



# DEVELOPMENT UPDATE

Michael Quint, Executive Director of Development Services  
March 21, 2023



# Development Trends: Record growth continues



# The City of McKinney: By the Numbers

	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
Estimated Population	187,802	195,342	198,305	206,654	<b>211,397</b>
Incorporated City Limits	67.6 mi. <sup>2</sup>	67.6 mi. <sup>2</sup>	67.6 mi. <sup>2</sup>	69.1 mi. <sup>2</sup>	<b>69.2 mi.<sup>2</sup></b>
Percent Developed (Incorporated City Limits Only)	69%	68%	71%	69.5%	<b>70.4 %</b>
Average Collin Central Appraisal District Home Value	\$342,263	\$349,567	\$352,358	\$374,290	<b>\$496,438</b>
Total Single Family Dwelling Units*	51,266	52,681	53,745	54,904	<b>55,886</b>
Total Multi-Family Dwelling Units*	16,410	17,676	18,345	20,251	<b>20,963</b>

*Note: Dwelling units do not include the Trinity Falls Municipal Utility District (MUD) or the Extraterritorial Jurisdiction (ETJ).*

## Permit Trends: Total New Construction Value

Calendar Year:	2018	2019	2020	2021	2022
New Construction Valuation	\$1,096,357,240	\$832,479,561	\$843,847,875	\$618,508,049	<b>\$1,344,592,299*</b>

*Note: 2022's new construction value total of \$1.34B represents a new McKinney record and is more than double 2021's total.*

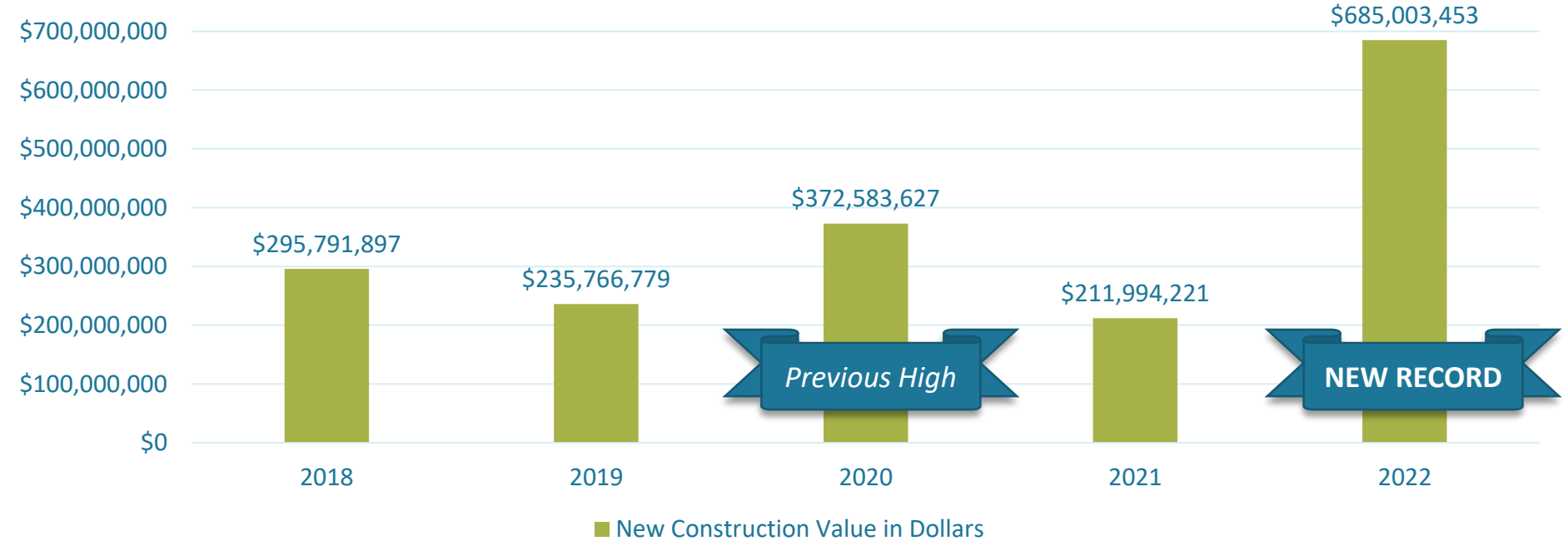
# Permit Trends: Non-Residential

Calendar Year:	2018	2019	2020	2021	2022
New Non-Residential Permits	105	86	69	81	93
New Non-Residential Construction Valuation	\$295,791,897	\$235,766,779	\$372,583,627	\$211,994,221	<b>\$685,003,453</b>

