

January
2015

McKinney at a Glance

A monthly report prepared by the McKinney Planning Department

City of McKinney
Planning Department

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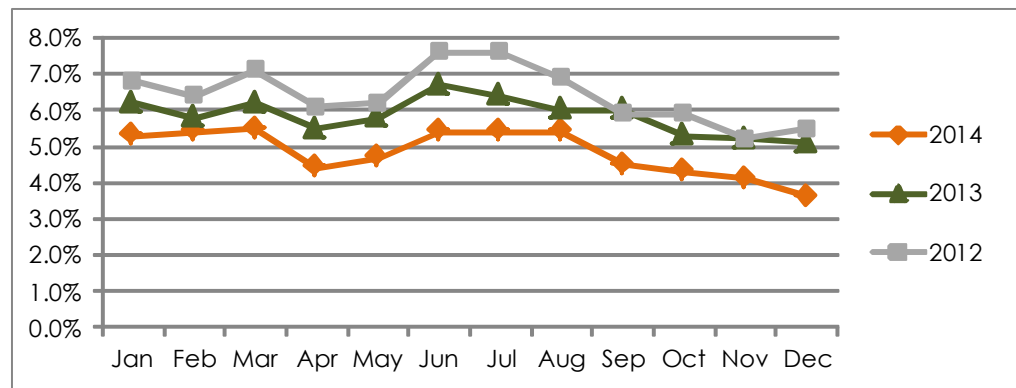
Population Summary

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
December 2014

Unemployment Rates	
McKinney:	3.6%
Collin County:	3.7%
Texas:	4.6%

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 ¹	161	\$52,958,944	161	\$52,958,944
Multi-Family	1 @245	\$21,000,000	1 @ 245	\$21,000,000
Non-Residential ²	3	\$5,084,042	3	\$5,084,042
Vertical Mixed-Use	0	\$0	0	\$0

¹ Includes permits issued in the Trinity Falls Municipal Utility District. This month, 5 single family permits valued at \$1,538,784 were issued in the Trinity Falls MUD. Year to date, 5 single family permits valued at \$1,538,784 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.



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	161	\$52,958,944
Q2	305	\$103,812,464	440	\$150,586,422	678	\$223,774,220	493	\$165,301,479		
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		
Total	1,154	\$384,571,347	1,490	\$503,960,461	1,862	\$629,236,262	1,703	\$581,978,845	161	\$52,958,944

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		
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		
Total	1@366	\$24,000,000	2@668	\$46,877,763	1@418	\$28,859,713	4@548	\$47,218,075	1@245	\$21,000,000

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	3	\$5,084,042
Q2	9	\$13,250,300	11	\$90,639,388	7	\$26,415,000	11	\$26,926,188		
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		
Total	32	\$54,317,660	39	\$154,463,795	50	\$88,691,400	43	\$111,907,571	3	\$5,084,042

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		
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	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 1, a total of 5 single family permits, valued at \$1,538,784 were issued in the Trinity Falls MUD. Year-to-Date for the 2015 calendar year, 5 single family permits, valued at \$1,538,784 have been issued in the Trinity Falls MUD.

² Includes permits issued in the Trinity Falls Municipal Utility District. In Quarter 1, 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.

