

May
2016

McKinney at a Glance

A monthly development report prepared by the McKinney Planning Department

City of McKinney
Planning Department

221 N. Tennessee St.
McKinney, TX 75069

Phone: 972.547.7409
Fax: 972.547.2604

Hours:
8 am - 5 pm
Mon-Fri

www.mckinneytexas.org

McKinney Population Summary

Year	Population	Year	Population	Year	Population	Year	Population
1900*	4,342	1990*	21,283	1999	44,000	2008	120,978
1910*	4,714	1991	23,138	2000*	54,369	2009	122,083
1920*	6,677	1992	24,261	2001	58,438	2010*	131,117
1930*	7,307	1993	25,953	2002	66,990	2011	133,399
1940*	8,555	1994	29,706	2003	76,907	2012	136,666
1950*	10,560	1995	30,173	2004	85,865	2013	140,826
1960*	13,763	1996	31,783	2005	94,733	2014	149,082
1970*	15,193	1997	34,150	2006	104,853	2015	155,142
1980*	16,256	1998	38,700	2007	115,198	2016	161,905

*Official Census figure

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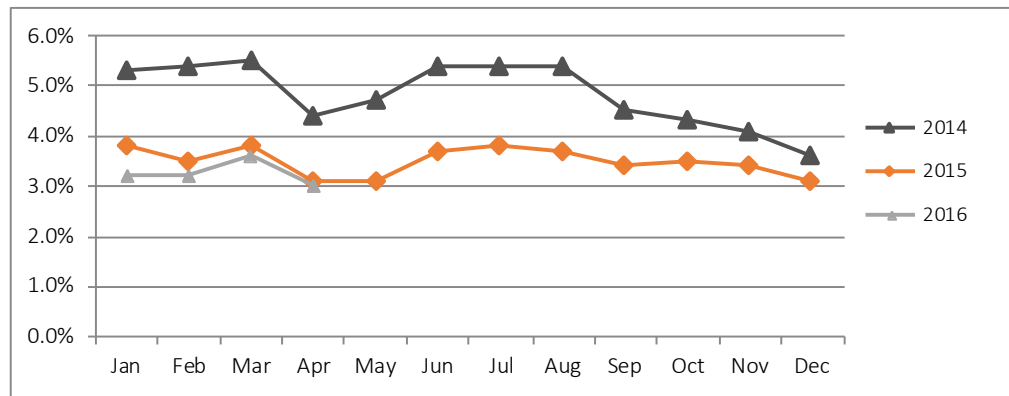
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McKinney Unemployment Rate



Unemployment Rate
published by the Texas Workforce Commission
for April 2016

Unemployment Rates	
McKinney:	3.0%
Collin County:	3.2%
Texas:	4.4%

Texas Unemployment Rate is seasonally adjusted

Building Permit Summary

Development Type	This Month ¹		Year to Date ¹	
	Permits Issued	Construction Dollars	Permits Issued	Construction Dollars
Single Family	199	\$63,183,363	820	\$280,231,818
Multi-Family	0 @ 0	\$0	1 @ 200	\$22,081,870
Non-Residential	4	\$3,050,791	20	\$23,048,396
Vertical Mixed-Use	0	\$0	0	\$0

¹ 2016 Single Family and Non-Residential permits may include permits issued in the Trinity Falls Municipal Utility District. In May 2016, 11 single family permits valued at \$3,896,067 were issued in the Trinity Falls MUD. In the 2016 calendar year, 109 single family permits valued at \$38,353,699 have been issued in the Trinity Falls MUD and 0 non-residential permits valued at \$0 have been issued.

Note: Non-Residential permits include commercial, institutional, and recreational permits.



