

March
2016

McKinney at a Glance

A monthly development report prepared by the McKinney Planning Department

City of McKinney
Planning Department

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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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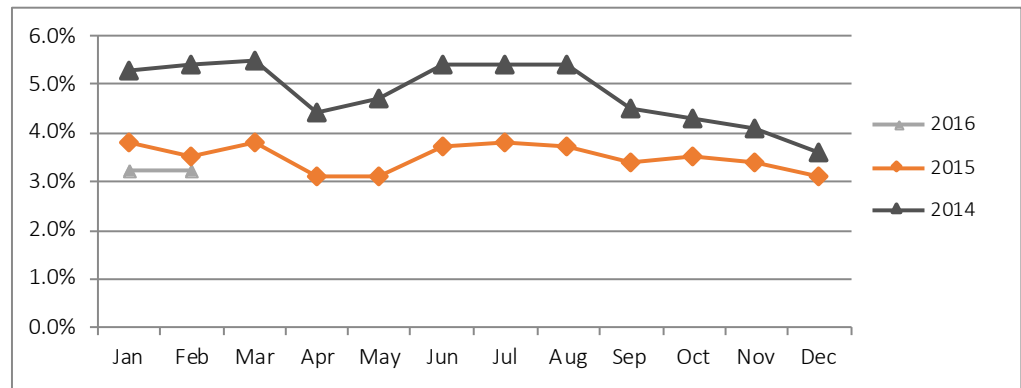
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McKinney Unemployment Rate



Unemployment Rate
published by the Texas Workforce Commission
for February 2016

Unemployment Rates	
McKinney:	3.2%
Collin County:	3.3%
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	142	\$47,891,360	432	\$148,976,943
Multi-Family	0 @ 0	\$0	1 @ 200	\$22,081,870
Non-Residential	2	\$1,412,671	10	\$14,723,451
Vertical Mixed-Use	0	\$0	0	\$0

¹ 2016 Single Family and Non-Residential permits include permits issued in the Trinity Falls Municipal Utility District. In March 2016, 30 single family permits valued at \$9,845,180 were issued in the Trinity Falls MUD. In the 2016 calendar year, 69 single family permits valued at \$24,347,200 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

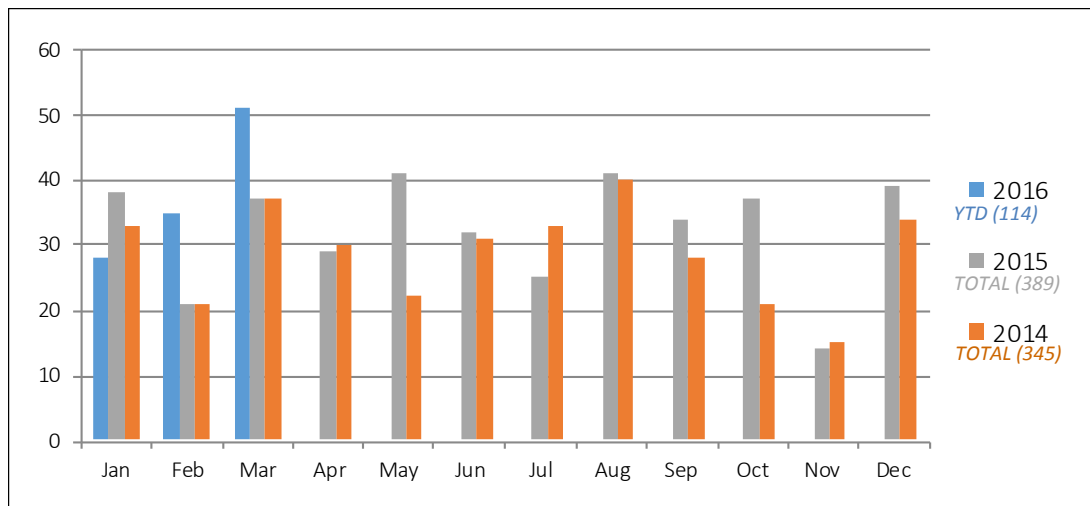
Case Type	This Month				Year to Date			
	Submitted	Approved			Submitted	Approved		
		P&Z	City Council	Staff Review Only		P&Z	City Council	Staff Review Only
<i>Pre-Development Meetings</i> ¹	19	n/a	n/a	n/a	47	n/a	n/a	n/a
Zoning ²	2	0	5	n/a	5	0	7	n/a
Site Plans	14	3	1	6	35	7	2	14
Plats	21	2	0	9	49	13	1	18
Architectural Elevations	14	2	0	1	20	3	0	7
Other	0	0	4	0	5	1	6	0
Totals	51	7	10	16	114	24	16	39

