

# Land Use and Tax Base Summary for Module 36

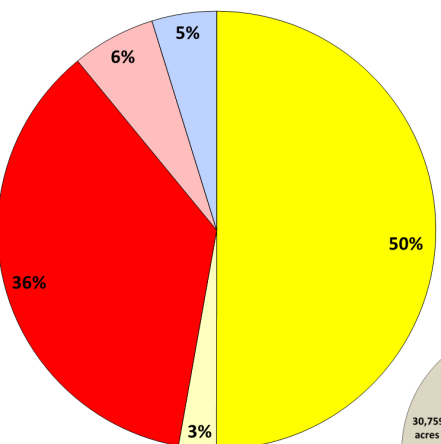
## 17-244Z Rezoning Request

### Land Use Summary

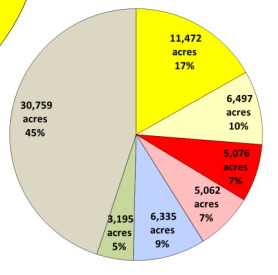
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	610.7
Vacant Residential	34.0
<b>Total Residential</b>	<b>644.7 (52.7%)</b>
Non-Residential	442.8
Vacant Non-Residential	75.4
<b>Total Non-Residential</b>	<b>518.1 (42.4%)</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)	58.3
<b>Total Institutional (non-taxable)</b>	<b>58.2 (4.7%)</b>
Agricultural/Undetermined	0.0
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>0.0 (0%)</b>
<b>Total Acres (city limits only)</b>	<b>1,221.1 (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>1,221.1</b>

