

April  
2015

# McKinney at a Glance

A monthly report prepared by the McKinney Planning Department

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Planning Department

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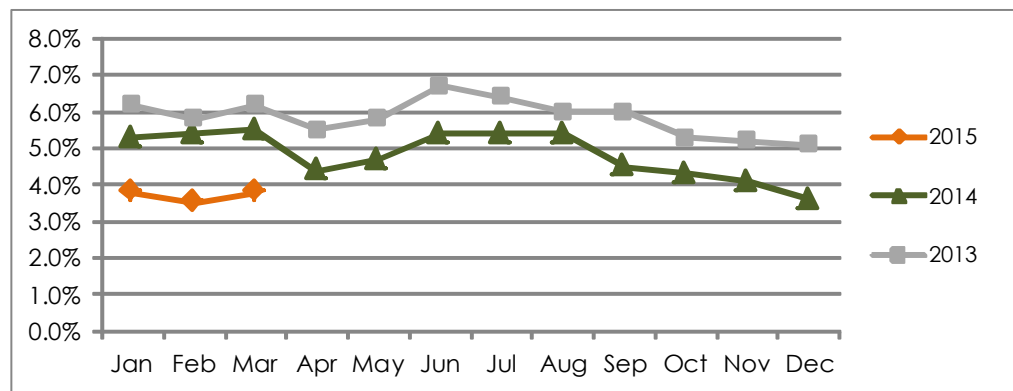
## Population Summary

### McKinney Population (1900-2015)

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	2015	155,142
1980*	16,256	1998	38,700	2007	115,198		

\*Official Census figure

## McKinney Unemployment Rate



Unemployment Rate  
published by the Texas  
Workforce Commission for  
March 2015

Unemployment Rates	
McKinney:	3.8%
Collin County:	3.7%
Texas:	4.2%

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 <sup>1</sup>	182	\$59,144,187	646	\$218,764,043
Multi-Family	0	\$0	1 @ 245	\$21,000,000
Non-Residential <sup>2</sup>	3	\$4,900,000	13	\$13,209,154
Vertical Mixed-Use	0	\$0	0	\$0

<sup>1</sup> Includes permits issued in the Trinity Falls Municipal Utility District. This month, 11 single family permits valued at \$3,548,544 were issued in the Trinity Falls MUD. Year to date, 57 single family permits valued at \$20,605,824 have been issued in the Trinity Falls MUD.

<sup>2</sup> Includes permits issued in the Trinity Falls Municipal Utility District. This month, 0 non-residential permits valued at \$0 were issued in the Trinity Falls MUD. Year to date, 0 non-residential permits valued at \$0 have been issued in the Trinity Falls MUD.

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



## Building Permit Comparison

### Single Family Permits

	2011		2012		2013		2014		2015 <sup>1</sup>	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	272	\$90,446,767	261	\$88,437,310	419	\$141,467,863	415	\$139,221,302	464	\$159,619,856
Q2	<b>305</b>	<b>\$103,812,464</b>	<b>440</b>	<b>\$150,586,422</b>	<b>678</b>	<b>\$223,774,220</b>	<b>493</b>	<b>\$165,301,479</b>	<b>182</b>	<b>\$59,144,187</b>
Q3	326	\$106,568,145	442	\$147,018,920	402	\$142,829,655	359	\$125,081,104		
Q4	251	\$83,743,971	347	\$117,917,809	363	\$121,164,524	436	\$152,374,960		
<b>Total</b>	<b>1,154</b>	<b>\$384,571,347</b>	<b>1,490</b>	<b>\$503,960,461</b>	<b>1,862</b>	<b>\$629,236,262</b>	<b>1,703</b>	<b>\$581,978,845</b>	<b>646</b>	<b>\$218,764,043</b>

