

City of McKinney
Planning Department

221 N. Tennessee St.
McKinney, TX 75069

Phone: 972.547.7475
Fax: 972.547.2604

Hours:
8 am–5 pm
Mon–Fri

www.mckinneytexas.org

Population Summary

McKinney Population (1900-2014)

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		
1980*	16,256	1998	38,700	2007	115,198		

*Official Census figure

In this Edition

p. 1-4

McKinney at a Glance

- Population Summary
- McKinney Unemployment
- Building Permit Summary
- Building Permit Comparison
- Planning Submittal Summary
- Planning Submittal Comparison
- Engineering & Parks
- Approved Single Family Lots
- Filed Single Family Lots

p. 5-8

New Business at a Glance

- New Business Qtrly Summary
- New Construction Summary
- New Construction Map
- New Business Monthly Summary

p. 9-10

Vertical Mixed-Use at a Glance

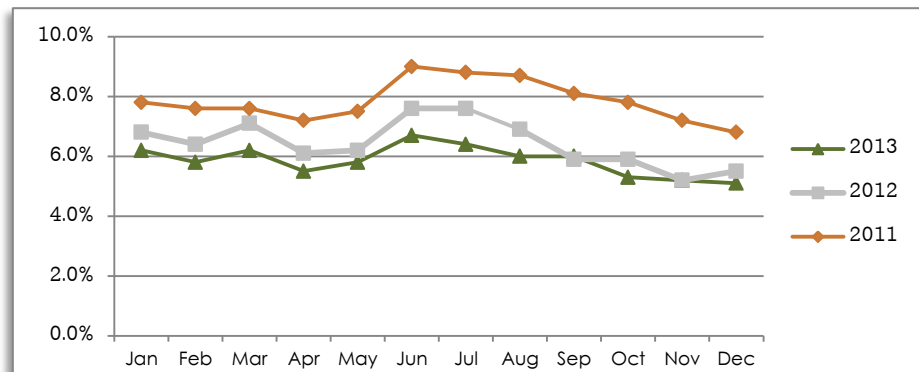
- Mixed Use Qtrly Summary
- Mixed Use Monthly Summary

p. 11-12

Major Projects at a Glance

- Major Projects Map
- Major Project Descriptions

McKinney Unemployment Rate



Unemployment Rate
published by the Texas
Workforce Commission for
December 2013

Unemployment Rates

McKinney:	5.1%
Collin County:	4.9%
Texas:	5.6%

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	131	\$45,518,008	131	\$45,518,008
Multi Family Units	0	\$0	0	\$0
Non-Residential	5	\$5,433,000	5	\$5,433,000
Vertical Mixed-Use	0	\$0	0	\$0

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

Building Permit Comparison

Non-Residential Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	5	\$8,700,000	9	\$5,805,000	2	\$255,000	15	\$14,771,400	5	\$5,433,000
Q2	11	\$92,565,200	9	\$13,250,300	11	\$90,639,388	7	\$26,415,000		
Q3	4	\$2,544,000	8	\$18,342,360	16	\$38,797,657	15	\$24,117,500		
Q4	6	\$5,316,520	6	\$16,920,000	10	\$24,771,750	13	\$23,387,500		
Total	26	\$109,125,720	32	\$54,317,660	39	\$154,463,795	50	\$88,691,400	5	\$5,433,000

Vertical Mixed-Use Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	0@0	\$0	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0
Q2	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		
Q4	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0		
Total	0@0	\$0	0@0	\$0	2@26	\$7,000,000	2@211	\$18,500,000	0@0	\$0

Multi-Family Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	0@0	\$0	0@0	\$0	1@334	\$20,000,000	0@0	\$0	0@0	\$0
Q2	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0		
Q3	0@0	\$0	0@0	\$0	0@0	\$0	1@418	\$28,859,713		
Q4	0@0	\$0	1@366	\$24,000,000	1@334	\$26,877,763	0@0	\$0		
Total	0@0	\$0	1@366	\$24,000,000	2@668	\$46,877,763	1@418	\$28,859,713	0@0	\$0

Single Family Permits

	2010		2011		2012		2013		2014	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	318	\$95,363,468	272	\$90,446,767	261	\$88,437,310	419	\$141,467,863	131	\$45,518,008
Q2	277	\$88,101,864	305	\$103,812,464	440	\$150,586,422	678	\$223,774,220		
Q3	252	\$81,301,344	326	\$106,568,145	442	\$147,018,920	402	\$142,829,655		
Q4	205	\$63,844,791	251	\$83,743,971	347	\$117,917,809	363	\$121,164,524		
Total	1,052	\$328,611,467	1,154	\$384,571,347	1,490	\$503,960,461	1,862	\$629,236,262	131	\$45,518,008

Note: Permit activity listed by calendar year.

