

2012 ANNUAL DEVELOPMENT REPORT



Prepared by the McKinney
Planning Department
www.mckinneytexas.org



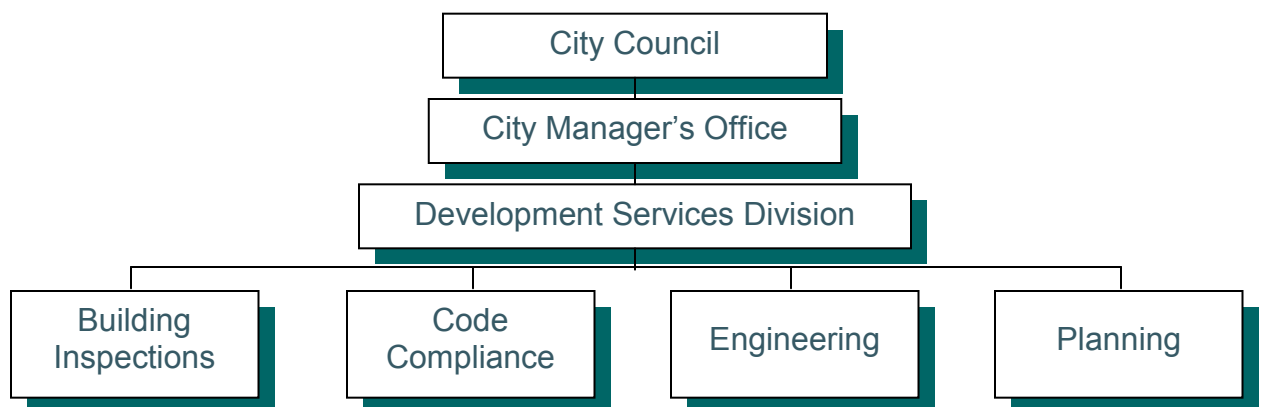
INTRODUCTION

The Annual Development Report is an summary of public and private development activity in the City of McKinney from January 1, 2012 through December 31, 2012.

TABLE OF CONTENTS

Introduction	
Development Services Organizational Structure.....	1
McKinney Characteristics	
Demographic Information.....	2
Population Information.....	3
Employment Information	4
Planning	
Development Review.....	5
Long Range.....	6-7
Historic Preservation.....	8
Building Inspections	
Building Permit Summary.....	9
Residential Permit Information.....	10
Non-Residential Permit Information.....	11-13
Engineering	
Capital Improvements Program.....	14-15
Traffic.....	16-17
Regional Transportation Projects.....	18
Environmental Management.....	19-20
Parks and Schools	
New Parks, Park Improvements and New Schools.....	21
Contact Information	22

DEVELOPMENT SERVICES ORGANIZATIONAL STRUCTURE



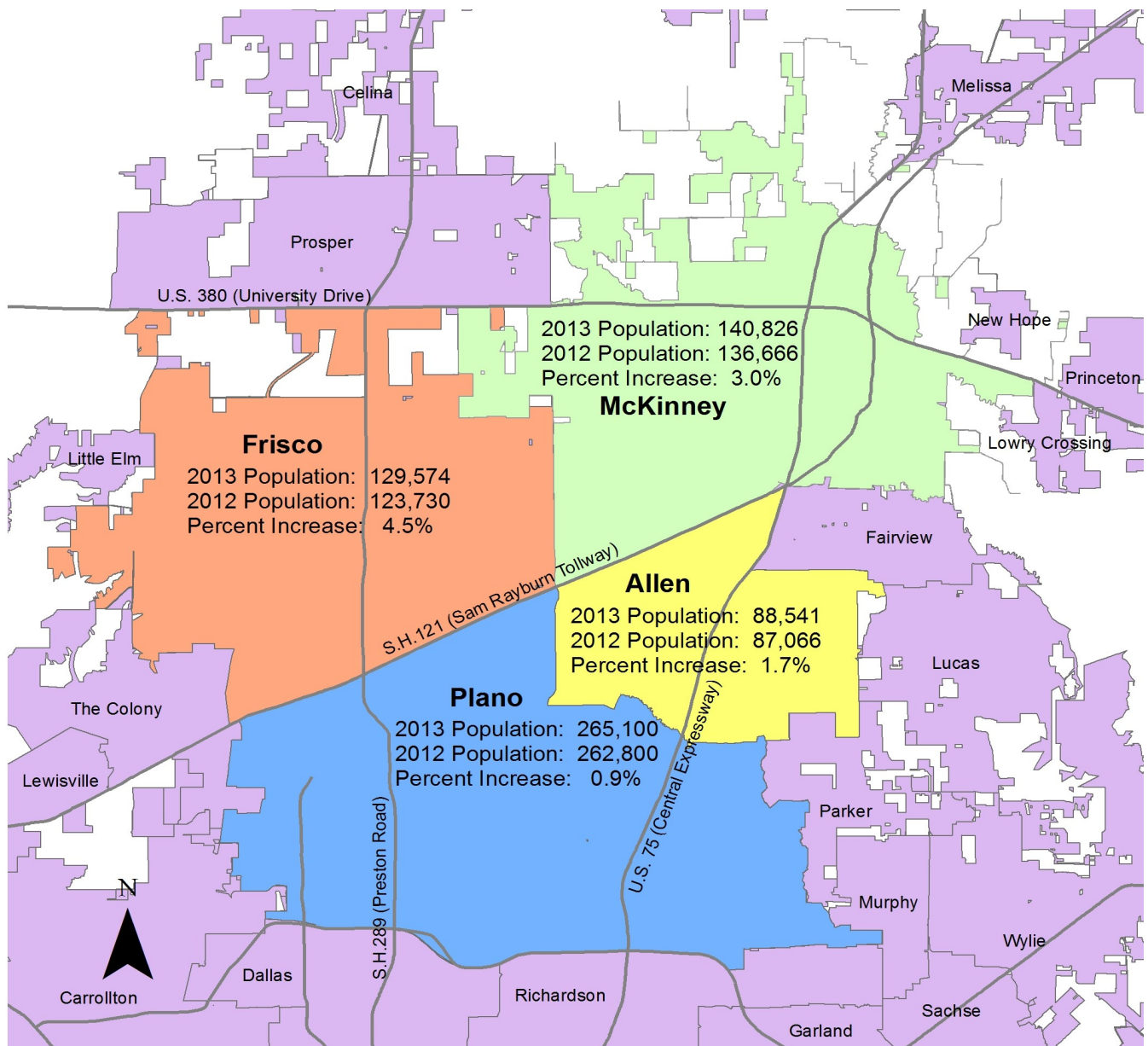
DEMOGRAPHIC INFORMATION

DEVELOPMENT INFORMATION

Projected Population at Build Out	387,000
Land Area of McKinney (Current city boundary only)	63 mi ²
Percent Developed (Current city boundary only)	54%
Land Area of McKinney (including Extraterritorial Jurisdiction)	116 mi ²
Percent Developed (including Extraterritorial Jurisdiction)	29%
Average Value of a Single Family Detached Home	\$191,317*

*Source: Collin Central Appraisal District

POPULATION COMPARISON



POPULATION INFORMATION

As of January 1, 2013, the population of the City of McKinney is estimated at 140,826. This is an addition of 4,160 new residents since January 1, 2012, an increase of 3%.

