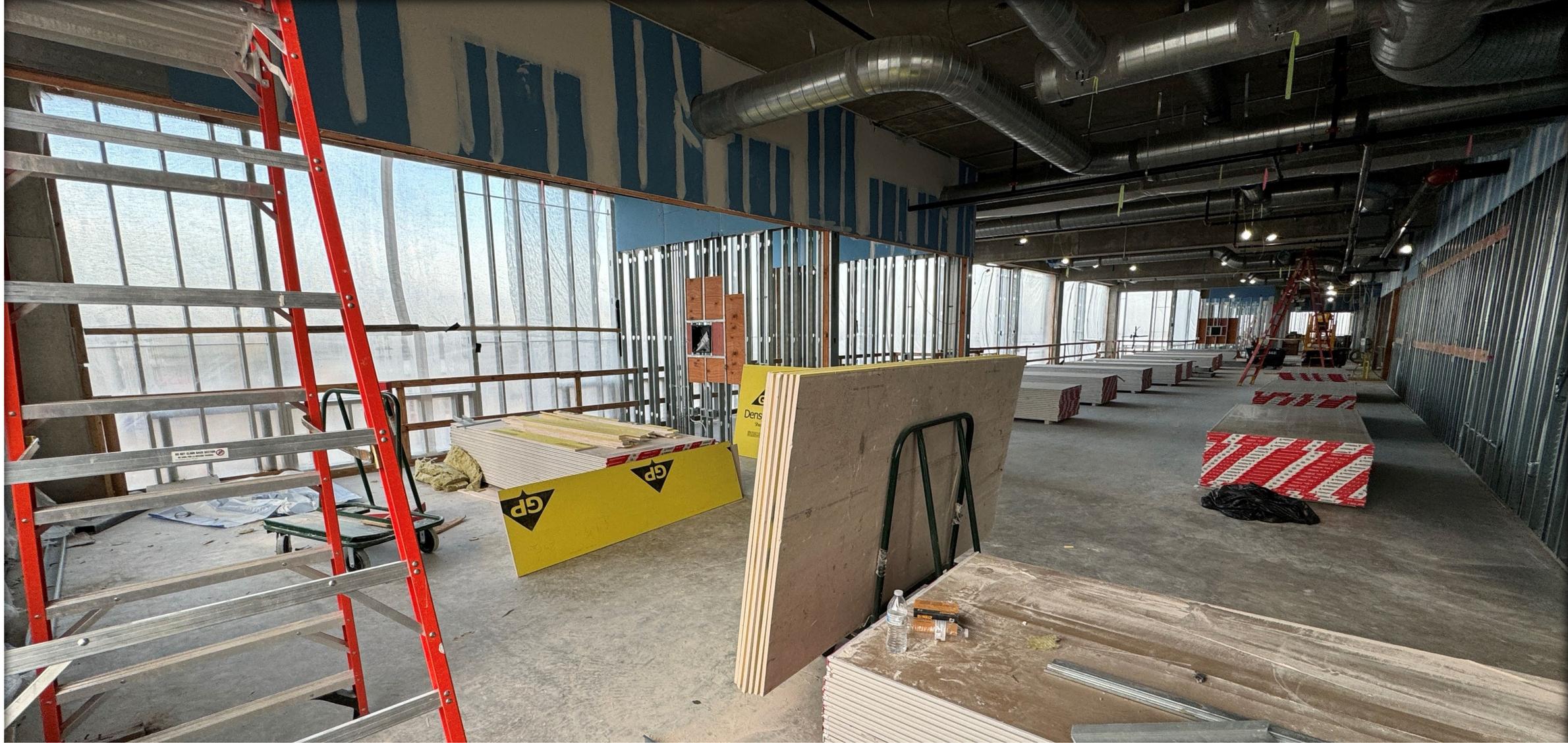


2023 DEVELOPMENT RECAP



OVERVIEW:

Development Trends | Noteworthy Projects | Development Threats & Opportunities



DEVELOPMENT TRENDS:

Strong Non-Residential Growth Continues
Residential Development Activity Increases

The City of McKinney: By the Numbers

	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24
Estimated Population	195,342	198,305	206,654	211,397	214,810
Incorporated City Limits	67.6 mi. ²	67.6 mi. ²	69.1 mi. ²	69.2 mi. ²	69.2 mi.²
Percent Developed (Incorporated City Limits Only)	68%	71%	69.5%	70.4 %	71.3%
Average Collin Central Appraisal District Home Value	\$349,567	\$352,358	\$374,290	\$496,438	\$561,660
Total Single Family Dwelling Units	52,681	53,745	54,904	55,886	57,065
Total Multi-Family Dwelling Units	17,676	18,345	20,251	20,963	21,164

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

Permit Trends: Total New Construction Value

	2019	2020	2021	2022	2023
New Value	\$832,479,561	\$843,847,875	\$618,508,049	\$1,344,592,299	\$1,472,484,249

Note:

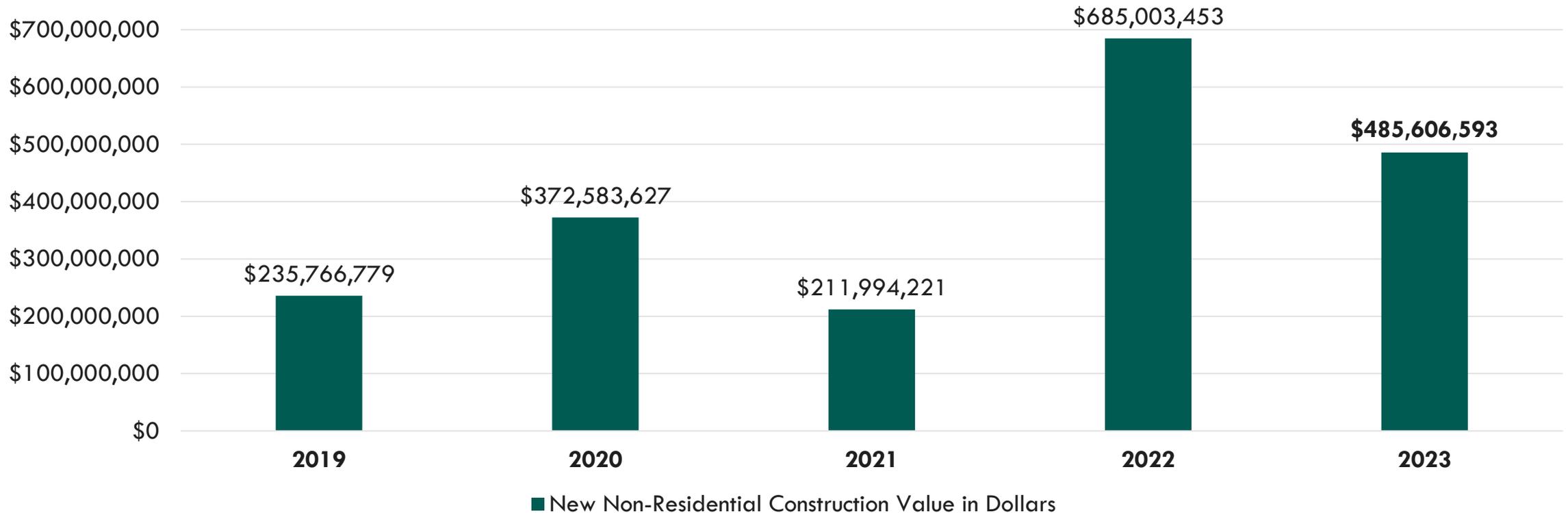
- The valuations reflected in this presentation only include new construction within the city limits.
- 2023's new construction value is a record and tops the previous record set in 2022.

