

# General Growth Areas in McKinney

Joint Meeting  
McKinney City Council & MISD

Item #17-227  
February 27, 2017



# Population Growth

- January 1, 2017 Population Estimate: 168,358

Annual Growth Rate: 4%

10-year Growth Rate: 46%

## Population Estimates (1900-2017)

Year	Population	Year	Population	Year	Population	Year	Population
1900*	4,342	1991	23,138	2001	58,438	2011	133,619
1910*	4,714	1992	24,261	2002	66,990	2012	136,666
1920*	6,677	1993	25,953	2003	76,907	2013	140,826
1930*	7,307	1994	29,706	2004	85,865	2014	149,082
1940*	8,555	1995	30,173	2005	94,733	2015	155,142
1950*	10,560	1996	31,783	2006	104,853	2016	161,905
1960*	13,763	1997	34,150	2007	115,198	2017	168,358
1970*	15,193	1998	38,700	2008	120,978		
1980*	16,256	1999	44,000	2009	122,083		
1990*	21,283	2000*	54,369	2010*	131,117		

## Projected Population (2020-2040)

2020	2030	2040
180,300	230,000	284,000

Source: City of McKinney Planning Department

# Annexations

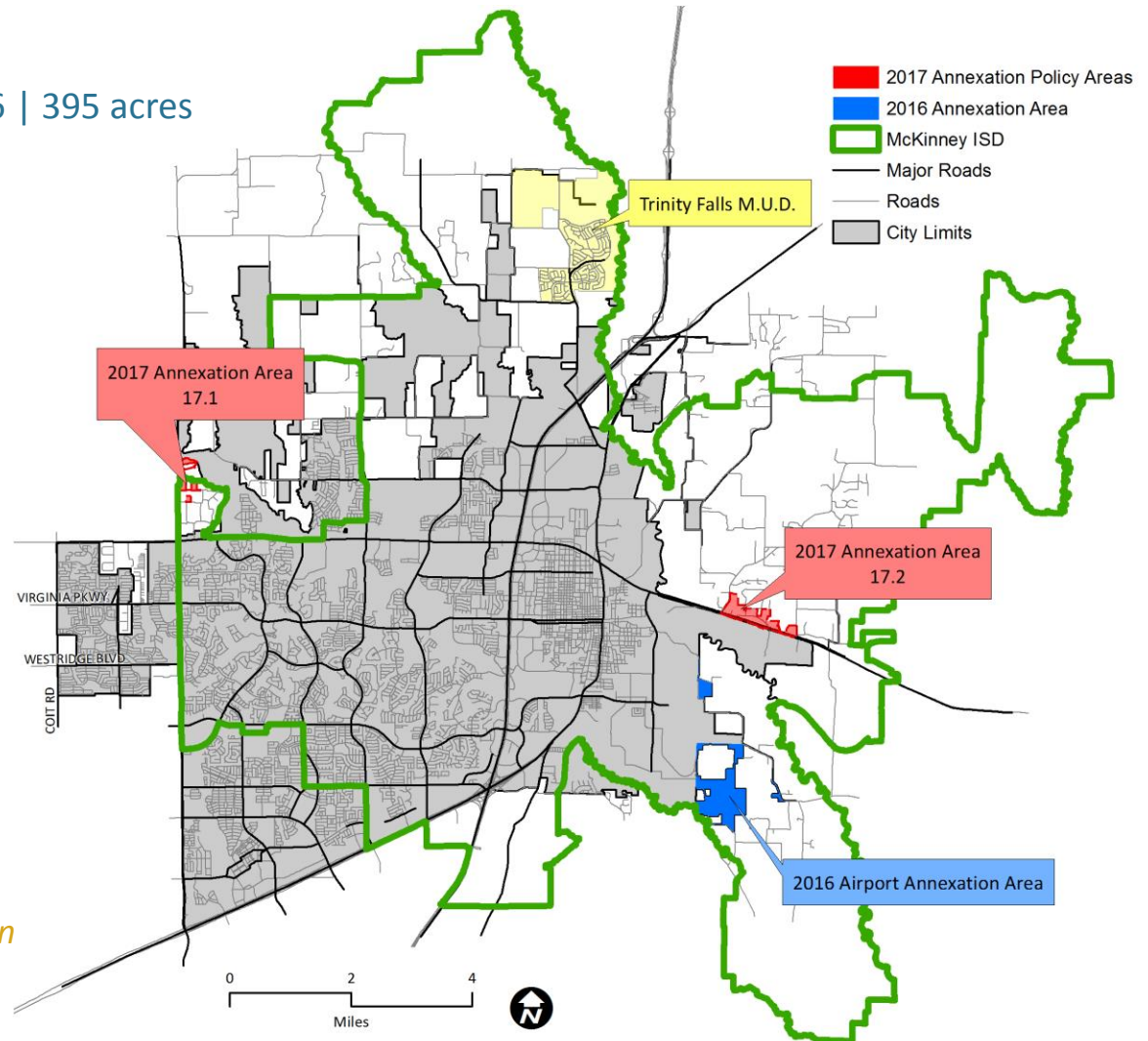
## Areas Annexed in 2016

Airport Annexation | April 19, 2016 | 395 acres

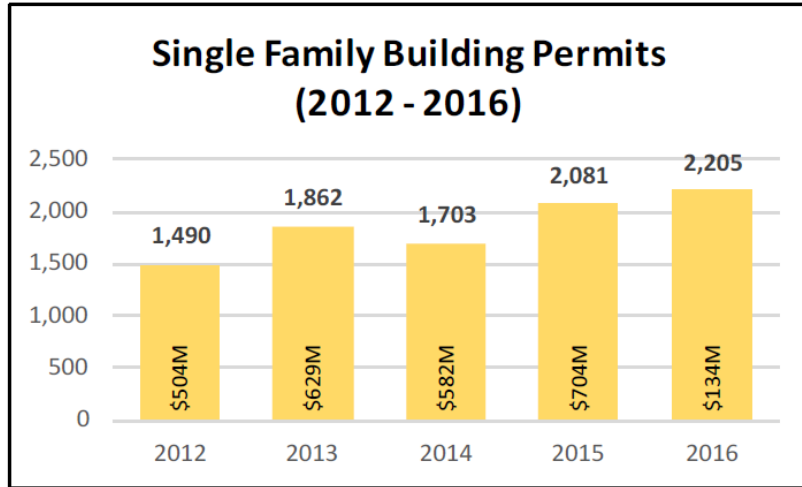
## 2017 Annexation Policy\*

- Area 17-1 | 48.8 acres
- Area 2 | 168.3 acres

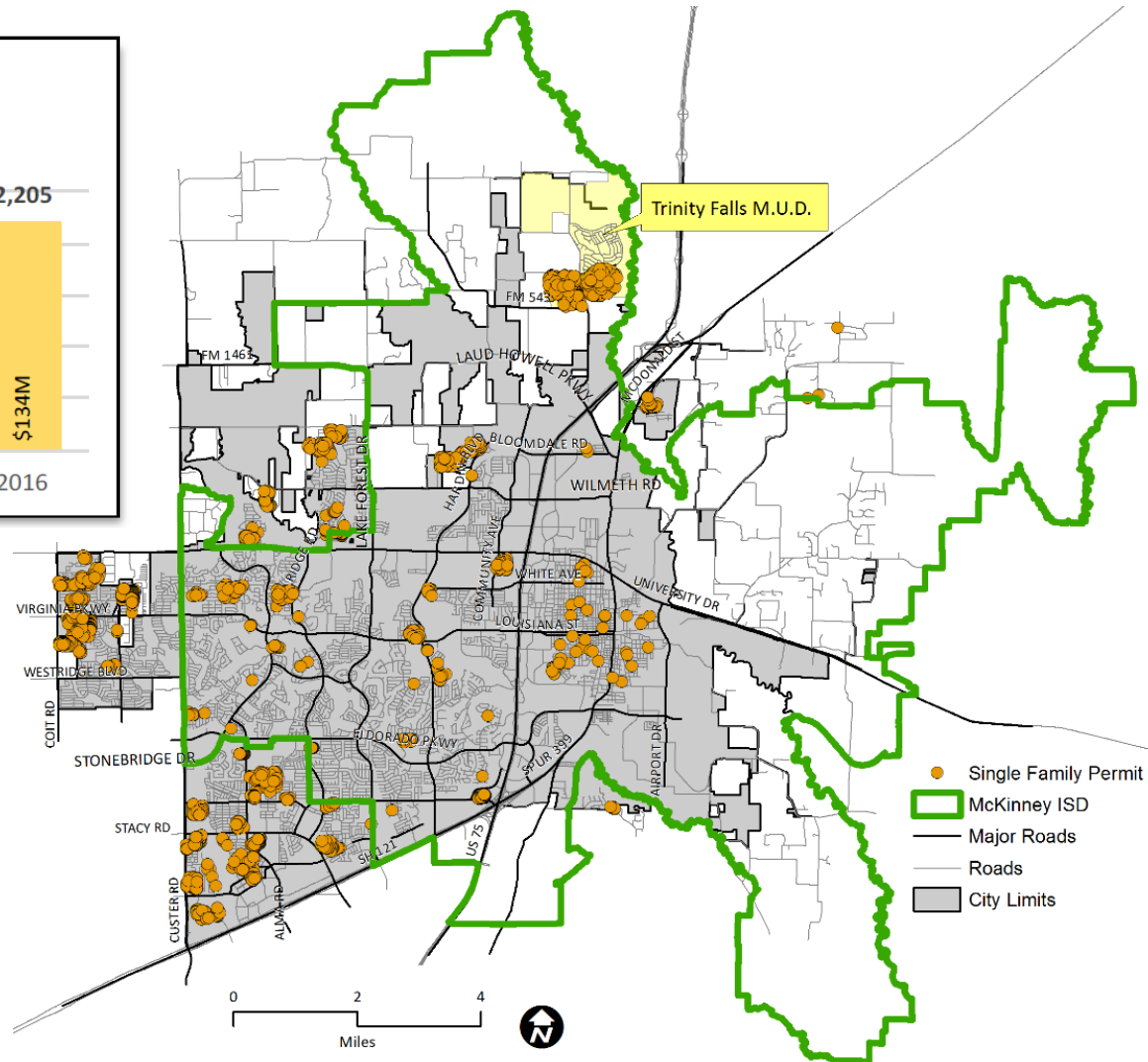
*\*Areas identified in the 2017 Annexation Policy will be annexed in January 2020*



