

Land Use and Tax Base Summary for Module 44

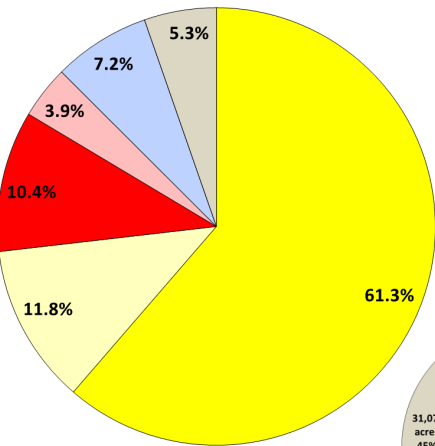
16-286Z Zoning Request

Land Use Summary

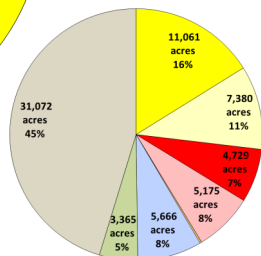
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	826.6
Vacant Residential	159.5
Total Residential	986.1 (73.1%)
Non-Residential	140.4
Vacant Non-Residential	52.6
Total Non-Residential	193.0 (14.3%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	96.8
Total Institutional (non-taxable)	96.7 (7.1%)
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined²	0.0 (0%)
Total Acres (city limits only)	1,275.8 (94.6%)
Extraterritorial Jurisdiction (ETJ)	71.8
Total Extraterritorial Jurisdiction³	71.8 (5.3%)
Total Acres	1,347.7

