

July
2016

McKinney at a Glance

A monthly development report prepared by the McKinney Planning Department

City of McKinney
Planning Department

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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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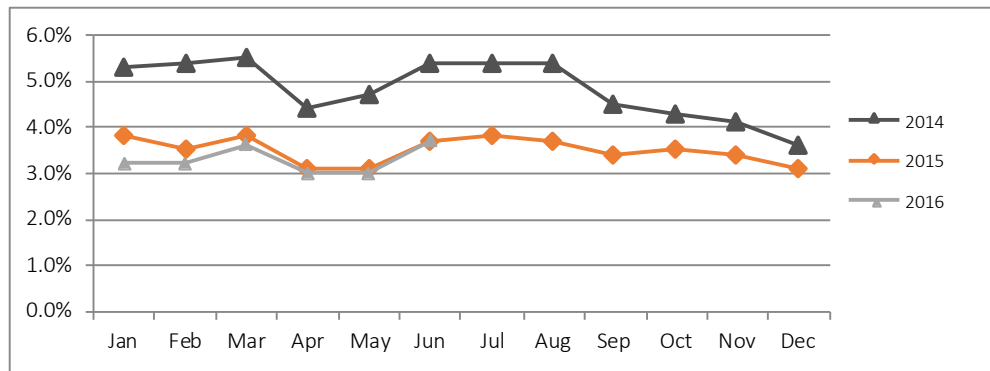
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McKinney Unemployment Rate



Unemployment Rate
published by the Texas Workforce Commission
for June 2016

Unemployment Rates	
McKinney:	3.7%
Collin County:	3.6%
Texas:	4.5%

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	324	\$99,934,975	1,403	\$457,849,689
Multi-Family	0	\$0	3 @ 795	\$74,101,137
Non-Residential	4	\$3,350,000	29	\$30,639,939
Vertical Mixed-Use	1 @ 1	\$290,000	1 @ 1	\$290,000

¹ 2016 Single Family and Non-Residential permits may include permits issued in the Trinity Falls Municipal Utility District. In July 2016, 40 single family permits valued at \$14,272,128 were issued in the Trinity Falls MUD. In the 2016 calendar year, 171 single family permits valued at \$60,847,843 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.



