

# Land Use and Tax Base Summary for Module 12

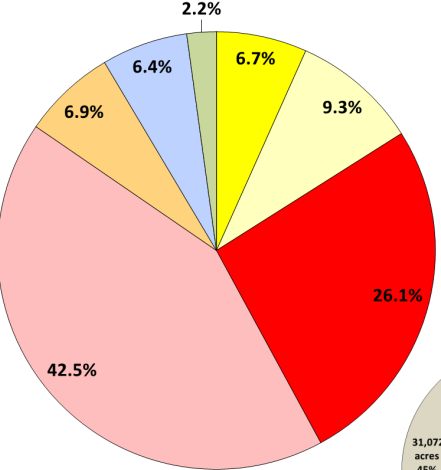
## 15-335Z Rezoning Request

### Land Use Summary

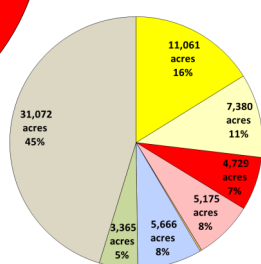
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	78.3
Vacant Residential	109.2
<b>Total Residential</b>	<b>187.5 (16%)</b>
Non-Residential	305.3
Vacant Non-Residential	497.5
<b>Total Non-Residential</b>	<b>802.8 (68.5%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	80.6
<b>Total Mixed-Use<sup>1</sup></b>	<b>80.6 (6.8%)</b>
Institutional (non-taxable)	74.5
<b>Total Institutional (non-taxable)</b>	<b>74.5 (6.3%)</b>
Agricultural/Undetermined	25.5
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>25.4 (2.1%)</b>
<b>Total Acres (city limits only)</b>	<b>1,170.9 (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>1,170.9</b>