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

Planning Submittals



Engineering & Parks

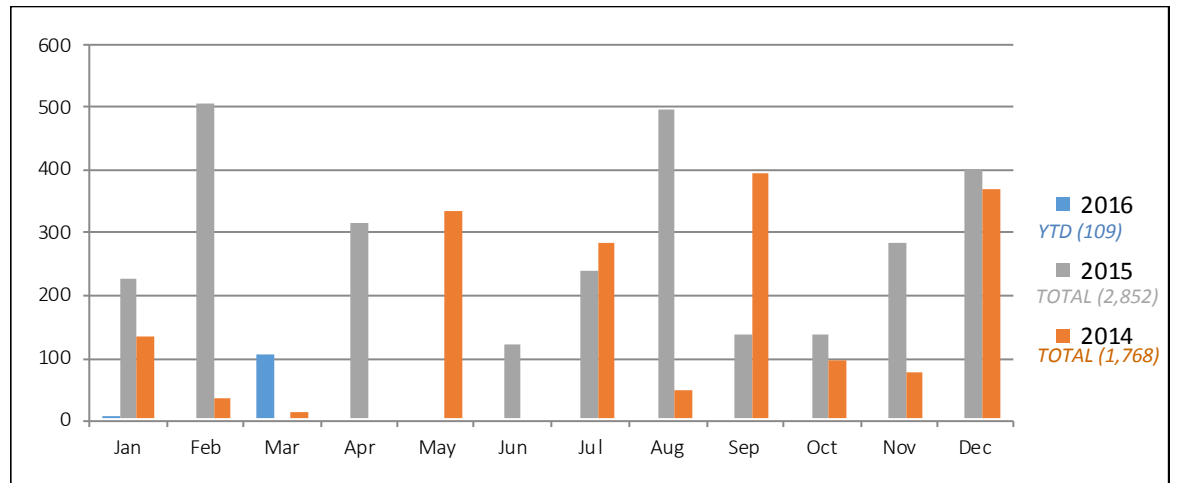
Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	42	94
Engineering CIP Payments Made	27	93
Park CIP Payments Made	18	42

Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	5	0	104										109
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

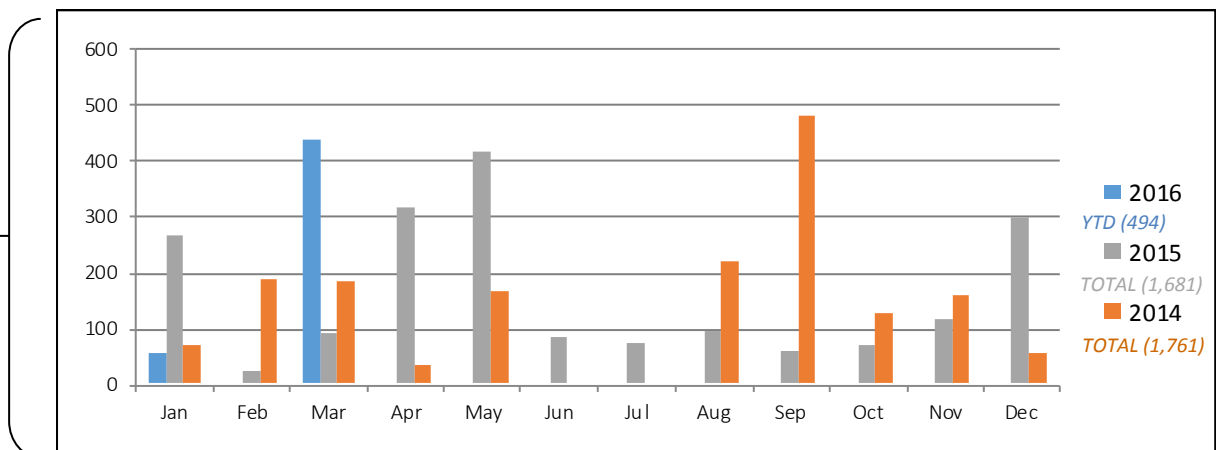
Approved Single Family Lots Comparison



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	56	0	438										494
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		
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	432	\$148,976,943

