

# Land Use and Tax Base Summary for Module 55

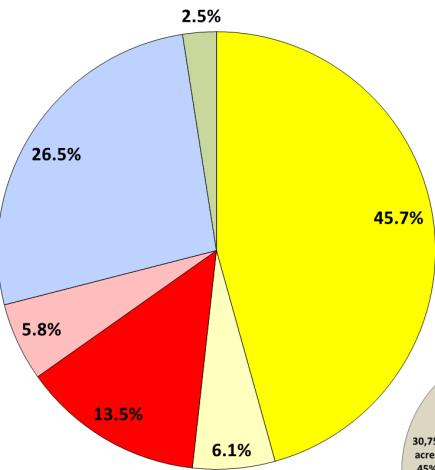
## 17-206Z Rezoning Request

### Land Use Summary

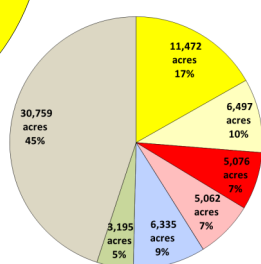
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	1,025.4
Vacant Residential	136.4
<b>Total Residential</b>	<b>1,161.8 (51.7%)</b>
Non-Residential	302.1
Vacant Non-Residential	130.1
<b>Total Non-Residential</b>	<b>432.2 (19.2%)</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)	595.2
<b>Total Institutional (non-taxable)</b>	<b>595.2 (26.5%)</b>
Agricultural/Undetermined	55.6
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>55.6 (2.4%)</b>
<b>Total Acres (city limits only)</b>	<b>2,244.7 (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>2,244.7</b>

