



# MCKINNEY 2006

Prepared by the Planning Department

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## CITY OF MCKINNEY PLANNING DEPARTMENT

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Texas 75069

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Monday through Friday



City of McKinney

January, 2007

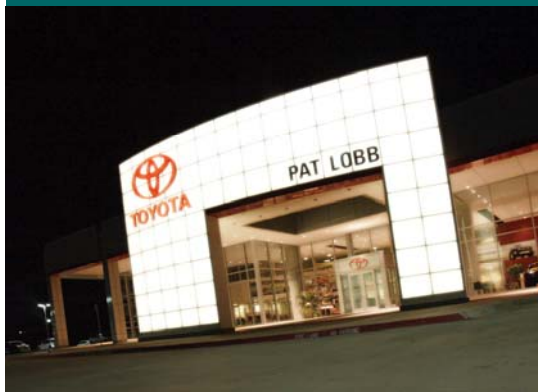
Population

**115,198**

## PEI WEI



## PAT LOBB TOYOTA

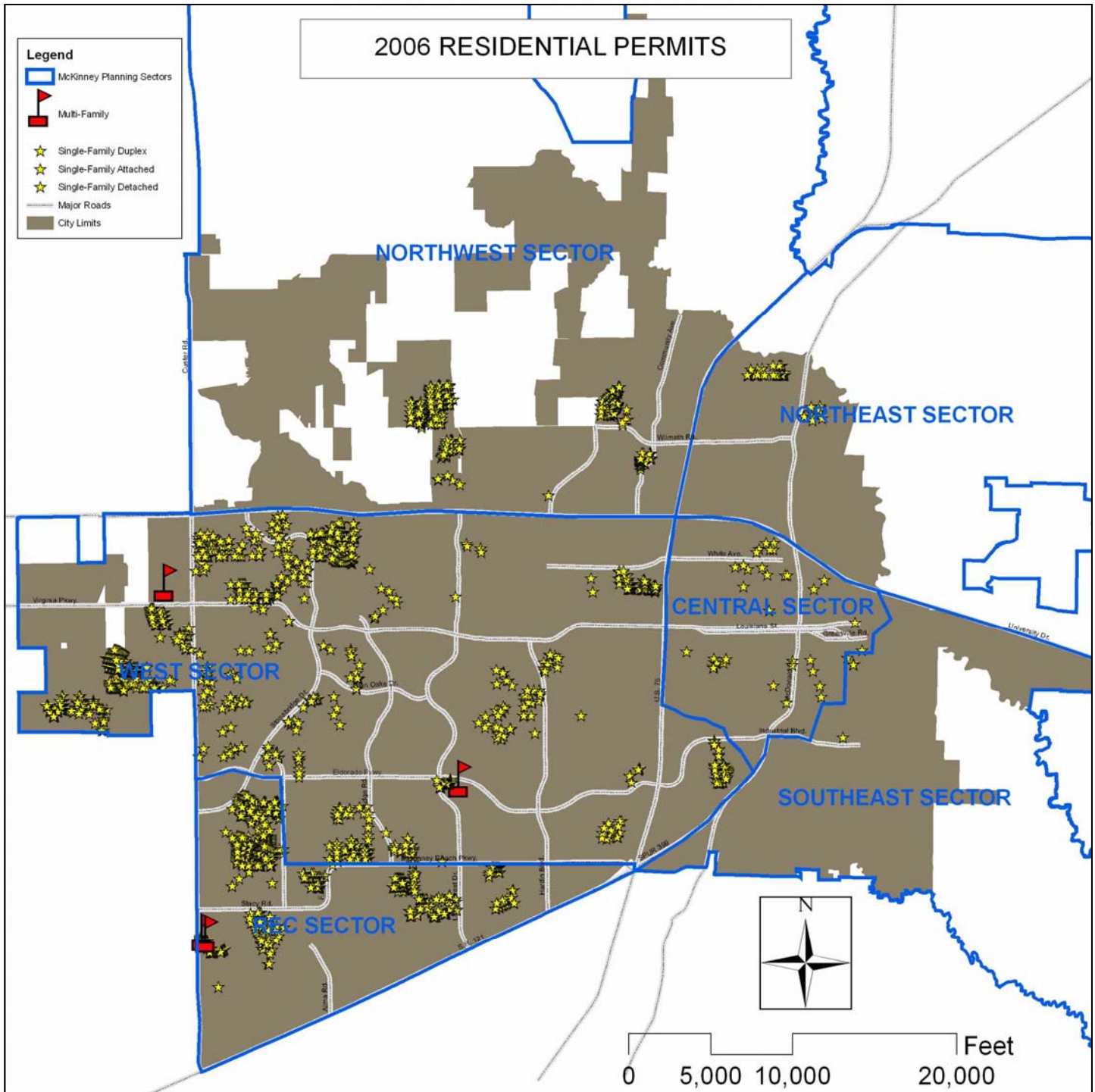


## CHILIS



## WENDY'S

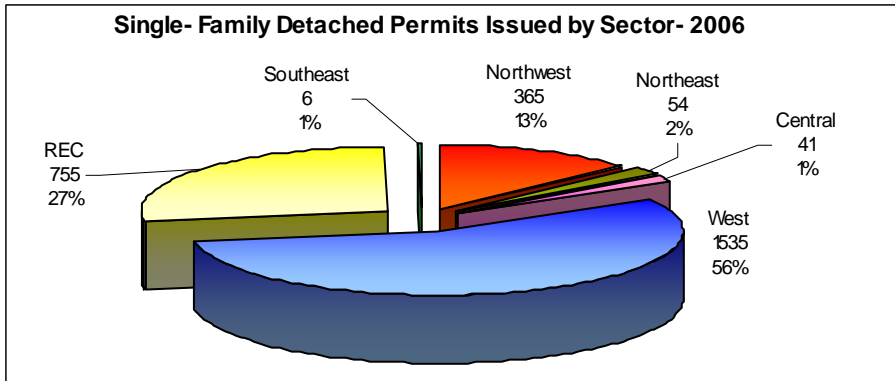




**RESIDENTIAL PERMITS**

City of McKinney issued 2,979 single-family permits in 2006. The west sector of the City had 56% of the single family units permitted in 2006, followed by the regional employment center (REC) sector in southwestern region of the City at 27%. A total of 3,311 residential units including single-family detached, multi-family and single-family attached were permitted in 2006. 83% of which were single family detached (2756 permits), 10% multi-family units(6 permits) and about 7% single family-attached(223 permits).

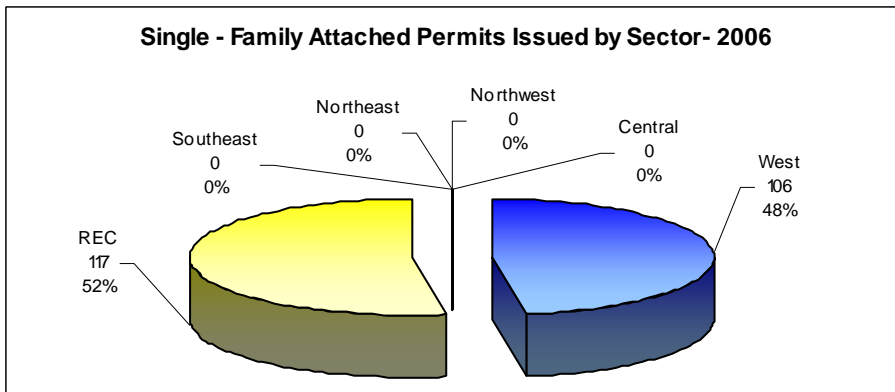
**Single-Family Detached Permits Issued by Sector- 2006**



The west sector had the largest number of single-family detached permits issued in 2006, followed by the regional employment center (REC) sector at 753 and the north-west sector at 365.



