

Land Use and Tax Base Summary for Module 55

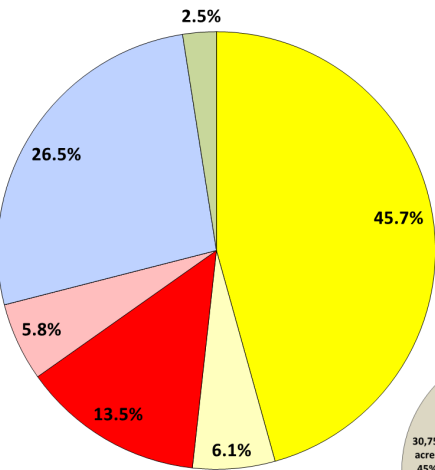
17-002Z Rezoning Request

Land Use Summary

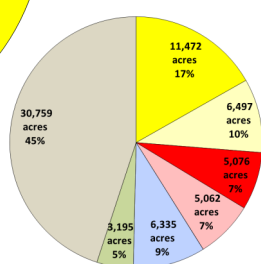
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	1,025.4
Vacant Residential	136.4
Total Residential	1,161.8 (51.7%)
Non-Residential	302.1
Vacant Non-Residential	130.1
Total Non-Residential	432.2 (19.2%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	595.2
Total Institutional (non-taxable)	595.2 (26.5%)
Agricultural/Undetermined	55.6
Total Agricultural/Undetermined²	55.6 (2.4%)
Total Acres (city limits only)	2,244.7 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,244.7

