

# Land Use and Tax Base Summary for Module 10

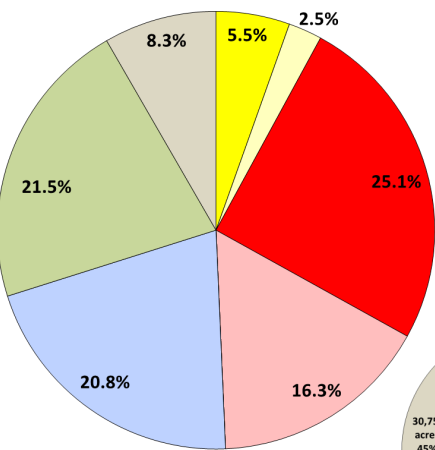
## 19-0090Z Rezoning Request

### Land Use Summary

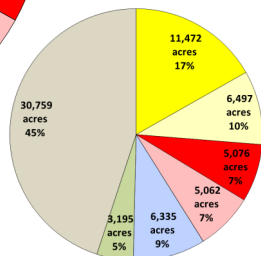
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	119.0
Vacant Residential	54.1
<b>Total Residential</b>	<b>173.2 (7.9%)</b>
Non-Residential	548.5
Vacant Non-Residential	354.8
<b>Total Non-Residential</b>	<b>903.3 (41.3%)</b>
Mixed-Use	0.0
Vacant Mixed-Use <sup>1</sup>	0.0
<b>Total Mixed-Use</b>	<b>0 (0%)</b>
Institutional (non-taxable)	454.6
<b>Total Institutional (non-taxable)</b>	<b>454.6 (20.8%)</b>
Agricultural/Undetermined	470.2
<b>Total Agricultural/Undetermined</b> <sup>2</sup>	<b>470.2 (21.5%)</b>
<b>Total Acres (city limits only)</b>	<b>2,001.3 (91.6%)</b>
Extraterritorial Jurisdiction (ETJ)	182.0
<b>Total Extraterritorial Jurisdiction</b> <sup>3</sup>	<b>182.0 (8.3%)</b>
<b>Total Acres</b>	<b>2,183.4</b>

