



DEVELOPMENT UPDATE

City Council Work Session | February 16, 2021

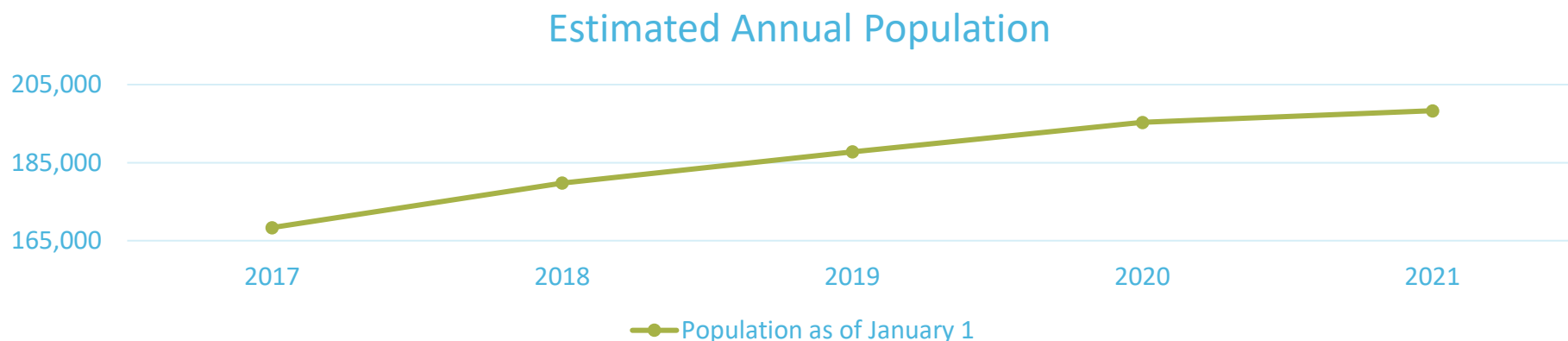


Development Trends



McKinney: By the Numbers

	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021
Estimated Population	168,358	179,804	187,802	195,342	198,305
Incorporated City Limits	67.6 mi. ²	67.6 mi. ²	67.6 mi. ²	67.6 mi. ²	67.6 mi. ²
Percent Developed (Incorporated City Limits Only)	66%	69%	69%	68%	71%
Average Collin Central Appraisal District Home Value	\$299,986	\$324,636	\$342,263	\$349,567	\$352,358
Total Single Family Dwelling Units*	47,559	49,778	51,266	52,681	53,745
Total Multi-Family Dwelling Units	13,152	15,001	16,410	17,676	18,345

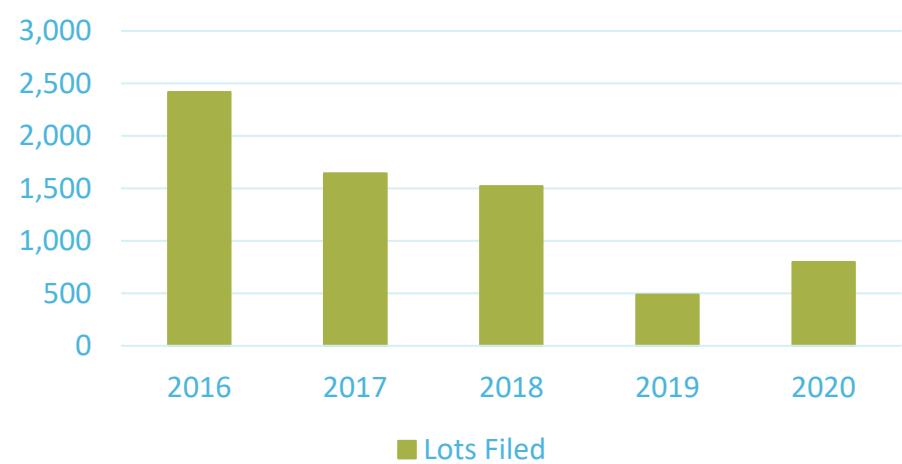


* Does not include dwelling units within the Trinity Falls Municipal Utility District (MUD).

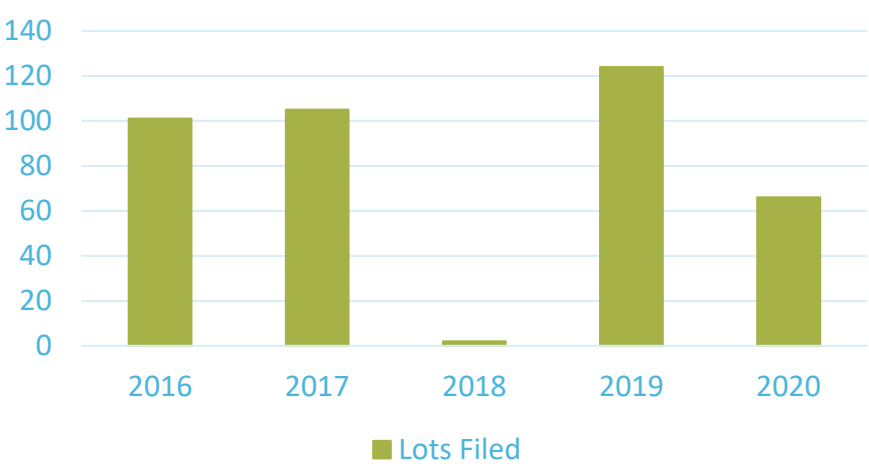
Permit Trends: Single Family Residential Lots Filed

Calendar Year:	2016	2017	2018	2019	2020
New Single Family Res. Lots Filed (City Limits Only)	2,419	1,644	1,523	489	799
New Single Family Res. Lots Filed (Extraterritorial Jurisdiction Only)*	101	105	2	124	66
New Single Family Res. Lots Filed (Trinity Falls MUD Only)	298	170	98	513	428
Total Single Family Res. Lots Filed	2,818	1,919	1,623	1,126	1,293

New Lots Filed (City Limits)



New Lots Filed (ETJ)*

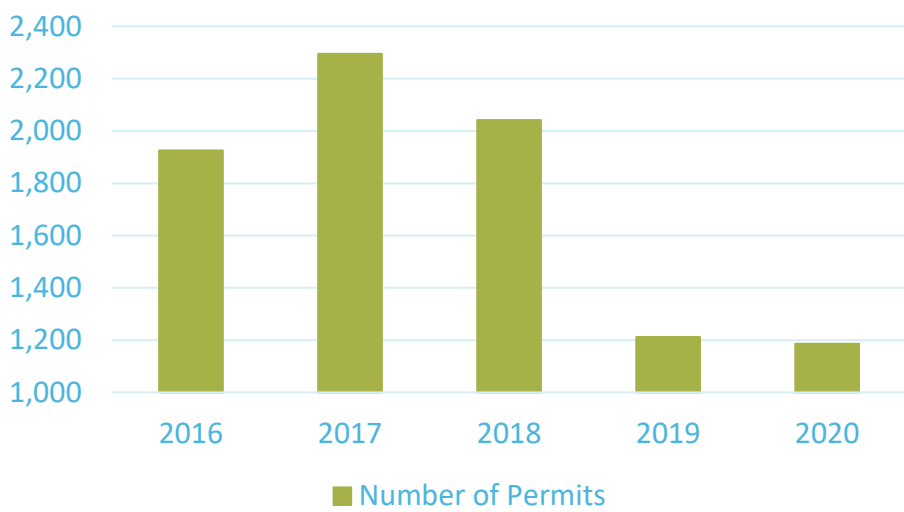


* Does not include lots created within the Trinity Falls Municipal Utility District (MUD).

