

McKinney Ranch
McKinney, Texas
Collin County
2000 - 2022



Architectural artist rendering and may not reflect final design

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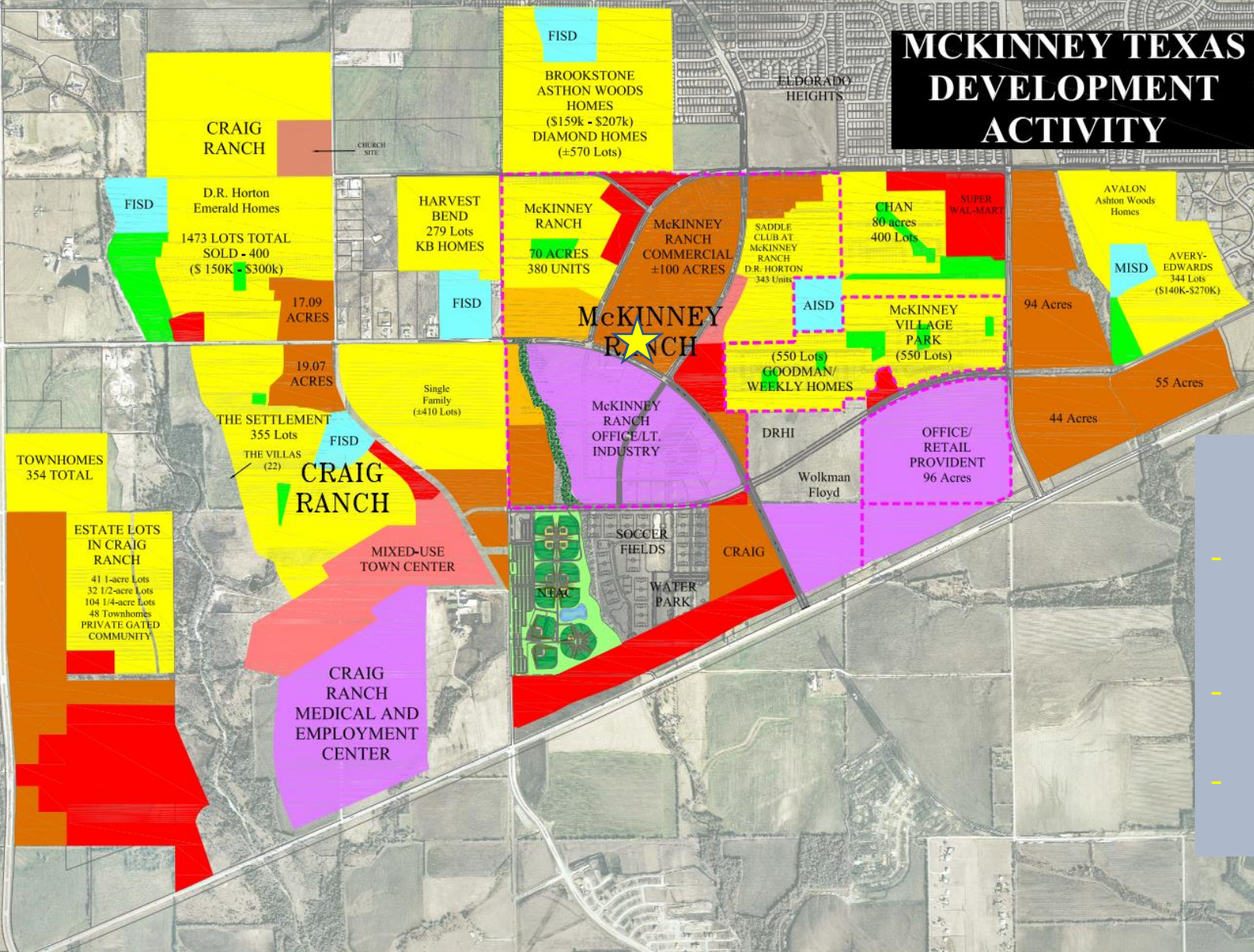
2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900

Aerial: 2000

- +/- 4,500 acres
- Development had “skipped” the area
- No master plan
- No infrastructure
- A few roads



MCKINNEY TEXAS DEVELOPMENT ACTIVITY



Masterplan

- Created masterplan for the first 2,500 acres in 2 different deals
- Very different individual characteristics
- Mixed use, high density, focus on open space of all types

