

# Land Use and Tax Base Summary for Module 13

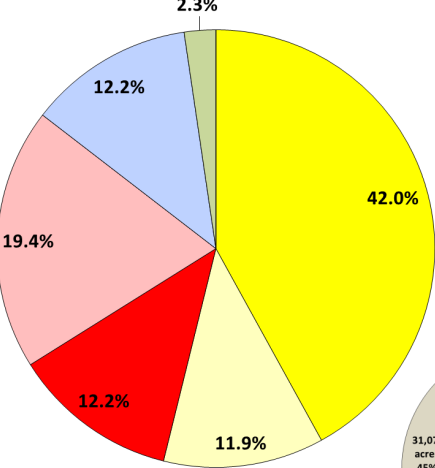
## 18-0035Z Rezoning Request

### Land Use Summary

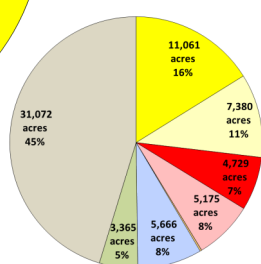
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	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>

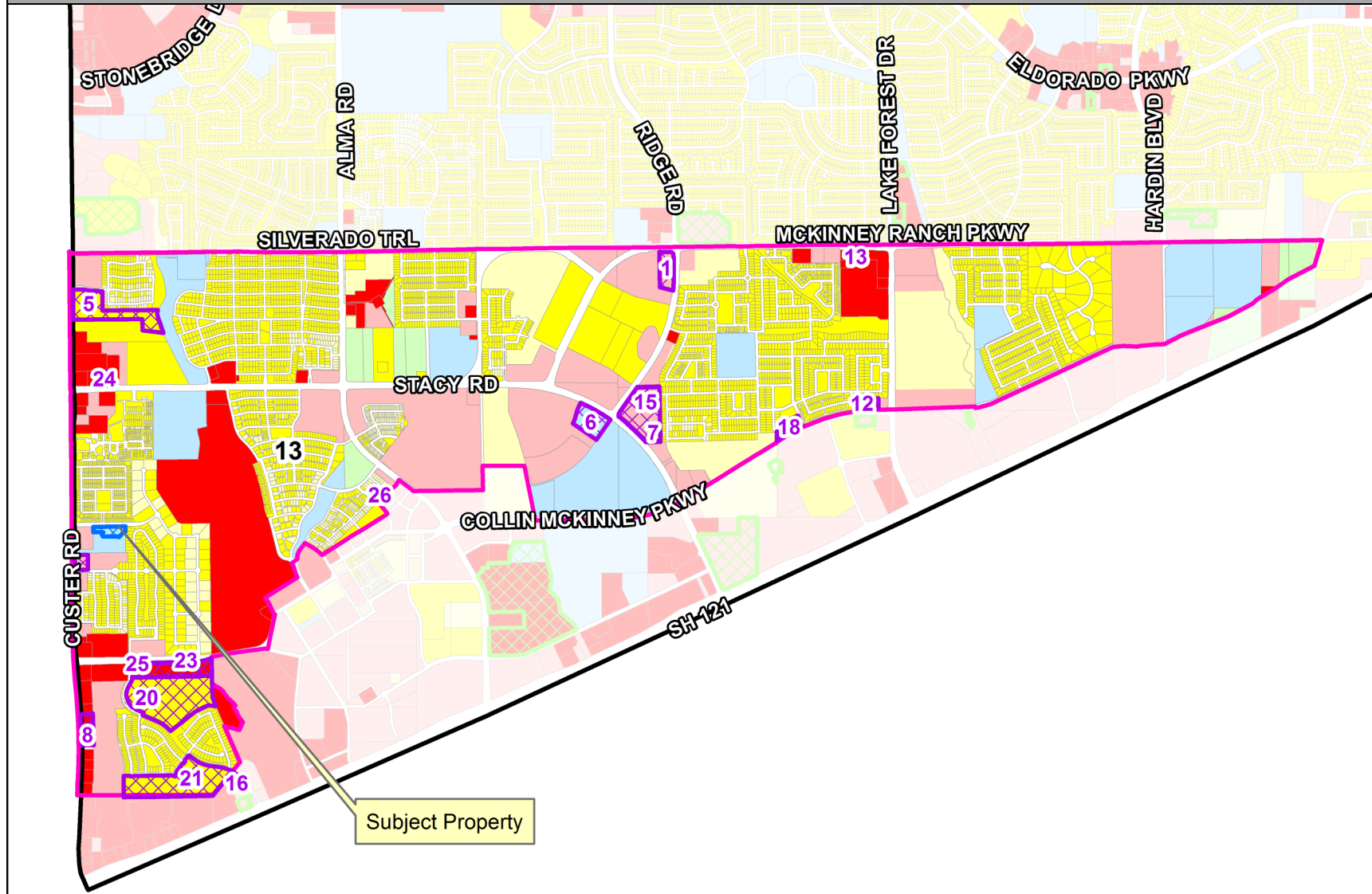
### Module 13



### Citywide and ETJ

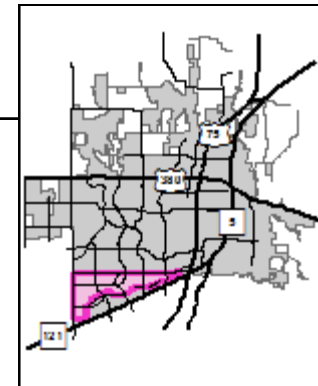


### Module 13



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

Map ID	Case Number	Project	Project Description	Acres
1	17-078RP	Ridge Commons Addition	Record plat for Lots 1, 2 and 3, Block A	4.49
2	17-227RP	Encore McKinney Addition	Record Plat for Lot 10, Block A	1.12
3	17-228SP	Restaurant and Retail at Custer	Site plan for a restaurant and retail development	1.19
4	17-031SP	First Choice Loan	Site plan for an office building	1.48
5	17-041RP	Luxe at Craig Ranch	Record plat for Lot 2, Block A	13.93
6	17-059SP	Brookhaven Church	Site plan for a covered sports court, splash pad, playground and daycare	6.55
7	17-061SP	Springs of McKinney	Site plan for a multi-family development	14.41
8	17-082SP	Custer-Ridge Retail	Site plan for a retail building	2.20
9	17-071SP	Express Car Wash	Site plan for a carwash	1.12
10	17-112RP	Brookhaven Church Addition	Record plat for Lot 1, Block A	6.55
11	17-133Z	Cooper Living Center Townhouse	Rezoned the subject property from "PD" & "REC" to "PD" & "REC"	0.49
12	17-142SP	Lake Forest Plaza Office	Site plan for an office and retail development	1.50
13	17-145SP	Dollar Tree Store & Restaurant	Site plan for a Retail Development and Restaurant	1.22