Permit Trends: New Non-Residential Permits

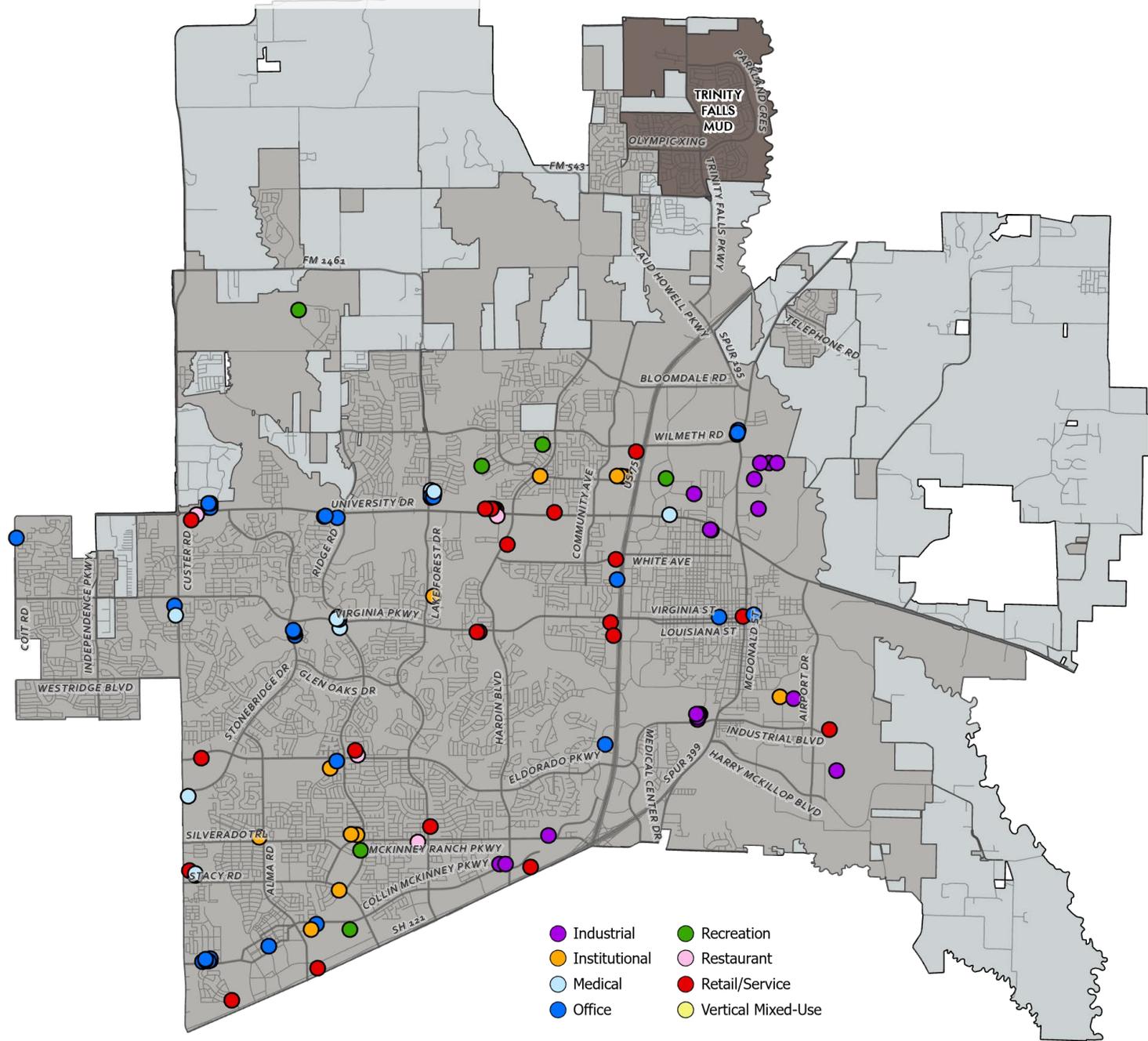
	2019	2020	2021	2022	2023
New Permits Issued	86	69	81	93	129
New Construction Valuation	\$235,766,779	\$372,583,627	\$211,994,221	\$685,003,453	\$485,606,593

Note: 2023's number of new non-residential permits is the highest reported since 2001.

Total New Non-Residential Construction Value



Permit Trends: Visualize the Non-Residential Permits



Permit Trends: New Single-Family Residential Permits

	2019	2020	2021	2022	2023
New Permits Issued (City Limits Only)	1,212	1,186	1,337	1,005	1,538
New Construction Valuation (City Limits Only)	\$402,444,704	\$392,989,335	\$406,513,828	\$320,558,048	\$495,479,736
New Permits Issued (Trinity Falls MUD Only)	294	362	385	281	315
New Permits Issued (Total)	1,506	1,548	1,722	1,286	1,853

Note:

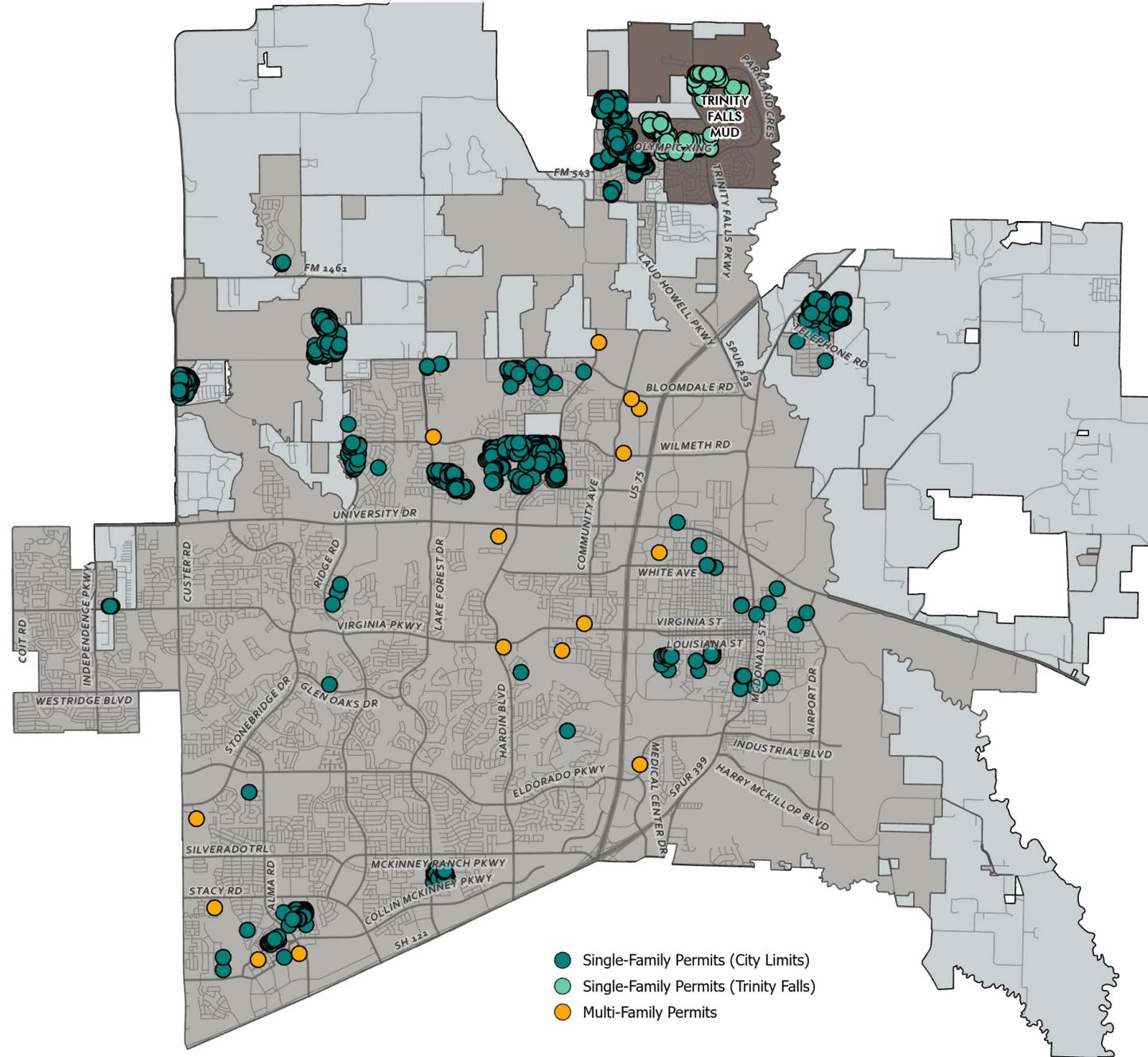
- 2023's 1,853 new single-family permit total is the highest since 2018's 2,294 new permits.
- 236 permits were issued in October 2023 which is the highest monthly total since July 2018's 243 permits.

Permit Trends: New Multi-Family Residential Permits

	2019	2020	2021	2022	2023
New Permits Issued	6	4	0	10	16
New Dwelling Units	1,698	755	0	2,251	3,164
New Construction Valuation	\$194,268,078	\$78,274,913	\$0	\$339,030,798	\$491,397,920

Note: 2023's number of new permits, number of new dwelling units, and construction valuation are all records.

Permit Trends: Visualize the Residential Permits



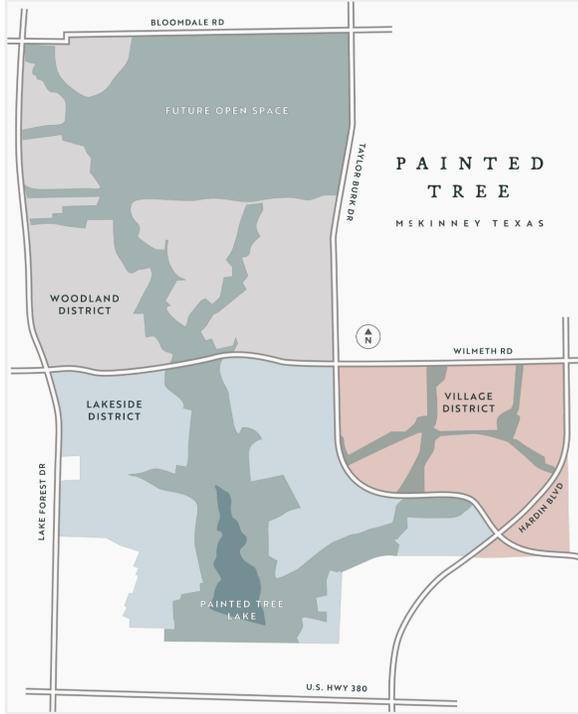


NOTEWORTHY PROJECTS:
Residential, Non-Residential, and More

Noteworthy Projects: Painted Tree



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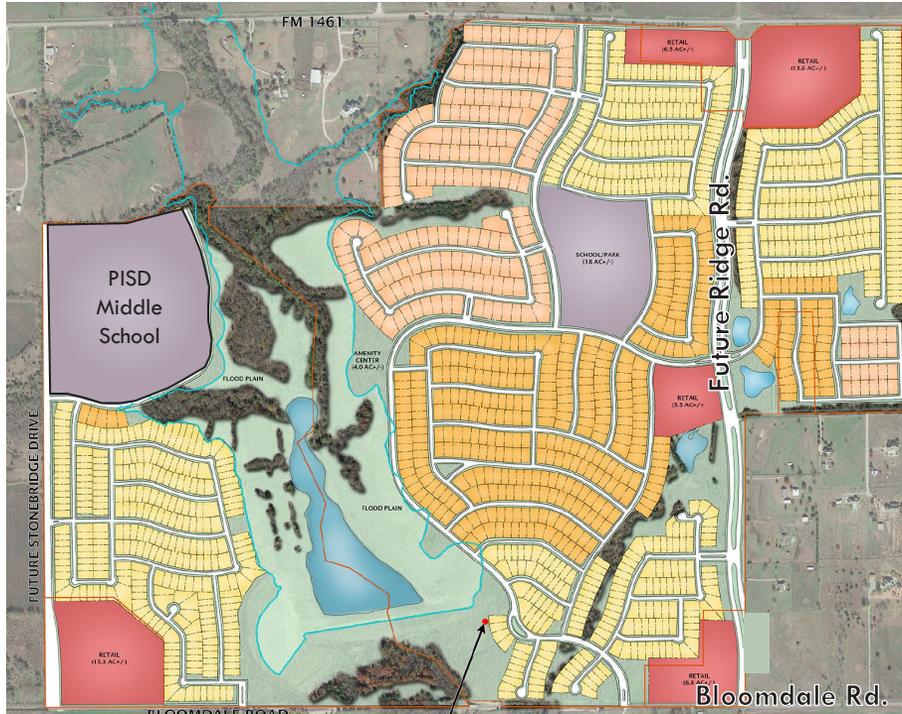