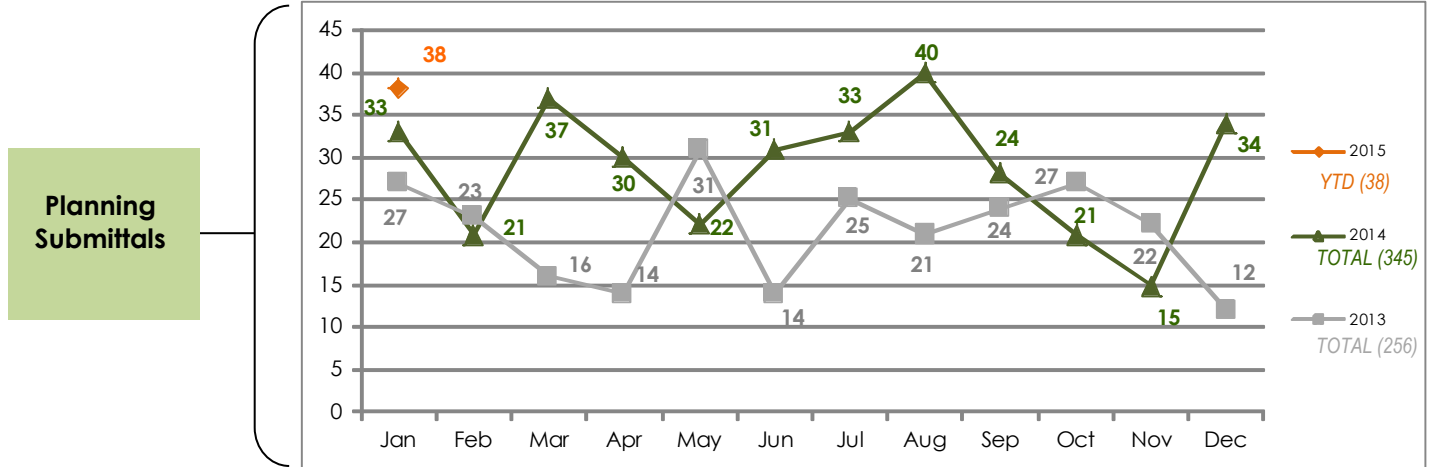
Planning Submittal Summary

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	12	n/a	n/a	n/a	12	n/a	n/a	n/a
Zoning ²	4	0	0	n/a	4	0	0	n/a
Site Plans	8	1	0	3	8	1	0	3
Plats	18	12	0	10	18	12	0	10
Architectural Elevations	5	0	0	3	5	0	0	3
Other	3	1	2	0	3	1	2	0
Totals	38	14	2	16	38	14	2	16

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



Engineering & Parks

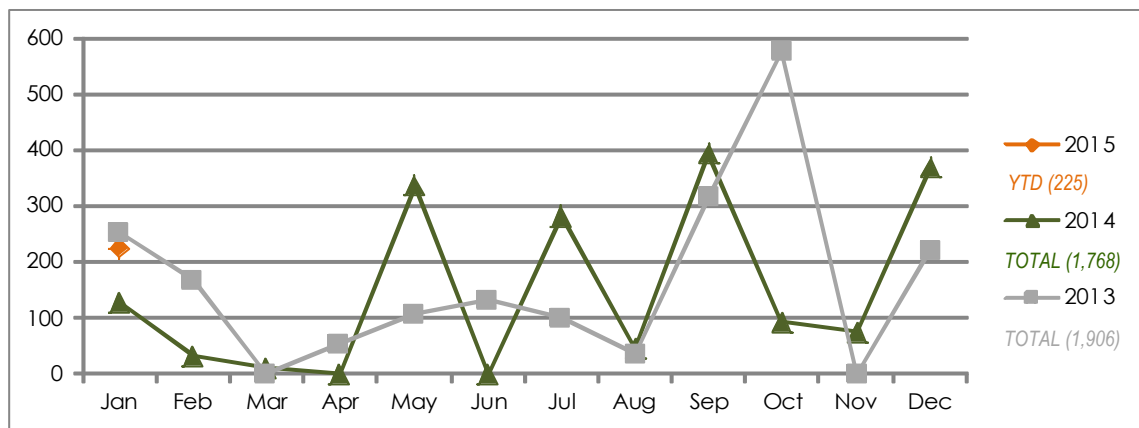
Engineering & Parks Summary

Development Type	This Month	Year to Date
Engineering Development Plans Reviewed	34	34
Engineering CIP Payments Made	54	54
Park CIP Payments Made	8	8

Approved Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	225												225
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

