

Land Use and Tax Base Summary for Module 35

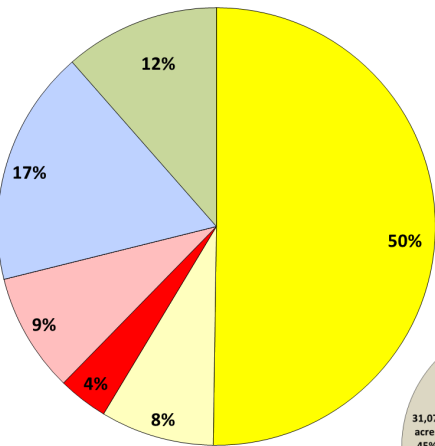
18-0051Z Rezoning Request

Land Use Summary

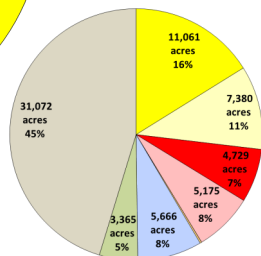
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	683.3
Vacant Residential	114.1
Total Residential	797.4 (58.6%)
Non-Residential	50.2
Vacant Non-Residential	119.8
Total Non-Residential	170.0 (12.4%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	237.0
Total Institutional (non-taxable)	237.0 (17.4%)
Agricultural/Undetermined	155.8
Total Agricultural/Undetermined²	155.8 (11.4%)
Total Acres (city limits only)	1,360.1 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,360.2

