

Land Use and Tax Base Summary for Module 10

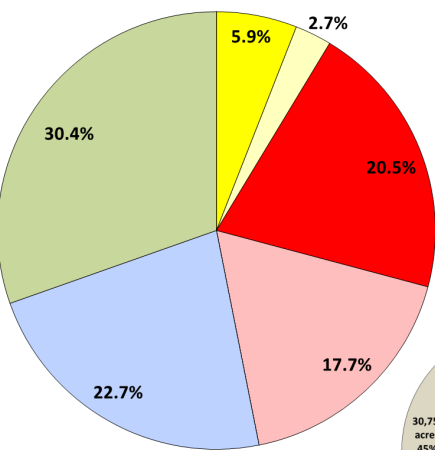
17-093Z Rezoning Request

Land Use Summary

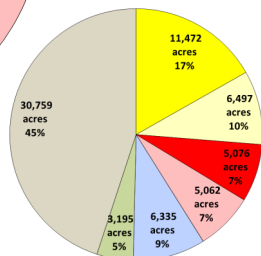
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	119.0
Vacant Residential	54.1
Total Residential	173.2 (8.6%)
Non-Residential	410.2
Vacant Non-Residential	354.8
Total Non-Residential	765.1 (38.2%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	454.6
Total Institutional (non-taxable)	454.6 (22.7%)
Agricultural/Undetermined	608.5
Total Agricultural/Undetermined²	608.4 (30.4%)
Total Acres (city limits only)	2,001.3 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,001.4

