

Land Use and Tax Base Summary for Module 35

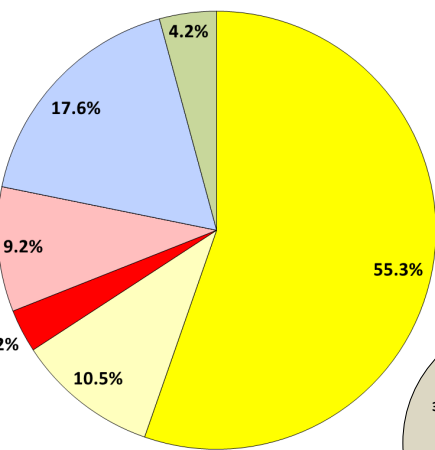
15-099Z Rezoning Request

Land Use Summary

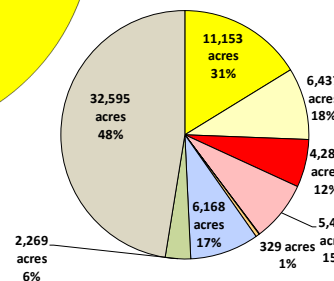
Based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped), below is a summary of existing and anticipated land uses in this module as of January 2014.

	Acres
Residential	760.1
Vacant Residential	143.7
Total Residential	903.8 (65.7%)
Non-Residential	43.8
Vacant Non-Residential	126.4
Total Non-Residential	170.3 (12.3%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	241.7
Total Institutional (non-taxable)	241.7 (17.5%)
Agricultural/Undetermined	57.8
Total Agricultural/Undetermined²	57.8 (4.2%)
Total Acres (city limits only)	1,373.6 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	1,373.6