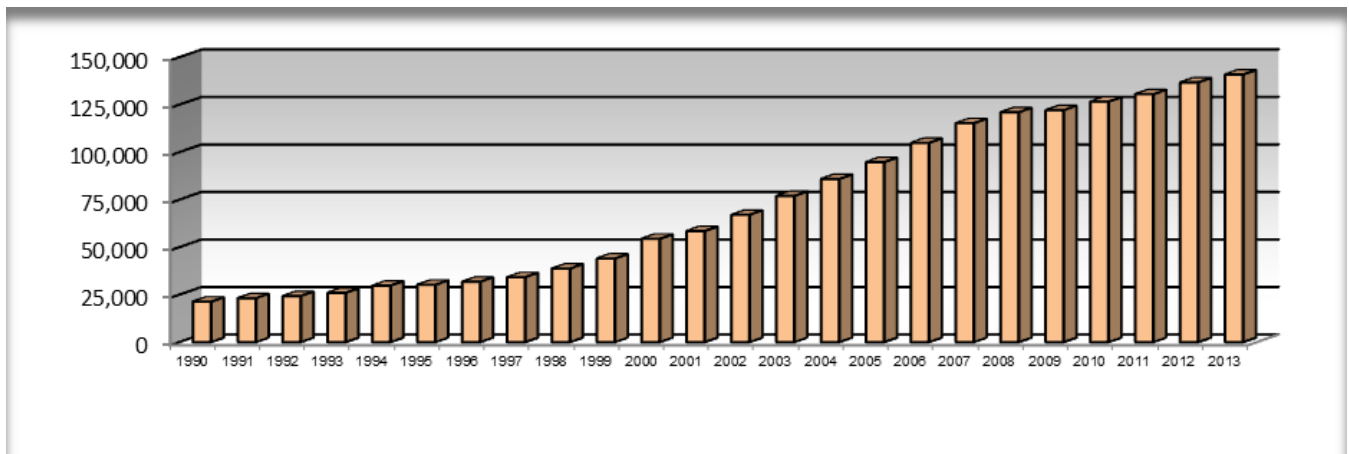
MCKINNEY POPULATION ESTIMATES (1900–2012)

Year	Population	Year	Population	Year	Population	Year	Population
1900	4,342	1970	15,193	2000	54,369*	2007	115,198**
1910	4,714	1980	16,256	2001	58,438**	2008	120,978**
1920	6,677	1990	21,283*	2002	66,990**	2009	122,083**
1930	7,307	1992	24,261	2003	76,907**	2010	131,117*
1940	8,555	1994	29,706	2004	85,865**	2011	133,399**
1950	10,560	1996	31,783	2005	94,733**	2012	136,666**
1960	13,763	1998	38,700	2006	104,853**	2013	140,826**

*Official Census figure

** Estimate as of January of that calendar year

POPULATION ESTIMATES (1990–2012)



MCKINNEY PROJECTED POPULATION (2020-2025)

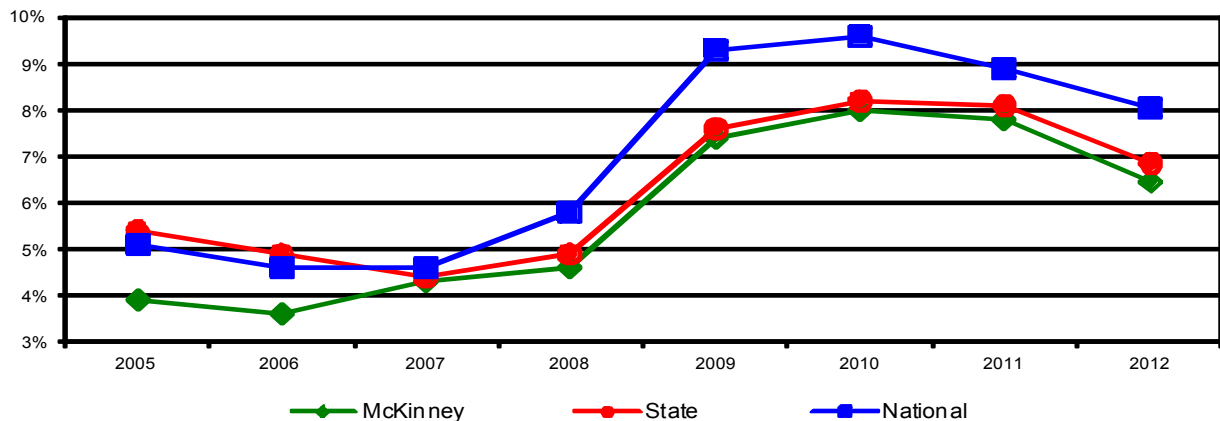
2020	2025
196,022	236,408

Source: City of McKinney Planning Department

EMPLOYMENT INFORMATION

McKinney's unemployment rate hit its lowest level of the year at 5.2% in November 2012. The unemployment rate peaked in June and July, hitting its highest levels of the year at 7.6%. McKinney's average unemployment rate for 2012 was 6.5%. The average national unemployment rate in 2012 was 8.1%, and the average state unemployment rate was 6.8%.

UNEMPLOYMENT RATE (2005-2012)



Source: Texas Workforce Commission and the Bureau of Labor Statistics

CITY OF MCKINNEY TOP 10 EMPLOYERS

In 2012, Raytheon remained the largest employer in McKinney with 3,600 employees. Following Raytheon, McKinney Independent School District, Collin County, Torchmark Corporation, and Encore Wire Corporation all boasted over 1,000 employees.

Rank	Employer	# of Employees
1	Raytheon	3,600
2	McKinney Independent School District	2,976
3	Collin County Government	1,700
4	Torchmark Corporation	1,100
5	Encore Wire Corporation	1,000
6	Wal-Mart (three locations)	967
7	City of McKinney	894
8	Medical Center of McKinney	865
9	Watson & Chalin	800
10	Baylor Medical Center at McKinney	550

Source: McKinney Chamber of Commerce and selected organizations



Traxxas, the leader in hobby-class radio controlled cars, trucks and boats, is relocating its corporate headquarters, research and development functions and distribution center to McKinney's Craig Ranch. Anticipated to be complete in early 2013, Traxxas is expected to become one of McKinney's significant employers.

PLANNING - DEVELOPMENT REVIEW

The primary function of the Development Review section of the Planning Department is to support the Planning and Zoning Commission and the City Council by coordinating, evaluating, and processing all annexation, zoning, site plan, plat, and other development-related applications for compliance with the City of McKinney's Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan.

SUMMARY OF PLANNING APPLICATIONS

2012 SUMMARY OF PLANNING APPLICATIONS

Application Type	2012 Total
Zoning	37
Annexation	3
Site Plans	43
Preliminary-Final Plats	32
Record Plats	30
Minor Plats/Replats	13
Conveyance Plats	6
Amending Plats	30
Other	51
Total	245

Source: City of McKinney, Planning Department

TRENDS IN PLANNING APPLICATIONS

Year	Total Applications
2008	356
2009	159
2010	146
2011	182
2012	245

Source: City of McKinney, Planning Department

ZONING AND SUBDIVISION ORDINANCE AMENDMENTS

Over the past year, the McKinney City Council adopted several amendments to the Zoning and Subdivision Ordinances. These amendments focused on updating and clarifying older ordinances and streamlining the development process.

The most significant ordinance amendment included the elimination of the Access Management Plan and General Development Plan processes in an attempt to reduce development timelines and expedite the development process. The information that was reflected on these plans will now be reflected on Site Plans and Plats. The Council also adopted an amendment to the Zoning Ordinance which will allow for all Site Plan applications to be approved at a Staff level reducing the overall development timeline even more.

Additionally, the City Council approved an overhaul to the section of the Zoning Ordinance governing nonconforming uses, lots, and structures. This overhaul clarified existing ambiguities while making the ordinance more relevant to today's zoning issues which should reduce the number of Staff interpretations that are needed. The reduction in Staff interpretations and the clarity that the new ordinance offers in this area will also help to streamline redevelopment scenarios in the future.

PLANNING - LONG RANGE

The Long Range section of the Planning Department develops plans and policies relating to long range planning and other special studies. Long Range planners recommend adoption of these plans, policies and studies by the City Council and oversee the update of the Comprehensive Plan and related sector studies.