# Single Family Residential Activity



**800** Single Family permits issued within MISD

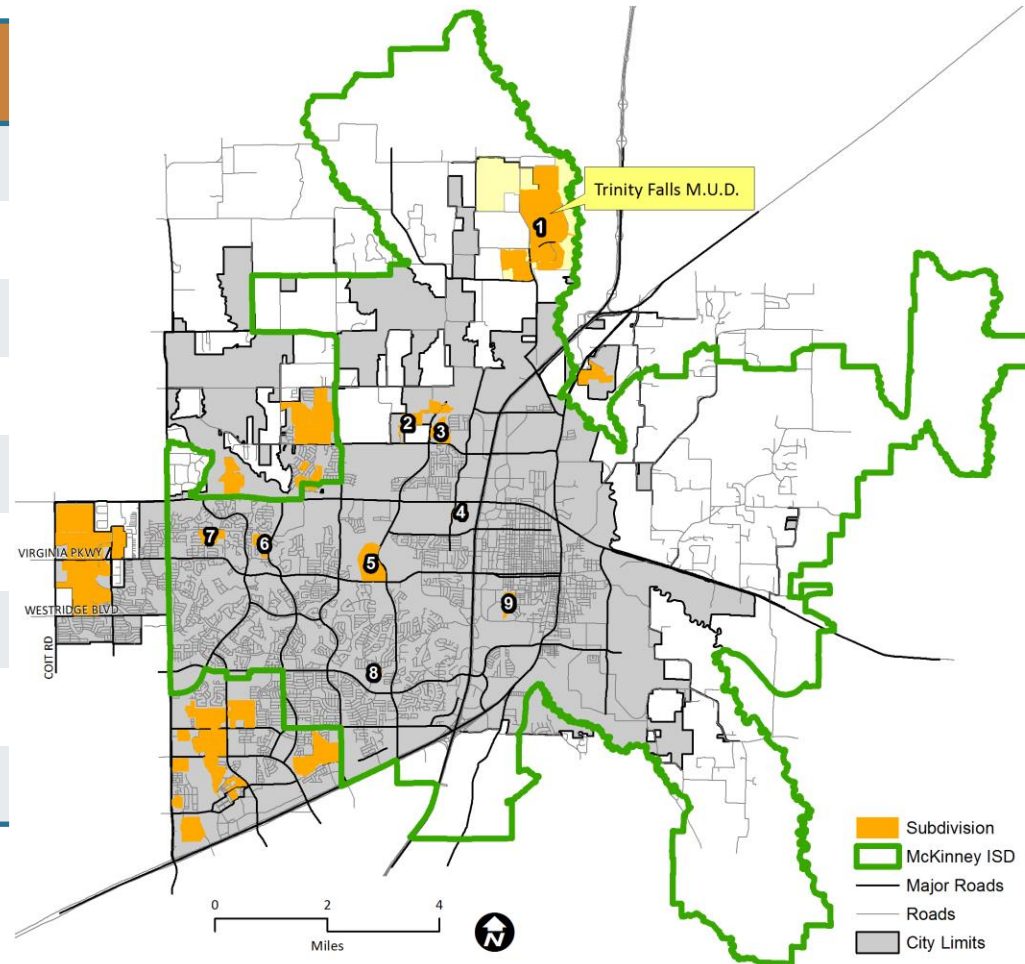


# Single Family Residential Activity

## Single Family Permits by Subdivision\*

Map Number	Subdivision	Number of Permits Issued
1	Trinity Falls	279
2	Erwin Farms	113
3	Timber Creek	75
4	Live Oak Creek	41