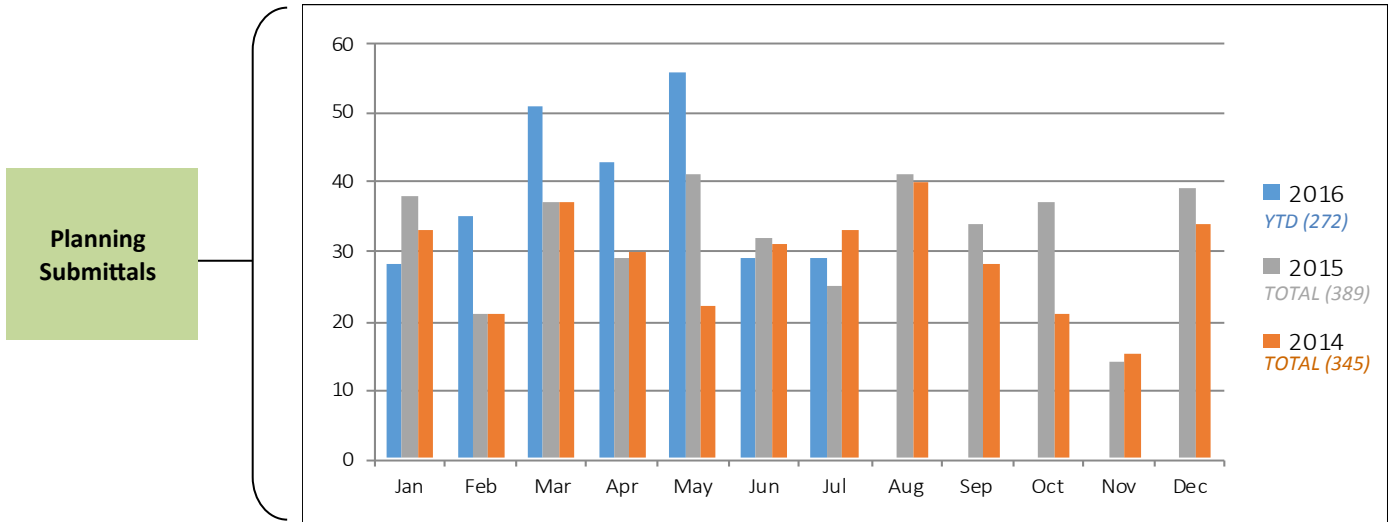
Planning Submittal Summary

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	16	n/a	n/a	n/a	97	n/a	n/a	n/a
Zoning ²	1	0	1	n/a	16	0	13	n/a
Site Plans	11	4	0	8	74	15	5	39
Plats	10	4	0	8	122	28	1	58
Architectural Elevations	6	0	0	3	48	5	0	25
Other	1	0	1	0	12	2	11	0
Totals	29	8	2	19	272	50	30	122

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

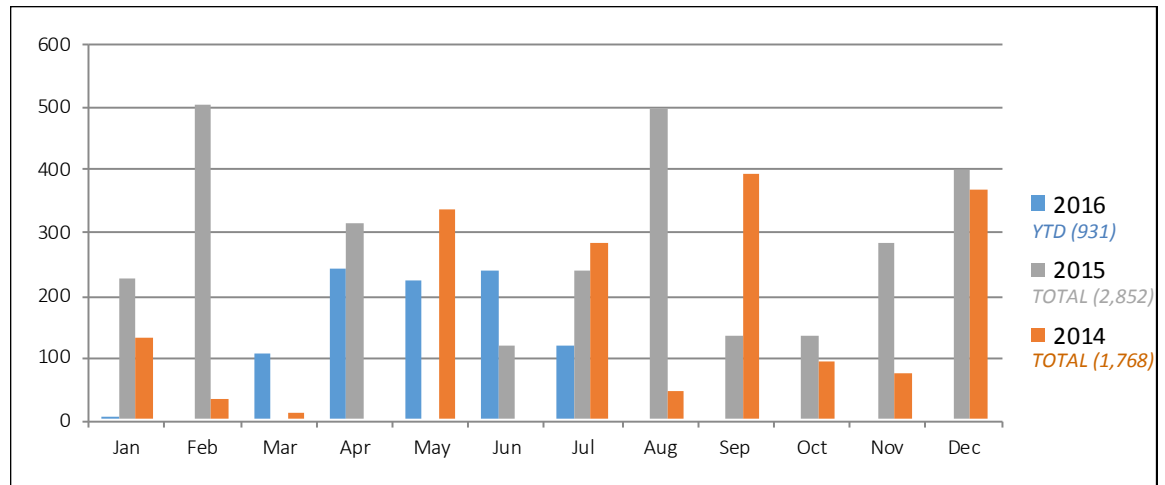
Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	37	233
Engineering CIP Payments Made	22	219
Park CIP Payments Made	14	95

Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	5	0	104	243	222	238	119						931
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