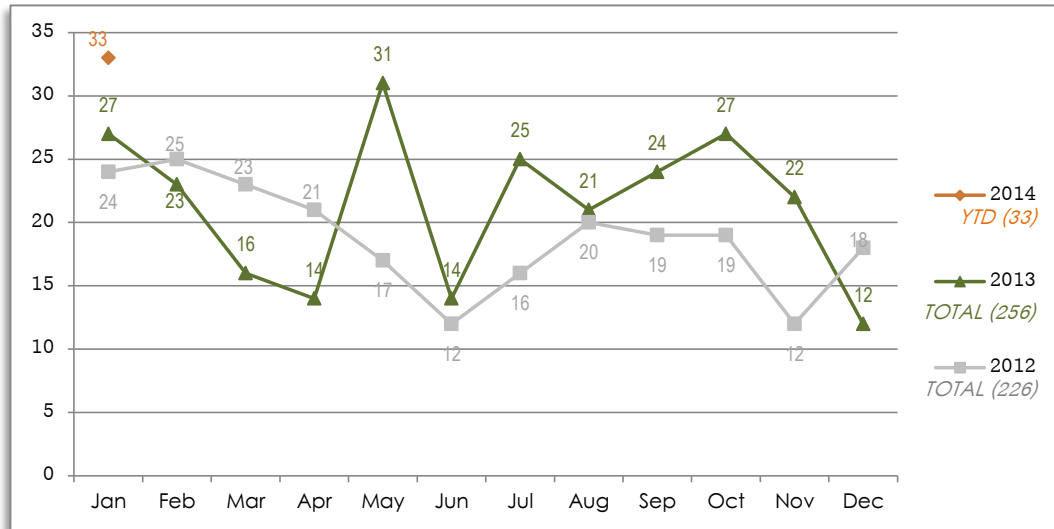
Non-residential permits only include new buildings and major additions and do not include minor additions or alterations.

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
Zoning	5	4	3	0	5	4	3	0
Site Plans	11	1	1	10	11	1	1	10
Plats	15	3	0	9	15	3	0	9
Other	2	1	1	0	2	1	1	0
Totals	33	9	5	19	33	9	5	19

Planning Submittal Comparison

Planning Submittals



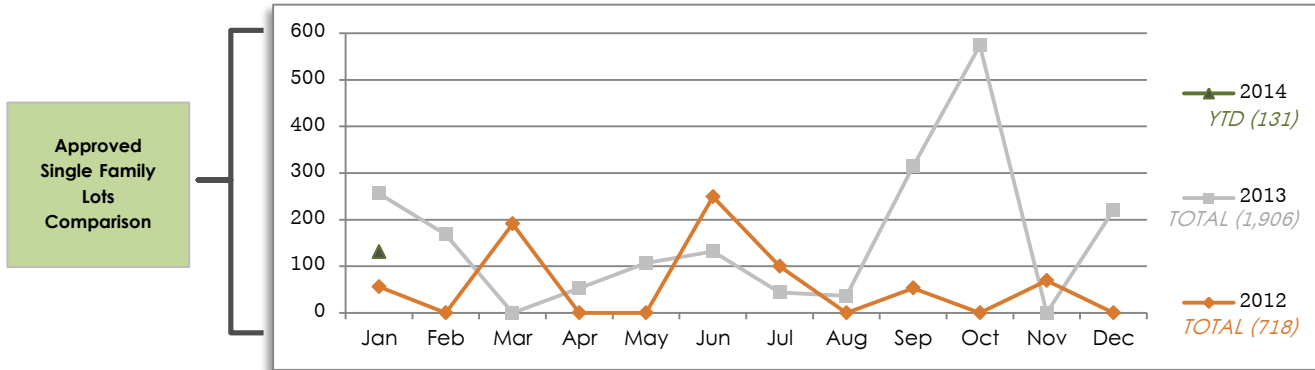
Engineering & Parks

Engineering and Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	33	33
Engineering CIP Payments Made	42	42
Park CIP Payments Made	8	8

