

July
2015

McKinney at a Glance

A monthly report prepared by the McKinney Planning Department

City of McKinney
Planning Department

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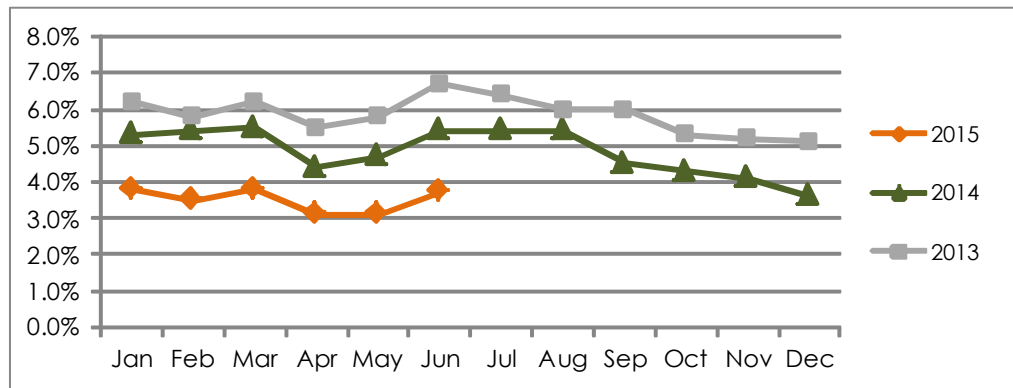
Population Summary

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
June 2015

Unemployment Rates	
McKinney:	3.7%
Collin County:	3.6%
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 ¹	248	\$80,325,124	1,248	\$419,732,861
Multi-Family	0@0	\$0	2 @ 427	\$37,140,948
Non-Residential ²	13	\$33,135,507	41	\$77,270,379
Vertical Mixed-Use	0	\$0	0	\$0

¹ Includes permits issued in the Trinity Falls Municipal Utility District. This month, 36 single family permits valued at \$11,201,488 were issued in the Trinity Falls MUD. Year to date, 128 single family permits valued at \$43,800,688 have been issued in the Trinity Falls MUD.

² 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.



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McKinney at a Glance

Building Permit Comparison

Single Family Permits

	2011		2012		2013		2014		2015 ¹	
	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	305	\$103,812,464	440	\$150,586,422	678	\$223,774,220	493	\$165,301,479	536	\$179,787,881
Q3	326	\$106,568,145	442	\$147,018,920	402	\$142,829,655	359	\$125,081,104	248	\$80,325,124
Q4	251	\$83,743,971	347	\$117,917,809	363	\$121,164,524	436	\$152,374,960		
Total	1,154	\$384,571,347	1,490	\$503,960,461	1,862	\$629,236,262	1,703	\$581,978,845	1,248	\$419,732,861

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	0@0	\$0	0@0	\$0	0@0	\$0	0	\$0	1@182	\$16,140,948
Q3	0@0	\$0	0@0	\$0	1@418	\$28,859,713	1@7	\$3,360,000	0@0	\$0
Q4	1@366	\$24,000,000	1@334	\$26,877,763	0@0	\$0	2@377	\$31,858,075		
Total	1@366	\$24,000,000	2@668	\$46,877,763	1@418	\$28,859,713	4@548	\$47,218,075	2@427	\$37,140,948

Non-Residential Permits

	2011		2012		2013		2014		2015 ²	
	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	9	\$13,250,300	11	\$90,639,388	7	\$26,415,000	11	\$26,926,188	18	\$35,825,718
Q3	8	\$18,342,360	16	\$38,797,657	15	\$24,117,500	11	\$450,675,883	13	\$33,135,507
Q4	6	\$16,920,000	10	\$24,771,750	13	\$23,387,500	9	\$14,022,500		
Total	32	\$54,317,660	39	\$154,463,795	50	\$88,691,400	43	\$511,907,571	41	\$77,270,379

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	0@0	\$0	0@0	\$0	0@0	\$0	0	\$0	0@0	\$0
Q3	0@0	\$0	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		
Total	0@0	\$0	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0	0@0	\$0

¹ Includes permits issued in the Trinity Falls Municipal Utility District. In Quarter 3, a total of 36 single family permits, valued at \$11,201,488 were issued in the Trinity Falls MUD. Year-to-Date for the 2015 calendar year, 128 single family permits, valued at \$43,800,688 have been issued in the Trinity Falls MUD.