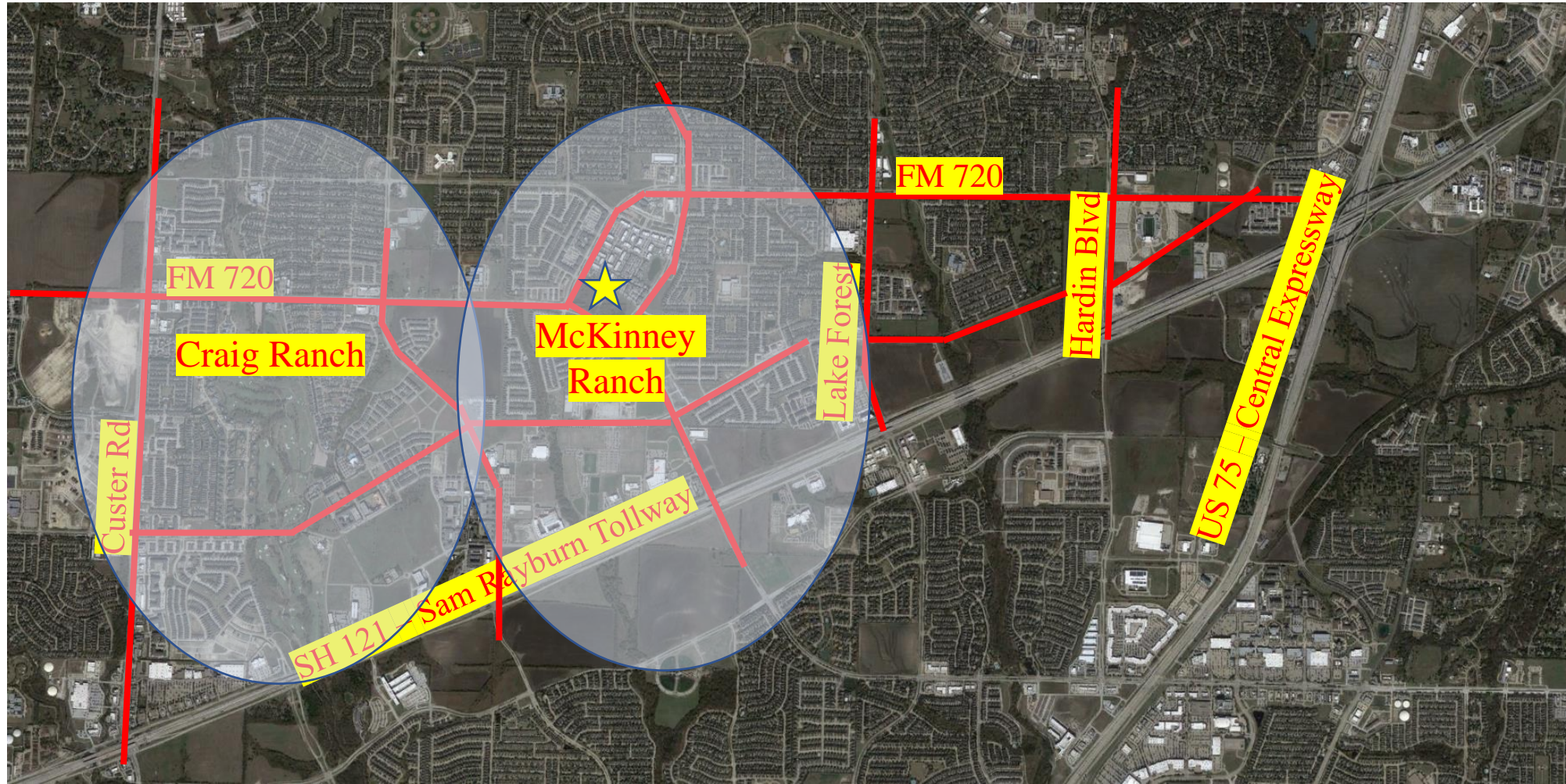


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Aerial: 2021

- Nearly \$3.5 bb in new development
- 90% of land is developed
- 2 major developments:
 - Craig Ranch
 - McKinney Ranch