**Notes:**

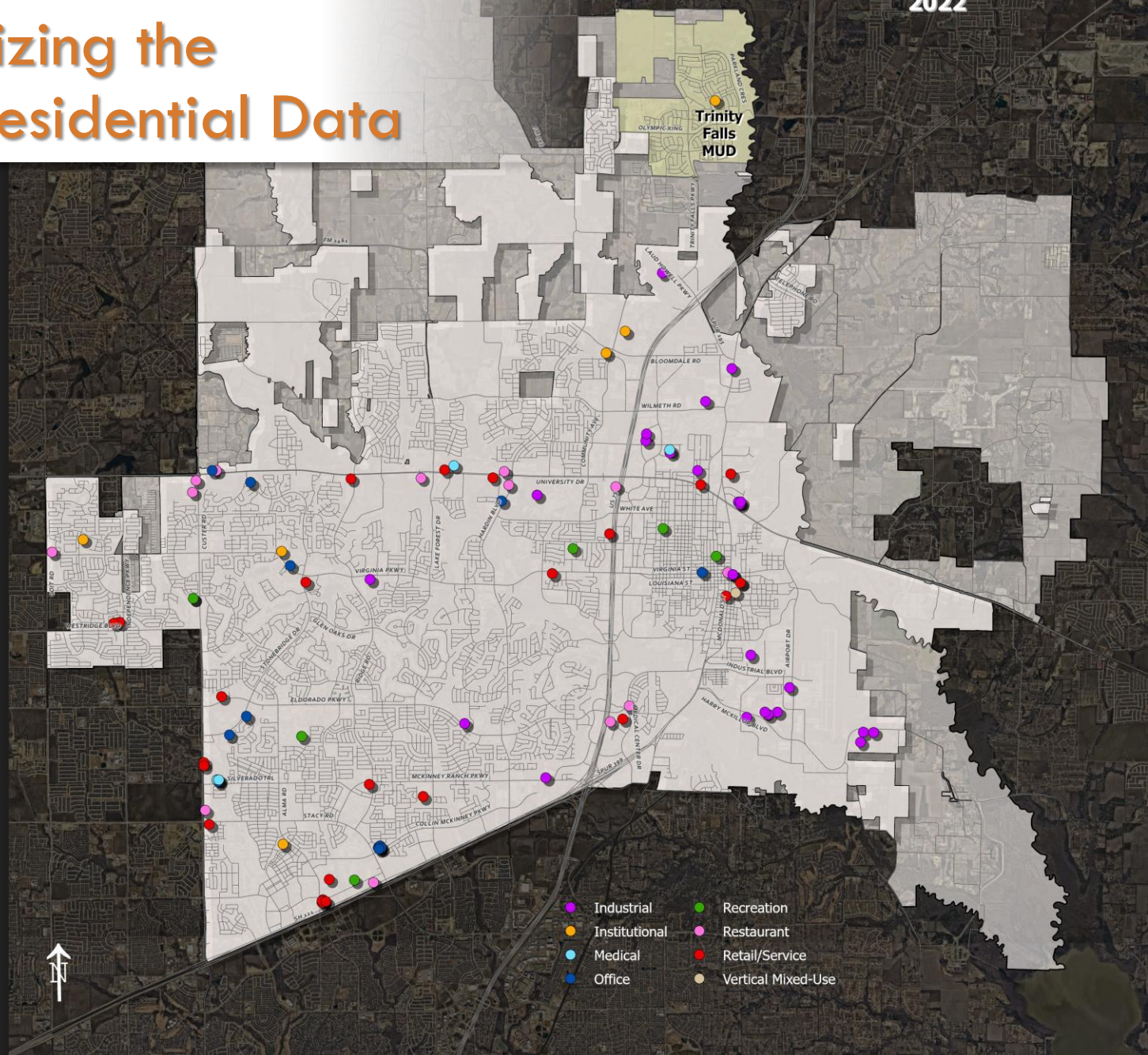
- For the first time, new non-residential construction values have doubled the new single-family construction values.
- A single Raytheon project accounted for approximately \$216M of 2022's new non-residential construction value.

## Total New Non-Residential Construction Value



# Permit Trends: Visualizing the Non-Residential Data

Non-Residential Building Permits  
2022



# Noteworthy Projects: New McKinney City Hall



Approximately 200,000 square feet | Tentatively opening early 2025

# Noteworthy Projects: Raytheon Expansion



Over 475K square feet | 5 stories + observation deck | \$216M value

# Noteworthy Projects: 380 Crossing



1 million+ sq. ft. | 4 arterial corners | Retail, Restaurant, Entertainment



# Noteworthy Projects: Hub 121 / District 121

## District 121 (Coming Soon!)

8-Story Office Building (*now open*)

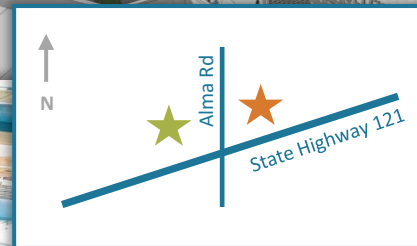
Outdoor Entertainment Lawn

Mi Cocina

400 Gradi

Common Table

Bob's Steak and Chophouse



## HUB 121 (NOW OPEN!)

Outdoor Amphitheater

McKinney Chopshop

The Elwood

Fork & Fire

Wine A Little

Cedar Creek Brewhouse and Eatery

# Permit Trends: Single-Family Residential

Calendar Year:	2018	2019	2020	2021	2022
New Single Family Res. Permits (City Limits Only)	2,042	1,212	1,186	1,337	<b>1,005*</b>
New Single Family Res. Construction Valuation (City Limits Only)	\$661,477,576	\$402,444,704	\$392,989,335	\$406,513,828	<b>\$320,558,048</b>
New Single Family Res. Permits (Trinity Falls MUD only)	252	294	362	385	<b>281</b>
New Single Family Res. Permits (Total)	2,294	1,506	1,548	1,722	<b>1,286</b>

Note: 2022's 1,005 new single-family residential permits is the fewest number of permits issued since 2010.