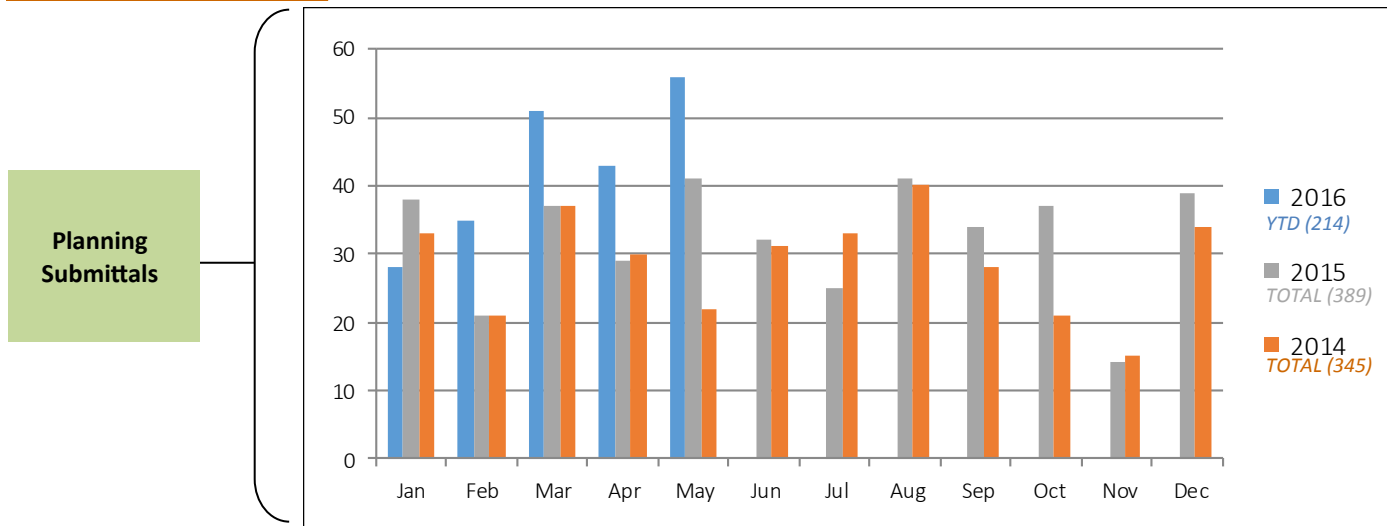
Planning Submittal Summary

Case Type	This Month				Year to Date			
	Submitted	Approved			Submitted	Approved		
		P&Z	City Council	Staff Review Only		P&Z	City Council	Staff Review Only
<i>Pre-Development Meetings</i> ¹	11	n/a	n/a	n/a	70	n/a	n/a	n/a
Zoning ²	4	0	2	n/a	11	0	11	n/a
Site Plans	14	1	2	6	61	10	5	24
Plats	26	4	0	7	96	21	1	33
Architectural Elevations	8	1	0	6	37	5	0	17
Other	4	1	1	0	9	2	10	0
Totals	56	7	5	19	214	38	27	74

¹ Pre-Development Meetings are not included in submittal totals.

² All zoning requests require a recommendation by the Planning and Zoning Commission and final approval by City Council.

Planning Submittal Comparison



Engineering & Parks

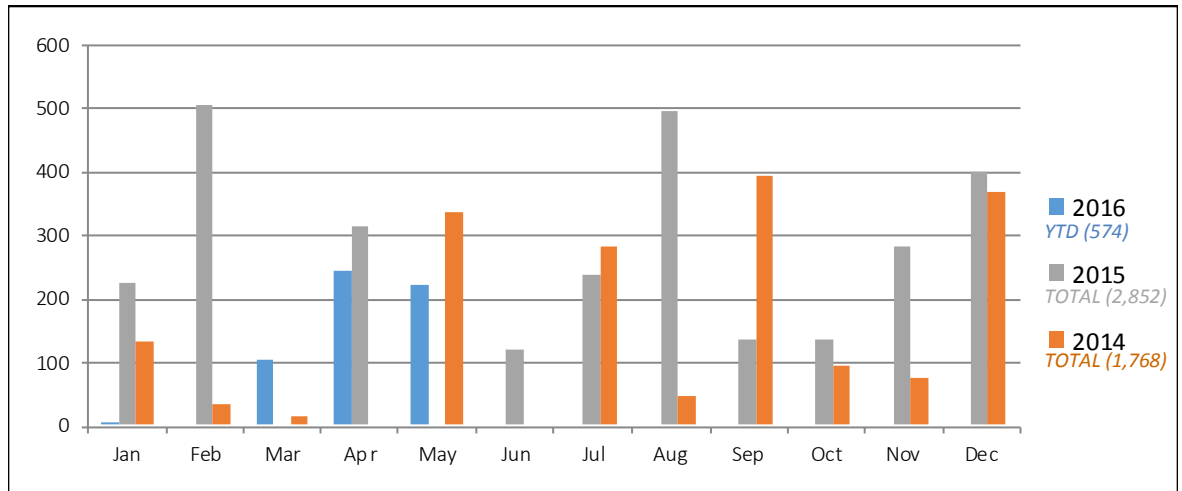
Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	35	160
Engineering CIP Payments Made	33	167
Park CIP Payments Made	12	69

Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	5	0	104	243	222								574
2015	225	505	0	315	0	118	239	497	134	135	283	401	2,852
2014	131	32	12	0	335	0	282	46	394	94	74	368	1,768

