

June
2014

McKinney at a Glance

A monthly report prepared by the McKinney Planning Department

City of McKinney
Planning Department

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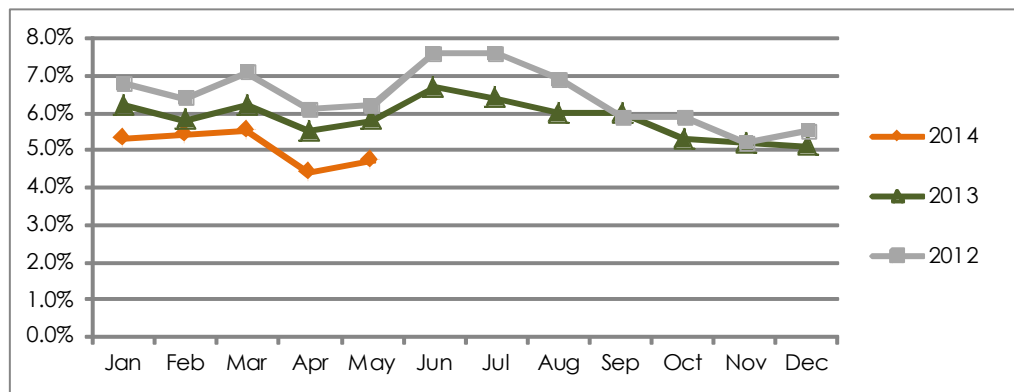
Population Summary

McKinney Population (1900-2014)

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		
1980*	16,256	1998	38,700	2007	115,198		

*Official Census figure

McKinney Unemployment Rate



Unemployment Rate
published by the Texas
Workforce Commission for
May 2014

Unemployment Rates	
McKinney:	4.7%
Collin County:	4.7%
Texas:	5.1%

Texas Unemployment Rate is seasonally adjusted

Building Permit Summary

Development Type	This Month		Year to Date	
	Permits Issued	Construction Dollars	Permits Issued	Construction Dollars
Single Family	175	\$58,711,539	908	\$304,522,781
Multi-Family	0	\$0	1@164	\$12,000,000
Non-Residential	2	\$5,650,000	23	\$47,209,188
Vertical Mixed-Use	0	\$0	0	\$0

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



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McKinney at a Glance

Building Permit Comparison

Non-Residential Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	5	\$8,700,000	9	\$5,805,000	2	\$255,000	15	\$14,771,400	12	\$20,283,000
Q2	11	\$92,565,200	9	\$13,250,300	11	\$90,639,388	7	\$26,415,000	11	\$26,926,188
Q3	4	\$2,544,000	8	\$18,342,360	16	\$38,797,657	15	\$24,117,500		
Q4	6	\$5,316,520	6	\$16,920,000	10	\$24,771,750	13	\$23,387,500		
Total	26	\$109,125,720	32	\$54,317,660	39	\$154,463,795	50	\$88,691,400	23	\$47,209,188

Vertical Mixed-Use Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	0@0	\$0	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0
Q2	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		
Total	0@0	\$0	0@0	\$0	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0

Multi-Family Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	0@0	\$0	1@334	\$20,000,000	0@0	\$0	1@164	\$12,000,000
Q2	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0	0	\$0
Q3	0@0	\$0	0@0	\$0	0@0	\$0	1@418	\$28,859,713		
Q4	0@0	\$0	1@366	\$24,000,000	1@334	\$26,877,763	0@0	\$0		
Total	0@0	\$0	1@366	\$24,000,000	2@668	\$46,877,763	1@418	\$28,859,713	1@164	\$12,000,000

Single Family Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	318	\$95,363,468	272	\$90,446,767	261	\$88,437,310	419	\$141,467,863	415	\$139,221,302
Q2	277	\$88,101,864	305	\$103,812,464	440	\$150,586,422	678	\$223,774,220	493	\$165,301,479
Q3	252	\$81,301,344	326	\$106,568,145	442	\$147,018,920	402	\$142,829,655		
Q4	205	\$63,844,791	251	\$83,743,971	347	\$117,917,809	363	\$121,164,524		
Total	1,052	\$328,611,467	1,154	\$384,571,347	1,490	\$503,960,461	1,862	\$629,236,262	908	\$304,522,781

Notes: Permit activity listed by calendar year.

Non-residential permits only include new buildings and major additions and do not include minor additions or alterations.

