Land Use and Tax Base Summary for Module 12
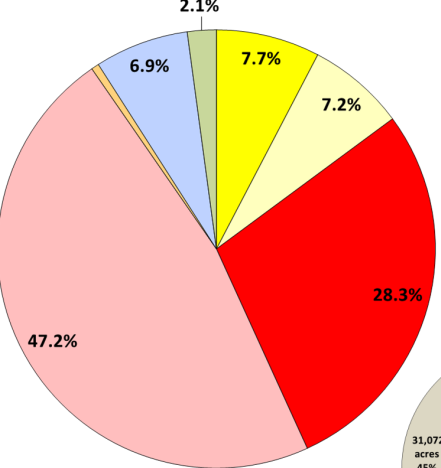
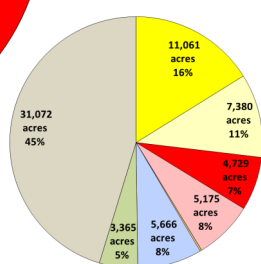## 18-0107Z Rezoning Request

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	88.8
	Vacant Residential	83.6
	Total Residential	**172.3 (14.8%)**
🟥	Non-Residential	328.0
	Vacant Non-Residential	546.6
	Total Non-Residential	**874.5 (75.4%)**
🟧	Mixed-Use	0.0
	Vacant Mixed-Use	6.6
	Total Mixed-Use [1]	**6.6 (0.5%)**
🟦	Institutional (non-taxable)	80.3
	Total Institutional (non-taxable)	**80.3 (6.9%)**
🟩	Agricultural/Undetermined	24.7
	Total Agricultural/Undetermined [2]	**24.7 (2.1%)**
	Total Acres (city limits only)	**1,158.4 (100%)**
	Extraterritorial Jurisdiction (ETJ)	0.0
	Total Extraterritorial Jurisdiction [3]	**0.0 (0%)**
	Total Acres	**1,158.5**