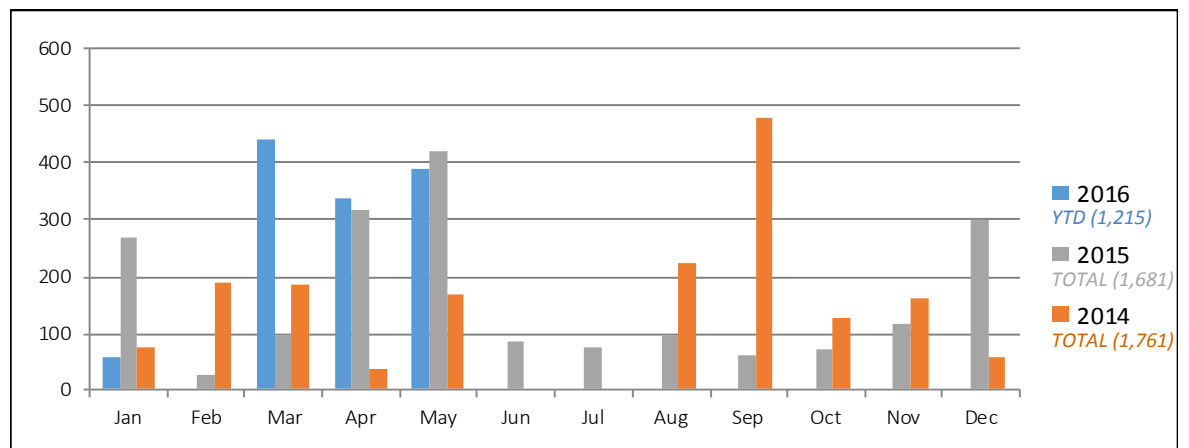
Approved Single Family Lots Comparison



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	56	0	438	335	386								1,215
2015	71	187	184	33	165	0	0	220	479	126	160	56	1,681
2014	237	98	100	352	0	289	0	64	102	0	301	218	1,761

Filed Single Family Lots Comparison



Building Permit Comparison

Single Family Permits (2012-2016)

	2012		2013		2014		2015 ¹		2016 ²	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	261	\$88,437,310	419	\$141,467,863	415	\$139,221,302	464	\$159,619,856	432	\$148,976,943
Q2	440	\$150,586,422	678	\$223,774,220	493	\$165,301,479	536	\$179,787,881	388	\$131,254,875
Q3	442	\$147,018,920	402	\$142,829,655	359	\$125,081,104	568	\$191,108,421		
Q4	347	\$117,917,809	363	\$121,164,524	436	\$152,374,960	513	\$173,027,832		
Total	1,490	\$503,960,461	1,862	\$629,236,262	1,703	\$581,978,845	2,081	\$703,543,990	820	\$280,231,818

Multi-Family Permits (2012-2016)

	2012		2013		2014		2015		2016	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	1@334	\$20,000,000	0@0	\$0	1@164	\$12,000,000	1@245	\$21,000,000	1@200	\$22,081,870
Q2	0@0	\$0	0@0	\$0	0	\$0	1@182	\$16,140,948	0@0	\$0
Q3	0@0	\$0	1@418	\$28,859,713	1@7	\$3,360,000	3@884	\$59,845,641		
Q4	1@334	\$26,877,763	0@0	\$0	2@377	\$31,858,075	4@891	\$95,566,810		
Total	2@668	\$46,877,763	1@418	\$28,859,713	4@548	\$47,218,075	9@2,202	\$192,553,399	1@200	\$22,081,870

Non-Residential Permits (2012-2016)

	2012		2013		2014		2015 ¹		2016 ²	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	2	\$255,000	15	\$14,771,400	12	\$20,283,000	10	\$8,309,154	10	\$14,723,451
Q2	11	\$90,639,388	7	\$26,415,000	11	\$26,926,188	18	\$35,825,718	10	\$8,324,945
Q3	16	\$38,797,657	15	\$24,117,500	12	\$51,095,883	24	\$102,586,757		
Q4	10	\$24,771,750	13	\$23,387,500	9	\$14,022,500	19	\$41,205,391		
Total	39	\$154,463,795	50	\$88,691,400	44	\$112,327,571	71	\$187,927,020	20	\$23,048,396

Vertical Mixed-Use Permits (2012-2016)

	2012		2013		2014		2015		2016	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0	0@0	\$0	0@0	\$0
Q2	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0
Q3	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0		
Q4	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0		

¹ 2015 Single Family and Non-Residential permits may include permits issued in the Trinity Falls Municipal Utility District. In the 2015 calendar year, 241 single family permits, valued at \$83,148,016 were issued in the Trinity Falls MUD and 1 non-residential permit, valued at \$45,000 was issued.