² Includes permits issued in the Trinity Falls Municipal Utility District. In Quarter 3, 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

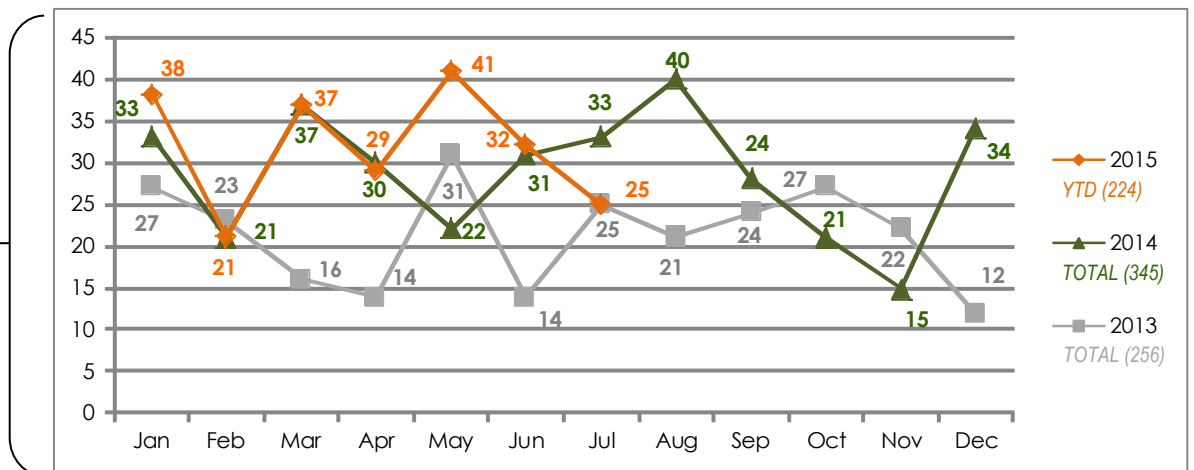
Case Type	This Month				Year to Date			
	Submitted	Approved			Submitted	Approved		
		P&Z	City Council	Staff Review Only		P&Z	City Council	Staff Review Only
Pre-Development Meetings ¹	10	n/a	n/a	n/a	92	n/a	n/a	n/a
Zoning ²	1	3	8	0	20	19	18	n/a
Site Plans	4	3	2	2	47	15	5	22
Plats	15	5	1	9	107	39	4	64
Architectural Elevations	5	2	0	5	38	3	0	21
Other	0	5	1	0	12	12	13	0
Totals	25	18	12	16	224	88	40	107

¹ Pre-Development Meetings are not included in submittal totals.

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

Planning Submittal Comparison

Planning Submittals



Engineering & Parks

Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	42	281
Engineering CIP Payments Made	46	340
Park CIP Payments Made	33	88

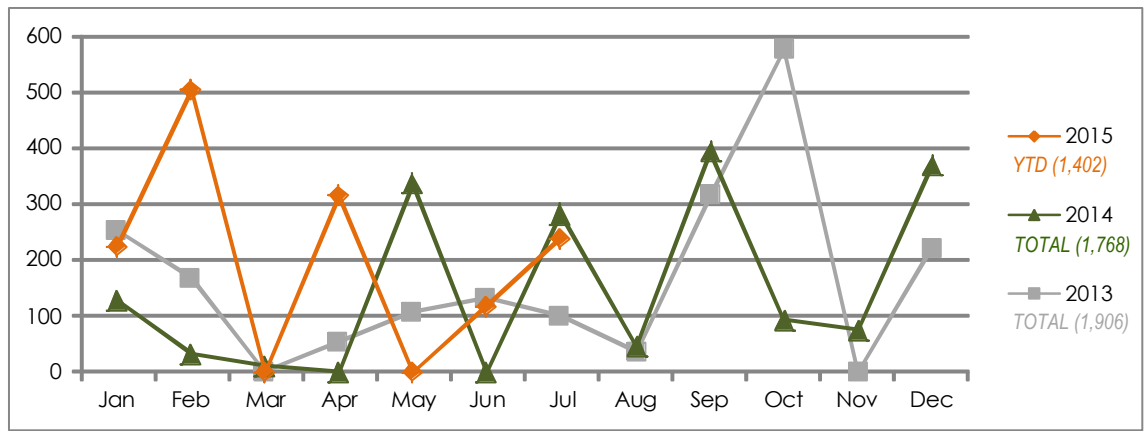
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McKinney at a Glance

Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	225	505	0	315	0	118	239						1,402
2014	131	32	12	0	335	0	282	46	394	94	74	368	1,768
2013	256	168	0	53	107	132	44	36	315	574	0	221	1,906

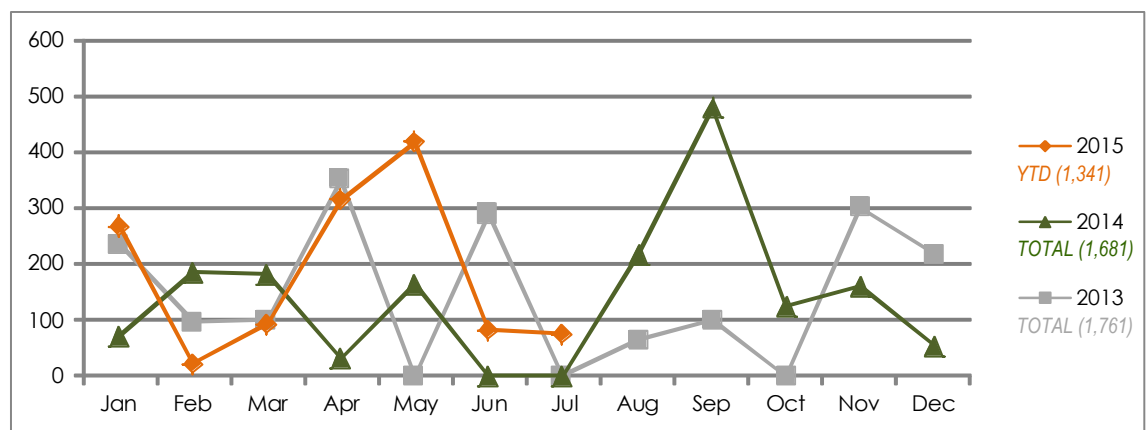
Approved
Single Family Lots
Comparison



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	267	23	92	384	418	83	74						1,341
2014	71	187	184	33	165	0	0	220	479	126	160	56	1,681
2013	237	98	100	352	0	289	0	64	102	0	301	218	1,761

Filed
Single Family Lots
Comparison



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New Business at a Glance

New Businesses in McKinney (as of July 31, 2015)