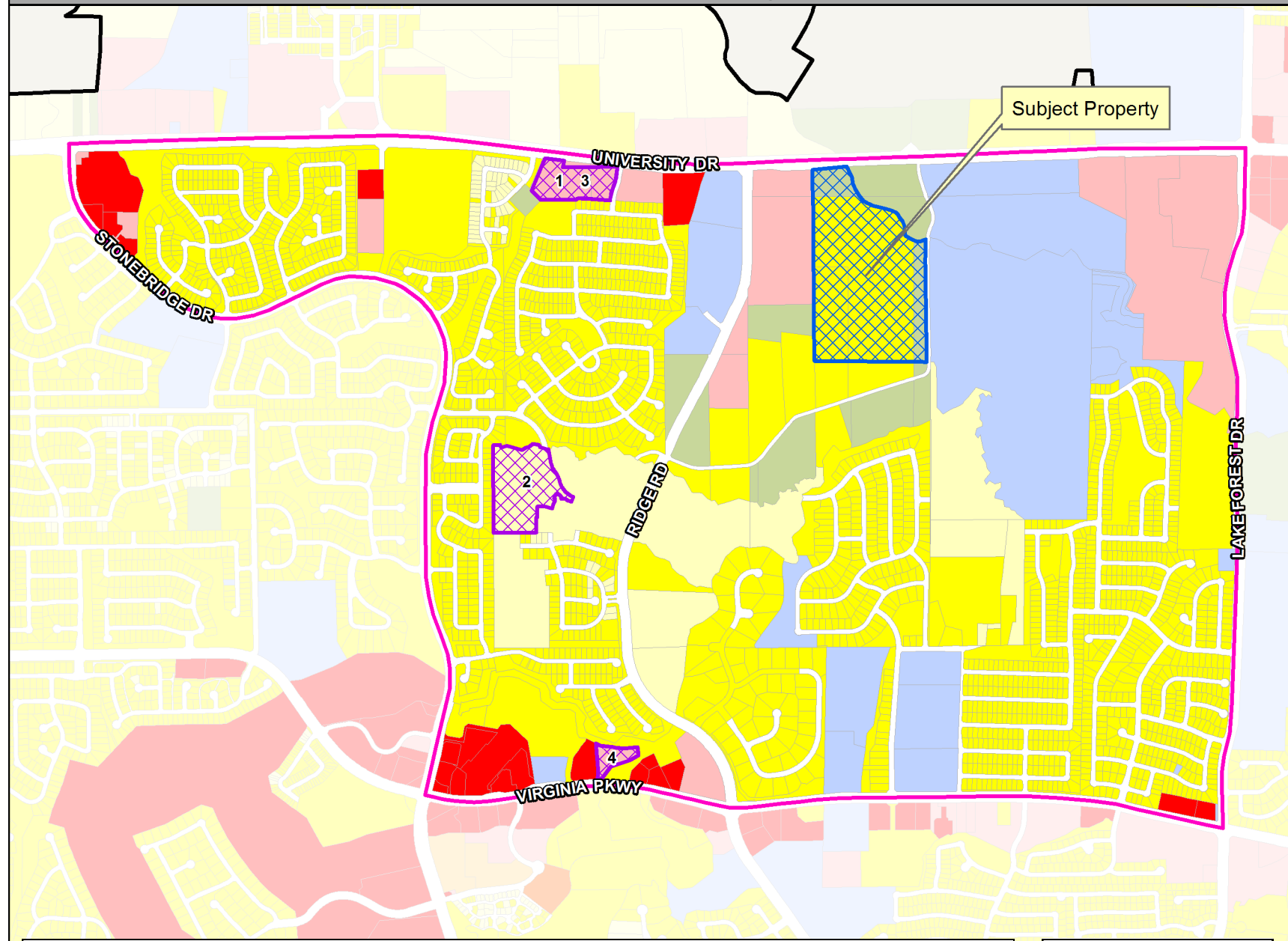
Module 35



Citywide and ETJ

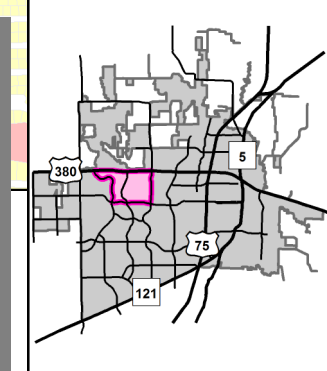


Module 35 Map



Approved Projects Impacting Land Use or Tax Base (2014, 2015)⁴

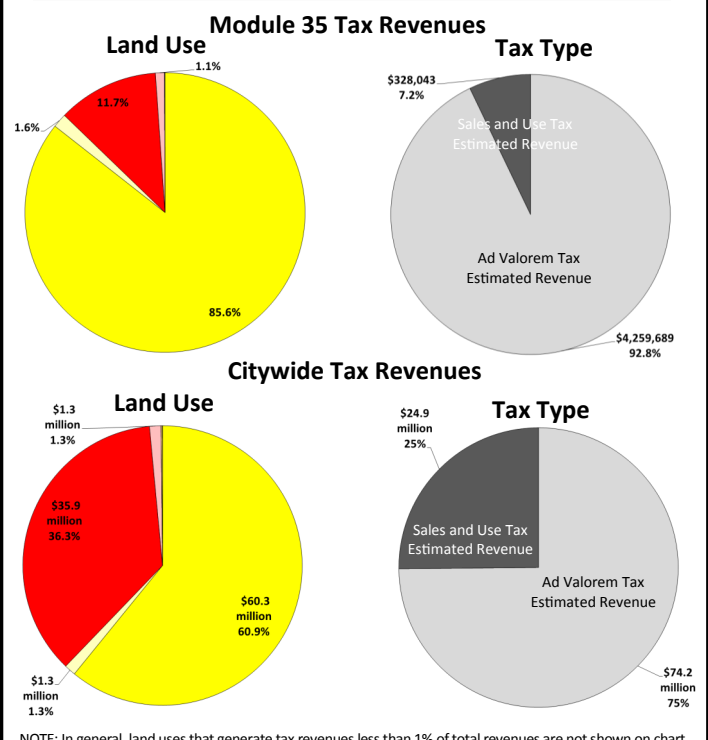
Map ID	Case Number	Project	Project Description	Acres
1	14-046SP	LTAC Hospital	Site plan for a long-term acute care hospital	7.56
2	14-186RP	Wynn Ridge Estates Ph 3	Record plat for 46 single family residential lots and 5 common area lots	13.75
3	14-194SP	McKinney Medical	Site plan for medical office and hospital	7.56
4	14-257SP	Kiddie Academy at Stonebridge Ranch	Site plan for a day-care	2.17



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2014. 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	\$ 3,927,222	\$ -	\$ 3,927,222
Non-Residential	\$ 207,371	\$ 328,043	\$ 535,413
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 4,134,593	\$ 328,043	\$ 4,462,635
Vacant Residential	\$ 74,684	\$ -	\$ 74,684
Vacant Non-Residential	\$ 48,287	\$ -	\$ 48,287
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 2,126	\$ -	\$ 2,126
Tax Revenue from Undeveloped Land	\$ 125,096	\$ -	\$ 125,096
Grand Total (city limits only)	\$ 4,259,689	\$ 328,043	\$ 4,587,732



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, 2014 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.