Approx. 1,000-Acres | Over 3,000 detached single-family, townhome, and multi-family units



Noteworthy Projects: Highland Lakes

2023 DEVELOPMENT RECAP

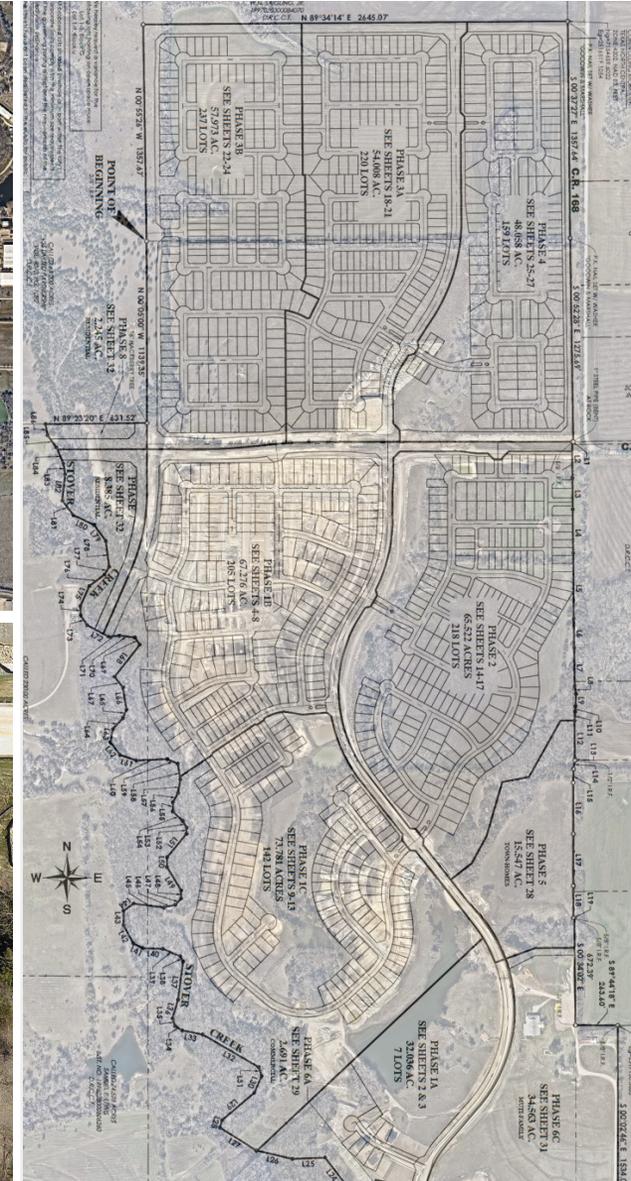


Approx. 200-Acres | Over 1,000 single-family residential units

Noteworthy Projects: Aster Park



2023 DEVELOPMENT RECAP



Approx. 460-Acres | Over 1,000 detached single-family, townhome, and multi-family units



Noteworthy Projects: HEB Grocery Store



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8700 Eldorado Parkway | Approximately 127,000 ft.² | Opened July 2023



Noteworthy Projects: West Grove

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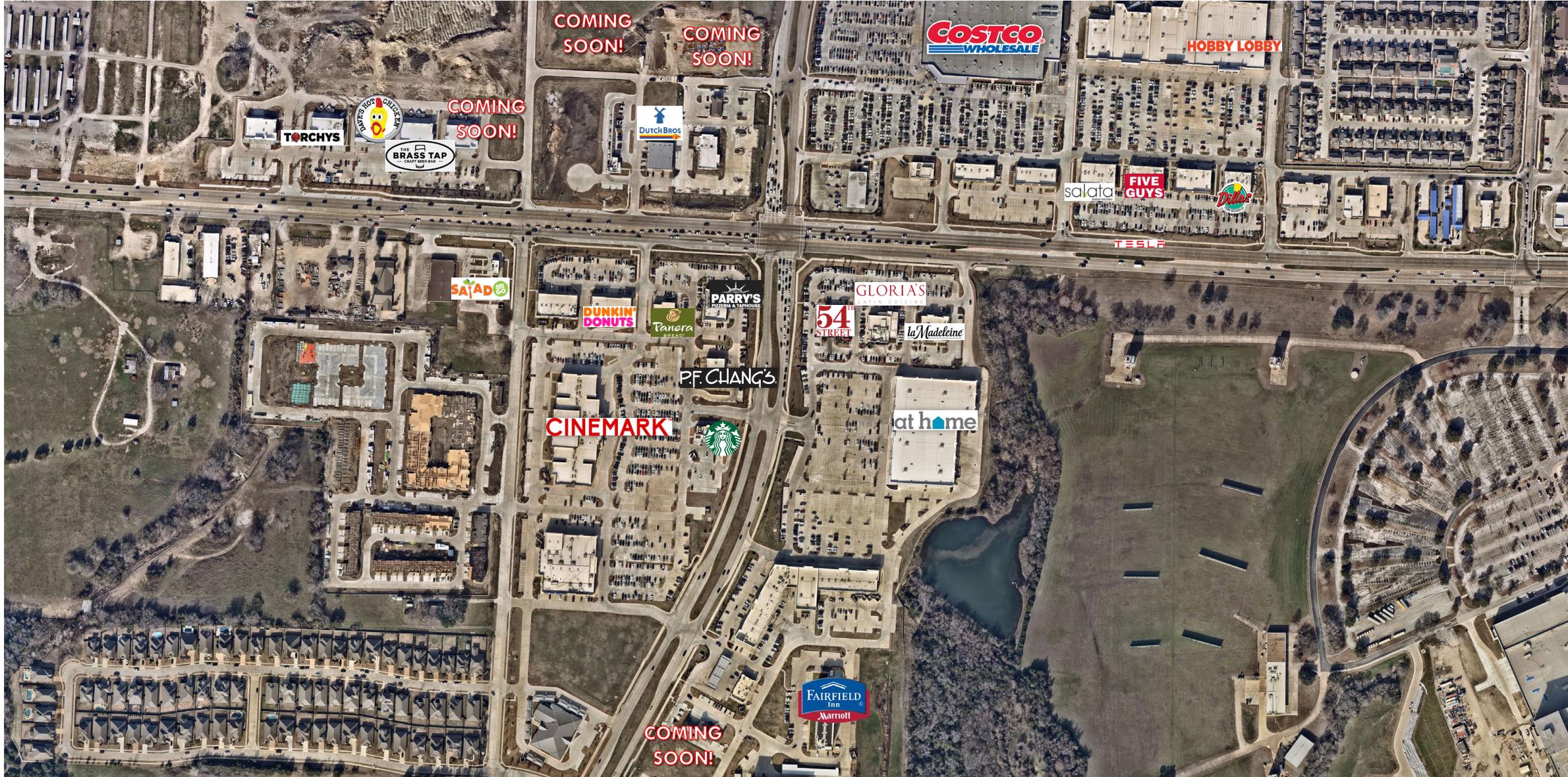


Southeast corner of Custer Rd. and University Dr. | 130,000 ft.²+ | Retail, Restaurants, 2-acre outdoor plaza



Noteworthy Projects: 380 Commons

2023 DEVELOPMENT RECAP



1 + million ft.² | 4 commercial corners | Retail, Entertainment, Food & Beverage

Noteworthy Projects: Tupps Brewery



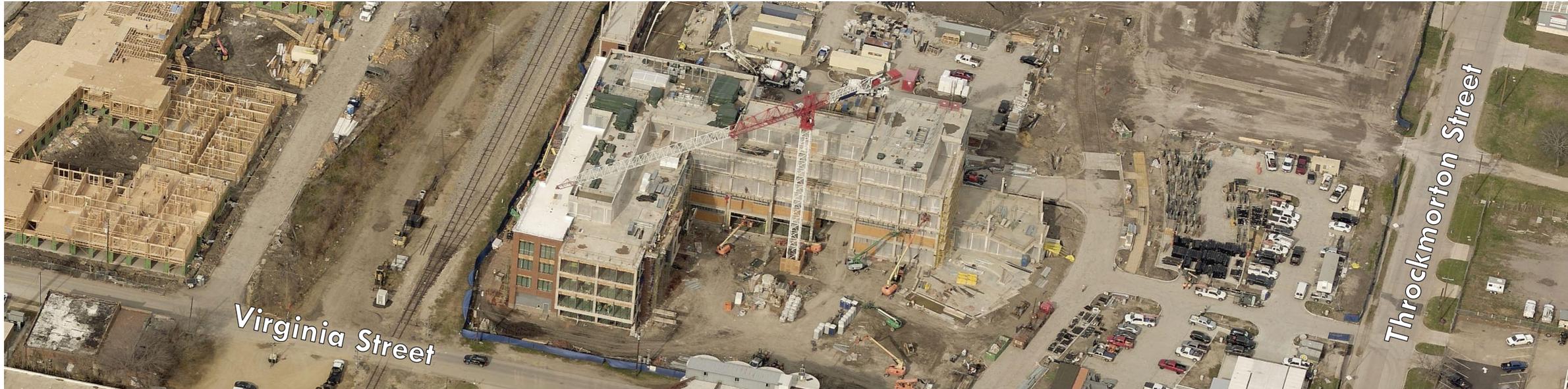
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402 E. Louisiana St. | Outdoor Entertainment | Food & Beverage | Opens March 9!