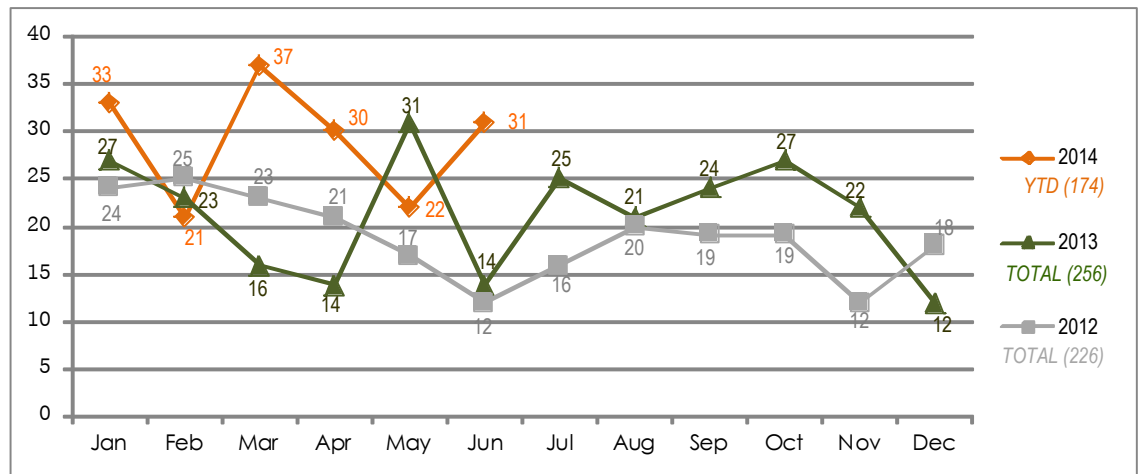
Planning Submittal Summary

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
Pre-Development Meetings*	10	n/a	n/a	n/a	84	n/a	n/a	n/a
Zoning	6	5	1	0	24	17	14	0
Site Plans	7	1	0	8	47	5	4	36
Plats	17	1	2	4	92	27	5	43
Other	1	1	1	0	11	7	6	1
Totals	31	8	4	12	174	56	29	80

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

Planning Submittal Comparison

Planning Submittals



Engineering & Parks

Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	41	203
Engineering CIP Payments Made	33	268
Park CIP Payments Made	3	23

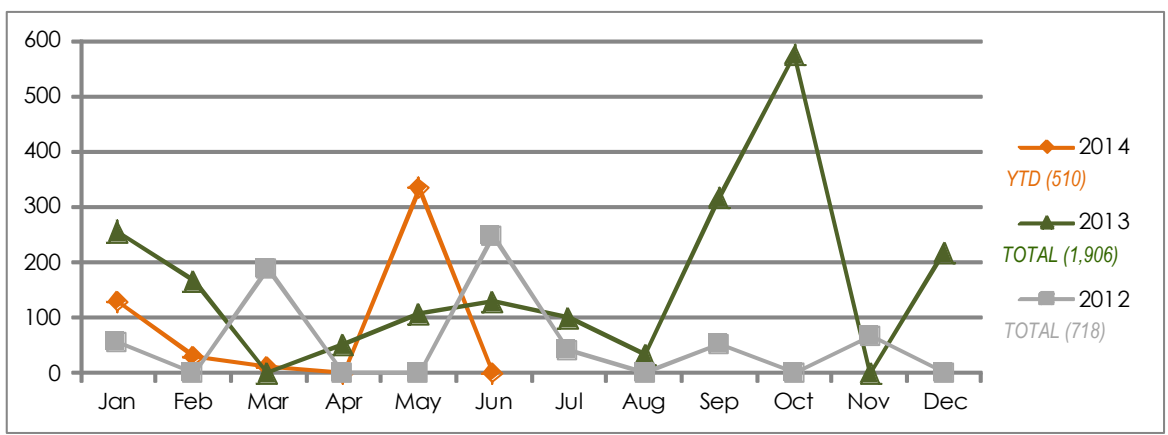
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McKinney at a Glance

Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2014	131	32	12	0	335	0							510
2013	256	168	0	53	107	132	44	36	315	574	0	221	1,906
2012	56	0	191	0	0	249	100	0	53	0	69	0	718