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		
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		
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	43	\$111,907,571	71	\$187,927,020	10	\$14,723,451

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		
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		
Total	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0	0@0	\$0	0@0	\$0

¹ 2015 Single Family and Non-Residential permits 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 include permits issued in the Trinity Falls Municipal Utility District. In the 2016 calendar year, 69 single family permits, valued at \$24,347,200 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

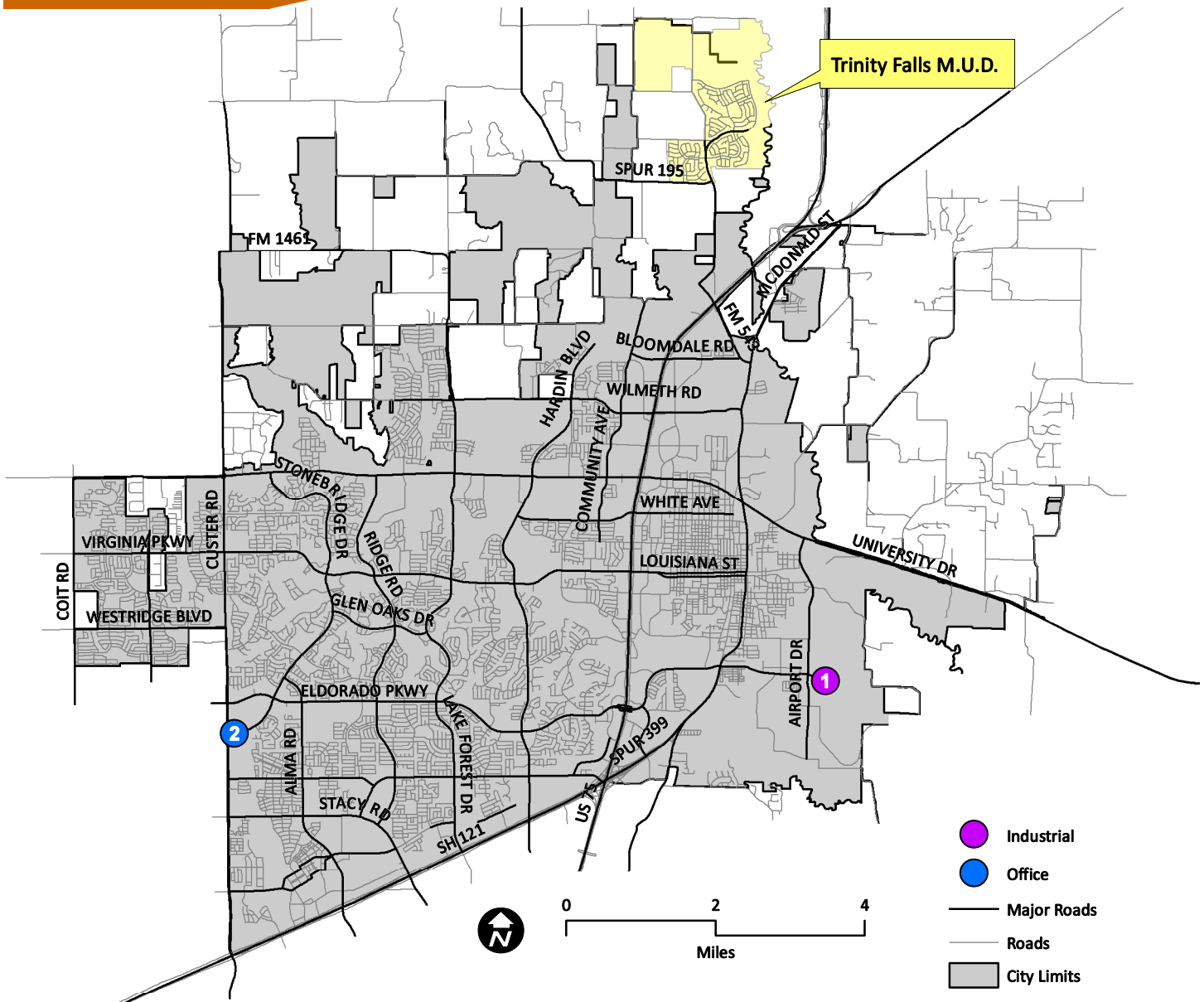
Commercial Construction in McKinney (as of March 31, 2016)