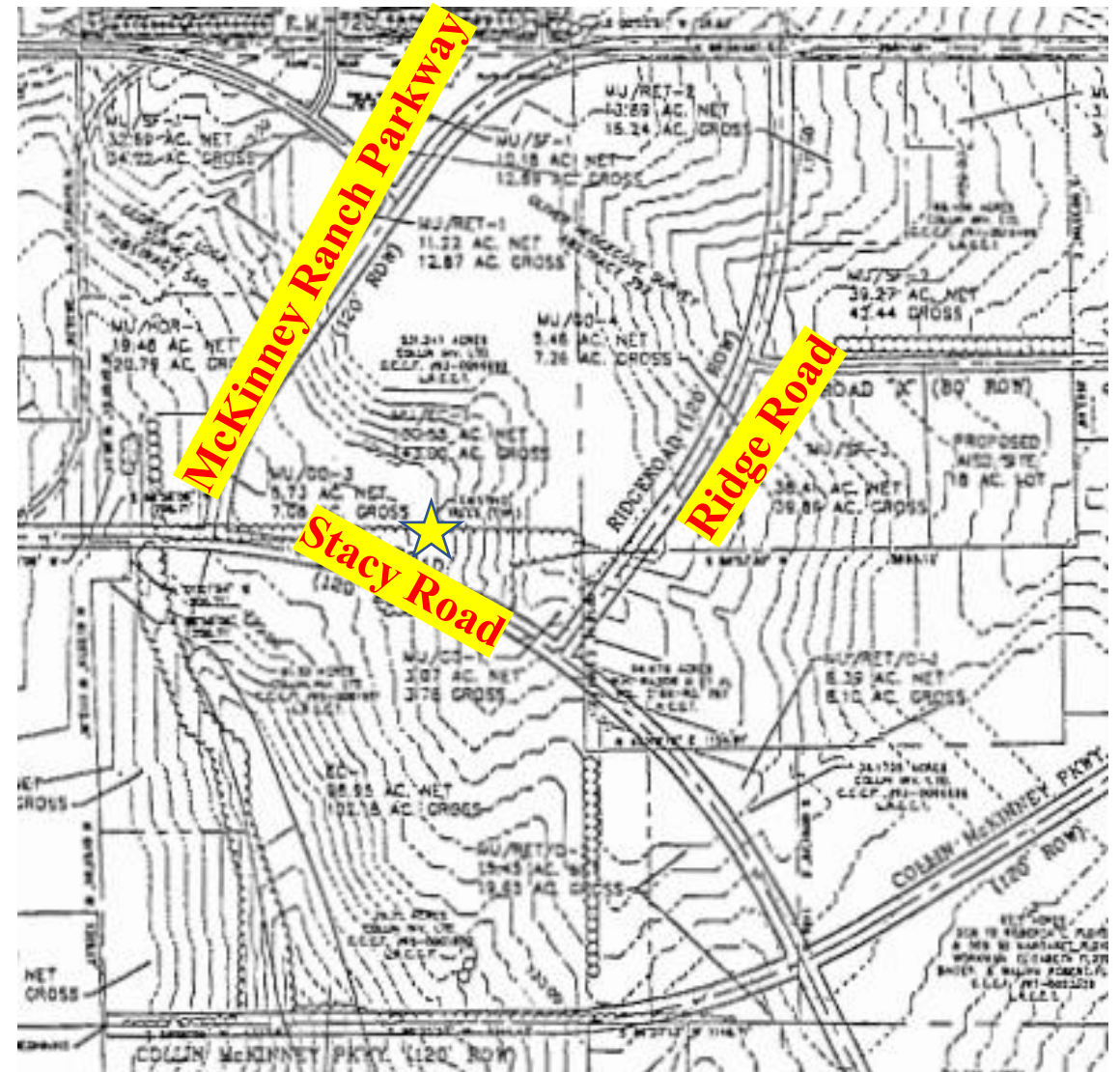
2000 Existing Conditions Original McKinney Ranch

- 200 acres out of 550 acres zoned
- Zoning was outdated
- Did not have:
 - Water
 - Sanitary sewer
 - Roadways
 - Mapping
 - Preliminary engineering
 - Master Plan
- Sanchez has been working on this property since 2002