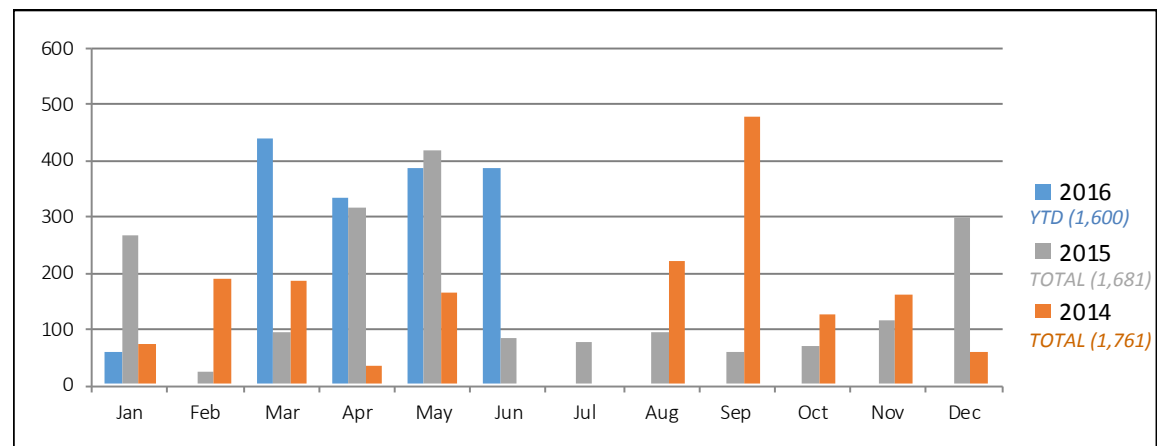
Approved Single Family Lots Comparison



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	56	0	438	335	386	385	0						1,600
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	647	\$208,937,771
Q3	442	\$147,018,920	402	\$142,829,655	359	\$125,081,104	568	\$191,108,421	324	\$99,934,975
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	1,403	\$457,849,689

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	2@595	\$52,022,267
Q3	0@0	\$0	1@418	\$28,859,713	1@7	\$3,360,000	3@884	\$59,845,641	0@0	\$0
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	3@795	\$74,104,137

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	15	\$12,566,488
Q3	16	\$38,797,657	15	\$24,117,500	12	\$51,095,883	24	\$102,586,757	4	\$3,350,000
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	29	\$30,639,939

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	1@1	\$290,000
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, 171 single family permits, valued at \$60,847,843 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

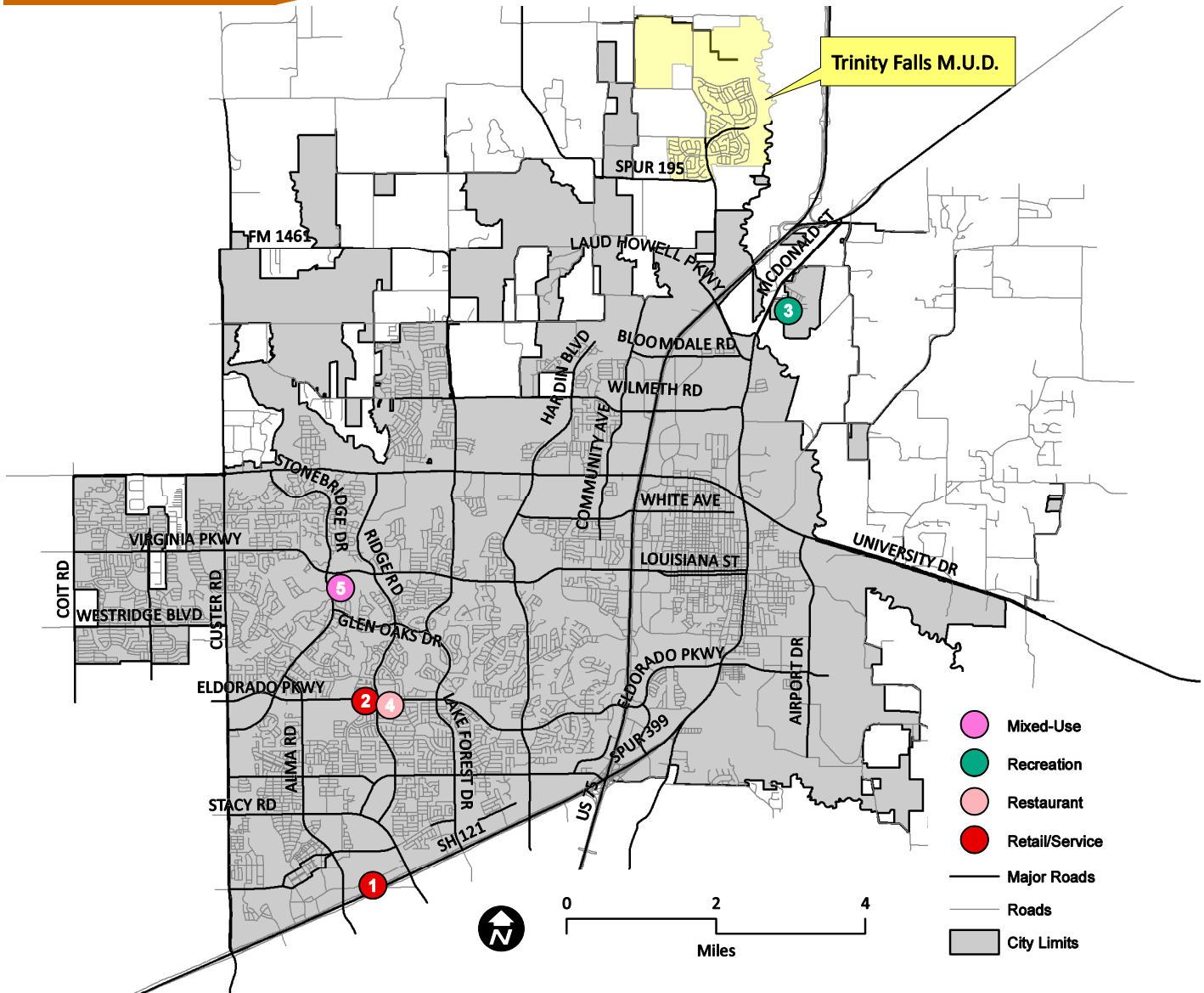
Commercial Construction in McKinney (as of July 31, 2016)

