

# Land Use and Tax Base Summary for Module 13

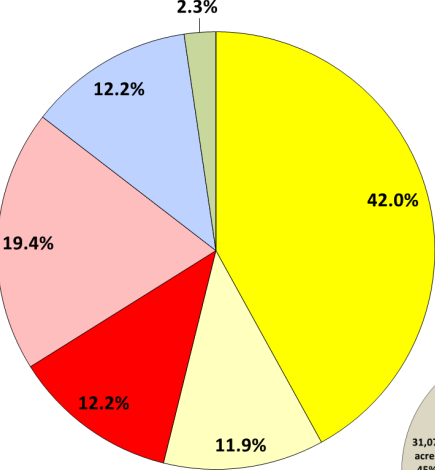
## 18-0131Z Rezoning Request

### Land Use Summary

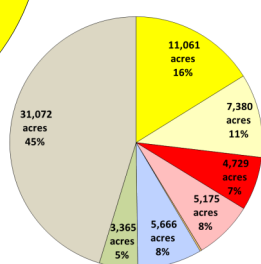
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	913.1
Vacant Residential	258.0
<b>Total Residential</b>	<b>1,171.1 (53.8%)</b>
Non-Residential	266.3
Vacant Non-Residential	420.9
<b>Total Non-Residential</b>	<b>687.2 (31.5%)</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)	265.7
<b>Total Institutional (non-taxable)</b>	<b>265.7 (12.2%)</b>
Agricultural/Undetermined	50.7
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>50.6 (2.3%)</b>
<b>Total Acres (city limits only)</b>	<b>2,174.7 (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>2,174.7</b>