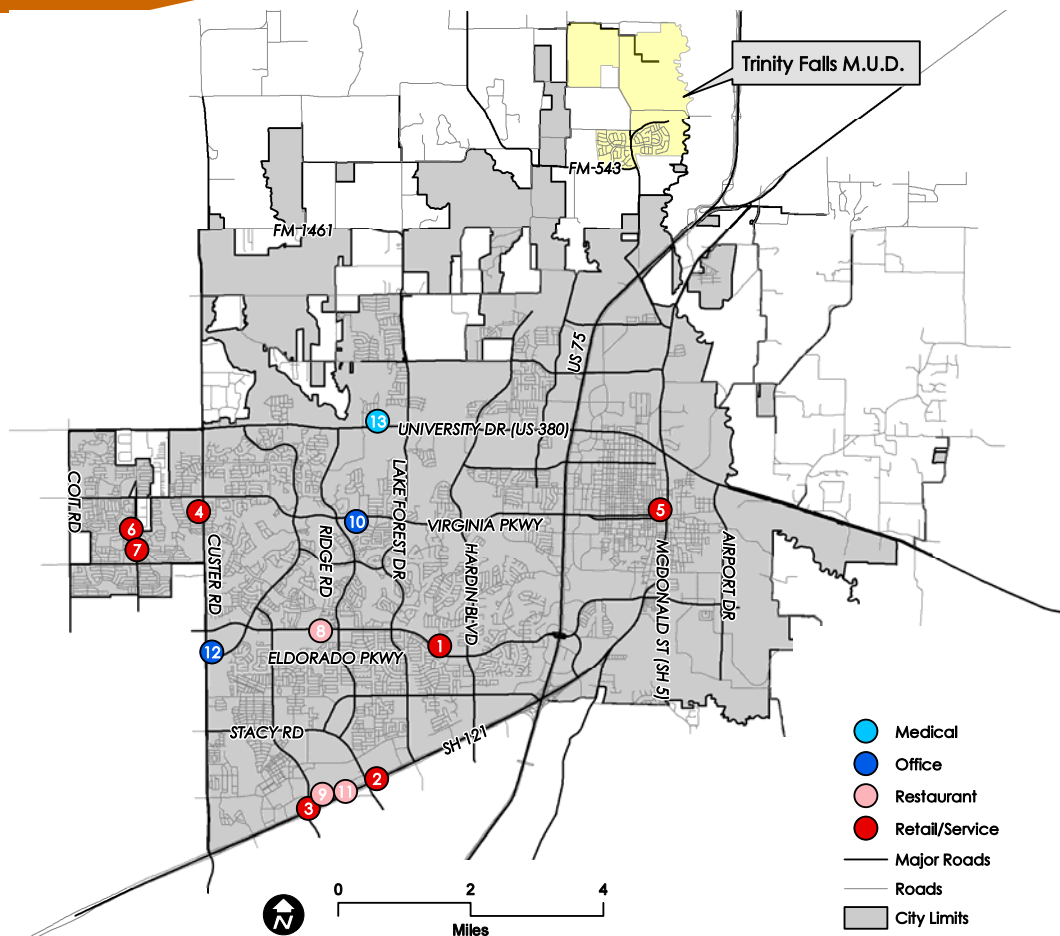
New Construction Summary

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. Oxford Grand Assisted Living	Retail/Service	2851 Orchid Dr.	69,946	\$9,317,507	7/20/2015
2. Public Storage	Retail/Service	4700 Stacy Rd.	153,870	\$8,840,000	7/16/2015
3. Holiday Inn Express	Retail/Service	6601 Henneman Way	47,612	\$4,500,000	7/21/2015
4. LA Fitness	Retail/Service	9050 Falcon View Dr.	37,000	\$3,700,000	7/24/2015
5. Chestnut Commons	Retail/Service	305 E. Virginia St.	15,000	\$1,500,000	7/14/2015
6. CST Cornerstore	Retail/Service	1710 S. Independence Pkwy.	4,683	\$1,200,000	7/30/2015
7. Heights at Westridge Retail Center	Retail/Service	1800 S. Independence Pkwy.	8,764	\$1,100,000	7/27/2015
8. Braum's	Restaurant	6591 Eldorado Pkwy.	6,076	\$750,000	7/17/2015
9. Burger King	Restaurant	6510 State Highway 121	2,740	\$600,000	7/28/2015
10. Virginia Union Center (Bldg. A)	Office	5801 Virginia Pkwy.	6,589	\$550,000	7/1/2015
11. Popeyes Louisiana Kitchen	Restaurant	6520 State Highway 121	2,480	\$450,000	7/28/2015
12. Stonebridge Ranch Office (Bldg. 1)	Office	3900 S. Stonebridge Dr.	4,900	\$320,000	7/16/2015
13. Wilson Creek Medical Office (Bldg. A-4)	Medical	5341 W. University Dr.	4,400	\$308,000	7/15/2015

New Construction Totals **364,060** **\$33,135,507**

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 July 31, 2015)

New Business Quarterly Summary (Quarter 3: July - September)

Development Type	July 2015	August 2015	September 2015	Qtr 3 Totals (as of July 31)
Office				
New Building Square Footage	11,489			11,489
Interior Finish-Out Square Footage	8,357			8,357
Construction Valuation	\$1,162,300			\$1,162,300
Retail/Service				
New Building Square Footage	336,875			336,875
Interior Finish-Out Square Footage	4,551			4,551
Construction Valuation	\$30,356,050			\$30,356,050
Restaurant				
New Building Square Footage	11,296			11,296
Interior Finish-Out Square Footage	8,789			8,789
Construction Valuation	\$2,415,000			\$2,415,000
Recreation				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Industrial				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Institutional				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	12,000			12,000
Construction Valuation	\$720,021			\$720,021
Medical				
New Building Square Footage	4,400			4,400
Interior Finish-Out Square Footage	5,978			5,978
Construction Valuation	\$763,450			\$763,450

2015
Summary

	New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2015)	87,176	310,710	\$11,868,506
Q2 (Apr - June 2015)	437,104	177,921	\$44,812,239
Q3 (July - Sept 2015)	364,060	39,675	\$35,416,821
Q4 (Oct - Dec 2015)			
Grand Total (2015)	888,340	528,306	\$92,097,566

July
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New Business at a Glance

New Businesses in McKinney (as of July 31, 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.