5	Park Ridge	40
6	Wynn Ridge	29
7	Shiloh Ranch	20
8	Enclave at Hidden Creek	16
9	Chapel Hill	13

*\*Only subdivisions within MISD with ten or more permits are shown*



# Single Family Residential Indicators

## Residential Lots Approved

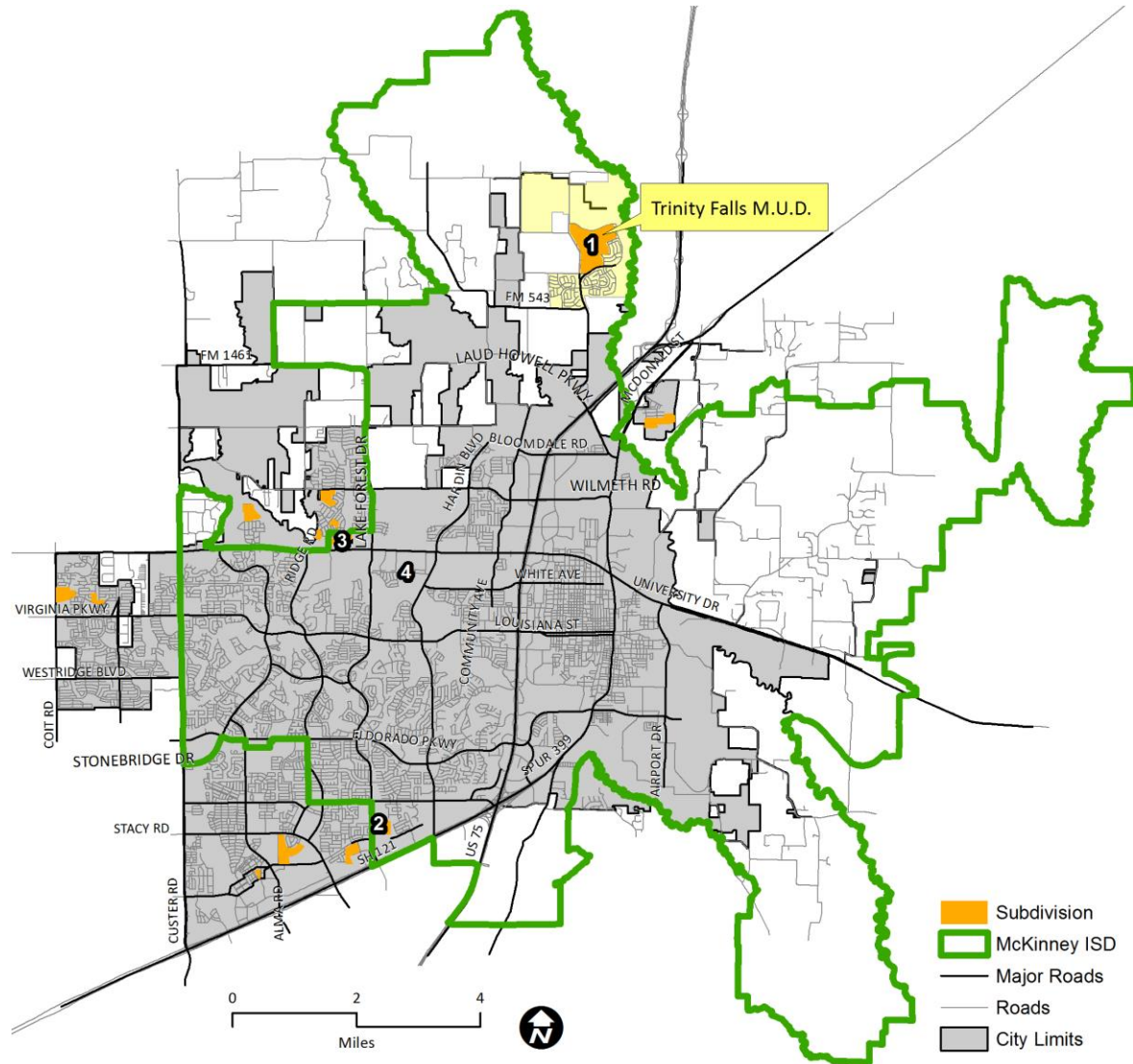
Year	Lots Approved
2016	1,597
2015	2,852
2014	1,768

