

Land Use and Tax Base Summary for Module 34

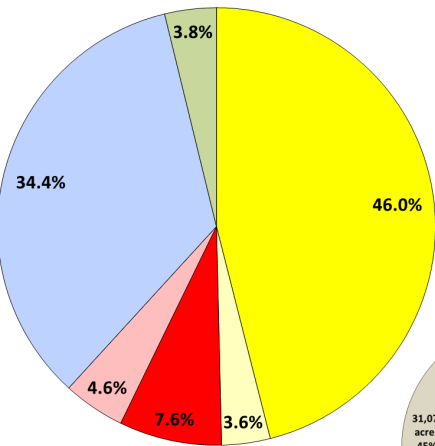
14-297Z Rezoning Request

Land Use Summary

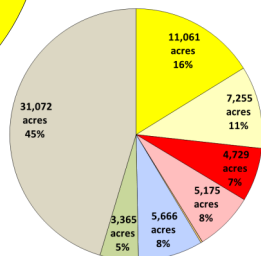
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2015.

	Acres
Residential	671.1
Vacant Residential	52.2
Total Residential	723.3 (49.6%)
Non-Residential	110.6
Vacant Non-Residential	66.7
Total Non-Residential	177.2 (12.1%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	501.5
Total Institutional (non-taxable)	501.5 (34.4%)
Agricultural/Undetermined	55.5
Total Agricultural/Undetermined²	55.4 (3.8%)
Total Acres (city limits only)	1,457.5 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,457.5

