

Land Use and Tax Base Summary for Module 13

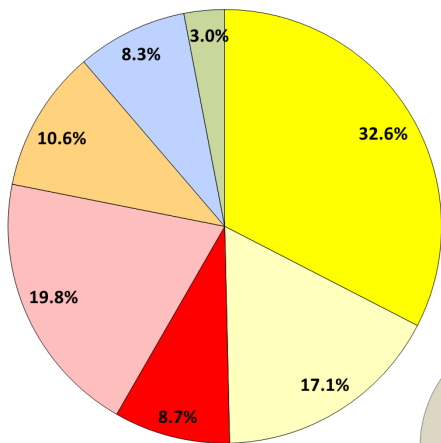
15-280Z Rezoning Request

Land Use Summary

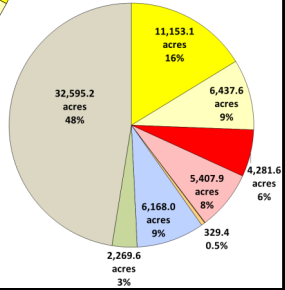
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	726.2
Vacant Residential	380.8
Total Residential	1,107.0 (49.6%)
Non-Residential	193.5
Vacant Non-Residential	441.6
Total Non-Residential	635.1 (28.4%)
Mixed-Use	0.0
Vacant Mixed-Use	236.5
Total Mixed-Use¹	236.5 (10.6%)
Institutional (non-taxable)	184.0
Total Institutional (non-taxable)	183.9 (8.2%)
Agricultural/Undetermined	67.5
Total Agricultural/Undetermined²	67.5 (3%)
Total Acres (city limits only)	2,230.1 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,230.1

