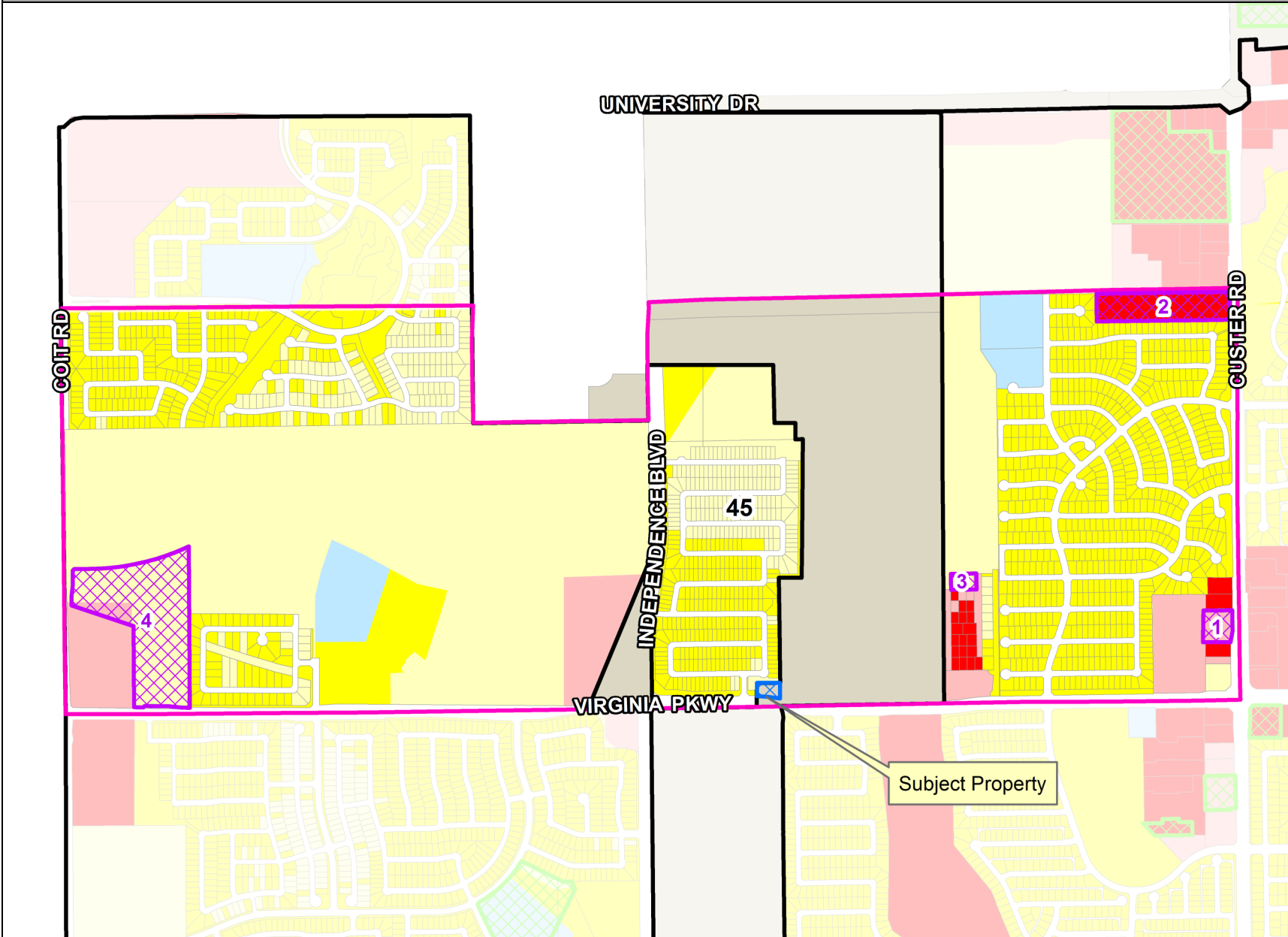
Module 45



Citywide and ETJ

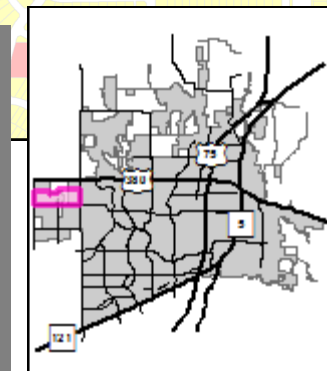


Module 45 Map



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

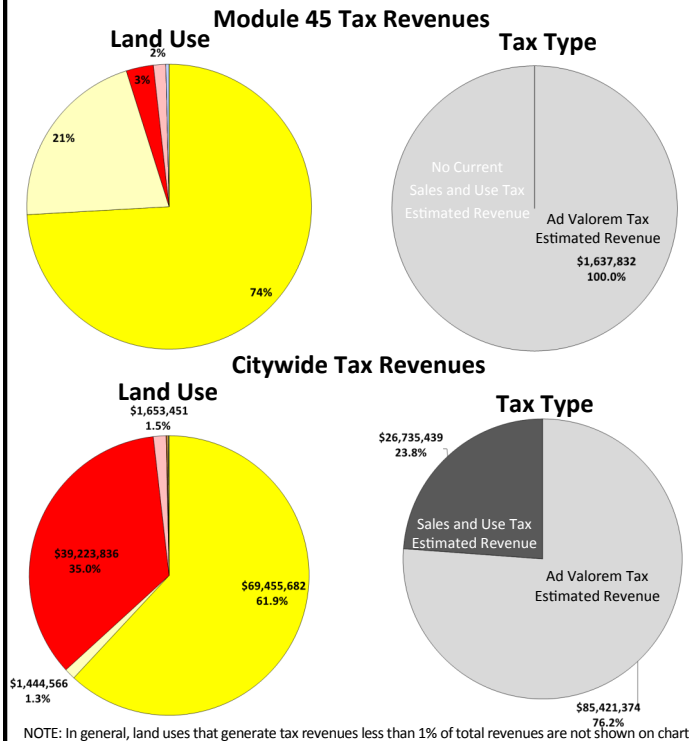
Map ID	Case Number	Project Description	Acres
1	17-096RP	Record plat for Lot 7, Block A	1.74
2	17-254Z	Rezoning the subject property from AG to C2 - Local and C3 - Regional Commercial	6.89
3	18-0030SP	Lots 37R, 38R and 39R, Block A Aero Country East	0.76
4	18-0182RP	Record Plat for 84 Single Family Residential Lots and 5 Common Areas, The Highlands at Westridge Phase 10	21.19



Tax Base Summary⁵

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	\$ 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



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.