

Land Use and Tax Base Summary for Module 13

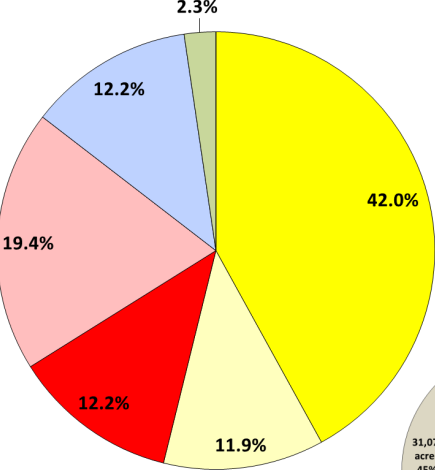
17-0021Z Rezoning Request

Land Use Summary

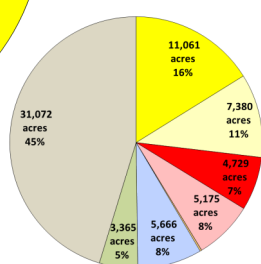
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acre
Residential	913.1
Vacant Residential	258.0
Total Residential	1,171.1 (53.8%)
Non-Residential	266.3
Vacant Non-Residential	420.9
Total Non-Residential	687.2 (31.5%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	265.7
Total Institutional (non-taxable)	265.7 (12.2%)
Agricultural/Undetermined	50.7
Total Agricultural/Undetermined²	50.6 (2.3%)
Total Acres (city limits only)	2,174.7 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,174.7