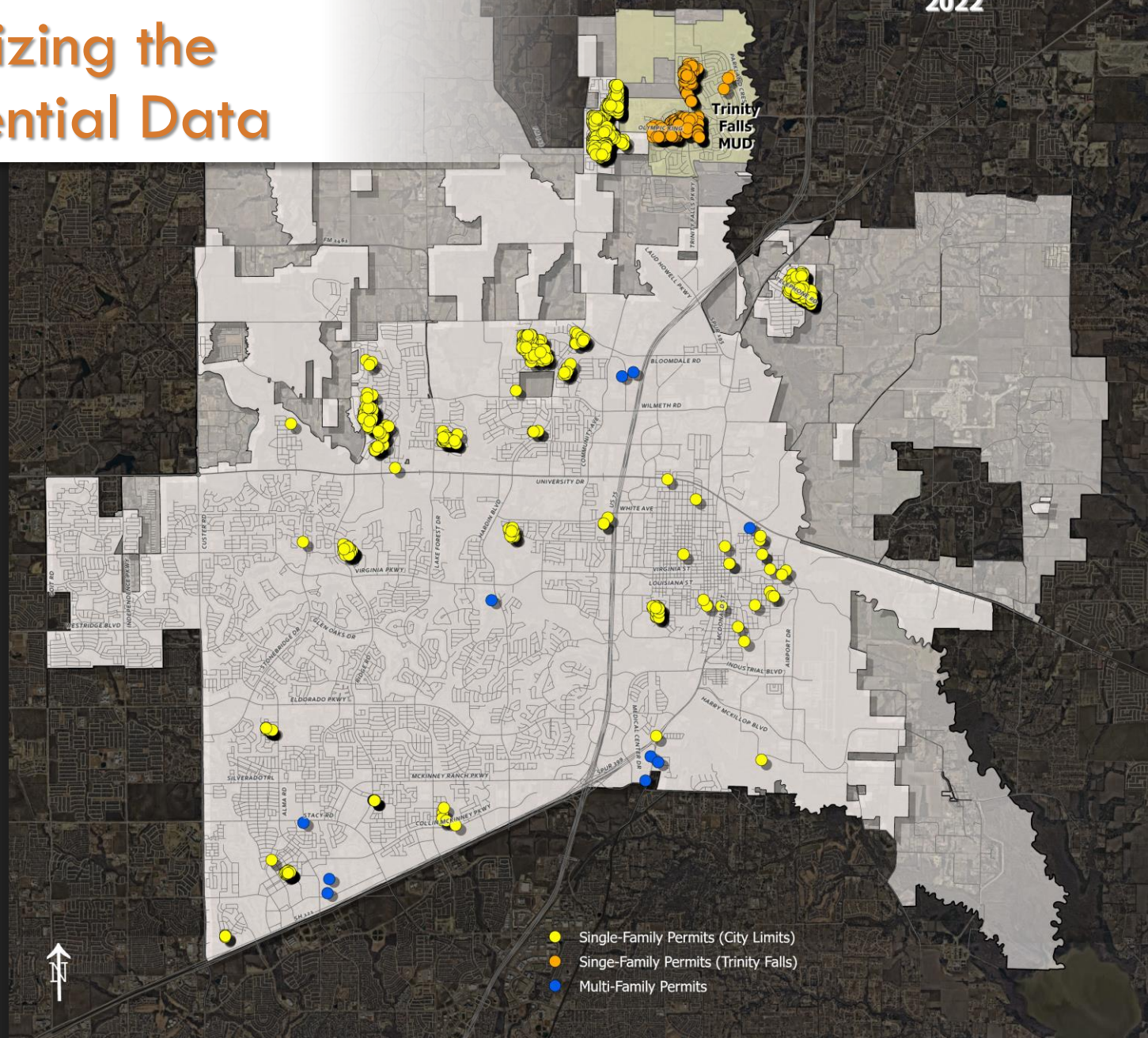
# Permit Trends: Multi-Family Residential

Calendar Year:	2018	2019	2020	2021	2022
New Multi-Family Res. Permits	5	6	4	0	<b>10</b>
New Multi-Family Res. Units	1,173	1,698	755	0	<b>2,251*</b>
New Multi-Family Res. Construction Valuation	\$139,087,767	\$194,268,078	\$78,274,913	\$0	<b>\$339,030,798*</b>

Note: 2022's number of new multi-family dwelling units and new construction valuation represent records.

