

2010

ANNUAL DEVELOPMENT REPORT



Prepared by the McKinney
Planning Department
www.mckinneytexas.org

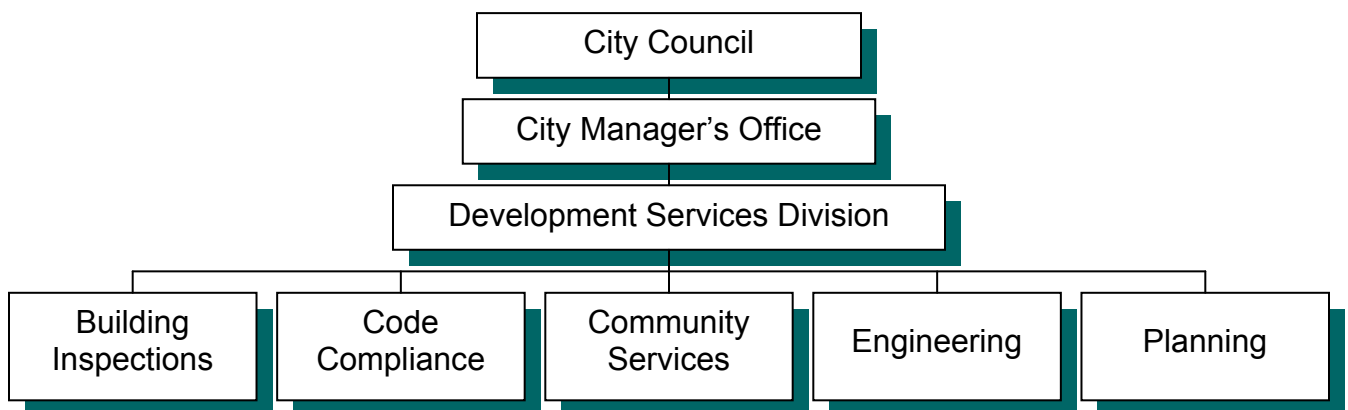
INTRODUCTION

The Annual Development Report is an annual summary of public and private development activity in the City of McKinney from January 1, 2010 through December 31, 2010.

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DEVELOPMENT SERVICES ORGANIZATIONAL STRUCTURE



LETTER FROM THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

The Development Services Division has continued to move forward this year, in spite of challenging economic times. Underscored by a comprehensive division analysis and improvement initiative performed by Zucker Systems, each of the departments within Development Services has not only continued to fulfill its basic responsibility of providing services to the citizens of McKinney but has also worked to implement ways of doing it more transparently and efficiently. Some of the activities and accomplishments of the Development Services Departments during 2010 are as follows:



- **Building Inspections** permitted and inspected commercial and residential construction projects totaling an estimated \$438 million;
- **Code Compliance** updated the Animal Control Ordinance;
- **Community Services** assisted 20 families in achieving their dream of homeownership by providing down payment and/or closing cost assistance, spent over a half-million dollars in Community Development Block Grant (CDBG) funds to benefit low and moderate income persons, and completed the 2011-2015 Housing and Community Development Consolidation Plan;
- **Engineering** managed over 90 Capital Improvement Projects (CIP) valued at over \$300 million dollars, constructed Ridge Road south of U.S. Highway 380, rehabilitated NRCS Lake 1A, made construction progress on South Custer Road, and updated the Street Design Manual, Water and Sewer Manual, and the Stormwater Manual; and
- **Planning** continued to move forward with implementation of the Town Center Study Initiative which has involved the awarding of nearly \$3 million in grant funding, and facilitated the adoption of an important economic development tool known as the Town Center Tax Increment Reinvestment Zone (TIRZ).

Recently named as one of the Top Five Places to Live by *Money Magazine*, McKinney continues to flourish as a desirable place to live, work, and play. We hope that this year's Annual Development Report will provide you with an insightful glimpse into the development activity and growth that continue to draw residents and businesses alike to McKinney and help keep us "Unique by Nature."



