

# Land Use and Tax Base Summary for Module 51

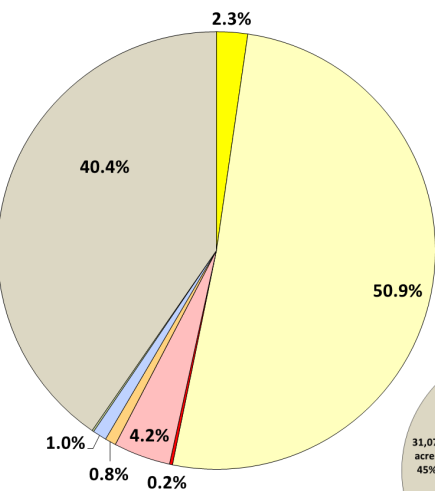
## 16-277Z Zoning Request

### Land Use Summary

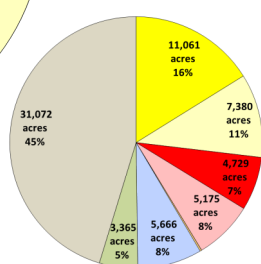
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	53.0
Vacant Residential	1,175.8
<b>Total Residential</b>	<b>1,228.8 (53.2%)</b>
Non-Residential	5.1
Vacant Non-Residential	97.0
<b>Total Non-Residential</b>	<b>102.1 (4.4%)</b>
Mixed-Use	0.0
Vacant Mixed-Use	18.7
<b>Total Mixed-Use<sup>1</sup></b>	<b>18.7 (0.8%)</b>
Institutional (non-taxable)	23.8
<b>Total Institutional (non-taxable)</b>	<b>23.7 (1%)</b>
Agricultural/Undetermined	3.1
<b>Total Agricultural/Undetermined<sup>2</sup></b>	<b>3.0 (0.1%)</b>
<b>Total Acres (city limits only)</b>	<b>1,376.4 (59.6%)</b>
Extraterritorial Jurisdiction (ETJ)	932.4
<b>Total Extraterritorial Jurisdiction<sup>3</sup></b>	<b>932.4 (40.3%)</b>
<b>Total Acres</b>	<b>2,308.8</b>