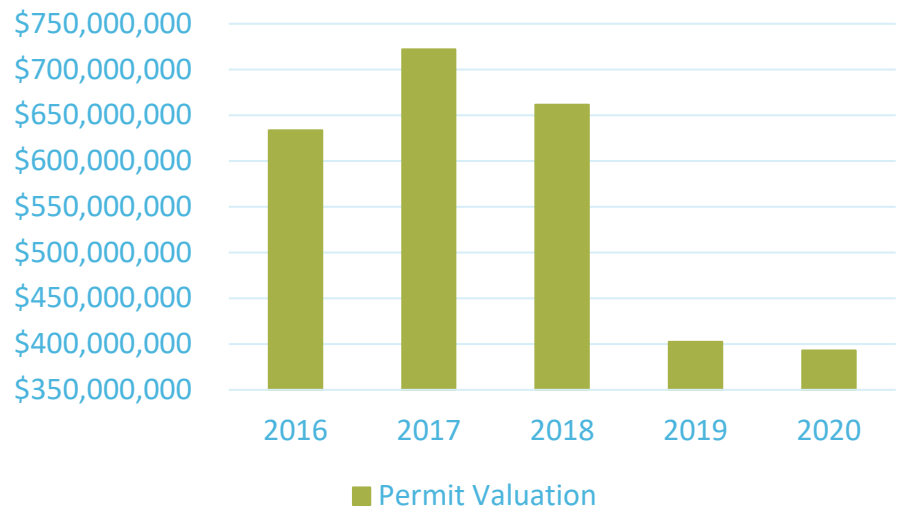
Permit Trends: Single Family Residential

Calendar Year:	2016	2017	2018	2019	2020
New Single Family Res. Permits (City Limits Only)	1,926	2,295	2,042	1,212	1,186
New Single Family Res. Construction Valuation (City Limits Only)	\$633,683,343	\$722,179,411	\$661,477,576	\$402,444,704	\$392,989,335
New Single Family Res. Permits (Trinity Falls MUD only)	279	181	252	294	362

Number of Permits (City Limits)



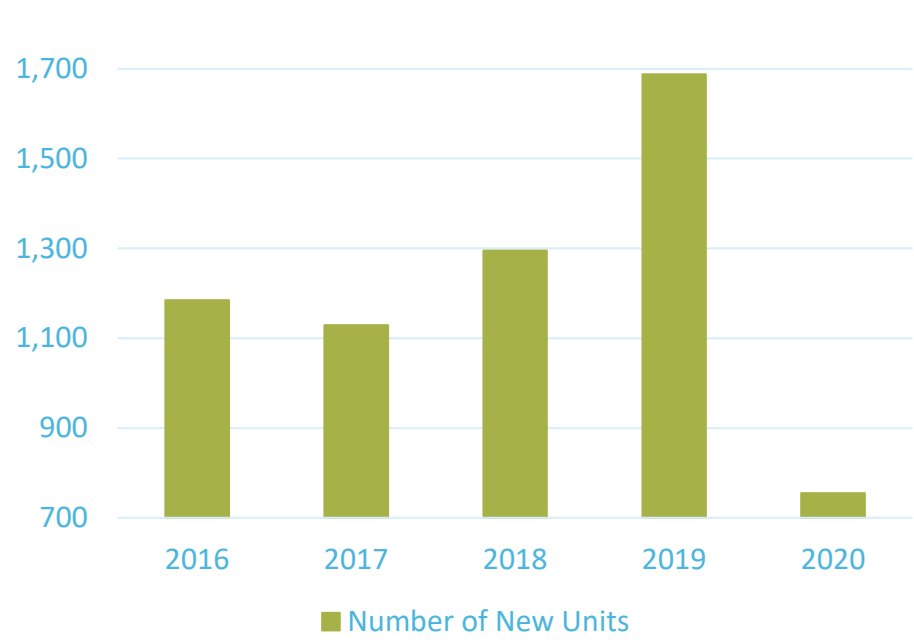
Permit Valuation (City Limits)



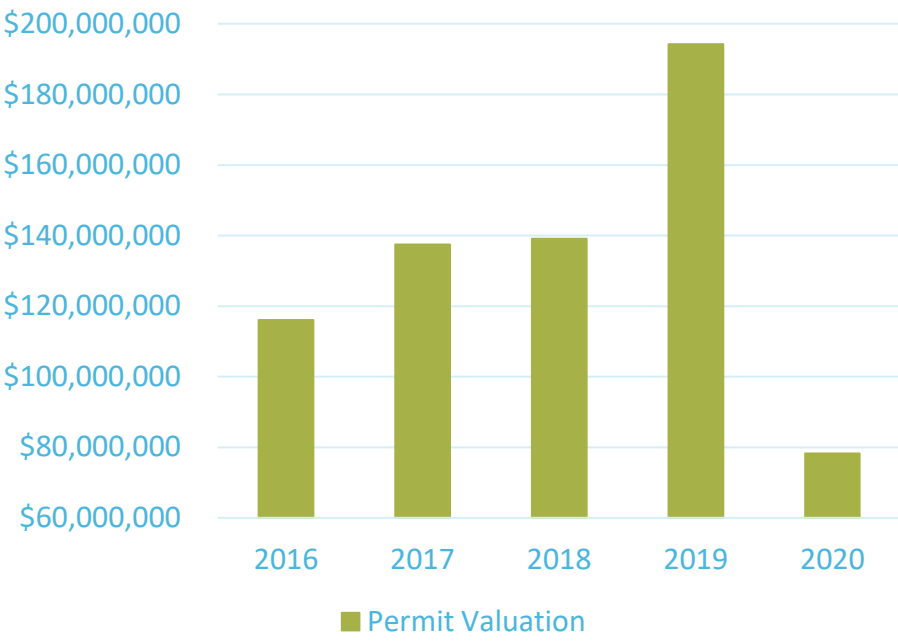
Permit Trends: Multi-Family Residential

	2016	2017	2018	2019	2020
New Multi-Family Residential Permits	5 with 1,185 units	4 with 1,129 units	5 with 1,295 units	6 with 1,688 units	4 with 755 units
New Multi-Family Residential Construction Valuation	\$116,044,204	\$137,467,540	\$139,087,727	\$194,268,078	\$78,274,913

Number of New MF Units



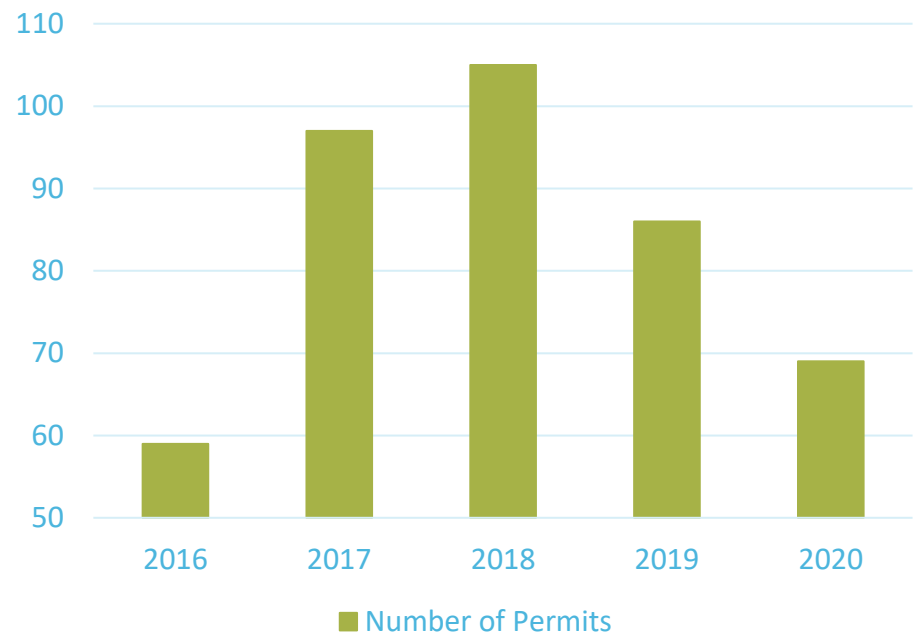
Permit Valuation



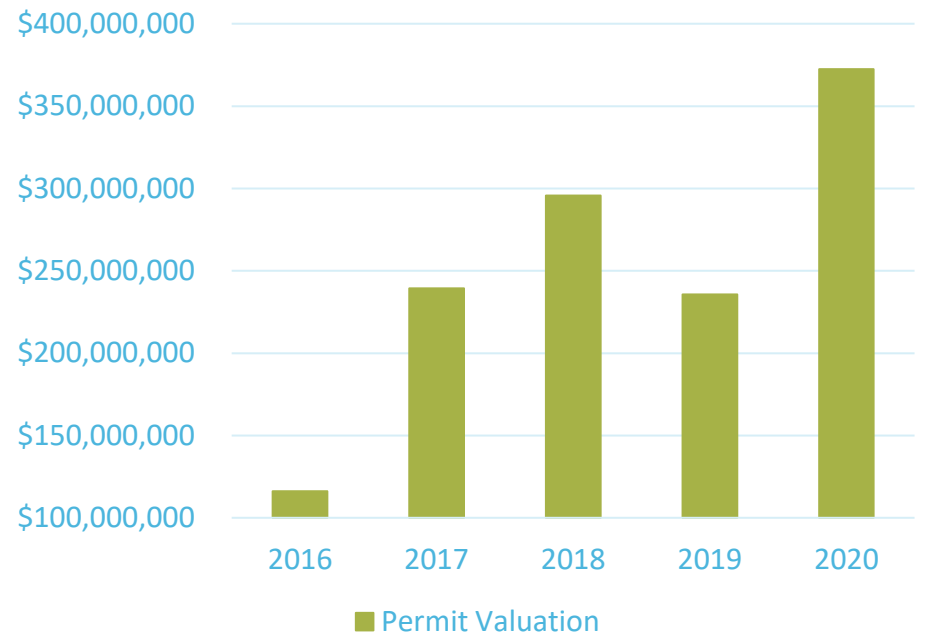
Permit Trends: Non-Residential

	2016	2017	2018	2019	2020
New Non-Residential Permits	59	97	105	86	69
New Non-Residential Construction Valuation	\$116,187,569	\$239,296,995	\$295,791,897	\$235,766,779	\$372,583,627