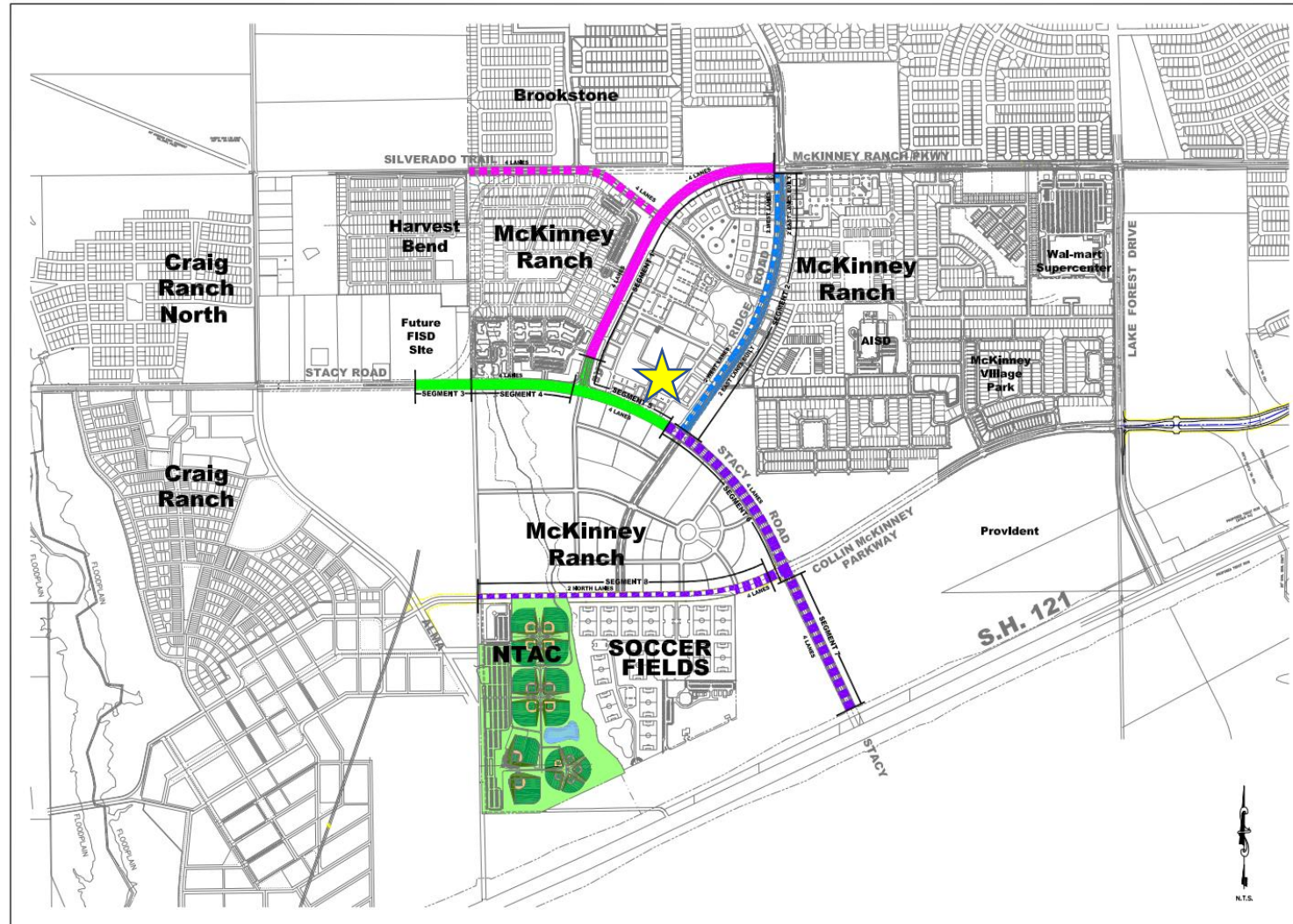
2002 Zoning Case

- Land Use Controls
 - Focused on high density residential (single and multi-family)
 - Mix of uses throughout
 - Balance of residential and non-residential
- Growth – Value
 - Owner had a long term vision
 - Project was a 15-20 year horizon
- Challenges
 - Property was not adjacent to SH 121
 - Lack of infrastructure would delay development activity
 - Roadway network was not set at the time



Public - Private Partnership 2004-2005

- Worked out “Public-Private-Partnership” with the local City to build new roads
 - Cost to build - +/- \$15 mm
 - Stacy
 - Silverado Trail
 - Ridge
 - Collin McKinney Parkway
 - McKinney Ranch Parkway
 - Roadway alignment, median opening, etc. where all critical to long term development plans for the entire area
- Roadways became the framework by which to implement the development strategy
- The “partnership” with the City also recognized the need for flexible land use controls and entitlements to evolve over time



Master Planning
Civil Engineering
Land Development

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TEL: 972.442.1000

THIS DRAWING IS TO
BE USED FOR EXHIBIT
PURPOSES ONLY

MCKINNEY RANCH
LIMITED
ROADWAY PROGRAM

Scale: SEE DRAWING DETAILS
Designed by: JMS
Drawn by: JMS
Checked by: JMS
Date: APRIL 2005
Project No.: 04-01

