

# Land Use and Tax Base Summary for Module 13

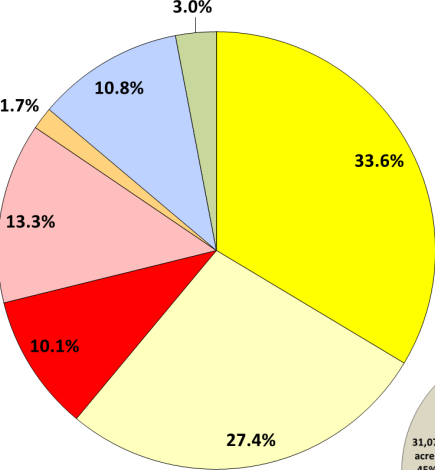
## 16-329Z Rezoning Request

### Land Use Summary

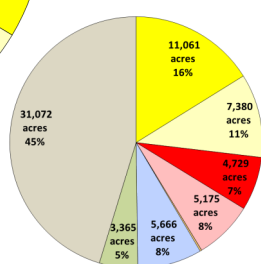
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	746.9
Vacant Residential	610.0
<b>Total Residential</b>	<b>1,356.8 (61%)</b>
Non-Residential	224.6
Vacant Non-Residential	296.7
<b>Total Non-Residential</b>	<b>521.3 (23.4%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	36.7
<b>Total Mixed-Use<sup>1</sup></b>	<b>36.7 (1.6%)</b>
Institutional (non-taxable)	241.0
<b>Total Institutional (non-taxable)</b>	<b>241.0 (10.8%)</b>
Agricultural/Undetermined	66.7
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>66.7 (3%)</b>
<b>Total Acres (city limits only)</b>	<b>2,222.6 (100%)</b>
Extraterritorial Jurisdiction (ETJ)	0.0
<b>Total Extraterritorial Jurisdiction<sup>3</sup></b>	<b>0.0 (0%)</b>
<b>Total Acres</b>	<b>2,222.6</b>

