

# Land Use and Tax Base Summary for Module 13

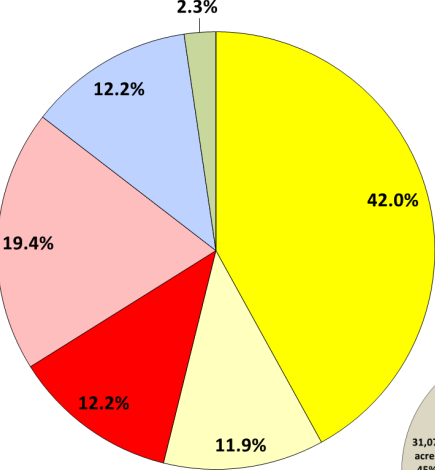
## 17-203Z Rezoning Request

### Land Use Summary

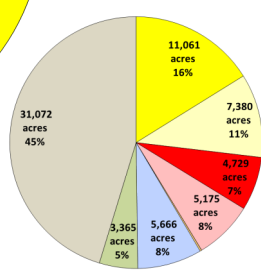
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	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>

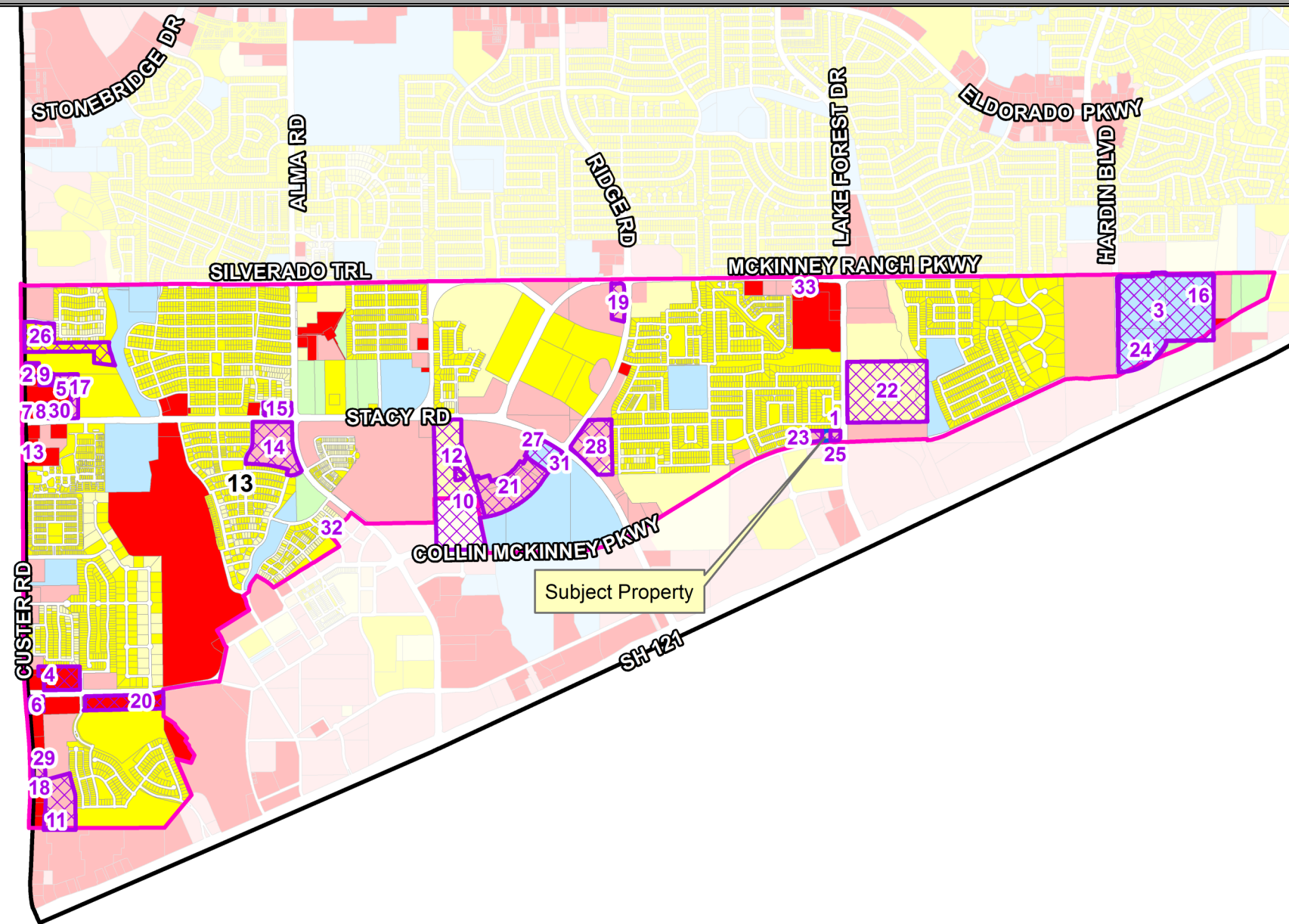
### Module 13



### Citywide and ETJ

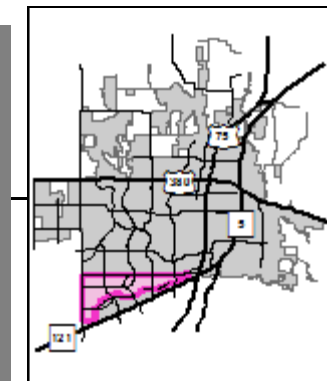


### Module 13



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

Map ID	Case Number	Project	Project Description	Acres
1	16-0042	Victory at Lake Forest	Rezzone the subject property to "C1" and "REC"	1,212
2	16-0075P	Encore McKinney Addition	Site plan for retail buildings	0.354
3	16-0182	MISD Property	Rezzone the subject property from PD, C & AG to GC	0.016
4	16-023RP	Tour Drive South	Record plat for Lot 7R, Block A	0.127
5	16-0355P	McKinney Self Storage	Site plan for a mini-warehouse facility	0.217
6	16-042RP	Bank of the Ozarks	Record plat for Lot 1, Block A	0.545
7	16-054RP	Encore McKinney Addition	Record plat for Lot 4, Block A	0.805
8	16-0555P	KWIK Car	Site plan for tube and tune auto repair	0.337
9	16-0699P	Encore McKinney Addition	Record plat for Lots 6 & 9, Block A	0.337
10	16-0699P	Watters Branch Addition	Record plat for 145 Single Family Lots	0.023
11	16-072RP	Craig Ranch IV Addition	Record plat for Lot 1, Block A	0.073
12	16-0935P	Watters Branch Amenity Center	Site plan for an amenity center	1,154
13	16-1145P	CVS Stacy Custer Lot 2R	Site plan for retail/restaurant/medical office space	0.785
14	16-136RP	Westminster @ Craig Ranch	Record plat for 57 single-family lots, 2 commercial lots, 1 common area	0.057
15	16-1395P	Craig Ranch North Ph. 12 Retail	Site plan for retail/shopping center	0.328
16	16-1355P	MISD District Stadium	Site plan for a Stadium and Event Center	0.016