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
1. Sewell Audi of McKinney (Bldg. 2)	Retail / Service	6700 SH 121	6,567	\$1,600,000
2. Carwash Zone	Retail / Service	6501 Eldorado Pkwy.	4,940	\$850,000
3. Willow Wood Amenity Center	Recreation	771 Willow Wood Blvd.	1,261	\$525,000
4. Taco Bell	Restaurant	6101 Eldorado Pkwy.	2,556	\$375,000
5. Village Center at Adriatica (Bldg. E)	Mixed-Use	290 Adriatic Pkwy.	3,657	\$290,000
New Construction Totals			760,769	\$3,640,000

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

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

Development Quarterly Summary
(Quarter 3: July —September)

Development Type	July 2016	August 2016	September 2016	Qtr 3 Totals (as of July 31)
Office				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Retail/Service				
New Building Square Footage	73,745			73,745
Interior Finish-Out Square Footage	7,122			7,122
Construction Valuation	\$9,837,912			\$9,837,912
Restaurant				
New Building Square Footage	2,556			2,556
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$375,000			\$375,000
Recreation				
New Building Square Footage	1,261			1,261
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$430,577			\$430,577
Industrial				
New Building Square Footage	24,000			24,000
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$5,000,000			\$5,000,000
Institutional				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Medical				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	5,102			5,102
Construction Valuation	\$442,696			\$442,696

2016 Summary		New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
	Q1 (Jan - Mar 2016)	87,176	310,710	\$11,868,506
	Q2 (Apr - June 2016)	437,104	177,921	\$44,812,239
	Q3 (July - Sept 2016)	101,562	12,224	\$16,086,185
	Q4 (Oct - Dec 2016)			
Grand Total (2015)	625,842	500,855	\$72,766,930	

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Commercial Construction at a Glance

Commercial Construction in McKinney (as of July 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
		n/a					
TOTAL:				0	0	\$0	