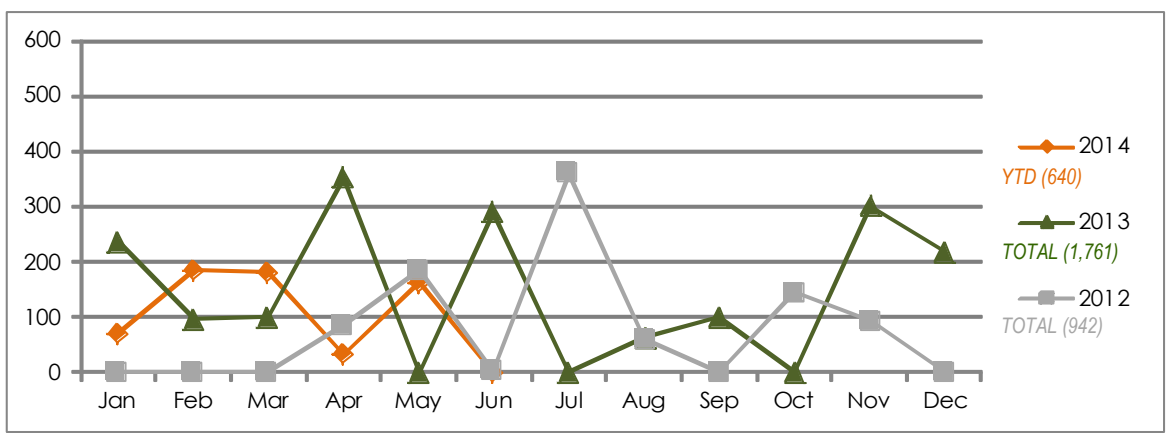
Approved Single Family Lots Comparison



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2014	71	187	184	33	165	0							640
2013	237	98	100	352	0	289	0	64	102	0	301	218	1,761
2012	0	0	3	85	185	6	362	61	0	145	93	2	942

Filed Single Family Lots Comparison



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New Business at a Glance

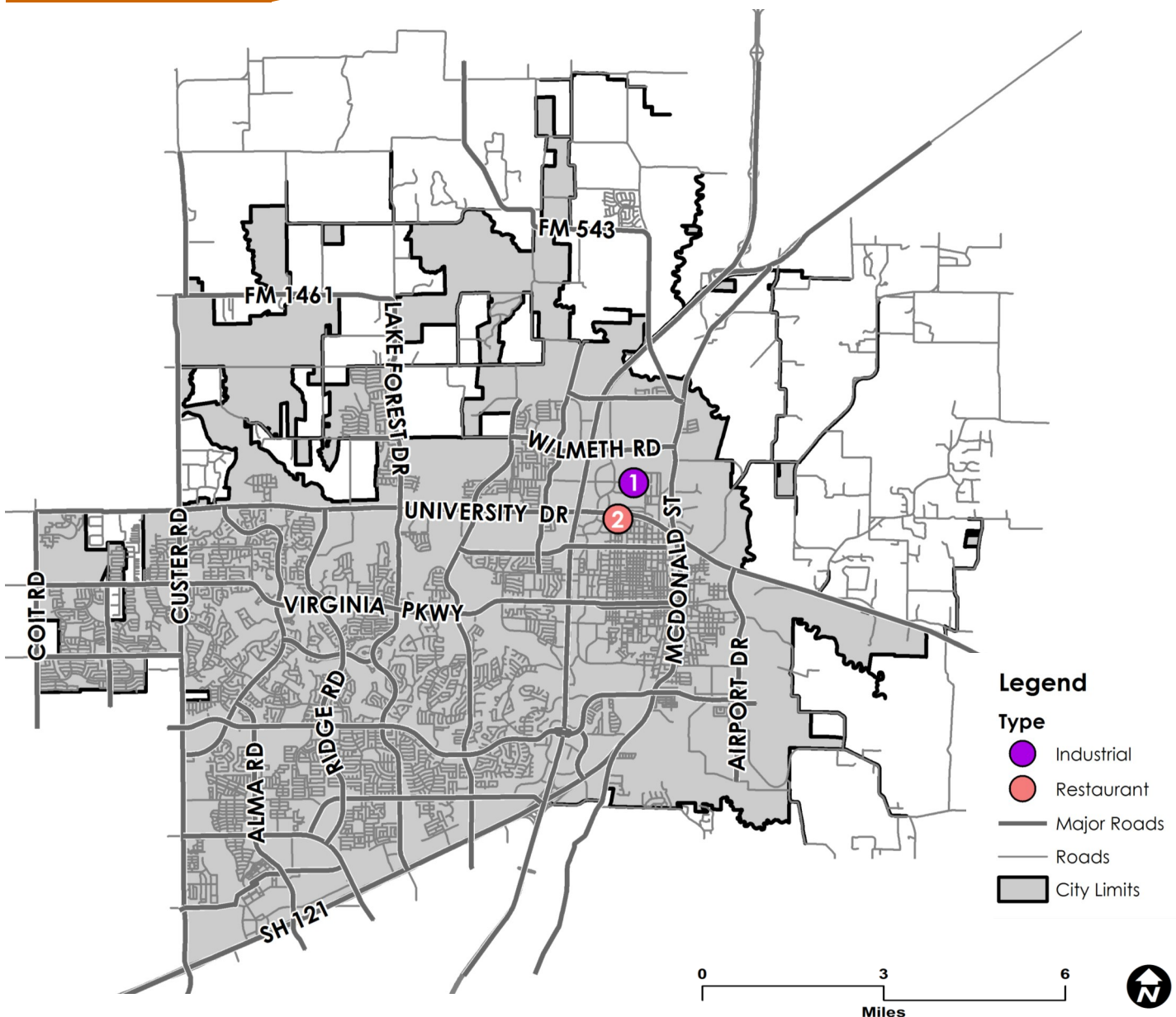
New Businesses in McKinney (as of June 30, 2014)