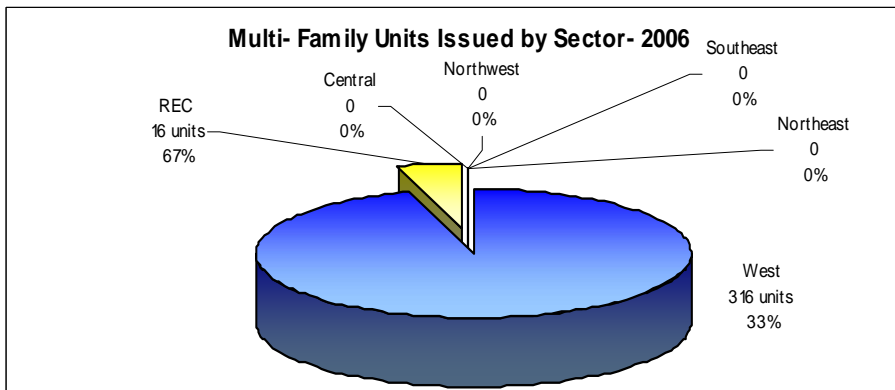
**Single-Family Attached Permits Issued by Sector- 2006**



There were a total of 223 single-family attached (townhome) permits that were issued in 2006. The majority(52%) of this type of development was seen in the regional employment (REC) sector of the city, and with a significant share in the west sector(48%).

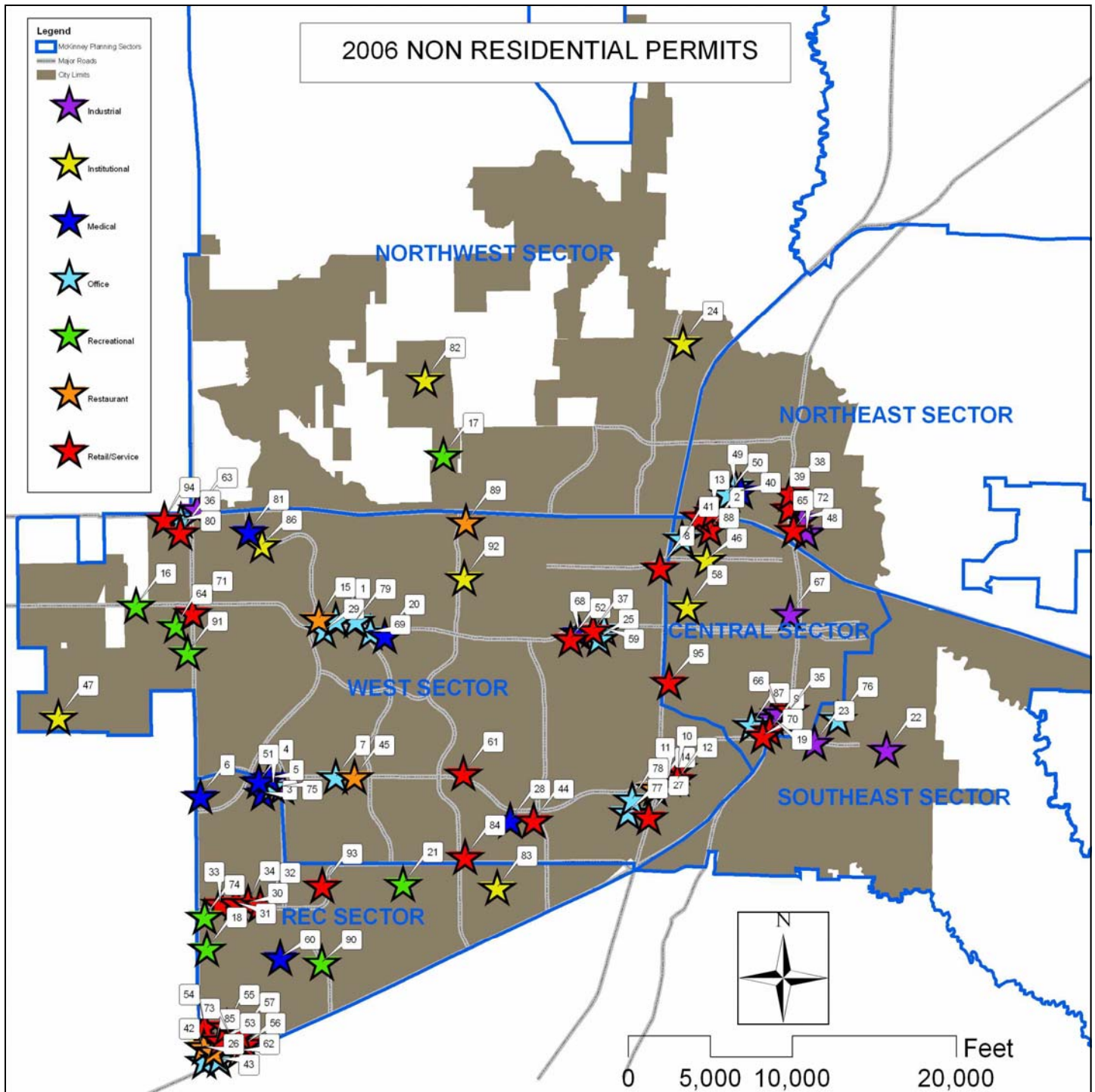


**Multi-Family Units Issued by Sector- 2006**



There were 6 multi-family permits issued this year with a total of 332 units. The multi-family developments include The Havens, Villas at Westridge and Wellstone at Craig Ranch.





Note: Please refer to index on the next page for project information.

**NON- RESIDENTIAL PERMITS**

There were 95 non-residential permits issued in 2006, 87 of which were commercial permits and 8 institutional/tax exempt permits.

The restaurants (new building) permitted in 2006 include Panda Express, Chiis, Pei-Wei, Wendy's, Dickey's BBQ, Sonic, and Chicken Express. Churches permitted include St. Michaels Roman Catholic Church, Stonebridge United Methodist Church, Jesus Christ/Latter Day Church and Central Church of Christ.

The majority of the non-residential permits were retail/service permits and were permitted mostly in the regional employment center (REC) sector and the west sector.