² 2016 Single Family and Non-Residential permits may include permits issued in the Trinity Falls Municipal Utility District. In the 2016 calendar year, 109 single family permits, valued at \$38,353,699 have been issued in the Trinity Falls MUD and 0 non-residential permits valued at \$0 have been issued.

Notes: Non-Residential permits include commercial, institutional, and recreational permits. Permit activity listed by calendar year. Non-residential permits only include new buildings and major additions and do not include minor additions or alterations.

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Commercial Construction at a Glance

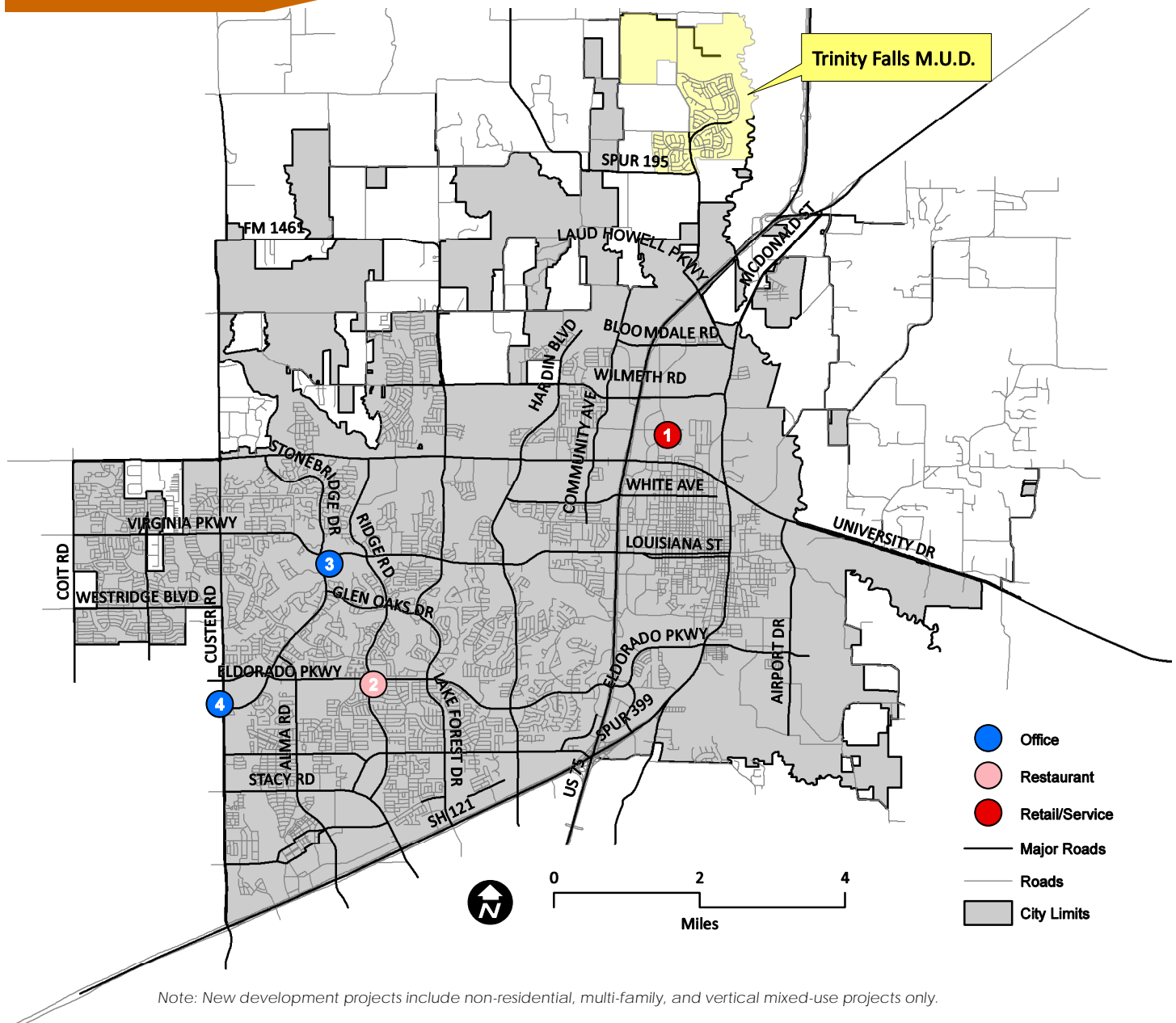
Commercial Construction in McKinney (as of May 31, 2016)

New Construction Summary

The commercial construction summary below reflects new development projects that have received an approved building permit by the City of McKinney.