~375 Single Family lots approved within MISD in 2016

## Residential Lots Approved by Subdivision\*

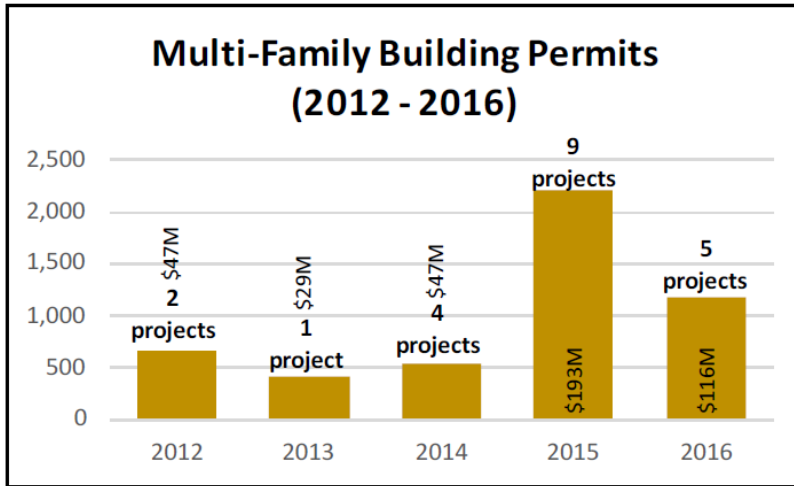
Map Number	Subdivision	Number of Lots Approved
1	Trinity Falls	229
2	Lake Forest	43
3	Auburn Hills	42
4	Hardin Village	5