Retail/Service	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Sewell Audi of McKinney (Bldg. 2)	Construction	6700 SH 121	6,567		\$1,600,000	7/26/2016
	Carwash Zone	Construction	6501 Eldorado Pkwy.	4,940		\$850,000	7/20/2016
	Bob Tomes Ford	Addition	950 S. Central Expy.	62,238		\$7,000,000	7/12/2016
	Target	Alteration	8900 SH 121		4,036	\$168,757	7/6/2016
	Cameron Crossing Retail Center (façade remodel)	Alteration	1751 N. Central Expy.		0	\$125,000	7/5/2016
	Lavish Nail Spa	Finish Out	316 N. Central Expy.		1,950	\$48,000	7/22/2016
	Chuck's Automotive	Finish Out	409 McKinney Pkwy. (Ste. 409)		1,136	\$46,155	7/25/2016
TOTAL:				73,745	7,122	\$9,837,912	

Restaurant	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Taco Bell	Construction	6101 Eldorado Pkwy.	2,556		\$375,000
TOTAL:				2,556	0	\$375,000	

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Commercial Construction at a Glance

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

Development Monthly Summary (cont.)

Recreation	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Willow Wood Amenity Center	Construction	771 Willow Wood Blvd.	1,261		\$42,577	7/26/2016
	Michael Johnson Performance Center (façade remodel)	Alteration	6051 Alma Rd.		0	\$388,000	7/5/2016
TOTAL:				0	0	\$430,577	

Industrial	Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Blount Fine Foods	Addition	2200 Redbud Blvd.	24,000		\$5,000,000	7/15/2016
	TOTAL:				24,000	0	\$5,000,000

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
	McKinney Medical Village Lease Space	Finish Out	7300 Eldorado Pkwy. (Ste. 255)		1,650	\$160,272	7/18/2016
	Surgical Specialists of North Texas	Finish Out	7300 Eldorado Pkwy. (Ste. 260)		1,415	\$137,424	7/18/2016
	McKinney Neuro Psychology	Finish Out	7300 Eldorado Pkwy. (Ste. 265)		1,295	\$93,000	7/18/2016
	Craig Ranch IVF Lab	Alteration	8080 SH 121 (Ste. 100)		300	\$42,000	7/21/2016
	Dermatology and Skin Cancer Surgery Center	Alteration	1790 Stonebridge Dr.		442	\$10,000	7/1/2016
TOTAL:				0	5,102	\$442,696	

TOTAL NON-RESIDENTIAL: 100,301 12,224 \$16,086,185

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Vertical Mixed-Use at a Glance

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

Vertical Mixed-Use Quarterly Summary (Quarter 3: July –September)

Development Type	July 2016	August 2016	September 2016	Qtr 3 Totals (as of July 31)
Office				
New Building Square Footage	388			388
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$290,000			\$290,000
Retail/Service				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Residential				
New Building Square Footage	1,413			1,413
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$290,000			\$290,000
Other				
New Building Square Footage	1,856			1,856
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$290,000			\$290,000

2016 Summary

	New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2016)	0	0	\$0
Q2 (Apr - June 2016)	0	0	\$0
Q3 (July - Sept 2016)	3,657	0	\$290,000
Q4 (Oct - Dec 2016)	0	0	\$0
Grand Total (2016)	3,657	0	\$290,000

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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of July 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
		Village Center at Adriatica (Bldg. E)	Construction	290 Adriatic Pkwy.	388		\$290,000
TOTAL:				388	0	\$290,000	

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	

Residential	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Village Center at Adriatica (Bldg. E)	Construction	290 Adriatic Pkwy.	1,413		\$290,000
TOTAL:				1,413	0	\$290,000	