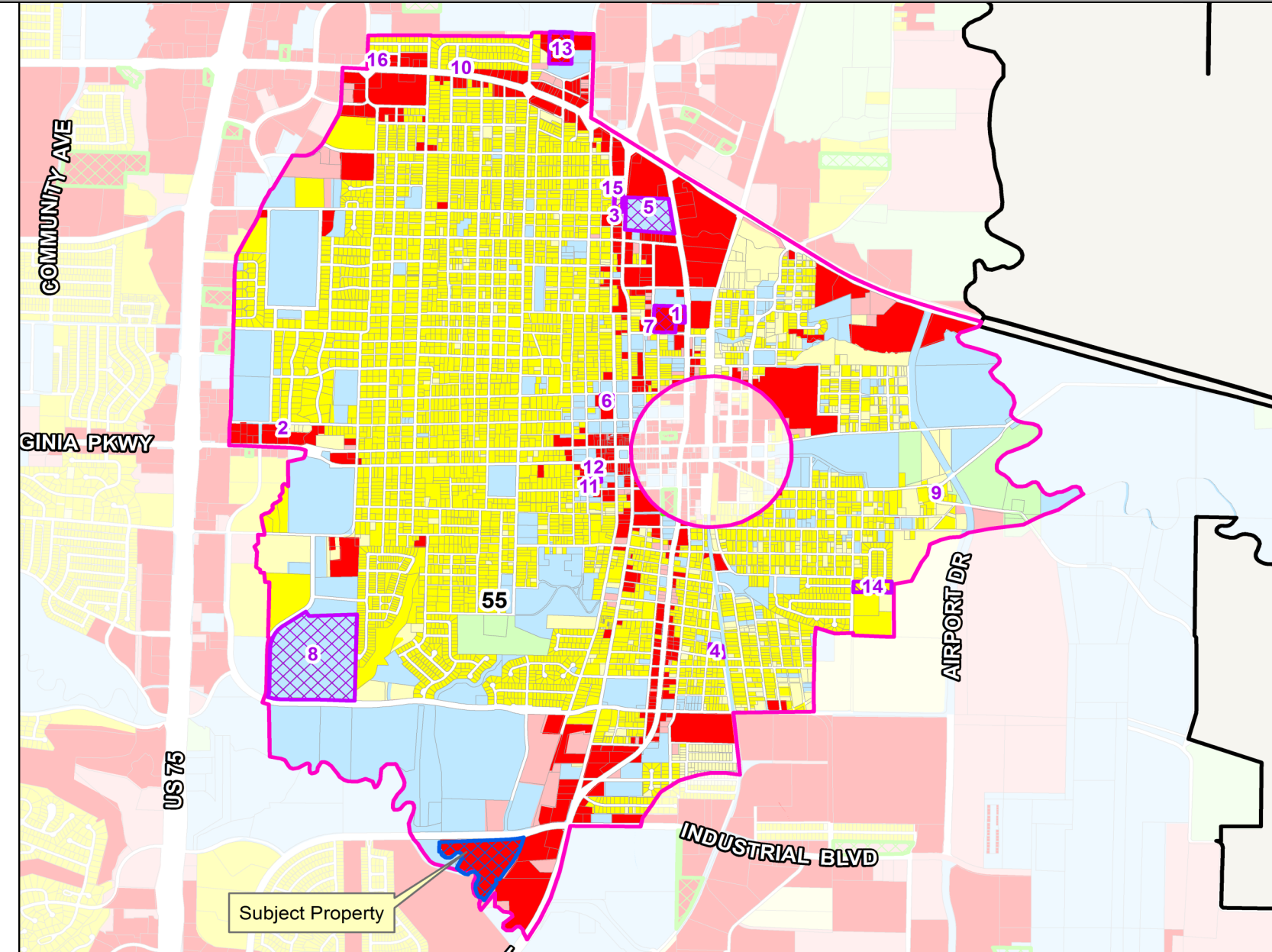
Module 55



Citywide and ETJ

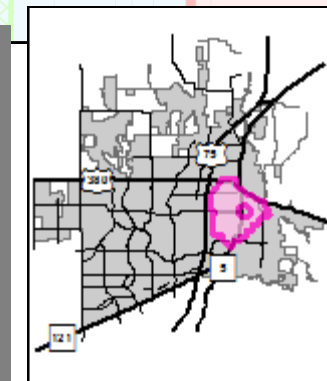


Module 55 Map



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

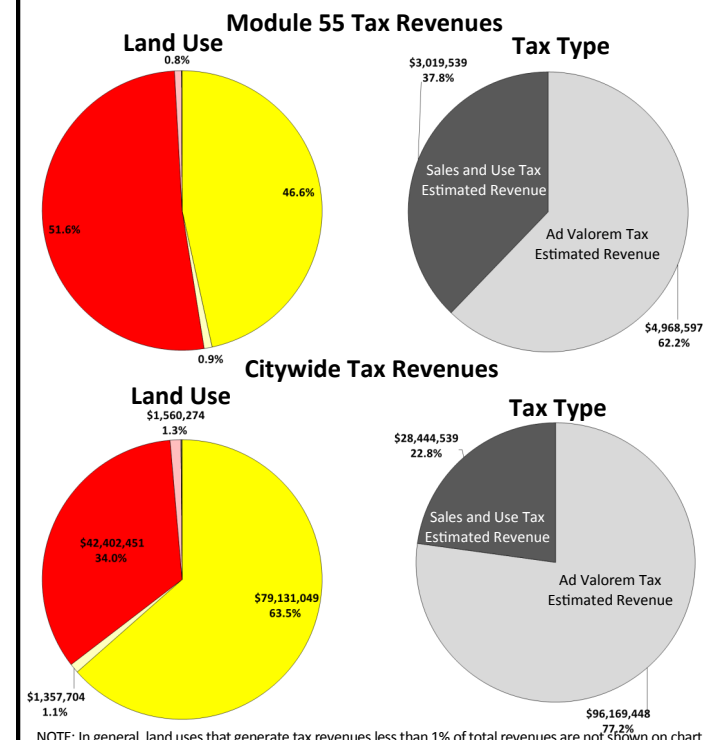
Map ID	Case Number	Project	Type	Acres
1	17-0145P	McKinney Plaza Shopping Center	Site Plan	4.83
2	17-008Z	Virginia Center Addition	Zoning	0.42
3	17-018RP	White Avenue Addition	Record Plat	0.98
4	17-021RP	Hamilton-Jefferson Addition	Record Plat	1.05
5	17-039Z	Merritt Homes	Zoning	10.21
6	17-0445P	McKinney Parking Lot #2	Site Plan	0.92
7	17-0555P	Bewley Electric Office Warehouse	Site Plan	0.17
8	17-0565P	McKinney High School	Site Plan	46.06
9	17-085Z	1500 Greenville	Zoning	0.53
10	17-1015P	1202 W University	Site Plan	0.26
11	17-1565P	The Yard	Site Plan	0.70
12	17-1805P	205 Louisiana Building	Site Plan	0.35
13	17-182RP	Tower Lane Manufacturing Addition	Record Plat	4.73
14	17-256Z	Cotton Grove	Zoning	2.75
15	17-281Z	White Avenue Addition	Zoning	0.98
16	17-2865P	Medical Professional Building	Site Plan	0.69



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



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.