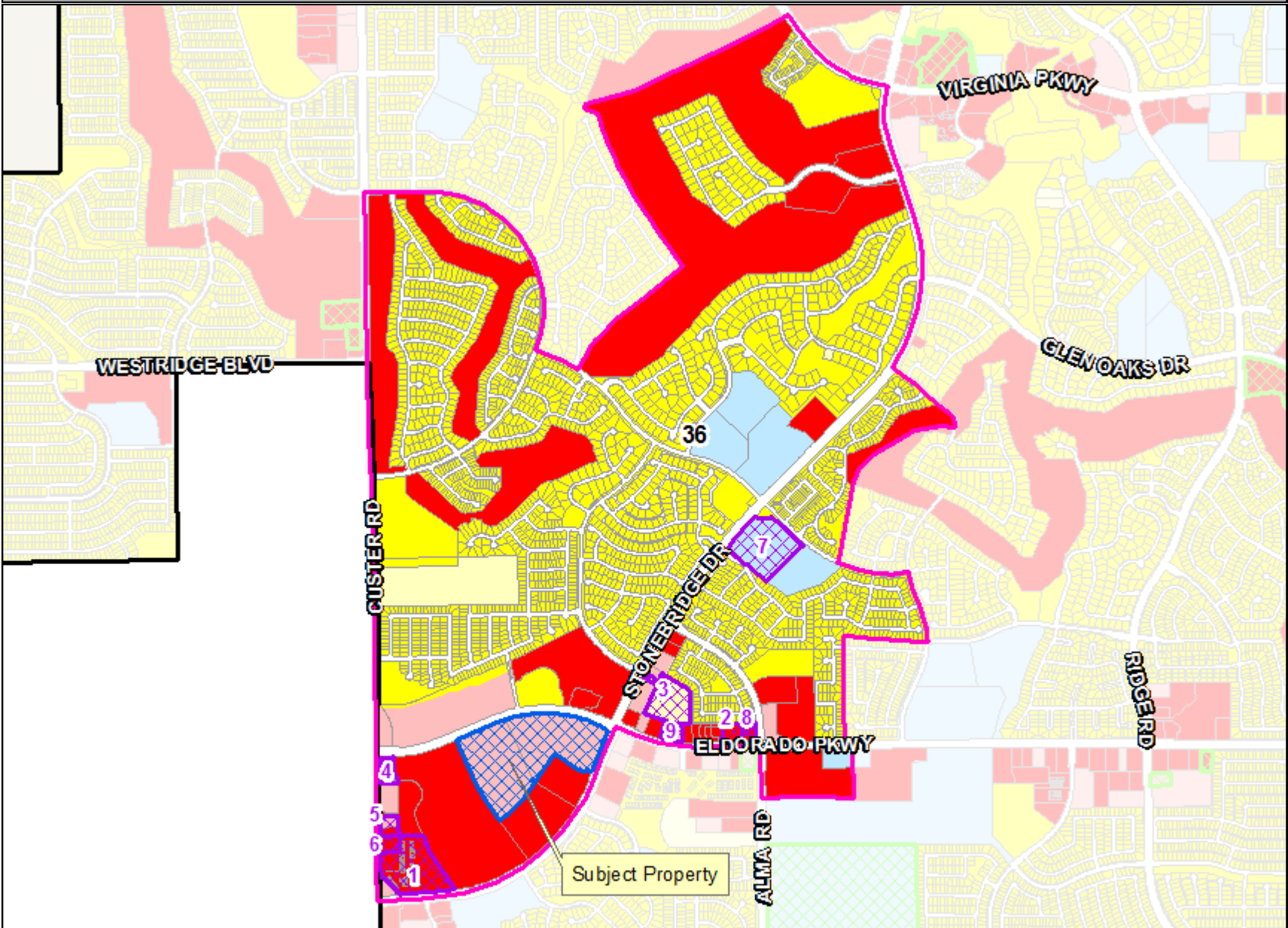
### Module 36



### Citywide and ETJ

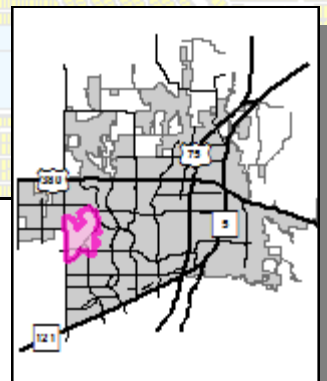


### Module 36 Map



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

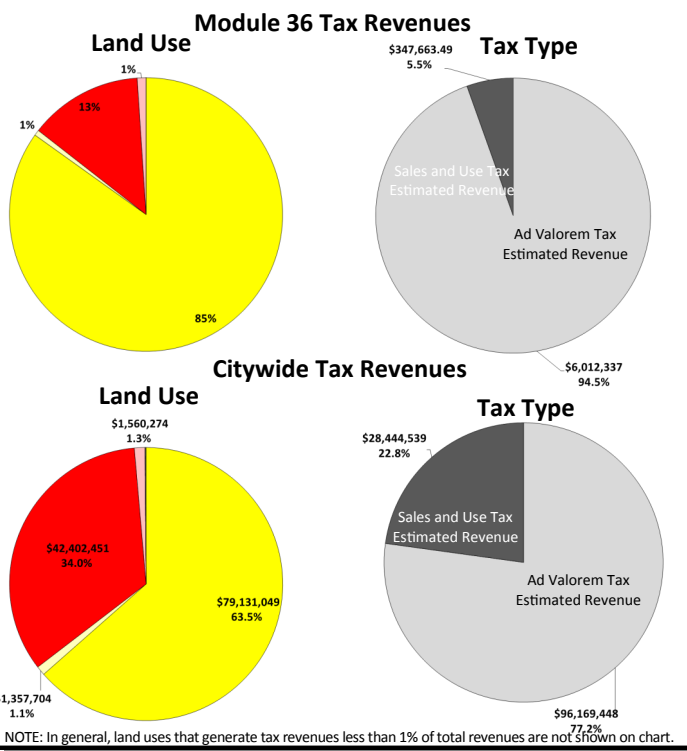
Map ID	Case Number	Project	Project Description	Acres
1	16-012SP	Stonebridge Office Park	Site plan for office buildings	0.075
2	16-027RP	Stonebridge Parcel 903 Addition	Record plat for Lots 2R2 & 2R3, Block A	0.369
3	16-032RP	Sorrento Addition	Record plat for 34 single family residential lots 1 common area	0.139
4	16-051SP	Eldorado Custer Restaurant Center	Site plan for a restaurants	0.616
5	16-163SP	Eldorado Custer Retail Restaurant	Site plan for retail and restaurant	0.619
6	16-225SP	Hat Creek Burger	Site plan for a restaurant with drive-through window	0.721
7	16-338SP	Crosspoint Church	Site plan for a church	0.084
8	16-352SP	Serene Dentistry	Site plan for a dentist office	0.909
9	17-062SP	Stonebridge Eldorado Retail Lot 3	Site plan for a retail development	0.679



### 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	\$ 5,102,801	\$ -	\$ 5,102,801
Non-Residential	\$ 807,543	\$ -	\$ 807,543
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 5,910,345</b>	<b>\$ -</b>	<b>\$ 5,910,345</b>
Vacant Residential	\$ 39,559	\$ -	\$ 39,559
Vacant Non-Residential	\$ 62,433	\$ -	\$ 62,433
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ -	\$ -	\$ -
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 101,992</b>	<b>\$ -</b>	<b>\$ 101,992</b>
<b>Grand Total (city limits only)</b>	<b>\$ 6,012,336</b>	<b>\$ -</b>	<b>\$ 6,012,336</b>



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.