

# Land Use and Tax Base Summary for Module 55

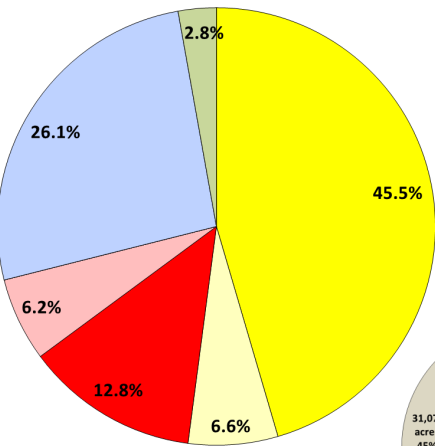
## 16-374Z Rezoning Request

### Land Use Summary

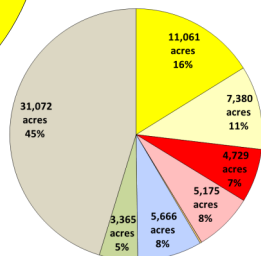
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

|  | Acres                 |
|--|-----------------------|
| Residential  | 1,022.6               |
| Vacant Residential                                     | 148.7                 |
| <b>Total Residential</b>                               | <b>1,171.4 (52%)</b>  |
| Non-Residential  | 287.9                 |
| Vacant Non-Residential                                 | 139.3                 |
| <b>Total Non-Residential</b>                           | <b>427.1 (18.9%)</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)                            | 587.5                 |
| <b>Total Institutional (non-taxable)</b>               | <b>587.5 (26.1%)</b>  |
| Agricultural/Undetermined                              | 63.3                  |
| <b>Total Agricultural/Undetermined<sup>2</sup></b>     | <b>63.2 (2.8%)</b>    |
| <b>Total Acres (city limits only)</b>                  | <b>2,249.2 (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>2,249.3</b>        |