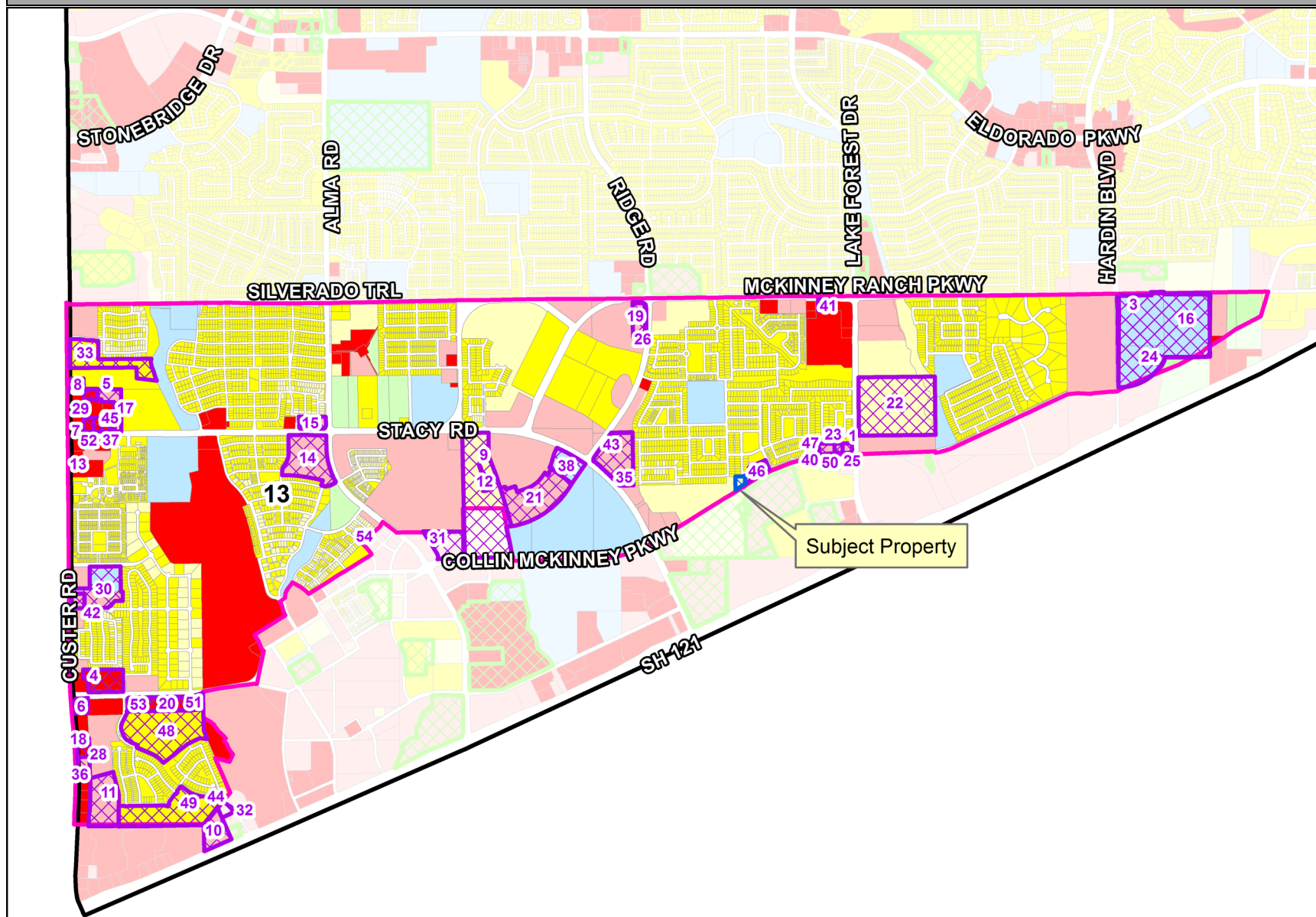
Module 13



Citywide and ETJ

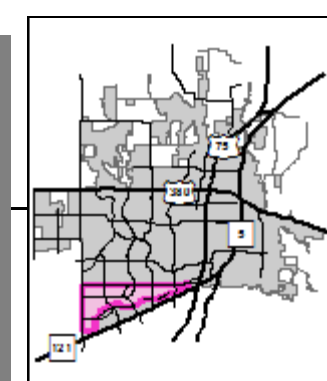


Module 13



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

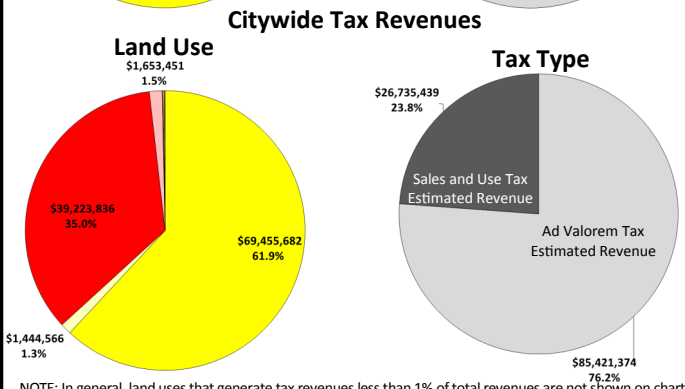
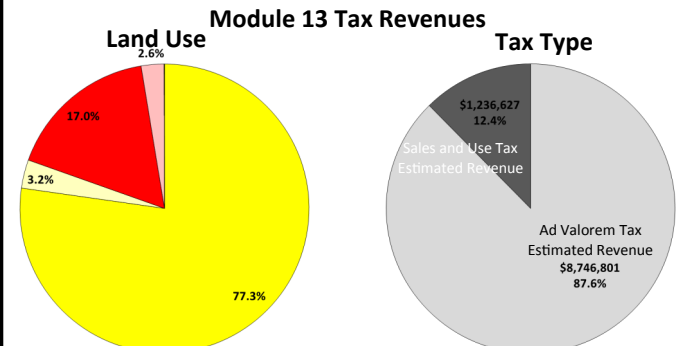
Map ID	Case Number	Project	Project Description	Acres	Map ID	Case Number	Project	Project Description	Acres
118-0182	Victory at Lake Forest	Encore McKinney Addition	Rezone the subject property to "C1" and "REC"	0.82	26-17-288P	Restaurant and Retail at Custer	Site plan for a restaurant and retail development	1.39	
118-0195P	Encore McKinney Addition	Record plat for Lot 4, Block A	Site plan for retail buildings	2.85	26-16-094P	Encore McKinney Addition	Record plat for Lot 4, Block A	1.34	
318-0182	MISD Property	Rezone the subject property from PD, C & AG to GC	64.51	30-16-202P	The Tour at Craig Ranch	Record plat for 71 single family residential lots, 1 commercial lot	13.35		
418-022P	Tour Drive South	Record plat for Lot 7K, Block A	7.86	31-16-242E	Spicewood East	Rezone the subject property from PD & REC to PD and REC	8.29		
518-025P	McKinney Auto Storage	Site plan for a auto warehouse facility	4.63	32-17-031P	First Choice Loan	Site plan for an office building	1.48		
618-042RP	Bank of the Ozarks	Record plat for Lot 1, Block A	1.94	33-17-041P	Use at Craig Ranch	Record plat for Lot 2, Block A	13.93		
718-055P	Kwik Car	Site plan for tube and tune auto repair	1.24	34-17-089P	Brookhaven Church	Site plan for a covered sports court, splash pad, playground and daycare	6.55		
818-068P	Encore McKinney Addition	Record plat for Lots 8 & 8, Block A	2.97	35-17-081P	Spring of McKinney	Site plan for a multi family development	14.61		
918-069P	Watters Branch Addition	Record plat for 145 Single Family Lots	43.92	36-17-082P	Custer Ridge Retail	Record plat for Lot 1, Block A	2.20		
1018-075P	Move/Inhouse Retail	Site plan for a retail development	6.75	37-17-075P	Express Car Wash	Site plan for a carwash	1.12		
1118-072P	Craig Ranch 9P Addition	Record plat for Lot 1, Block A	13.72	38-17-131RP	Brookhaven Church Addition	Record plat for Lot 1, Block A	6.55		
1218-093P	Watters Branch Amenity Center	Site plan for an amenity center	0.86	39-17-132P	Cooper Living Center/Townhouse	Rezone the subject property from "PD" & "REC" to "PD" & "REC"	0.49		
1318-114P	CVS Stacy Center Lot 2K	Site plan for retail/restaurant/medical office space	1.27	40-17-142P	Lake Forest Plaza Office	Site plan for an office and retail development	1.50		
1418-148P	Westminster @ Craig Ranch	Record plat for 57 single family lots, 3 commercial lots, 1 common area	17.47	41-17-145P	Dollar Tree Store & Restaurant	Site plan for a Retail Development and Restaurant	1.22		
1518-119P	Craig Ranch North Ph. 12 Retail	Site plan for retail/shopping center	3.05	42-17-147P	Office and Medical Offices	Site plan for general office and office	1.72		