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. McKinney National Airport (Maintenance Building)	Industrial	1500 Industrial Blvd.	10,079	\$1,056,000	3/17/2016
2. Stonebridge Ranch Office (Bldg. 8)	Office	3900 S. Stonebridge Dr.	4,900	\$356,671	3/14/2016
New Construction Totals			14,979	\$1,412,671	

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 1: January—March)

Development Type	January 2016	February 2016	March 2016	Qtr 1 Totals (as of March 31)
Office				
New Building Square Footage	4,900	0	4,900	9,800
Interior Finish-Out Square Footage	183,398	31,510	12,518	227,426
Construction Valuation	\$4,549,600	\$479,910	\$1,604,671	\$6,634,181
Retail/Service				
New Building Square Footage	0	4,650	0	4,650
Interior Finish-Out Square Footage	5,049	26,599	9,803	41,451
Construction Valuation	\$958,417	\$1,539,439	\$654,305	\$3,152,161
Restaurant				
New Building Square Footage	0	7,111	596	7,707
Interior Finish-Out Square Footage	2,989	9,103	3,250	15,342
Construction Valuation	\$220,500	\$2,200,000	\$889,000	\$3,309,500
Recreation				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	6,287	2,650	8,937
Construction Valuation	\$0	\$675,000	\$1,375,000	\$2,050,000
Industrial				
New Building Square Footage	3,600	3,600	10,079	17,279
Interior Finish-Out Square Footage	160	226,224	0	226,384
Construction Valuation	\$710,000	\$750,000	\$1,056,000	\$2,516,000
Institutional				
New Building Square Footage	97,845	18,747	0	116,592
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$11,312,625	\$4,700,000	\$0	\$16,012,625
Medical				
New Building Square Footage	0	5,654	0	5,654
Interior Finish-Out Square Footage	6,915	1,950	22,558	31,423
Construction Valuation	\$820,000	\$449,163	\$1,473,000	\$2,742,163

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)			
	Q3 (July - Sept 2016)			
	Q4 (Oct - Dec 2016)			
Grand Total (2016)	161,682	550,963	\$36,416,630	

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Commercial Construction at a Glance

Commercial building permits issued in McKinney (as of March 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
	Stonebridge Ranch Office (Bldg. 8)	Construction	3900 S. Stonebridge Dr.	4,900		\$356,671	3/14/2016
	Raytheon Executive Office	Alteration	2501 W. University Dr.		6,668	\$1,200,000	3/8/2016
	The Mitas Group	Finish Out	230 E. Hunt St. (Suite 300)		5,850	\$48,000	3/18/2016
TOTAL:				4,900	12,518	\$1,604,671	

Retail/Service	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Camp Bow Wow	Finish Out	448 N. Custer Rd. (Suite B)		8,103	\$350,000	3/4/2016
	Stonefield Assisted Living (reroof)	Alteration	2701 Alma Rd.		0	\$233,261	3/15/2016
	Top of the World Preschool (reroof)	Alteration	451 S. Lake Forest Dr.		0	\$48,044	3/25/2016
	Ettine Market	Finish Out	115 W. Louisiana St.		1,700	\$23,000	3/11/2016
TOTAL:				0	9,803	\$654,305	

Restaurant	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Chick-Fil-A	Addition	8700 SH 121	596		\$850,000	3/18/2016
	Starwood Café	Finish Out	2821 Craig Dr. (Suite 101)		3,250	\$39,000	3/8/2016
TOTAL:				596	3,250	\$889,000	

Recreation	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Stonebridge Ranch Country Club Aquatics Center	Alteration	7501 Coronado Dr.		2,000	\$1,300,000	3/23/2016
	Stonebridge Ranch County Club	Alteration	7003 Beacon Hill Rd.		650	\$75,000	3/3/2016
TOTAL:				0	2,650	\$1,375,000	

Industrial	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	McKinney National Airport (Maintenance Building)	Construction	1500 Industrial Blvd.	10,079		\$1,056,000	3/17/2016
TOTAL:				10,079	0	\$1,056,000	

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Commercial Construction at a Glance