Project Name	Type	Address	New Sq. Ft.	Valuation	Date Permit Issued
1. Caliber Collision	Retail/Service	2090 Redbud Blvd.	16,900	\$1,155,791	5/9/2016
2. Whataburger	Restaurant	6151 Eldorado Pkwy.	3,583	\$1,100,000	5/9/2016
3. Adriatica Office (Bldg. J)	Office	200 Adriatic Pkwy.	3,126	\$475,000	5/5/2016
4. Stonebridge Ranch Office (Bldg. 7)	Office	3900 S. Stonebridge Dr.	4,900	\$320,000	5/11/2016
New Construction Totals			28,509	\$3,050,791	

New Construction Map



Note: New development projects include non-residential, multi-family, and vertical mixed-use projects only.

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Commercial Construction at a Glance

Development Quarterly Summary
(Quarter 2: April—June)

Development Type	April 2016	May 2016	June 2016	Qtr 2 Totals (as of May 31)
Office				
New Building Square Footage	12,840	8,026		20,866
Interior Finish-Out Square Footage	4,532	42,060		46,592
Construction Valuation	\$1,118,404	\$1,493,000		\$2,611,404
Retail/Service				
New Building Square Footage	9,180	16,900		26,080
Interior Finish-Out Square Footage	5,218	0		5,218
Construction Valuation	\$1,226,310	\$1,347,391		\$2,573,701
Restaurant				
New Building Square Footage	0	3,583		3,583
Interior Finish-Out Square Footage	1,800	7,777		9,577
Construction Valuation	\$46,800	\$1,473,500		\$1,520,300
Recreation				
New Building Square Footage	1,097	0		1,097
Interior Finish-Out Square Footage	0	0		0
Construction Valuation	\$311,000	\$0		\$311,000
Industrial				
New Building Square Footage	43,292	0		43,292
Interior Finish-Out Square Footage	21,712	725		22,437
Construction Valuation	\$3,590,740	\$300,000		\$3,890,740
Institutional				
New Building Square Footage	0	0		0
Interior Finish-Out Square Footage	0	0		0
Construction Valuation	\$211,594	\$0		\$211,594
Medical				
New Building Square Footage	0	0		0
Interior Finish-Out Square Footage	1,730	0		1,730
Construction Valuation	\$81,000	\$0		\$81,000

2016
Summary

	New Building Sq. Ft.	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2016)	161,682	550,963	\$36,416,630
Q2 (Apr - June 2016)	94,918	85,554	\$11,199,739
Q3 (July - Sept 2016)			
Q4 (Oct - Dec 2016)			

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Commercial Construction at a Glance

Commercial building permits issued in McKinney (as of May 31, 2016)

Development Monthly Summary

The projects below reflect non-residential building permits that have been approved by the City of McKinney. Existing businesses may be listed for additions and/or alterations.

Office	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Adriatica Office (Bldg. J)	Construction	200 Adriatic Pkwy.	3,126		\$475,000	5/5/2016
	Stonebridge Ranch Office (Bldg. 7)	Construction	3900 S. Stonebridge Dr.	4,900		\$320,000	5/11/2016
	Speculative Lease Space	Finish Out	8951 Collin McKinney Pkwy. (Ste. 101)		4,600	\$48,000	5/19/2016
	Speculative Lease Space	Finish Out	8951 Collin McKinney Pkwy. (Ste. 102)		4,600	\$48,000	5/19/2016
	Speculative Lease Space	Finish Out	8951 Collin McKinney Pkwy. (Ste. 103)		4,600	\$48,000	5/19/2016
	Speculative Lease Space	Finish Out	8951 Collin McKinney Pkwy. (Ste. 104)		4,600	\$48,000	5/19/2016
	Triton	Finish Out	7850 Collin McKinney Pkwy. (Ste. 103)		2,480	\$120,000	5/23/2016
	Apex Restaurant Group	Finish Out	7850 Collin McKinney Pkwy. (Ste. 201)		2,199	\$120,000	5/23/2016
	Premier Business Centers	Alteration	5900 S. Lake Forest Dr. (Ste. 300)		11,719	\$100,000	5/23/2016
	Allstate	Finish Out	3128 Hudson Crossing (Bldg. G, Ste. 1)		1,032	\$46,000	5/24/2016
	Hope Hardware Offices	Alteration	214 E. Louisiana St.		2,384	\$45,000	5/11/2016
	Edward Jones	Finish Out	3128 Hudson Crossing (Bldg. G, Ste. 2)		1,032	\$45,000	5/11/2016
B&B Roadway Security Solutions	Finish Out	5900 S. Lake Forest Dr. (Ste. 230)		2,814	\$30,000	5/24/2016	
TOTAL:				8,026	42,060	\$1,493,000	