Number of Permits



Permit Valuation



Noteworthy Projects

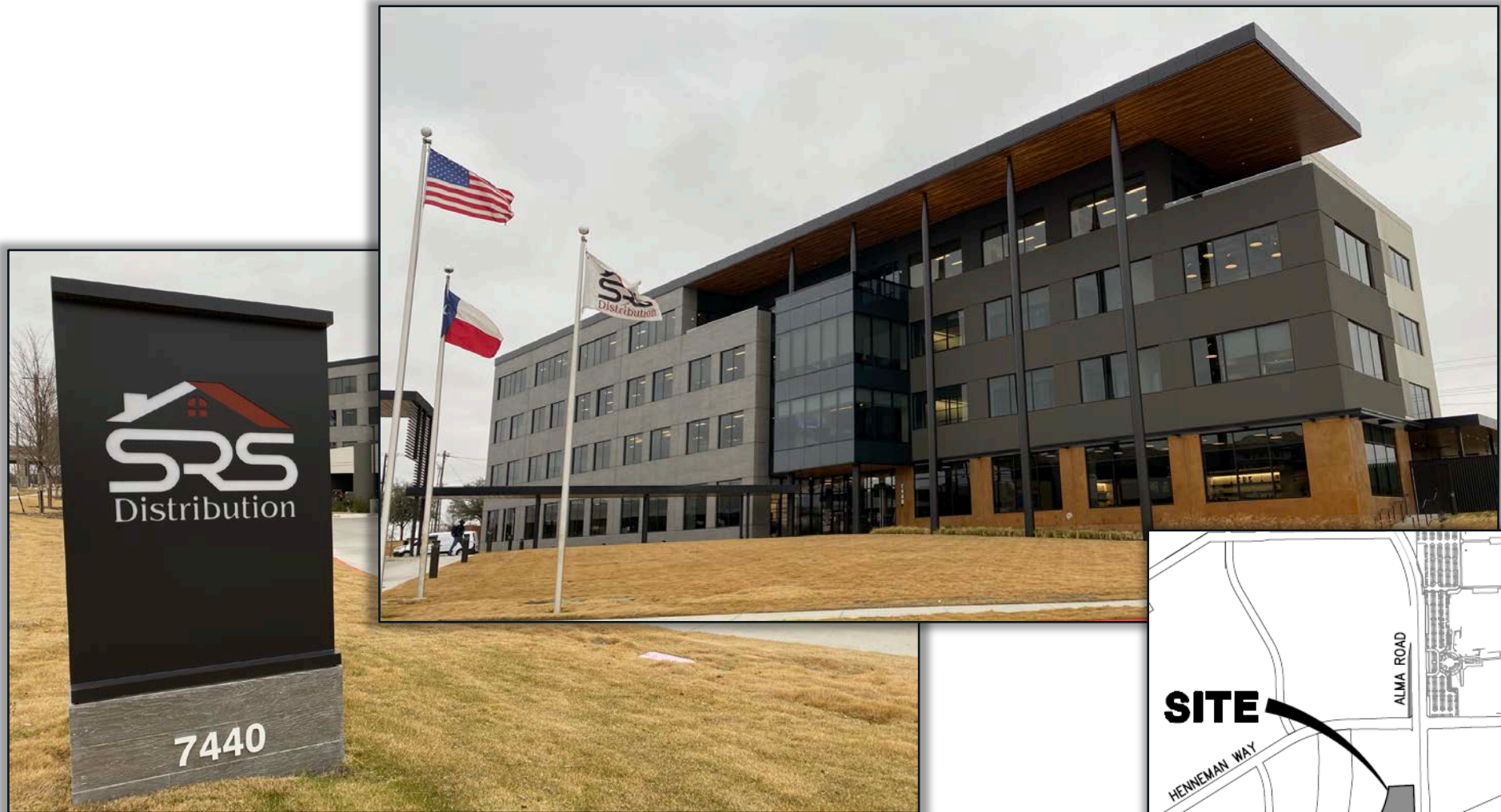


Noteworthy Projects: Independent Financial



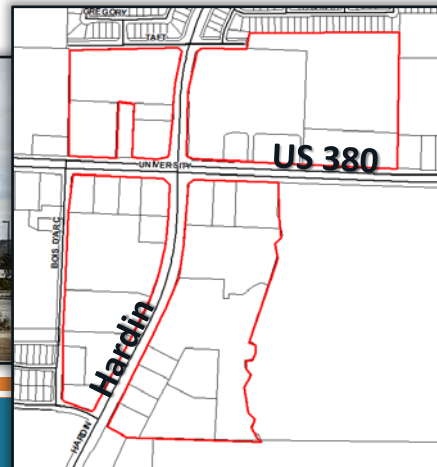
Quick stats: 160,000 sq. ft. | 6 stories | 10.4 acres

Noteworthy Projects: SRS Distribution



Quick stats: 100,000 sq. ft. | 4 stories | 4.1 acres

Noteworthy Projects: 380 Crossing @ Headington Heights



Quick stats: 1MM+ sq. ft. | 4 arterial corners | Hardin/US 380

Noteworthy Projects: Kroger Shopping Center



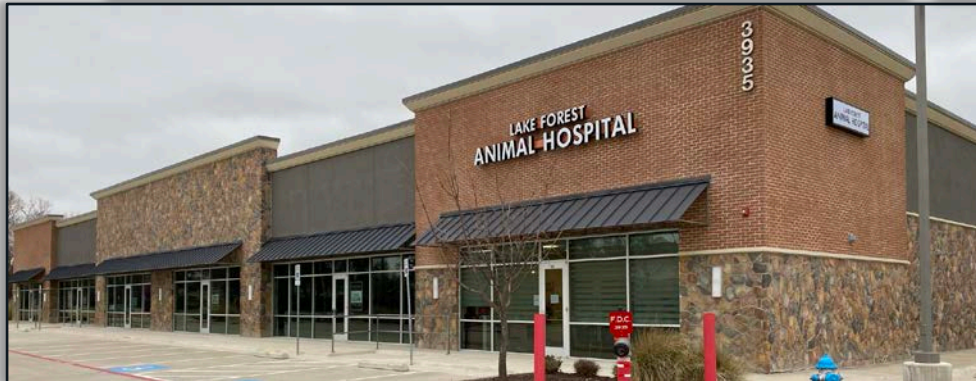
Quick stats: Approx. 250K sq. ft. | SWC Lake Forest/ US 380

Noteworthy Projects: Neighborhood Commercial



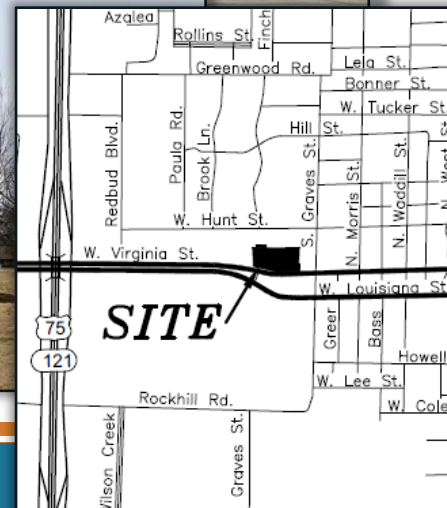
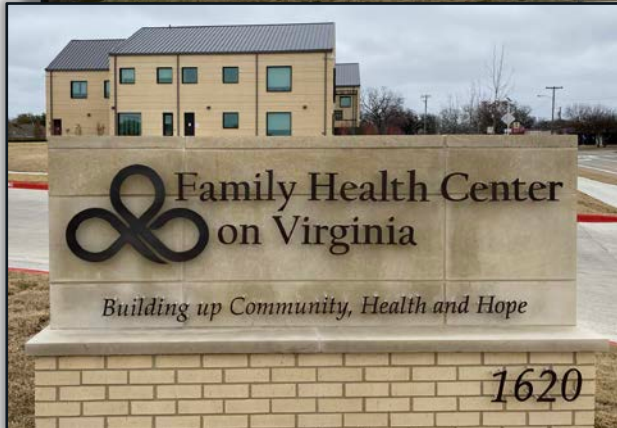
Quick stats: City-Wide Retail, Restaurant, Personal Service, Office Uses