Commercial permits issued in McKinney (as of March 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
		Dr. Bhargava	Finish Out	4801 Medical Center Dr.		6,320	\$500,000
	Dr. Benaie	Finish Out	8000 W. Eldorado Pkwy. (Suite A)		3,176	\$500,000	3/2/2016
	OrthoTexas	Alteration	1444 N. Central Expy.		8,596	\$300,000	3/4/2016
	Trinity Health Solutions	Finish Out	5801 Virginia Pkwy. (Bldg. A)		3,700	\$147,000	3/21/2016
	Best Kids' Care	Alteration	4200 S. Lake Forest Dr.		766	\$26,000	3/23/2016
TOTAL:				0	22,558	\$1,473,000	

TOTAL NON-RESIDENTIAL: 15,575 50,779 \$7,051,976

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Vertical Mixed-Use at a Glance

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

Vertical Mixed-Use Quarterly Summary (Quarter 1: January - March)

Development Type	January 2016	February 2016	March 2016	Qtr 1 Totals (as of March 31)
Office				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Retail/Service				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Multi-Family				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Other				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0

2016
Summary

	New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2016)	0	0	\$0
Q2 (Apr - June 2016)			
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 March 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	

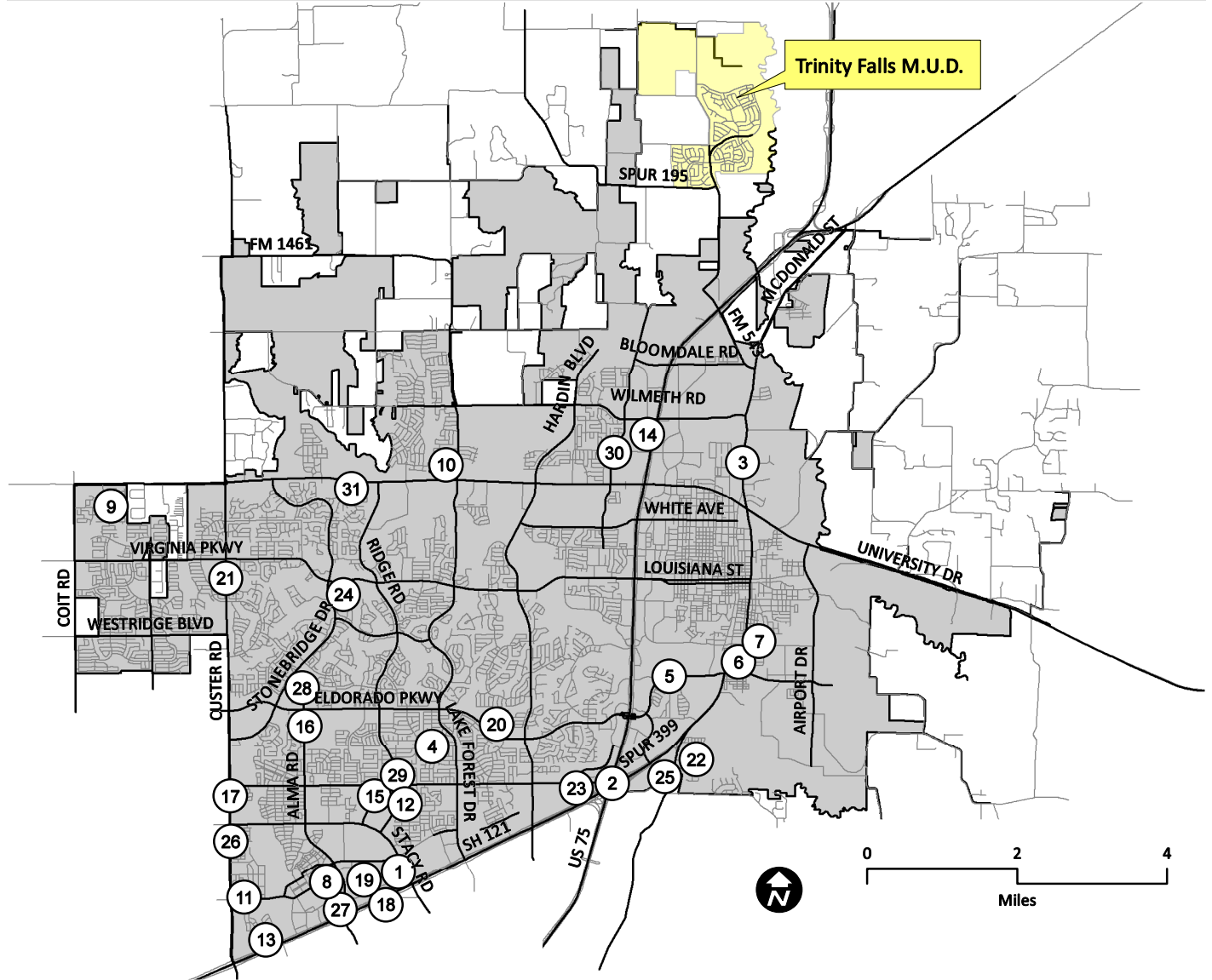
TOTAL VERTICAL MIXED-USE 0 0 \$0

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.

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Major Projects at a Glance

Major Projects Map



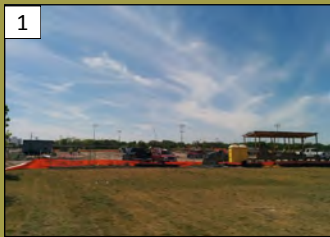
- | | | | |
|---------------------------|-----------------------------------|---------------------------------|------------------------------------|
| — Major Roads | ⑧ Parkside at Craig Ranch Ph III | ⑬ McKinney Aquatics and Fitness | ⑳ St. Paul's Senior Living |
| — Roads | ⑨ Prosper ISD Elementary School | ⑭ The Venue at Craig Ranch | ㉑ McKinney Urban Village |