Module 12

Citywide and ETJ

Module 12

COLLIN MCKINNEY PKWY, CUSTER RD, ALMA RD, SILVERADO TRL, ELDORADO PKWY, LAKE FOREST DR, HARDIN BLVD, US 75, SH 121

Subject Property
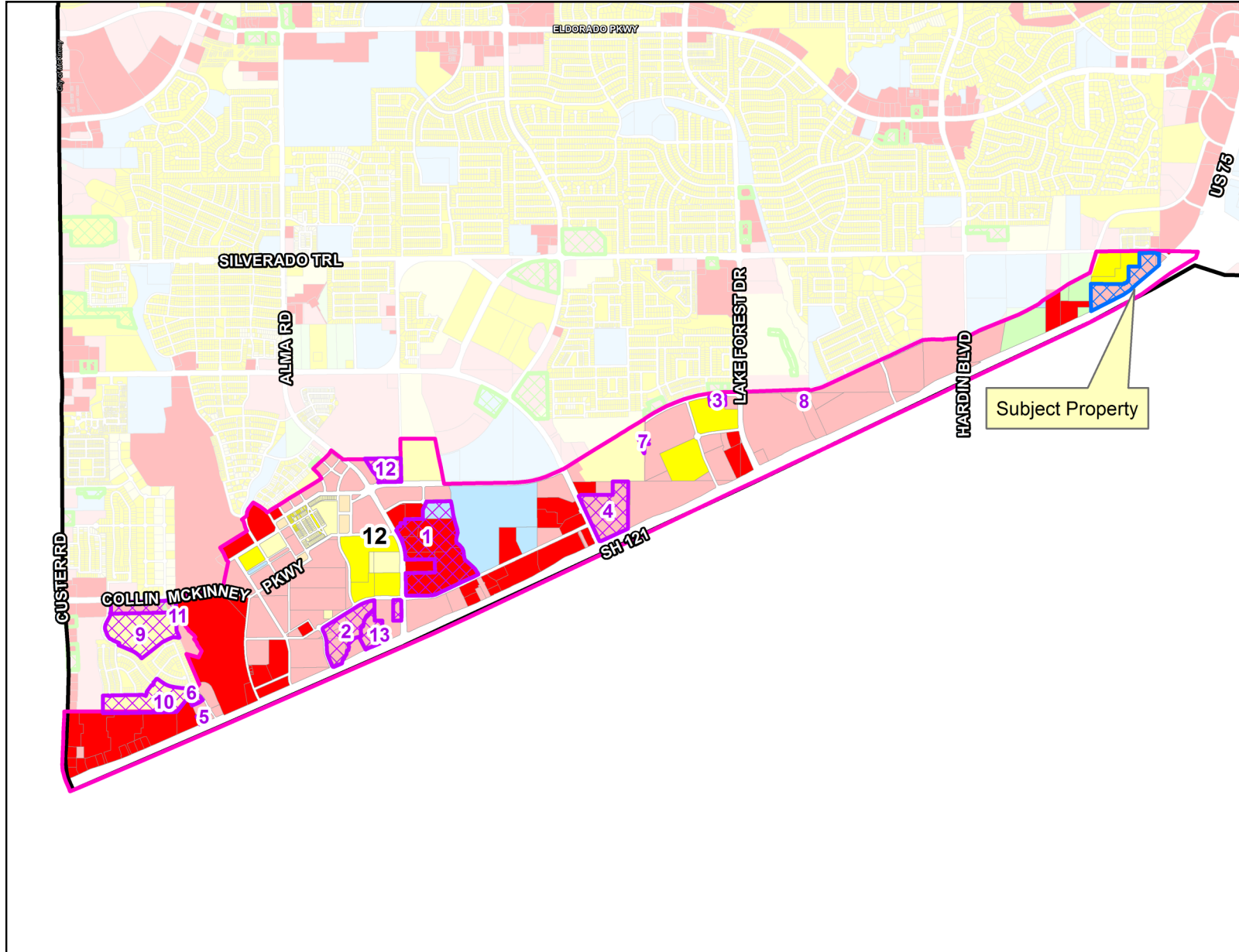
Approved Projects Impacting Land Use or Tax Base (2017, 2018) [4]