Sincerely,

John Kessel

Executive Director of Development Services

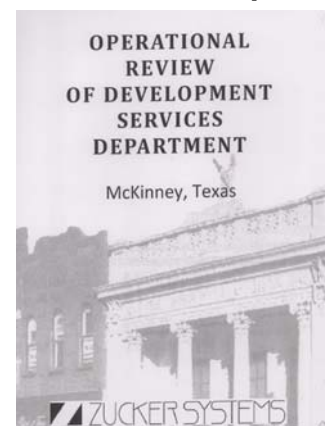
OPERATIONAL REVIEW OF DEVELOPMENT SERVICES

In October 2009, McKinney City Council approved a contract with Zucker Systems to perform an operational review and analysis of Development Services with the goal of improving operations and enhancing effectiveness and customer service. The final report (known as the Zucker Report) was delivered to City Council in May 2010 and included the following specific areas of review:

- Internal restructuring or consolidation of departments and functions
- Inter-department consolidation of similar activities or functions
- Coordination of services between the City, its customers and other local governmental entities
- Work process redesign

Overall, the Zucker Report identified many areas of strength within Development Services including:

- Faster review time of building plans compared to many communities;
- Certification of all Code Compliance Staff;
- Expediting function helps to monitor civil plan submittals and commercial building permits;
- Good organization of the Engineering Department to meet its mission of planning, designing and constructing basic infrastructure of the City; and
- Use of a detailed schedule for processing applications through the Planning and Zoning Commission by the Planning Department.



The Zucker Report also identified six key areas for improvement, including:

- Technology. Maintaining up-to-date technology applications and IT support
- Resources. Maintaining adequate resources to satisfy customer service
- Vision and Mission. Clarifying the vision and mission of the City with City Council, City Management, Development Services, and other city-entities
- Development Services Division. Integrating departmental processes and communication
- Engineering Department. Clearly defining engineering policies and procedures, as well as overcoming understaffing issues
- Planning Department. Improving consistency and communication with the development community

As of September 2010, the Development Services Division has implemented and/or completed approximately 50% of the improvement recommendations outlined in the Zucker Report. These improvements center around **customer service, communication, efficiency, and effectiveness**. Some improvements include:

- Amending the Zoning Ordinance to allow Staff approval of development plans that meet certain conditions;
- Adoption of a “Case Manager” approach to customer service; and
- Implementing cross-departmental Staff meetings to improve internal communication and inter-departmental interaction.

For more information about the Zucker Report, please contact Rob Daake, Assistant Director of Development Services at 972.547.7475.