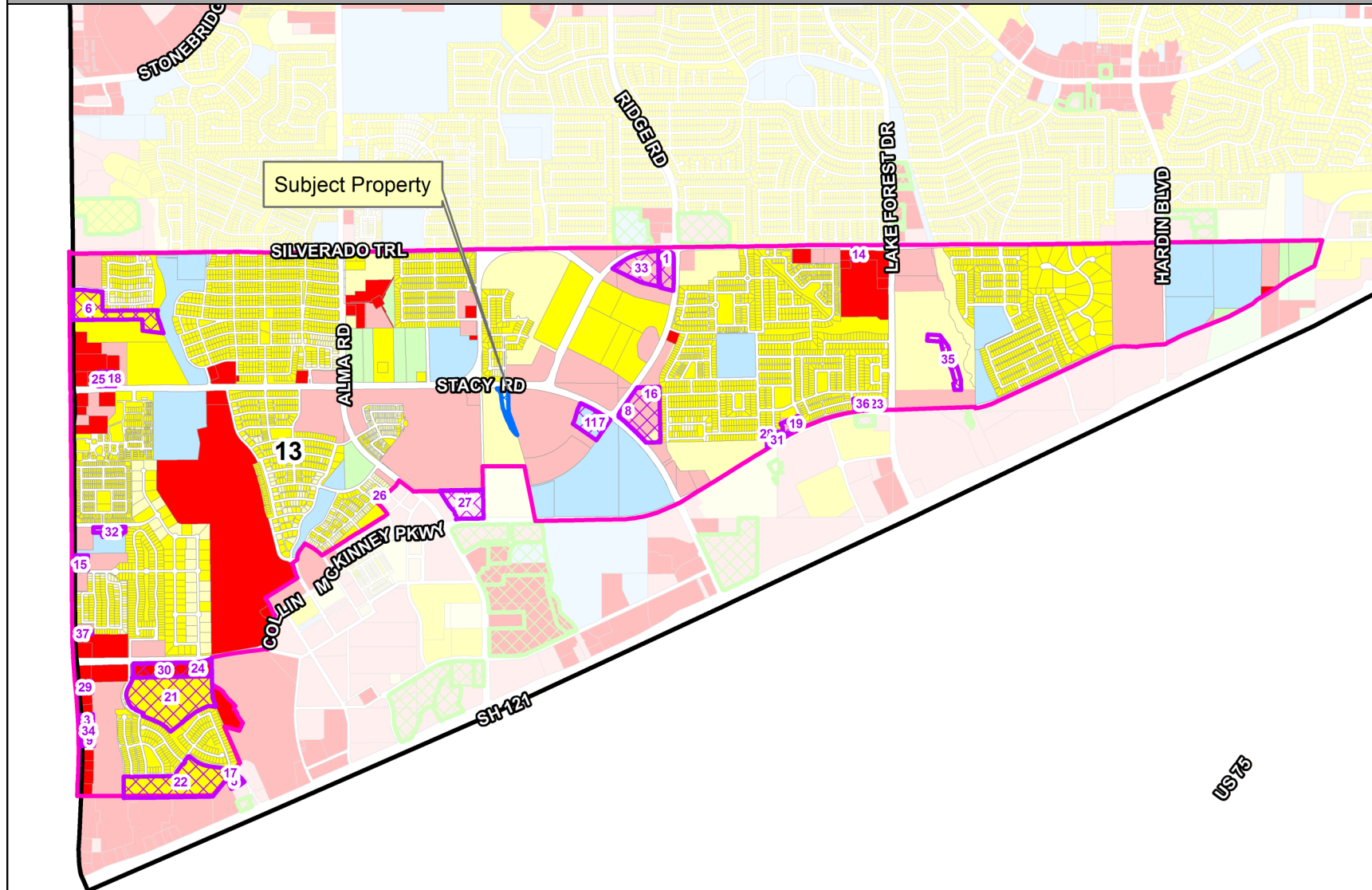
### Module 13



### Citywide and ETJ



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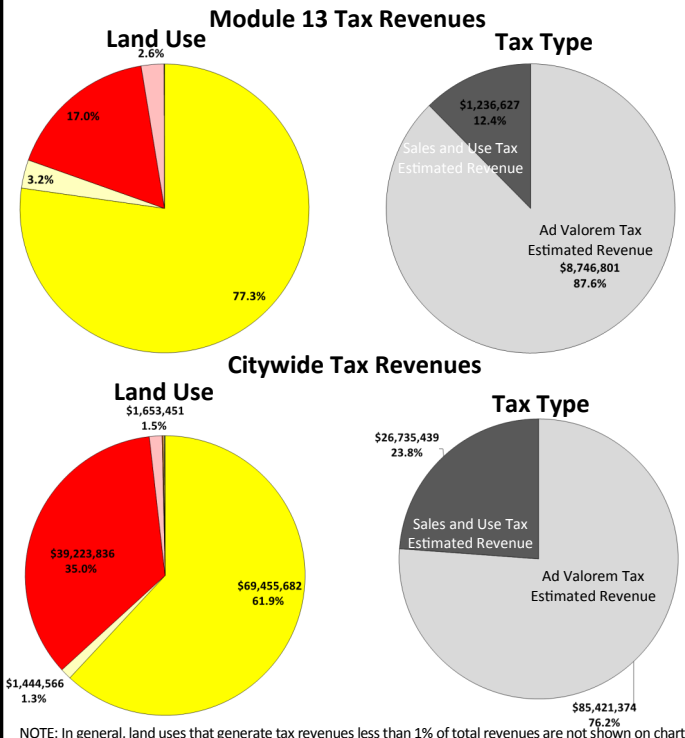
### Approved Projects Impacting Land Use or Tax Base (2017, 2018)<sup>4</sup>

Map ID	Case Number	Project Description	Acres	Map ID	Case Number	Project Description	Acres
1	17-078RP	Record plat for Lots 1, 2 and 3, Block A	4.49	20	17-203Z	Rezoning the subject property from "D-BN" and "REC" to "C1" -Local Commercial	0.72
2	17-227RP	Record Plat for Lot 10, Block A	1.12	21	17-221RP	Record plat for 118 single family residential lots and 4 common areas	29.46
3	17-228SP	Site plan for a restaurant and retail development	1.19	22	17-222RP	Record plat for 116 single family residential lots and 5 common areas	23.20
4	17-277RP	Record Plat for Lot 18, Block A	0.72	23	17-234SP	Site plan for general office and medical office buildings	0.73
5	17-031SP	Site plan for an office building	1.48	24	17-238SP	Site plan for general and medical offices	9.87
6	17-041RP	Record plat for Lot 2, Block A	13.93	25	17-257RP	Record plat for Lot 5, Block A	1.12
7	17-059SP	Site plan for a covered sports court, splash pad, playground and daycare	6.55	26	17-0019RP	Record Plat for Lots 1R-SR and 6-9, Block W, of The Trails at Craig Ranch, Phase 4	0.49
8	17-061SP	Site plan for a multi-family development	14.41	27	17-0015RP	Record Plat for 43 Single Family Residential Lots and 4 Common Areas	8.64
9	17-082SP	Site plan for a retail building	2.20	28	17-0021Z	Rezoning the Subject Property from "PD" and "REC" to "C1"	0.95
10	17-071SP	Site plan for a carwash	1.12	29	18-0026SP	Site Plan for an Auto Repair Center	1.40
11	17-112RP	Record plat for Lot 1, Block A	6.55	30	17-0049RP	Record Plat for Lot 2R, Block A of Collin McKinney Commercial Addition	8.04
12	17-133Z	Rezoning the subject property from "PD" & "REC" to "PD" & "REC"	0.49	31	17-0015SP	Site Plan for Retail, Office and Daycare Facilities	2.37
13	17-142SP	Site plan for an office and retail development	1.50	32	18-0035Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - P	2.31
14	17-145SP	Site plan for a Retail Development and Restaurant	1.22	33	18-0031SP	Site Plan for an Assisted Living & Independent Senior Living Facility	9.01
15	17-147SP	Site plan for medical office and office	1.72	34	18-0093RP	Record Plat for Lot 1, Block A	2.22
16	17-153RP	Record plat for Lot 1, Block A and Lot 1, Block B	14.53	35	18-0111RP	Record Plat for 17 single family residential lots and 1 common area	3.54
17	17-165RP	Record plat for Lot 2R1, Block A	1.48	36	18-0160RP	Record Plat for Lot 17R, Block A of the Village Park Addition/Proposed Lot 17-1R, Block A - Village Park Addition	1.50
18	17-198SP	Site plan for a restaurant with drive-through window	1.12	37	18-0093SP	Site Plan for a Medical Office Building	1.00
19	17-202Z	Rezoning the subject property from "PD" and "REC" to "C1" - Local Commercial	2.37				

### 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 2018. 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	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 8,170,072</b>	<b>\$ 1,236,627</b>	<b>\$ 9,406,699</b>
Vacant Residential	\$ 317,409	\$ -	\$ 317,409
Vacant Non-Residential	\$ 255,591	\$ -	\$ 255,591
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 3,730	\$ -	\$ 3,730
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 576,729</b>	<b>\$ -</b>	<b>\$ 576,729</b>
<b>Grand Total (city limits only)</b>	<b>\$ 8,746,801</b>	<b>\$ 1,236,627</b>	<b>\$ 9,983,428</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, 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.