	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
Office	Virginia Union Center (Bldg. A)	Construction	5801 Virginia Pkwy.	6,589		\$550,000	7/1/2015
	Stonebridge Ranch Office (Bldg. 1)	Construction	3900 S. Stonebridge Dr.	4,900		\$320,000	7/16/2015
	Playful Corporation	Finish Out	221-B E. Louisiana St.		7,004	\$240,000	7/27/2015
	Nationwide Insurance	Alteration	1521 N. Custer Rd. (Suite 2850)		1,353	\$52,300	7/7/2015
TOTAL:				11,489	8,357	\$1,162,300	

	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
Retail/Service	Oxford Grand Assisted Living	Construction	2851 Orchid Dr.	69,946		\$9,317,507	7/20/2015
	Public Storage	Construction	4700 Stacy Dr.	153,870		\$8,840,000	7/16/2015
	Holiday Inn Express	Construction	6601 Henneman Way	47,612		\$4,500,000	7/21/2015
	LA Fitness	Construction	9050 Falcon View Dr.	37,000		\$3,700,000	7/24/2015
	Chestnut Commons	Construction	305 E. Virginia St.	15,000		\$1,500,000	7/14/2015
	CST Cornerstore	Construction	1710 S. Independence Pkwy.	4,683		\$1,200,000	7/30/2015
	Heights of Westridge Retail Center	Construction	1800 S. Independence Pkwy.	8,764		\$1,100,000	7/27/2015
	Pure Barre Fitness	Alteration	6840 Virginia Pkwy. (Suite 135)		1,955	\$108,543	7/9/2015
	The Groggy Dog	Finish Out	2014 W. University Dr. (Suite 330)		1,610	\$65,000	7/23/2015
	Flamingo Game Room	Alteration	1720 Eldorado Pkwy. (Suite 105)		986	\$25,000	7/1/2015
TOTAL:				336,875	4,551	\$30,356,050	

	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
Restaurant	Braum's	Construction	6591 Eldorado Pkwy.	6,076		\$750,000	7/17/2015
	Burger King	Construction	6510 State Highway 121	2,740		\$600,000	7/28/2015
	Popeyes Louisiana Kitchen	Construction	6520 State Highway 121	2,480		\$450,000	7/28/2015
	Starbucks	Alteration	6841 Virginia Pkwy. (Suite 101)		1,789	\$340,000	7/9/2015
	Starwood Café (Bldg. A)	Finish Out	470 Adriatic Pkwy. (Suite 1101)		4,000	\$250,000	7/29/2015
	Pacific Tradewinds Coffee Company (Bldg. 1)	Alteration	3103 N. McDonald St.		3,000	\$25,000	7/31/2015
TOTAL:				11,296	8,789	\$2,415,000	

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

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New Business at a Glance

New Businesses in McKinney (as of July 31, 2015)

New Businesses (cont.)

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

Institutional	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Collin County Elections Office	Alteration	2010 Redbud Blv d.		12,000	\$458,000
	Central Fire Station (ventilation improvement)	Alteration	301 N. McDonald St.		0	\$50,800	7/14/2015
	Fire Station #6 (ventilation improvement)	Alteration	1890 Marketplace Dr.		0	\$39,911	7/14/2015
	Fire Station #8 (ventilation improvement)	Alteration	3445 Alma Rd.		0	\$39,940	7/28/2015
	Fire Station #5 (ventilation improvement)	Alteration	6600 Virginia Pkwy.		0	\$39,911	7/14/2015
	Fire Station #4 (ventilation improvement)	Alteration	1401 Industrial Blv d.		0	\$37,610	7/14/2015
	Fire Station #2 (ventilation improvement)	Alteration	2001 Community Av e.		0	\$27,406	7/14/2015
	Fire Station #3 (ventilation improvement)	Alteration	4269 Eldorado Pkwy.		0	\$26,443	7/14/2015
TOTAL:				0	12,000	\$720,021	

Medical	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Wilson Creek Medical Office (Bldg. A-4)	Construction	5341 W. University Dr.	4,400		\$308,000
	Eldorado Vision and Optical	Finish Out	7785 Eldorado Pkwy. (Suite 400)		2,506	\$185,000	7/14/2015
	Dr. Kulkarni Dental Office	Finish Out	3350 Virginia Pkwy. (Suite 100)		1,822	\$158,150	7/28/2015
	Baylor Medical Center	Alteration	5252 W. University Dr.		350	\$92,138	7/9/2015
	My Little Baby	Alteration	8900 State Highway 121 (Suite 570)		1,300	\$20,162	7/8/2015
TOTAL:				4,400	5,978	\$763,450	