Noteworthy Projects: Neighborhood Commercial



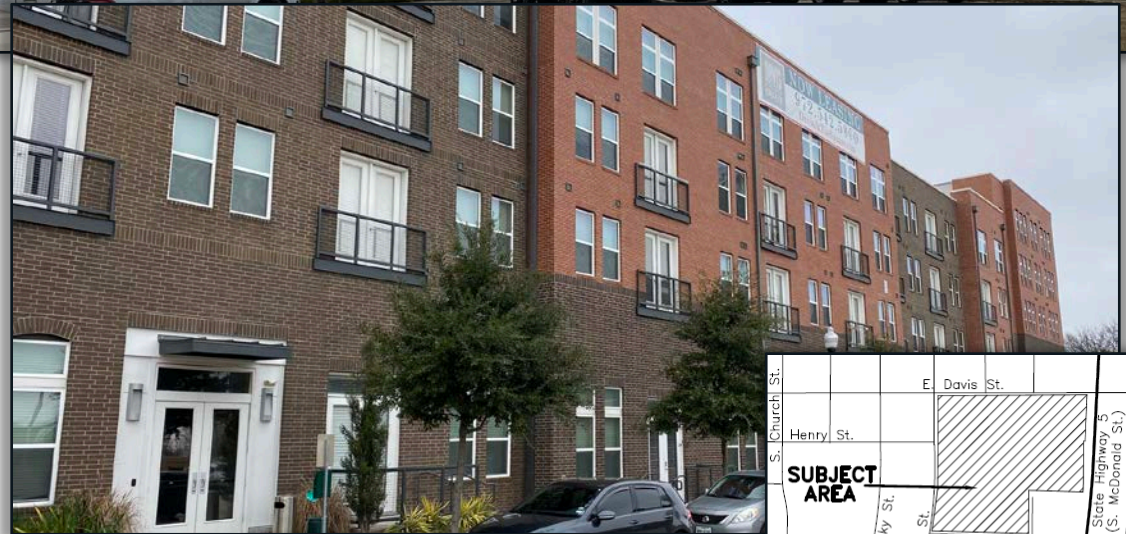
Quick stats: City-Wide Retail, Restaurant, Personal Service, Office Uses

Noteworthy Projects: Virginia Family Health Center



Quick stats: 24,226 sq. ft. | 2 stories | 2.43 acres

Noteworthy Projects: Davis at the Square



Quick stats: 20K non-res. sq. ft. | 330 units | +200 Public Parking Spaces

Noteworthy Projects: Light Up Louisiana

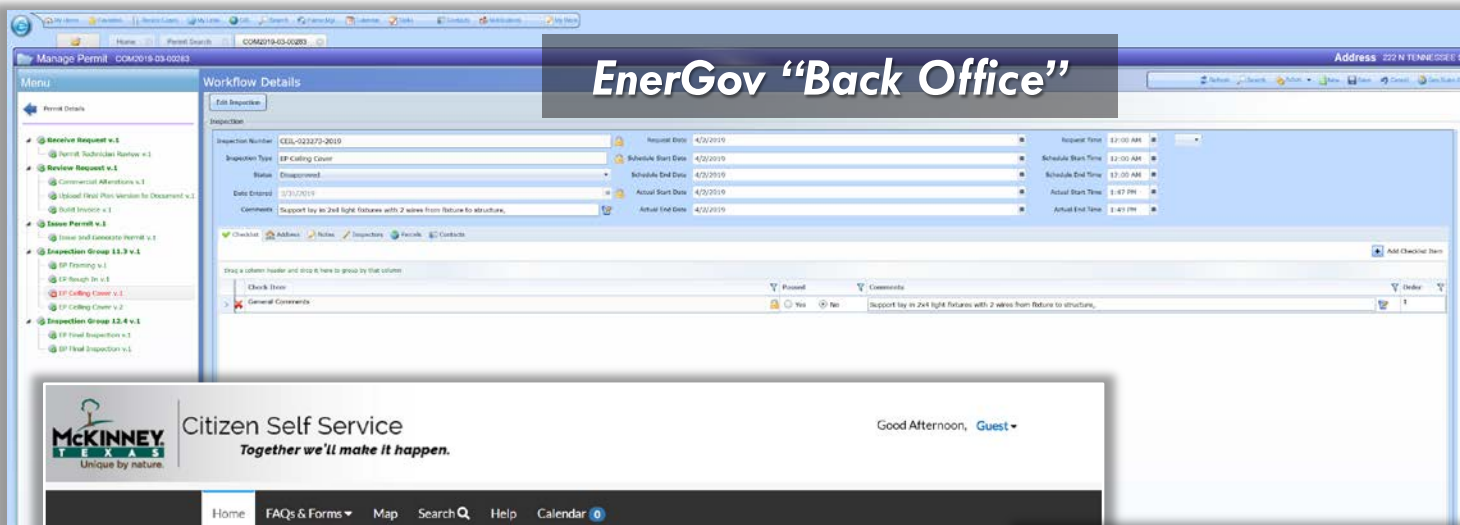


Quick stats: Downtown Public Infrastructure Reconstruction

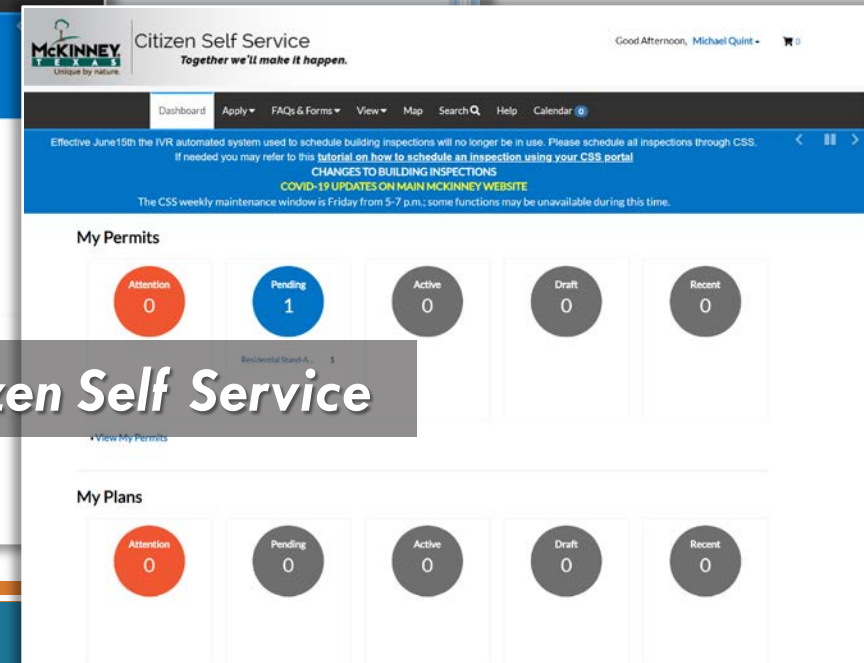
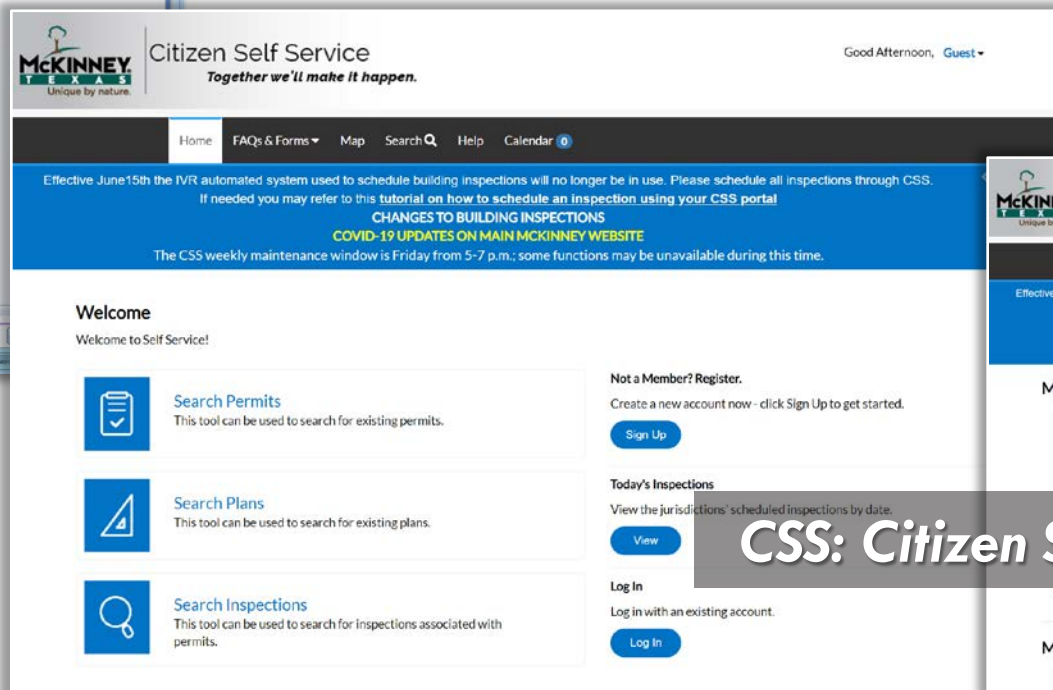
Noteworthy Initiatives



Initiatives: EnerGov by Tyler Technologies, Inc.