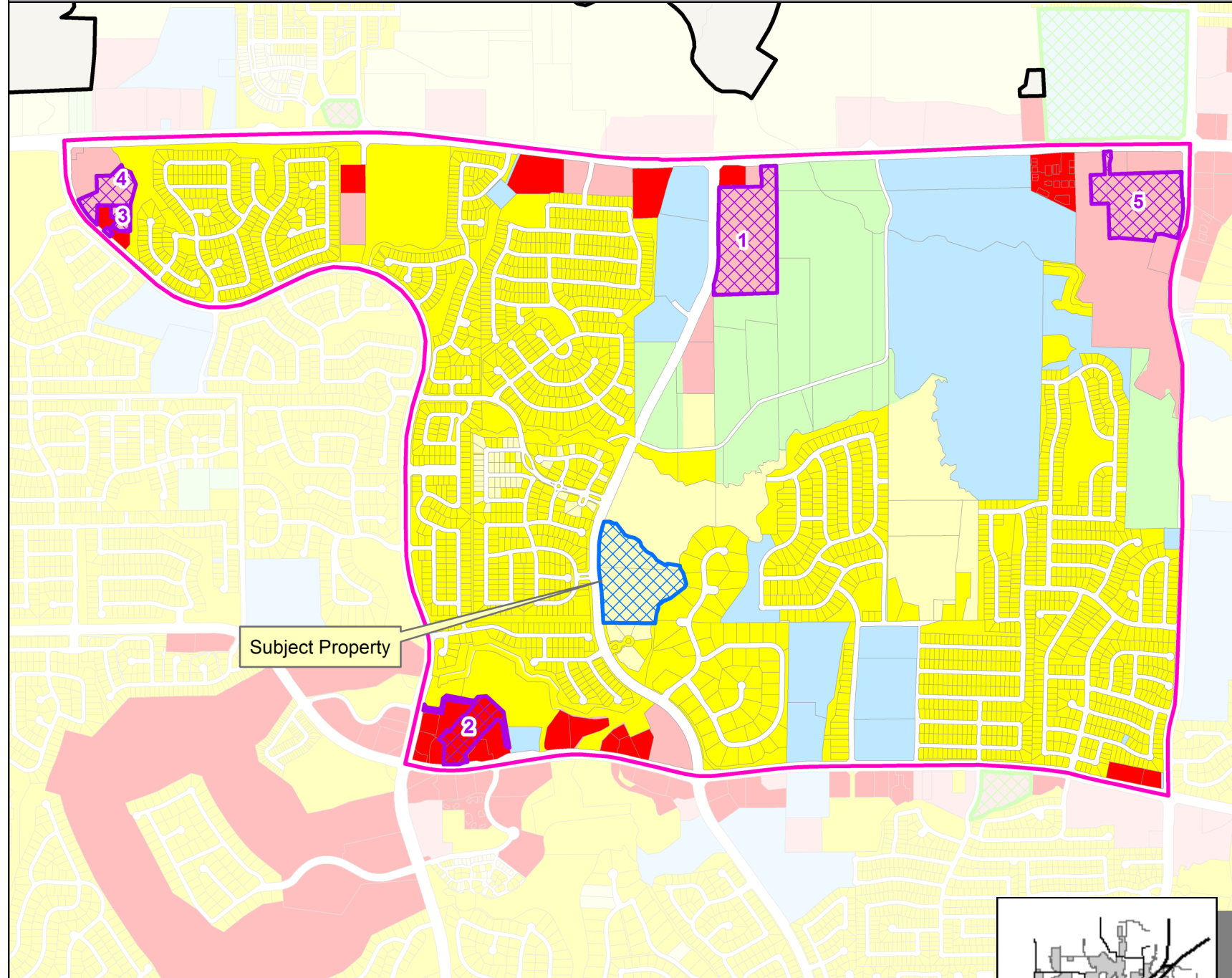
Module 35



Citywide and ETJ

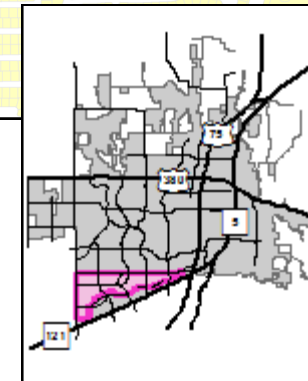


Module 35



Approved Projects Impacting Land Use or Tax Base (2017, 2018)⁴

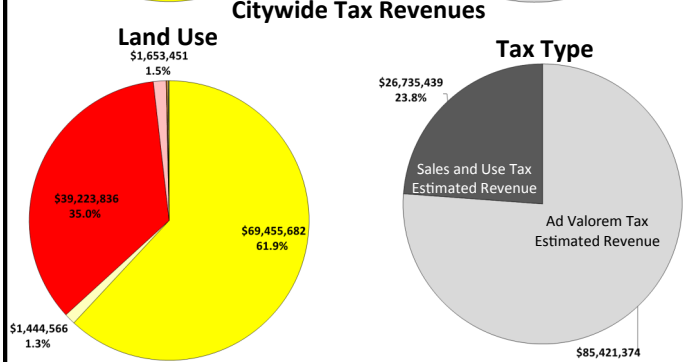
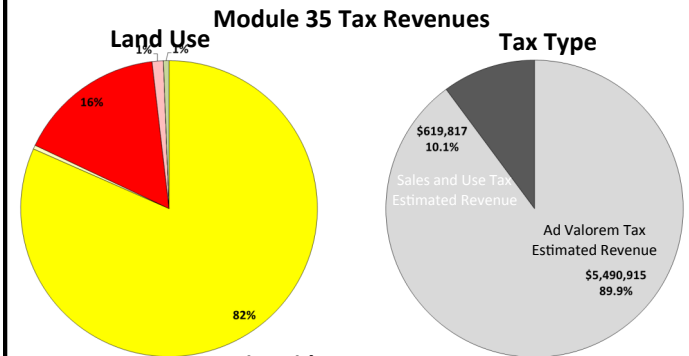
Map ID	Case Number	Project	Project Description	Acres
1	17-271SP	Cliffs of McKinney	Site plan for a multi-family development	20.42887
2	17-022SP	Alberstons Pharmacy Drive Thru	Site plan for a Pharmacy drive-through	7.22728
3	17-072SP	Montessori Daycare Facility	Site plan for a daycare	1.458831
4	17-141RP	Victory at Stonebridge	Record plat for Lot 4, Block A	4.70952
5	17-0046RP	Wilson Creek Crossing	Record plat for Lots 1R2, 2R2, 3, 4 and 5, Block B	16.41833



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. 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	\$ 4,987,245	\$ -	\$ 4,987,245
Non-Residential	\$ 365,603	\$ 619,817	\$ 985,420
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 5,352,849	\$ 619,817	\$ 5,972,665
Vacant Residential	\$ 25,830	\$ -	\$ 25,830
Vacant Non-Residential	\$ 74,841	\$ -	\$ 74,841
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 37,396	\$ -	\$ 37,396
Tax Revenue from Undeveloped Land	\$ 138,066	\$ -	\$ 138,066
Grand Total (city limits only)	\$ 5,490,915	\$ 619,817	\$ 6,110,731



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, 2016 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.