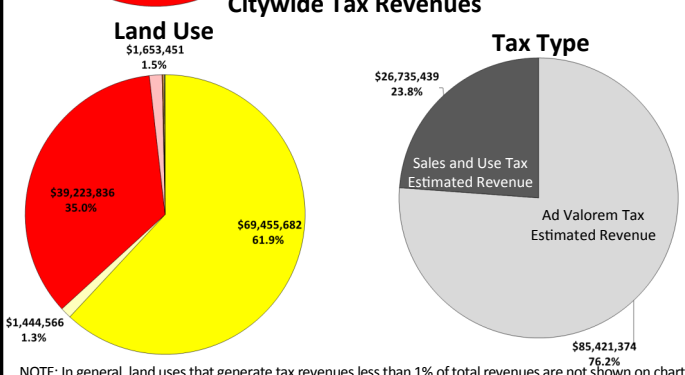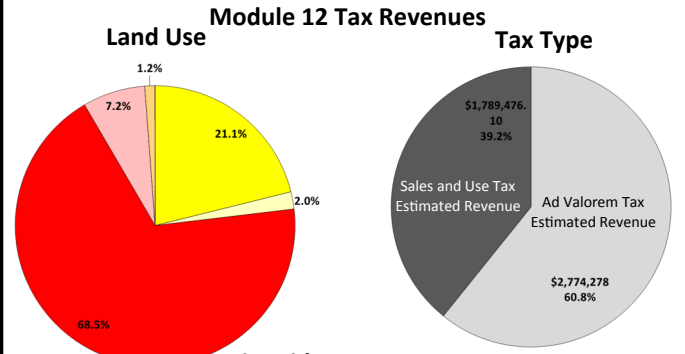| Map ID	Case Number	Project Description	Acres
1	17-235RP	RP - NTAC ADDITION - LOTS 1R2, 2R2, 4R2, 7R1 & 10, BLK A - NEC OF HENNEMAN WAY AND ALMA RD	5.45
2	17-261SP	SP - CROSSROADS PARK AT CRAIG RANCH - AMENITY CENTER - APPR. 580 FT WEST ALMA RD - SOUTH SIDE HENNEMAN WAY	19.60
3	17-037Z	ZNS - LOT 1 HEIGHTS @ LAKE FOREST ADDN - 1.81 ACRES - SEC COLLIN MCKINNEY PKWY & WESTPORT DRIVE	1.81
4	17-116SP	SP - STACY AND 121 - OFFICE AND RETAIL BUILDINGS - NEC OF SH 121 AND STACY RD	23.51
5	17-122RP	RP - SOUTHERN HILLS AT CR COMMERCIAL - LOT 4R, BLOCK A - NWC CRAIG RANCH PKWY - SH 121 SAM RAYBURN TOLL	1.15
6	17-165RP	RP - SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL LOT 2R1, BLOCK A - NWC CRAIG RANCH PKWY - SH 121 - SAM RAYBURN	1.48
7	17-190RP	RP - VINEYARDS PHASE 1 ADDITION - COMMON AREA C-1R, BLK C - APPR. 220' S. COLLIN MCKINNEY-E. SIDE AZENETH AVE	1.23
8	17-121SP	SP - VERIZON WIRELESS TELECOMMUNICATION - STEALTH ANTENNA - APP 1,400 E LAKE FOREST; S. FUTURE COLLIN MCK	0.51
9	17-221RP	RP - SOUTHERN HILLS AT CR PH 2 - 118 SF RES LOTS, 4 CA'S, 1 FUTURE UNDEVEL LOT - APPR. 1,100 E CUSTER - S COLLIN MCKINNEY	29.46
10	17-222RP	RP - SOUTHERN HILLS @ CR, PHASE 3 - 116 SF RES LOTS - 5 CA'S - APR. 850 FT E CUSTER RD- APPR, 1,800' S. COLLIN MCK	23.20
11	17-238SP	SP - SOUTHERN HILLS OFFICE PARK PH II - SEC COLLIN MCKINNEY PKWY AND PIPER GLEN RD	9.87
12	17-0015RP	Record Plat for 43 Single Family Residential Lots and 4 Common Areas (Liberty Hill)	8.64
13	17-0006SP	Site Plan for Retail, Restaurant and Pavilion Uses (HUB 121)	9.65
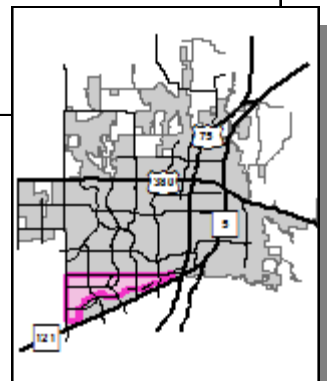
Tax Base Summary [5]

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	$ 964,059	$ -	$ 964,059
🟥	Non-Residential	$ 1,335,645	$ 1,789,476	$ 3,125,121
🟧	Mixed-Use	$ -	$ -	$ -
Tax Revenue from Developed Land		**$ 2,299,704**	**$ 1,789,476**	**$ 4,089,180**
	Vacant Residential	$ 90,667	$ -	$ 90,667
	Vacant Non-Residential	$ 329,630	$ -	$ 329,630
	Vacant Mixed-Use	$ 53,191	$ -	$ 53,191
	Agricultural/Undetermined	$ 1,086	$ -	$ 1,086
Tax Revenue from Undeveloped Land		**$ 474,574**	**$ -**	**$ 474,574**
Grand Total (city limits only)		**$ 2,774,278**	**$ 1,789,476**	**$ 4,563,754**

Module 12 Tax Revenues

Land Use

Tax Type

Citywide Tax Revenues

Land Use

Tax Type

NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

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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.

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