New Construction Summary

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

New Business Name	Type	Address	New Sq. Ft.	Valuation	Date Permit Issued
1. StatLab Medical Products	Industrial	2090 Commerce Dr.	65,000	\$5,000,000	6/25/2014
2. Panda Express	Restaurant	1509 W. University Dr.	2,280	\$650,000	6/16/2014
New Construction Totals			67,280	\$5,650,000	

New Construction Map



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

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New Business at a Glance

New Businesses in McKinney (as of June 30, 2014)

**New Business Quarterly Summary
(Quarter 2: April - June)**

Development Type	April 2014	May 2014	June 2014	Qtr 2 Totals (as of June 30)
Office				
New Building Square Footage	0	5,000	0	5,000
Interior Finish-Out Square Footage	15,565	44,058	18,923	78,546
Construction Valuation	\$540,000	\$4,413,000	\$253,000	\$5,206,000
Retail/Service				
New Building Square Footage	32,359	0	0	32,359
Interior Finish-Out Square Footage	16,970	19,075	98,065	134,110
Construction Valuation	\$5,376,188	\$291,000	\$1,824,979	\$7,492,167
Restaurant				
New Building Square Footage	1,814	0	2,280	4,094
Interior Finish-Out Square Footage	4,481	0	4,907	9,388
Construction Valuation	\$500,000	\$0	\$775,000	\$1,275,000
Recreation				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	529	0	0	529
Construction Valuation	\$20,000	\$0	\$0	\$20,000
Industrial				
New Building Square Footage	7,200	250,236	65,000	322,436
Interior Finish-Out Square Footage	10,227	0	0	10,227
Construction Valuation	\$603,000	\$13,000,000	\$5,000,000	\$18,603,000
Institutional				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	5,030	0	0	5,030
Construction Valuation	\$226,000	\$0	\$0	\$226,000
Medical				
New Building Square Footage	10,825	0	0	10,825
Interior Finish-Out Square Footage	5,671	2,500	1,000	9,171
Construction Valuation	\$3,350,000	\$250,000	\$16,000	\$3,616,000

**2014
Summary**

	New Buidling Sq. Ft.	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2014)	230,842	171,224	\$39,166,769
Q2 (Apr - June 2014)	374,714	247,001	\$36,438,167
Q3 (July - Sept 2014)			
Q4 (Oct - Dec 2014)			

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New Business at a Glance

New Businesses in McKinney (as of June 30, 2014)

New Businesses

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

Office	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Young Actor's House	Finish Out	3400 Eldorado Pkwy. (Suite 1)		1,000	\$30,000	6/2/2014
	Positive Holdings	Finish Out	3400 Eldorado Pkwy. (Suite 2)		1,000	\$30,000	6/2/2014
	Paine Insurance	Renovation	3400 Eldorado Pkwy. (Suite 4)		1,000	\$30,000	6/2/2014
	Alliance Sales	Renovation	2240 Bush Dr. (Suite 100)		1,800	\$13,000	6/19/2014
	Independent Bank	Renovation	1600 Redbud Blvd. (Suite 308)		1,476	\$90,000	6/25/2014
	Independent Bank	Renovation	1600 Redbud Blvd. (Suite 400)		12,647	\$60,000	6/25/2014
TOTAL:				0	18,923	\$253,000	