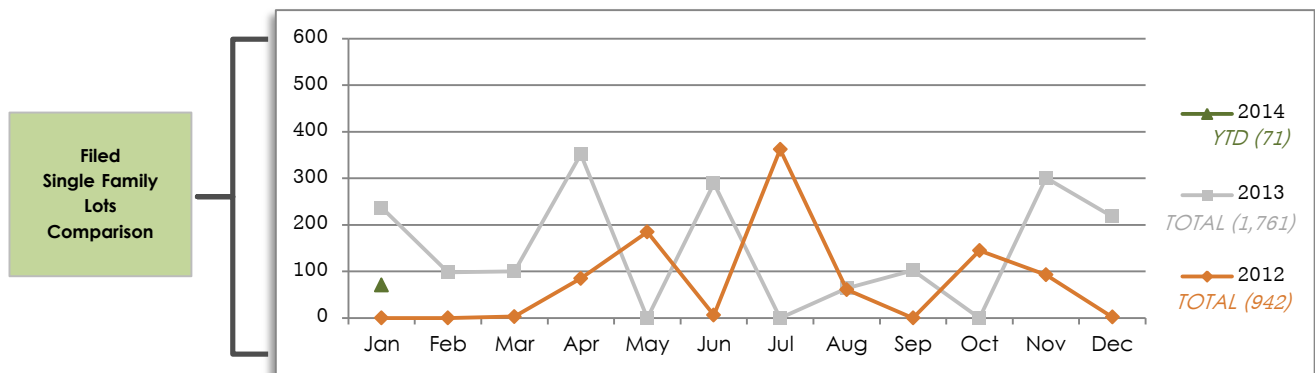
Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2014	131												131
2013	256	168	0	53	107	132	44	36	315	574	0	221	1,906
2012	56	0	191	0	0	249	100	0	53	0	69	0	718



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2014	71												71
2013	237	98	100	352	0	289	0	64	102	0	301	218	1,761
2012	0	0	3	85	185	6	362	61	0	145	93	2	942



**January
2014**

New Business at a Glance

New Businesses in McKinney (as of January 31, 2014)

New Business Quarterly Summary
(Quarter 1: January - March)

Development Type	January 2014	February 2014	March 2014	Qtr 1 Totals (as of Jan 31)
Office				
New Building Square Footage	8,000			8,000
Interior Finish-Out Square Footage	6,491			6,491
Construction Valuation	\$672,000			\$672,000
Restaurant				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	1,350			1,350
Construction Valuation	\$45,000			\$45,000
Retail/Service				
New Building Square Footage	65,102			65,102
Interior Finish-Out Square Footage	9,670			9,670
Construction Valuation	\$5,159,800			\$5,159,800
Recreation				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Industrial				
New Building Square Footage	525			525
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$10,000			\$10,000
Institutional				
New Building Square Footage	20,016			20,016
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$2,900,000			\$2,900,000
Medical				
New Building Square Footage	4,600			4,600
Interior Finish-Out Square Footage	7,760			7,760
Construction Valuation	\$752,450			\$752,450