### Multi-Family Permits

	2011		2012		2013		2014		2015	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	1@334	\$20,000,000	0@0	\$0	1@164	\$12,000,000	1@245	\$21,000,000
Q2	<b>0@0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>
Q3	0@0	\$0	0@0	\$0	1@418	\$28,859,713	1@7	\$3,360,000		
Q4	1@366	\$24,000,000	1@334	\$26,877,763	0@0	\$0	2@377	\$31,858,075		
<b>Total</b>	<b>1@366</b>	<b>\$24,000,000</b>	<b>2@668</b>	<b>\$46,877,763</b>	<b>1@418</b>	<b>\$28,859,713</b>	<b>4@548</b>	<b>\$47,218,075</b>	<b>1@245</b>	<b>\$21,000,000</b>

### Non-Residential Permits

	2011		2012		2013		2014		2015 <sup>2</sup>	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	9	\$5,805,000	2	\$255,000	15	\$14,771,400	12	\$20,283,000	10	\$8,309,154
Q2	<b>9</b>	<b>\$13,250,300</b>	<b>11</b>	<b>\$90,639,388</b>	<b>7</b>	<b>\$26,415,000</b>	<b>11</b>	<b>\$26,926,188</b>	<b>3</b>	<b>\$4,900,000</b>
Q3	8	\$18,342,360	16	\$38,797,657	15	\$24,117,500	11	\$50,675,883		
Q4	6	\$16,920,000	10	\$24,771,750	13	\$23,387,500	9	\$14,022,500		
<b>Total</b>	<b>32</b>	<b>\$54,317,660</b>	<b>39</b>	<b>\$154,463,795</b>	<b>50</b>	<b>\$88,691,400</b>	<b>43</b>	<b>\$111,907,571</b>	<b>13</b>	<b>\$13,209,154</b>

### Vertical Mixed-Use Permits

	2011		2012		2013		2014		2015	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0	0@0	\$0
Q2	<b>0@0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>
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		
<b>Total</b>	<b>0@0</b>	<b>\$0</b>	<b>2@26</b>	<b>\$7,000,000</b>	<b>2@211</b>	<b>\$18,500,000</b>	<b>0@0</b>	<b>\$0</b>	<b>0@0</b>	<b>\$0</b>

<sup>1</sup> Includes permits issued in the Trinity Falls Municipal Utility District. In Quarter 2, a total of 11 single family permits, valued at \$3,548,544 were issued in the Trinity Falls MUD. Year-to-Date for the 2015 calendar year, 57 single family permits, valued at \$20,605,824 have been issued in the Trinity Falls MUD.

<sup>2</sup> Includes permits issued in the Trinity Falls Municipal Utility District. In Quarter 2, a total of 0 non-residential permits, valued at \$0 have been issued in the Trinity Falls MUD. Year-to-Date for the 2015 calendar year, 0 non-residential permits valued at \$0 have been issued in the Trinity Falls MUD.

Notes: Non-Residential permits include commercial, institutional, and recreational permits. Permit activity listed by calendar year. Non-residential permits only include new buildings and major additions and do not include minor additions or alterations.