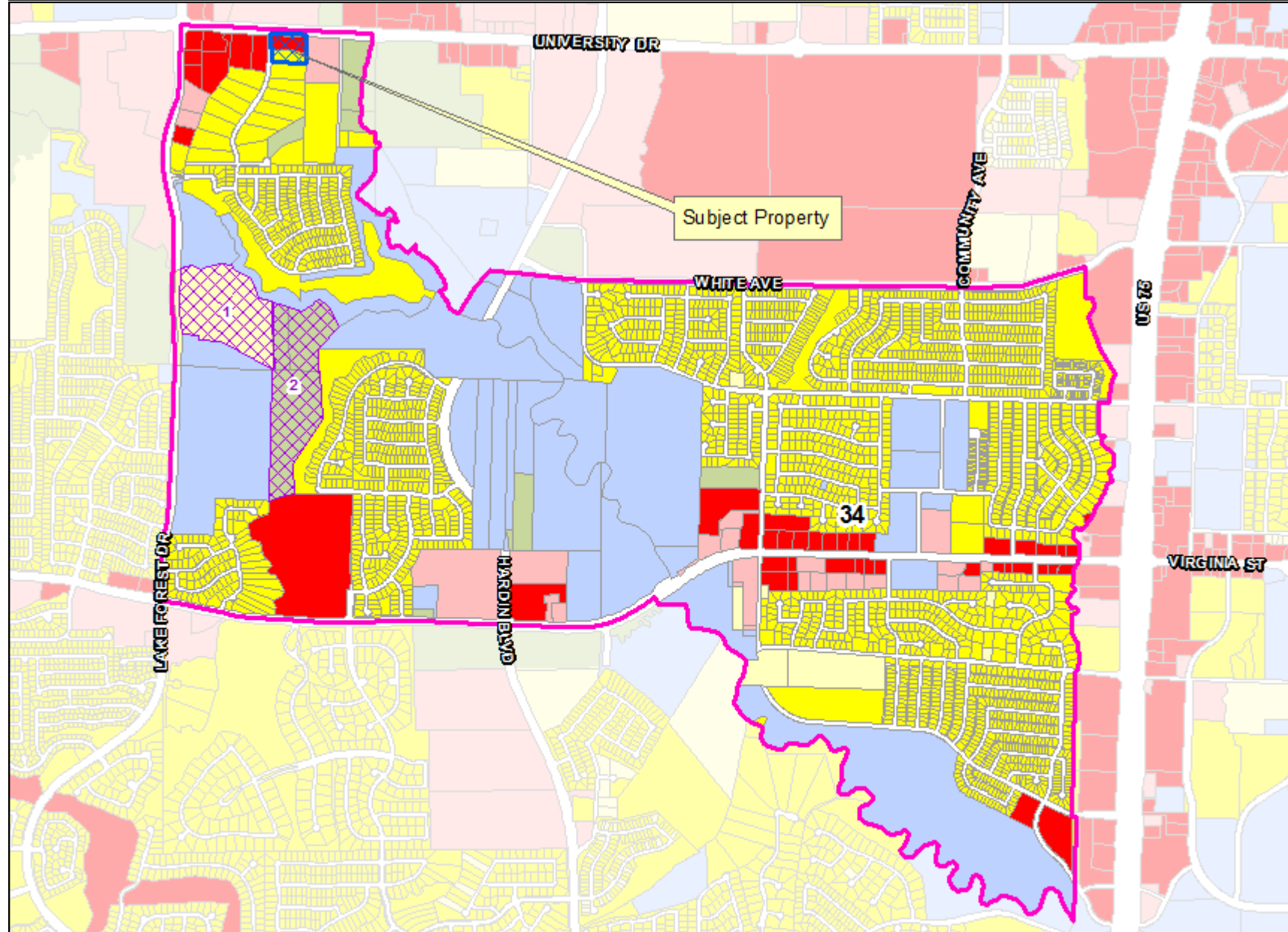
Module 34



Citywide and ETJ

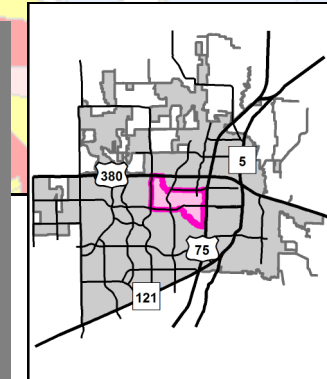


Module 34 Map



Approved Projects Impacting Land Use or Tax Base (2015, 2016)⁴

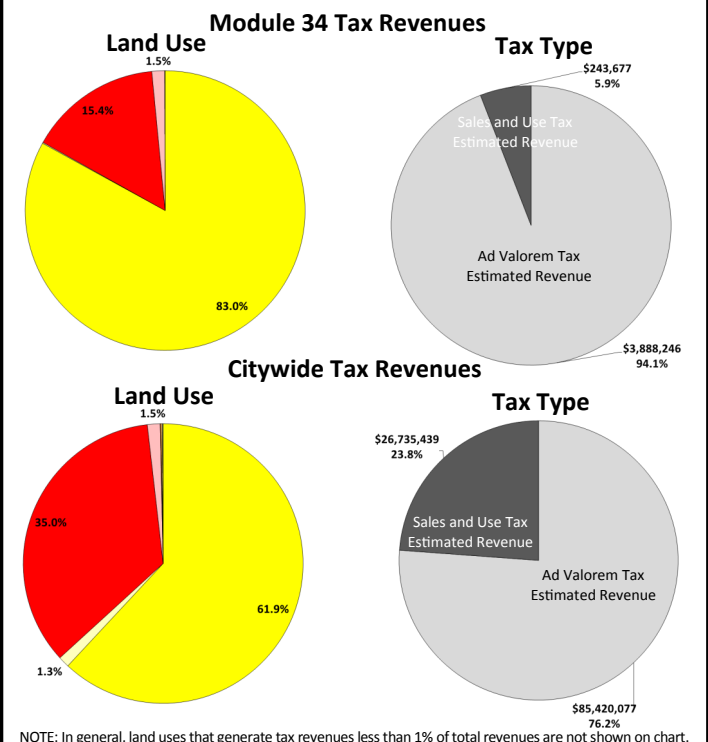
Map ID	Case Number	Project	Project Description	Acres
1	15-273Z	Lake Forest Residential	Rezone fewer than 27 acres, generally from AG to SF5	26.65
1	15-310Z	Carlisle Grace	Rezone fewer than 34 acres, generally from AG to SF5	33.28



Tax Base Summary⁵

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	\$ 3,429,260	\$ -	\$ 3,429,260
Non-Residential	\$ 391,621	\$ 243,677	\$ 635,298
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 3,820,881	\$ 243,677	\$ 4,064,558
Vacant Residential	\$ 4,417	\$ -	\$ 4,417
Vacant Non-Residential	\$ 61,680	\$ -	\$ 61,680
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 1,269	\$ -	\$ 1,269
Tax Revenue from Undeveloped Land	\$ 67,365	\$ -	\$ 67,365
Grand Total (city limits only)	\$ 3,888,246	\$ 243,677	\$ 4,131,923



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.