2014 Summary

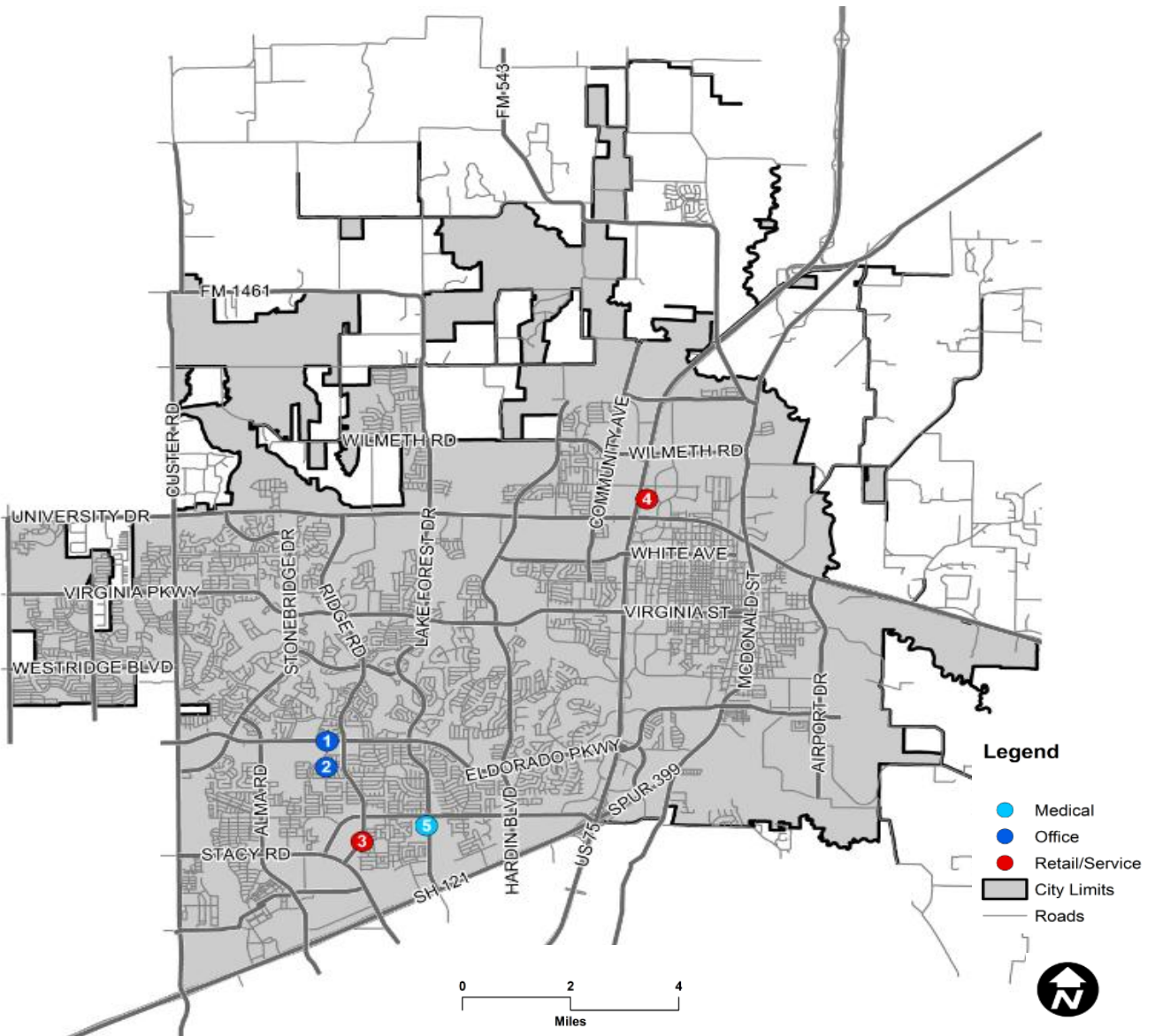
	New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2014)	98,243	25,271	\$9,539,250
Q2 (Apr - June 2014)	-	-	-
Q3 (July - Sept 2014)	-	-	-
Q4 (Oct - Dec 2014)	-	-	-
Grand Total (2014)	98,243	25,271	\$9,539,250

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. Hudson Crossing, Phase I (Building A)	Office	3120 Hudson Crossing	4,000	\$112,500	1/7/2014
2. Hudson Crossing, Phase I (Building B)	Office	3120 Hudson Crossing	4,000	\$112,500	1/7/2014
3. The Learning Experience	Retail/Service	4501 S. Ridge Rd	10,000	\$1,250,000	1/2/2014
4. Hampton Inn & Suites	Retail/Service	2008 N. Central Expy	53,902	\$3,500,000	1/15/2014
5. Lake Forest Clinic (Building A)	Medical	4200 S. Lake Forest Dr	4,600	\$458,000	1/9/2014
New Construction Totals			76,502	\$5,433,000	

New Construction Map



Note: New development projects include non-residential, multi-family, and vertical mixed-use projects only.

January
2014

New Business at a Glance

New Businesses in McKinney (as of January 31, 2014)

New Businesses

The new businesses listed below reflect non-residential building permits that have been approved by the City of McKinney. These reflect actual 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 Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Hudson Crossing, Phase I (Building A)	Construction	3120 Hudson Crossing	4,000	0	\$112,500	1/7/2014
	Hudson Crossing, Phase I (Building B)	Construction	3120 Hudson Crossing	4,000	0	\$112,500	1/7/2014
	Marion Energy	Finish Out	2150 S. Central Expy	0	3,535	\$125,000	1/9/2014
	Watson & Chalin	Renovation	725 E. University Dr	0	2,590	\$295,000	1/17/2014
	Rosenthal & Wadas, PLLC	Finish Out	4500 Eldorado Pkwy	0	366	\$27,000	1/22/2014
TOTAL				8,000	6,491	\$672,000	