Retail/Service	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Quik Trip #963	Renovation	1750 Wilmeth Rd.		600	\$40,000	6/6/2014
	Quik Trip #913	Renovation	4151 Stacy Rd.		300	\$125,000	6/10/2014
	Quik Trip #916	Renovation	1700 S. McDonald St.		300	\$125,000	6/10/2014
	Bed, Bath and Beyond	Finish Out	2975 Craig Dr.		28,016	\$967,623	6/16/2014
	MTGK Institute	Finish Out	3851 S. Stonebridge Dr. (Suite 300)		1,600	\$47,356	6/16/2014
	Kroger	Renovation	2901 S. Lake Forest Dr.		66,269	\$475,000	6/17/2014
Dr. Smart Phone	Finish Out	1411 N. Custer Road		980	\$45,000	6/19/2014	
TOTAL:				0	98,065	\$1,824,979	

Restaurant	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Panda Express	Construction	1509 W. University Dr.	2,280		\$650,000	6/16/2014
	Panera Bread	Renovation	3050 S. Central Expy. (Suite 100)		4,907	\$125,000	6/27/2014
TOTAL:				2,280	4,907	\$775,000	

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New Business at a Glance

New Businesses in McKinney (as of June 30, 2014)

New Businesses (cont.)

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

Industrial	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		StatLab Medical Products	Construction	2090 Commerce Dr.	65,000		\$5,000,000
TOTAL:				65,000	0	\$5,000,000	

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

Medical	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Scott Chiropractic	Finish Out	5080 Virginia Pkwy. (Suite 550)		1,000	\$16,000
TOTAL:				0	1,000	\$16,000	

TOTAL NON-RESIDENTIAL: 67,280 122,895 \$7,868,979

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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of June 30, 2014)

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

Development Type	April 2014	May 2014	June 2014	Qtr 2 Totals (as of June 30)
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

**2014
Summary**

	New Building Sq. Ft.	Interior Finish Out Sq. Ft.	Construction Valuation
Q1 (Jan - Mar 2014)	0	0	\$0
Q2 (Apr - June 2014)	0	0	\$0
Q3 (July - Sept 2014)			
Q4 (Oct - Dec 2014)			
Grand Total (2014)	0	0	\$0

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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of June 30, 2014)