Town Center Study Initiative

The Town Center Study Initiative is a sector study of the oldest part of McKinney, called for as part of the 2004 Comprehensive Plan. The purpose of this initiative is to develop detailed plans to spur and sustain revitalization and redevelopment in the historic Town Center.

In March 2008, the Town Center Study Phase 1 Report, Shared Vision and illustrative Master Plan were approved and adopted by reference into the Comprehensive Plan and now serve as a meaningful policy guide for city officials, staff, property owners, and private developers when considering decisions in the historic Town Center.

Now nearing the end of Phase 2, the City is analyzing, crafting, and phasing appropriate implementation components (e.g. policies, ordinances, fiscal tools) that will truly allow the vision and revitalization of the Town Center to be achieved and sustained over the long-term.



In 2012, the City achieved substantial progress on Phase 2, including:

- Refining and presenting a final draft of the proposed form-based zoning district for McKinney's Town Center.
- Issuing a Request for Proposals (RFP) for the catalyst redevelopment of a City-owned primary site (approximately 9 acres) and/or any combination of nine (9) City-owned secondary sites located in the City's historic downtown.
- Continued implementation of the Brownfields Assessment Program through \$400,000 grant from the Environmental Protection Agency (EPA),
- Continued implementation of the Flour Mill Mixed Use Redevelopment Catalyst Project, including monitoring of the necessary funding and development agreements between various public and private partners (Developer, City, Tax Increment Reinvestment Zone #1) and leveraged by a \$2.2 million infrastructure grant from the North Central Texas Council of Governments (NCTCOG) Sustainable Development program.
- Continued public outreach and education about the Town Center Study Initiative (including quarterly Town Center Connection newsletters).
- Technical support of the McKinney Community Development Corporation's (MCDC) construction of a new public parking lot.
- Substantial progress on the design of Town Center Phase 2 capital infrastructure improvements (e.g. street paving, sidewalks, water, wastewater, stormwater, streetscape, etc.).

PLANNING - LONG RANGE

Comprehensive Plan

The City of McKinney Comprehensive Plan provides a coordinated policy framework for establishing land development regulations and making capital improvement investments to shape and guide the long-range physical form of the City. As stated in the implementation Section of the Comprehensive Plan, periodic refinements are necessary to keep the Plan up-to-date and calibrated to community changes. In 2012, the City adopted amendments to the Transportation Section (i.e. the Master Thoroughfare Plan) and the Parks, Recreation, and Open Space Section (i.e. the Preservation Plan and the Hike and Bike Trail Master Plan). For more information about the City of McKinney Comprehensive Plan, go to www.mckinneytexas.org → Departments → Development Services → Planning → Comprehensive Plan.

Solicitation of Proposals to Redevelop City-Owned Sites in Downtown

In July 2012, the City issued a Request for Proposals seeking master development proposals from qualified development teams for the redevelopment of City-owned properties in the historic downtown. The redevelopment is expected to include new residential uses and/or new commercial/office/retail/educational uses (single use and/or mixed use building improvements) within a compact and pedestrian-friendly design. The City's selection process is expected to conclude in early 2013, with construction anticipated to begin within 18 months of proposal selection.

Northwest Sector Study

In late 2012, the City solicited Statements of Qualifications from consulting firms to provide professional services to assist in the preparation of a sector study for the northwest sector of the City of McKinney (including city limits and extraterritorial jurisdiction). The northwest sector encompasses over 25,000 acres of land generally located north of U.S. Highway 380 and west of U.S. Highway 75 and represents the largest portion of undeveloped land within the City's ultimate planning area. The sector study is expected to review and refine the City's vision for growth and development in the northwest sector by identifying catalyst areas for stimulating economic development opportunities and analyze proactive tools to implement the refined vision, including but not limited to a sector-wide annexation strategy, a public infrastructure investment strategy, and a regulatory framework for potential changes to land development ordinances. The initial phase of the study is anticipated to start in early 2013 and be completed in 12 months.

State Highway 5 Corridor Context Sensitive Transportation Study

In partnership with the North Central Texas Council of Governments (NCTCOG) and through funding awarded by the Regional Transportation Council (RTC) in the 2009-2010 Sustainable Development Call for Projects, the City will be formulating a corridor transportation master plan in order to transform the entire length of the State Highway 5 (SH 5) corridor into a revitalized and multi-modal thoroughfare that fits its physical setting and preserves aesthetic, historic, cultural, and environmental resources while still enhancing mobility and safety for all users. SH 5 once served as the primary north/south thoroughfare through the City. However, since the emergence of US 75 (North Central Expressway) over the last 25 years as the primary north/south highway through McKinney, the role of SH 5 has changed substantially. The cornerstone of this study is to create a meaningful and complementary relationship between the geometric design characteristics of SH5, its functional cross-section, and the context/character of land development along the frontages of the corridor. The study is expected to begin in early 2013 and be completed in 12 months.

PLANNING - HISTORIC PRESERVATION

Historic Preservation creates a backdrop for cultural resources to become and remain an economic asset for our community. Continued preservation efforts in McKinney have had a direct influence on the resurgence of McKinney's historic Town Center area. McKinney enacted its Historic Preservation Ordinance in 1989. The Historic Preservation Ordinance was passed in order to protect, enhance, and perpetuate the historic structures in McKinney. The City of McKinney is committed to maintaining its historical and cultural heritage by preserving its historic districts. The Historic Preservation Ordinance created the Historic Preservation Advisory Board (HPAB) as well as the Historic Preservation Officer (HPO) staff position. The Historic Preservation Advisory Board consists of seven members appointed by the City Council.

Certificate of Appropriateness

The Historic Preservation Ordinance requires the owner of a property to obtain an approved Certificate of Appropriateness (COA) before a building permit can be issued to perform architectural changes on the exterior of a building. This process was established to assure that the Secretary of the Interior's Standards for the rehabilitation of properties are followed in order to protect the rich and varied historic resources.

2012 COA Applications

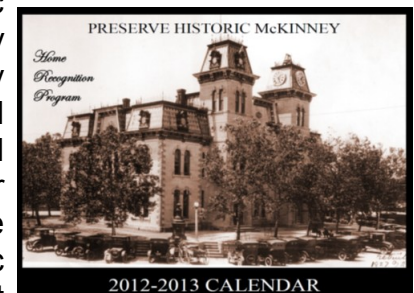
Type of Application	# Received
Rehabilitations / Restorations	22
New Construction	11
Remodels	1
Other Applications (Fences, Signs, etc.)	11
Total	45

Historic Neighborhood Improvement Zone

In 2007, the Historic Preservation Advisory Board worked in conjunction with the City Council to pass a Historic Neighborhood Improvement Zone (HNIZ) Ordinance. Under this Ordinance, 3 levels of tax exemptions on City taxes are provided for fifteen years to residential property owners in the HNIZ that apply and qualify for the exemption. This program encourages the maintenance, rehabilitation and preservation of McKinney's unique and historic residential neighborhoods. Since 2008, 51 applications submitted for residential property tax exemption have received approval. Of these applications, 17 received 100% tax exemptions, 27 received 50% tax exemptions, and 7 received 30% tax exemptions.

Home Recognition Program

Beginning in 2008, the HPAB established the Preserve Historic McKinney – Home Recognition Program to recognize property owners who have revitalized our historic residential community by making significant exterior improvements to their individual properties. Fourteen residential properties are recognized annually in a calendar published by the HPAB. The calendar features a "House of the Month" for 14 months. The Home Recognition Program complements the work of the City's Historic Preservation Officer and Code Enforcement Officers. It recognizes the efforts of individual property owners and seeks to encourage future individual reinvestment in the historic residential community. Visit www.mckinneytexas.org/HistoricHomeRecognition to see homes recognized in 2012.



