

Land Use and Tax Base Summary for Module 36

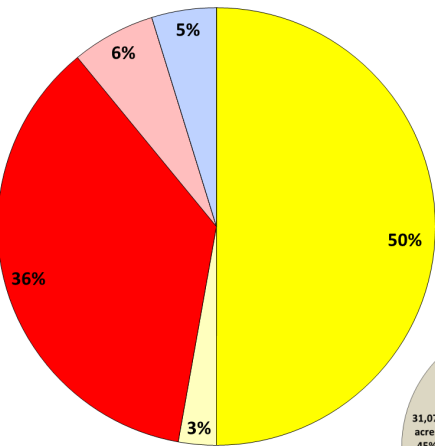
17-030Z Rezoning Request

Land Use Summary

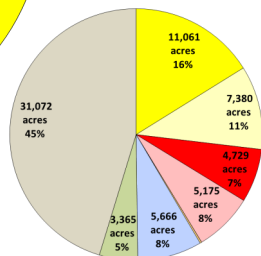
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	610.7
Vacant Residential	34.0
Total Residential	644.7 (52.7%)
Non-Residential	442.8
Vacant Non-Residential	75.4
Total Non-Residential	518.1 (42.4%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	58.3
Total Institutional (non-taxable)	58.2 (4.7%)
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined²	0.0 (0%)
Total Acres (city limits only)	1,221.1 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,221.1