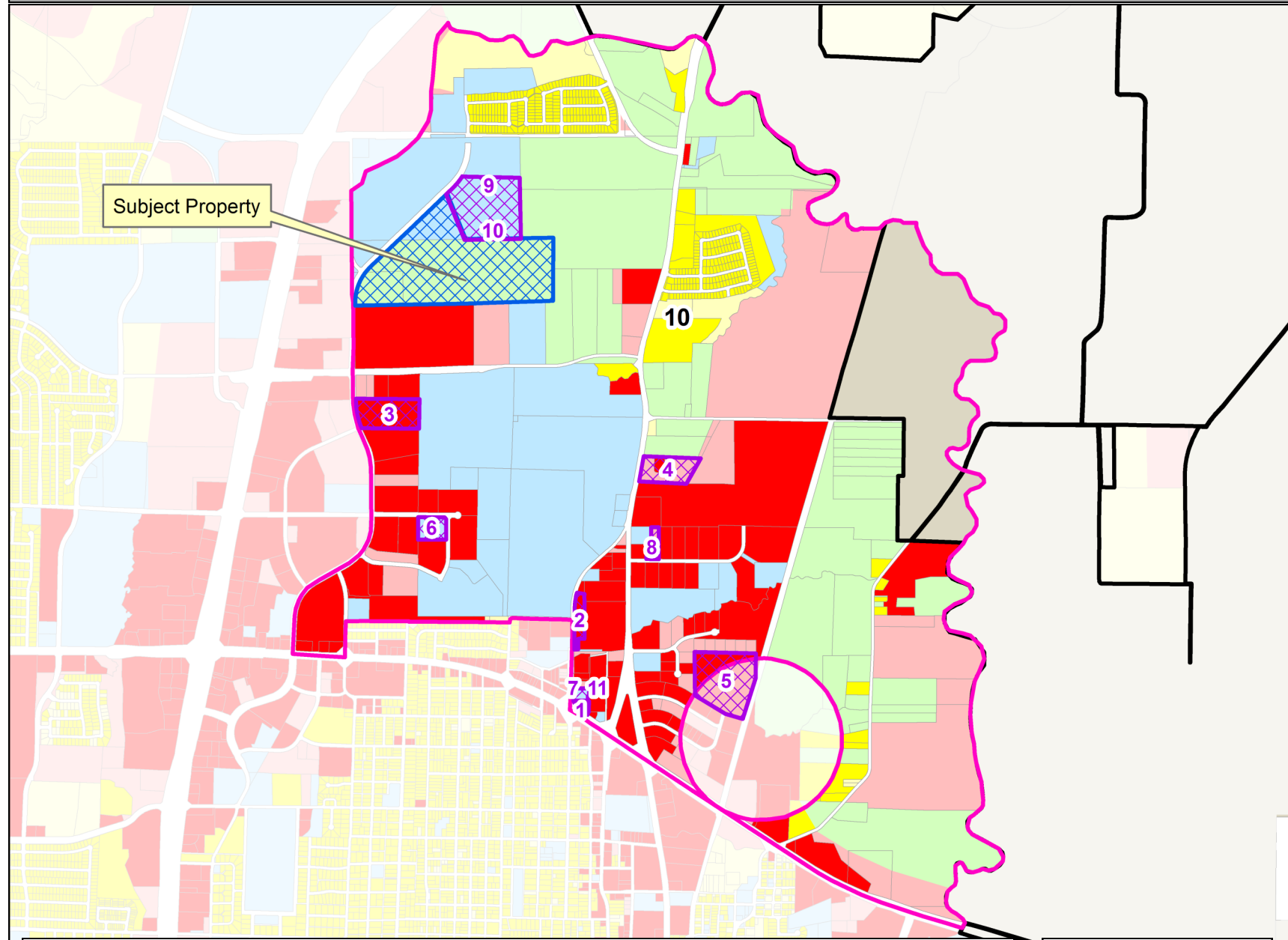
Module 10



Citywide and ETJ

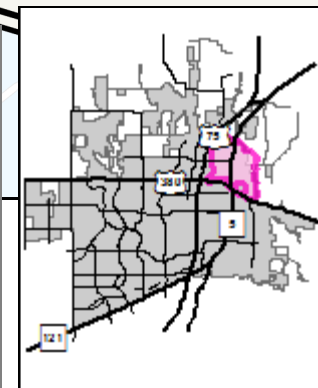


Module 10 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017)⁴

Map ID	Case Number	Project	Project Description	Acres
1	16-025SP	Advanced Auto Parts	Site plan for an automotive parts store	0.835
2	16-038RP	D&L Ag Mart Addition	Record plat for Lot 1, Block A	2.927
3	16-080SP	Blount Fine Foods	Site plan for expansion of Blount Fine Foods	11.174
4	16-098RP	Conley Commons	Record plat for Lots 1 and 2, Block A	8.264
5	16-125SP	Performance Food Group	Site plan for PFG expansion	20.138
6	16-133SP	TPUSA	Site plan for a data center	3.842
7	16-194Z	MHMR	Rezone the subject property from "ML" to "LI" - Light Industrial District	1.136
8	16-242SP	Advantage Storage Expansion	Site plan for the expansion of Advantage Storage	1.936
9	16-260Z	Public Safety Training Ctr	Rezone from "AG" - Agricultural District to "LI" - Light Industrial District	24.919
10	16-261SP	Public Safety Training Ctr	Site plan for a Training Facility	24.919
11	16-265SP	MHMR	Site plan for Collin County MHMR expansion	1.136

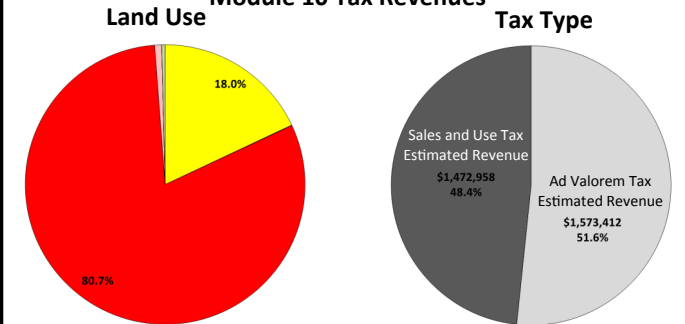


Tax Base Summary⁵

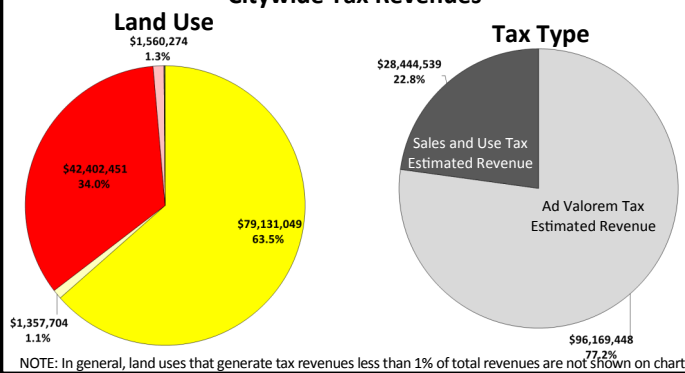
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 548,671	\$ -	\$ 548,671
Non-Residential	\$ 986,714	\$ 1,472,958	\$ 2,459,672
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 1,535,385	\$ 1,472,958	\$ 3,008,343
Vacant Residential	\$ 1,447	\$ -	\$ 1,447
Vacant Non-Residential	\$ 24,750	\$ -	\$ 24,750
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 11,831	\$ -	\$ 11,831
Tax Revenue from Undeveloped Land	\$ 38,027	\$ -	\$ 38,027
Grand Total (city limits only)	\$ 1,573,412	\$ 1,472,958	\$ 3,046,370

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, 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.