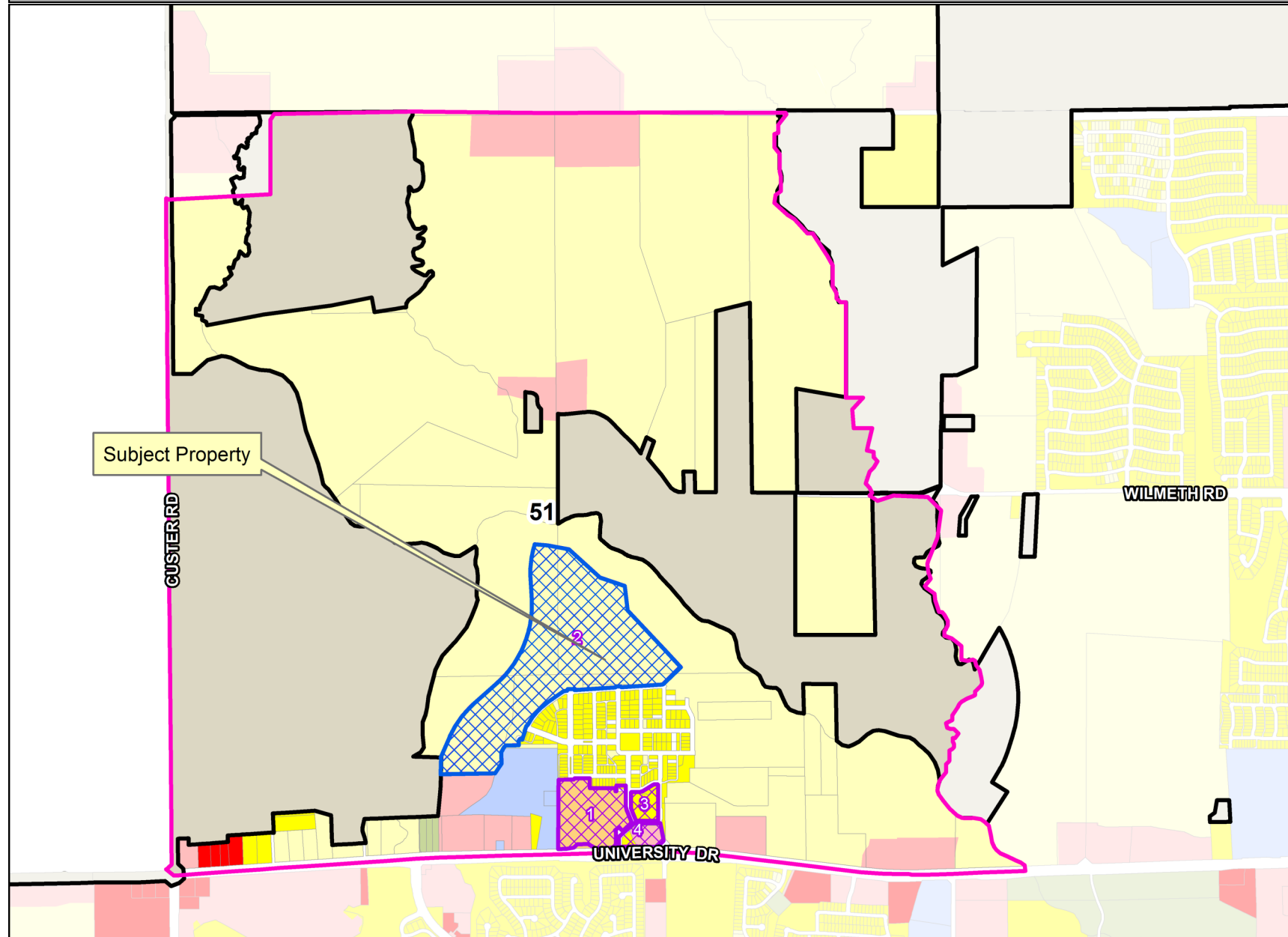
### Module 51



### Citywide and ETJ

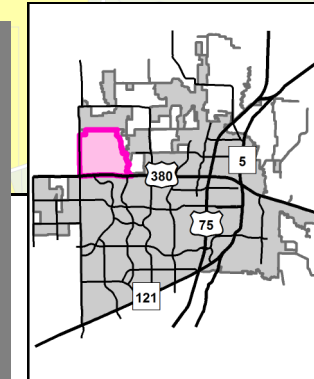


### Module 51 Map



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

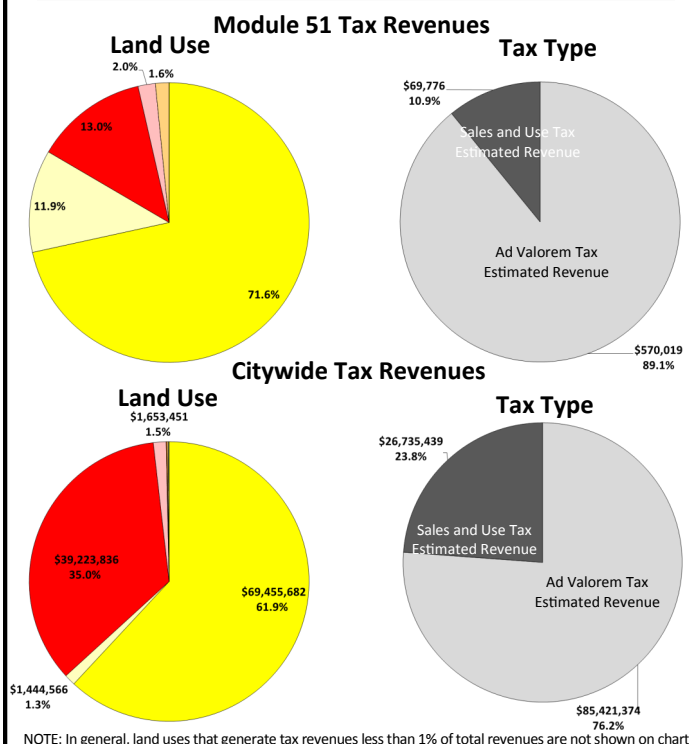
Map ID	Case Number	Project	Project Description	Acres
1	15-019RP	Tucker Hill, Ph 3	Record plat for 55 single family lots and 6 common areas	18.43
2	15-060Z	Tucker Hill, Ph 4	Rezone fewer than 95 acres, generally from PD to PD to modify development standards	94.08
3	15-337SP	Tucker Hill Residents' Club	Site plan for amenity center	3.7
4	16-127SP	Tucker Hill Office and Retail	Site plan for office and retail uses	2.57



### 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	\$ 457,914	\$ -	\$ 457,914
Non-Residential	\$ 13,360	\$ 69,776	\$ 83,136
Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 471,274</b>	<b>\$ 69,776</b>	<b>\$ 541,050</b>
Vacant Residential	\$ 75,863	\$ -	\$ 75,863
Vacant Non-Residential	\$ 12,820	\$ -	\$ 12,820
Vacant Mixed-Use	\$ 10,036	\$ -	\$ 10,036
Agricultural/Undetermined	\$ 25	\$ -	\$ 25
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 98,745</b>	<b>\$ -</b>	<b>\$ 98,745</b>
<b>Grand Total (city limits only)</b>	<b>\$ 570,019</b>	<b>\$ 69,776</b>	<b>\$ 639,794</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, 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.