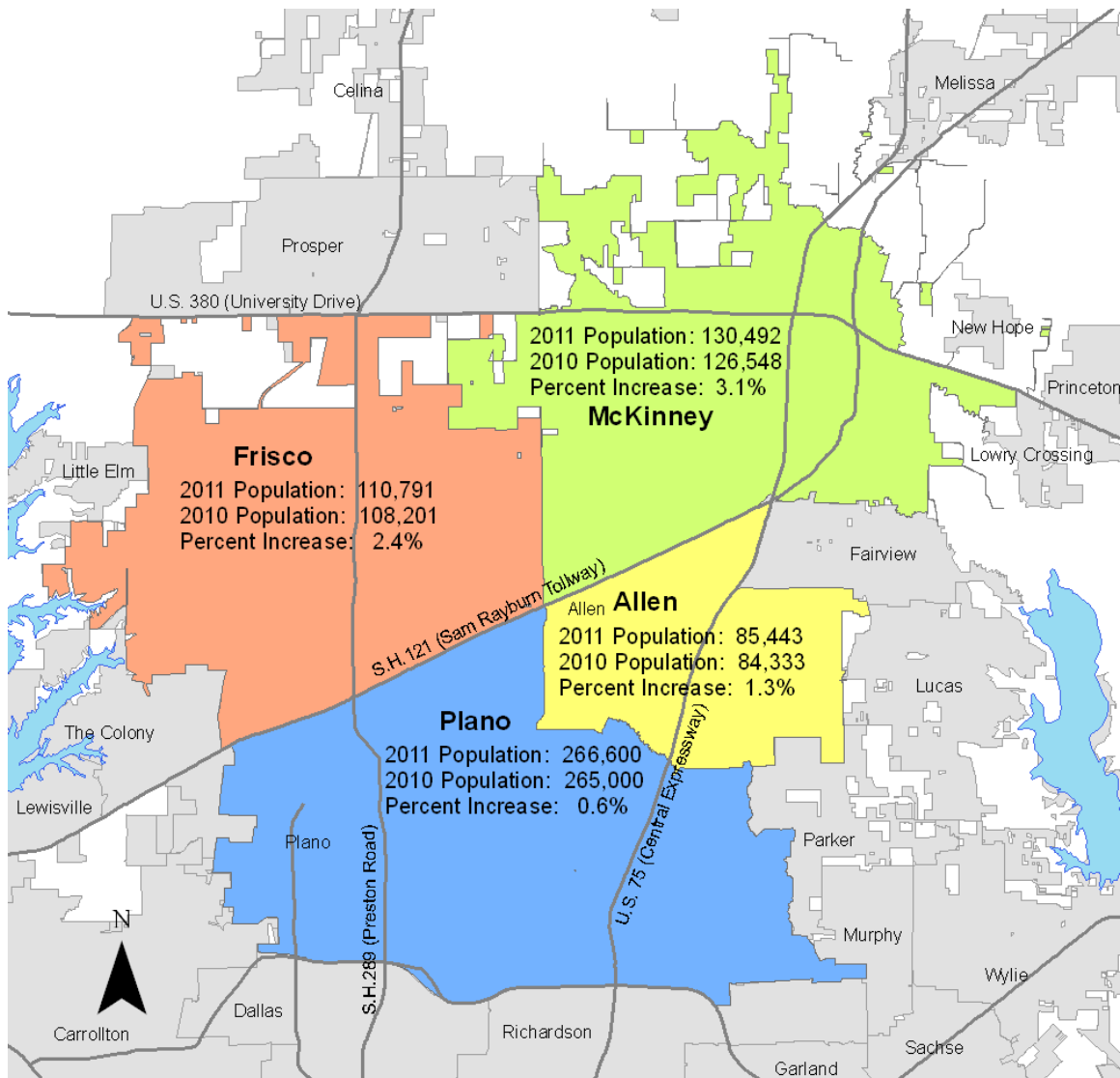
DEMOGRAPHIC INFORMATION

DEVELOPMENT INFORMATION

Projected Population at Build Out	387,000
Land Area of McKinney (City Limits only)	63 mi ²
Percent Developed (City Limits only)	53%
Land Area of McKinney (including ETJ)	116 mi ²
Percent Developed (including ETJ)	29%
Average Value of a Single Family Home (CCAD Certified Totals)	\$207,570

Source: McKinney Planning Department

POPULATION COMPARISON



Source: City of McKinney GIS Department

POPULATION INFORMATION

As of December 31, 2010, the population of the City of McKinney is estimated at 130,492. This is an addition of 3,944 new residents from 2009, an increase of 3.1%.

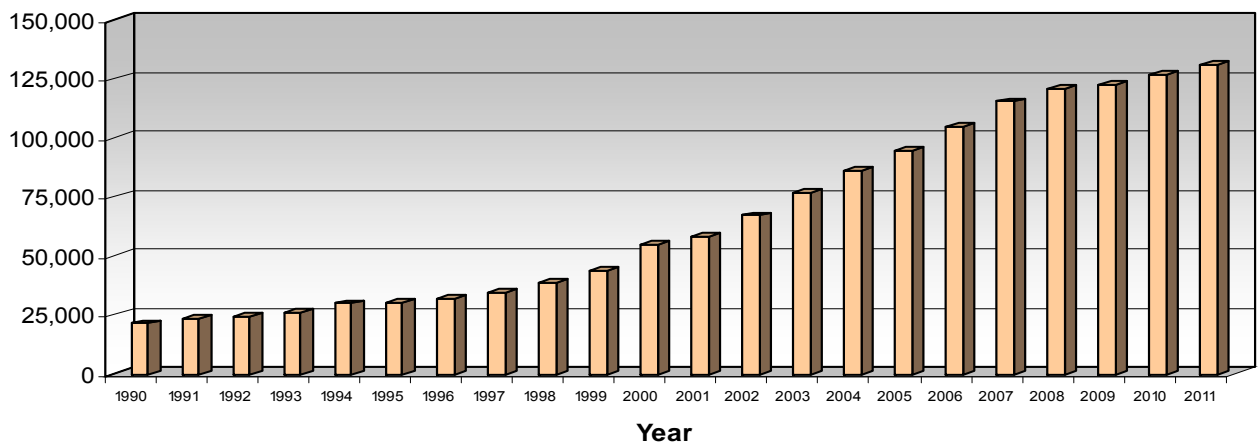
MCKINNEY POPULATION ESTIMATES (1900–2011)

Year	Population	Year	Population	Year	Population	Year	Population
1900	4,342	1980	16,256	1997	34,150	2005	94,733**
1910	4,714	1990	21,283*	1998	38,700	2006	104,853**
1920	6,677	1991	23,138	1999	44,000	2007	115,198**
1930	7,307	1992	24,261	2000	54,369*	2008	120,978**
1940	8,555	1993	25,953	2001	58,438**	2009	122,083**
1950	10,560	1994	29,706	2002	66,990**	2010	126,548**
1960	13,763	1995	30,173	2003	76,907**	2011	130,492**
1970	15,193	1996	31,783	2004	85,865**		