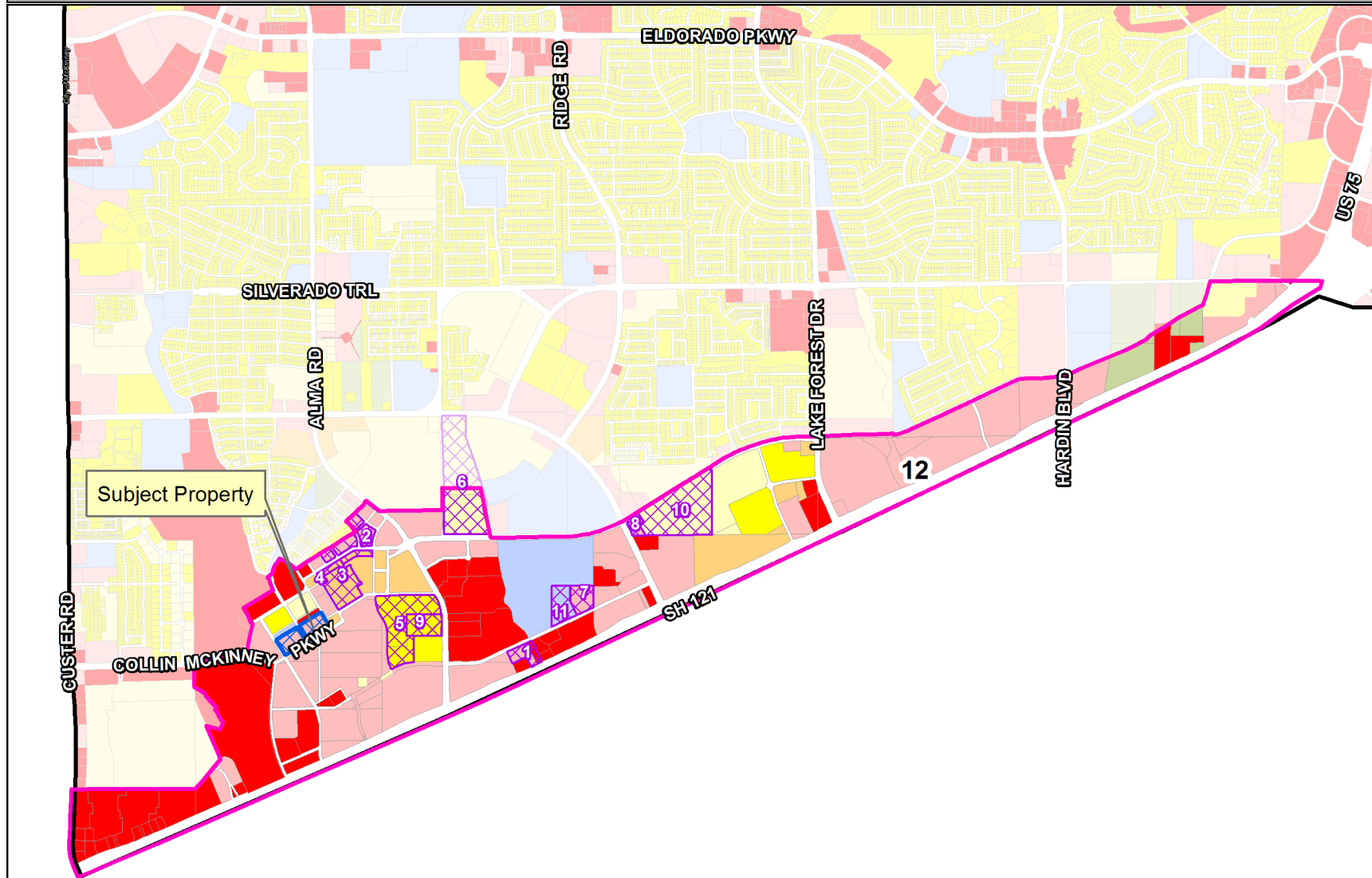
### Module 12



### Citywide and ETJ

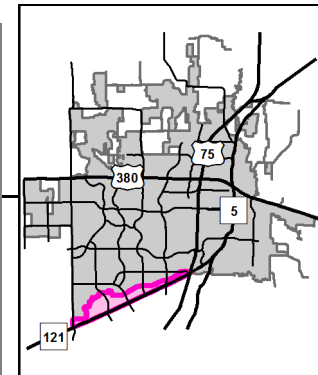


### Module 13 Map



### Approved Projects Impacting Land Use or Tax Base (2015, 2016)<sup>4</sup>

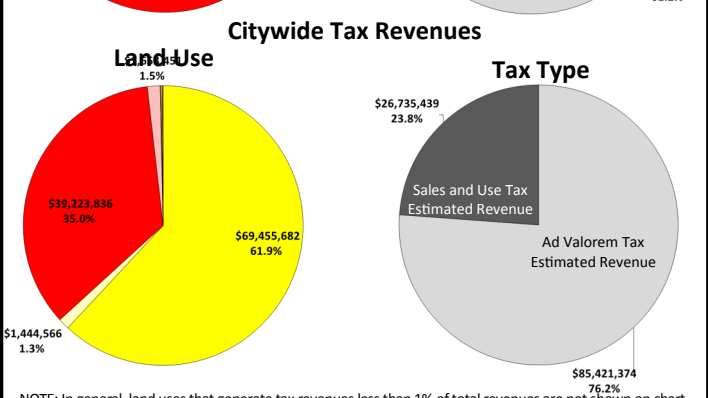
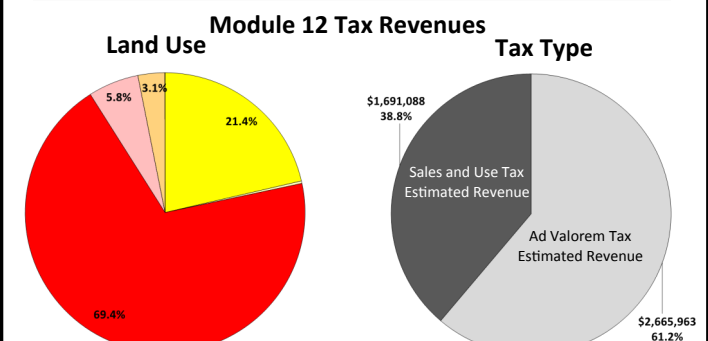
Map ID	Case Number	Project	Project Description	Acres
1	15-014RP	Boston Pizzeria Hwy 121 Addition	Record plat for 5 single family lots	5.00
2	15-015SP	Whole Life at Craig Ranch	Site plan for multi-family development	8.33
3	15-039RP	Spicewood at Craig Ranch 1B	Record plat for 114 single family lots and 7 common areas	13.31
4	15-040RP	Spicewood at Craig Ranch 1A	Record plat for 19 single family lots	2.13
5	15-082Z	Green Tract (Parkside at Craig Ranch)	Rezone fewer than 40 acres, from PD to PD to generally modify development standards	39.93
6	15-084Z	Collin CR Wellness	Rezone fewer than 43 acres, from AG and PD to PD, generally for residential uses	42.2
7	15-117SP	RightNow Media	Site plan for an office building	6.02
8	15-135Z	Workman Floyd Commercial Site	Rezone fewer than 3 acres, from AG to C2, generally for commercial uses	2.81
9	15-153SP	Parkside at Craig Ranch, Ph III	Site plan for multi-family development and retail development	7.92
10	15-201RP	Workman Floyd II Addition	Record plat for 152 single family lots and 6 common areas	34.07
11	15-258SP	Life Fellowship	Site plan for a church	7.87



### 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 2015. 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	\$ 931,131	\$ -	\$ 931,131
Non-Residential	\$ 1,331,181	\$ 1,691,088	\$ 3,022,269
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 2,262,313</b>	<b>\$ 1,691,088</b>	<b>\$ 3,953,401</b>
Vacant Residential	\$ 12,414	\$ -	\$ 12,414
Vacant Non-Residential	\$ 254,805	\$ -	\$ 254,805
Vacant Mixed-Use	\$ 135,298	\$ -	\$ 135,298
Agricultural/Undetermined	\$ 1,133	\$ -	\$ 1,133
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 403,650</b>	<b>\$ -</b>	<b>\$ 403,650</b>
<b>Grand Total (city limits only)</b>	<b>\$ 2,665,963</b>	<b>\$ 1,691,088</b>	<b>\$ 4,357,051</b>



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, 2015 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.