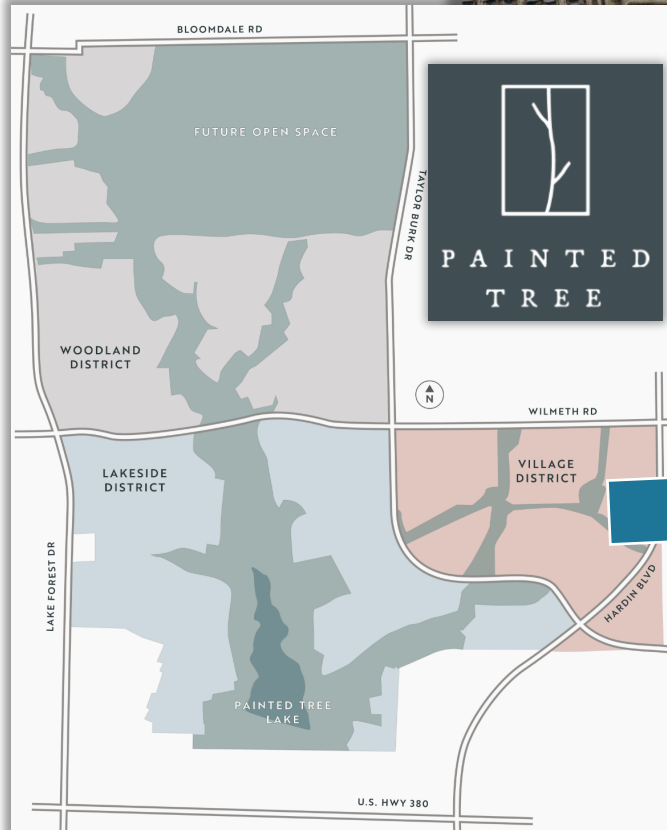
# Permit Trends: Visualizing the Residential Data

Residential Building Permits  
2022



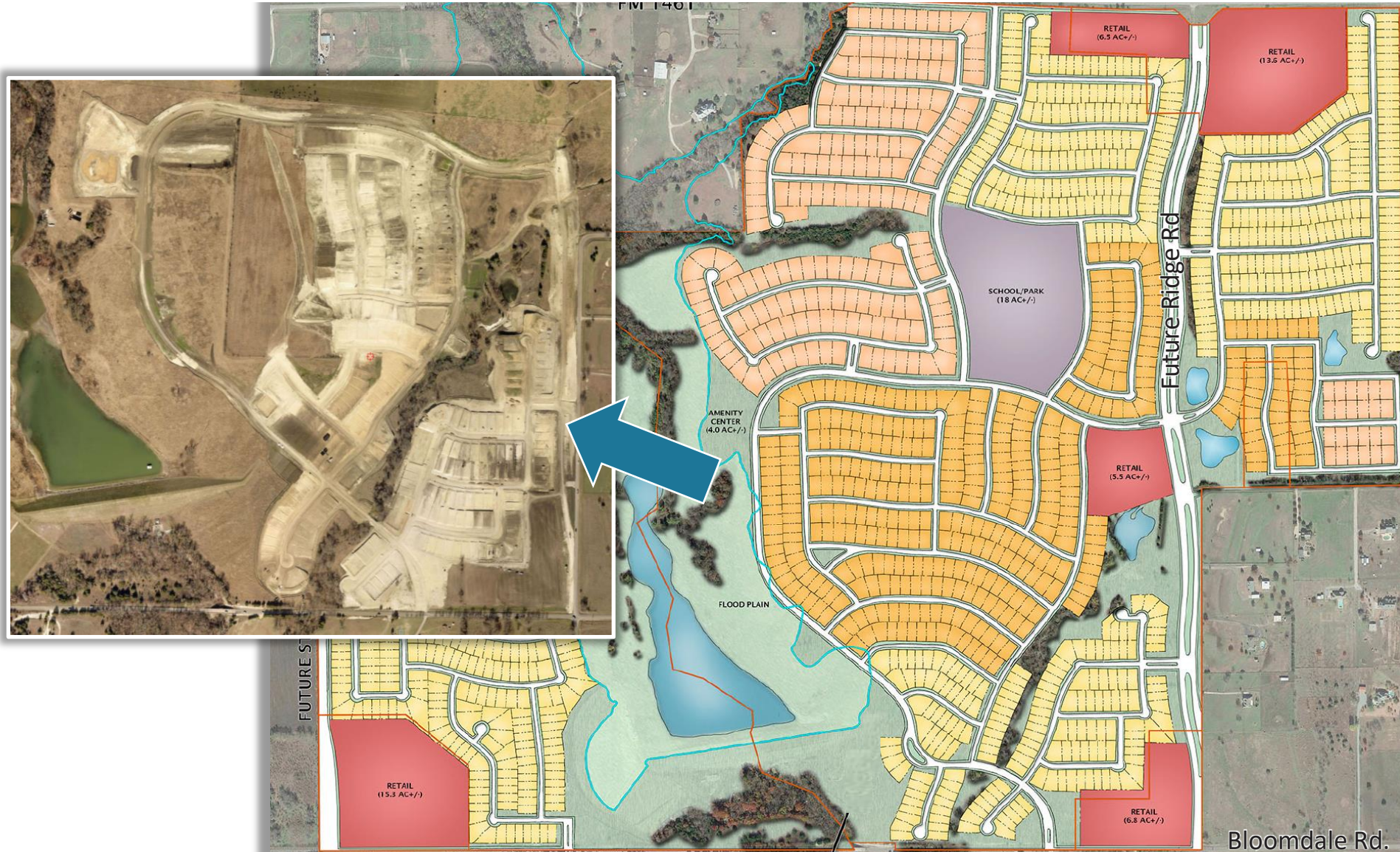
- Single-Family Permits (City Limits)
- Single-Family Permits (Trinity Falls)
- Multi-Family Permits

# Noteworthy Projects: Painted Tree



- Approximately 1,000-acre Master Planned Community
- 230 acres of McKinney parkland
- Over 3,000 single-family, townhome, and multi-family residential units