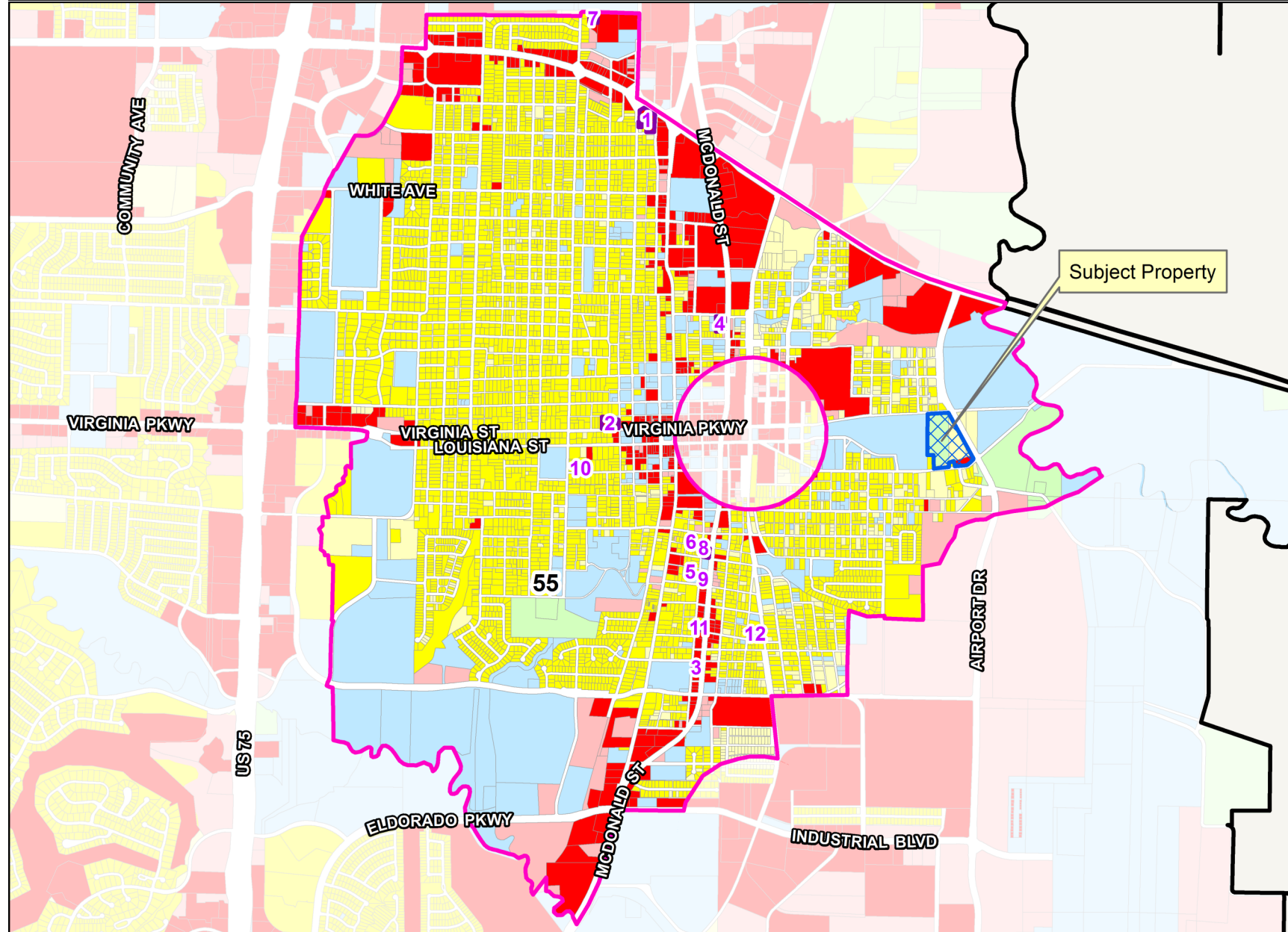
### Module 55



### Citywide and ETJ

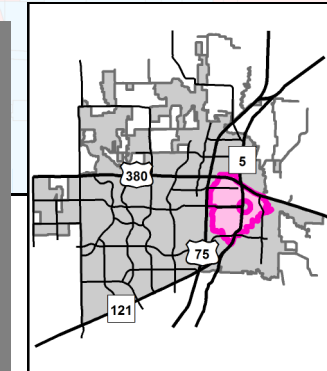


### Module 55 Map



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

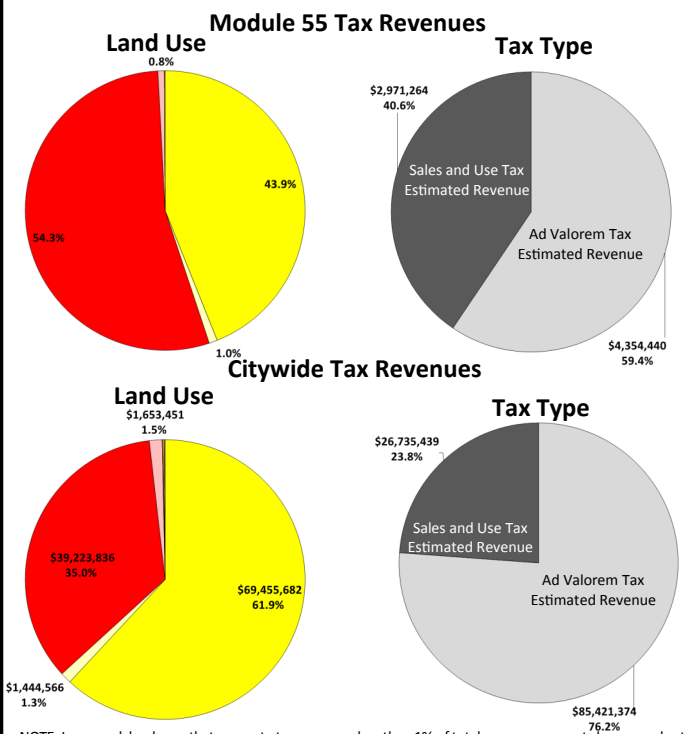
| Map ID | Case Number | Project                        | Project Description  | Acres |
|--------|-------------|--------------------------------|--|-------|
| 1      | 16-020Z     | 1302 N. Church St.             | Rezzone the subject property from PD and RS 60 to C2                           | 1.988 |
| 2      | 16-053SP    | 400 W Virginia Office Building | Site plan for an office building   | 1.157 |
| 3      | 16-123SP    | HRMN Auto Sales                | Site plan for automobile sales   | 0.483 |
| 4      | 16-155SP    | Family Dollar                  | Site plan for Family Dollar dumpster location                                  | 0.911 |
| 5      | 16-167Z     | McDonald South Retail          | Rezzone the subject property from "BN" to "PD" - Planned Development           | 0.516 |
| 6      | 16-171Z     | McKinney North Retail          | Rezzone the subject property from "BN" to "PD" - Planned Development           | 0.450 |
| 7      | 16-255Z     | Tower Lane                     | Rezzone the subject property from RS 60 Single Family to LI - Light Industrial | 0.548 |
| 8      | 16-281SP    | McDonald Tortilla Factory      | Site plan for a restaurant   | 0.449 |
| 9      | 16-282SP    | McDonald South Retail          | Site plan for a retail building  | 0.555 |
| 10     | 16-315RP    | Cherry Addition                | Amending plat for Lot 4, Block A   | 0.132 |
| 11     | 16-330SP    | Texas Diesel Store             | Site plan for an office building and parking                                   | 0.232 |
| 12     | 17-021RP    | Hamilton-Jefferson Addition    | Record plat for Lots 1-6, Block A  | 1.047 |



### 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                              | \$ 3,218,303        | \$ -                | \$ 3,218,303        |
| Non-Residential                          | \$ 1,004,648        | \$ 2,971,264        | \$ 3,975,913        |
| Mixed-Use                                | \$ -                | \$ -                | \$ -                |
| <b>Tax Revenue from Developed Land</b>   | <b>\$ 4,222,951</b> | <b>\$ 2,971,264</b> | <b>\$ 7,194,215</b> |
| Vacant Residential                       | \$ 70,579           | \$ -                | \$ 70,579           |
| Vacant Non-Residential                   | \$ 55,825           | \$ -                | \$ 55,825           |
| Vacant Mixed-Use                         | \$ -                | \$ -                | \$ -                |
| Agricultural/Undetermined                | \$ 5,086            | \$ -                | \$ 5,086            |
| <b>Tax Revenue from Undeveloped Land</b> | <b>\$ 131,489</b>   | <b>\$ -</b>         | <b>\$ 131,489</b>   |
| <b>Grand Total (city limits only)</b>    | <b>\$ 4,354,440</b> | <b>\$ 2,971,264</b> | <b>\$ 7,325,705</b> |



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.