

Land Use and Tax Base Summary for Module 13

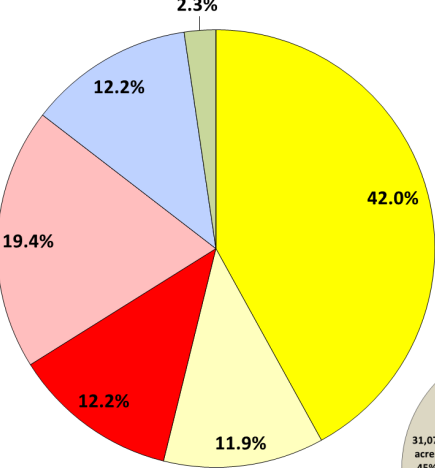
ZONE2019-0027 Rezoning Request

Land Use Summary

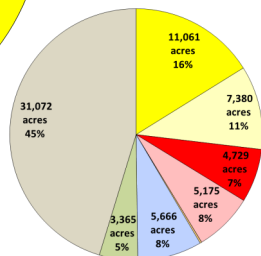
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	913.1
Vacant Residential	258.0
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

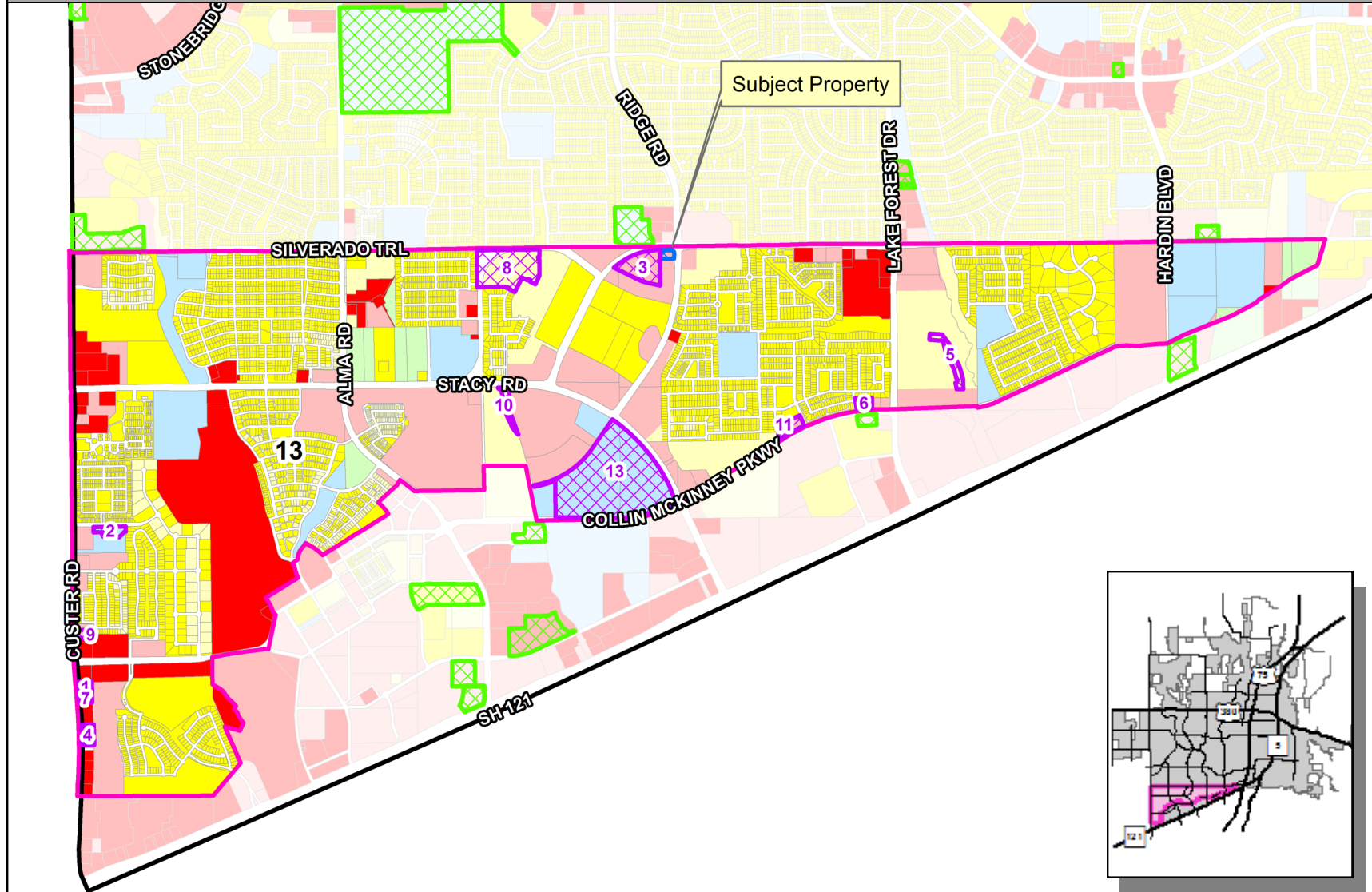
Module 13



Citywide and ETJ



Module 13



Approved Projects Impacting Land Use or Tax Base (2018, 2019)

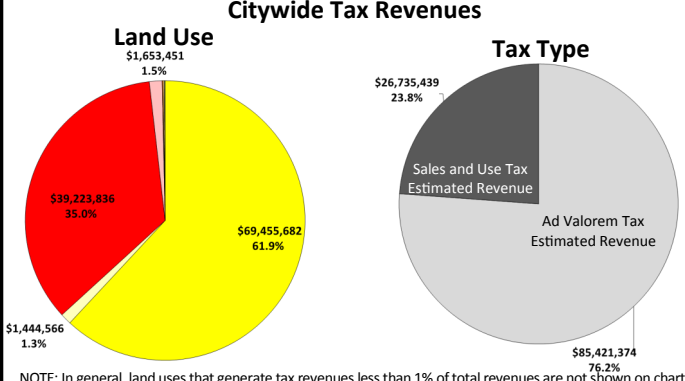
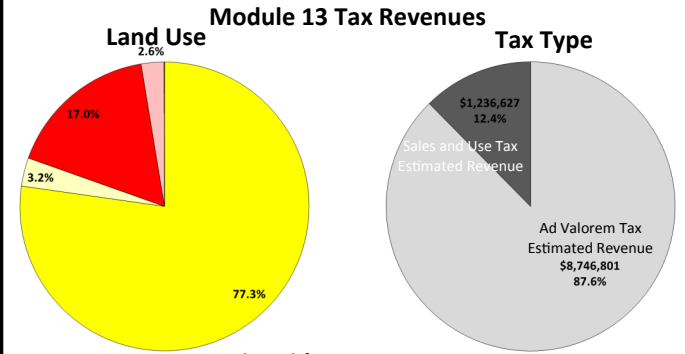
Map ID	Case Number	Project Description	Acres
1	SITE2018-0026	Site Plan for an Auto Repair Center	1.40
2	ZONE2018-0035	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Reg*	2.31
3	SITE2018-0031	Site Plan for an Assisted Living & Independent Senior Living Facility	9.01
4	PLAT2018-0092	Record Plat for Lot 1, Block A	2.22
5	PLAT2018-0111	Record Plat for 17 single family residential lots and 1 common area	3.54
6	PLAT2018-0160	Record Plat for Lot 17R, Block A of the Village Park Addition	1.50
7	SITE2018-0073	Site Plan for a Retail Building (Custer Creek Plaza)	1.05
8	PLAT2018-0193	Record Plat for 75 Single Family Residential Lots and 2 Common Areas	19.13
9	SITE2018-0093	Site Plan for a Medical Office Building	1.00
10	ZONE2018-0131	Rezone the Subject Property from "PD" to "SO" - Suburban Office	2.10
11	PLAT2018-0268	Record Plat for Lot 1, Block A, of Village Park Square	2.37
12	ZONE2018-0131	Rezone the Subject Property from "PD" to "SO" - Suburban Office	0.00
13	ZONE2019-0009	Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Moderate the Development St*	65.32

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

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)	Ad Valorem	Sales Tax	Total
	\$ 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, 2018 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.