Noteworthy Projects: McKinney's New City Hall

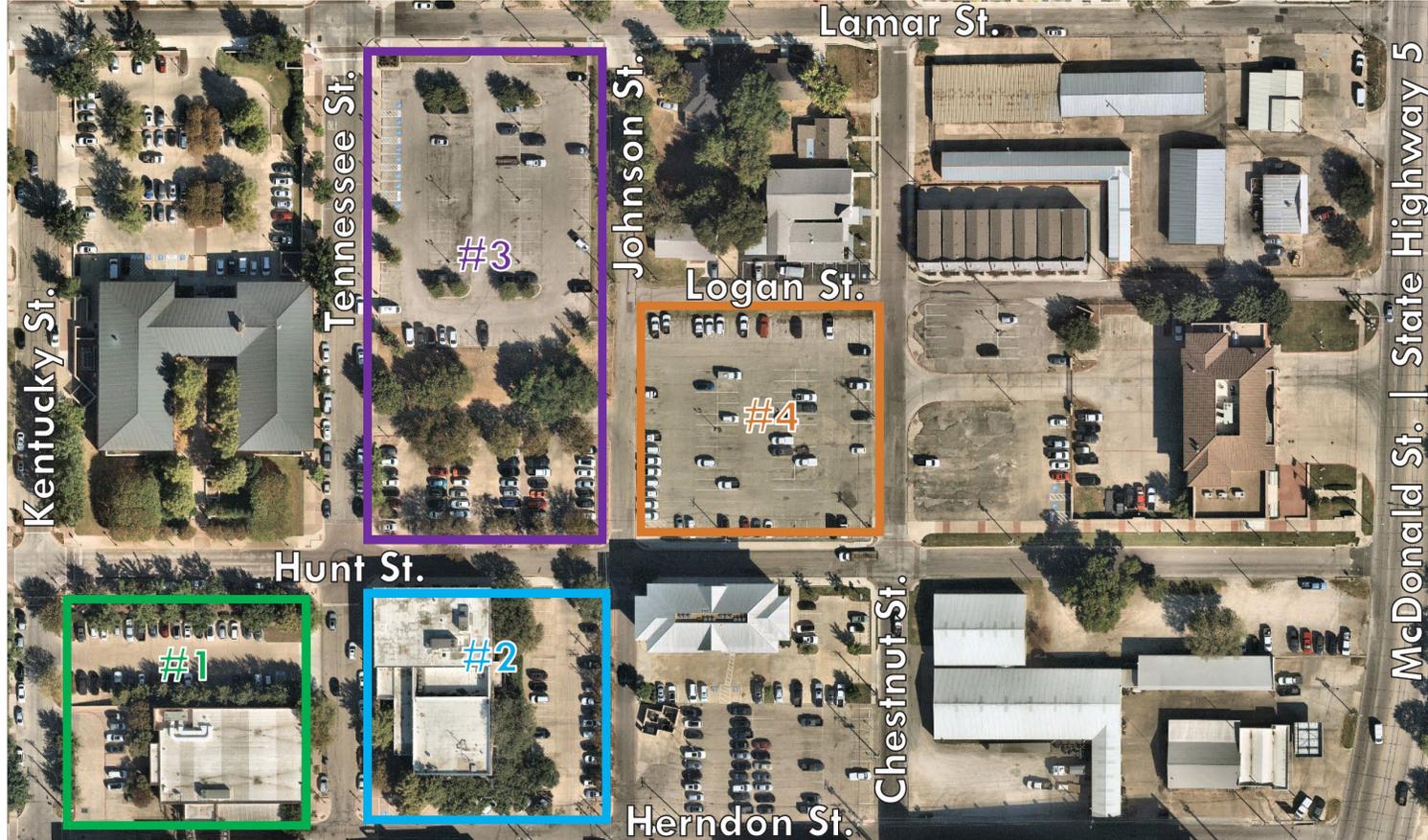


401 E. Virginia St. | Approx. 175,000 ft.² | Substantial Completion Estimated Oct. 2024

Future home to: City Council Chambers, City Manager's Office, City Secretary's Office, Development Services, Housing & Community Development, Parks Administration, Human Resources, Finance & Utility Billing, Information Technology

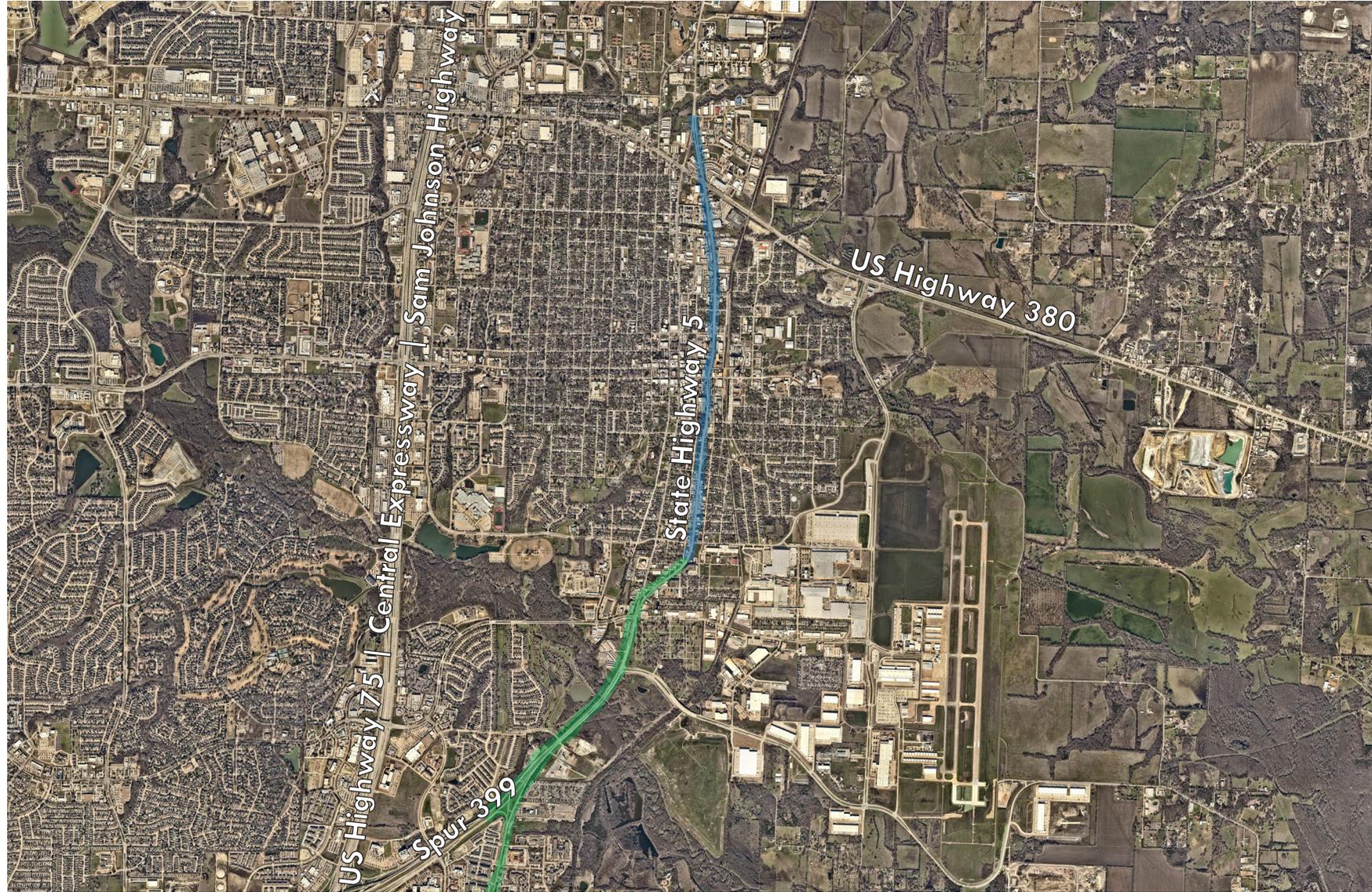
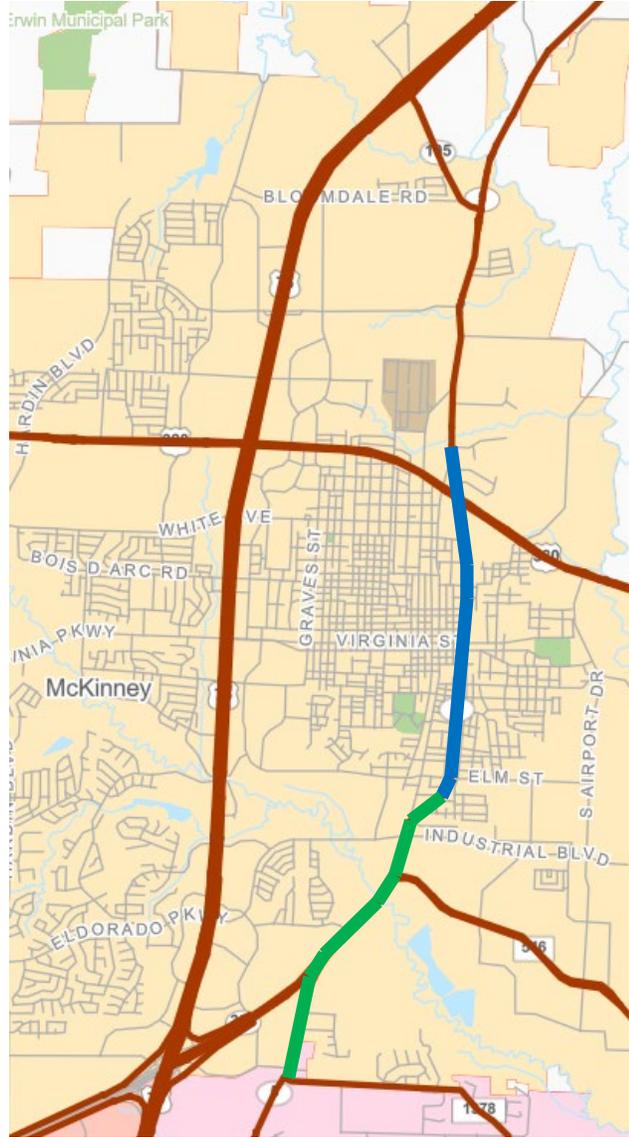
Noteworthy Projects: Downtown Redevelopment RFQ

