

Land Use and Tax Base Summary for Module 42

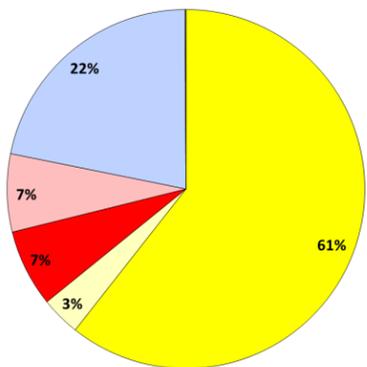
ZONE2019-0072 Rezone

Land Use Summary

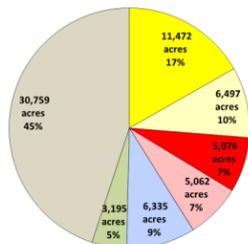
Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	585.1
Vacant Residential	34.3
Total Residential	619.4 (64.1%)
Non-Residential	67.2
Vacant Non-Residential	67.7
Total Non-Residential	134.9 (13.9%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use ¹	0 (0%)
Institutional (non-taxable)	209.9
Total Institutional (non-taxable)	209.8 (21.7%)
Agricultural/Undetermined	0.9
Total Agricultural/Undetermined ²	0.9 (0%)
Total Acres (city limits only)	965.1 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction ³	0.0 (0%)
Total Acres	965.1