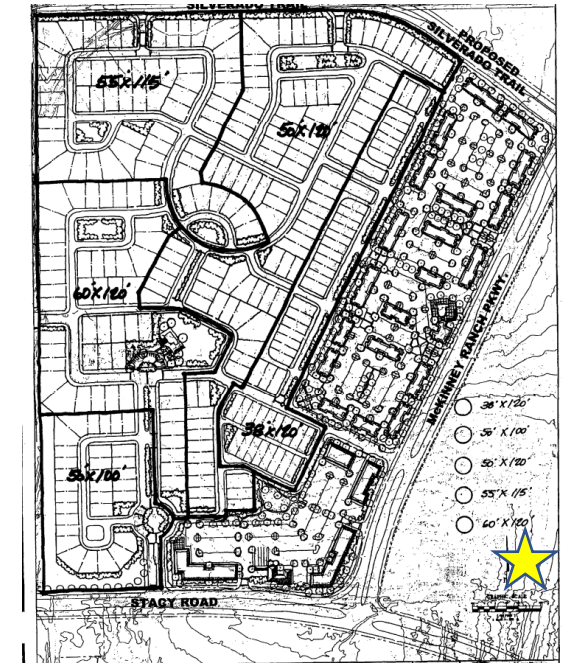
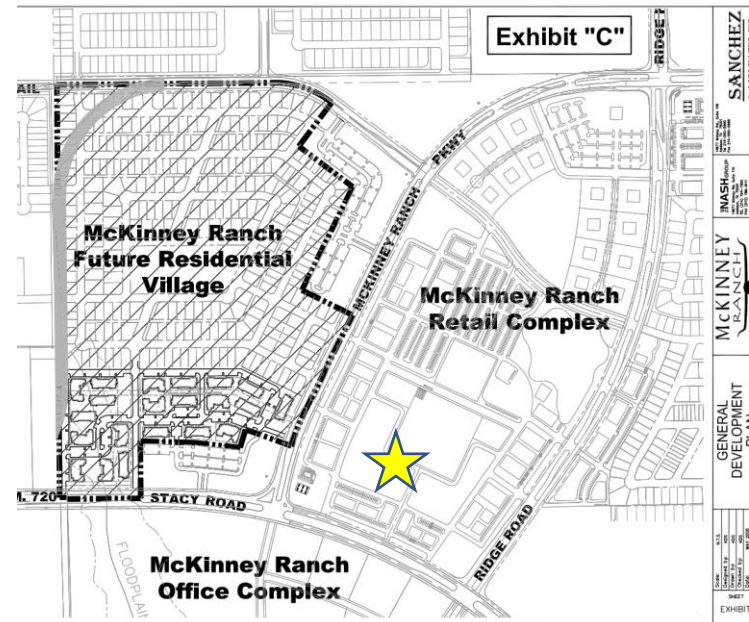
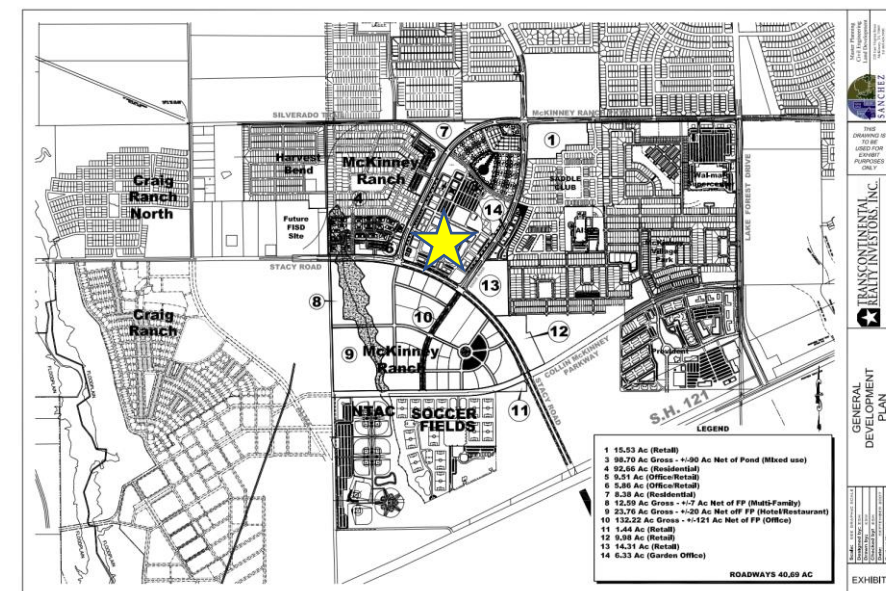
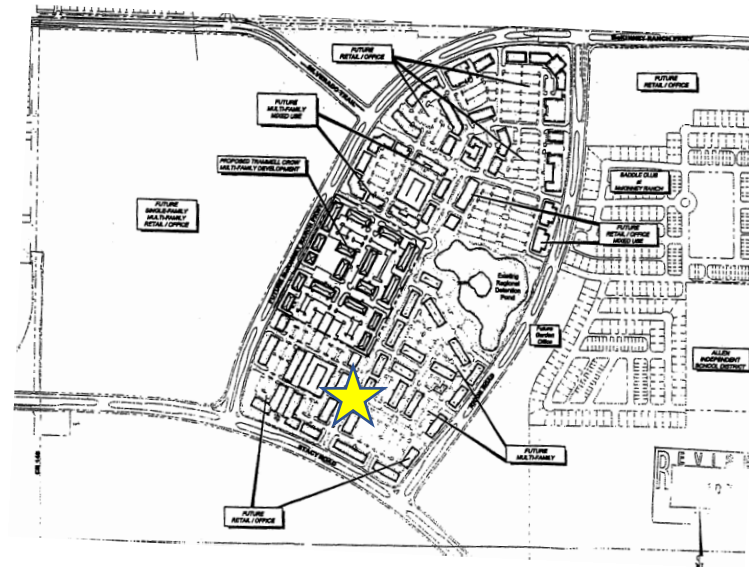
EXHIBIT

N.T.S.



Long Range Horizon

- Created a long-term development program
 - Short term infrastructure
 - Mid term placemaking
 - Long-term strategy
- Each sale/development parcel was tied to re-investment on the overall parent tract