Restaurant	New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Little Caesar's Pizza	Finish Out	9245 Virginia Pkwy	0	1,350	\$45,000	1/24/2014
TOTAL				0	1,350	\$45,000	

Retail/Service	New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Permit Date Issued
	The Learning Experience	Construction	4501 S. Ridge Rd	10,000	0	\$1,250,000	1/2/2014
	Second Evolution Clothes	Finish Out	4900 Eldorado Pkwy	0	2,600	\$30,000	1/15/2014
	Massage Heights	Finish Out	6150 Eldorado Pkwy	0	2,923	\$152,800	1/15/2014
	Hampton Inn	Construction	2008 N. Central Expy	53,902	0	\$3,500,000	1/15/2014
	1st Choice Auto	Addition	1500 S. McDonald St	1,200	0	\$48,000	1/27/2014
	Cooper Aerobics Center	Finish Out	7910 Collin McKinney Pkwy	0	804	\$29,000	1/29/2014
America's Best Contacts & Eyeglasses	Finish Out	3190 S. Central Expy Suite #500	0	3,343	\$150,000	1/30/2014	
TOTAL				65,102	9,670	\$5,159,800	

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

Industrial	New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Warrior Industrial	Addition	2140 Redbud Blvd	525	0	\$10,000	1/3/2014
TOTAL				525	0	\$10,000	

**January
2014**

New Business at a Glance

New Businesses in McKinney (as of January 31, 2014)

Institutional

New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
Imagine International Academy of North Texas	Addition	2860 Virginia Pkwy	20,016	0	\$2,900,000	1/14/2014
TOTAL			20,016	0	\$2,900,000	

Medical

New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
Best Kids Care	Finish Out	4200 S. Lake Forest Dr Suite #100	0	3,420	\$106,450	1/9/2014
Lake Forest Clinic (Building A)	Construction	4200 S. Lake Forest Dr	4,600	0	\$458,000	1/9/2014
JS Family Dental	Finish Out	7785 Eldorado Pkwy	0	1,923	\$177,000	1/16/2014
Counseling & Consulting Associates of North Texas	Finish Out	2750 Virginia Pkwy	0	2,417	\$11,000	1/17/2014
TOTAL			4,600	7,760	\$752,450	

TOTAL NON-RESIDENTIAL: 98,243 25,271 \$9,539,250

Vertical Mixed Use Quarterly Summary
Quarter 1: (January - March)

Development Type	January 2014	February 2014	March 2014	Qtr 1 Totals (as of Jan 31)
Office				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Retail/Service				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Multi-Family				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0
Other				
New Building Square Footage	0			0
Interior Finish-Out Square Footage	0			0
Construction Valuation	\$0			\$0

2014 Summary

	New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2014)	0	0	\$0
Q2 (Apr - June 2014)	0	0	\$0
Q3 (July - Sept 2014)	0	0	\$0
Q4 (Oct - Dec 2014)	0	0	\$0
Grand Total (2014)	0	0	\$0

January
2014

Vertical Mixed-Use at a Glance

Vertical Mixed-Use Projects in McKinney (as of January 31, 2014)

New Vertical Mixed-Use

Office	New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Permit Date Issued
	n/a						
	TOTAL						