# Noteworthy Projects: Highland Lakes



- Approximately 200-acre Master Planned Community
- Over 1,500 single-family residential units

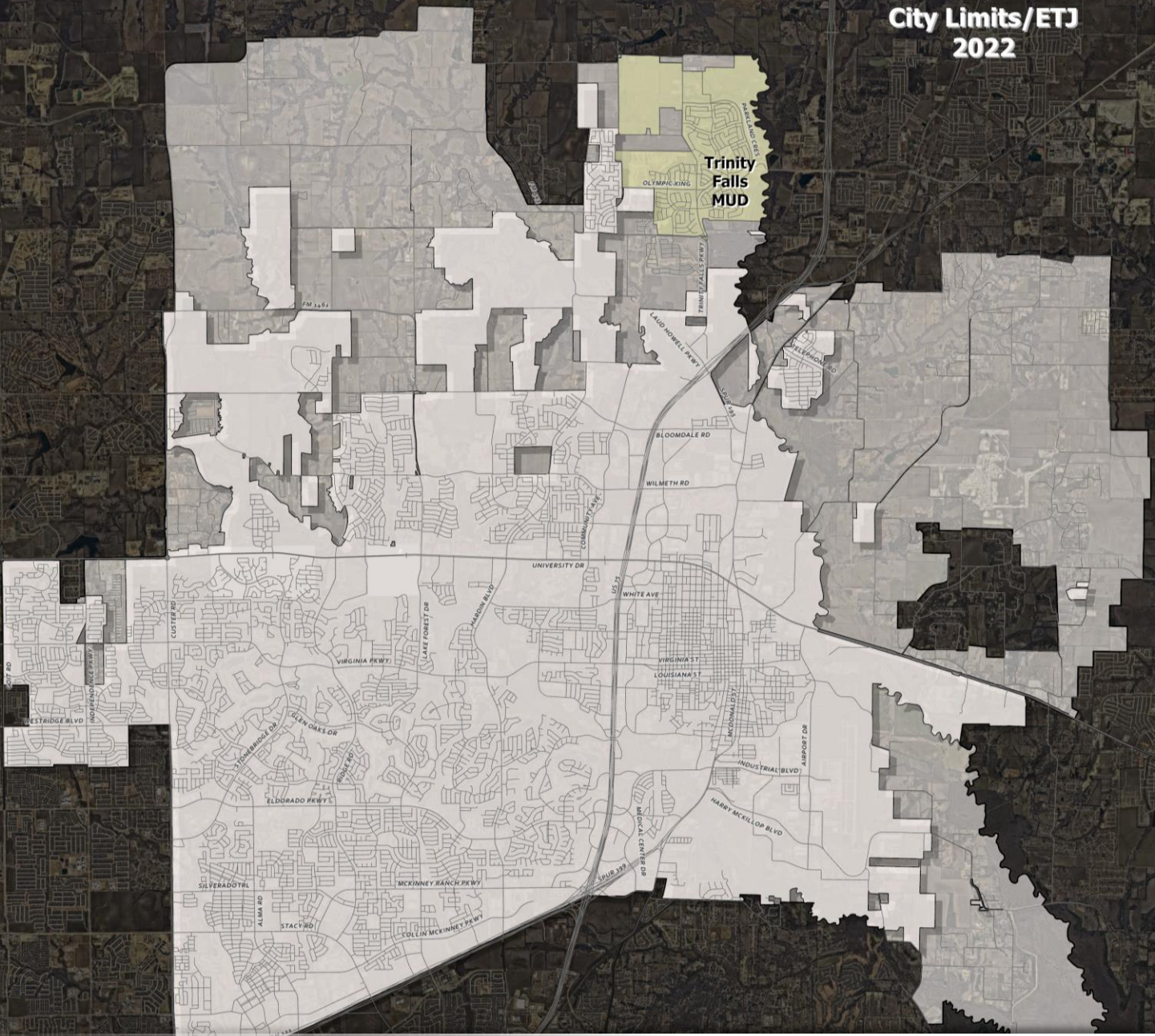
# Primary Development Constraints: The ETJ and Annexation Reform

Unlocking new development in the City partly through:

- Updated development codes
- Development partnerships
- Capital investments



City Limits/ETJ  
2022



Trinity  
Falls  
MUD



McKinney's City Limits and ETJ

## No More Tiers: Annexation Becomes More Challenging for All Texas Cities

Brandon Morris | May 31, 2019 | 0 Comment | 7522 Views

Annexations have been a hot-button issue in Texas in recent years. Texas annexation laws, which underwent major changes in 2017, were again addressed by the Texas legislature in the most recent legislative session.

In 2017, Senate Bill 6, an involuntary annexation law, allowed a city to annex new areas into two "tiers" based on population: one for areas with a population of 500,000 or less, and another for areas with a population of more than 500,000. The tier 2 moniker

Under the 2017 changes, the ability of cities to annex almost entirely new areas of cities located in high-growth areas to generate new tax revenue. In Texas, cities are not allowed to raise their own revenue limits, so they must rely on state limits available to them.

During the 86th legislative session, annexations once again were set out in HB 347, which allows all Texas cities to annex areas into Tier 2 moniker

## Success Story: Texas Ends Forced Annexation

STATE  
In a clear-cut conservative win, lawmakers and grassroots activists working together succeeded in extending property rights protection to all Texans.