*Official Census figure

** Estimate as of January of that calendar year

POPULATION ESTIMATES (1990–2011)



MCKINNEY PROJECTED POPULATION (2015-2025)

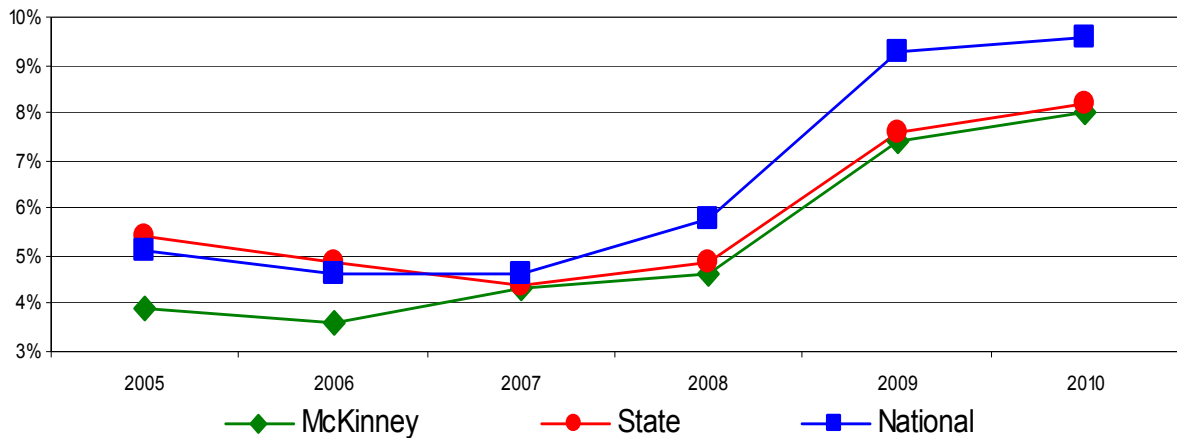
2015	2020	2025
167,000	210,000	250,000

Source: City of McKinney Planning Department

EMPLOYMENT INFORMATION

McKinney's unemployment rate hit its lowest level of the year at 7.4% in September 2010. The unemployment rate peaked in June, hitting its highest level of the year at 8.8%. McKinney's average unemployment rate for 2010 was 8.0%. The average national unemployment rate in 2010 was 9.6%, and the average state unemployment rate was 8.2%.

UNEMPLOYMENT RATE (2005-2010)

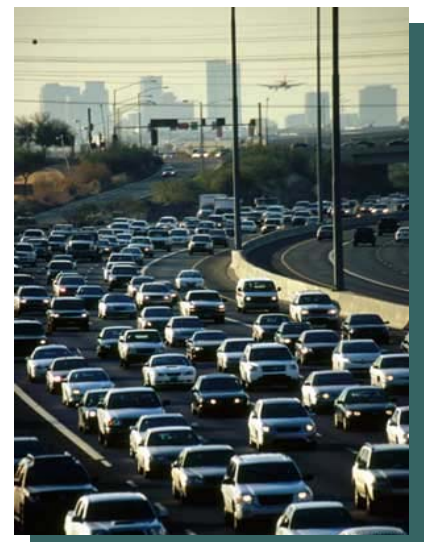


Source: Texas Workforce Commission and the Bureau of Labor Statistics

CITY OF MCKINNEY TOP 10 EMPLOYERS

In 2010, Raytheon remained the largest employer in McKinney with 3,700 employees. Following Raytheon, McKinney Independent School District, Collin County, Wal-Mart, and Lattimore Materials Company all boasted over 1,000 employees.