BUILDING INSPECTIONS - BUILDING PERMIT SUMMARY

NON-RESIDENTIAL PERMITS (2008-2012)

	2008		2009		2010		2011		2012	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	16	\$46,056,816	15	\$71,507,275	5	\$8,700,000	9	\$5,805,000	2	\$255,000
Q2	13	\$10,377,250	11	\$5,086,303	11	\$92,565,200	9	\$13,250,300	11	\$90,639,388
Q3	10	\$88,506,315	13	\$31,600,711	4	\$2,544,000	8	\$18,342,360	16	\$38,797,657
Q4	15	\$67,267,383	4	\$10,200,000	6	\$5,316,520	6	\$16,920,000	10	\$24,771,750
Total	54	\$212,207,764	43	\$118,394,289	26	\$109,125,720	32	\$54,317,660	39	\$154,463,795

VERTICAL MIXED USE PERMITS (2008-2012)

	2008		2009		2010		2011		2012	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0	2@26	\$7,000,000
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	0@0	\$0
Q4	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0
Total	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0	2@26	\$7,000,000

MULTI-FAMILY UNIT PERMITS (2008-2012)

	2008		2009		2010		2011		2012	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	3@1,008	\$60,385,900	0@0	\$0	0@0	\$0	1@334	\$20,000,000
Q2	2@812	\$48,860,000	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	0@0	\$0
Q4	0@0	\$0	0@0	\$0	0@0	\$0	1@366	\$24,000,000	1@334	\$26,877,763
Total	2@812	\$48,860,000	3@1,008	\$60,385,900	0@0	\$0	1@366	\$24,000,000	2@668	\$46,877,763

SINGLE FAMILY PERMITS (2008-2012)

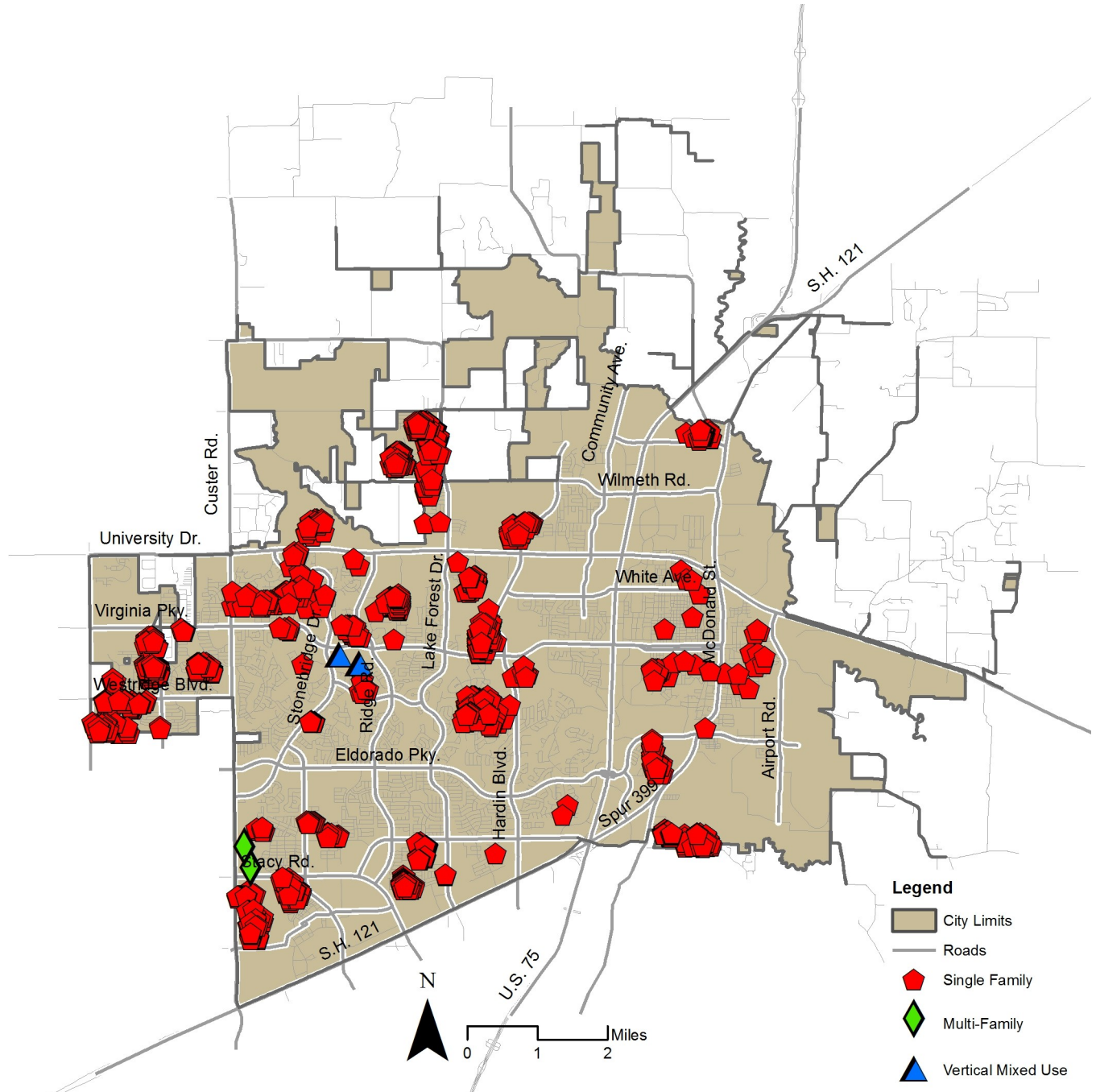
	2008		2009		2010		2011		2012	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	310	\$48,298,940	98	\$30,742,752	318	\$95,363,468	272	\$90,446,767	261	\$88,437,310
Q2	345	\$52,733,340	250	\$74,293,319	277	\$88,101,864	305	\$103,812,464	440	\$150,586,422
Q3	213	\$32,173,605	326	\$95,794,828	252	\$81,301,344	326	\$106,568,145	442	\$147,018,920
Q4	118	\$34,234,233	253	\$76,579,581	205	\$63,844,791	251	\$83,743,971	347	\$117,917,809
Total	986	\$167,440,118	927	\$277,410,480	1,052	\$328,611,467	1,154	\$384,571,347	1,490	\$503,960,461

Note: Permit information is listed by calendar year.

BUILDING INSPECTIONS - RESIDENTIAL PERMIT INFORMATION

The combined total of building permits issued for single family attached and single family detached homes increased from 1,154 in 2011 to 1,490 in 2012. Two multi-family permits (668 units) were issued in 2012, compared to one multi-family permit (366 units) issued in 2011. Additionally, two vertical mixed use permits (26 units) were issued in 2012, the first vertical mixed use permits issued since 2007.

RESIDENTIAL CONSTRUCTION PERMITS MAP (2012)



Source: City of McKinney GIS Department

BUILDING INSPECTIONS - NON-RESIDENTIAL PERMIT INFORMATION

NON-RESIDENTIAL CONSTRUCTION PERMITS (2012)