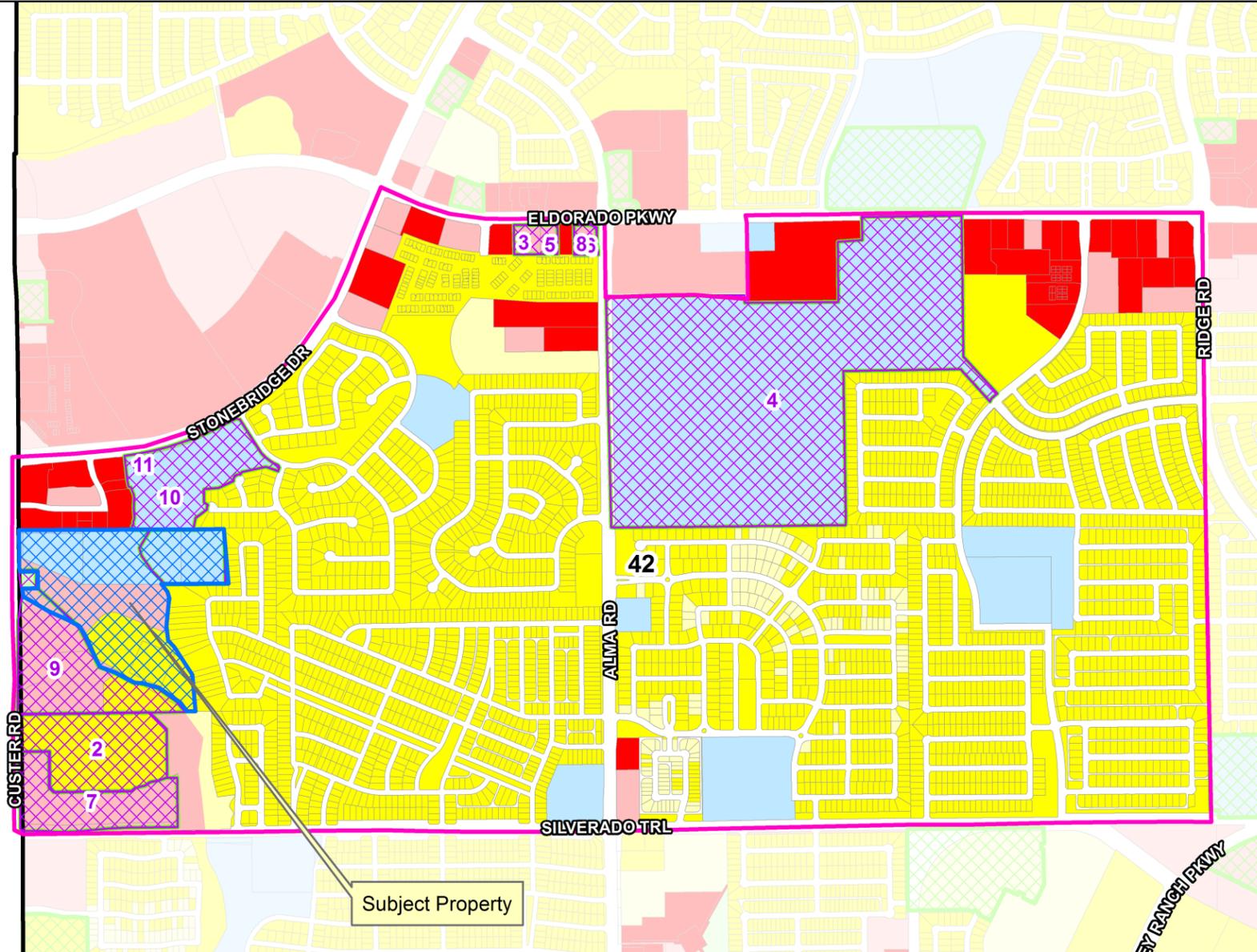
Module 42



Citywide and ETJ

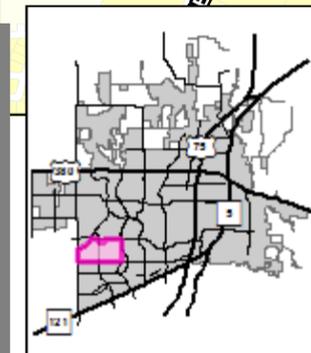


Module 42 Map



Approved Projects Impacting Land Use or Tax Base (2018, 2019) ⁴

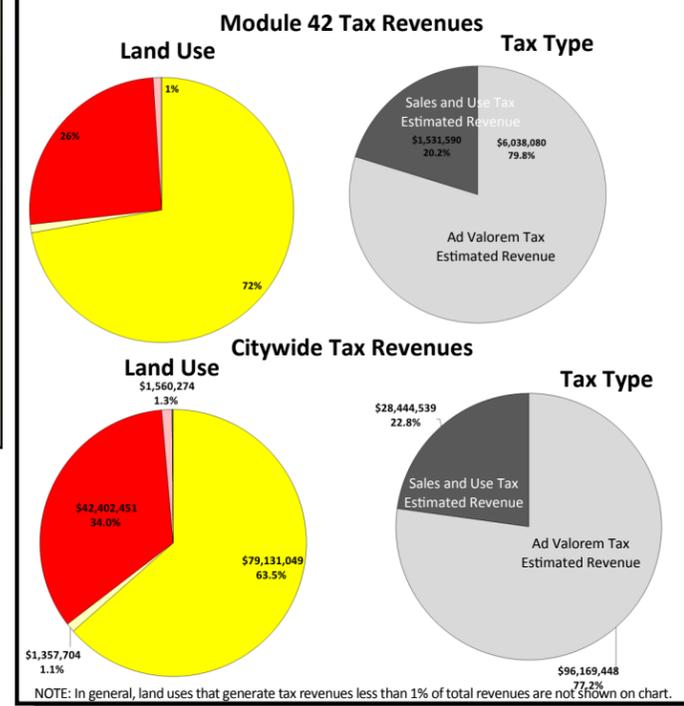
Map ID	Case Number	Project Description	Acres
1	SITE2017-00000192	Site plan for a retail and restaurant building	1.25
2	SITE2017-00000251	SP - DISCOVERY AT ROWLETT CREEK OPEN SPACE - OUTDOOR KITCHEN	17.88
3	SITE2017-0024	Site Plan for an Office Complex	2.31
4	SITE2018-0052	Site plan for the Expansion of John and Judy Gay Public Library	131.14
5	PLAT2018-0161	Record Plat Lots 2R1 & 3R Block B Parcel 1017-1018	2.31
6	PLAT2018-0212	RP Parcel 1017-1018 Addition Lot 5R, Block A	1.19
7	ZONE2018-0122	Rezone the Subject Property from "PD" - Planned Development District to "C2"	13.60
8	PLAT2018-0212	RP Parcel 1017-1018 Addition Lot 5R, Block A	1.19
9	SITE2019-0013	Site Plan for Residential and Commercial Mixed Use Development (Florence)	19.61
10	SITE2019-0035	Site Plan for Office Buildings (SHB McKinney)	23.92
11	SITE2019-0035	Site Plan for Office Buildings (SHB McKinney)	16.36



Tax Base Summary ⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2018. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 5,467,879	\$ -	\$ 5,467,879
Non-Residential	\$ 415,283	\$ 1,531,590	\$ 1,946,873
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land Uses	\$ 5,883,162	\$ 1,531,590	\$ 7,414,752
Vacant Residential	\$ 76,729	\$ -	\$ 76,729
Vacant Non-Residential	\$ 78,188	\$ -	\$ 78,188
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 1	\$ -	\$ 1
Undeveloped Land Uses	\$ 154,918	\$ -	\$ 154,918
Grand Total (city limits only)	\$ 6,038,080	\$ 1,531,590	\$ 7,569,670



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, 2018 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.