| ▭ City Limits | ⑩ Baylor Medical Office (Bldg. 2) | ⑮ Sewell Audi of McKinney | ㉒ Children's Learning Adventure |
| ① Life Fellowship Church | ⑪ Southern Hills Office Park | ⑯ Right Now Media | ㉓ Parkside at Craig Ranch Ph II |
| ② McKinney Pointe | ⑫ Raleigh House | ㉐ Oxford Grand Assisted Living | ㉔ Emerald Cottages |
| ③ Samaritan Inn | ⑬ Moviehouse & Eatery | ㉑ LA Fitness | ㉕ Out of Space Storage |
| ④ Johnson Elementary | ⑭ Mercedes-Benz of McKinney | ㉒ HarborChase Assisted Living | ㉖ Collin College Conference Center |
| ⑤ Malvern Elementary | ⑮ Mansions of McKinney | ㉓ Post Oak Apartments | ㉗ Long-term Acute Care Hospital |
| ⑥ Newsome Homes (Bldg. A) | | | |
| ⑦ Newsome Homes (Bldg. B) | | | |

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



McKinney Aquatics and Fitness
3003 Alma Rd.
Valuation: \$30.2 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
The Venue at Craig Ranch
4651 S. Custer Rd.
Valuation: \$21 million
Permit Issuance: August 2015



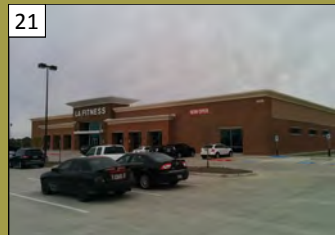
18
Sewell Audi of McKinney
6650 SH 121
Valuation: \$12.4 million
Permit Issuance: August 2015



19
Right Now Media
6300 Henneman Way
Valuation: \$6 million
Permit Issuance: August 2015



20
Oxford Grand Assisted Living
2851 Orchid Dr.
Valuation: \$9.3 million
Permit Issuance: July 2015



21
LA Fitness
9050 Falcon View Dr.
Valuation: \$3.7 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
2500 S. McDonald St.
Valuation: \$21 million
Permit Issuance: January 2015



26
Children's Learning Adventure
5151 S. Custer Rd.
Valuation: \$2.1 million
Permit Issuance: January 2015



27
Parkside at Craig Ranch Phase II
7300 Henneman Way
Valuation: \$28.3 million
Permit Issuance: December 2014



28
Emerald Cottages
2551 Alma Rd.
Valuation: \$3.6 million
Permit Issuance: November 2014



29
Out of Space Storage
3920 S. Ridge Rd.
Valuation: \$3 million
Permit Issuance: October 2014



30
Collin College Conference Center
2300 Community Ave.
Valuation: \$4.6 million
Permit Issuance: August 2014



31
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.