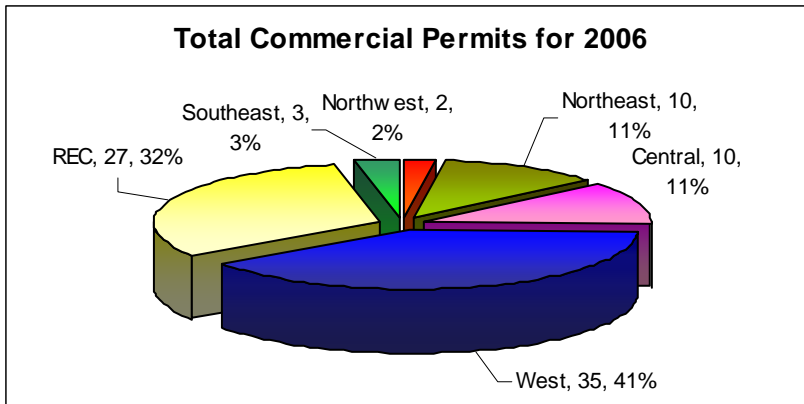
#	Project	Address	Month	Type
1	Compass Bank	6900 Virginia Pkwy.	January	Office
2	Madissen Plaza	1690 Heritage Dr.	January	Retail/Service
3	Eldorado Medical Plaza	7652 West Eldorado Pkwy.	January	Medical
4	Dr. Kobrin Office Building	7700 W. Eldorado Pkwy.	January	Medical
5	Dr. Proctor's Office Building	7692 W. Eldorado Pkwy.	January	Medical
6	Dr. Wise Professional Building	3109 S. Custer Rd. Bldg. 1	February	Medical
7	Eldorado Office Park	6717 W. Eldorado Pkwy.	February	Office
8	Huffines Hyundai	1301 N. Central Expy.	February	Retail/Service
9	Racetrac	1608 S. McDonald	February	Retail/Service
10	Eldorado Square Bldg. A	1651 W. Eldorado Pkwy.	February	Retail/Service
11	Eldorado Square Bldg. B	1701 W. Eldorado Pkwy.	February	Retail/Service
12	Eldorado Square Bldg. C	1751 W. Eldorado Pkwy.	February	Retail/Service
13	Sam's Club	1670 W. University Dr.	February	Retail/Service
14	Pei Wei Shell	3000 S. Central Expy.	February	Restaurant
15	Panda Express	6970 Virginia Pkwy.	February	Restaurant
16	Fairways West @ Westridge Amenity Center	9675 Virginia Pkwy.	February	Recreation
17	Summit View Lakes Amenity Center	2601 Soda Springs	March	Recreation
18	Hemmingway Amenity Center	8716 Trolley Trail	March	Recreation
19	Maverick Industrial Shell Building	1513 S. Tennessee St.	March	Industrial
20	Medical Park Shell Building	6595 Virginia Pkwy.	March	Medical
21	Saddle Club Amenity Center	4401 Mesa Dr.	April	Recreation
22	Aeros Aviation Charter	1441 Industrial Blvd.	April	Industrial
23	Avion Park	194 Industrial Blvd.	April	Industrial
24	Collin County Central Plant Shop	4600 Community Avenue	April	Institutional/Tax Exempt
25	Virginia Parkway Professional Center	2730 Virginia Pkwy.	April	Office
26	Chili's	7675 S. Custer Rd.	April	Restaurant
27	Toyota of McKinney (Pat Lobb)	3350 S. Central Expy.	April	Retail/Service
28	Dana Orthodontics	4271 Highlands Dr.	May	Medical
29	Independent Bank	6751 Virginia Pkwy.	May	Office
30	Craig Ranch Plaza Bldg. # 1	8412 FM 720	May	Retail/Service
31	Craig Ranch Plaza Bldg. # 2	8408 FM 720	May	Retail/Service
32	Craig Ranch Plaza Bldg. # 3	8404 FM 720	May	Retail/Service
33	Craig Ranch Plaza Bldg. # 4	8400 FM 720	May	Retail/Service
34	Craig Ranch Plaza Bldg. # 5	8416 FM 720	May	Restaurant
35	Dollar General	1420 S. McDonald St.	May	Retail/Service
36	Wal-Mart Super Center	1721 N. Custer Rd.	May	Retail/Service
37	Virginia Commons Shell	2741 Virginia Pkwy.	May	Retail/Service
38	Beer-Wine Store/State Inspections Facility	401 Interchange St.	May	Retail/Service
39	RSC Rental	1533 N. McDonald St.	May	Retail/Service
40	Erchon Medical Bldg.	2021 Commerce Dr.	June	Medical
41	Redbud Corner Office Bldg.	1575 Redbud Ave.	June	Office
42	Wachovia Financial	7775 S. Custer Rd.	June	Office
43	Wells Fargo Bank	8990 St. Hwy 121	June	Office
44	Stein Mart	3150 S. Hardin Blvd.	June	Retail/Service
45	Sonic Drive In	6481 W. Eldorado Pkwy.	June	Restaurant
46	Central Church of Christ	1805 White Ave.	June	Institutional/Tax Exempt
47	Charlie & Charlotte Mooneyham Elementary	2301 Eden Cir.	June	Institutional/Tax Exempt
48	Fasteners First Bldg.	1504 Mercury Cir.	June	Industrial
49	Atmos Energy Bldg. 100	1681 Corporate Dr.	July	Office
50	Atmos Energy Bldg. 200	1681 Corporate Dr.	July	Office
51	Eldorado Medical Park Office/Shell	7668 W. Eldorado Pkwy.	July	Office
52	McKinney Express Car Wash	2791 Virginia Pkwy.	July	Retail/Service
53	McKinney Towne Crossing "A"	8930 State Hwy. 121	July	Retail/Service
54	McKinney Towne Crossing "D"	7645 S. Custer Rd.	July	Retail/Service
55	McKinney Towne Crossing "E"	8950 State Hwy. 121	July	Retail/Service
56	McKinney Towne Crossing "F"	8910 State Hwy. 121	July	Retail/Service
57	McKinney Towne Crossing "G"	8880 State Hwy. 121	July	Retail/Service
58	St. Michaels Roman Catholic Church	411 Paula Rd.	August	Institutional/Tax Exempt
59	Virginia Pkwy. Professional Center	2709 Virginia Pkwy.	August	Office
60	Cooper Clinic(Shell Building)	7850 Collin McKinney Pkwy.	August	Medical
61	Eldorado Crossing	4600 W. Eldorado Pkwy.	August	Retail/Service
62	Chick-Fil-A	8700 State Hwy. 121	August	Restaurant
63	Ewing Irrigation	8960 W. University Dr.	August	Industrial

Note: Project numbers reflect locations indicated on the map (previous page)

#	Project	Address	Month	Type
64	Villas of Westridge Amenity Center	575 S. Virginia Hills Dr.	September	Recreation
65	John Deere Tractors	1501 Mercury Dr.	September	Industrial
66	Ferguson Welding	1712 S. McDonald Dr.	September	Industrial
67	Warehouse-Shell at Chestnut St.	703 N. Chestnut Dr.	September	Industrial
68	All about Children Pediatrician's Office	2217 W. Eldorado Pkwy.	September	Medical
69	Professional Park at Stonebridge Ranch	5881 Virginia Pkwy.	September	Office
70	Quik Trip Fuel Center	1700 S. McDonald St.	September	Retail/Service
71	Custer-Virginia Retail Center	210 N. Custer Rd.	September	Retail/Service
72	Vector Supply	411 McKinney Pkwy.	September	Retail/Service
73	Wendy's	8904 State Hwy. 121	September	Restaurant
74	Wellstone Clubhouse # 33	8651 FM 720	October	Recreation
75	Republic Self Storage 2	3080 Alma Dr.	October	Industrial
76	Encore Wire Corporate Office	1329 Millwood Dr.	October	Office
77	Castle Rock Bldg. # 4	2240 Bush Dr.	October	Office
78	Alliance Sales-Building # 3	2250 Bush Dr.	October	Office
79	Virginia/Ridge Professional Center	5971 Virginia Pkwy.	October	Office
80	Wachovia Financial Center-University Dr.	9021 W. University Dr.	October	Office
81	Dermatology and Skin Care Center	1790 N. Stonebridge Dr.	October	Medical
82	Heatherwood Elementary-PISD	3125 Bluewood Dr.	October	Institutional/Tax Exempt
83	Jesse McGowen Elementary-MISD	4300 Columbus Dr.	October	Institutional/Tax Exempt
84	Seven Eleven-Lake Forest Dr.	3975 Lake Forest Dr.	October	Retail/Service
85	Dickey's BBQ - St. Hwy 121	8628 State Hwy. 121	October	Restaurant
86	Stonebridge United Methodist Church Expansion	1800 S. Stonebridge Dr.	November	Institutional/Tax Exempt
87	Collin County Appraisal District	250 W. Eldorado Pkwy.	November	Institutional/Tax Exempt
88	Sam's Club Fueling Station	1904 Redbud Blvd.	November	Retail/Service
89	Chicken Express	1930 N. Lake Forest Dr.	November	Restaurant
90	Michael Johnson Athletic Center	6051 Alma Rd.	December	Recreation
91	Westridge Golf Training Facility	9055 N. Cotton Ridge Rd.	December	Recreation
92	Jesus Christ/Latter Day Church	1020 N. Lake Forest Dr.	December	Institutional/Tax Exempt
93	Bates Junior Academy	6800 Bountiful Dr.	December	Retail/Service
94	Murphy Oil Fueling Station	9091 W. University Dr.	December	Retail/Service
95	Just Brakes	909 S. Central Expy.	December	Retail/Service