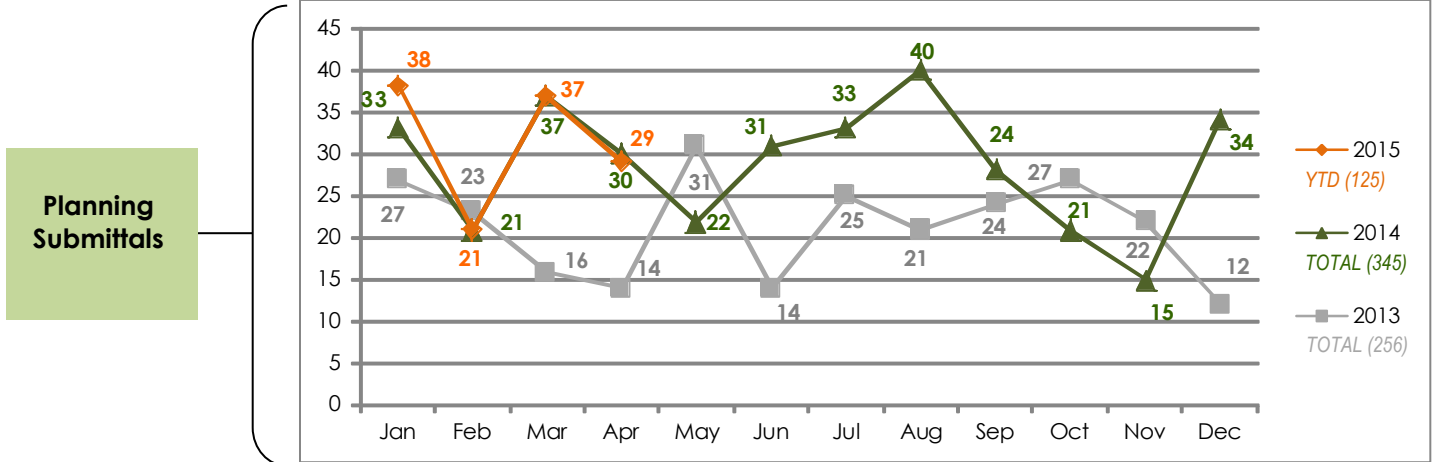
## Planning Submittal Summary

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 <sup>1</sup>	13	n/a	n/a	n/a	54	n/a	n/a	n/a
Zoning <sup>2</sup>	4	4	4	0	14	6	5	n/a
Site Plans	6	4	1	2	26	8	2	8
Plats	14	5	1	14	64	26	3	41
Architectural Elevations	3	0	0	2	14	0	0	8
Other	2	0	6	0	7	6	10	0
<b>Totals</b>	<b>29</b>	<b>13</b>	<b>12</b>	<b>18</b>	<b>125</b>	<b>46</b>	<b>20</b>	<b>57</b>

<sup>1</sup> Pre-Development Meetings are not included in submittal totals.

<sup>2</sup> All zoning requests require a recommendation by the Planning and Zoning Commission and final approval by City Council.

## Planning Submittal Comparison



## Engineering & Parks

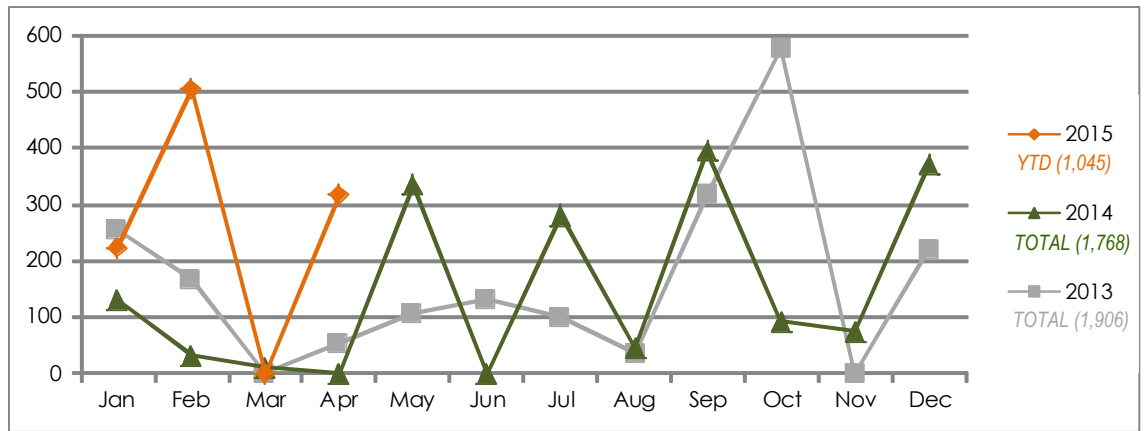
### Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	45	163
Engineering CIP Payments Made	38	198
Park CIP Payments Made	9	36

## Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	225	505	0	315									<b>1,045</b>
2014	131	32	12	0	335	0	282	46	394	94	74	368	<b>1,768</b>
2013	256	168	0	53	107	132	44	36	315	574	0	221	<b>1,906</b>

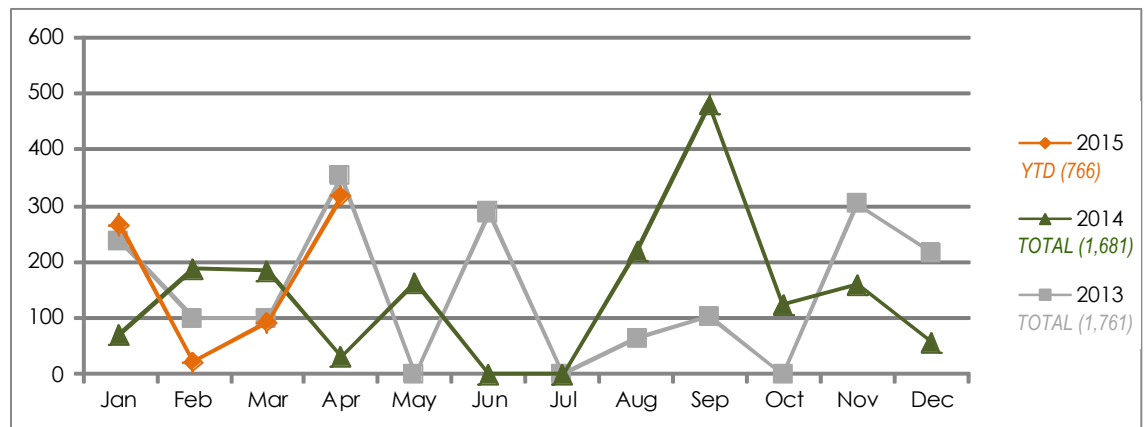
### Approved Single Family Lots Comparison



## Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	267	23	92	384									<b>766</b>
2014	71	187	184	33	165	0	0	220	479	126	160	56	<b>1,681</b>
2013	237	98	100	352	0	289	0	64	102	0	301	218	<b>1,761</b>