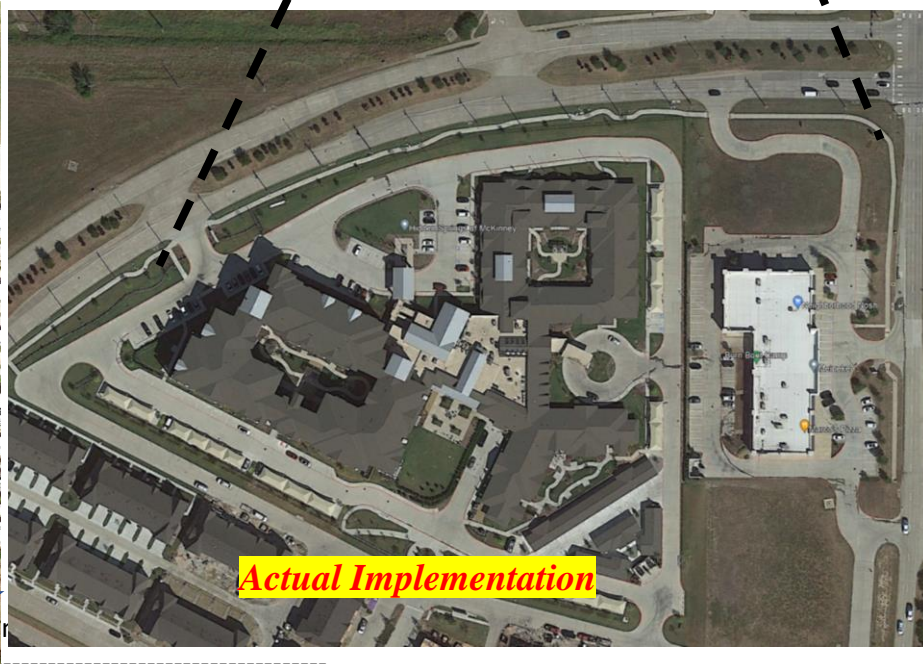
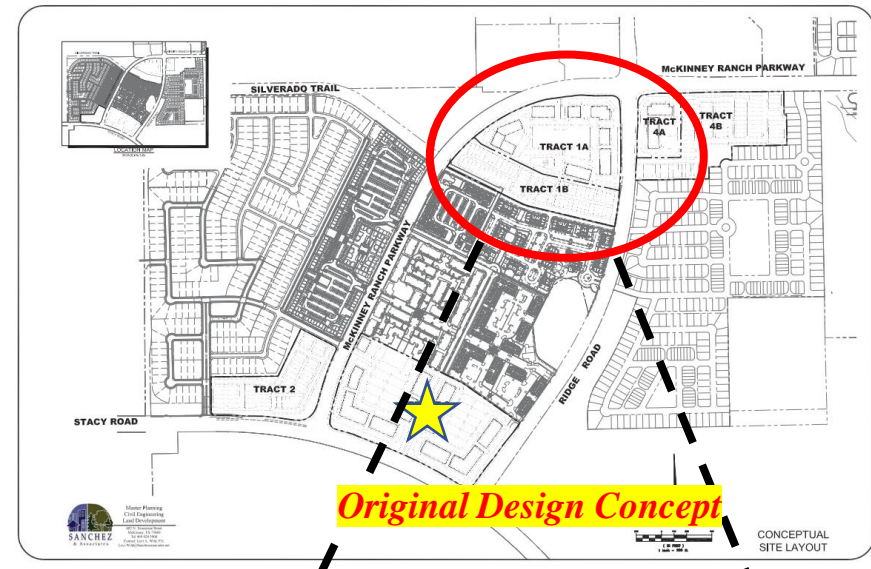


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Constant Market Adjustments

- Annually or semi-annually, we would re-assess individual components of the overall development
- Did not abandon the “framework” – this was absolutely critical
- Individual “pods” were constantly evolving to address market conditions
- 2014 Re-allocation of Land Uses
 - Eliminated significant MF zoning
 - Hidden Springs Graduated Care
 - Townhomes at MRP and Stacy
 - Townhomes on Silverado Trail
 - Eagle Ridge
 - Ridge Commons
- 2020
 - Car Wash Tunnel
 - Codified “Boulevard” permanently



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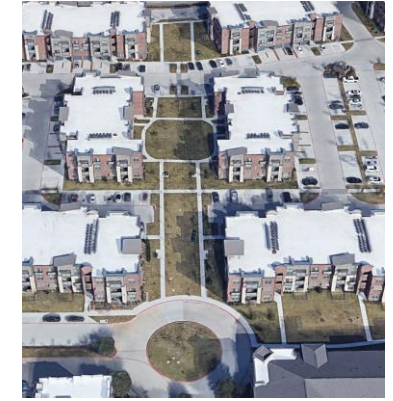
Keep Framework

- Certain elements to the plan were critical
 - Massing
 - Open spaces
- Key Design Elements
 - Pedestrian
 - Urban core
 - Circulation system
 - Boulevard
- Balance of uses

Original Design Concept



Actual Implementation



Actual Implementation



Staff Report

- Conformance to the One McKinney 2040 Comprehensive Plan
 - Guiding Principles
 - Land Use Characteristics
 - Land Use Compatibility



- Guiding Principles:

The proposed rezoning request is generally in conformance with the Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.



- Preferred Scenario and Land Use Diagram Characteristics:

Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Collin McKinney Commercial District and is designated as the Urban Living placetype.

Urban Living supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.



- Land Use Diagram Compatibility:

When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan’s established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Urban Living placetype of the Collin McKinney Commercial District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.



