

# Land Use and Tax Base Summary for Module 55

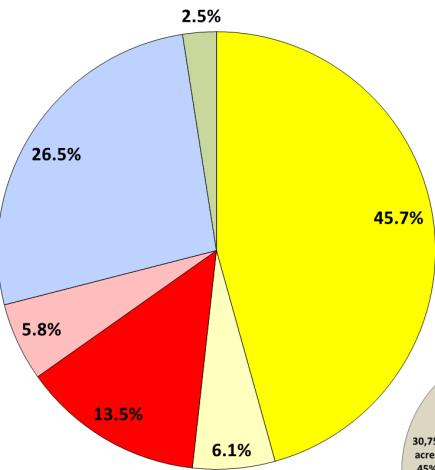
## 17-281Z Rezoning Request

### Land Use Summary

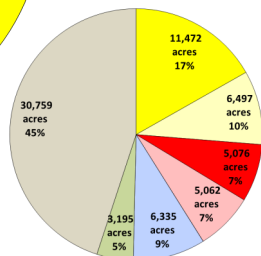
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	1,025.4
Vacant Residential	136.4
<b>Total Residential</b>	<b>1,161.8 (51.7%)</b>
Non-Residential	302.1
Vacant Non-Residential	130.1
<b>Total Non-Residential</b>	<b>432.2 (19.2%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	0.0
<b>Total Mixed-Use<sup>1</sup></b>	<b>0 (0%)</b>
Institutional (non-taxable)	595.2
<b>Total Institutional (non-taxable)</b>	<b>595.2 (26.5%)</b>
Agricultural/Undetermined	55.6
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>55.6 (2.4%)</b>
<b>Total Acres (city limits only)</b>	<b>2,244.7 (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>2,244.7</b>