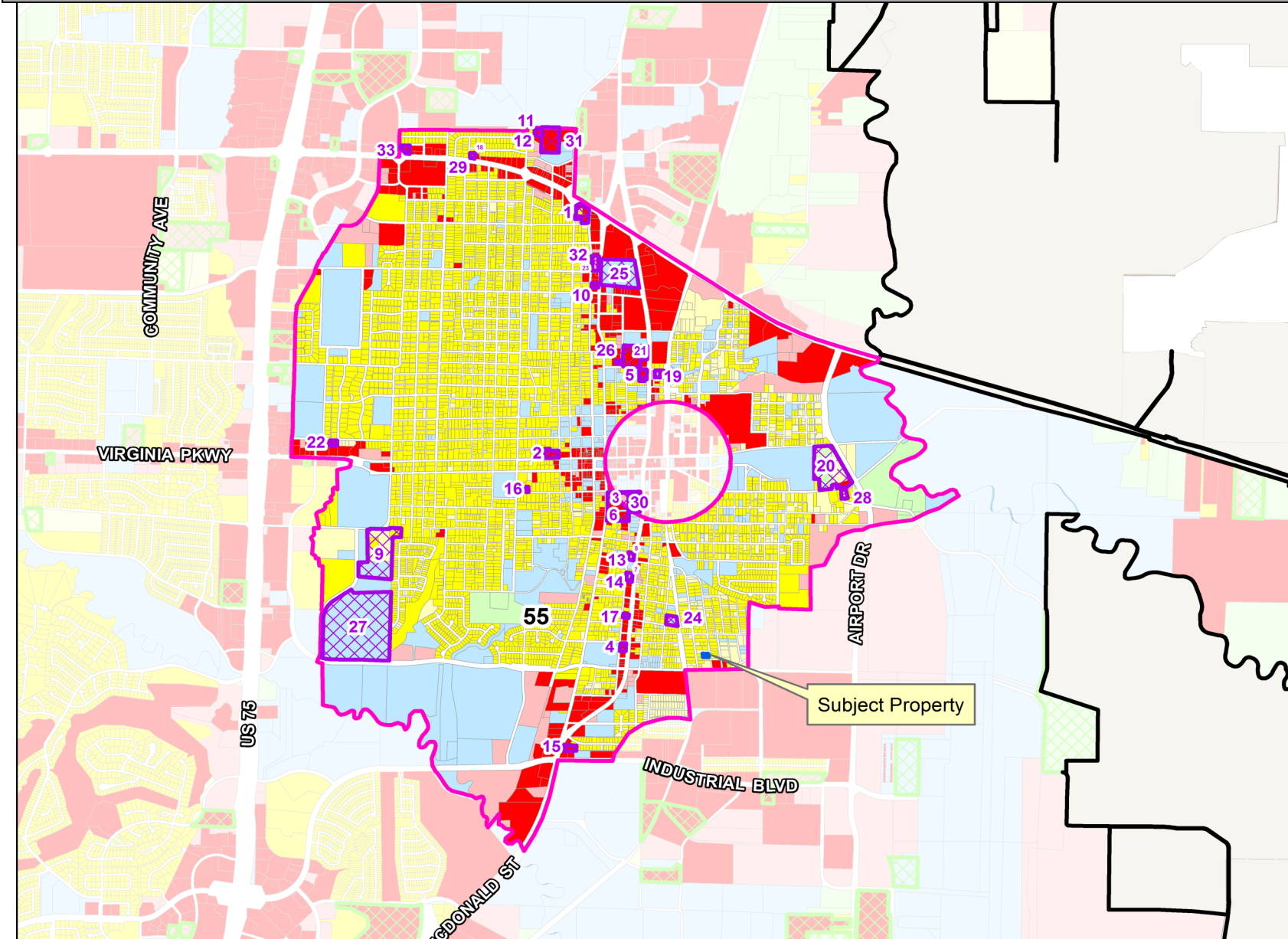
### Module 55



### Citywide and ETJ



### Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017)<sup>4</sup>

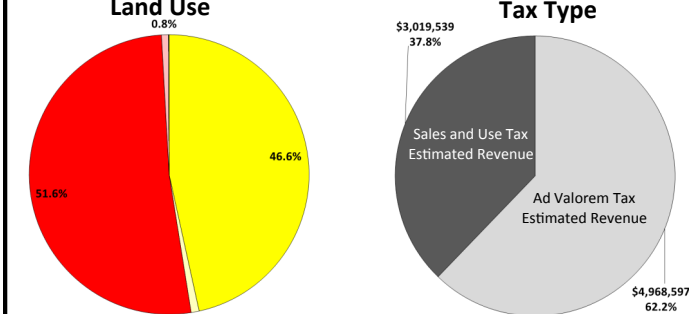
Map ID	Case Number	Project Type	Project Description	Acres	Map ID	Case Number	Project Type	Project Description	Acres
1	16-020Z	Zoning	1302 N. Church St.	1.99	18	16-349Z	Zoning	Black and Smith Addition	0.28
2	16-053SP	Site Plan	400 W Virginia Office Building	1.16	19	16-3695P	Site Plan	First Church Pinnacle Praise	0.45
3	16-104RP	Record Plat	Downtown McKinney Mixed Use Addition	8.77	20	16-374Z	Zoning	Creeks on Virginia	12.32
4	16-123SP	Site Plan	HRMN Auto Sales	0.48	21	17-014SP	Site Plan	McKinney Plaza Shopping Center	4.83
5	16-155SP	Site Plan	Family Dollar	0.91	22	17-008Z	Zoning	Virginia Center Addition	0.42
6	16-166SP	Site Plan	Downtown McKinney Block 1 and 2	6.35	23	17-018RP	Record Plat	White Avenue Addition	0.98
7	16-167Z	Zoning	McDonald South Retail	0.52	24	17-021RP	Record Plat	Hamilton-Jefferson Addition	1.05
8	16-171Z	Zoning	McKinney North Retail	0.45	25	17-039Z	Zoning	Merritt Homes	10.21
9	16-209RP	Record Plat	Vintage Place Addition	15.20	26	17-055SP	Site Plan	Bewley Electric Office Warehouse	0.17
10	16-228SP	Site Plan	Taqueria Hernandez Restaurant	0.34	27	17-056SP	Site Plan	McKinney High School	46.06
11	16-255Z	Zoning	Tower Lane	0.55	28	17-085Z	Zoning	1500 Greenville	0.53
12	16-258SP	Site Plan	Tower Lane Addition	0.55	29	17-101SP	Site Plan	1202 W University	0.26
13	16-281SP	Site Plan	McDonald Tortilla Factory	0.45	30	17-168SP	Site Plan	Playful Corp - MTC	2.14
14	16-282SP	Site Plan	McDonald South Retail	0.56	31	17-182RP	Record Plat	Tower Lane Manufacturing Addition	4.73
15	16-310Z	Zoning	S. McDonald St.	0.83	32	17-281Z	Zoning	White Avenue Addition	0.98
16	16-315RP	Record Plat	Cherry Addition	0.13	33	17-286SP	Site Plan	Medical Professional Building	0.69
17	16-330SP	Site Plan	Texas Diesel Store	0.23					

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

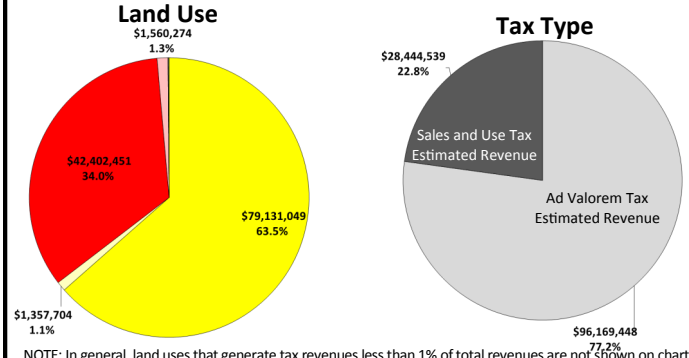
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 3,719,090	\$ -	\$ 3,719,090
Non-Residential	\$ 1,105,642	\$ 3,019,539	\$ 4,125,181
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 4,824,732</b>	<b>\$ 3,019,539</b>	<b>\$ 7,844,271</b>
Vacant Residential	\$ 73,953	\$ -	\$ 73,953
Vacant Non-Residential	\$ 64,505	\$ -	\$ 64,505
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 5,407	\$ -	\$ 5,407
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 143,865</b>	<b>\$ -</b>	<b>\$ 143,865</b>
<b>Grand Total (city limits only)</b>	<b>\$ 4,968,597</b>	<b>\$ 3,019,539</b>	<b>\$ 7,988,136</b>

### Module 55 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, 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.