3 min read

Erin Anderson | July 22, 2019



### Office of the Texas Governor | Greg Abbott

Home Governor Abbott First Lady Initiatives News Organization

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## Governor Greg Abbott Signs Legislation To Reform Municipal Annexation Process

August 15, 2017 | Austin, Texas | [Press Release](#)

Governor Greg Abbott today signed Senate Bill 6 (SB 6), which will reform and restrict the municipal annexation process. Under the new law, authored by Sen. Donna Campbell and Rep. Dan Huberty, Texans will now be able to vote on whether a city can annex areas outside of its limits. This legislation was a key priority for the Governor during the special session, and with its passage, Texans will now have a voice when it comes to the annexation practices of local governments.

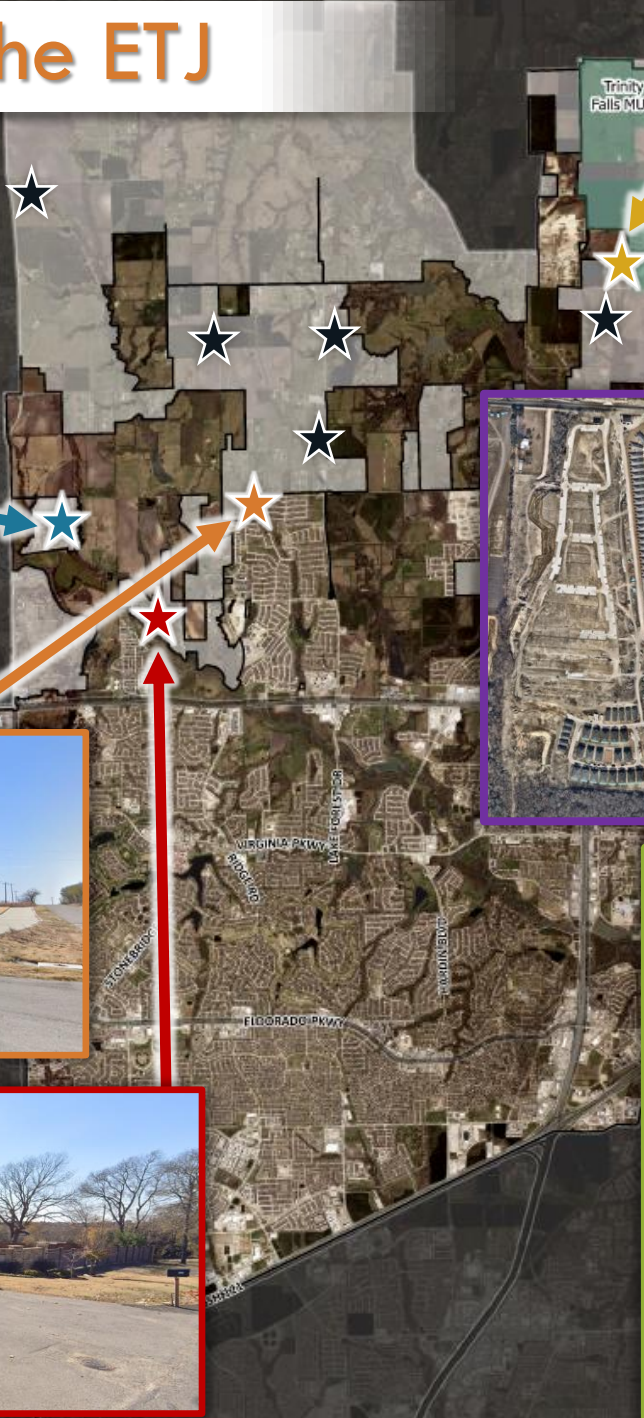
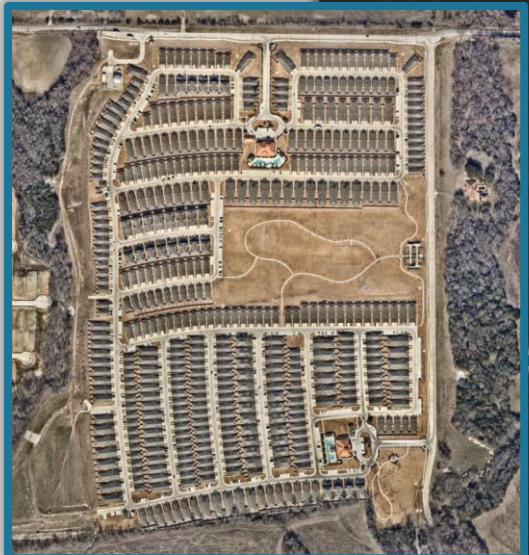
"In Texas, of all places, property rights matter," said Governor Abbott.