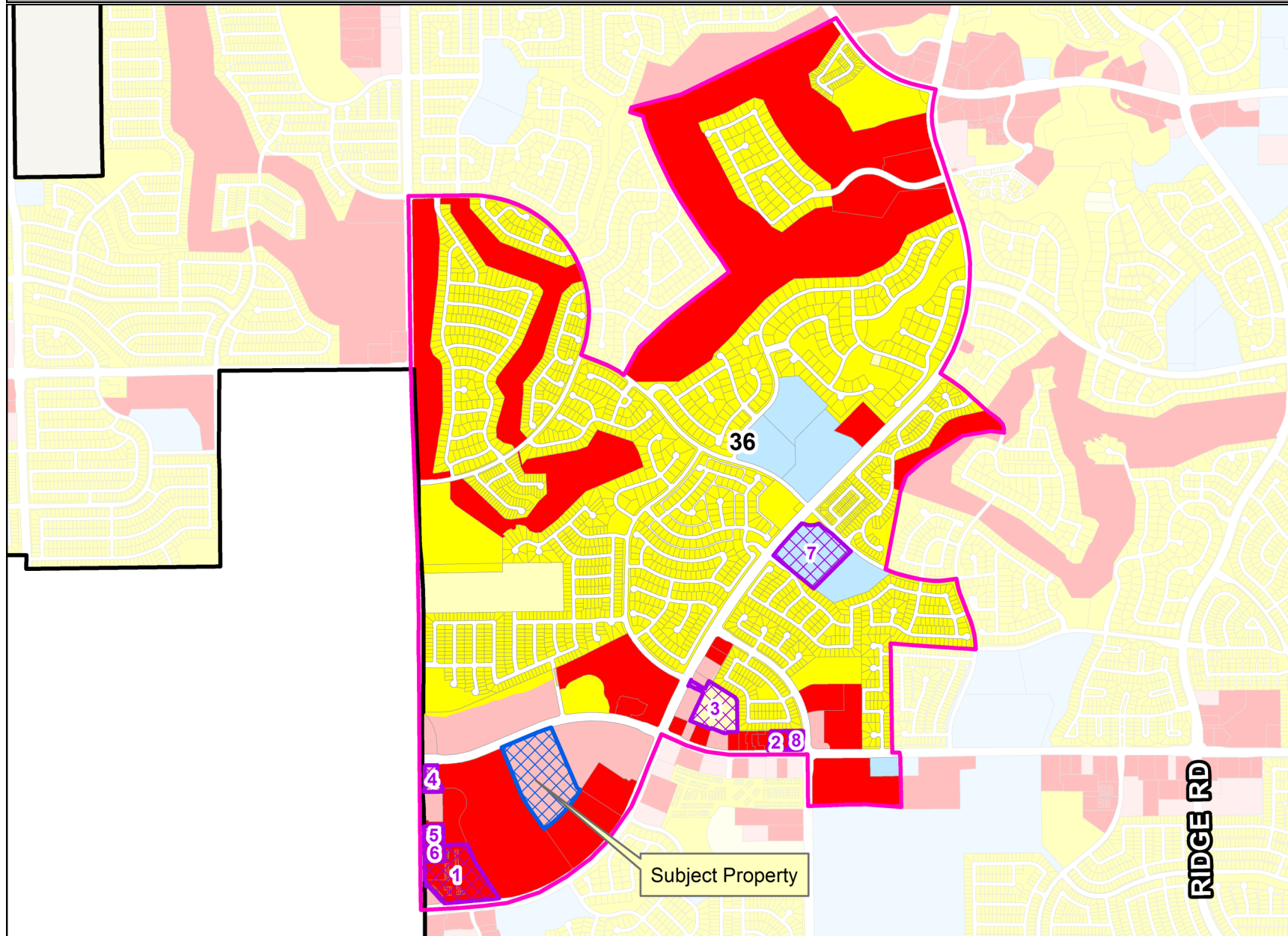
Module 36



Citywide and ETJ

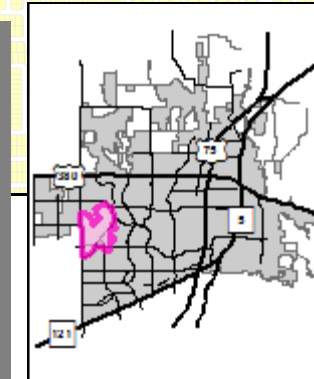


Module 36 Map



Approved Projects Impacting Land Use or Tax Base (2015, 2016)⁴

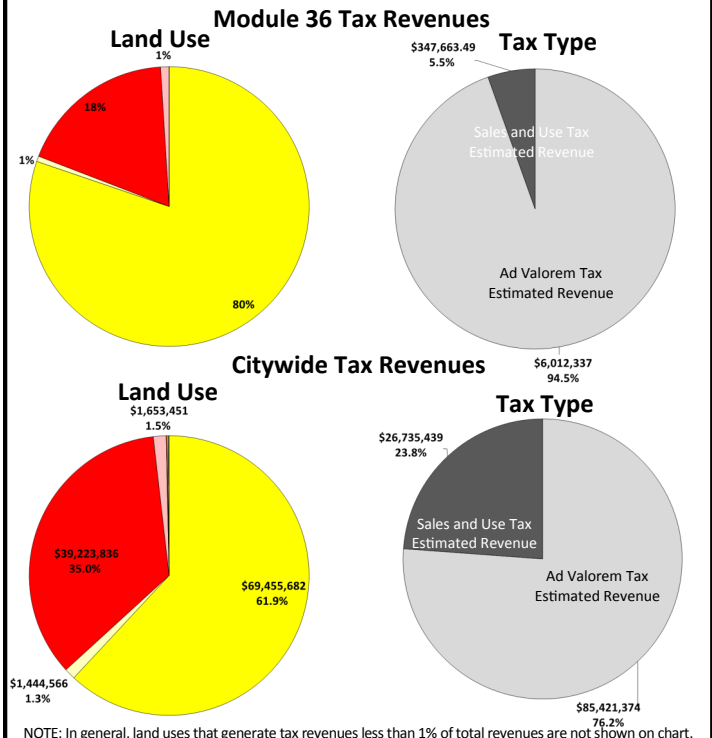
Map ID	Case Number	Project	Project Description	Acres
1	16-012SP	Stonebridge Office Park	Approval of a Site Plan for Stonebridge Office Park	13.28
2	16-027RP	Stonebridge Parcel 903 Addition	Record plat for lots 2R2 and 2R3, Block A of Stonebridge Parcel 903 Addition	2.708
3	16-032RP	Sorrento Addition	Record plat for Sorrento Addition	7.191
4	16-051SP	Eldorado Custer Restaurant Center	Approval of a Site Plan for Eldorado Custer Restaurant Center	1.623
5	16-163SP	Eldorado Custer Retail Restaurant	Approval of a Site Plan for Eldorado Custer Retail and Restaurant	1.616
6	16-225SP	Hat Creek Burger	Approval of a Site Plan for Restaurant with Drive-Through	1.387
7	16-338SP	Crosspoint Church	Approval of a Site Plan for Crosspoint Church	11.92
8	16-352SP	Serene Dentistry	Approval of a Site Plan for Serene Dentistry	1.101



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. 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	\$ 347,663	\$ 1,155,207
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 5,910,345	\$ 347,663	\$ 6,258,008
Vacant Residential	\$ 39,559	\$ -	\$ 39,559
Vacant Non-Residential	\$ 62,433	\$ -	\$ 62,433
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ -	\$ -	\$ -
Tax Revenue from Undeveloped Land	\$ 101,992	\$ -	\$ 101,992
Grand Total (city limits only)	\$ 6,012,336	\$ 347,663	\$ 6,360,000



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, 2015 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.