Retail/Service	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Caliber Collision	Construction	2090 Redbud Blvd.	16,900		\$1,155,791	5/9/2016
	West Hill Shopping Center (Façade Improvements)	Alteration	208 N. Central Expy.		0	\$150,000	5/6/2016
	TUPPS Brewery (reroof)	Alteration	721 Anderson St.		0	\$41,600	5/20/2016
TOTAL:				16,900	0	\$1,347,391	

Restaurant	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Whataburger	Construction	6151 Eldorado Pkwy.	3,583		\$1,100,000	5/9/2016
	Wendy's	Alteration	1951 Eldorado Pkwy.		3,297	\$325,000	5/29/2016
	Gather	Alteration	207 E. Louisiana St.		4,480	\$48,500	5/6/2016
TOTAL:				3,583	7,777	\$1,473,500	

Recreation	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	n/a						
TOTAL:				0	0	\$0	

Industrial	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Raytheon	Alteration	2501 W. University Dr.		725	\$300,000	5/24/2016
TOTAL:				0	725	\$300,000	

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Commercial Construction at a Glance

Commercial permits issued in McKinney (as of May 31, 2016)

Development Monthly Summary (cont.)

Institutional	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
TOTAL:				0	0	\$0	

Medical	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
TOTAL:				0	0	\$0	

TOTAL NON-RESIDENTIAL:				28,509	50,562	\$4,613,891	
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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of May 31, 2016)

Vertical Mixed-Use Quarterly Summary (Quarter 2: April—June)

Development Type	April 2016	May 2016	June 2016	Qtr 2 Totals (as of May 31)
Office				
New Building Square Footage	0	0		0
Interior Finish-Out Square Footage	0	0		0
Construction Valuation	0	0		\$0
Retail/Service				
New Building Square Footage	0	0		0
Interior Finish-Out Square Footage	0	0		0
Construction Valuation	0	0		\$0
Multi-Family				
New Building Square Footage	0	0		0
Interior Finish-Out Square Footage	0	0		0
Construction Valuation	0	0		0
Other*				
New Building Square Footage	0	0		0
Interior Finish-Out Square Footage	0	0		0
Construction Valuation	0	0		\$0

*Includes courtyards, parking, and independent senior living

Note: Existing businesses may be listed for additions and/or alteration permits. Construction valuation for vertical mixed-use developments does not include a breakdown by use type.

2016 Summary	New Building Sq. Ft.	Interior Finish Out Sq. Ft.	Construction Valuation
	Q1 (Jan - Mar 2016)	0	0
Q2 (Apr - June 2016)	0	0	\$0
Q3 (July - Sept 2016)			
Q4 (Oct - Dec 2016)			
Grand Total (2016)	0	0	\$0

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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of May 31, 2016)

New Vertical Mixed-Use

Office	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
TOTAL:				0	0	\$0	

Retail/Service	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
TOTAL:				0	0	\$0	