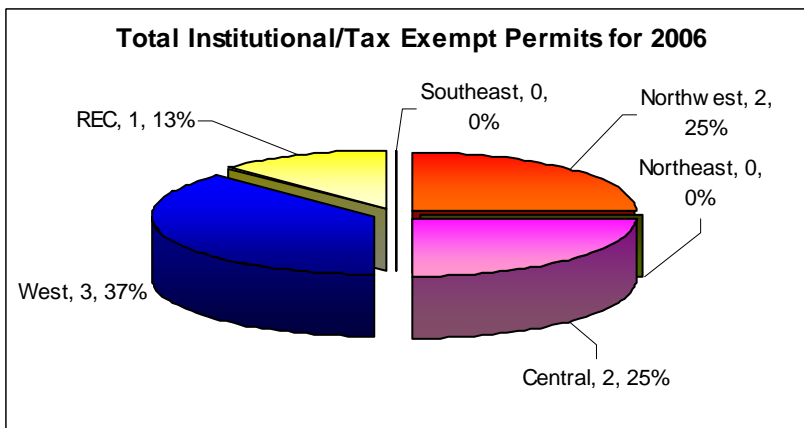


Note: Project numbers reflect locations indicated on the map (previous page)

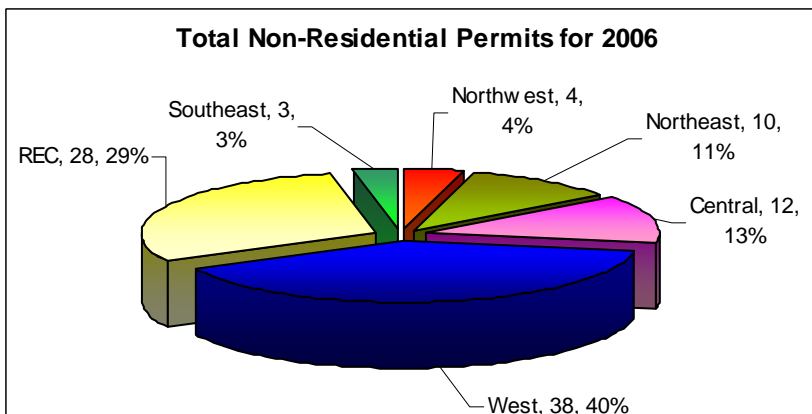


Note: Commercial development includes retail/services, medical, offices, recreational, and restaurant categories.

87 commercial permits were issued in 2006, 35% of which were issued in the west sector, 32% in the regional employment center (REC) sector and 11% in the northeast and central sectors.



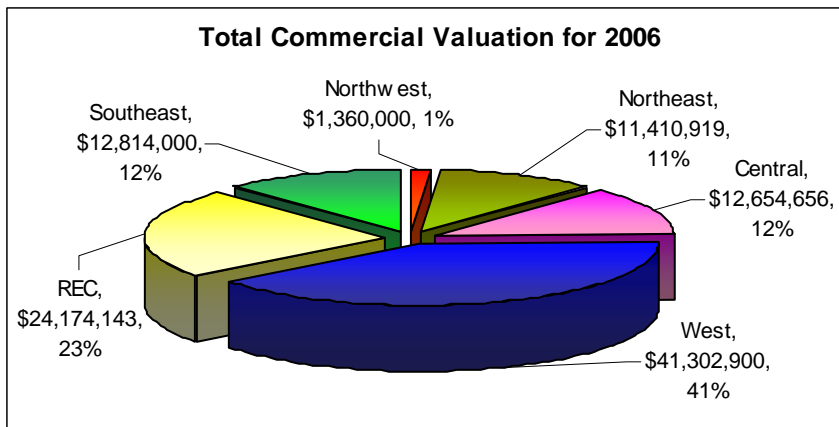
8 institutional/tax exempt permits were issued in 2006, 37% of which were issued in the west sector, and 25% each in the northwest and central sectors.



There were a total of 95 non-residential permits issued in 2006. The majority of which were issued in the west sector(38 permits) and the regional employment center (REC) sector(28 permits).

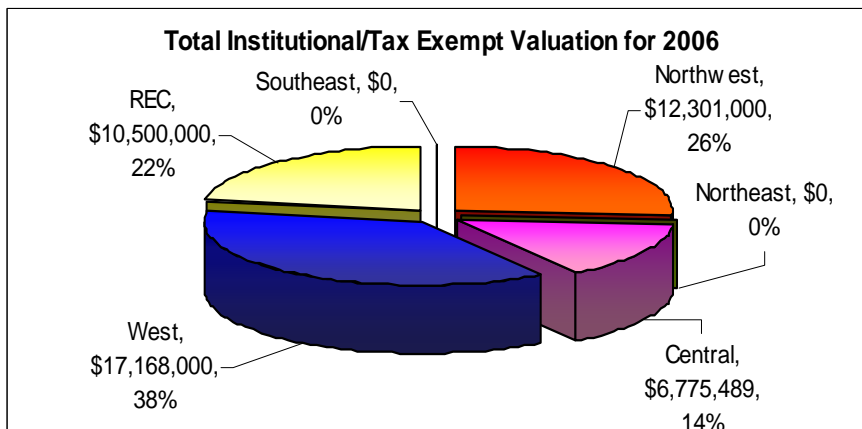


Note: Indicates only new non-residential permits and does not include alteration/additions/finish out valuation.

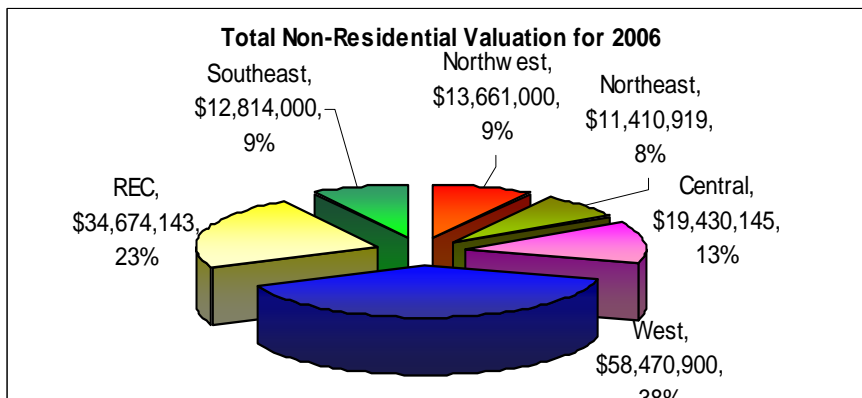


Note: Commercial development includes retail/services, medical, offices, recreational, and restaurant categories.

The total valuation of 87 commercial permits issued in 2006 was \$103,716,618. 41% of the commercial valuation was in the west sector, 23% in the regional employment center (REC) sector, and 12% each in the southeast sector and the central sectors.



The total valuation of 8 institutional permits issued in 2006 was \$46,744,489. 38% of the total valuation was for permits issued in the west sector, 26% in the northwest sector and 22% in the regional employment (REC) sector.



The total valuation of 95 non-residential permits issued in 2006 was \$150,461,107.



Note: Valuation indicates only new non-residential permits and does not include alteration/additions/finish out valuation.