1618-135P	MISD District Stadium	Site plan for a Stadium and Event Center	64.51	43-17-153P	Continental 398 Fund Addition	Record plat for Lot 1, Block A and Lot 1, Block B	14.53		
1718-184P	Encore McKinney Addition	Record plat for Lot 5J, Block A	4.46	44-17-168P	Southern Hills at Craig Ranch Commercial	Record plat for Lot 2B1, Block A	1.48		
1818-176P	Prestige Credit Union	Site plan for a credit union	0.89	45-17-198P	Freddy's Frozen Custard	Site plan for a restaurant with drive-through window	1.12		
1918-240P	Ridge Commons	Site plan for retail and office	4.55	46-17-202E	Village Park Square	Rezone the subject property from "PD" and "REC" to "C1" - Local Commercial	2.37		
2018-262E	Collin McKinney Parkway	Rezone the subject property from PD & REC to SO - Suburban Office District	9.89	47-17-203E	Collin McKinney Office	Rezone the subject property from "D" BM" and "REC" to "C1" - Local Commercial	0.72		
2118-251RP	The Grove at CR Ph. 2	Record plat for 114 single family residential lots and 2 common areas	39.72	48-17-221RP	Southern Hills at Craig Ranch Phase 2	Record plat for 118 single family residential lots and 4 common areas	29.46		
2218-304P	Lake Forest Ph 1	Record plat for 43 SP Res Attached Lots, 201 SP Res Detached Lots, 8 CA's	42.33	49-17-222RP	Southern Hills at Craig Ranch Phase 3	Record plat for 116 single family residential lots and 5 common areas	23.20		
2318-320E	Village Park	Rezone the subject property from "PD" & "REC" to "C1" - Neighborhood Commercial	1.50	50-17-236P	Lake Forest Office Plaza	Site plan for general office and medical office buildings	0.73		
2418-364P	MISD District Stadium	Record plat for Lots 1 and 2, Block A and Lot 1, Block B	64.39	51-17-238P	Southern Hills Office Park Ph II	Record plat for Lot 5, Block A	9.87		
2518-394P	Victory at Lake Forest	Record plat for Lot 19, Block A	0.82	52-17-257P	Encore McKinney Addition	Record plat for Lot 5, Block A	1.12		
2617-028P	Ridge Commons Addition	Record plat for Lots 1, 2 and 3, Block A	4.48	53-17-270P	Collin McKinney Commercial Addition	Record Plat for Lot 2 B1, Block A	0.64		
2717-227P	Encore McKinney Addition	Record Plat for Lot 5J, Block A	1.13	54-17-001RP	Trails at Craig Ranch 1K SR, 6-9	Record Plat for Lots 1K SR and 6-9, Block W, of the Trails at Craig Ranch, Phase 4	0.49		



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 7,712,672	\$ -	\$ 7,712,672
Non-Residential	\$ 457,399	\$ 1,236,627	\$ 1,694,027
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 8,170,072	\$ 1,236,627	\$ 9,406,699
Vacant Residential	\$ 317,409	\$ -	\$ 317,409
Vacant Non-Residential	\$ 255,591	\$ -	\$ 255,591
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 3,730	\$ -	\$ 3,730
Tax Revenue from Undeveloped Land	\$ 576,729	\$ -	\$ 576,729
Grand Total (city limits only)	\$ 8,746,801	\$ 1,236,627	\$ 9,983,428



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, 2016 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.