#	Project	Address	Permit Issued	Project Type
1	Raytheon Storage Building	2501 W. University Dr.	January	Industrial
2	Aero Country Amenity Center	99 Lloyd Stearman Dr.	February	Recreation
3	Dollar General	902 N. McDonald St.	May	Retail/Service
4	Huffines Hyundai Service Center Addition	1301 N. Central Expy.	May	Retail/Service
5	McKinney High School Addition	1400 Wilson Creek Pkwy.	May	Institutional
6	Airport S-2 Hanger #15	9409 Skywagon Dr.	May	Industrial
7	Traxxas Distribution Center (Shell Building)	6250 Traxxas Way	May	Industrial
8	Goodyear Auto Service and Repair	170 N. Stonebridge Dr.	June	Retail/Service
9	Faubian Middle School	2000 Rollins St.	June	Institutional
10	Allen ISD Elementary School	5730 Wilford Dr.	June	Institutional
11	Airport S-2 Hangar #23	9401 Bonanza Ln. Lot 23	June	Industrial
12	Iglesia El Shaddai Church	607 N. Chestnut St.	June	Institutional
13	First United Methodist Church Youth Building	102 W. Lamar St.	June	Institutional
14	Bonnie Wenk City Park	2996 Virginia Pkwy.	July	Recreation
15	Eldorado Country Club	2604 Country Club Dr.	July	Recreation
16	Emerson Process Management	2051 Marketplace Dr.	August	Office
17	Salons of Volterra	6510 Virginia Pkwy.	August	Retail/Service
18	QuikTrip Convenience Store & Fueling Station	1750 Wilmeth Rd.	August	Retail/Service
19	Fabulous Car Wash	1850 N. Custer Rd.	August	Retail/Service
20	Texas Institute of Cardiology	5313 W. University Dr.	August	Medical
21	McKinney Fertility Center	5301 W. University Dr.	August	Medical
22	Wellness Concepts	5309 W. University Dr.	August	Medical
23	Eldorado Suites One (Bldg 2)	3420 W. Eldorado Pkwy.	August	Office
24	Eldorado Suites One (Bldg 3)	3440 W. Eldorado Pkwy.	August	Office
25	Firestone Complete Automotive	2065 N. Central Expy.	September	Retail/Service
26	Second Family Dogs	6780 SH 121	September	Retail/Service
27	Touchstone Medical	5321 W. University Dr.	September	Medical
28	McKinney Retirement	7210 Linkside Point Dr.	September	Retail/Service
29	Texas Pediatric Dentistry	3595 S. Custer Rd.	September	Medical
30	South Kentucky Street Office Building	206 S. Kentucky St.	October	Office
31	Traxxas Office Building	6200 Traxxas Way	October	Office
32	Manner Plastics (Addition)	500 Interchange St.	October	Industrial

BUILDING INSPECTIONS - NON-RESIDENTIAL PERMIT INFORMATION

NON-RESIDENTIAL CONSTRUCTION PERMITS CONT. (2012)

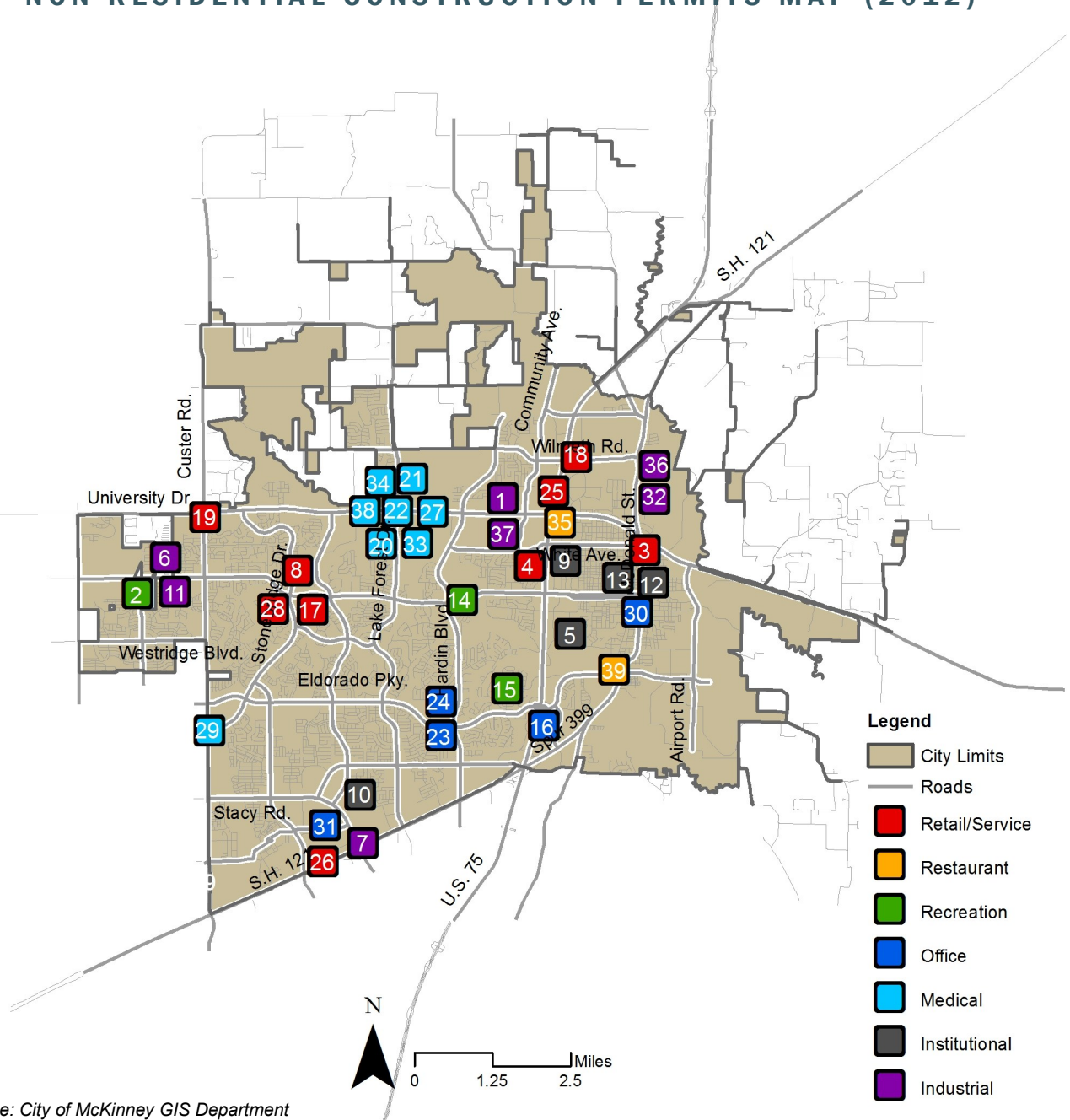
#	Project	Address	Permit Issued	Project Type
33	Wilson Creek Crossing Medical Office Building	5337 W. University Dr.	October	Medical
34	Wilson Creek Crossing Cardio. Wellness	5325 W. University Dr.	October	Medical
35	Raising Cane's Chicken Fingers	1902 N. Central Expy.	November	Restaurant
36	Manner Plastics (Addition)	500 Interchange St.	November	Industrial
37	Raytheon (Addition)	2501 W. University Dr.	November	Industrial
38	ABC Pediatrics	5333 W. University Dr.	November	Medical
39	McDonalds Restaurant	240 Eldorado Pkwy.	December	Restaurant

Note: Project numbers reflect locations indicated on the non-residential permit map (following page).

BUILDING INSPECTIONS - NON-RESIDENTIAL PERMIT INFORMATION

The number of new non-residential building permits increased from 32 in 2011 to 39 in 2012. The number of non-residential building permits increased by 22%, however the overall value of these permits increased by 284%. The large increase in the value of non-residential permits was due to the large investment in public institutional projects and the construction of the Traxxas corporate office and distribution center. Of non-residential permits issued in 2012, 23.1% were for retail/services projects. The other non-residential permits issued in 2012 were for medical (20.5%), industrial (17.9%), institutional/tax exempt (12.8%), office (12.8%), recreational (7.7%), and restaurant (5.1%) projects.

NON-RESIDENTIAL CONSTRUCTION PERMITS MAP (2012)



Source: City of McKinney GIS Department

Note: Please refer to index on the previous two pages for project information.

ENGINEERING - CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) is a five-year plan for major capital projects, including all probable funding sources for the period. The CIP is updated annually and approved as part of the annual budget. Projects are selected from master plans, the bond committee, citizen boards, and other needs identified by City Staff and City Council. The total estimated cost of all current and proposed projects is \$592 million, of which \$266 million is currently funded. The following is a list of some of the ongoing Capital Improvement Projects being managed by the Engineering Department.