TOTAL NON-RESIDENTIAL: 364,060 39,675 \$35,416,821

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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of July 31, 2015)

Vertical Mixed-Use Quarterly Summary (Quarter 3: July - September)

Development Type	July 2015	August 2015	September 2015	Qtr 3 Totals (as of July 31)
Office				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Retail/Service				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Multi-Family				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Other*				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0

*Includes courtyards, parking, and independent senior living

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.

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

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Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of July 31, 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					
TOTAL:				0	0	\$0	

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

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

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

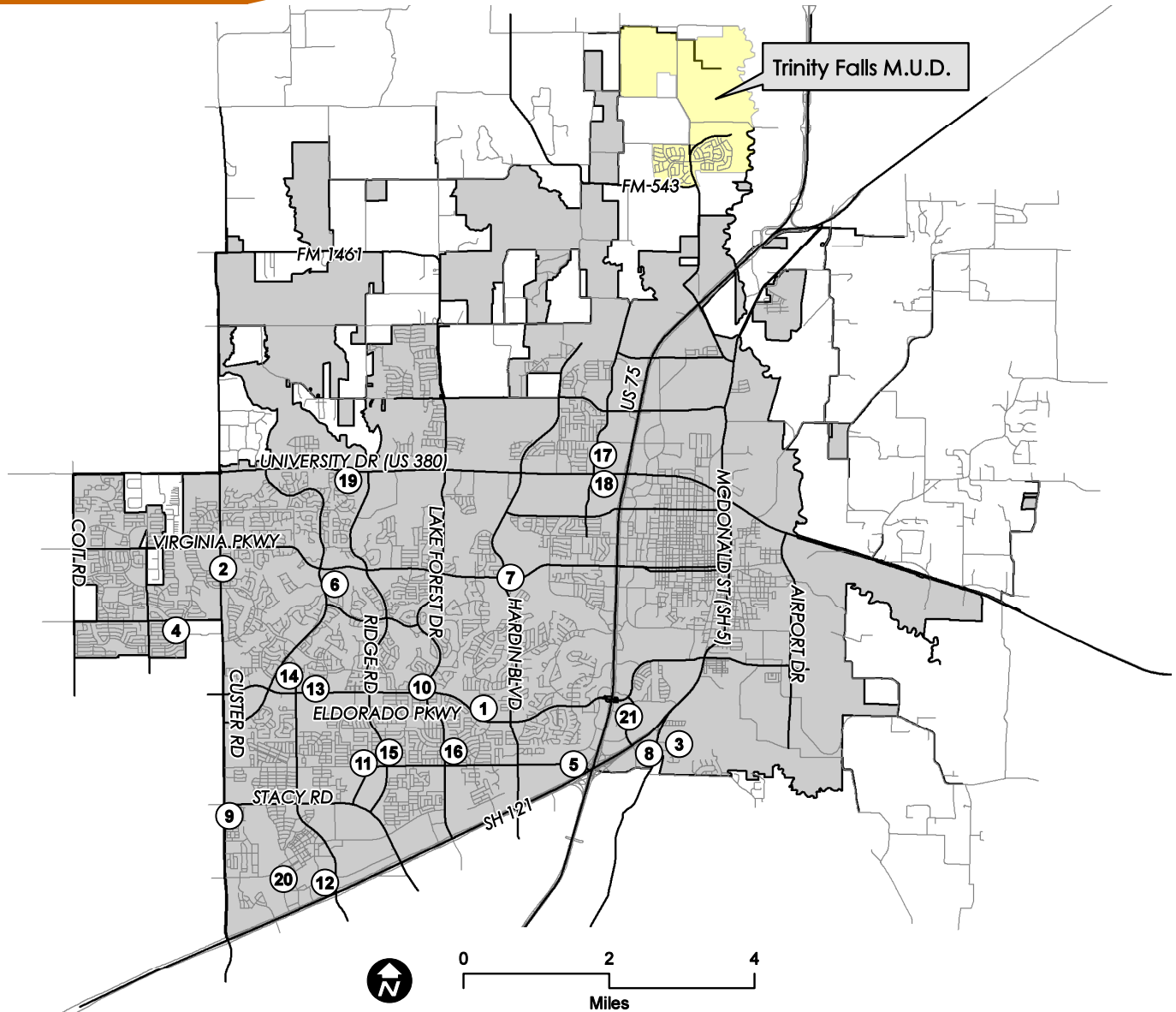
TOTAL VERTICAL MIXED-USE 0 0 \$0

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 Oxford Grant Assisted Living
- ② LA Fitness
- ③ Harbor Chase Assisted Living
- ④ Sonntag Park
- ⑤ Post Oak Apartments