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	

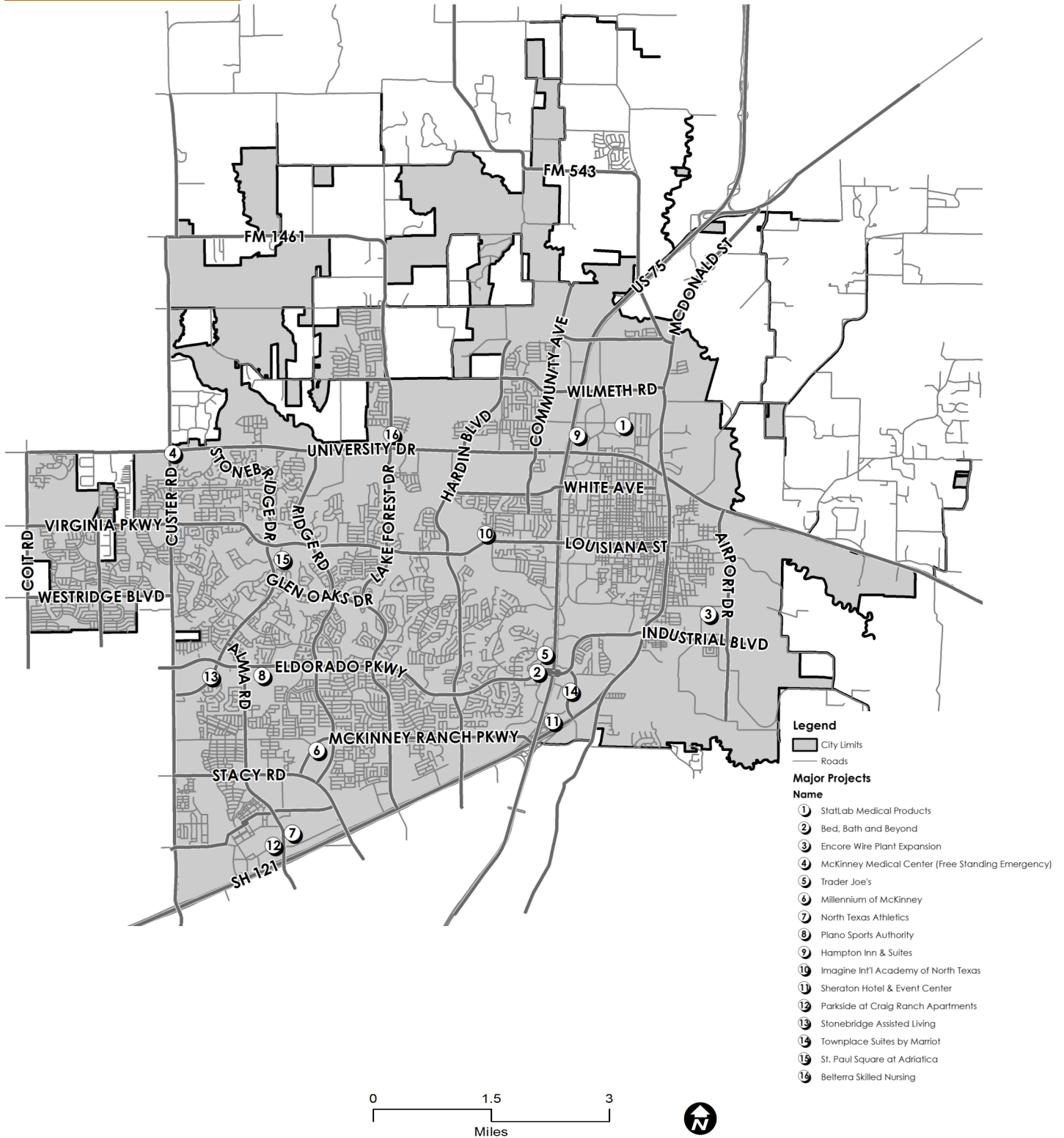
TOTAL VERTICAL MIXED-USE 0 0 \$0

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



June
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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on previous page.



1
StatLab Medical Products
2090 Commerce Drive
Valuation: \$5 million
Permit Issuance: June 2014



2
Bed, Bath and Beyond
2975 Craig Drive
Valuation: \$967,623
Permit Issuance: June 2014



3
Encore Wire Plant Expansion
1311 Millwood Road
Valuation: \$13 million
Permit Issuance: May 2014



4
**McKinney Medical Center
(Free Standing Emergency)**
8995 W. University Drive
Valuation: \$3 million
Permit Issuance: April 2014



5
Trader Joe's
2851 Craig Drive
Valuation: \$600,000
Permit Issuance: April 2014



6
Millennium of McKinney
6551 McKinney Ranch Parkway
Valuation: \$12 million
Permit Issuance: March 2014



7
North Texas Athletics
6143 Alma Road
Valuation: \$1.2 million
Permit Issuance: Feb 2014



8
Plano Sports Authority
7205 Eldorado Parkway
Valuation: \$9.7 million
Permit Issuance: Feb 2014



9
Hampton Inn & Suites
2008 N. Central Expressway
Valuation: \$3.5 million
Permit Issuance: Jan 2014



10
**Imagine International Academy
of North Texas**
2860 Virginia Parkway
Valuation: \$2.9 million
Permit Issuance: Jan 2014



11
Sheraton Hotel & Event Center
1900 Gateway Boulevard
Valuation: \$6.5 million (Phase 1 Only)
Permit Issuance: Dec 2013



12
Parkside @ Craig Ranch Apartments
6150 Alma Road
Valuation: \$28.8 million
Permit Issuance: July 2013



13
Stonebridge Assisted Living
3300 S. Stonebridge Drive
Valuation: \$9.5 million
Permit Issuance: July 2013



14
Townplace Suites by Marriott
1832 Marketplace Drive
Valuation: \$3 million
Permit Issuance: April 2013



15
St. Paul Square @ Adriatica
470 Adriatic Parkway
Valuation: \$18.5 million
Permit Issuance: Feb 2013



16
Belterra Skilled Nursing
2170 Lake Forest Drive
Valuation: \$6 million
Permit Issuance: Feb 2013