“ Residents from across the state that have expressed their concerns about feeling abused by the annexation process have had their voices heard. I’m proud to sign legislation ending forced annexation practices, which is nothing more than a form of taxation without representation, and I thank the legislature for their attention to this important issue during the special session. ”



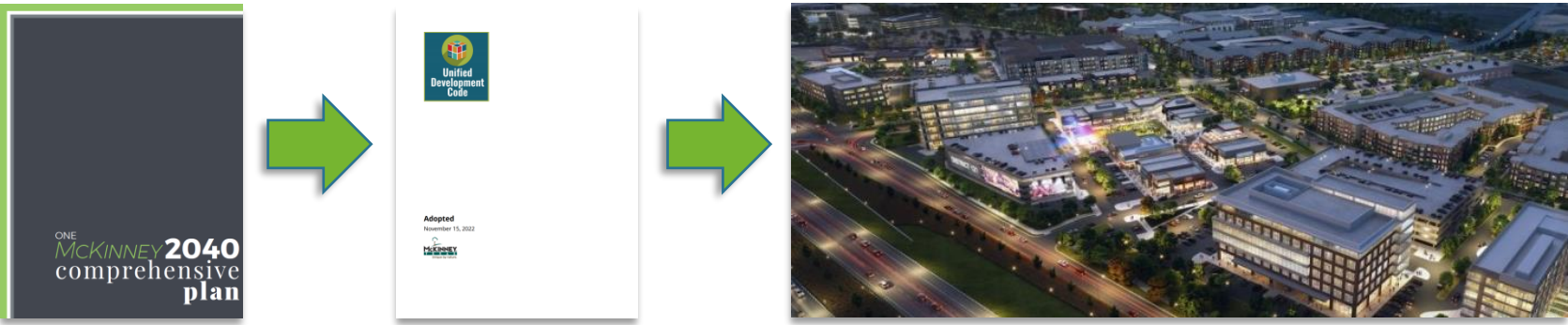


# Development in the ETJ



# Updated Development Regulations: The (UDC) Unified Development Code

Aligns development regulations with the OneMcKinney2040 Comprehensive Plan:



More transparent, predictable, and easier to use!

**Table 2-26: Table of Uses**  
NOTE: See Appendix 2B: MTC - McKinney Town Center for MTC use table.

P = Permitted use  
C = Addit use-specific criteria  
Blank cell = Prohibited use  
S = Specific Use Permit required  
A = Accessory use  
T = Temporary use

Use Definition Standards	SINGLE FAMILY RESIDENTIAL					MULTI-FAMILY RESIDENTIAL			NON-RESIDENTIAL				INDUS-TRIAL	OTHER			
	R#A3	R#2	R#3	R#4	R#5	TY#A	TY#B	TY#C	TY#D	TY#E	TY#F	TY#G	TY#H	TY#I	GC	AG	AP
Office	205F.54																
Parking garage or lot, paid or private	205F.55																
Pawn shop	205F.56																
Personal service	205F.57																
Power plant or electrical generating station	205F.58																
Radio or TV broadcast station	205F.59																
Railroad freight terminal	205F.60																
Reception or event center, indoor	205F.61																
Reception or event center, outdoor	205F.62																
Recreation area, private	205F.63	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational vehicles, rental or sales	205F.64																
Recycling facility	205F.65																
Refining or storage of petroleum, natural gas, butane, or propane	205F.66																
Religious assembly	205F.67	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Restaurant, brew pub	205F.68																
Restaurant, carry out and delivery only	205F.69																
Restaurant, dine-in	205F.70																

**Table 2-31: Multi-Family Landscaping Requirements**

**Landscape Buffer Requirements**

**A Street Buffer [1]** Minimum 20 feet in width parallel to front property line, unless the existing or planned adjacent right-of-way exceeds 200 feet in width, then a 30-foot landscape buffer shall be provided.

**B Adjacency Buffer** Minimum 20 feet in width parallel to side and rear property lines.

**Tree Requirements**

**C Street Buffer trees** 1 canopy tree per 30 linear feet or portion thereof shall be planted within the associated Street Buffer. Trees may be clustered to facilitate site design. [2]

**D Adjacency Buffer trees** 1 canopy tree per 30 linear feet or portion thereof shall be planted within the associated Adjacency Buffer; trees may not be clustered.

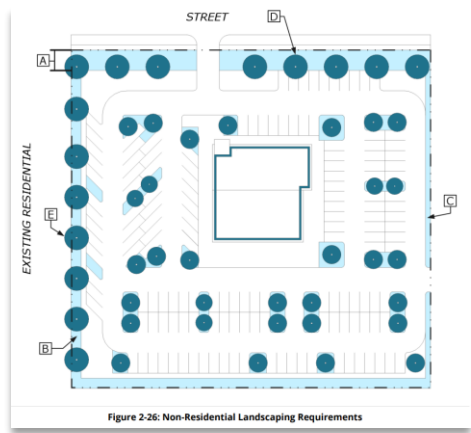
**Parking Area Requirements**

**Landscaping Required** Canopy trees shall be required at a rate of 1 tree for every 7 parking spaces (based on the total number of parking spaces). Every parking space shall be located within 65 feet of a tree. All parking, loading, maneuvering, and circulation areas shall be well-defined by a curb, unless a drainage condition exists where curb cuts would be approved by the Director of Engineering.

**Circulation** Landscape areas are required at the end of every parking row. Landscaping, except required grass and low ground cover, shall not be located any closer than 3 feet to a parking space, drive aisle, or fire lane.

**Landscape Areas** Minimum width: 6 feet [3]  
Minimum width with tree: 9 feet  
Up to 50 percent of each landscape area located at the end of a parking row may be finished with non-living materials.