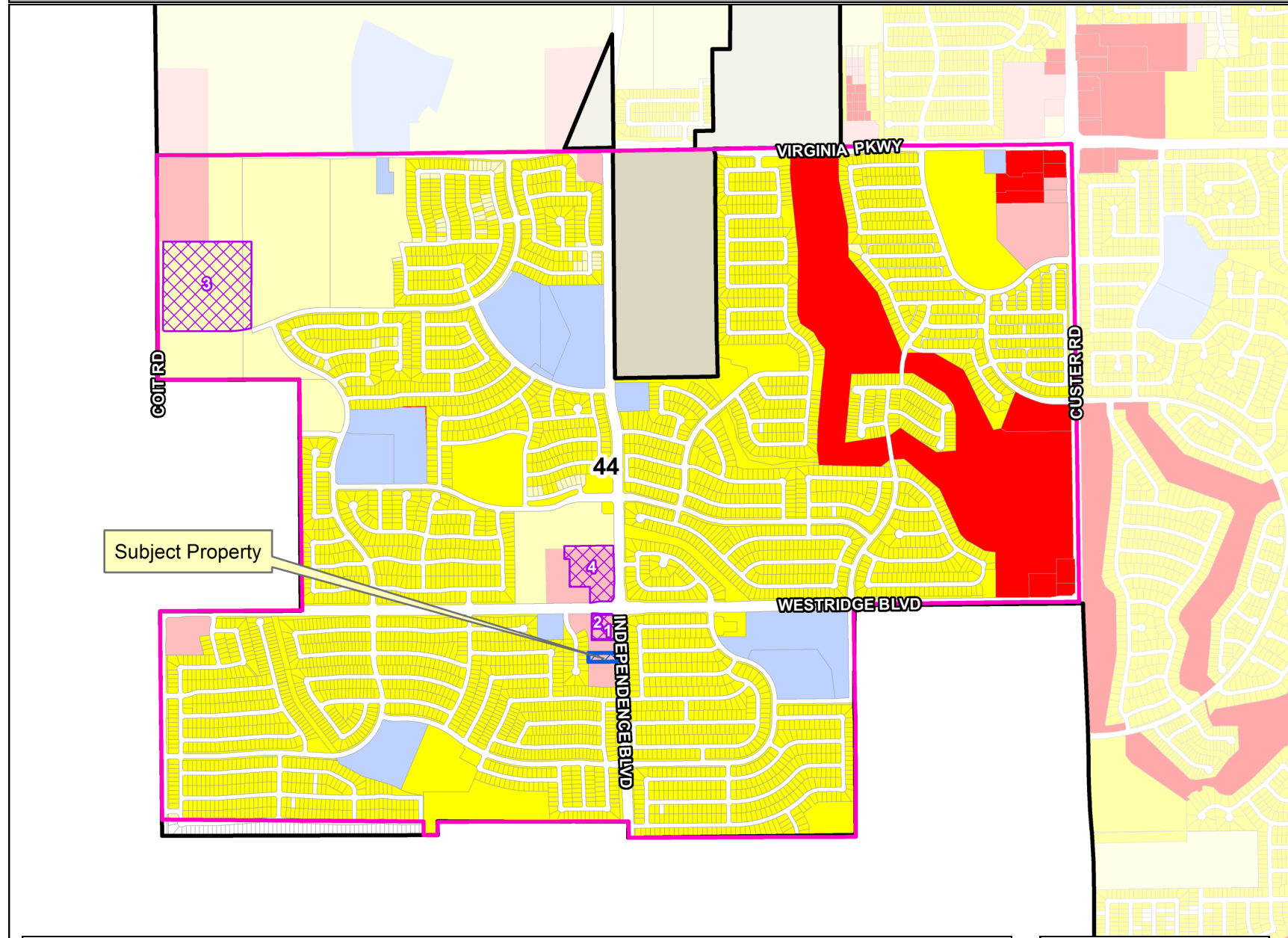
Module 44



Citywide and ETJ

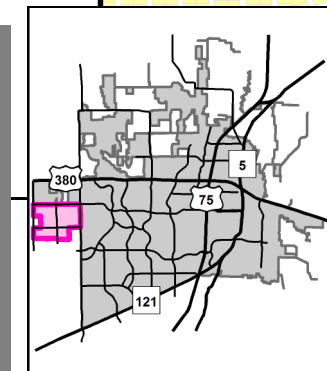


Module 44 Map



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

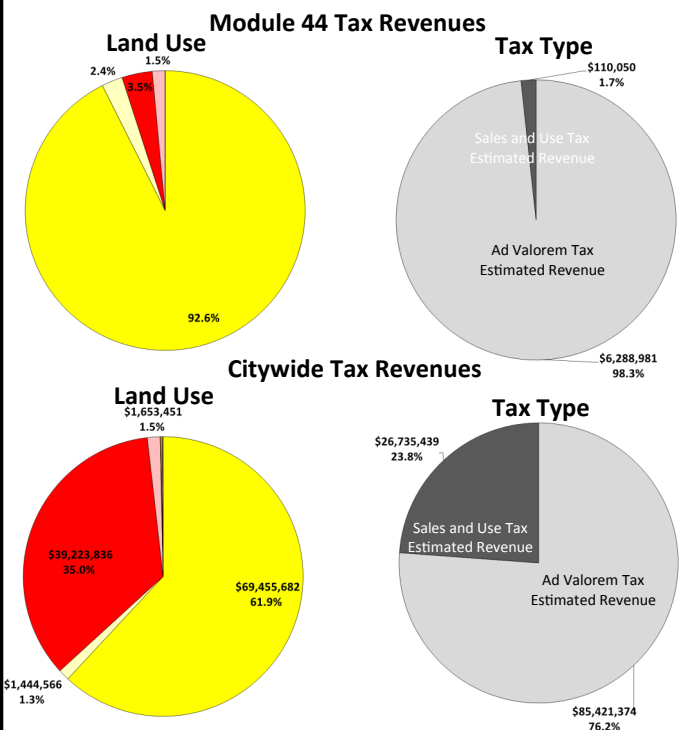
Map ID	Case Number	Project	Project Description	Acres
1	15-055SP	Restaurant Retail Heights at Westridge	Siteplan for general retail	1.89
2	15-088SP	CST Corner Store	Siteplan for gas sales general retail	1.73
3	15-163SP	The Reserve at Westridge Apts	Siteplan for multi-family development	24.39
4	16-037SP	Westridge Retail	Siteplan for grocery store, gas sales, general retail, and restaurants	6.94



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	\$ 5,925,416	\$ -	\$ 5,925,416
Non-Residential	\$ 114,217	\$ 110,050	\$ 224,267
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 6,039,633	\$ 110,050	\$ 6,149,683
Vacant Residential	\$ 155,038	\$ -	\$ 155,038
Vacant Non-Residential	\$ 94,310	\$ -	\$ 94,310
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ -	\$ -	\$ -
Tax Revenue from Undeveloped Land	\$ 249,348	\$ -	\$ 249,348
Grand Total (city limits only)	\$ 6,288,981	\$ 110,050	\$ 6,399,031



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.