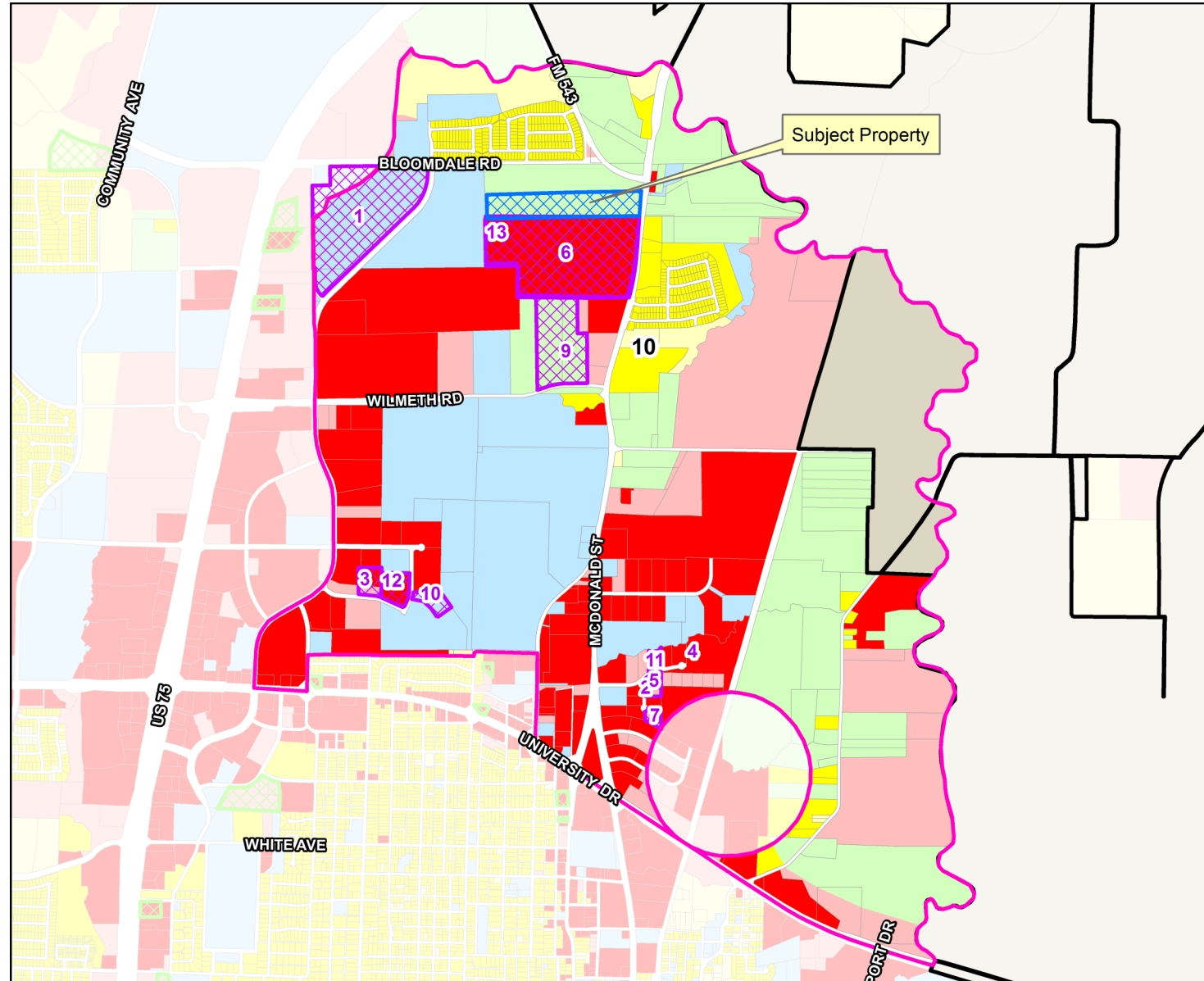
### Module 10



### Citywide and ETJ

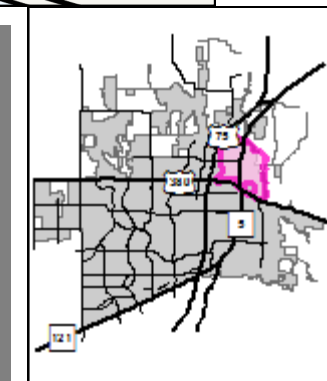


### Module 10 Map



### Approved Projects Impacting Land Use or Tax Base (2018, 2019)

Map ID	Case Number	Project Description	Acres
1	PLAT2018-0073	RP - Redbud Pump Station Addition Lots 1 and 2, Block A,	54.11
2	SITE2018-0032	Site Plan for Collin County Customs	1.00
3	SITE2018-0060	Site Plan for Two Office and Warehouse Buildings	3.82
4	SITE2018-0056	Site Plan for a Wash Bay (Industrial Power Truck)	0.08
5	SITE2018-0082	Site Plan for 3 Office/Warehouse Buildings (Expert Services)	1.15
6	ZONE2018-0085	Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Indust*	64.62
7	SITE2018-0115	Site Plan for Office and Two Warehouse Buildings (1500 Mercury LLC)	1.53
8	SITE2018-0111	Site Plan for a Parking Expansion (Q Concepts and McKinney Auto Glass)	1.26
9	ZONE2019-0004	Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Manufacturing District	24.20
10	PLAT2019-0021	RP - University Business Park - Lot 2R Block B	3.09
11	SITE2019-0004	SP - SCP Consultin dba McKinney Auto Glass / Daves Signs - Additional Parking - 6 New parking spaces	1.35
12	SITE2019-0021	Site Plan for a Truck Dock Expansion (Adaptive Resources)	4.94
13	SITE2019-0030	Site Plan for Four Office and Warehouses Buildings (McKinney Logistics Center)	65.98

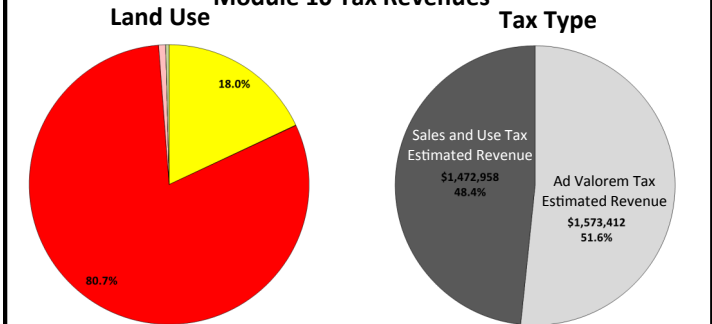


### Tax Base Summary<sup>5</sup>

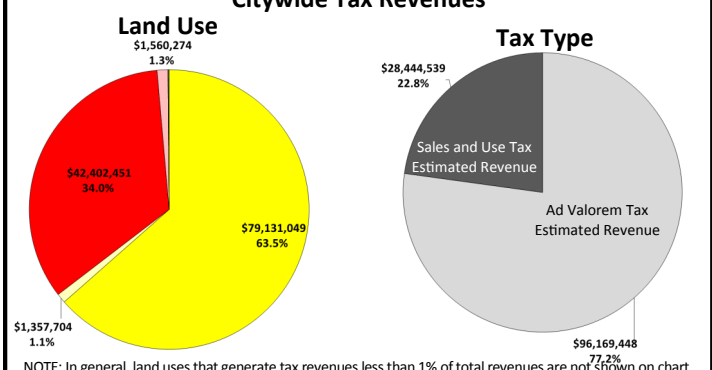
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2018. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 548,671	\$ -	\$ 548,671
Non-Residential	\$ 987,093	\$ 1,472,958	\$ 2,460,051
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land Uses</b>	<b>\$ 1,535,765</b>	<b>\$ 1,472,958</b>	<b>\$ 3,008,722</b>
Vacant Residential	\$ 1,447	\$ -	\$ 1,447
Vacant Non-Residential	\$ 24,750	\$ -	\$ 24,750
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 11,451	\$ -	\$ 11,451
<b>Undeveloped Land Uses</b>	<b>\$ 37,647</b>	<b>\$ -</b>	<b>\$ 37,647</b>
<b>Grand Total (city limits only)</b>	<b>\$ 1,573,412</b>	<b>\$ 1,472,958</b>	<b>\$ 3,046,370</b>

### Module 10 Tax Revenues



### Citywide Tax Revenues



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, 2018 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.