**NON-RESIDENTIAL PERMITS BY QUARTER (2002-2006)**

	2002	2002	2003	2003	2004	2004	2005	2005	2006	2006
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	40	\$11,013,450	6	\$10,545,000	16	\$19,842,433	9	\$15,464,000	20	\$18,392,406
Q2	22	\$23,422,100	13	\$12,350,000	12	\$36,579,443	25	\$77,450,000	28	\$46,140,820
Q3	8	\$5,535,604	12	\$48,450,717	14	\$16,846,600	18	\$80,615,000	25	\$30,740,229
Q4	8	\$4,228,924	22	\$15,088,000	13	\$19,055,300	14	\$23,292,297	22	\$55,187,652
<b>Total</b>	<b>78</b>	<b>\$44,200,078</b>	<b>53</b>	<b>\$86,433,717</b>	<b>55</b>	<b>\$92,323,776</b>	<b>66</b>	<b>\$196,821,297</b>	<b>95</b>	<b>\$150,461,107</b>

**MULTI FAMILY UNIT PERMITS BY QUARTER (2002-2006)**

	2002	2002	2003	2003	2004	2004	2005	2005	2006	2006
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	1@248	\$9,400,000	2@280	\$10,600,000	0	\$0	2@94	\$4,051,259	1@276	\$20,000,000
Q2	0	\$0	0	\$0	1@35	\$3,018,073	1@202	\$12,500,000	1@40	\$3,092,371
Q3	0	\$0	0	\$0	0	\$0	2@170	\$10,784,398	2@8	\$1,477,304
Q4	0	\$0	0	\$0	0	\$0	0@0	\$0	2@8	\$1,477,304
<b>Total</b>	<b>1@248</b>	<b>\$9,400,000</b>	<b>2@280</b>	<b>\$10,600,000</b>	<b>1@35</b>	<b>\$3,018,073</b>	<b>5@466</b>	<b>\$27,335,657</b>	<b>6@332</b>	<b>\$26,046,979</b>

**SINGLE FAMILY PERMITS BY QUARTER (2002-2006)**

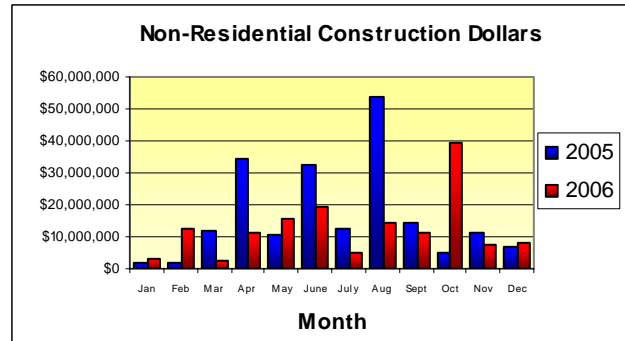
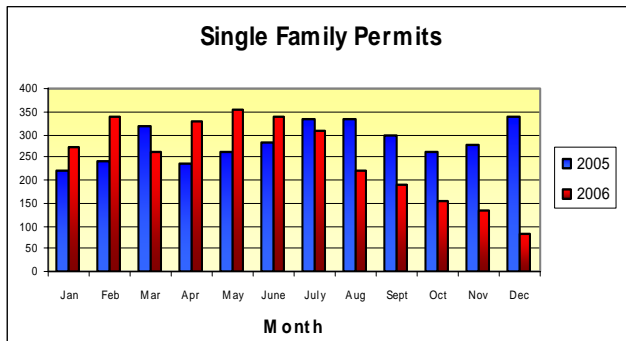
	2002	2002	2003	2003	2004	2004	2005	2005	2006	2006
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	660	\$94,013,935	645	\$89,018,110	700	\$99,669,866	781	\$112,254,924	876	\$127,137,006
Q2	575	\$80,687,250	719	\$100,004,806	933	\$127,570,300	779	\$109,820,435	1017	\$143,205,940
Q3	536	\$73,922,130	850	\$115,403,273	734	\$102,188,680	961	\$137,217,450	718	\$113,717,706
Q4	532	\$73,913,283	583	\$74,579,967	651	\$92,645,856	879	\$126,253,931	368	\$59,399,015
<b>Total</b>	<b>2,303</b>	<b>\$322,536,598</b>	<b>2,797</b>	<b>\$379,006,156</b>	<b>3,018</b>	<b>\$422,074,702</b>	<b>3,400</b>	<b>\$485,546,740</b>	<b>2,979</b>	<b>\$443,459,667</b>

Note: Permits listed per calendar year

Note: All permits listed are for new building permits alone and do not include additions and alteration permits

**SINGLE FAMILY PERMITS (2005-2006)**

**NON RESIDENTIAL VALUATION (2005-2006)**

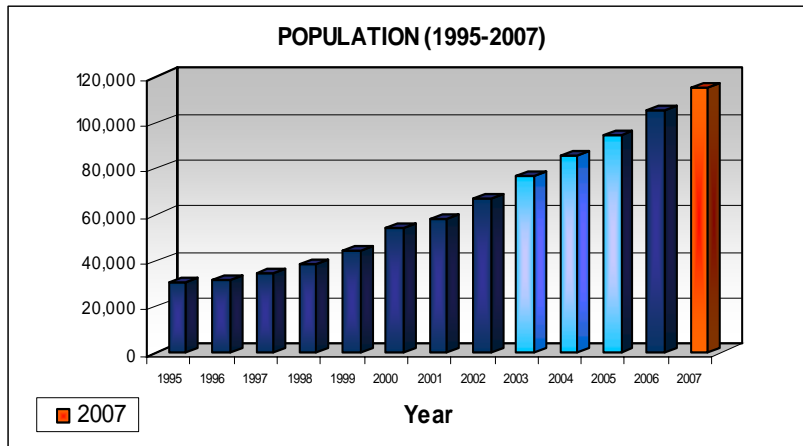


McKinney Population (1890 - 2006)					
Year	Population	Year	Population	Year	Population
1890	2,489	1990	21,283	2000	54,369*
1900	4,342	1991	23,138	2001	58,438**
1910	4,714	1992	24,261	2002	66,990**
1920	6,677	1993	25,953	2003	76,907**
1930	7,307	1994	29,706	2004	85,865**
1940	8,555	1995	30,173	2005	94,733**
1950	10,560	1996	31,783	2006	104,853**
1960	13,763	1997	34,150	2007	115,198**
1970	15,193	1998	38,700		
1980	16,256	1999	44,000		

\*Official Census 2000 figure.

Source: City of McKinney

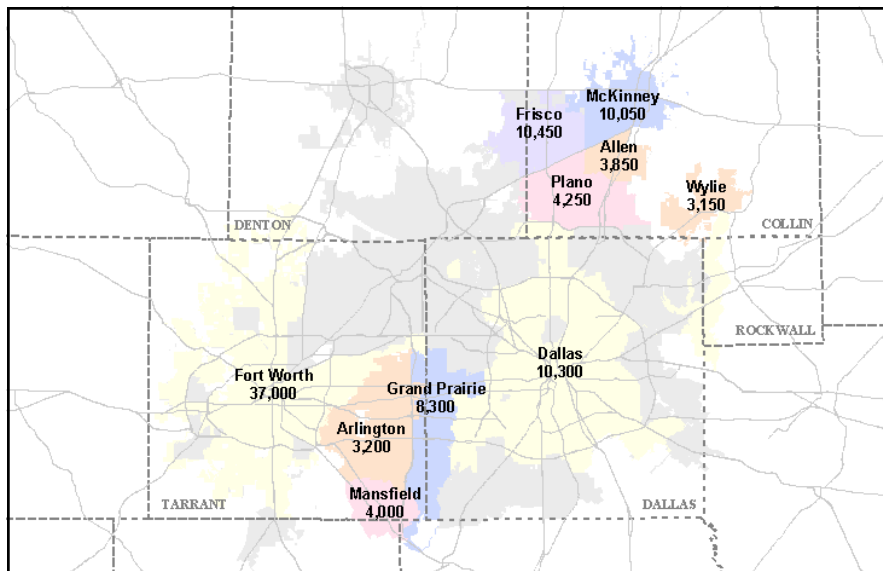
\*\* Estimate as of January of that calendar