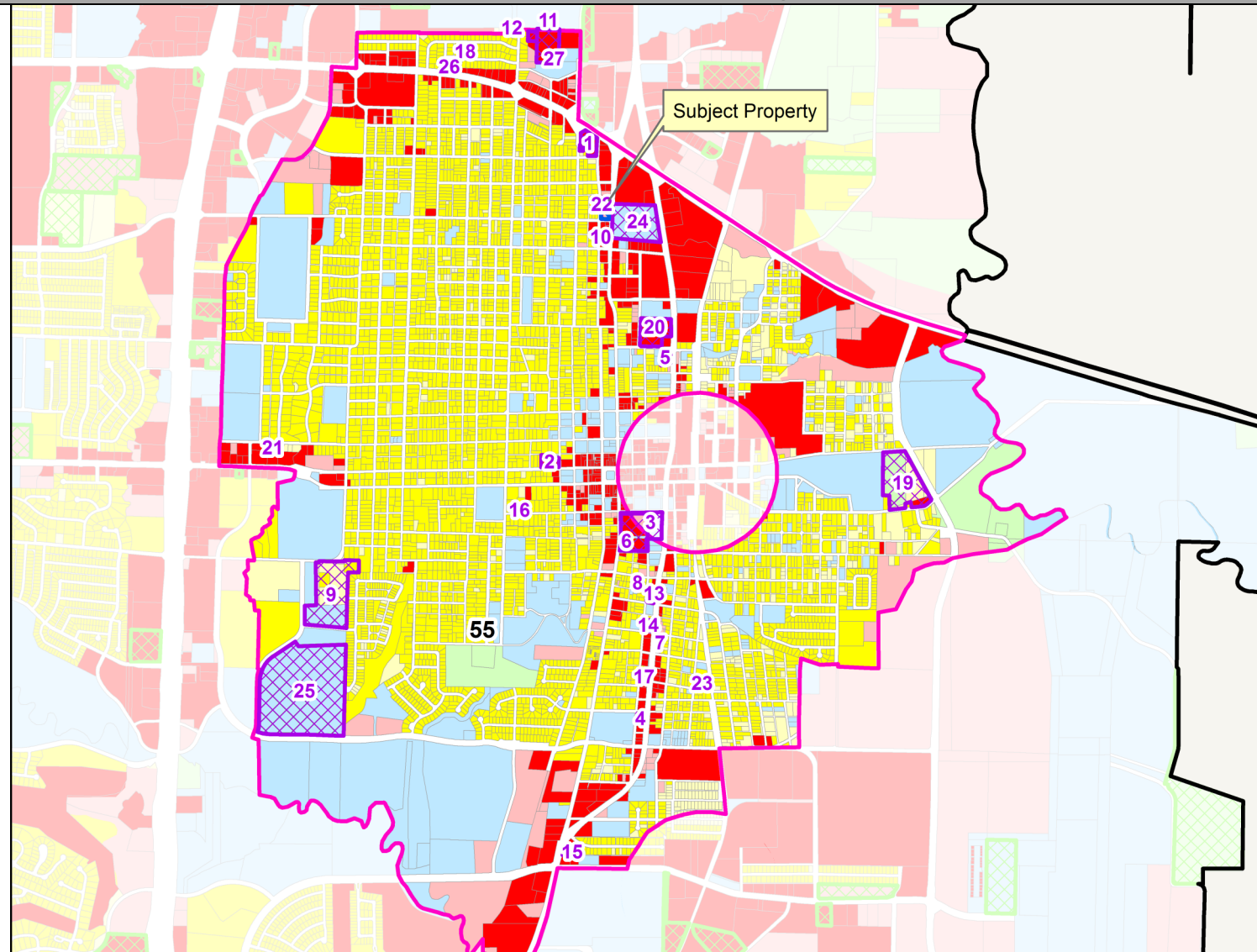
### Module 55



### Citywide and ETJ



### Module 55 Map



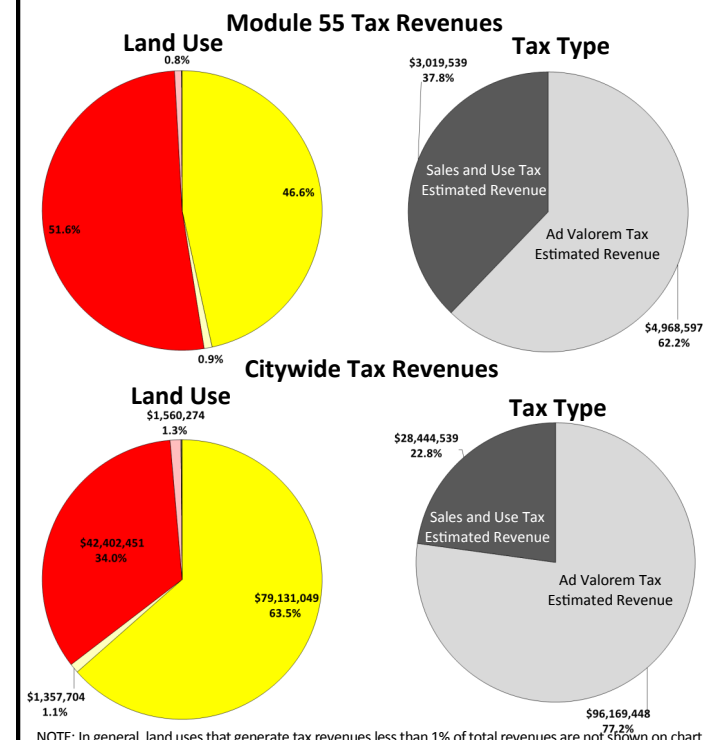
### Approved Projects Impacting Land Use or Tax Base (2016, 2017)<sup>4</sup>

Map ID	Case Number	Project	Project Description	Acres
1	16-0202	1302 N. Church St.	Rezone the subject property from PD and RS 60 to C2	1.988
2	16-0535P	400 W Virginia Office Building	Site plan for an office building	1.157
3	16-104RP	Downtown McKinney Mixed Use Addition	Site plan for automobile sales	8.766
4	16-1235P	HRMN Auto Sales	Site plan for retail and multi-family	0.483
5	16-1555P	Family Dollar	Rezone the subject property from "BN" to "PD - Planned Development	0.911
6	16-1665P	Downtown McKinney Block 1 and 2	Rezone the subject property from "BN" to "PD" - Planned Development	6.347
7	16-1672	McDonald South Retail	Rezone the subject property from RS 60 Single Family to U - Light Industrial	0.516
8	16-1712	McKinney North Retail	Site plan for an office building and parking	0.450
9	16-209RP	Vintage Place Addition	Record plat for 45 single family residential lots, 1 residential lot	15.197
10	16-2285P	Taqueria Hernandez Restaurant	Site plan for restaurant expansion	0.336
11	16-2552	Tower Lane	Rezone the subject property from RS 60 Single Family to U - Light Industrial	0.548
12	16-2585P	Tower Lane Addition	Site plan for an office / warehouse building	0.548
13	16-2815P	McDonald Tortilla Factory	Site plan for a restaurant	0.449
14	16-2825P	McDonald South Retail	Site plan for a retail building	0.555
15	16-3102	S. McDonald St.	Rezone the subject property from single family to "C3"	0.834
16	16-315RP	Cherry Addition	Amending plat for Lot 4, Block A	0.132
17	16-3305P	Texas Diesel Store	Site plan for an office building and parking	0.232
18	16-3492	Black and Smith Addition	Rezone the subject property from "RS 60" to "C1" - Neighborhood Commercial District	0.282
19	16-3742	Creeks on Virginia	Rezone the subject property from "AG" to "PD"	12.321
20	17-0145P	McKinney Plaza Shopping Center	Site plan for McKinney Plaza Shopping Center	4.831
21	17-0082	Virginia Center Addition	Rezone the subject property from "PD" to "SO" - Suburban Office District	0.415
22	17-018RP	White Avenue Addition	Record plat for Lots 1-6, Block A	0.976
23	17-021RP	Hamilton-Jefferson Addition	Record plat for Lots 1-6, Block A	1.047
24	17-0392	Merriitt Homes	Rezone the subject property from "RG 18" to "PD" - Planned Development	10.205
25	17-0585P	McKinney High School	Site plan for a Fine Arts and Education Building	46.060
26	17-1015P	1202 W University	Site plan for an office building	0.261
27	17-182RP	Tower Lane Manufacturing Addition	Record plat for Lots 1 and 2, Block A	4.728

### 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 2016. 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	\$ 3,719,090	\$ -	\$ 3,719,090
Non-Residential	\$ 1,105,642	\$ 3,019,539	\$ 4,125,181
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 4,824,732</b>	<b>\$ 3,019,539</b>	<b>\$ 7,844,271</b>
Vacant Residential	\$ 73,953	\$ -	\$ 73,953
Vacant Non-Residential	\$ 64,505	\$ -	\$ 64,505
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 5,407	\$ -	\$ 5,407
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 143,865</b>	<b>\$ -</b>	<b>\$ 143,865</b>
<b>Grand Total (city limits only)</b>	<b>\$ 4,968,597</b>	<b>\$ 3,019,539</b>	<b>\$ 7,988,136</b>



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.

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.