Implemented on
October 16, 2017.



CSS: Citizen Self Service

Initiatives: EnerGov Updates

Manage Permit Search

RES2020-05-05863 (210 N TENNESSEE ST MCKINNEY, TX 75069)

NEW PERMIT

Summary

Location: 210 N TENNESSEE ST MCKINNEY, TX 75069

Project: RES2020-05-05863 • Residential • Unassigned Plans Examiner

Apply Date: 05/20/2020

Work Class: 101 Single Family Residence - Detached

Permit Status: Complete

\$100.00

PAY FEES

Recent Workflow Activity

Last Completed Action: 209 days ago

Certificate of Completion (Generic Action)

Workflow Completion Summary

Completed 100%
In Progress 0%
Not Started 0%

Snyder, Shirley
IT
ID: 000019656

Builder

Phone

Email

Main address: 210 N Tennessee St McKinney, TX 75069

Title

Tasks

Citizen Self Service
Together we'll make it happen.

Good Afternoon, Guest

Home Today's Inspections Apply FAQs & Forms Map Pay Invoices Fee Estimator Search Calendar

Effective June 15th the IVR automated system used to schedule building inspections will no longer be in use. Please schedule all inspections through CSS. If needed you may refer to this tutorial on how to schedule an inspection using your CSS portal.

CHANGES TO BUILDING INSPECTIONS

COVID-19 UPDATES ON MAIN MCKINNEY WEBSITE

The CSS weekly maintenance window is Friday from 5-7 p.m.; some functions may be unavailable during this time.

Welcome to Self Service

Search Public Records
This tool can be used to search for existing permits, plans, inspections, code cases, and requests and licenses.

Apply
This tool can be used to apply for a permit, plan or license.

Login or Register
Login to an existing or create a new account. You can also find help if you forgot your login information.

Pay Invoice
Use this tool to pay for individual invoices.

Map
Explore the map to see the activity occurring in your neighborhood.

Calendar
Click here to find out about certain events like holidays and public hearings.

Citizen Self Service
Together we'll make it happen.

Good Afternoon, HTE Placeholder

Dashboard Home My Work Today's Inspections Apply FAQs & Forms Map Pay Invoices Fee Estimator Search Calendar

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CHANGES TO BUILDING INSPECTIONS

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My Permits

Attention	Pending	Active	Draft	Recent
11	20	9	0	24
Commercial Addition: 2	Residential Single F: 6	Residential Single F: 6		Commercial Office: 6
Fire Alarm: 2	Commercial Office: 5	Commercial Office: 2		Residential Single: 6
Other: 7	Other: 9	Other: 3		Other: 12

My Plans

Attention	Pending	Active	Draft	Recent
86	99+	99+	1	30
Site Plan: 35	Plan - Record Plat: 57	Site Plan: 104	Specify Use Permit: 1	Site Plan: 13
Plan - Record Plat: 9	Plan - Assembling: 42	Plan - Preliminary: 30		Plan - Record Plat: 5
Other: 42	Other: 113	Other: 110		Other: 12

Improvements since 2017 have been primarily focused on stability, customer interface, and overall functionality.

Initiatives: McKinney Development Committee

Purpose and Intent of the Committee

Why is the Committee needed?

- Part of McKinney's journey to becoming a high performing organization involves continuous improvement, identifying customers' needs and expectations, and relationships.
- Simply stated, *we need your help to (1) improve our services and (2) to make this community what it could be!*

What will the Committee be doing?

- Bring issues with the development process forward for discussion and resolution;
- Serve as a sounding board for process improvements or service level enhancements;
- Serve as a review committee for pending ordinance amendments and other regulatory modifications;
- Serve as a resource regarding innovative ideas being implemented successfully in other communities in the region; and
- Serve as advocates in the region for development in McKinney.

City Council Members

Name	Title	Company
Rick Franklin	City Council Member	City of McKinney
Charlie Philips	City Council Member	City of McKinney

Planning and Zoning Commission Members

Name	Title	Company
Bill Cox	Vice President	Carey Cox Company
Bry Taylor	Principal	Bryson Realty Advisors

Chamber of Commerce Board Members

Name	Title	Company
Jennifer Cox	Finance Director	Carey Cox Company
Brian Mantzey	Senior Commercial Banker	Legacy Texas

McKinney Business Owners

Name	Title	Company
Lance Black	Managing Partner	Tech Culture of McKinney
Matt Hamilton	Owner	Local Yocal

Industry Professionals

Name	Title	Company
Jon David Cross	President	Cross Engineering Consultants
Ray Eckenrode	Principal	Appian Commercial Realty
George Fuller	Owner	Fuller Contracting/Custom Homes
Aimee Jones	Project Manager	JMT

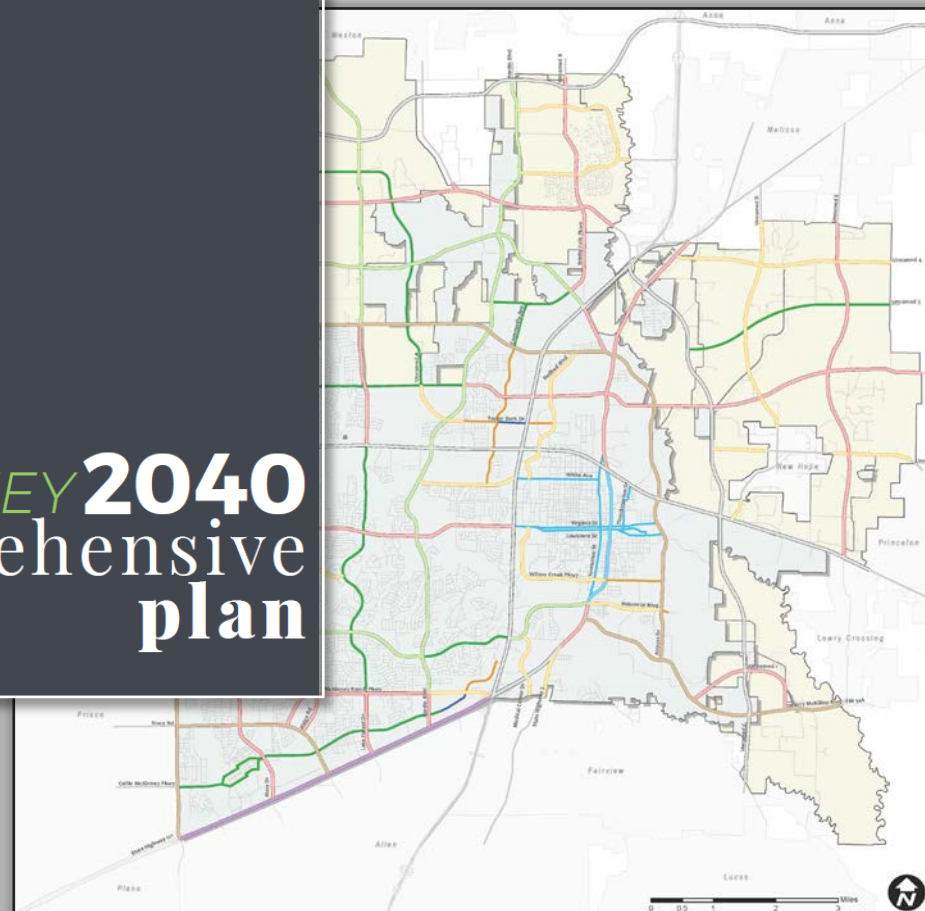
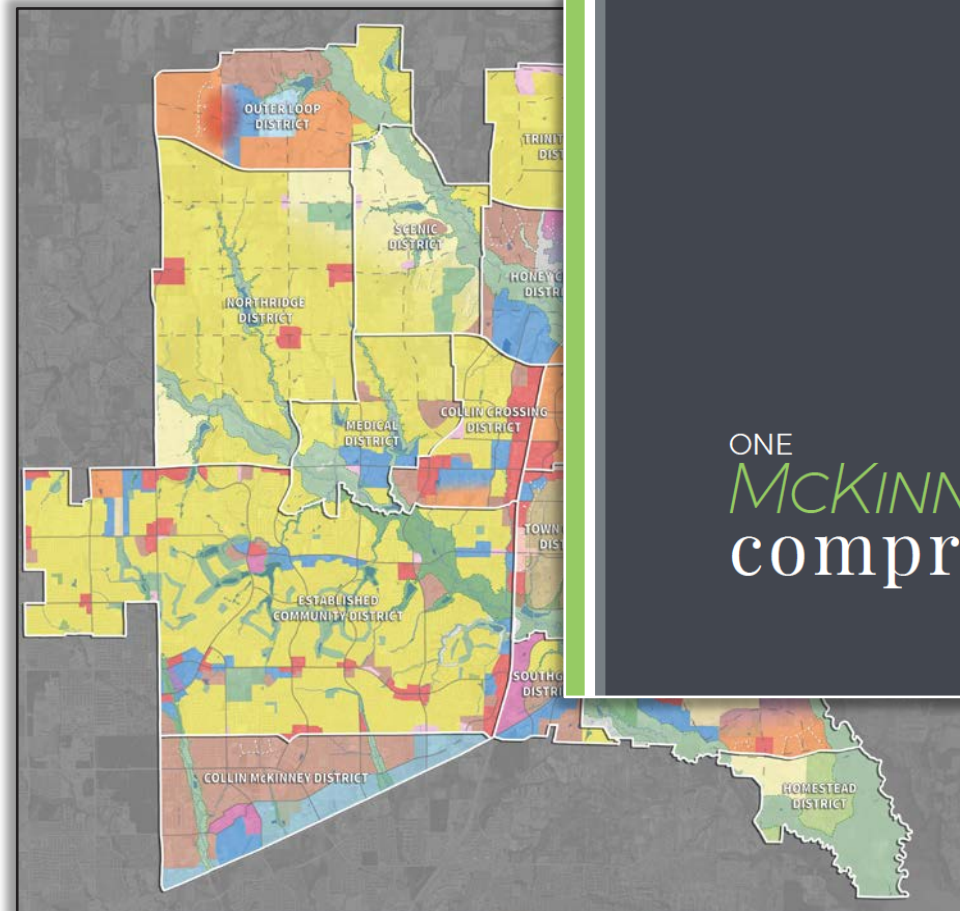
Misc. Members of the Development Community