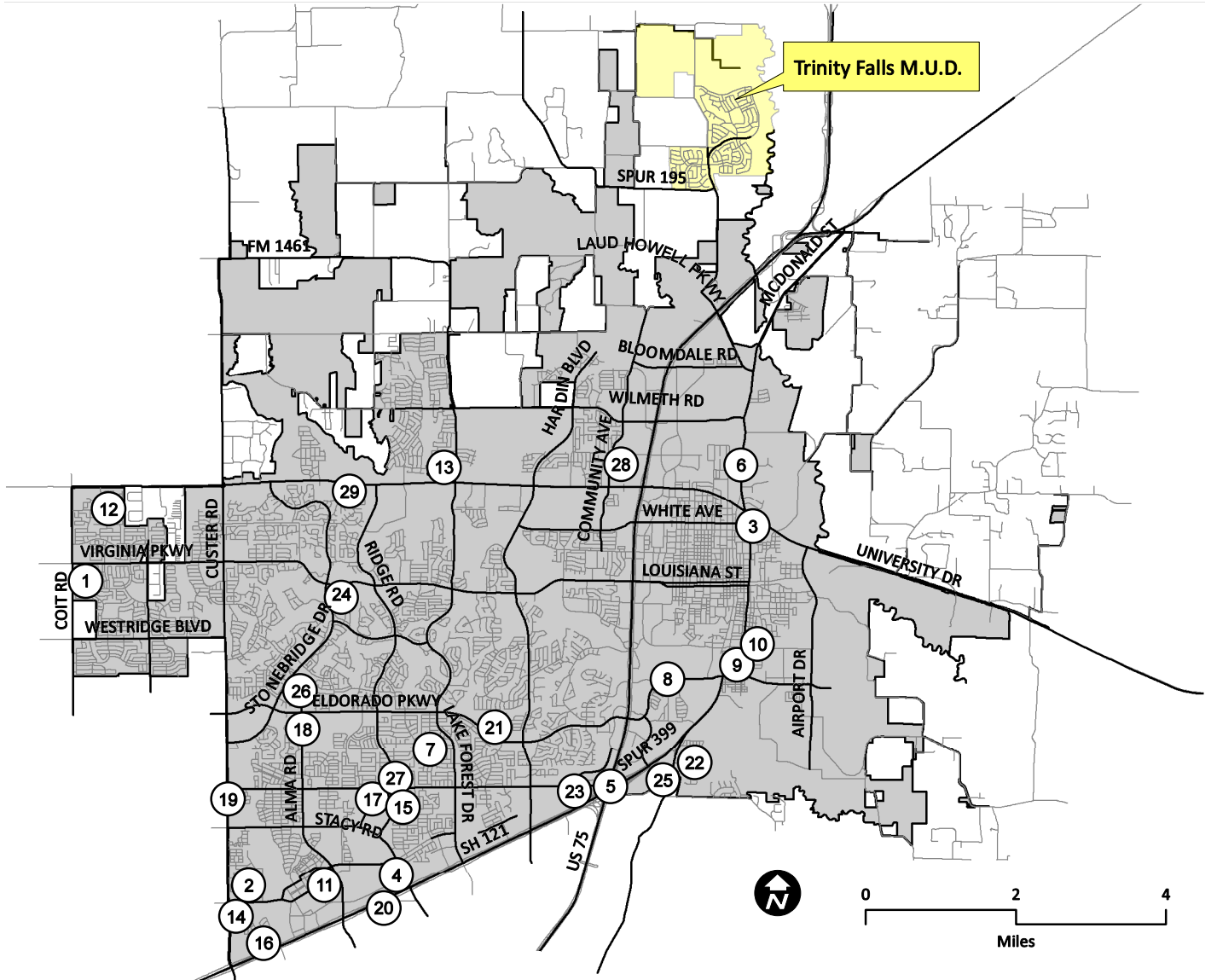
Other*	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Village Center at Adriatica (Bldg. E)	Construction	290 Adriatic Pkwy.	1,856		\$290,000
TOTAL:				1,856	0	\$290,000	

* includes parking, breezeways, porches, etc.

TOTAL VERTICAL MIXED-USE 3,657 0 \$290,000

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



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

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



Sanctuary at Westridge
401 Coit Rd.
Valuation: \$32 million
Permit Issuance: June 2016



Artistry Senior Residence at Craig Ranch
8950 Collin McKinney Pkwy.
Valuation: \$20 million
Permit Issuance: June 2016



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



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

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



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



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



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



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



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



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



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



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



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



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



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



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.