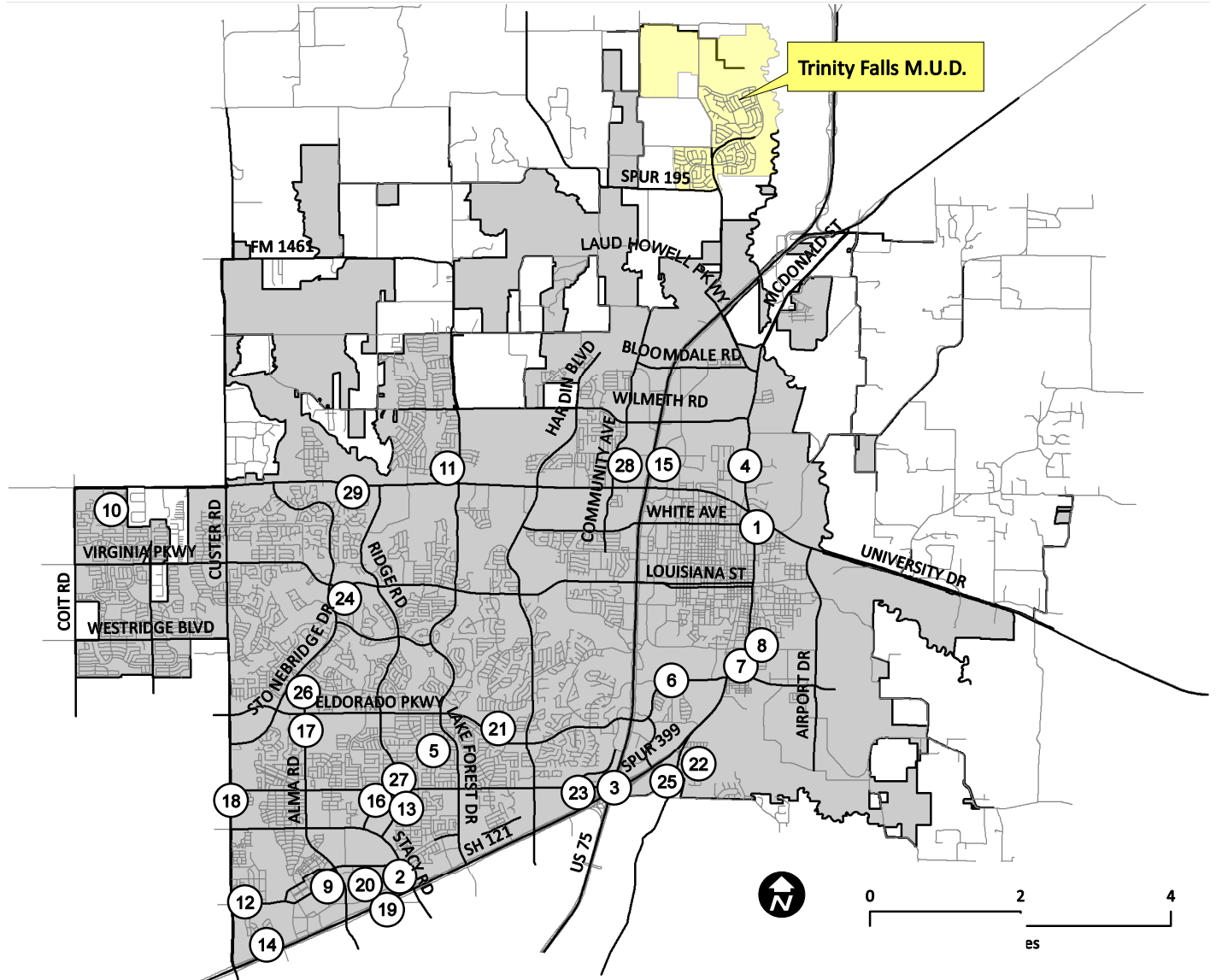
Multi-Family	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
TOTAL:				0	0	\$0	

Other	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
TOTAL:				0	0	\$0	

TOTAL VERTICAL MIXED-USE 0 0 \$0

Note: Existing businesses may be listed for additions and/or alteration permits. Construction valuation for vertical mixed-use developments does not include a breakdown by use type.

Major Projects Map



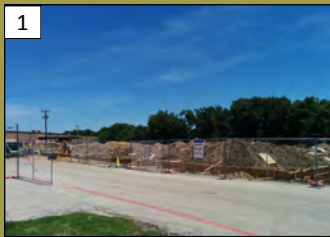
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|--------------------------|-----------------------------------|---------------------------------|------------------------------------|
| — Major Roads | ⑦ Newsome Homes (Bldg. A) | ⑮ Mercedes-Benz of McKinney | ⑳ Post Oak Apartments |
| — Roads | ⑧ Newsome Homes (Bldg. B) | ⑯ Mansions of McKinney | ㉑ St. Paul's Senior Living |
| ■ City Limits | ⑨ Parkside at Craig Ranch Ph III | ⑰ McKinney Aquatics and Fitness | ㉒ McKinney Urban Village |
| ① Hisun Motors | ⑩ Prosper ISD Elementary School | ⑱ The Venue at Craig Ranch | ㉓ Emerald Cottages |
| ② Life Fellowship Church | ⑪ Baylor Medical Office (Bldg. 2) | ⑲ Sewell Audi of McKinney | ㉔ Out of Space Storage |
| ③ McKinney Pointe | ⑫ Southern Hills Office Park | ⑳ Right Now Media | ㉕ Collin College Conference Center |
| ④ Samaritan Inn | ⑬ Raleigh House | ㉑ Oxford Grand Assisted Living | ㉖ Long-term Acute Care Hospital |
| ⑤ Johnson Elementary | ⑭ Moviehouse & Eatery | ㉒ HarborChase Assisted Living | |
| ⑥ Malvern Elementary | | | |