### Filed Single Family Lots Comparison



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# New Business at a Glance

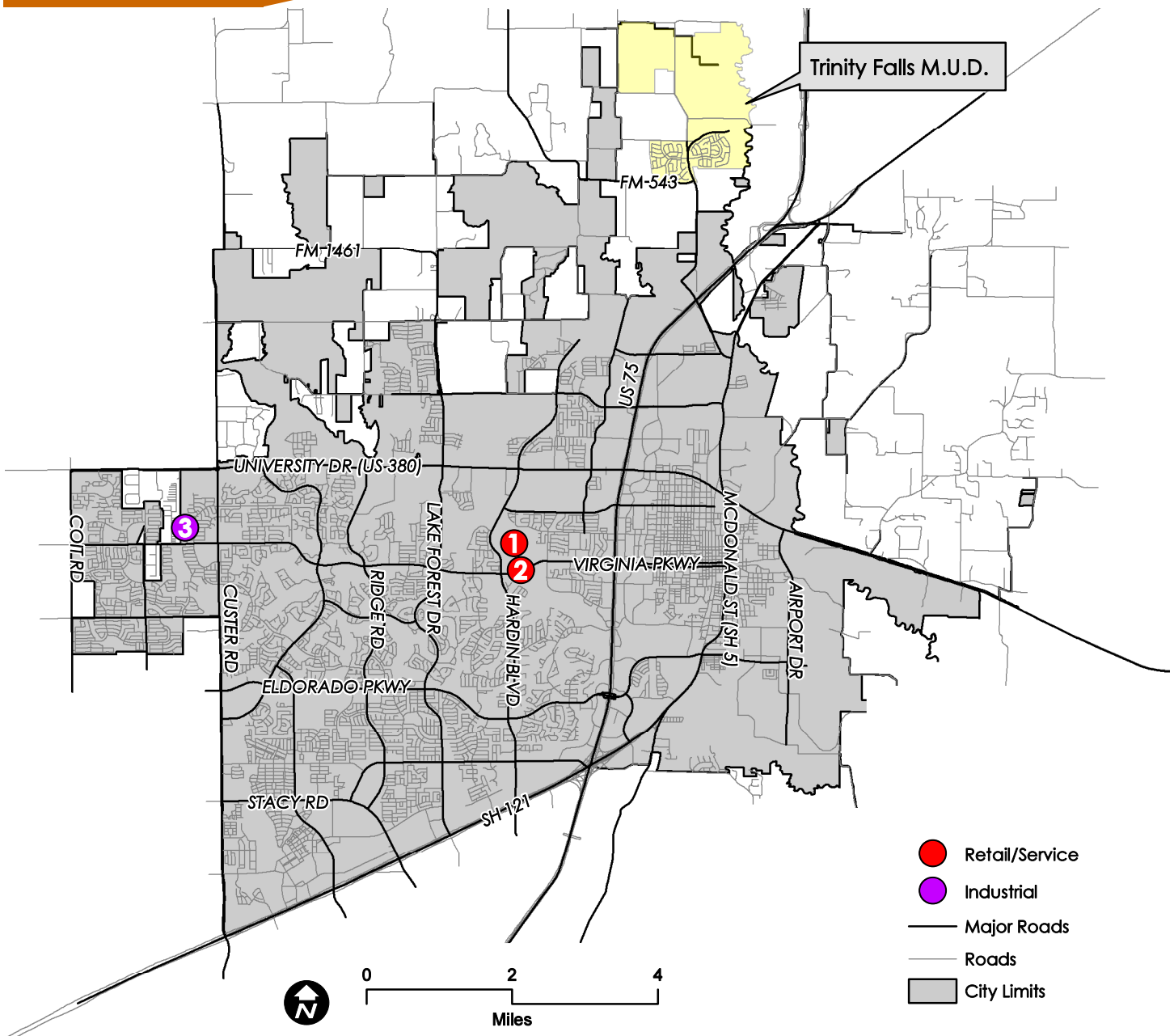
New Businesses in McKinney (as of April 30, 2015)

## 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. Walmart Neighborhood Market & Fuel Station	Retail/Service	3400 Virginia Pkwy.	43,400	\$4,100,000	4/22/2015
2. McKinney Retail Building	Retail/Service	3350 Virginia Pkwy.	7,316	\$650,000	4/22/2015
3. Aero Country East Hangar	Industrial	9401 Piper Cub Dr.	3,600	\$150,000	4/3/2015
<b>New Construction Totals</b>			<b>54,316</b>	<b>\$4,900,000</b>	

## 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 April 30, 2015)

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

Development Type	April 2015	May 2015	June 2015	Qtr 2 Totals (as of April 30)
<b>Office</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	10,680	0	0	10,680
Construction Valuation	\$213,870	\$0	\$0	\$213,870
<b>Retail/Service</b>				
New Building Square Footage	50,716	0	0	50,716
Interior Finish-Out Square Footage	6,026	0	0	6,026
Construction Valuation	\$4,850,800	\$0	\$0	\$4,850,800
<b>Restaurant</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
<b>Recreation</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	500	0	0	500
Construction Valuation	\$35,712	\$0	\$0	\$35,712
<b>Industrial</b>				
New Building Square Footage	3,600	0	0	3,600
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$150,000	\$0	\$0	\$150,000
<b>Institutional</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
<b>Medical</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	1,392	0	0	1,392
Construction Valuation	\$45,200	\$0	\$0	\$45,200