Name	Title	Company
Gus David	Operations	McKinney Horizons Management
Michael Jones	Senior Vice President	Texas Bank and Trust
Reno Marsh	---	McKinney Real Estate Services
Abby Stout	Project Engineer	JBH Partners

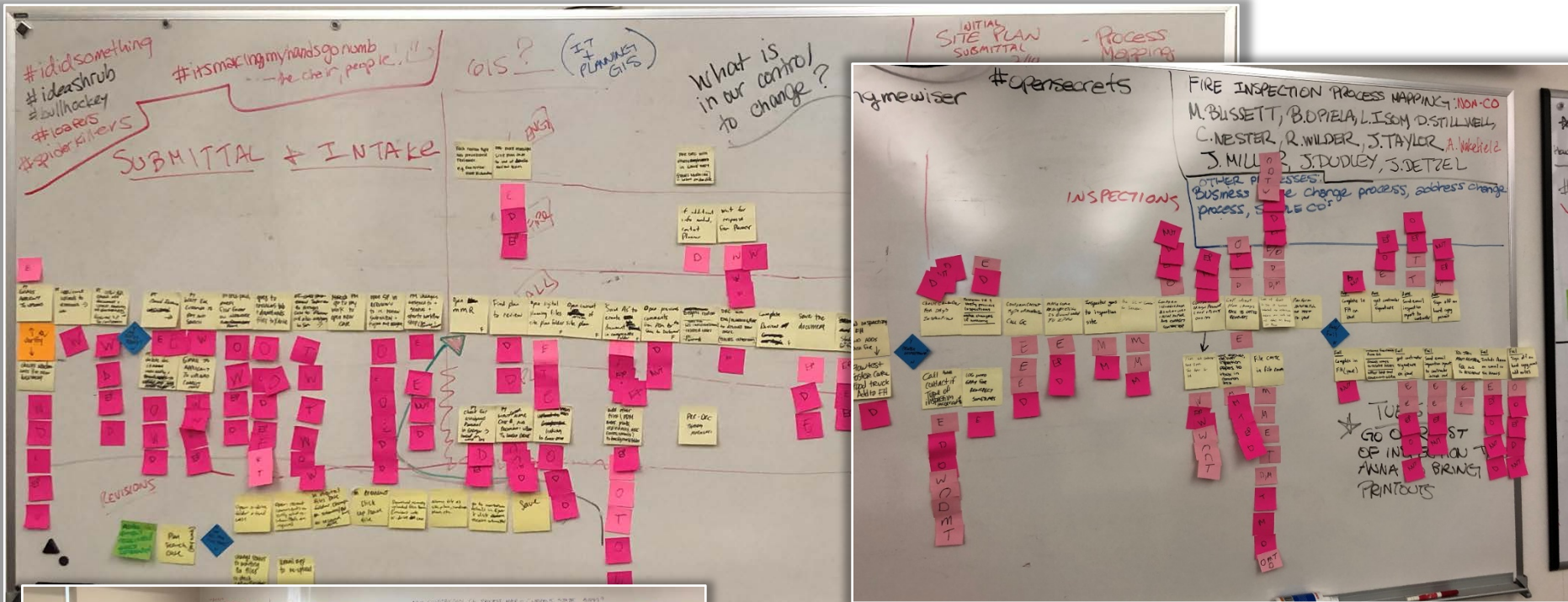
Established in July of 2018.

Initiatives: ONE McKinney 2040 Comprehensive Plan

ONE McKINNEY 2040 comprehensive plan



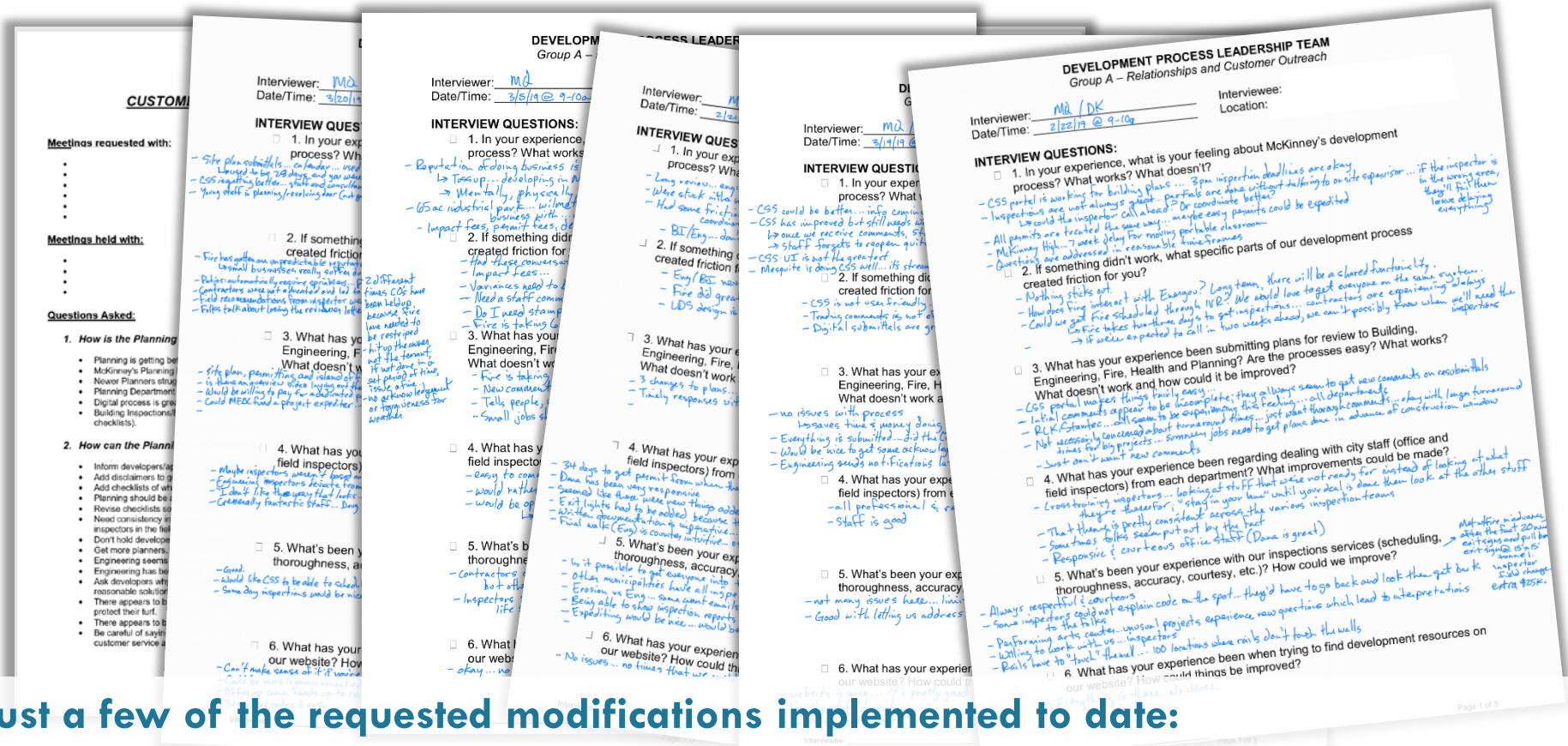
Initiatives: Process Mapping » Process Efficiency