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



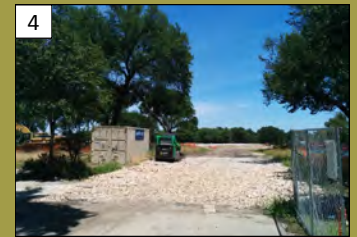
1
Hisun Motors
1020 N. McDonald St.
Valuation: \$3 million
Permit Issuance: April 2016



2
Life Fellowship Church
6400 Henneman Way
Valuation: \$4.7 million
Permit Issuance: February 2016



3
McKinney Pointe
2401 McKinney Ranch Pkwy.
Valuation: \$22 million
Permit Issuance: January 2016



4
Samaritan Inn
1514 McDonald St.
Valuation: \$5.5 million
Permit Issuance: January 2016



5
Johnson Elementary (MISD)
3400 Ash Ln.
Valuation: \$3.2 million
Permit Issuance: January 2016



6
Malvern Elementary (MISD)
1100 Eldorado Pkwy.
Valuation: \$2.6 million
Permit Issuance: January 2016



7
Newsome Homes (Bldg. A)
1450 Amcott St.
Valuation: \$9.4 million
Permit Issuance: December 2015



8
Newsome Homes (Bldg. B)
203 McMakin St.
Valuation: \$6.2 million
Permit Issuance: December 2015



9
Parkside at Craig Ranch Phase III
6130 Alma Rd.
Valuation: \$48.4 million
Permit Issuance: November 2015



10
Prosper ISD Elementary School
1551 Prestwick Hollow Dr.
Valuation: \$20 million
Permit Issuance: November 2015



11
**Baylor Scott & White
Medical Office (Bldg 2)**
2550 W. University Dr.
Valuation: \$8.9 million
Permit Issuance: November 2015



12
Southern Hills Office Park
8951 Collin McKinney Pkwy.
Valuation: \$1.7 million
Permit Issuance: November 2015



13
Raleigh House
4450 S. Ridge Rd.
Valuation: \$31.5 million
Permit Issuance: October 2015



14
Moviehouse & Eatery
8450 SH 121
Valuation: \$5.5 million
Permit Issuance: October 2015



15
Mercedes-Benz of McKinney
2080 N. Central Expwy.
Valuation: \$12 million
Permit Issuance: September 2015



16
Mansions of McKinney
6600 McKinney Ranch Pkwy.
Valuation: \$37 million
Permit Issuance: August 2015

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



17
McKinney Aquatics and Fitness
3003 Alma Rd.
Valuation: \$30.2 million
Permit Issuance: August 2015



18
The Venue at Craig Ranch
4651 S. Custer Rd.
Valuation: \$21 million
Permit Issuance: August 2015



19
Sewell Audi of McKinney
6650 SH 121
Valuation: \$12.4 million
Permit Issuance: August 2015



20
Right Now Media
6300 Henneman Way
Valuation: \$6 million
Permit Issuance: August 2015



21
Oxford Grand Assisted Living
2851 Orchid Dr.
Valuation: \$9.3 million
Permit Issuance: July 2015



22
HarborChase Assisted Living
265 Plateau Dr.
Valuation: \$6.6 million
Permit Issuance: June 2015



23
Post Oak Apartments
2601 McKinney Ranch Pkwy.
Valuation: \$16.1 million
Permit Issuance: May 2015



24
St. Paul's Square Senior Living
375 Adriatic Pkwy.
Valuation: \$15.1 million
Permit Issuance: May 2015



25
McKinney Urban Village
201 McKinney Village Pkwy.
Valuation: \$21 million
Permit Issuance: January 2015



26
Emerald Cottages
2551 Alma Rd.
Valuation: \$3.6 million
Permit Issuance: November 2014



27
Out of Space Storage
3920 S. Ridge Rd.
Valuation: \$3 million
Permit Issuance: October 2014



28
Collin College Conference Center
2300 Community Ave.
Valuation: \$4.6 million
Permit Issuance: August 2014



29
Long-term Acute Care Hospital
6601 W. University Dr.
Valuation: \$10 million
Permit Issuance: July 2014

For any questions or suggestions about this publication, please contact Steven Doss, Planning Department at (972) 547-7403 or at sdoss@mckinneytexas.org. This publication can be made available upon request in alternative formats, such as Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email at contact-adacompliance@mckinneytexas.org. Please allow at least 48 hours for your request to be processed.