\*Only subdivisions within MISD are shown





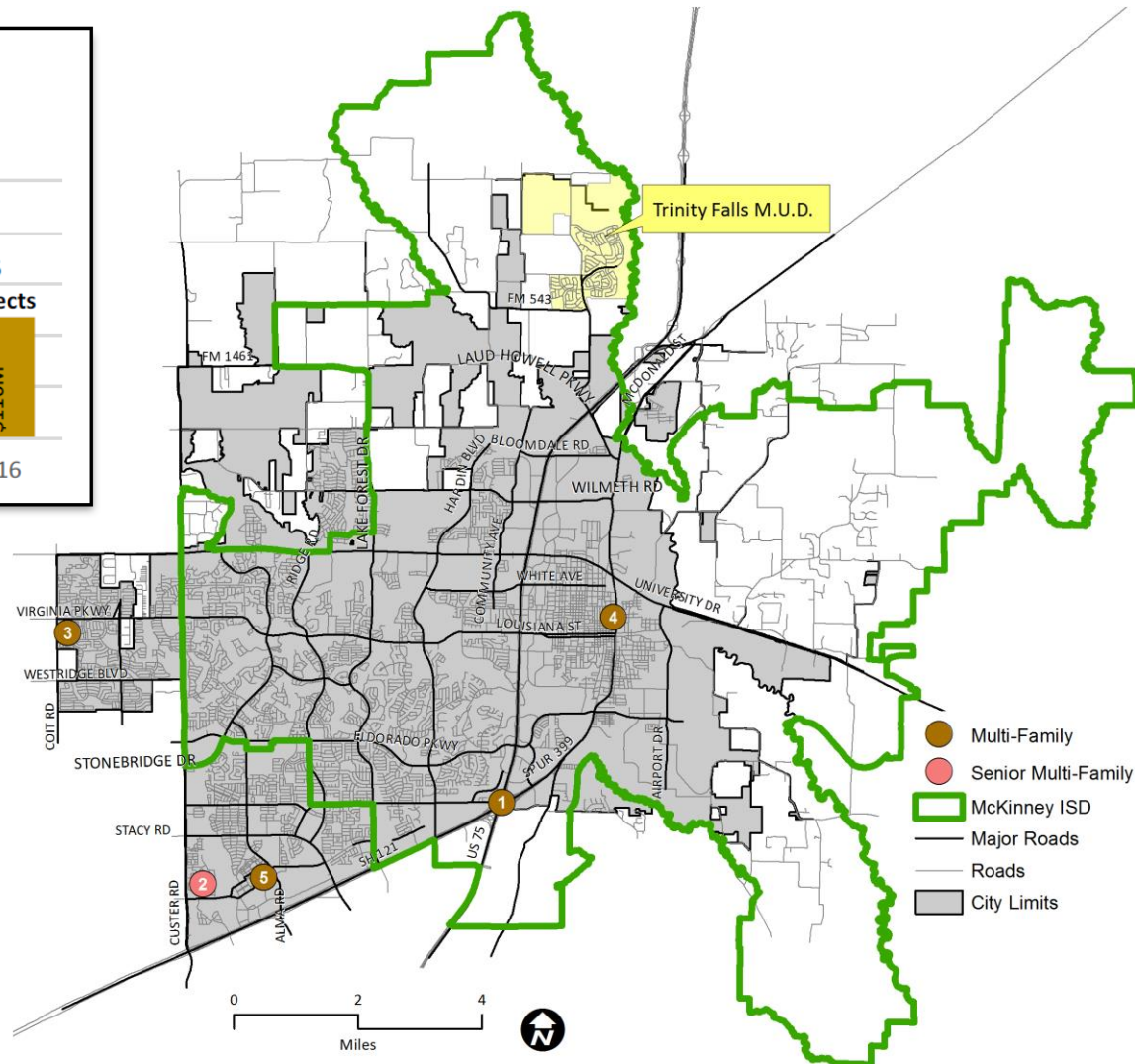
# Multi-Family Residential Activity



**2** Multi-Family permits issued in inside MISD Boundaries; **208** units

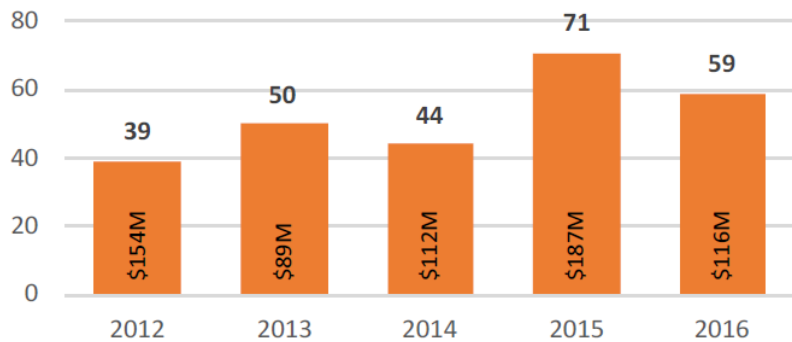
**(1) McKinney Pointe | 200 units**

**(4) Walker Chestnut | 8 units**

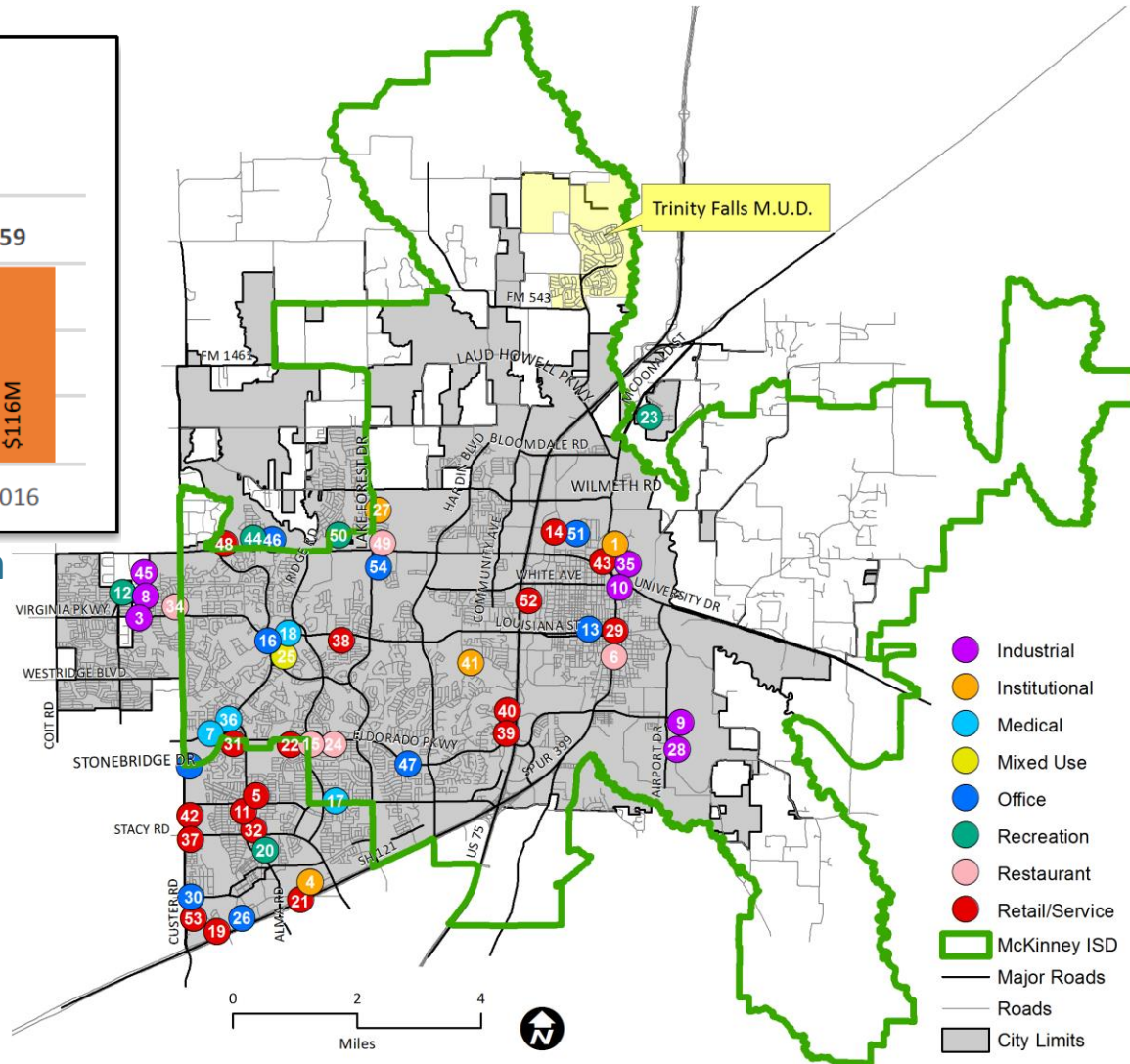


# Non-Residential New Construction Activity

**Non-Residential Building Permits  
(2012 - 2016)**



**59 Non-Residential permits issued in 2016, valued at \$116 million**





# Parks Projects

## 17 Parks Projects completed in 2016

- Includes a large variety of project types:
  - Enhancements to existing parks
  - Design of expansions and new parks
  - Pedestrian bridge
  - Roadway median enhancements
- 5 projects still underway, including:
  - APEX Centre (opening March 2017)
  - Gabe Nesbitt expansion design