Lean Six Sigma: 8 Wastes

- Defects
- Overproduction
- Waiting
- Non-Utilized Talent
- Transportation
- Inventory
- Motion
- Extra Processing

Initiatives: Customer Outreach & Implementation



Just a few of the requested modifications implemented to date:

- Estimated fee disclosures included in pre-development meetings
- Established a consistent division-wide benchmark for plan review timelines
- Board of Adjustments meetings now scheduled for twice a month
- Fire Department permits incorporated in EnerGov/CSS
- Employee roster and org chart made available (email link available on website)

Initiatives: A few more worth mentioning...

We've also completed or continue to progress on these initiatives as well:

- 5-Year Impact Fee Ordinance Update (completed)
- 5-Year Downtown Parking Study Update (completed)
- 86th Legislative Session Ordinance Amendments (completed)
- Eastside Redevelopment/Neighborhood Preservation Efforts (launched and ongoing)
- U.S. 380 Freeway Alignment (discussions ongoing)

Forward, Together



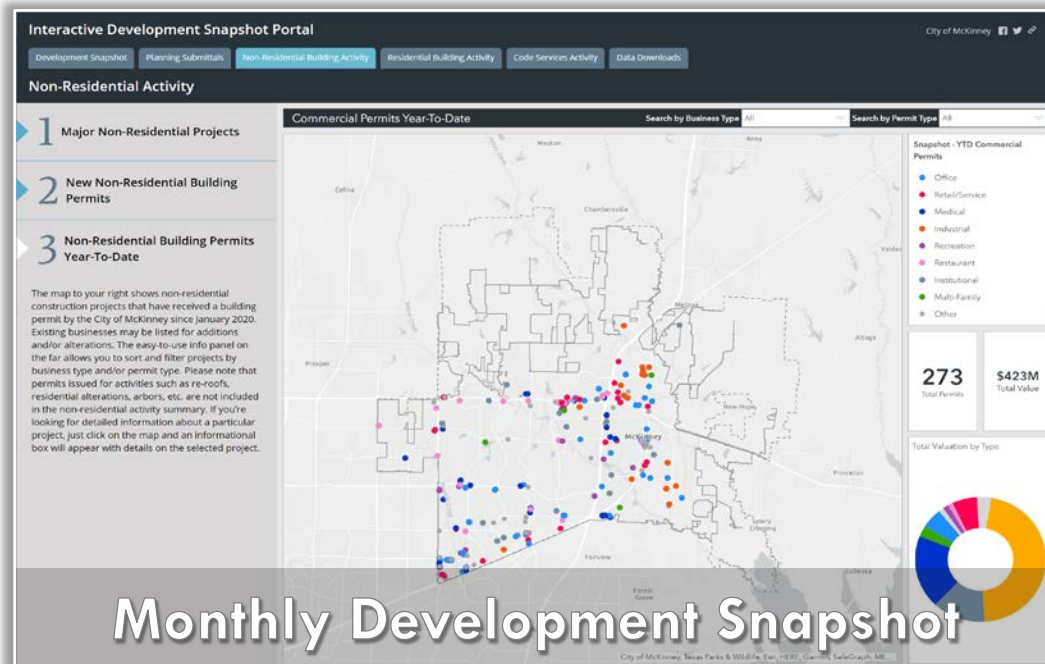
Going Forward:

Eastside Redevelopment and Neighborhood Preservation



Visit www.mckinneytexas.org/eastside for updates and info!

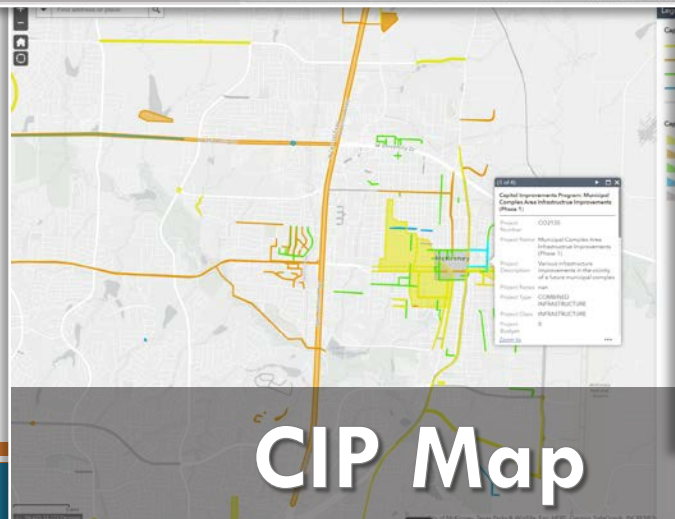
Going Forward: More Online Resources



Monthly Development Snapshot

Other Examples:

- Development Projects Layer (Planning Map)
- Health Inspections Interactive Map
- Mosquito Trapping Map
- Treasure Hunting (Garage Sales) Map



Existing Residential Housing

Explore existing housing types, locations, and unit counts throughout McKinney.

Residential Construction Activity

Pardon our progress! Check out residential construction and permitting activity in your area.

Undeveloped Residential Zoning

Find out which undeveloped properties have residential zonings in place.

Residential Land Uses in ONE McKinney 2040

Learn about what types of residential land uses are compatible with our Comprehensive Plan Placetypes.

ONE McKinney 2040 Residential Vision

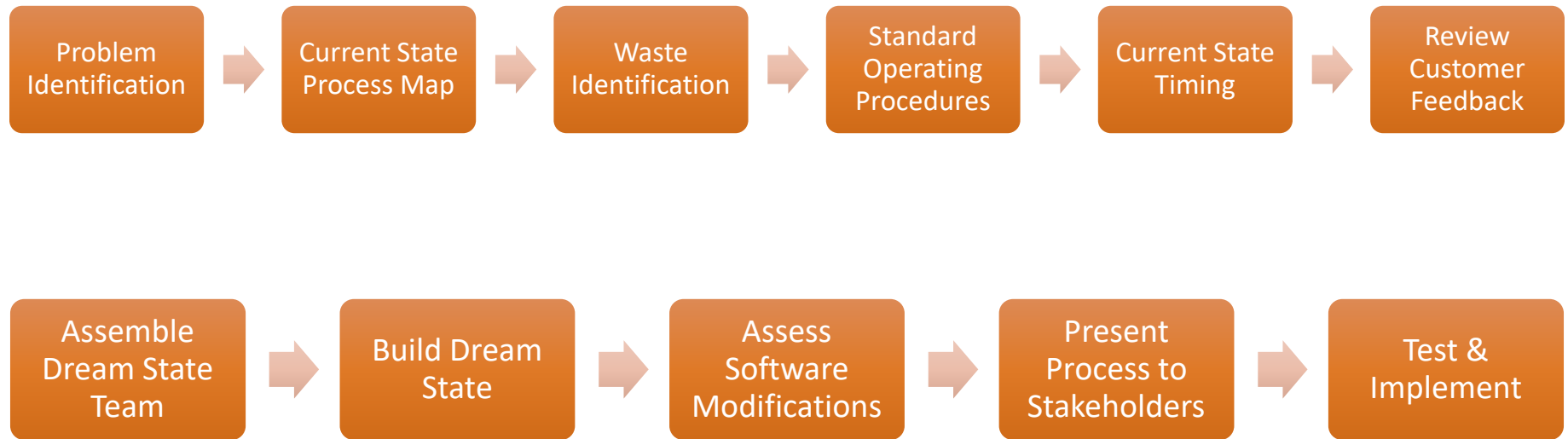
Take an in-depth look at the residential vision established in the ONE McKinney 2040 Comprehensive Plan.