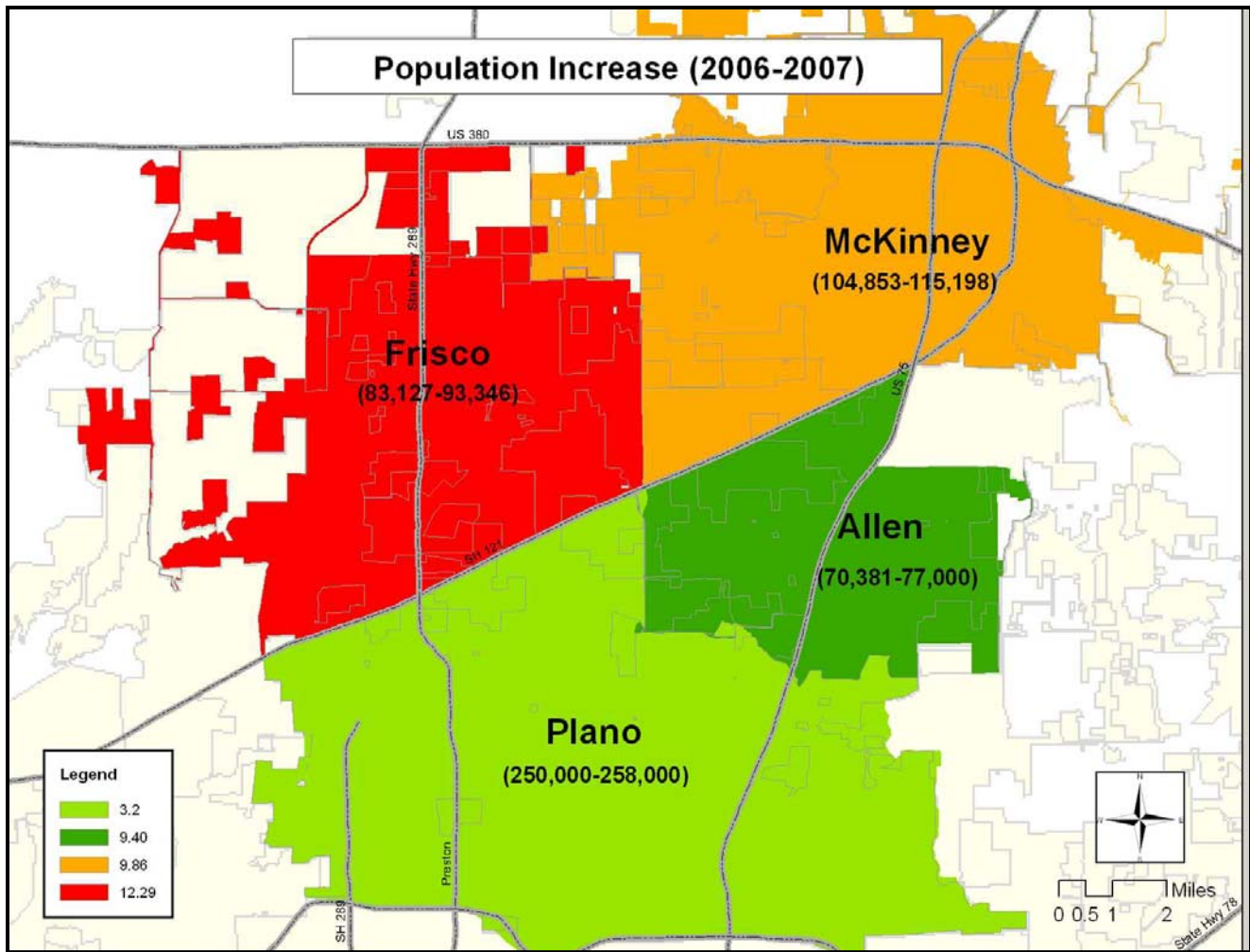
Source: City of McKinney

The population for the City of McKinney as of January 2007 is 115,198. McKinney added 10,345 new residents in 2006. This is a 9.86% increase. The City has observed an average growth rate of approximately 10% every year since 2001. McKinney honored its 100,000 resident in November 2005 and still remains one of the fastest growing cities in the Dallas-Fort Worth region.

TOP 10 CITIES IN THE DFW REGION BY POPULATION INCREASE (2005-2006)



Source: North Central Texas Council of Governments (NCTCOG).



Note: Population estimates are for January of the calendar year

**POPULATION SUMMARY**

The map indicates population estimates for McKinney, Plano, Allen and Frisco. In 2006, McKinney added more new residents(10,345) than Plano(8,000), Allen(6,619) and Frisco(10,219). However, Frisco’s population grew at a higher rate (12.29%) than McKinney(9.86%), Allen (9.4%) and Plano(3.2%) compared to the previous year.

City	2006	2007	Increase	% Increase
Plano	250,000	258,000	8,000	3.2%
Allen	70,831	77,000	6,619	9.40%
McKinney	104,853	115,198	10,345	9.86%
Frisco	83,127	93,346	10,219	12.29%

Source: City of Allen, City of Frisco, City of Plano and City of McKinney

**CITY OF MCKINNEY - CENSUS DATA**

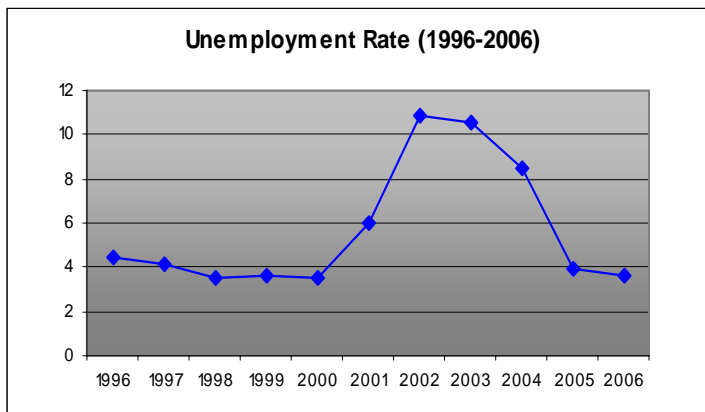
Average Household Size (persons)	2.89
Owner Occupied Housing Units	70.2%
Employment in Labor Force	70.1%
Commuting to Work - Drove Alone	80.5%
Commuting to Work - Car Pooled	13.2%
Public Transportation	0.4%
Walked	1.4%
Commuting to Work - Other Means	0.6%
Worked at Home	3.9%
Mean Travel Time to Work (in minutes)	27.3
Families below Poverty Line (1999)	4.9%

The data is based on the census 2000 population estimate of 54,369.

For more information on City of McKinney demographics, please visit the North Central Texas Council of Government's website at <http://www.nctcog.org/ris/demographics/index.asp>

Source: Census 2000

**CITY OF MCKINNEY-UNEMPLOYMENT RATE**



Source: Texas Workforce Commission

In January 2005, McKinney's unemployment rate dropped to a low of 4.1%. During the 2002 telecom bust in the surrounding communities, McKinney's unemployment rate soared to over 11%.

The average unemployment rate for 2006 was 3.6%.