- ⑥ St. Paul's Square Senior Living
- ⑦ Walmart Neighborhood Market & Fuel Station
- ⑧ McKinney Urban Village
- ⑨ Children's Learning Adventure
- ⑩ First Choice Emergency Room
- ⑪ Heartland Montessori
- ⑫ Parkside at Craig Ranch Phase II
- ⑬ McKinney Medical Village

- ⑭ Emerald Cottages
- ⑮ Out of Space Storage
- ⑯ Lake Forest Self Storage
- ⑰ Collin College Conference Center
- ⑱ Collin College Health and Sciences Center
- ⑲ Long-term Acute Care Hospital
- ⑳ Piazza on the Green
- ㉑ 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.



Oxford Grand Assisted Living
2851 Orchid Dr.
Valuation: \$9.3 million
Permit Issuance: July 2015



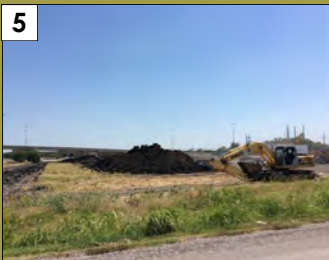
LA Fitness
9050 Falcon View Dr.
Valuation: \$3.7 million
Permit Issuance: July 2015



HarborChase Assisted Living
265 Plateau Dr.
Valuation: \$6.6 million
Permit Issuance: June 2015



Sonntag Park
1849 Reagan Dr.
Valuation: \$2.1 million
Permit Issuance: June 2015



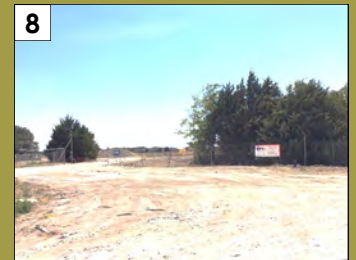
Post Oak Apartments
2600 McKinney Ranch Pkwy.
Valuation: \$16.1 million
Permit Issuance: May 2015



St. Paul's Senior Living & Parking Garage @ Adriatica
375 Adriatic Pkwy.
Valuation: \$15.1 million
Permit Issuance: May 2015



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



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



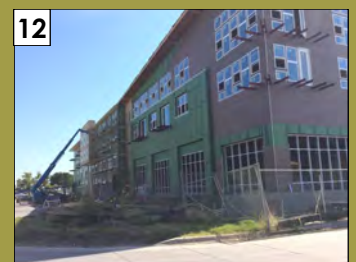
Children's Learning Adventure
5151 S. Custer Rd.
Valuation: \$2.1 million
Permit Issuance: January 2015



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



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



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



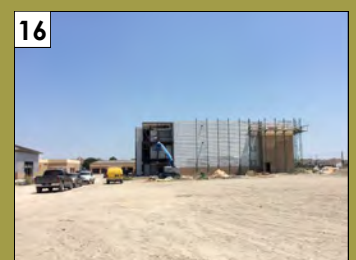
McKinney Medical Village
7300 Eldorado Pkwy.
Valuation: \$7.9 million
Permit Issuance: December 2014



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



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



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

July
2015

Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



17
Collin College Conference Center
2200 W. University Drive
Valuation: \$4.6 million
Permit Issuance: August 2014



18
Collin College Health and Sciences
2200-A W. University Drive
Valuation: \$25 million
Permit Issuance: July 2014



19
Long-term Acute Care Hospital
6601 W. University Drive
Valuation: \$10 million
Permit Issuance: July 2014



20
Piazza on the Green
6200 TPC Drive
Valuation: \$4 million
Permit Issuance: July 2014



21
Townplace Suites by Marriott
1832 Marketplace Drive
Valuation: \$3 million
Permit Issuance: April 2013