DRAINAGE PROJECTS

- Powerhouse Creek Drainage Improvements
- Dam Rehabilitation for Lakes 2B & 17

ROADWAY PROJECTS

- Alma Road & Silverado Trail Widening
- FM 543 at US 75 Realignment
- FM 546 New Alignment Planning
- Historic Flour Mill Infrastructure, Phase 1
- Jefferson & Lindsey Street Reconstruction
- Intersection Improvements on Eldorado & Virginia Parkways
- Town Center Infrastructure, Phase 2
- West Street Reconstruction

FACILITY PROJECTS

- John & Judy Gay Library Parking Expansion
- Public Safety Building Parking Expansion

WASTEWATER PROJECTS

- Aerial Wastewater Crossing Improvements
- US 75 South Wastewater Relocations

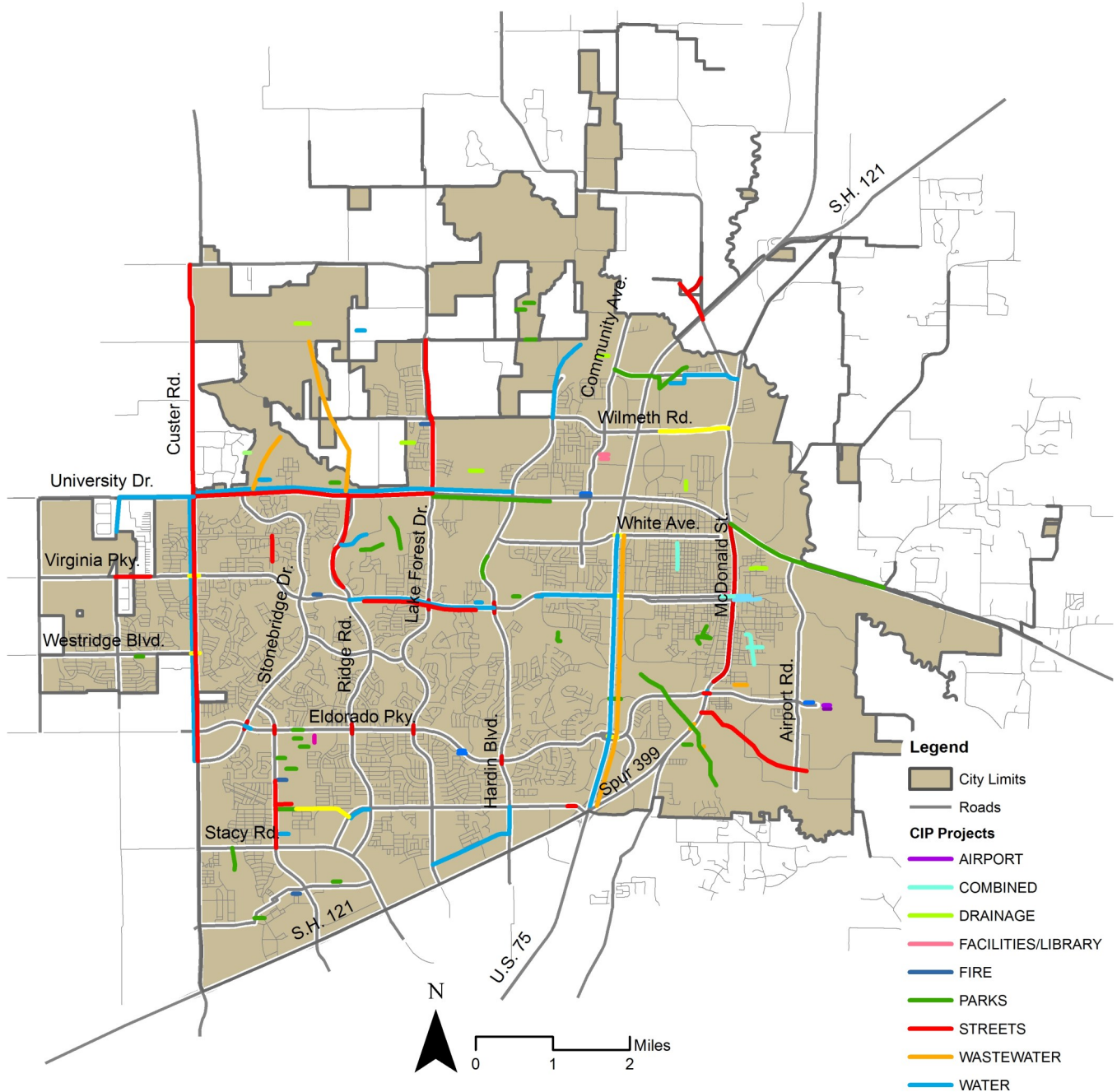
WATER PROJECTS

- Eldorado Parkway 20-Inch Water Main at Stonebridge Drive
- Hardin Elevated Storage Tank
- US 75 North Water Relocations
- US 75 South Water Relocations

ENGINEERING - CAPITAL IMPROVEMENTS PROGRAM

McKinney's 2012-2016 Capital Improvements Program has approximately 114 projects active in various stages of design or construction. The projects are divided into eleven different categories: airport (3 projects), combined street/utility (6 projects), drainage (5 projects), facilities (3 projects), fire (2 projects), library (1 project), parks (30 projects), streets (18 projects), traffic control (8 projects), water (27 projects), and wastewater (11 projects).

CAPITAL IMPROVEMENTS PROJECTS MAP (2012)



Source: City of McKinney GIS Department

DISCLAIMER: This map and the 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.

ENGINEERING - TRAFFIC

The Traffic section of the Engineering Department provides safe and efficient mobility for people, goods and services through the planning, design and implementation of transportation improvements in a proficient and courteous manner. Specifically, the Traffic section is responsible for:

- Maintaining the Neighborhood Traffic Management Program
- Maintaining traffic signals and signs within the City
- Coordinating to ensure that signs are proper and easily visible
- Monitoring school zones