Housing Hub

Purpose
This hub consists of five separate web apps, each covering a distinct residential development theme. The App Themes section below expands on how these themes are captured by each web app.

Going Forward: Continuous Improvement

What does the process improvement process look like?



Examples of a few processes currently being mapped and refined:

- New Construction Certificate of Occupancy
- Tenant Finish Out Permits
- Simple Certificate of Occupancy
- Commercial Building Plan Reviews
- Fire Department Inspections
- Site Plan Reviews

Visit www.newcodemckinney.com for updates and info!

Going Forward: Continuous Improvement

Residential Permits » New Home, Single Family (Detached)

221 N TENNESSEE ST, MCKINNEY, TX 75069

[Instructions](#)[Details](#)[Documents](#)[Map](#)[Payments](#)

City Reviews Tree Permit

Information

Pay Tree Permit Fee

Pay a fee

City Issues Tree Permit

Information

3 Single Family Home Permit

Prepare the Architectural/Electrical Plans

General task or approval

Prepare the Design Certification Letter

General task or approval

Complete the Residential Energy Compliance Path Form

Form

Prepare the Energy Report

General task or approval

Prepare a List of Options Sheet

General task or approval

Prepare a Site (Plot) Plan with Fence

General task or approval

Provide an Engineer's Foundation Letter (New Home)

General task or approval

Prepare the Structural Plans

General task or approval

Complete the Subcontractor Validation Sheet

Form

Prepare a Drainage Proposal Plan

Information

Complete this step by marking it as complete.

Mark as complete

Building Inspections Department / Single Family Home Permit

Prepare the Architectural/Electrical Plans

Instructions

Architectural/Electrical Plans are a required document for the submittal. Please prepare and include as an attachment when applying on the Citizen Self-Service (CSS) Portal. More information about the online submittal process and how to upload the document is included in the later steps of this guide.

Architectural/Electrical Plans shall be prepared with the following:

Floor Plans, including:

- Rooms Names
- Square Footage Breakdown (including any options)
- Builder's Options Details (unused option details for the specific project address should be removed from the drawings or crossed out)
- Minimum Garage/Carport Requirement (two 9' X 18' spaces)
- Fixtures, Counters, Cabinets, etc.

Elevations

- Indicate which side of the house the elevation view is showing (north, south, east, west)

Electrical Plans, including:

- Outlet locations
- Switch locations
- Ceiling lighting locations
- Smoke and CO2 Detectors

If you have any questions, please contact the Building Inspections Department at 972-547-7400 or permitapplications@mckinneytexas.org.

Back to previous page

Which option below best describes your project?

Residential Permits



New Home, Single Family (Detached)

Building a new single family (detached) home, which consists of a single home on a single lot with no shared walls between homes.



New Accessory Structure (Detached)

Building a detached accessory structure (i.e., guest house, patio covering, deck, garage, or shed).



Residential Improvements, Repairs, and Replacements

Modifications, alterations, repairs or replacements to the home (interior or exterior) or the lot on which the home is located.



Residential Additions

Projects that are adding square footage to the main home, such as new rooms, carports, and patio coverings.



Residential Fence

Building a new fence, replacing your existing fence, or making a change to the height, length or location of your existing fence.

DNA
DEVELOPMENT
NAVIGATION ASSISTANT

BUILDING MCKINNEY. STEP BY STEP.



Going Forward: EnerGov Updates (continuous improvement)

The screenshot shows the McKinney Texas website with a navigation bar at the top containing links for About, Government, Departments, How can we help you?, Doing Business, Culture & Recreation, and I'm Looking For. The main content area is titled 'Citizen Self Service Portal' and features an announcement: 'Citizen Self-Service (CSS) Upgrade Feb. 3-5'. The announcement states that the CSS Portal will undergo upgrade maintenance from 3 p.m., Wednesday, Feb. 3, through 8 a.m., Friday, Feb. 5, and that the ability to submit permits or plans, pay fees and schedule inspections will be unavailable online. It also mentions that the upgrade improves transparency by allowing users to see their project's progress throughout the process and simplifies project plan submittals. A button labeled 'Apply online today' is present, with text indicating that applications, payments and requests can be made through the Citizen Self Service Portal (CSS). Below this, there is a blue box with a hand icon pointing to a computer screen, labeled 'Citizen Self-Service Portal (CSS)'. Further down, it states that permit or plan applicants can access the CSS portal from a computer or smart device to create a new account, apply for permits, make payments online, request inspections, create new development cases and view real-time data. It also mentions that residents can access the CSS portal without an account to view limited information regarding development activity. On the right side of the page, there is a 'Contact Us' section for Development Services - CSS, with an email link, address (221 N. Tennessee St. McKinney, TX 75069), phone (972-547-7400), fax (972-547-2604), and hours. There is also a 'FAQs' section with links for 'General - What is CSS?', 'General - What is eReview?', and 'General - What's the difference between CSS and eReview?'. A 'VIEW ALL' button is located at the bottom right of the FAQ section.

Home » Departments » Development Services » Citizen Self Service Portal

Citizen Self Service Portal

Citizen Self-Service (CSS) Upgrade Feb. 3-5
The CSS Portal will undergo upgrade maintenance from 3 p.m., Wednesday, Feb. 3, through 8 a.m., Friday, Feb. 5. The ability to submit permits or plans, pay fees and schedule inspections will be unavailable online.

The upgrade improves transparency by allowing you to see your project's progress throughout the process and simplifies project plan submittals. To learn more read, [Citizen Self-Service \(CSS\) Upgrade Feb. 3-5](#).

Apply online today
Applications, payments and requests can be made through the [Citizen Self Service Portal \(CSS\)](#).

Image is a link to the portal

Citizen Self-Service Portal (CSS)

Permit or plan applicants can access the CSS portal from a computer or smart device to create a new account, apply for permits, make payments online, request inspections, create new development cases and view real-time data.

Residents can access the CSS portal without an account to view limited information regarding development activity.

- [Login today to the customer-facing side of the system.](#)

Contact Us
Development Services - CSS
[Email](#)

221 N. Tennessee St.
McKinney, TX 75069

Ph 972-547-7400
Fax 972-547-2604

Hours
[Let us know how we're doing](#)

FAQs

- [General - What is CSS?](#)
- [General - What is eReview?](#)
- [General - What's the difference between CSS and eReview?](#)

VIEW ALL

More updates are planned for 2021 and beyond!

Visit www.mckinneytexas.org/css for updates and announcements!

Going Forward: Accountability to our Partners

INITIAL PLANNING

12.00

TURNAROUND

TARGET: 10 Business Days

11 REVIEWS

27.27% HIT TARGET



PLANNING	11 @	9.73	▼
LANDSCAPE ARCHITECT	11 @	3.45	▼
GIS - PLANNING	11 @	6.64	▼
GIS	11 @	1.45	▼
ENGINEERING	11 @	7.91	▲
BUILDING	0 @	0.00	■
PARKS	11 @	5.64	▲
FIRE	11 @	10.73	▼

SUBSEQUENT PLANNING

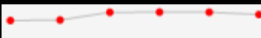
8.06

TURNAROUND

TARGET: 4 Business Days

17 REVIEWS

5.88% HIT TARGET



PLANNING	17 @	4.56	▼
LANDSCAPE ARCHITECT	17 @	2.61	▲
GIS - PLANNING	17 @	2.11	▼
GIS	14 @	1.07	▼
ENGINEERING	18 @	2.78	▼
BUILDING	6 @	1.14	▲
PARKS	17 @	2.56	▲
FIRE	17 @	7.22	▲

SINGLE FAMILY

4.50

TURNAROUND

TARGET: 5 Business Days

202 REVIEWS

74.75% HIT TARGET



BUILDING	202 @	4.94	▲
PLANNING	205 @	1.00	▲
FIRE	0 @	0.00	■

INITIAL COMMERCIAL

12.00

TURNAROUND

TARGET: 10 Business Days

11 REVIEWS

36.36% HIT TARGET



BUILDING	11 @	4.09	▼
FIRE	11 @	10.45	▲
HEALTH	1 @	9.00	▲

SUBSEQUENT COMMERCIAL

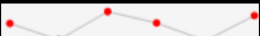
7.57

TURNAROUND

TARGET: 2 Business Days

7 REVIEWS

42.86% HIT TARGET



BUILDING	7 @	5.57	▲
FIRE	7 @	2.86	▲
HEALTH	5 @	0.60	▲

CHECKPOINT

January 2021



CITY OF McKINNEY
DEVELOPMENT SERVICES

Together we'll make it happen.

Questions
or
Discussion?