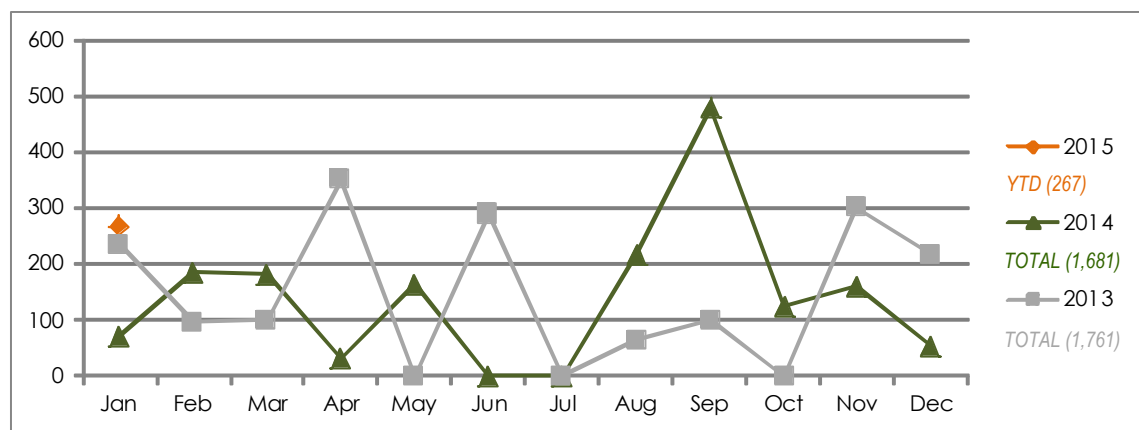
Approved Single Family Lots Comparison



Filed Single Family Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	267												267
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

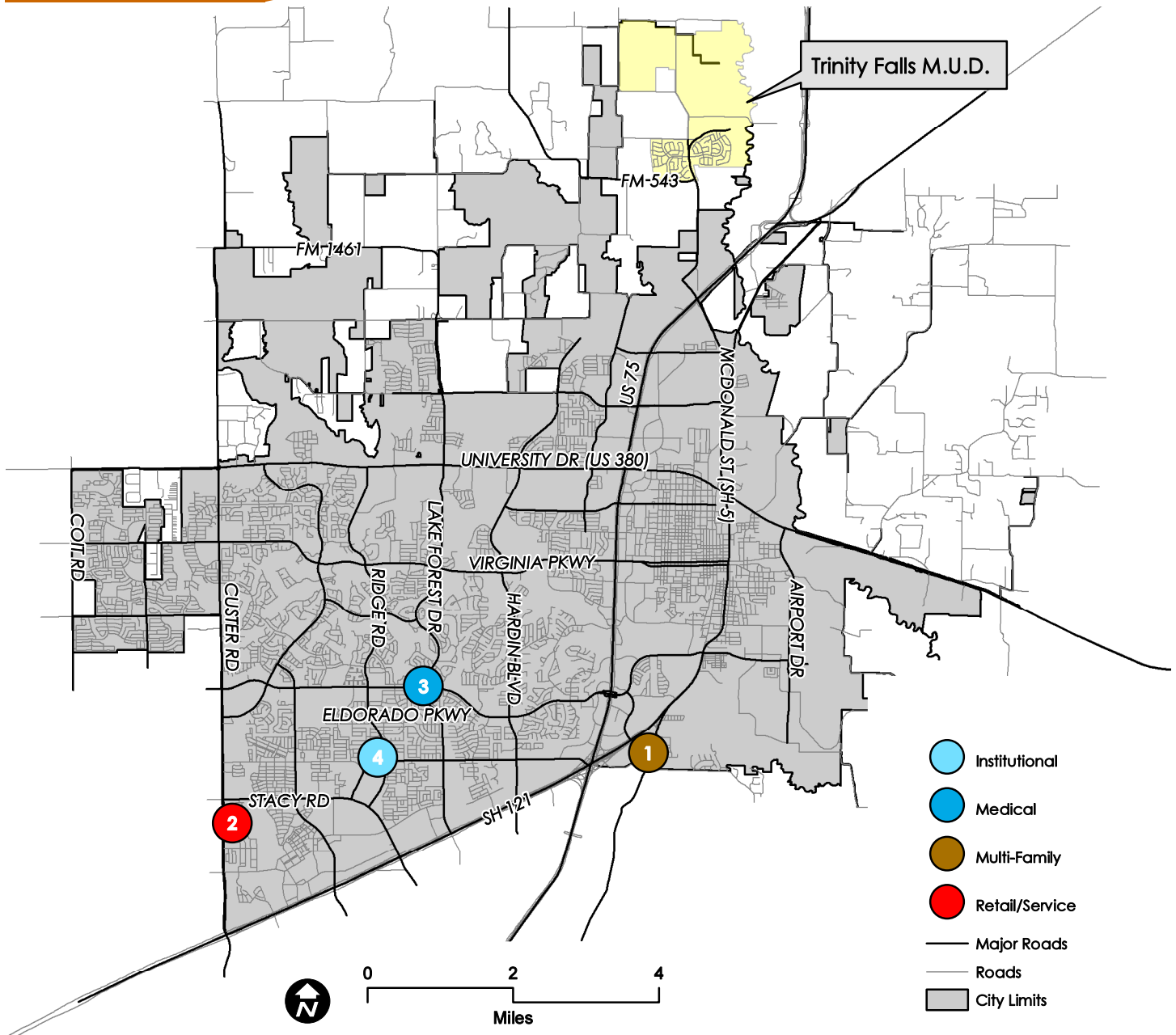
New Businesses in McKinney (as of January 31, 2015)