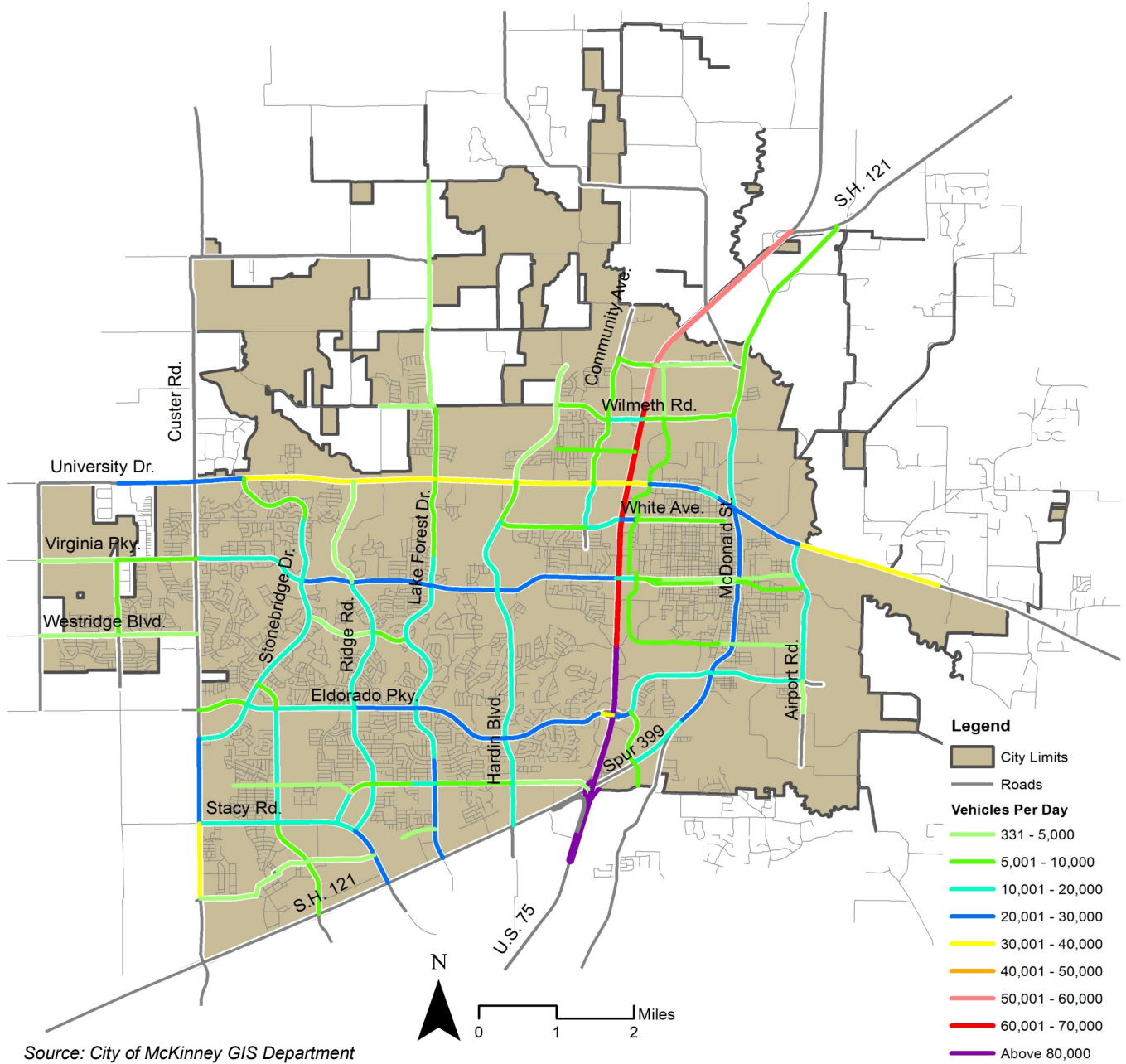


Traffic Management Center:

As more people move to McKinney, more cars come as well. To meet the increasing need for traffic management, McKinney created a Traffic Management Center (TMC) in 2010. The TMC allows traffic engineers to communicate with the City's traffic signals in real time to make changes to the signal timing in an office environment. In 2011, the Texas Department of Transportation (TxDOT) extended its Intelligent Transportation System (ITS) network along US 75. TxDOT is now monitoring traffic along US 75 up to US 380. McKinney citizens can view live traffic conditions on US 75 online at www.dfwtraffic.dot.state.tx.us.

In 2012, McKinney continued to expand the wireless communication system allowing five additional traffic signals in the City of McKinney to be monitored at the TMC. The TMC will continue to be phased in over the next few years to include every geographic area in McKinney. Additionally, it is anticipated that McKinney will add wireless communication to school zone equipment in 2013, allowing school zone flashing beacons to be monitored in the TMC.

TRAFFIC COUNTS - VEHICLES PER DAY



INTERSECTIONS RANKED BY TRAFFIC VOLUME

Rank	Intersection	Traffic Volume
1	University Dr. at U.S. 75	66,280
2	State Highway 121 at Stacy Rd.	52,741
3	University Dr. at Community Ave.	51,612
4	University Dr. at Lake Forest Dr.	44,680
5	State Highway 121 at Alma Rd.	38,831

Note: The average number of vehicles that travel on a road segment in a 24 hour period is counted as the traffic volume in 2011.

REGIONAL TRANSPORTATION PROJECTS

The Texas Department of Transportation (TxDOT) and North Texas Tollway Authority (NTTA) have focused some of their resources in the McKinney area. The following projects are of regional significance and will enhance McKinney's connection to the greater Dallas/Fort Worth (DFW) area:

- US 75 (Sam Rayburn Tollway to White Ave.): Reconstruction and widening of US 75 for this segment is currently underway. The entire segment is anticipated to be completed in 2015.
- US 75 (White Ave. to Bloomdale Rd.): The construction of this entire segment was completed in November of 2012.
- US 75 (Bloomdale Rd. to Telephone Rd.): The reconstruction and widening began in the Fall of 2012 and has an estimated completion date of 2015.
- US 380 (Lake Forest Dr. to Bois D'Arc Rd.): This project consists of converting a four-lane roadway to a six-lane section. TxDOT began construction on this segment of US 380 in 2011 and completed the project in August of 2012.
- US 380 (Custer Rd. to Lake Forest Dr.): TxDOT completed the design of this project which will convert a rural four-lane roadway to an urban six-lane section. Construction began on this project in 2012 and has an anticipated completion date of May 2013.
- Custer Rd. (US 380 to Stonebridge Dr.): This joint TxDOT/McKinney project consisted of widening the two-lane rural road to a six-lane divided urban roadway. Construction was completed in April of 2012.
- Industrial Blvd. (SH 5 to Airport Dr.): TxDOT completed the work on this reconstruction project that converted the two-way left turn lane into a raised median section. Construction was completed in 2012.
- Intersection of SH 5 (McDonald St.) and Industrial Blvd/Eldorado Pkwy.: TxDOT completed this intersection improvement project in the Fall of 2012. The intersection improvements also included the reconstruction of the SH 5 and Tennessee Street intersection.



For more information about these projects, contact Gary Graham, Traffic Engineering Manager for the City of McKinney at 972.547.7438 or visit www.txdot.gov or www.ntta.org.



ENGINEERING - ENVIRONMENTAL MANAGEMENT

The Engineering Environmental Management Division (EEMD) provides citizens, businesses, the development community, and other City departments guidance in navigating environmental issues and regulation. These issues include floodplain management, tree preservation, storm water management, erosion control, and other forms of public and environmental protection.



Floodplain

As McKinney's Floodplain Administrator, the EEMD staff oversees floodplain protection and development through consideration of Federal Emergency Management Agency (FEMA) and McKinney requirements. In 2012, the EEMD staff reviewed 14 flood studies and provided assistance to numerous residents and businesses regarding drainage and floodplain issues. On May 3, 2012 a FEMA Letter of Map Revision (LOMR) for Eldorado Lakes (Natural Resource Conservation Service [NRCS] Lake 5A) became effective. This LOMR, which was prepared and submitted by McKinney Engineering staff, redefined the limits of the floodplain, and removed 60 homes/properties from the regulatory floodplain. Additionally, EEMD staff assists the development community and City projects with compliance with the United States Army Corps of Engineers (USACE) 404 permitting (Clean Water Act, jurisdictional waters of the United States and wetlands).

Tree Preservation

The City Arborist/Landscape Architect works to promote tree preservation through site design and by controlling the indiscriminate removal of trees within the City's boundaries. More specifically, the City of McKinney's Arborist is tasked with applying and enforcing the tree preservation and landscape sections of the Zoning Ordinance. In 2012, the Arborist/Landscape Architect issued 52 Tree Permits. The City Arborist/Landscape Architect also provides Landscape Architecture design work for some City projects, including medians, parking lots, Oak Hollow Golf Course, and streetscape plantings in the historic downtown square.

ENGINEERING - ENVIRONMENTAL MANAGEMENT

Storm Water Management

As required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ), McKinney has implemented a Storm Water Management Program (SWMP). The SWMP is directed at reducing pollutants from storm water entering our lakes and streams. The SWMP requirements include Public Education, Public Involvement, Construction Site Erosion Control, Development and Redevelopment Measures, Stream Monitoring, and Good Housekeeping.

McKinney developed its Storm Water Management Program in accordance with TCEQ's Texas Pollutant Discharge Elimination System (TPDES). Meeting the TPDES requirements allows McKinney to obtain authorization for storm water and certain non-storm water discharges. The Storm Water Management Program has been developed to do the following:

- Reduce the discharge of pollutants from the city's Municipal Separate Storm Sewer Systems (SMS4) to the maximum extent practicable,
- Protect water quality, and
- Satisfy the water quality requirements of the Clean Water Act and the Texas Water Code.