Staff Report

- Collin McKinney Commercial District

4. The **Urban Living** placetype is intended to provide housing choices for employees of the Professional Center and Entertainment Center placetypes. The design and density of Urban Living development should create a walkable, pedestrian-friendly environment in the public and private spaces between the residential structures. Non-residential development consistent with the Neighborhood Commercial placetype could also be included within the Urban Living areas at appropriate locations that offer support and integration with urban residential development types.



Staff Report

- Conformance to the One McKinney 2040 Comprehensive Plan
 - Guiding Principles
 - Land Use Characteristics
 - Land Use Compatibility



URBAN LIVING

Urban Living areas support a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

IDENTIFYING FEATURES

1. Compact Development
2. Mix of Residential Uses
3. Neighborhood Supporting Retail
4. Multi-modal Connectivity



Senior Urban Living



Urban Townhomes



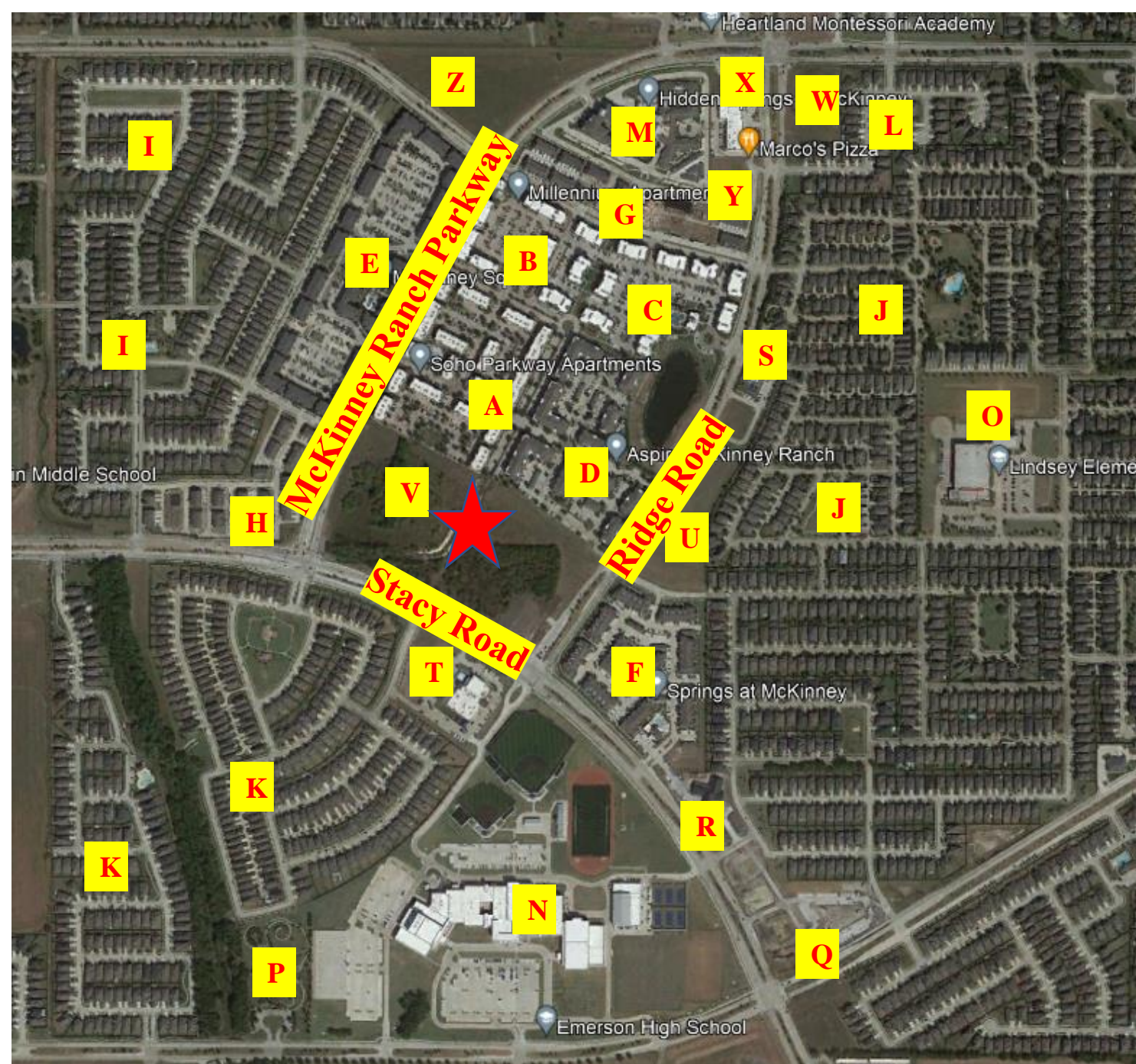
Keep Framework

- Certain elements to the plan were critical
- Massing
- Open spaces
- Key corridors
 - Pedestrian
 - Urban core
 - Circulation system
 - Boulevard
- Balance of uses