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. McKinney Urban Village	Multi-Family	2500 S. McDonald St.	258,575 (245 units)	\$21,000,000	1/30/2015
2. Children's Learning Adventure	Retail/Service	5151 S. Custer Rd.	33,271	\$2,100,000	1/16/2015
3. First Choice Emergency Room	Medical	5000 Eldorado Pkwy.	7,040	\$1,800,000	1/20/2015
4. Heartland Montessori School	Institutional	6150 McKinney Ranch Pkwy.	10,935	\$1,184,042	1/14/2015
New Construction Totals			390,821	\$26,084,042	

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 January 31, 2015)

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

Office				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	5,110	0	0	5,110
Construction Valuation	\$46,750	\$0	\$0	\$46,750
Retail/Service				
New Building Square Footage	33,271	0	0	33,271
Interior Finish-Out Square Footage	16,217	0	0	16,217
Construction Valuation	\$2,220,000	\$0	\$0	\$2,220,000
Restaurant				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$48,000	\$0	\$0	\$48,000
Recreation				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Industrial				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Institutional				
New Building Square Footage	10,935	0	0	10,935
Interior Finish-Out Square Footage	4,152	0	0	4,152
Construction Valuation	\$1,223,042	\$0	\$0	\$1,223,042
Medical				
New Building Square Footage	7,040	0	0	7,040
Interior Finish-Out Square Footage	13,225	0	0	13,225
Construction Valuation	\$2,788,000	\$0	\$0	\$2,788,000

**2015
Summary**

	New Building Sq Ft	Interior Finish Out Sq Ft	Construction Valuation
Q1 (Jan - Mar 2015)	51,246	38,704	\$6,325,792
Q2 (Apr - June 2015)			
Q3 (July - Sept 2015)			
Q4 (Oct - Dec 2015)			
Grand Total (2015)	51,246	6,364,496	\$6,325,792

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New Business at a Glance

New Businesses in McKinney (as of January 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.