Storm Water Management Program Fifth Permit Year Progress (Aug '11 – Aug '12)

- Staff inspected ninety (90) outfalls for illicit discharges.
- Staff issued twenty-three (23) Notice of Violation letters.
- Staff improved the public education component of the program by providing materials through e-Newsletters, Facebook and Twitter.
- Staff accomplished 100% of the forty-four (44) Best Management Practices (BMPs) as required in the SWMP. Of these BMPs, 23% (10) exceeded the fourth year goals.

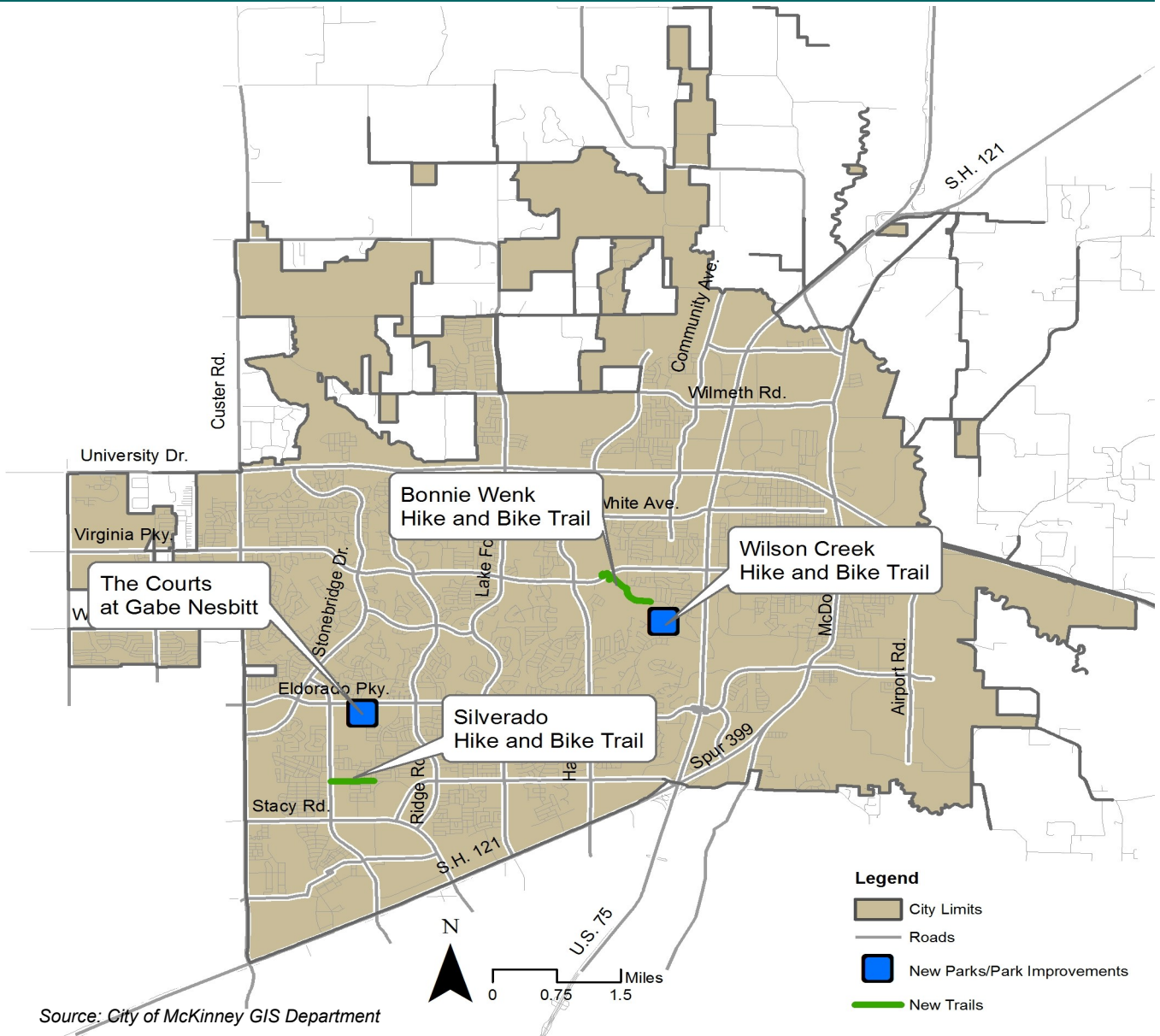
Erosion Control

McKinney's Erosion Control Program assures that appropriate and adequate erosion control components are implemented and maintained at construction sites for both development and City projects. These measures are directed at reducing the amount of sediment and other pollutants entering McKinney's lakes and streams. In 2012, the Erosion Control Program staff performed 36,958 inspections, found 7,298 deficiencies and responded to numerous concerns from the public.

Public and Environmental Protection

EEMD also provides public and environmental protection from potential or existing chemical or hazardous materials exposure through various efforts including but not limited to: spill response and management, McKinney Brownfields program management, McKinney's Voluntary Cleanup Program (VCP) management as administered by TCEQ, and review and direction of Municipal Settings Designation (MSD) applications. In 2012, EEMD staff responded to 87 environmental inquiry open records requests and reviewed 2 MSD applications. EEMD staff also oversaw mitigation efforts related to a potential asbestos release.

PARKS AND SCHOOLS



Source: City of McKinney GIS Department

Note: The map only includes improvements to existing parks as well as new parks and schools completed in 2012.

Facility	Improvement
Bonnie Wenk Hike and Bike Trail	Construction of 5.5 miles of hike and bike trail connecting Bonnie Wenk Park to the Al Ruschhaupt Sports Complex.
Wilson Creek Hike and Bike Trail	Construction of trail improvements including a new pedestrian bridge and creek channel stabilization.
Silverado Hike and Bike Trail	Construction of 750 feet of hike and bike trail connecting Comstock Elementary School to Alma Road.
The Courts at Gabe Nesbitt	Construction of City's first tennis complex with 11 lighted courts including a stadium tournament court and 3,500 square foot clubhouse.

CONTACT INFORMATION

Development Services

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.7401

Building Permits and Inspections

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.7450

Code Enforcement

314 S. Chestnut Street
McKinney, TX 75069
Phone: 972.547.7440

Community Services

314 S. Chestnut Street
McKinney, TX 75069
Phone: 972.547.7572

Engineering

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.7475

Planning

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.2000

Parks, Recreation, and Open Space

1611 N. Stonebridge Drive
McKinney, TX 75071
Phone: 972.547.7480

McKinney Main Street

111 N. Tennessee Street
McKinney, TX 75070
Phone: 972.547.2660

John and Judy Gay Library

6861 W. Eldorado Parkway
McKinney, TX 75070
Phone: 972.547.7323

Roy and Helen Memorial Public Library

101 E. Hunt Street
McKinney, TX 75069
Phone: 972.547.7323

Municipal Courts

130 S. Chestnut Street
McKinney, TX 75069
Phone: 972.547.7676

McKinney Convention & Visitors Bureau

200 W. Virginia Street
McKinney, TX 75069
Phone: 888.649.8499

McKinney Chamber of Commerce

2150 S. Central Expressway, Suite 150
McKinney, TX 75070
Phone: 972.542.0163

McKinney Community Development Corporation

5900 Lake Forest Drive, Suite 110
McKinney, TX 75069
Phone: 214.544.0296

McKinney Economic Development Corporation

5900 Lake Forest Drive, Suite 110
McKinney, TX 75070
Phone: 972.562.5430

Public Works

1550 S. College Street
McKinney, TX 75070
Phone: 972.547.7340

Public Safety

2200 Taylor-Burke Drive
McKinney, TX 75071
Phone: 972.547.2850 (Fire)
Phone: 972.547.2700 (Police)