Redevelopment of 4 City-Owned Properties Downtown | Launched Initiative in Jan. 2023



Noteworthy Projects: SH 5 Reconstruction

2023 DEVELOPMENT RECAP



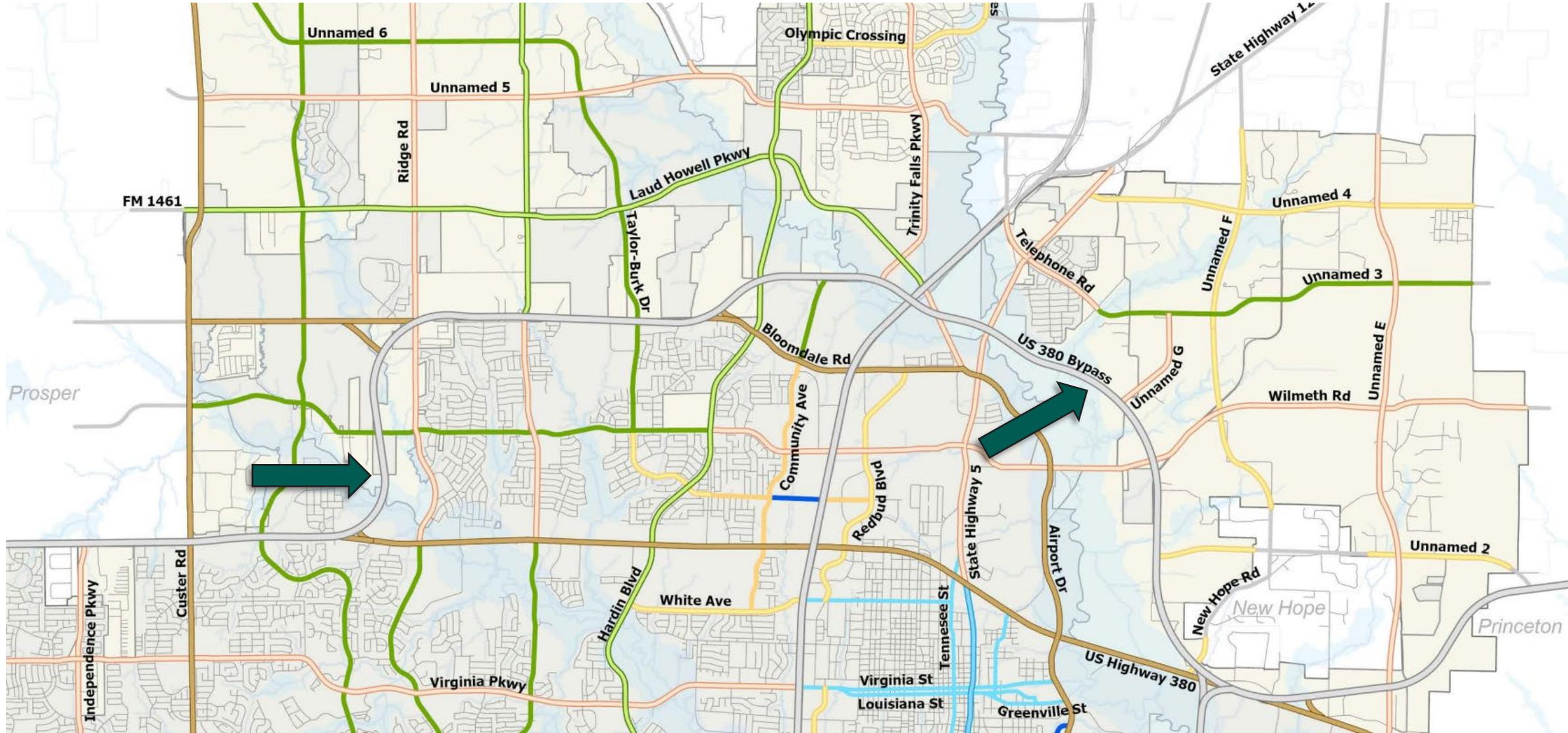
Phase 1 | Includes Freeway segment and interchange | Let date late '24/early '25 | Approx. 3-year construction

Phase 2 | 4 lanes with raised median | Let date mid '26 | Approx. 3-year construction



Noteworthy Projects: US 380 Bypass/Freeway

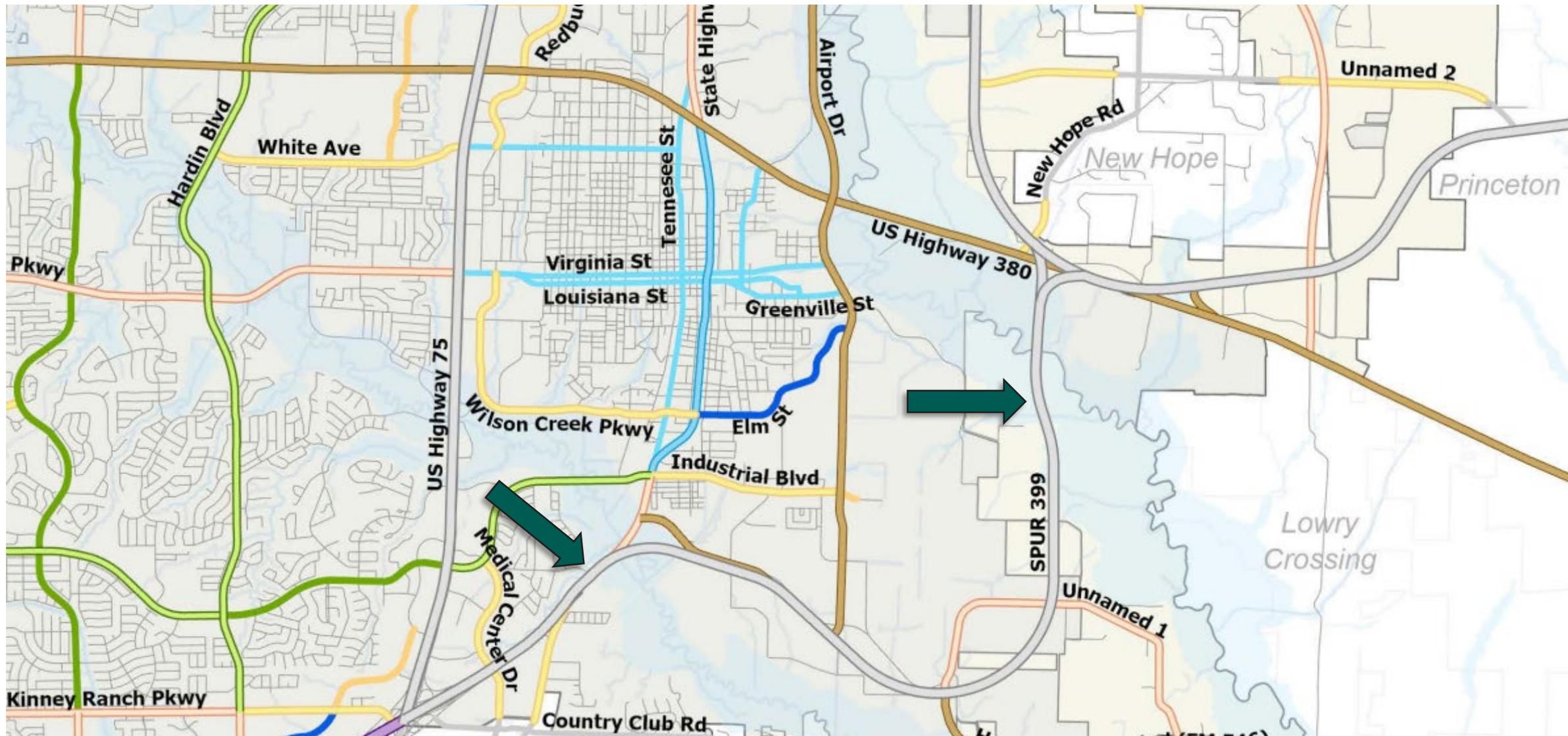
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Initial Discussions: 2015 | Record of Decision: Sep. 2023 | 8-Lane Regional Highway
 Construction possible after utility relocations are complete by end of 2027