**2015  
Summary**

	New Building Sq. Ft.	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2015)	87,176	310,710	\$11,868,506
<b>Q2 (Apr - June 2015)</b>	<b>54,316</b>	<b>18,598</b>	<b>\$5,295,582</b>
Q3 (July - Sept 2015)			
Q4 (Oct - Dec 2015)			
<b>Grand Total (2015)</b>	<b>141,492</b>	<b>329,308</b>	<b>\$17,164,088</b>

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# New Business at a Glance

New Businesses in McKinney (as of April 30, 2015)

## 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
	Professional Lease Space	Finish Out	4500 Eldorado Pkwy. (Suite 2000)		4,060	\$81,200	4/13/2015
	Professional Lease Space	Finish Out	4500 Eldorado Pkwy. (Suite 2100)		2,518	\$50,630	4/13/2015
	Professional Lease Space	Finish Out	4500 Eldorado Pkwy. (Suite 2200)		1,575	\$31,500	4/13/2015
	Professional Lease Space	Finish Out	4500 Eldorado Pkwy. (Suite 2800)		1,475	\$29,500	4/13/2015
	Professional Lease Space	Finish Out	4500 Eldorado Pkwy. (Suite 2900)		1,052	\$21,040	4/13/2015
<b>TOTAL:</b>				<b>0</b>	<b>10,680</b>	<b>\$213,870</b>	

Retail/Service	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Walmart Neighborhood Market & Fuel Station	Construction	3400 Virginia Pkwy.	43,400		\$4,100,000	4/22/2015
	McKinney Retail Building	Construction	3350 Virginia Pkwy.	7,316		\$650,000	4/22/2015
	Advanced Nails	Finish Out	5005 McKinney Ranch Pkwy. (Suite 120)		1,293	\$41,000	4/15/2015
	Best Foot Forward	Finish Out	6710 Virginia Pkwy. (Suite 225)		2,448	\$38,000	4/15/2015
	Bellagio Nails & Spa	Alteration	1411 Custer Rd. (Suite 900)		2,285	\$21,800	4/2/2015
<b>TOTAL:</b>				<b>50,716</b>	<b>6,026</b>	<b>\$4,850,800</b>	

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

Recreation	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Stonebridge Ranch Country Club	Alteration	7003 Beacon Hill Rd.			500	\$35,712
<b>TOTAL:</b>				<b>0</b>	<b>500</b>	<b>\$35,712</b>	

Industrial	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Aero Country East Hangar	Construction	9401 Piper Cub Dr.	3,600			\$150,000
<b>TOTAL:</b>				<b>3,600</b>	<b>0</b>	<b>\$150,000</b>	

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# New Business at a Glance

*New Businesses in McKinney (as of April 30, 2015)*

## New Businesses (cont.)

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

Medical	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		The Joint Chiropractic	Finish Out	6150 Eldorado Pkwy. (Suite 200)		1,392	\$42,500
<b>TOTAL:</b>				<b>0</b>	<b>1,392</b>	<b>\$42,500</b>	

**TOTAL NON - RESIDENTIAL: 54,316 18,598 \$5,292,882**



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# Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of April 30, 2015)

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

Development Type	April 2015	May 2015	June 2015	Qtr 2 Totals (as of April 30)
<b>Office</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
<b>Retail/Service</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
<b>Multi-Family</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
<b>Other</b>				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0

**2015  
Summary**

	New Building Sq. Ft.	Interior Finish Out Sq. Ft.	Construction Valuation
Q1 (Jan - Mar 2015)	0	0	\$0
<b>Q2 (Apr - June 2015)</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
Q3 (July - Sept 2015)			
Q4 (Oct - Dec 2015)			
<b>Grand Total (2015)</b>	<b>0</b>	<b>0</b>	<b>\$0</b>

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# Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of April 30, 2015)

## 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					
<b>TOTAL:</b>				<b>0</b>	<b>0</b>	<b>\$0</b>	

Retail/Service	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
<b>TOTAL:</b>				<b>0</b>	<b>0</b>	<b>\$0</b>	