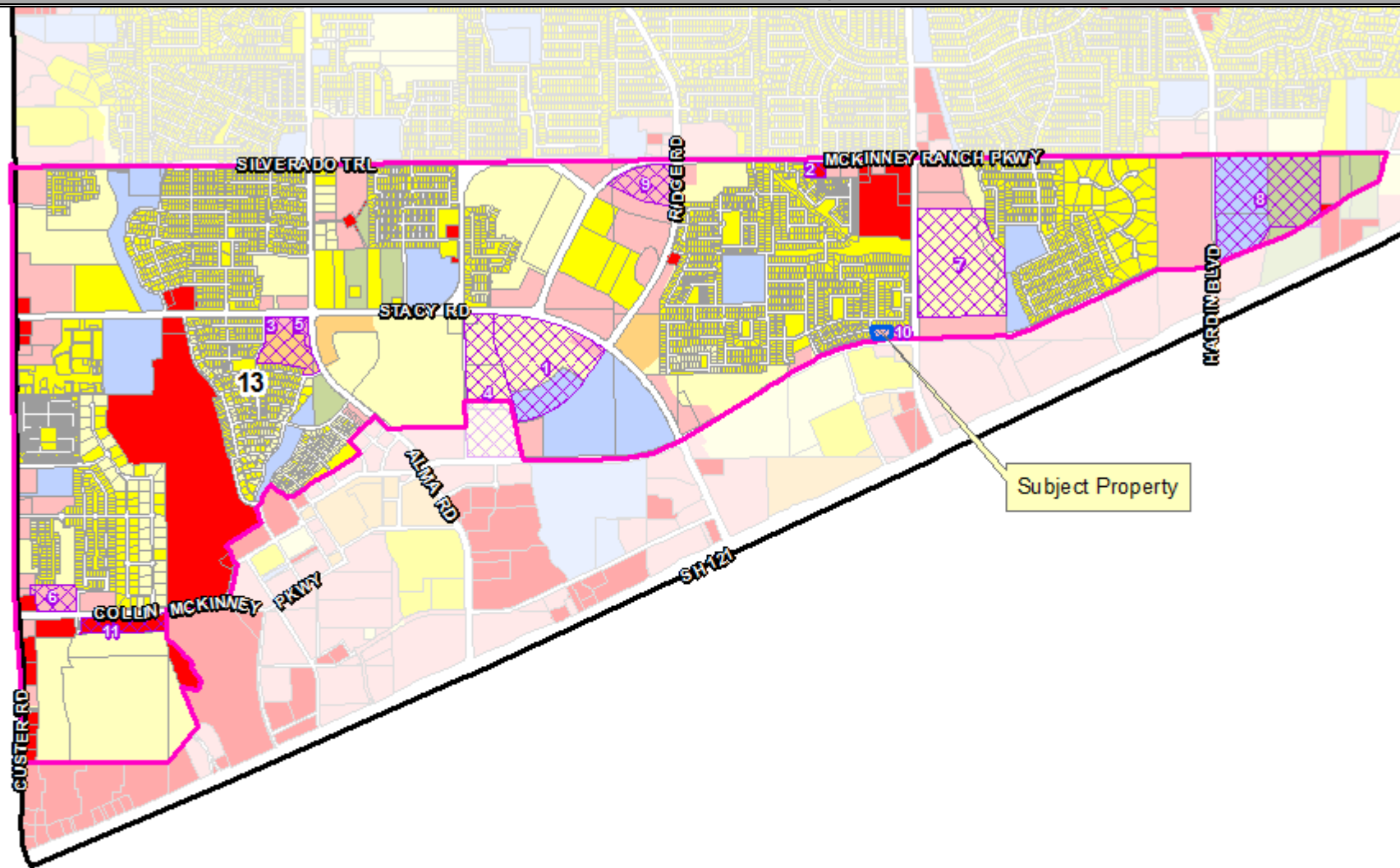
### Module 13



### Citywide and ETJ

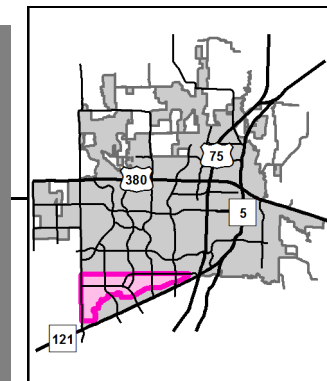


### Module 13 Map



### Approved Projects Impacting Land Use or Tax Base (2015, 2016)<sup>4</sup>

Map ID	Case Number	Project	Project Description	Acres
1	15-006Z	The Grove at Craig Ranch	Rezone fewer than 55 acres, generally from PD to PD for residential and commercial uses	54.62
2	15-010Z	McKinney Ranch Avalon Homes	Rezone fewer than 3 acres, generally from AG to PD for commercial uses	2.38
3	15-083Z	McKinney Seven 17	Rezone fewer than 16 acres, generally from PD to PD to modify development standards	15.21
4	15-084Z	Collin CR Wellness	Rezone fewer than 43 acres, generally from AG and PD to PD for residential uses	42.20
5	15-197SP	CST Corner Store	Site plan for a grocery store	2.27
6	15-215SP	Luxury Seniors at Craig Ranch	Site plan for a senior multi-family development	7.89
7	15-280Z	Blackmon Tract	Rezone fewer than 65 acres, generally from PD to SF5 and TH for residential uses	64.23
8	16-018Z	MISD Property	Rezone fewer than 65 acres, generally from C, PD, and AG to GC for institutional uses	64.39
9	15-243Z	PRMG McKinney Ranch	Rezone fewer than 14 acres, generally from PD to PD to modify development standards	13.5
10	16-004Z	Victory at Lake Forest	Rezone fewer than 1 acre, generally from PD to C1 for commercial uses	0.82
11	16-250Z	Collin McKinney Parkway	Rezone fewer than 10 acres, generally from PD to SO for office uses	9.87

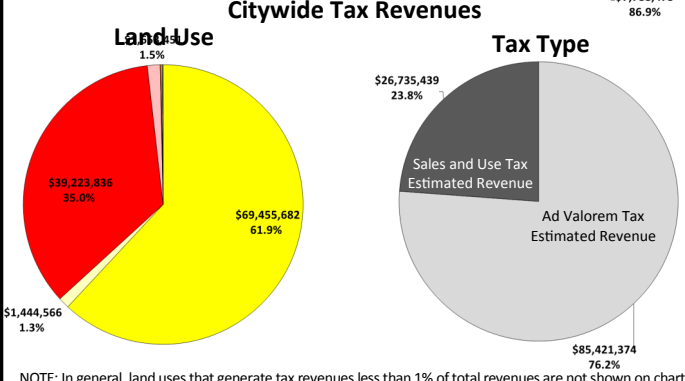
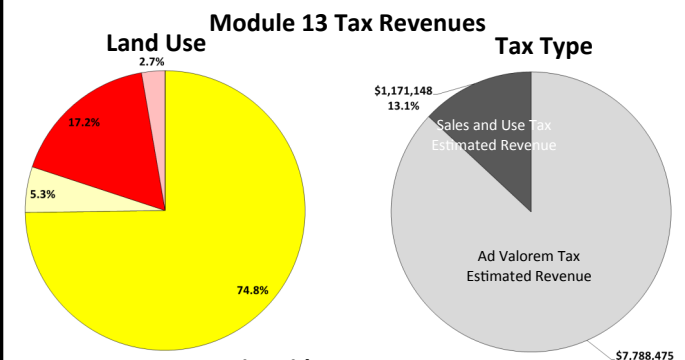


### Tax Base Summary<sup>5</sup>

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	\$ 6,699,565	\$ -	\$ 6,699,565
Non-Residential	\$ 372,324	\$ 1,171,148	\$ 1,543,472
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 7,071,890</b>	<b>\$ 1,171,148</b>	<b>\$ 8,243,037</b>
Vacant Residential	\$ 473,725	\$ -	\$ 473,725
Vacant Non-Residential	\$ 242,521	\$ -	\$ 242,521
Vacant Mixed-Use	\$ 122	\$ -	\$ 122
Agricultural/Undetermined	\$ 218	\$ -	\$ 218
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 716,585</b>	<b>\$ -</b>	<b>\$ 716,585</b>

Grand Total (city limits only)	Ad Valorem	Sales Tax	Total
	\$ 7,788,475	\$ 1,171,148	\$ 8,959,622



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.