Noteworthy Projects: Spur 399 Extension

2023 DEVELOPMENT RECAP



Initial Discussions: 2017 | Record of Decision: Mar. 2023 | 8-Lane Regional Highway
 Construction possible after utility relocations are complete by end of 2026



Opinion: Local control is under attack in Austin

Sweeping preemption bills are overreaching, lazy lawmaking

The Dallas Morning News

By Dallas Morning News Editorial

07:00 AM on Mar 24, 2023



THREATS AND OPPORTUNITIES:
Continued attacks on “Local Control”
Development Partnerships & Continued CIP Investments

Development Threats: Attacks on “Local Control”

2017

• **SB 6**

- Essentially prohibited involuntary annexations limiting revenue growth and land use protections

2019

• **HB 2439**

- Severely limited ability to regulate architectural designs hindering control over community character

• **HB 3167**

- Required plats to be acted on in 30 days limiting flexibility with developers

2023

• **SB 929**

- Requires additional PO notices making code changes difficult and costly

• **SB 2038**

- Allowed property owners to remove property from a city’s ETJ limiting growth planning

• **HB 3699**

- Limits exactions from platting impacting infrastructure planning
- Limited the ability to require studies or analyses with plats

Development Threats: Impacts of SB 2038

ETJ RELEASE REQUESTS (as of 2/15/2024)

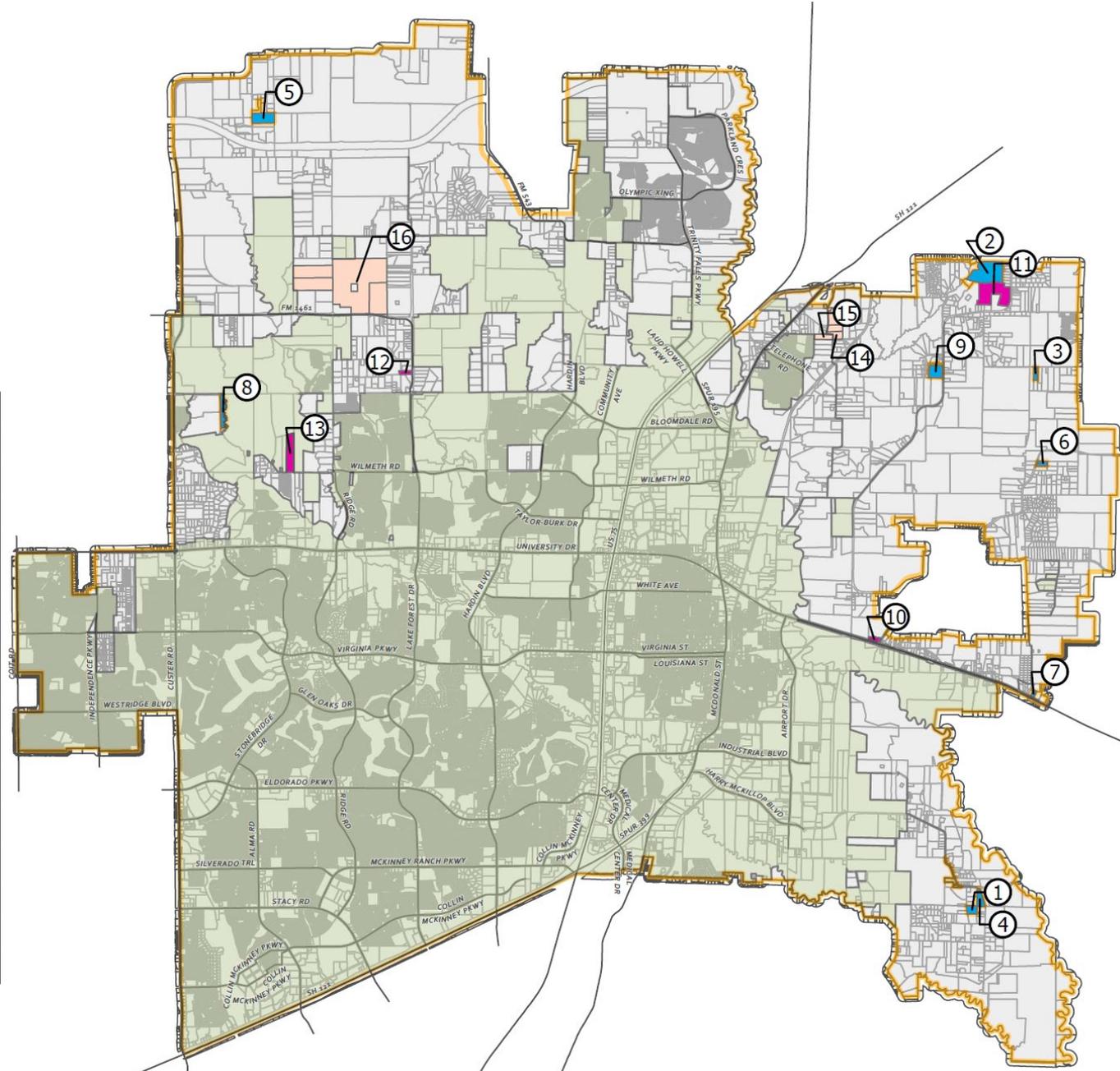
Legend

- McKinney City Limits
- Extraterritorial Jurisdiction (ETJ)
- Status**
- In progress
- Released
- Under review

Case Number	Map Key	Address(s)	Owner	Area (acres)	Submittal Received Date	ETJ Release Date	Status
ETJR2023-0001	1	3153 CR 324	Johnston Living Trust, LLC	8.247	9/1/2023	10/14/2023	Released
ETJR2023-0002	2	2520 CR 1217	Vineyard Hill Estates, LLC	65.620	9/1/2023	10/14/2023	Released
ETJR2023-0003	3	3520 CR 341	Jose and Valerie Segura	5.000	10/2/2023	11/16/2023	Released
ETJR2023-0004	4	3028 CR 318	Bob Evans	10.220	10/16/2023	11/30/2023	Released
ETJR2023-0005	5	5454 CR 126 and 5518 CR 126	NICID II Limited Partnership	27.938	10/30/2023	12/14/2023	Released
ETJR2023-0006	6	3334 FM 1827 and 3342 FM 1827	McKinney Bluff	5.186	11/20/2023	1/4/2024	Released
ETJR2023-0007	7	4287 E University Dr	Princeton Bluff	2.580	11/20/2023	1/4/2024	Released
ETJR2023-0008	8	8352 CR 124	Tambros Land Company	13.550	11/20/2023	1/4/2024	Released
ETJR2023-0009	9	4029 FM 2933	Timothy Spencer	16.500	12/4/2023	1/18/2024	Released
ETJR2024-0010	10	2177 E University Dr	Dallas Rose Property Company	4.700	1/23/2024	3/8/2024	Pending
ETJR2024-0011	11	4881 FM 2933	Melissa Realty Partnership	62.120	2/1/2024	3/17/2024	Pending
ETJR2024-0015	12	3499 FM 1461	Axiom Electric Corp	5.010	2/9/2024	3/25/2024	Pending
ETJR2024-0016	13	6750 CR 124	RVS McKinney #1	29.740	2/9/2024	3/25/2024	Pending
ETJR2024-0012	14	410 Fannin Rd	Billy A Daniel	34.995	Under Review	Under Review	Under Review
ETJR2024-0013	15	1498 CR 278	Hoofs & Horns	10.000	Under Review	Under Review	Under Review
ETJR2024-0014	16	4088 FM 1461	Huffines Communities	395.839	Under Review	Under Review	Under Review