Multi-Family	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		n/a					
<b>TOTAL:</b>				<b>0</b>	<b>0</b>	<b>\$0</b>	

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

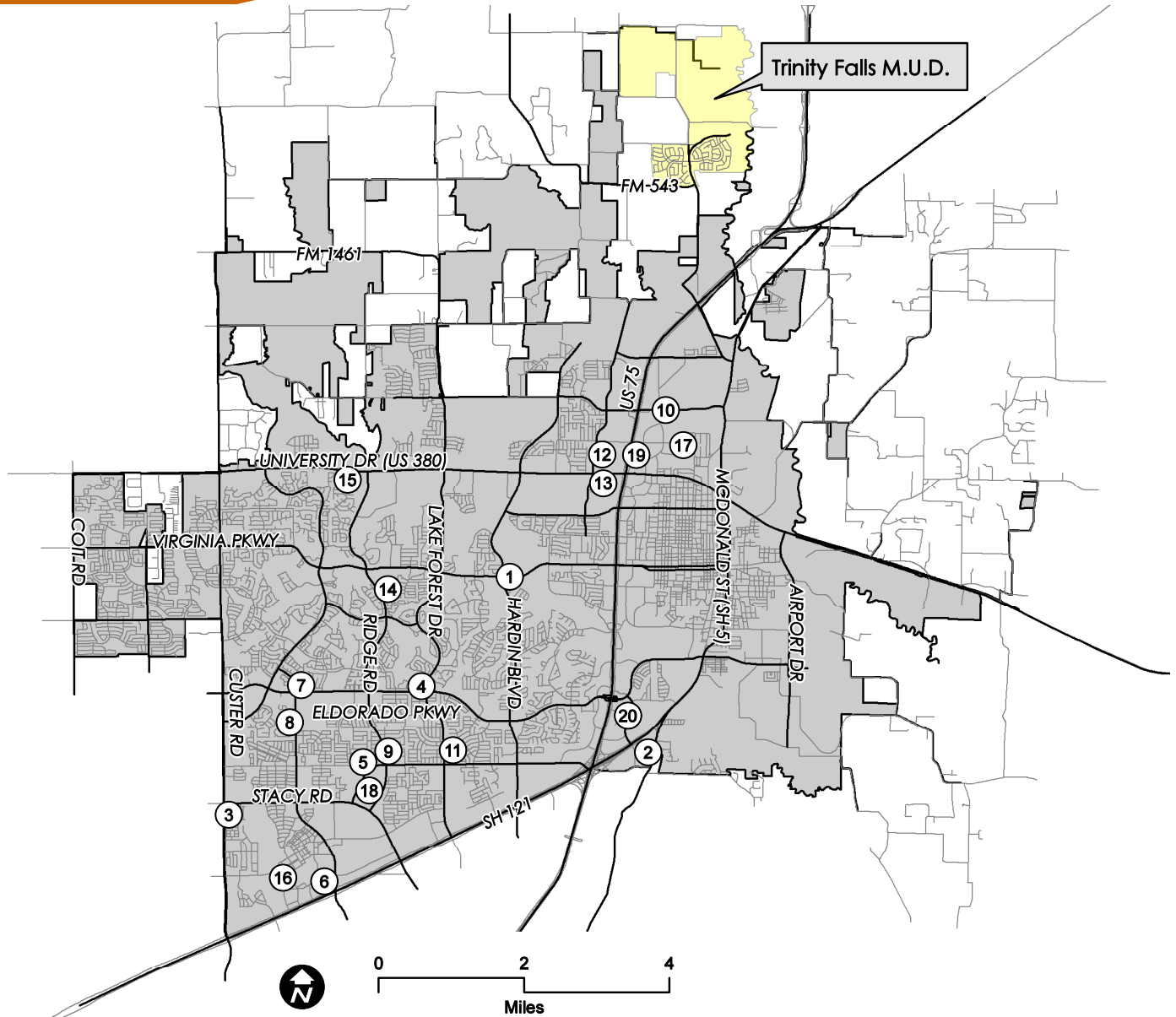
**TOTAL VERTICAL MIXED-USE      0      0      \$0**