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

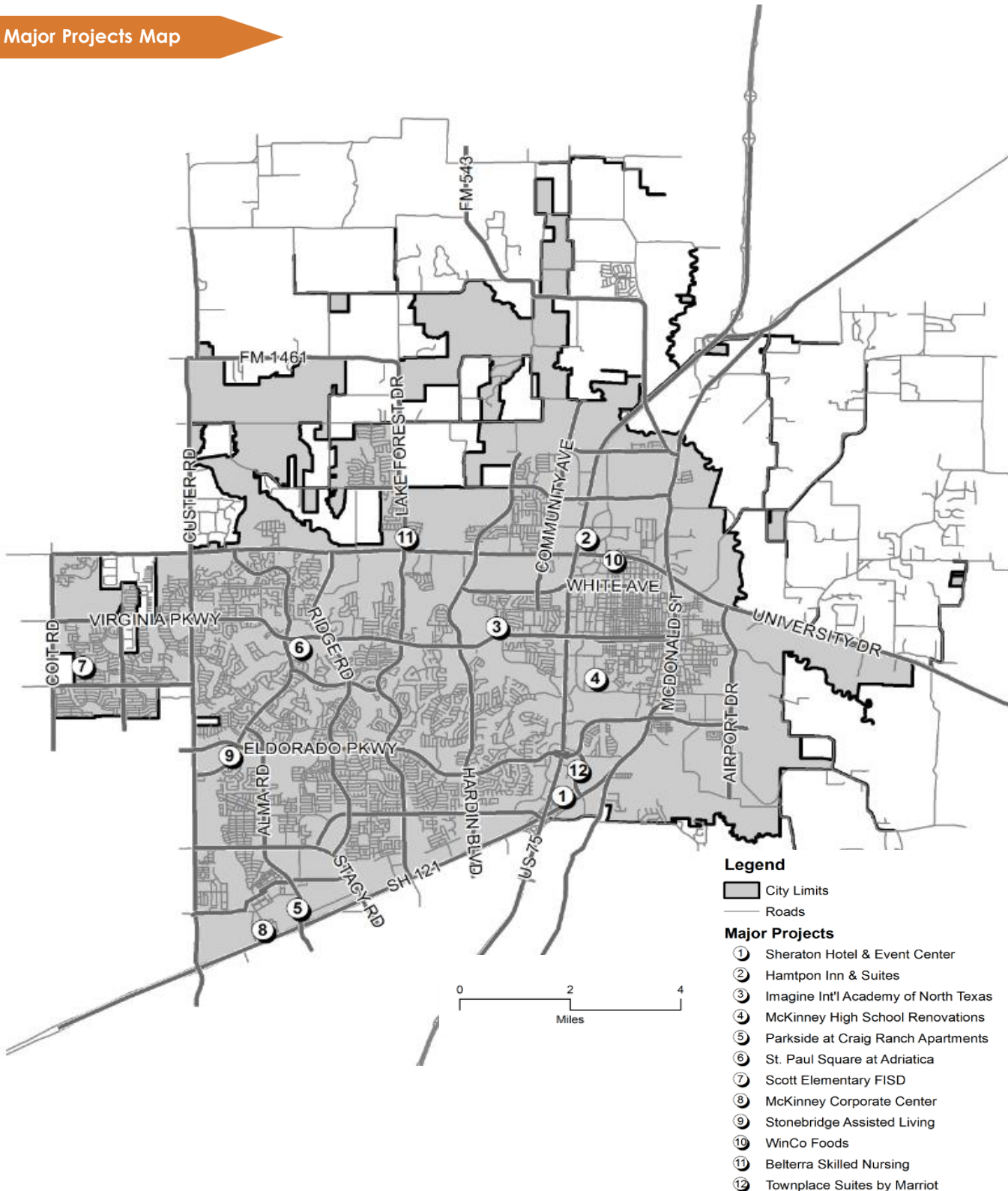
Multi-Family	New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Permit Date Issued
	n/a						
	TOTAL						

Other	New Business Name	Permit Type	Address	New Sq. Ft.	Finish Out Sq. Ft.	Valuation	Permit Date Issued
	n/a						
	TOTAL						

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.

Major Projects Map



Major Project Descriptions

Project numbers correspond to map legend on previous page.



1

Sheraton Hotel & Event Center
1900 Gateway Boulevard
Valuation \$6.5 million
(Phase I Only)
Permit Issuance December 2013



2

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



3

Imagine International Academy of North Texas Addition
2860 Virginia Parkway
Valuation \$2.9 million
Permit Issuance January 2014



4

McKinney High School Renovation
1400 Wilson Creek Boulevard
Valuation \$45.4 million
Permit Issuance May 2012



5

Parkside @ Craig Ranch Apartments
6150 Alma Road
Valuation \$28.8 million
Permit Issuance July 2013



6

St. Paul Square @ Adriatica
470 Adriatic Parkway
Valuation \$18.5 million
Permit Issuance February 2013



7

Scott Elementary (FISD)
10550 Millbend Drive
Valuation \$12.5 million
Permit Issuance May 2013



8

McKinney Corporate Center
6800 Weiskopf Avenue
Valuation \$10 million
Permit Issuance July 2013



9

Stonebridge Assisted Living
3300 S. Stonebridge Drive
Valuation \$9.5 million
Permit Issuance July 2013



10

WinCo Foods
1800 Graves St
Valuation \$6.5 million
Permit Issuance June 2013



11

Belferra Skilled Nursing
2170 Lake Forest Dr
Valuation \$6 million
Permit Issuance February 2013



12

Townplace Suites by Marriott
1832 Marketplace Dr
Valuation \$3 million
Permit Issuance April 2013