Office	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Boss Fight Entertainment, Inc.	Finish Out	610 Elm St. (Suite 800)		5,110	\$46,750
TOTAL:				0	5,110	\$46,750	

Retail/Service	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Tupps Brewery	Finish Out	721 Anderson St.		15,167	\$100,000
	Eye Level Learning Center	Finish Out	4900 Eldorado Pkwy. (Suite 116)		1,050	\$20,000	1/14/2015
	Children's Learning Adventure	Construction	5151 S. Custer Rd.	33,271		\$2,100,000	1/16/2015
TOTAL:				33,271	16,217	\$2,220,000	

Restaurant	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
		Churchill's Pub (Roof Repair)	Alteration	100 N. Tennessee St.			\$48,000
TOTAL:				0	0	\$48,000	

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

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	

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New Business at a Glance

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

New Businesses (cont.)

Institutional	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	Brookhaven Church	Finish Out	8412 Stacy Rd. (Suite 400)		4,152	\$39,000	1/6/2015
	Heartland Montessori School	Construction	6150 McKinney Ranch Pkwy.	10,935		\$1,184,042	1/14/2015
	TOTAL:			10,935	4,152	\$1,223,042	

Medical	New Business Name	Permit Type	Address	New Building Sq. Ft.	Finish Out Sq. Ft.	Valuation	Date Permit Issued
	First Choice Emergency Room	Construction	5000 Eldorado Pkwy.	7,040		\$1,800,000	1/20/2015
	Medical Center of McKinney	Alteration	4500 Medical Center Dr.		6,500	\$450,000	1/29/2015
	Davita McKinney North Dialysis	Finish Out	5329 W. University Dr.		6,725	\$538,000	1/28/2015
TOTAL:			7,040	13,225	\$2,788,000		

TOTAL NON-RESIDENTIAL: 51,246 38,704 \$6,325,792

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Vertical Mixed-Use at a Glance

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

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

Development Type	January 2015	February 2015	March 2015	Qtr 1 Totals (as of January 31)
Office				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Retail/Service				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Multi-Family				
New Building Square Footage	0	0	0	0
Interior Finish-Out Square Footage	0	0	0	0
Construction Valuation	\$0	\$0	\$0	\$0
Other				
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
Q2 (Apr - June 2015)			
Q3 (July - Sept 2015)			
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 January 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	