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



- Major Roads
- Roads
- City Limits

- ① Walmart Neighborhood Market & Fuel Station
- ② McKinney Urban Village
- ③ Children's Learning Adventure
- ④ First Choice Emergency Room
- ⑤ Heartland Montessori

- ⑥ Parkside at Craig Ranch Phase II
- ⑦ McKinney Medical Village
- ⑧ Emerald Cottages
- ⑨ Out of Space Storage
- ⑩ United Parcel Service (UPS)
- ⑪ Lake Forest Self Storage
- ⑫ Collin College Conference Center
- ⑬ Collin College Health and Sciences Center

- ⑭ Dowell Middle School
- ⑮ Long-term Acute Care Hospital
- ⑯ Piazza on the Green
- ⑰ StatLab Medical Products
- ⑱ Millennium of McKinney
- ⑲ Hampton Inn & Suites
- ⑳ Townplace Suites by Marriott

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# Major Projects at a Glance

## Major Projects Descriptions

Project numbers correspond to map legend on page 11.



**1**  
**Walmart Neighborhood Market & Fuel Station**  
3400 Virginia Pkwy.  
Valuation: \$4.1 million  
Permit Issuance: April 2015



**2**  
**McKinney Urban Village**  
2500 S. McDonald St.  
Valuation: \$21 million  
Permit Issuance: January 2015



**3**  
**Children's Learning Adventure**  
5151 S. Custer Rd.  
Valuation: \$2.1 million  
Permit Issuance: January 2015



**4**  
**First Choice Emergency Room**  
5000 Eldorado Pkwy.  
Valuation: \$1.8 million  
Permit Issuance: January 2015



**5**  
**Heartland Montessori School**  
6150 McKinney Ranch Pkwy.  
Valuation: \$1.1 million  
Permit Issuance: January 2015



**6**  
**Parkside at Craig Ranch Phase II**  
7300 Henneman Way  
Valuation: \$28.3 million  
Permit Issuance: December 2014



**7**  
**McKinney Medical Village**  
7300 Eldorado Pkwy.  
Valuation: \$7.9 million  
Permit Issuance: December 2014



**8**  
**Emerald Cottages**  
2551 Alma Road  
Valuation: \$3.6 million  
Permit Issuance: November 2014



**9**  
**Out of Space Storage**  
3920 S. Ridge Rd.  
Valuation: \$3 million  
Permit Issuance: October 2014



**10**  
**United Parcel Service (UPS)**  
3000 Redbud Boulevard  
Valuation: \$1.4 million  
Permit Issuance: September 2014



**11**  
**Lake Forest Self Storage**  
3951 S. Lake Forest Drive  
Valuation: \$3.5 million  
Permit Issuance: September 2014



**12**  
**Collin College Conference Center**  
2200 W. University Drive  
Valuation: \$4.6 million  
Permit Issuance: August 2014



**13**  
**Collin College Health and Sciences**  
2200-A W. University Drive  
Valuation: \$25 million  
Permit Issuance: July 2014



**14**  
**Dowell Middle School**  
301 S. Ridge Road  
Valuation: \$15.5 million  
Permit Issuance: July 2014



**15**  
**Long-term Acute Care Hospital**  
6601 W. University Drive  
Valuation: \$10 million  
Permit Issuance: July 2014



**16**  
**Piazza on the Green**  
6200 TPC Drive  
Valuation: \$4 million  
Permit Issuance: July 2014

April  
2015

# Major Projects at a Glance

## Major Projects Descriptions

Project numbers correspond to map legend on page 11.



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



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



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



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