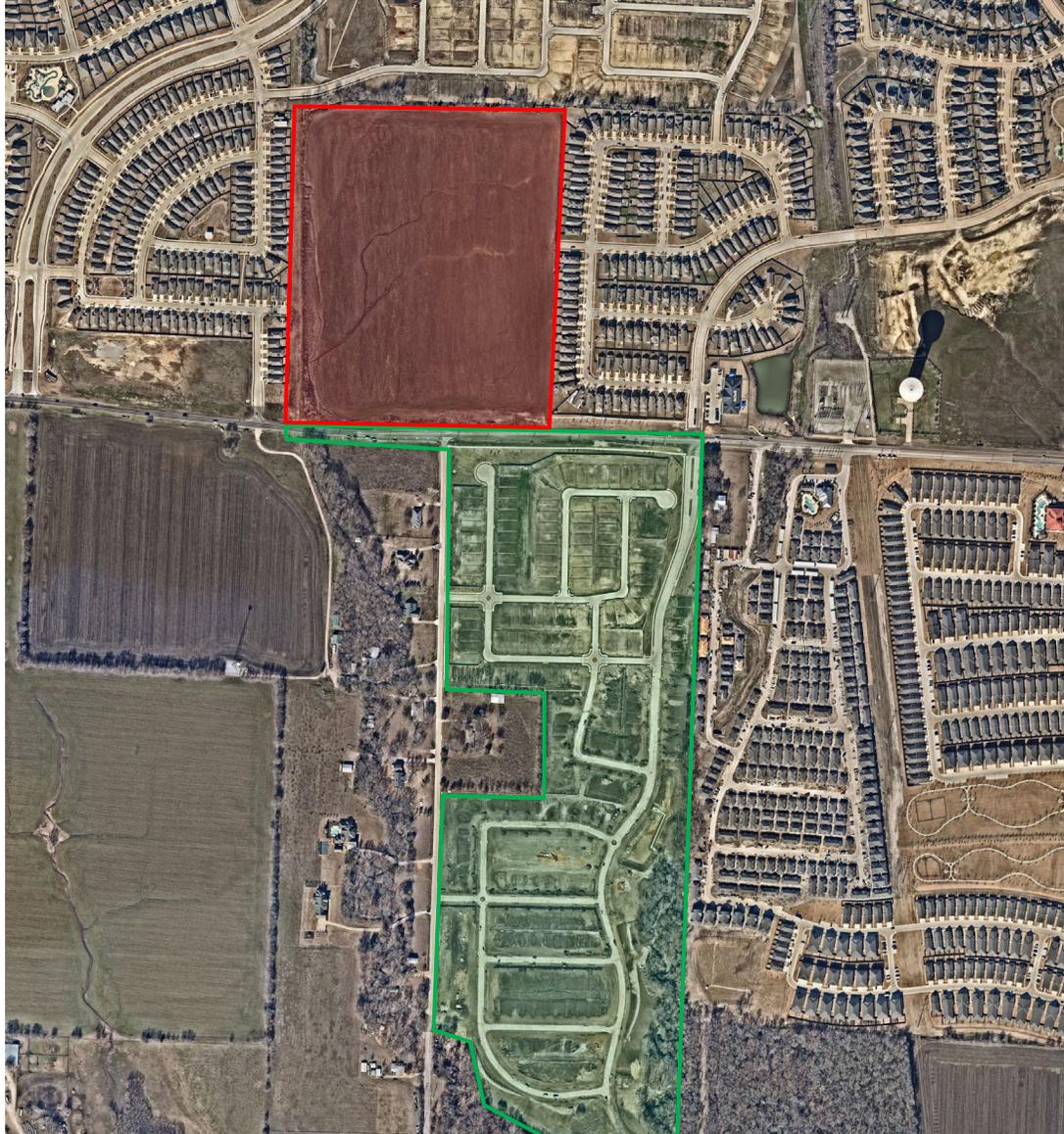
Total Requested (Acreage) 697.245

Total Released (Acreage) 154.841

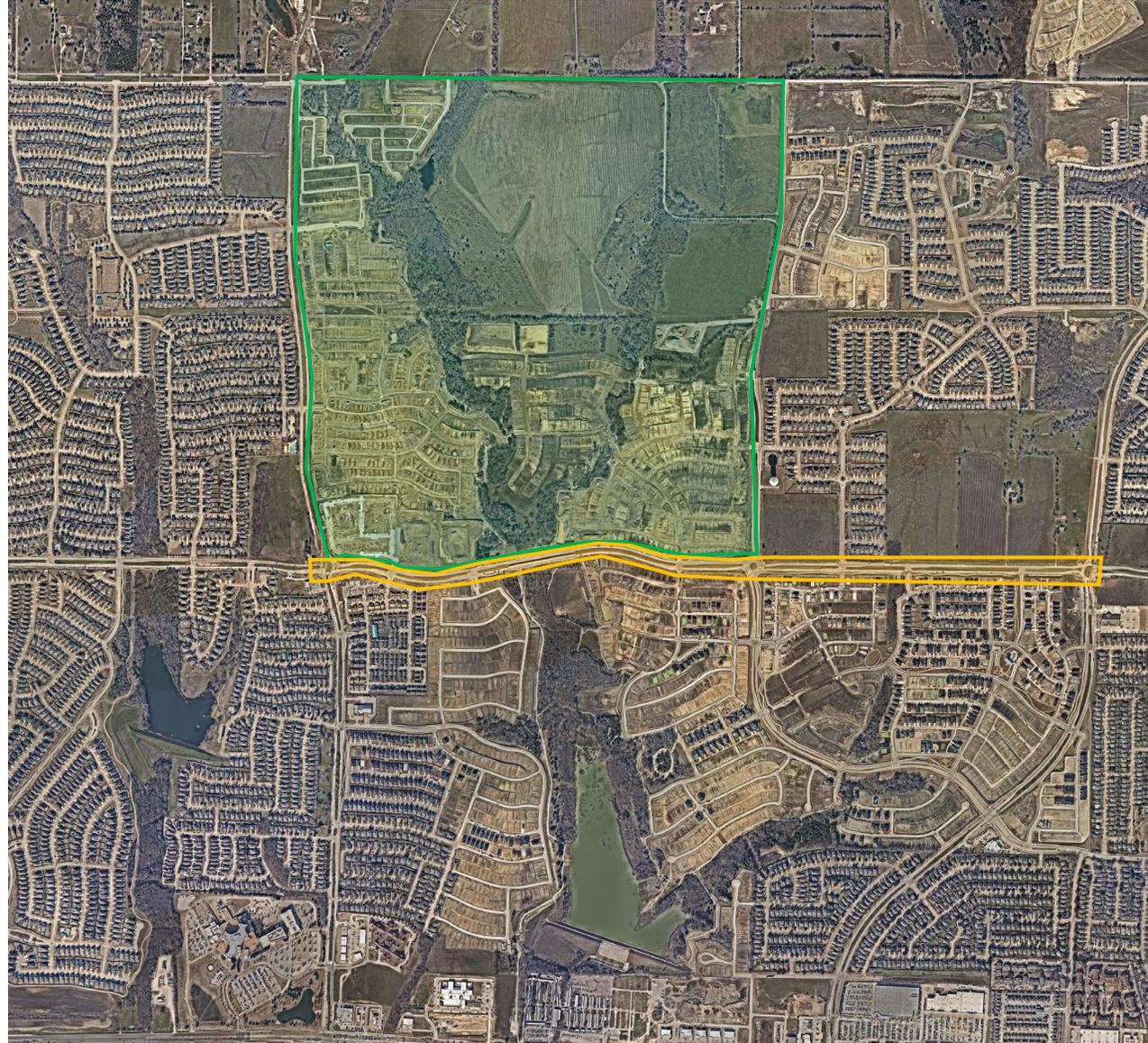


Development Opportunities: Partnerships

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Property Owner Benefits from City Standards, Supports City-Initiated Annexation

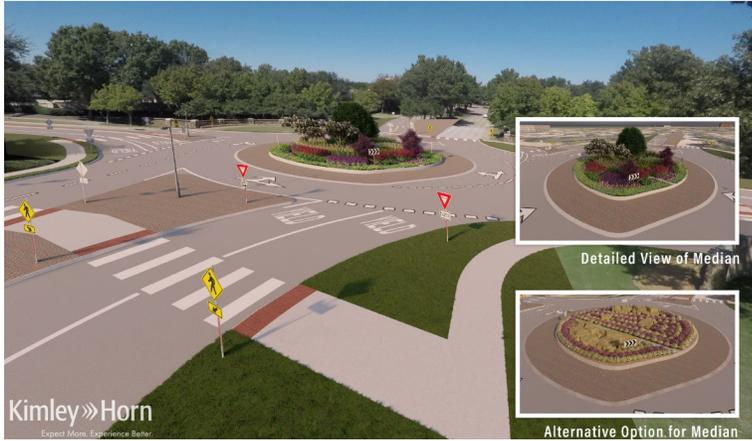


Property Owner Voluntarily Requests Annexation, City Participates with CIP Project

Development Opportunities: Capital Improvements Program (CIP)