Source: McKinney Economic Development Corporation

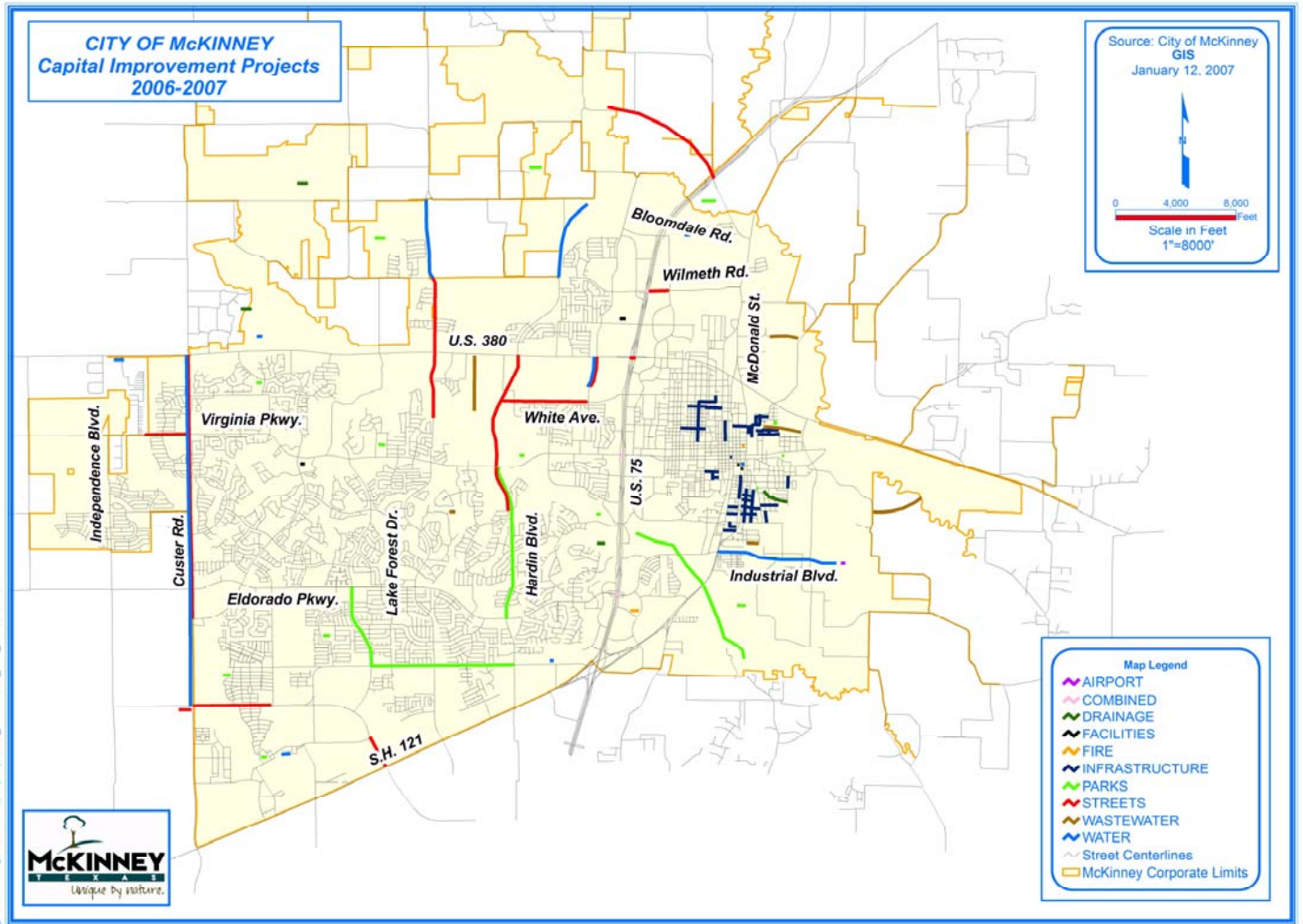
**CITY OF MCKINNEY - MAJOR EMPLOYERS**

EMPLOYER	EMPLOYEES	RANK
Raytheon	2700	1
McKinney ISD	2223	2
Collin County	1700	3
Lattimore Materials Company	1150	4
Blockbuster, Inc.	955	5
Medical Center of McKinney	900	6
Wal-Mart Store 206 & 5211	823	7
Encore Wire	767	8
City of McKinney	749	9
United American Insurance Co.	700	10
Timber Blind Manufacturing Co.	550	11
Market Street	480	12
Collin County Sheriff's Office	456	13
Orthofix, Inc.	425	14
Watson and Chalin Manufacturing Inc.	383	15
Collin County Community College District	327	16
Albertsons #4177,4296,4234	261	17
North Texas Job Corps Center	258	18
KONE, Inc.	250	19
Simpson Strong Tie Company	250	20

Source:McKinney Chamber of Commerce, Relocation and Business Resource Guide 2007

Raytheon remains McKinney's largest employer in 2006, with 2700 employees, followed by McKinney Independent School District, Collin County and Lattimore Materials Company.

McKinney has a diverse employment base, with over 60 manufacturing/distribution companies and numerous retail, service, and office employers.



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

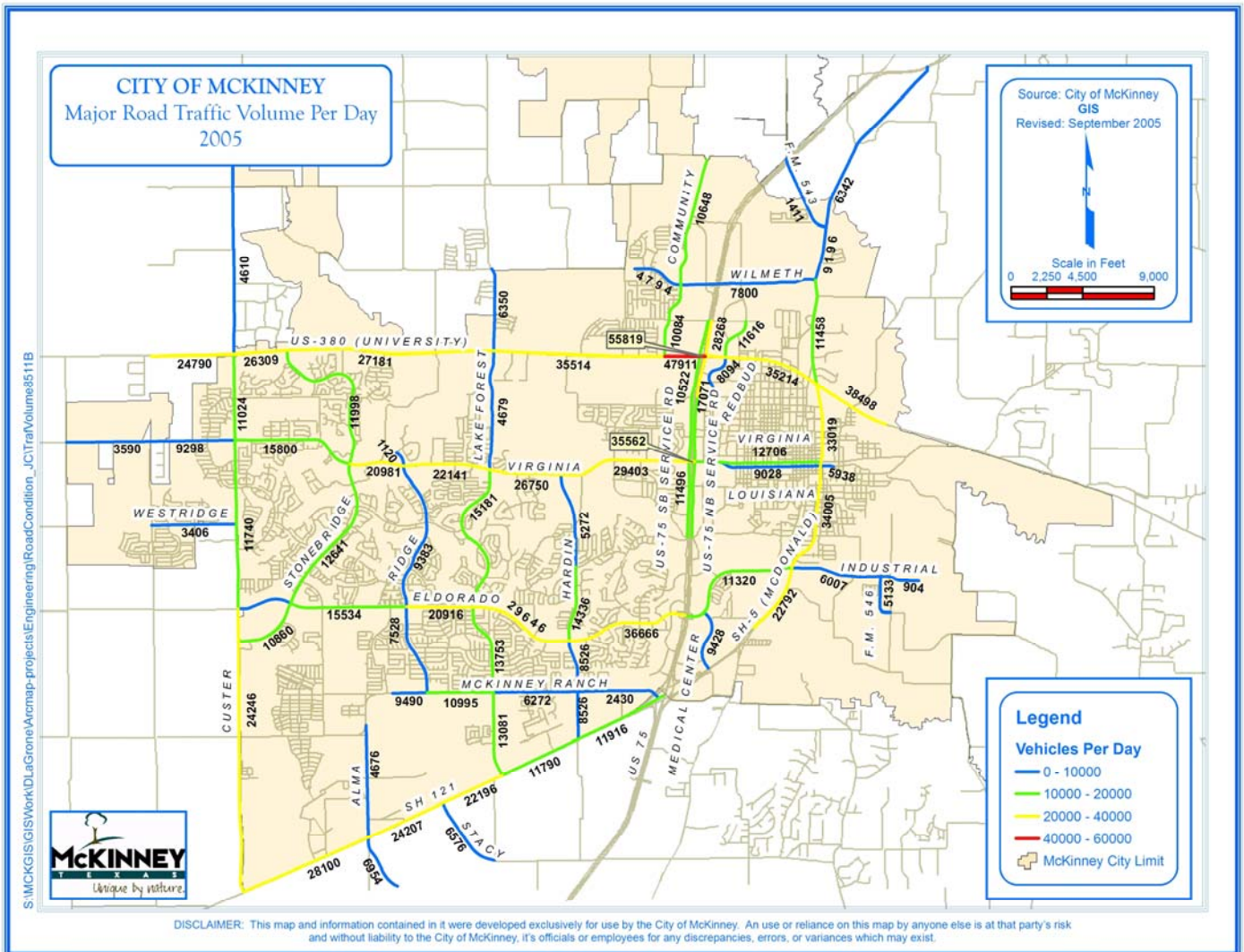
**ONGOING STREET CAPITAL IMPROVEMENT PROJECTS (2006)**