[1] Necessary driveways from the public right-of-way and shared drives shall be allowed to intersect perpendicularly with required landscaping areas in accordance with City regulations, as long as it does not overly degrade the function of the required landscape areas.  
[2] Where unavoidable utility conflicts exist, trees may be planted adjacent to the required buffer.  
[3] Additional width may be required to accommodate fire access, utilities, and equipment required by the fire department.



Adopted on November 15, 2022.

Find the new code online at: [www.mckinneytexas.org/udc](http://www.mckinneytexas.org/udc)

# Development Partnerships



Developer Voluntarily  
Requests Annexation



City Constructs Roadway

Lake Forest Drive

Wilmeth Rd.

Hardin Blvd.

# Capital Improvements Program (CIP)

*What types of projects can be constructed via the CIP?*

**Traffic and Safety Projects**



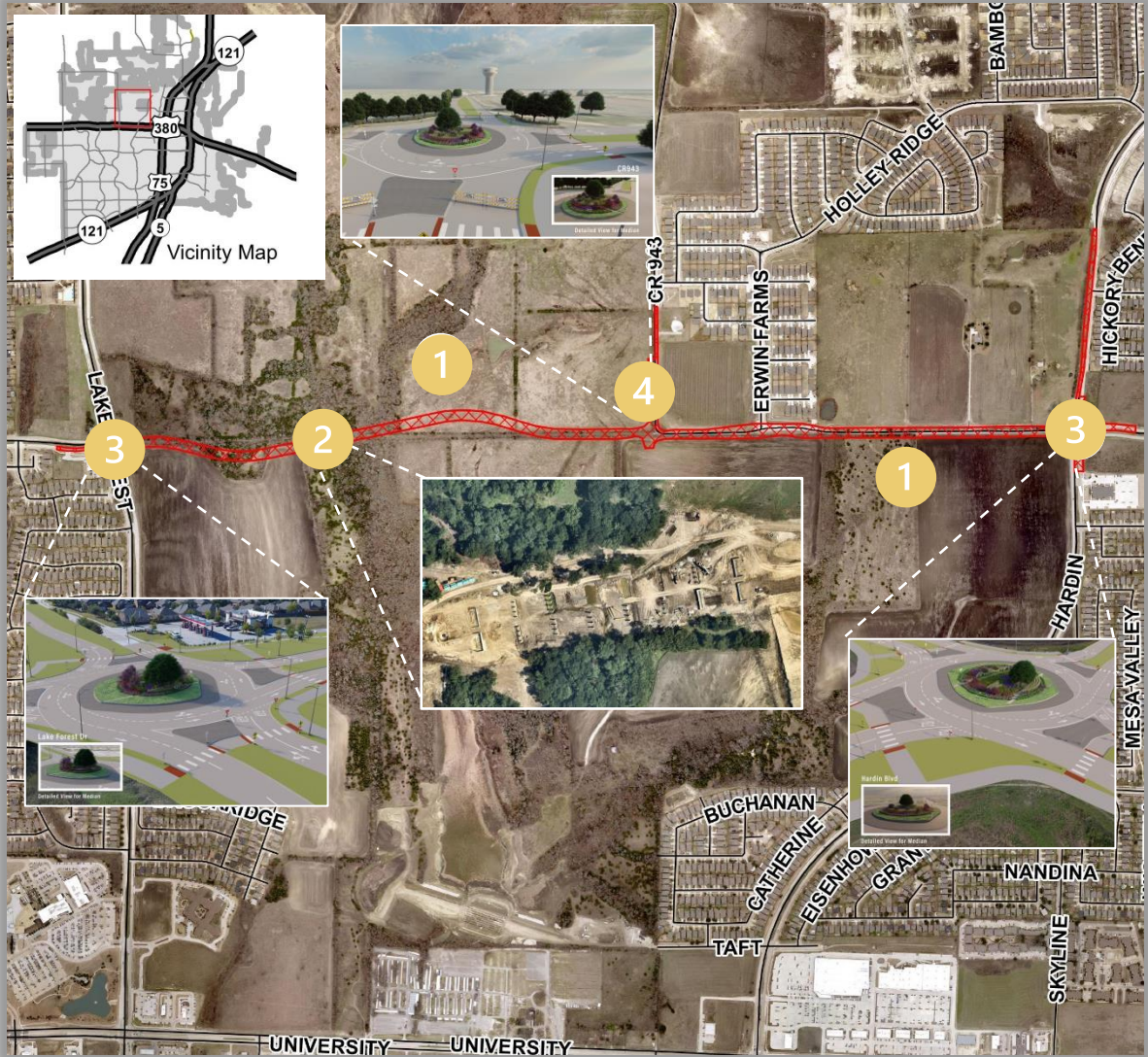
Kimley»Horn  
Roundabout Median, Performance Based

Detailed View of Median

Alternative Option for Median



# Example CIP Project: Wilmeth Road



1. Wilmeth Road Construction as “G4D” Thoroughfare (Lake Forest to Hardin)
2. 6-Lane Twin Bridge Structure Over Franklin Branch
3. 3 Multilane Roundabouts at Lake Forest, CR 943, Hardin
4. Additional Construction of Travel Lanes on CR 943 / Hardin Connections
5. Estimated Completion:  
*Early 2024*



CITY OF MCKINNEY  
DEVELOPMENT SERVICES

*Together we'll make it happen.*

**Questions?**