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Traffic and Safety Projects



Water/Wastewater Expansion



Drainage Improvement Projects



Aging Infrastructure Renewal Projects



Additional Roadway Capacity



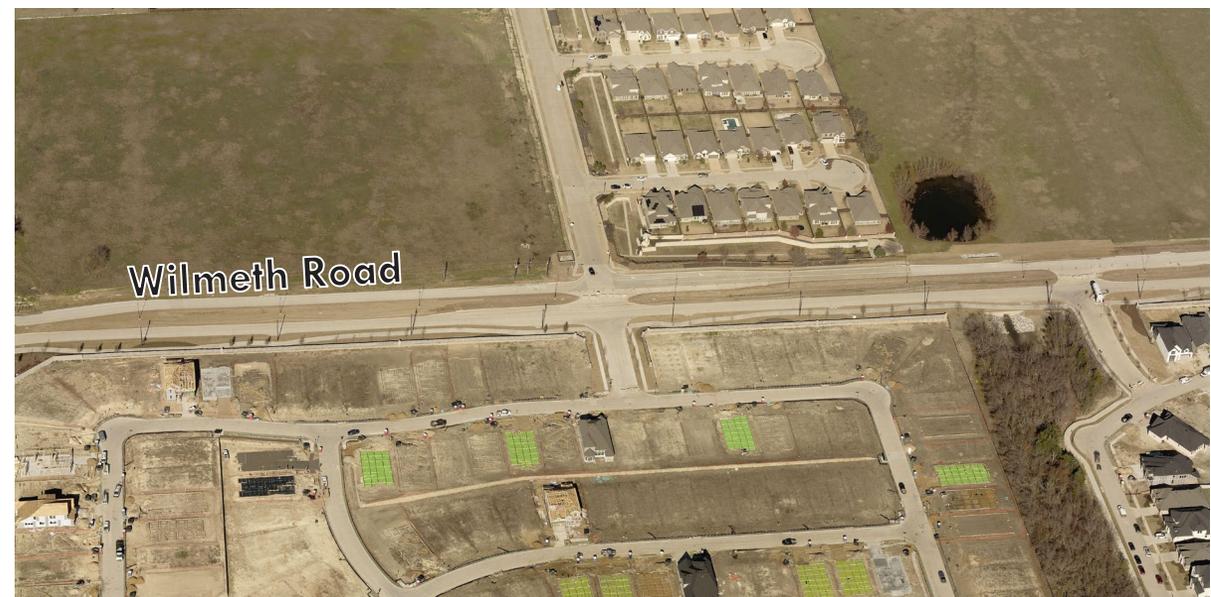
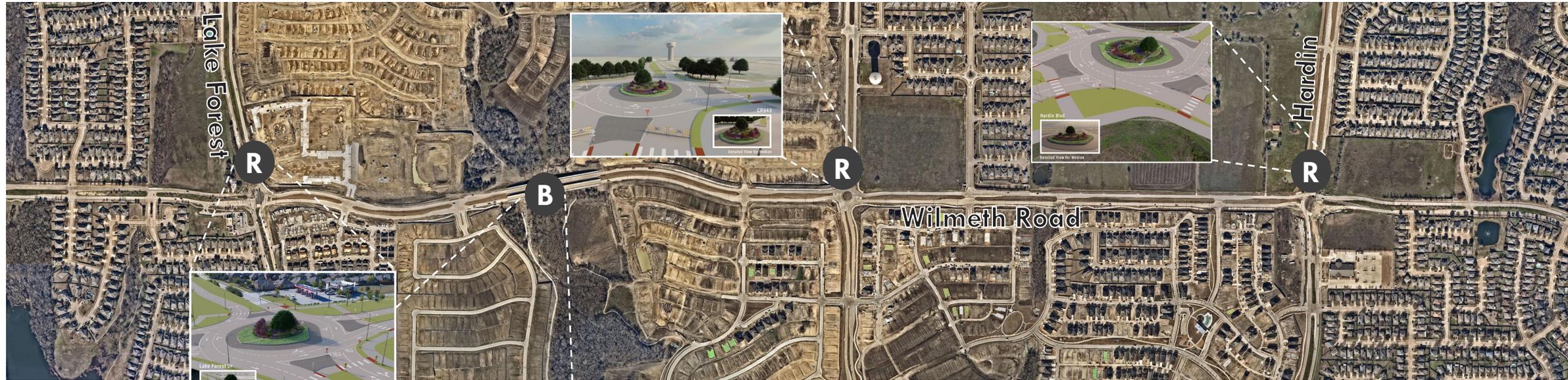
New Roadway Construction



What types of projects can be constructed through the Capital Improvements Program (CIP)?

Development Opportunities: CIP Projects

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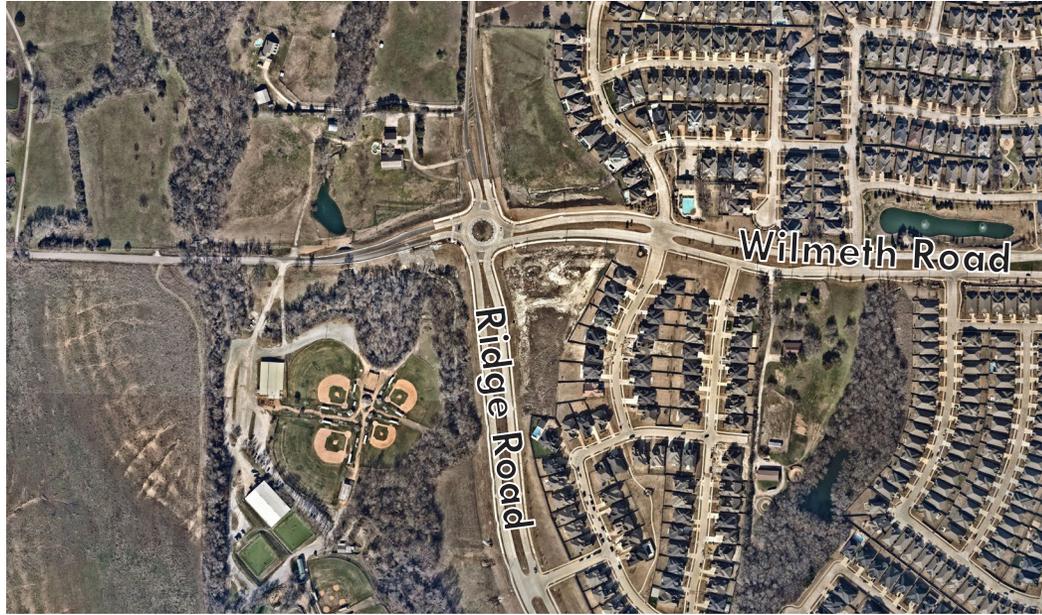


Wilmeth Road | Roadway Capacity | Approx. 1 mile of 4-lane roadway | 3 Multi-Lane Roundabouts | 1 Bridge



Development Opportunities: CIP Projects

2023 DEVELOPMENT RECAP



Ridge Road | Additional Capacity | Approx. 1 mile of 4-lane roadway | 1st Multi-Lane Roundabout | 1 Bridge



Development Opportunities: CIP Projects

2023 DEVELOPMENT RECAP



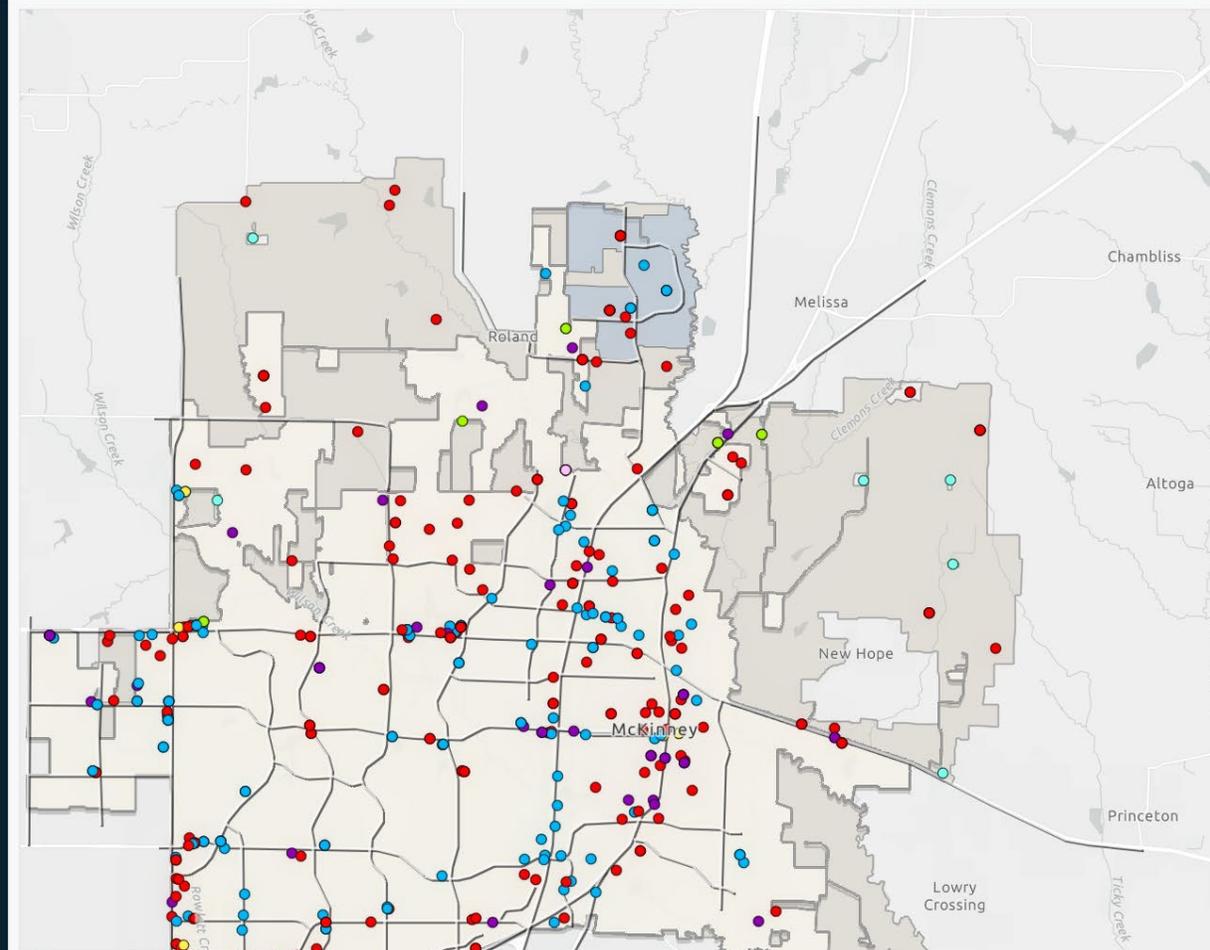
Collin-McKinney Parkway | Additional Capacity | Approximately $\frac{3}{4}$ mile of 4-lane roadway, $\frac{1}{4}$ mile of 2-lane
 1 Bridge | Traffic Signal @ Hardin



One More Thing: Interactive Development Data

Development Projects

In 2023, staff processed 429 development project submittals and held 174 pre-development meetings.



Submittals

- Annexation
- Concept Plan
- ETJ Release
- General Development Plan
- Plats
- Site Plan
- Specific Use Permit
- Zoning/Rezoning

Type	Count
Amending	38
Annexation	6
Concept Plan	2
Conveyance	23
ETJ Release	9
Final Plat	73
General Develop...	1
Minor Plat	31
Preliminary Plat	30
Replat	
Site Plan	
Specific Use P	
Zoning	



New this year:

An interactive story map allowing users to consume development data in an interactive way!

<http://tinyurl.com/3m8ymk5e>

Questions?

Find more information online at: www.mckinneytexas.org/reports



CITY OF MCKINNEY
DEVELOPMENT SERVICES

Together we'll make it happen.