Note: The following is a list of CIP street projects alone. Please contact City of McKinney's Engineering Department for a list of other projects and detailed descriptions.

NAME	FROM	TO	DESCRIPTION
Community Avenue	White Avenue	US 380	Construct 4 lanes
White Avenue II	Bois D. Arc Rd.	Hardin Blvd.	Construct 4 lanes
Virginia Parkway	Custer Rd.	Aero Country Rd.	Construct 2 lanes
Lake Forest Dr.	US 380	Wilmeth Rd.	Construct 2 lanes
Lake Forest Dr.	Boyd High School	US 380	Construct 2 lanes
Hardin Blvd.	US 380	Virginia Pkwy.	Construct 4 lanes

Source: City of McKinney Engineering Dept.

Other projects include intersection improvements along US 75 and 380, FM 720 improvements, Custer Rd. design, and Hardin Blvd (widening south of Virginia Pkwy.).



\* Traffic volume data is available biennially and will be updated next year.

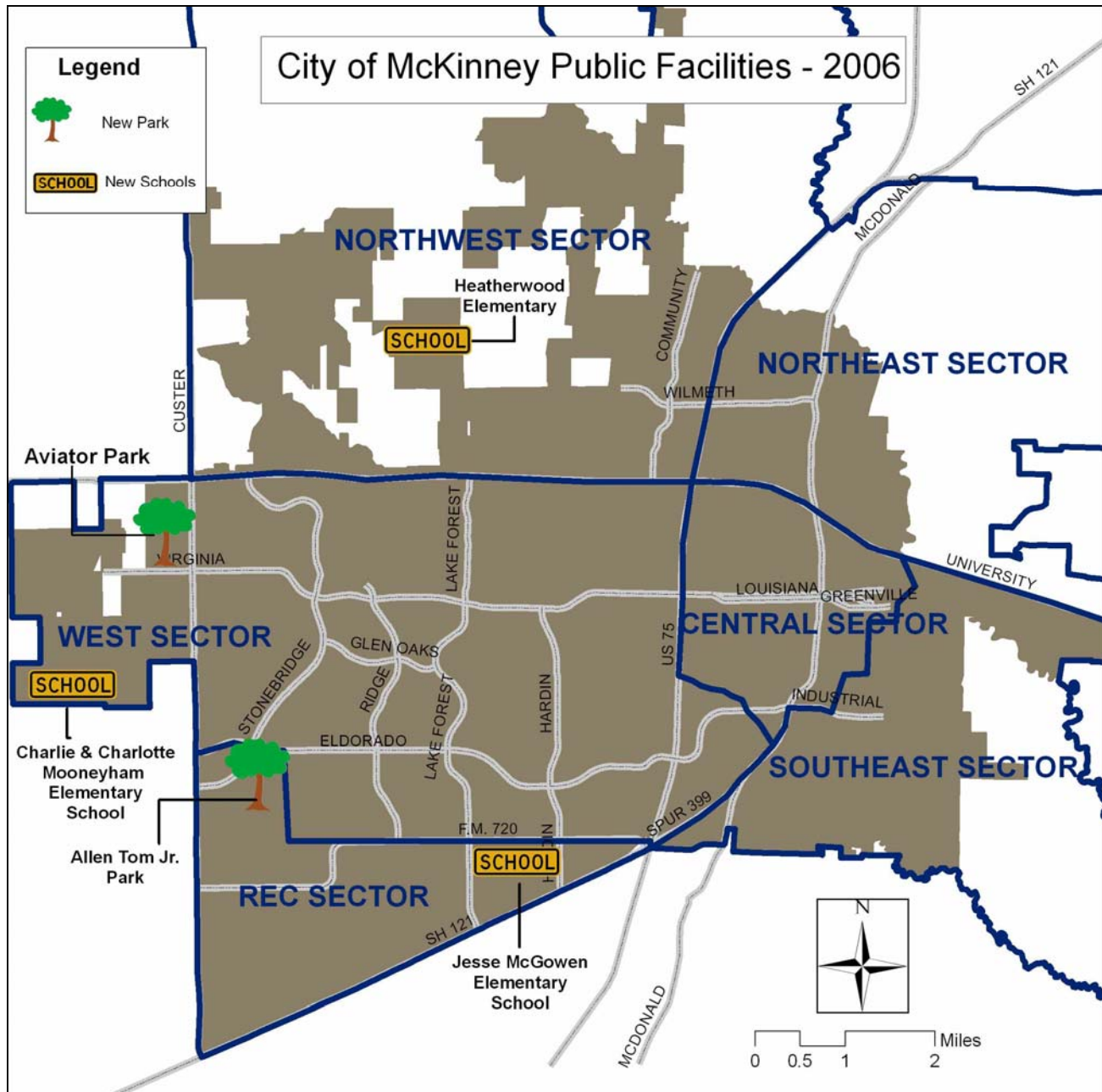
**ROAD SEGMENTS RANKED BY TRAFFIC VOLUME**

NAME	FROM	TO	TRAFFIC VOLUME*	RANK
University	US 75 SB Service Rd.	US 75 NB Service Rd.	55,819	1
University	University	US 75 SB Service Rd.	47,911	2
University	McDonald	Future Airport Rd.	38,498	3
University	US 75 NB Service Rd.	Redbud	36,883	4
Eldorado	Hardin	US 75	36,666	5
Virginia	US 75 SB Service Rd.	US 75 NB Service Rd.	35,562	6
University	Lake Forest	Community Avenue	35,514	7
University	Redbud	McDonald	35,214	8
McDonald	Louisiana	Industrial	34,005	9
McDonald	University	Louisiana	33,019	10

\* Traffic volume is the annual average daily (24 hour) traffic count.

Source: City of McKinney

Note: The average number of vehicles that travel on a road segment in a 24 hour period is counted as the traffic volume.



Note: The map lists new parks and schools built in 2006

**PARKS DESCRIPTION**

#	PARK	FACILITIES
1.	<b>Aviator Park (10 Acres)*</b> 1201 Monticello	Picnic shelter, play structure, multi-purpose court, splash pad, 15 parking spaces, hike and bike facilities.
2.	<b>Allen Tom Jr. Park (6 Acres)</b> 3301 Bahnman	Picnic shelter, barrier shelter, 44 parking spaces, hike and bike trail.

\* originally Virginia Hills

For any questions or suggestions about MCKINNEY 2006, Please contact Shilpa Ravande, Planning Department at (972)547-7407.