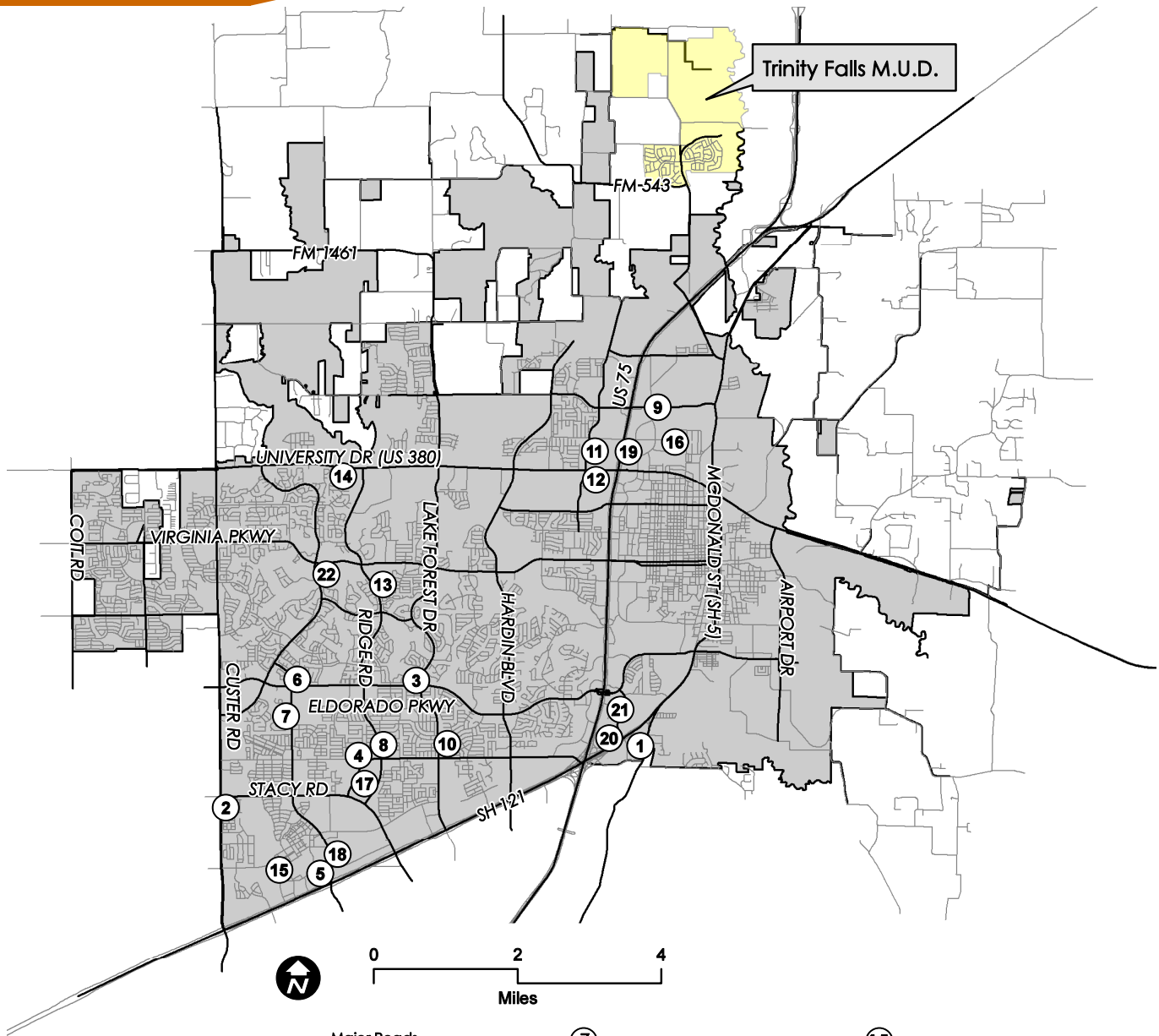
TOTAL VERTICAL MIXED-USE 0 0 \$0

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 | ⑦ Emerald Cottages | ⑮ Piazza on the Green |
| — Roads | ⑧ Out of Space Storage | ⑯ StatLab Medical Products |
| ■ City Limits | ⑨ United Parcel Services (UPS) | ⑰ Millennium of McKinney |
| ① McKinney Urban Village | ⑩ Lake Forest Self Storage | ⑱ North Texas Athletics |
| ② Children's Learning Adventure | ⑪ Collin College Conference Center | ⑲ Hampton Inn & Suites |
| ③ First Choice Emergency Room | ⑫ Collin College Health Services | ⑳ Sheraton Hotel & Event Center |
| ④ Heartland Montessori | ⑬ Dowell Middle School | ㉑ Townplace Suites by Marriott |
| ⑤ Parkside at Craig Ranch Phase II | ⑭ Long-term Acute Care Hospital | ㉒ St. Paul Square at Adriatica |
| ⑥ McKinney Medical Village | | |

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



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



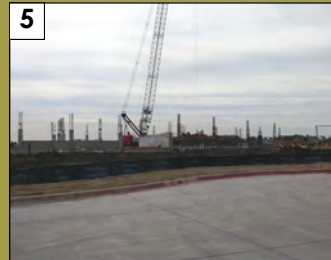
Children's Learning Adventure
5151 S. Custer Rd.
Valuation: \$2.1 million
Permit Issuance: January 2015



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



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



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



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



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



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



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



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



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

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Major Projects at a Glance

Major Projects Descriptions

Project numbers correspond to map legend on page 11.



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



North Texas Athletics
6143 Alma Road
Valuation: \$1.2 million
Permit Issuance: Feb 2014



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



Sheraton Hotel & Event Center
1900 Gateway Boulevard
Valuation: \$6.5 million (Phase 1 Only)
Permit Issuance: Dec 2013



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



St. Paul Square at Adriatica
470 Adriatic Parkway
Valuation: \$18.5 million
Permit Issuance: Feb 2013