20 Year Implementation

McKinney Ranch		
	Legend	Acres
6 apartment complexes		
Alexan	A	15
Millenium	B	10
Raleigh House	C	18
Hudson	D	16
McKinney Square Apartments	E	30
Springs of McKinney	F	15
2 Townhome Communities		
Silverado Trails Townhomes	G	9
Barcelona Townhomes	H	9
4 major single family subdivisions		
Barcelona	I	79
Saddle Club	J	65
The Grove @ Craig Ranch	K	40
Eale Ridge	L	14
Developed Commercial		
Hidden Springs of McKinney (Graduated Care)	M	9
Frisco High School	N	50
Allen ISD Elementary	O	20
Crape Myrtle Park	P	7
Steve Williamson Deal	Q	6
Recioto Montessori Day Care	R	2
ABC Day Care Center	S	1
Brookhaven Church	T	3
Undeveloped / Pending Development		
6 acres of office	U	6
22 acres of mixed use	V	22
1 acre commercial retail Ridge/MRP	W	1
1 acre Ridge Commons	X	1
1 acre Ridge Commons	Y	1
"Traingle"	Z	7
Roadway Right Of Ways		40
Flood Plain / Detention		25
Total (+/-)		521



20 Year Implementation

Fiscal Impact

- Over \$100 mm in land sales
- Nearly \$ 1 BB in land development
- Proposed Development: \$87 mm
- City's Fiscal Impact Analysis
 - \$315,000 per residential unit
 - \$180 psf commercial value
 - **Total Impact: \$57,629,880**
- Market Conditions
 - \$550,000 per residential unit
 - \$250 psf commercial value
 - **Total Impact: \$87,953,025**



McKinney Ranch	Acres	Units / GLA	Price/Sq. Ft. Land Sale	Total Land Cost	Project Value	Year Transacted
6 apartment complexes						
Alexan	15	379	\$4.25	\$2,776,950.00	\$42,571,950.00	2007
Millennium	10	180	\$7.00	\$3,049,200.00	\$25,549,200.00	2010
Raleigh House	18	350	\$5.50	\$4,312,440.00	\$48,062,440.00	2014
Hudson	16	340	\$5.00	\$3,484,800.00	\$42,584,800.00	2008
McKinney Square Apartments	30	600	\$5.50	\$7,187,400.00	\$70,187,400.00	2015
Springs of McKinney	15	212	\$10.00	\$6,534,000.00	\$33,034,000.00	2018
2 Townhome Communities						
Silverado Trails Townhomes	9	84	\$5.00	\$1,960,200.00	\$33,460,200.00	2015
Barcelona Townhomes	9	81	\$5.00	\$1,960,200.00	\$32,335,200.00	2015
4 major single family subdivisions						
Barcelona	79	350	\$3.50	\$12,044,340.00	\$169,544,340.00	2014
Saddle Club	65	370	\$2.00	\$5,662,800.00	\$125,912,800.00	2005
The Grove @ Craig Ranch	40	383	\$3.50	\$6,098,400.00	\$149,723,400.00	
Eagle Ridge	14	57	\$6.00	\$3,659,040.00	\$33,584,040.00	2015
Developed Commercial						
Hidden Springs of McKinney (Graduated Care)	9	199	\$7.00	\$2,744,280.00	\$42,544,280.00	2016
Frisco High School	50		\$5.00	\$10,890,000.00	\$10,890,000.00	2020
Allen ISD Elementary	20		\$2.00	\$1,742,400.00	\$1,742,400.00	2006
Crape Myrtle Park	7		\$5.00	\$1,524,600.00	\$1,524,600.00	2007
Steve Williamson Deal	6	65340	\$10.00	\$2,613,600.00	\$18,948,600.00	2018
Recioto Montessori Day Care	2	21780	\$10.00	\$871,200.00	\$6,316,200.00	2020
ABC Day Care Center	1	10890	\$8.00	\$348,480.00	\$3,070,980.00	2012
Brookhaven Church	3	32670	\$6.50	\$849,420.00	\$849,420.00	
Car Wash (NWC Ridge / Stacy)	1	10890	\$16.50	\$718,740.00	\$3,441,240.00	2021
Undeveloped / Pending Development						
6 acres of office	6	to be developed	\$5.50	\$1,437,480.00		
21 acres of mixed use	21	mixed use	\$15.00	\$13,721,400.00	\$87,953,025.00	2022
1 acre commercial retail Ridge/MRP	1	retail	\$10.00	\$435,600.00		
1 acre Ridge Commons	1	retail	\$12.00	\$522,720.00		
1 acre Ridge Commons	1	retail	\$12.00	\$522,720.00		
"Triangle"	7	retail	\$12.00	\$3,659,040.00		2021
Roadway Right Of Ways						
	40					
Flood Plain / Detention						
	25					
Total (+/-)	521			\$101,331,450.00	\$983,830,515.00	

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