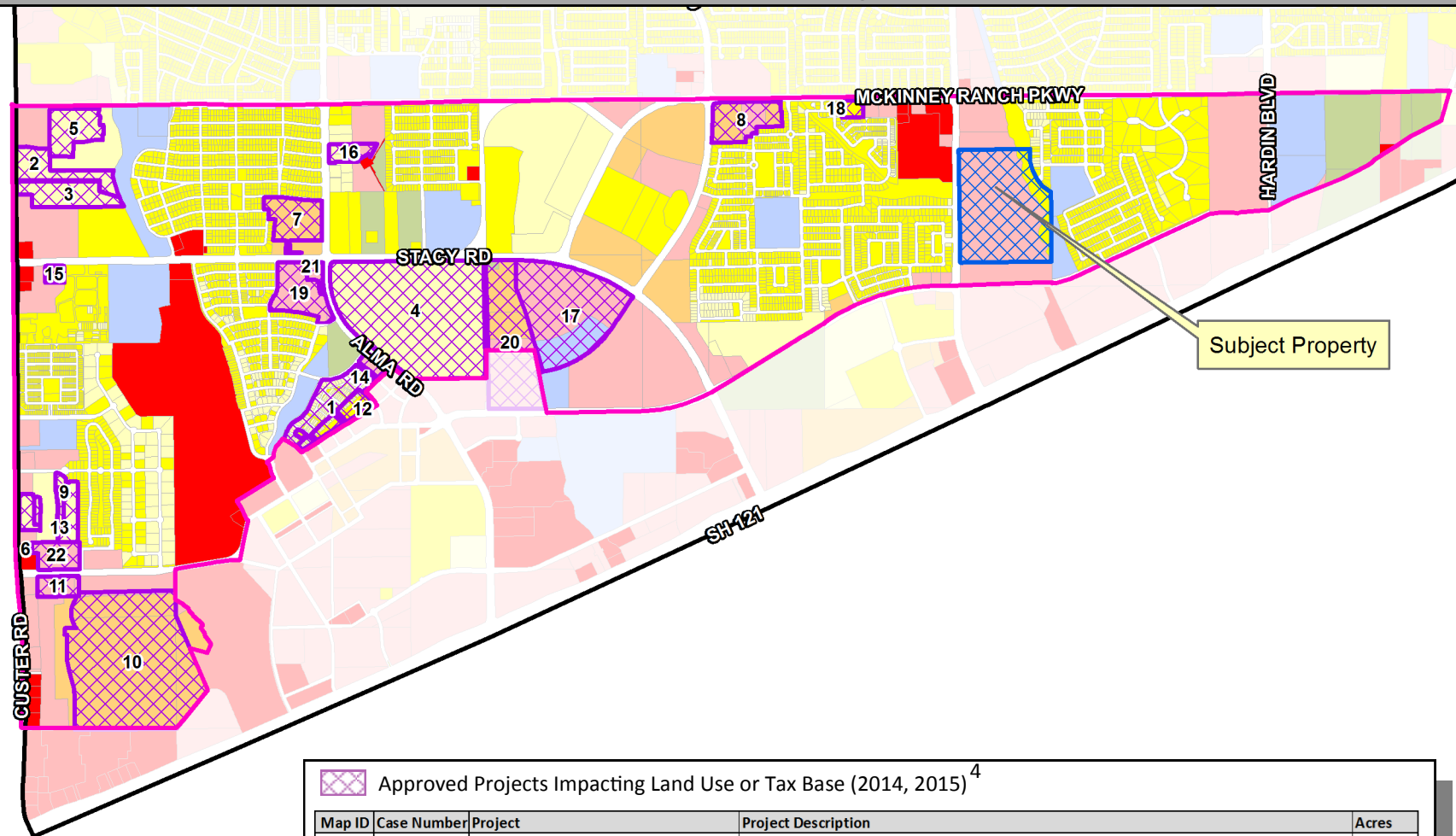
Module 13



Citywide and ETJ



Module 13 Map



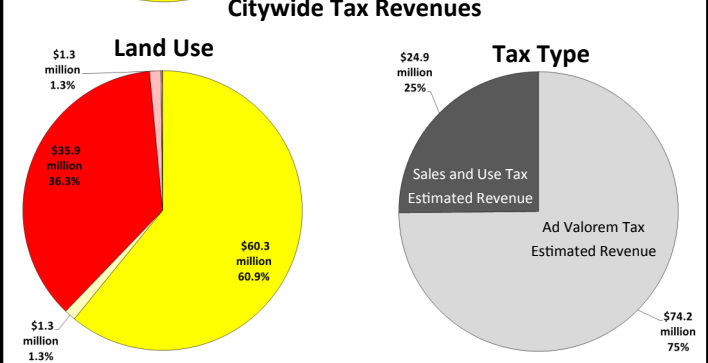
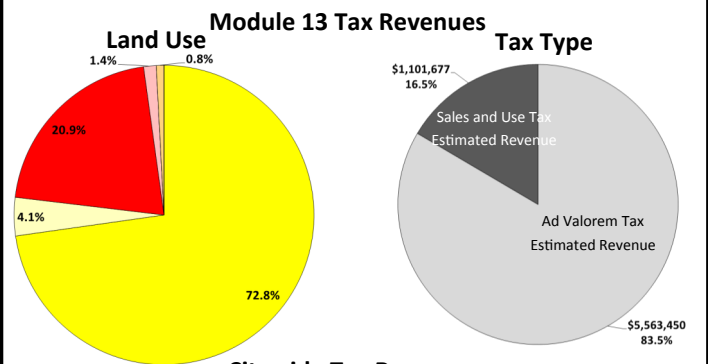
Approved Projects Impacting Land Use or Tax Base (2014, 2015)⁴

Map ID	Case Number	Project	Project Description	Acres
1	14-013Z	Cooper Life Southbrook	Rezone fewer than 24 acres (generally from residential to residential and commercial)	23.12
2	14-021SP	Davis Development Custer Road	Site plan for a multi-family residence development	12.99
3	14-022SP	Davis Development Custer Road	Site plan for a multi-family residence development	14.50
4	14-076Z	Stacy Crossing	Rezone fewer than 102 acres (generally from agricultural to residential and mixed-uses)	101.28
5	14-077RP	Creekside at Craig Ranch, Phase One	Record plat for 78 single family residential lots and 2 common areas	13.57
6	14-099SP	Custom Dental	Site plan for medical office	0.62
7	14-109RP	Craig Ranch North Addition	Record plat for 74 single family residential lots and 5 common areas	14.69
8	14-171Z	McKinney Ranch Parkway	Rezone fewer than 16 acres (generally from residential and commercial to residential)	15.44
9	14-209RP	The Fairways at Craig Ranch	Record plat for 91 single family residential lots	13.67
10	14-225RP	Southern Hills @ Craig Ranch	Record Plat for 209 family residential lots and 13 common areas	107.66
11	14-236SP	Craig Ranch Office Park	Site plan for office buildings	5.60
12	14-247RP	Cooper Life at Craig Ranch, Phase 2	Record plat for 24 single family residential lots and 5 common areas	7.00
13	14-298RP	The Fairways at Craig Ranch, Phase 2	Record plat for 23 single family residential lots	2.77
14	14-301RP	Cooper Life @ Craig Ranch, Phase 3	Record plat for Lots 1-9, Block P	2.20
15	15-003SP	Aldi Food Market	Site plan for a grocery store	2.09
16	14-122SP	McKinney Self Storage	Site plan for a mini self storage facility	4.76
17	15-006Z	The Grove at Craig Ranch	Rezone fewer than 55 acres (generally from residential, mixed use, commercial, and office to residential and commercial)	54.62
18	15-010Z	Avalon Memory Care	Rezone fewer than 3 acres (generally from agriculture to commercial)	2.38
19	15-083Z	McKinney 17	Rezone fewer than 16 acres (generally from residential, mixed use, commercial, office, and assisted living to residential and commercial)	15.21
20	15-084Z	Collin Craig Ranch Wellness	Rezone fewer than 43 acres (generally from residential, mixed use, commercial, and office to residential)	42.20
21	15-197SP	CST Corner Store	Site plan for a grocery store	2.27
22	15-215SP	Luxury Seniors at Craig Ranch	Site plan for a multi-family residence development	7.89

Tax Base Summary⁵

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	\$ 4,849,324	\$ -	\$ 4,849,324
Non-Residential	\$ 292,619	\$ 1,101,677	\$ 1,394,296
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 5,141,943	\$ 1,101,677	\$ 6,243,619
Vacant Residential	\$ 275,769	\$ -	\$ 275,769
Vacant Non-Residential	\$ 90,166	\$ -	\$ 90,166
Vacant Mixed-Use	\$ 55,357	\$ -	\$ 55,357
Agricultural/Undetermined	\$ 214	\$ -	\$ 214
Tax Revenue from Undeveloped Land	\$ 421,507	\$ -	\$ 421,507
Grand Total (city limits only)	\$ 5,563,450	\$ 1,101,677	\$ 6,665,126



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.