14	17-147SP	Office and Medical Offices	Site plan for medical office and office	1.72
15	17-153RP	Continental 398 Fund Addition	Record plat for Lot 1, Block A and Lot 1, Block B	14.53
16	17-165RP	Southern Hills at Craig Ranch Commer	Record plat for Lot 2R1, Block A	1.48
17	17-198SP	Freddy's Frozen Custard	Site plan for a restaurant with drive-through window	1.12
18	17-202Z	Village Park Square	Rezoned the subject property from "PD" and "REC" to "C1" - Local Commercial	2.37
19	17-203Z	Collin McKinney Office	Rezoned the subject property from "D-BN" and "REC" to "C1" - Local Commercial	0.72
20	17-221RP	Southern Hills at Craig Ranch Phase 2	Record plat for 118 single family residential lots and 4 common areas	29.46
21	17-222RP	Southern Hills at Craig Ranch Phase 3	Record plat for 116 single family residential lots and 5 common areas	23.20
22	17-234SP	Lake Forest Office Plaza	Site plan for general office and medical office buildings	0.73
23	17-238SP	Southern Hills Office Park PH II	Site plan for general and medical offices	9.87
24	17-237RP	Encore McKinney Addition	Record plat for Lot 5, Block A	1.12
25	17-237FP	Collin McKinney Commercial Addition	Preliminary final plat for Lot 2-R1, Block A	8.04
26	17-0019RP	Trails at Craig Ranch 1R-5R, 6-9	Record Plat for Lots 1R-5R and 6-9, Block W, of The Trails at Craig Ranch, Phase 4	0.49

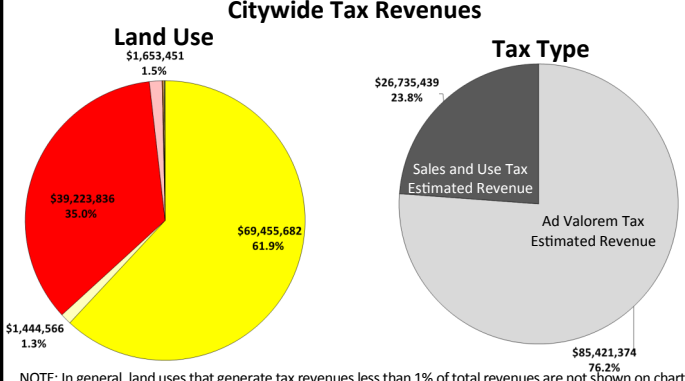
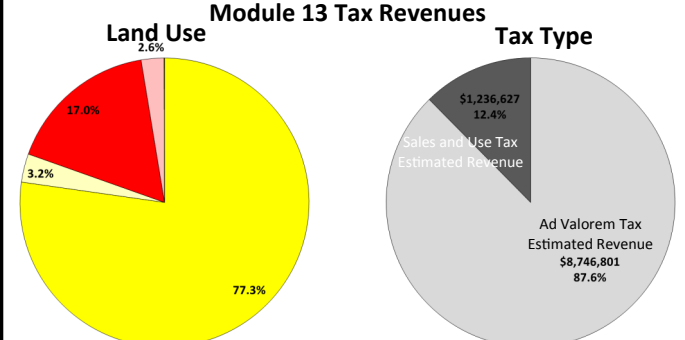


### Tax Base Summary<sup>5</sup>

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. 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>

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, 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.