17	16-146RP	Encore McKinney Addition	Record plat for Lot 9, Block A	0.215
18	16-1765P	Prestige Credit Union	Site plan for a credit union	0.864
19	16-2405P	Ridge Commons	Record plat for retail and office	0.250
20	16-2502	Collin McKinney Parkway	Rezzone the subject property from PD & REC to SO - Suburban Office District	0.101
21	16-251RP	The Grove at CR Ph 2	Record plat for 114 single family residential lots and 2 common areas	0.951
22	16-304RP	Lake Firest Ph 1	Record plat for 43 SF Res Attached Lots, 101 SF Res Detached Lots; 8 CA's	0.024
23	16-3292	Village Park	Rezzone the subject property from "PD" & "REC" to "C1" - Neighborhood Commercial	0.666
24	16-344RP	MISD District Stadium	Record plat for Lots 1 and 2, Block A and Lot 1, Block B	0.016
25	16-394RP	Victory at Lake Forest	Record plat for Lot 19, Block A	1,212
26	17-041RP	Luxe at Craig Ranch	Record plat for Lot 2, Block A	0.072
27	17-0595P	Brookhaven Church	Site plan for a covered sports court, splash pad, playground and daycare	0.153
28	17-0615P	Spring of McKinney	Site plan for a multi-family development	0.069
29	17-0825P	Custer-Ridge Retail	Site plan for a retail building	0.455
30	17-0715P	Express Car Wash	Site plan for a carwash	0.892
31	17-112RP	Brookhaven Church Addition	Record plat for Lot 1, Block A	0.153
32	17-1332	Cooper Living Center Townhouse	Rezzone the subject property from "PD" & "REC" to "PD" & "REC"	2,054
33	17-1455P	Dollar Tree Store & Restaurant	Site plan for a Retail Development and Restaurant	0.820

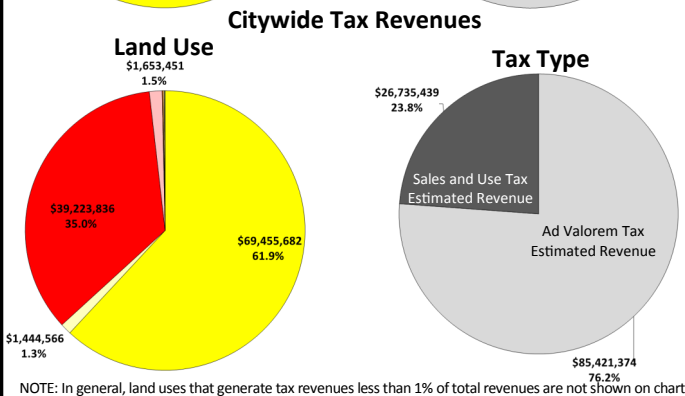
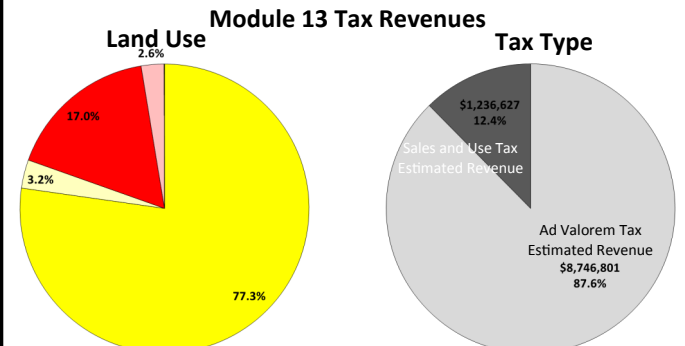


### Tax Base Summary<sup>5</sup>

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

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, 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.