Rank	Employer	# of Employees
1	Raytheon	3,700
2	McKinney Independent School District	2,602
3	Collin County	1,700
4	Wal-Mart (three locations)	1,171
5	Lattimore Materials Company	1,100
6	City of McKinney	962
7	Medical Center of McKinney	950
8	Encore Wire	800
9	Torchmark	800
10	Watson & Chalin	800



Source: McKinney Chamber of Commerce and selected organizations

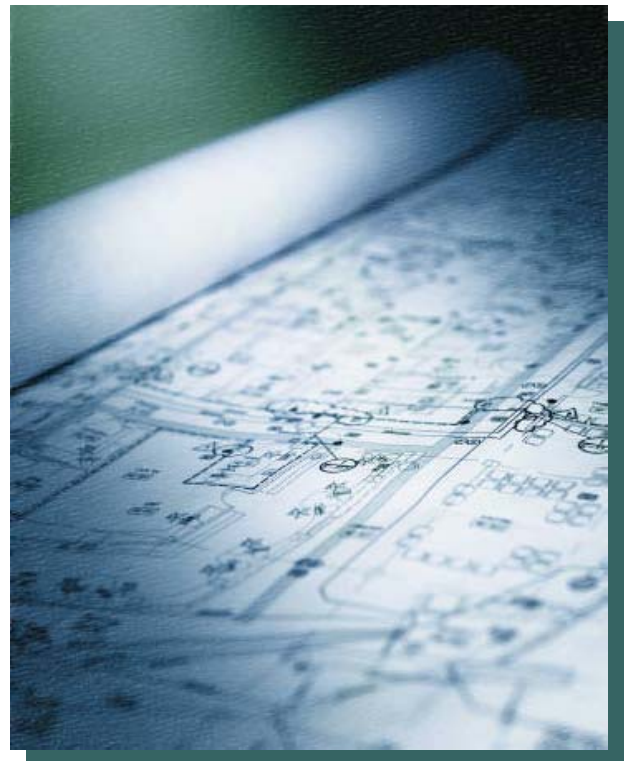
PLANNING - DEVELOPMENT REVIEW

The primary function of the Development Review section of the Planning Department is to support the Planning and Zoning Commission and the City Council by coordinating, evaluating, and processing all annexation, zoning, site plan, plat, and other development-related applications for compliance with the City of McKinney's Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan.

SUMMARY OF PLANNING APPLICATIONS

2010 SUMMARY

Application Type	2010 Total
Zoning	17
Annexation	1
Site Plans	30
Preliminary-Final Plats	14
Record Plats	23
Minor Plats/Replats	7
Amending Plats	26
Other	28
Total	146



TRENDS IN PLANNING APPLICATIONS

Year	Total Applications
2010	146
2009	159
2008	356
2007	407
2006	477

Source: City of McKinney, Planning Department

ZONING AND SUBDIVISION ORDINANCE AMENDMENTS

Over the past year, the McKinney City Council has adopted several amendments to the Zoning and Subdivision Ordinances. In May 2010, amendments were approved to the Zoning Ordinance modifying which zoning districts allow multi-family residential uses and creating new standards to regulate the form and character of multi-family residential developments.

In December 2010, as a result of the Zucker Report, the City Council adopted numerous amendments to the Zoning and Subdivision Ordinances to clarify existing ordinance discrepancies and establish new ordinance requirements that are more consistent with nationwide development regulations. These amendments were adopted in an effort to streamline the development process. Amendments included, but were not limited to, modifying parking ratios, eliminating maximum lot coverage and floor area ratio requirements, and updating the Schedule of Uses (Appendix F-4 of the Zoning Ordinance).

PLANNING - LONG RANGE

The Long Range section of the Planning Department develops plans and policies relating to long range planning and other special studies. Long Range planners recommend adoption of these plans, policies and studies by the City Council and oversee the update of the Comprehensive Plan and related sector studies.

Town Center Study Initiative:

The Town Center Study Initiative is a sector study of the oldest part of McKinney, called for as part of the 2004 Comprehensive Plan. The purpose of this initiative is to develop detailed plans to spur and sustain revitalization and redevelopment in the Town Center.

In March 2008, the Town Center Study Phase 1 Report, Shared Vision and Master Plan were approved and adopted by reference into the Comprehensive Plan and now serve as a meaningful policy guide for city officials, staff, property owners, and private developers when considering decisions in the Town Center.

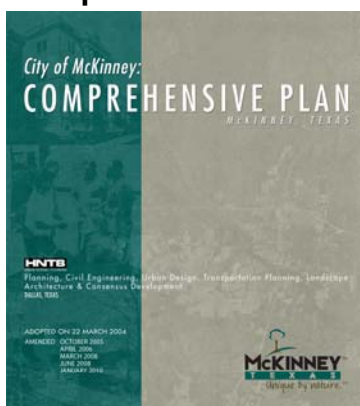
Now in Phase 2, the City is analyzing, crafting, selecting, relating and phasing appropriate implementation components (e.g. policies, ordinances, fiscal tools) into a comprehensive action plan that will truly allow the Vision and revitalization of the Town Center to be achieved and sustained over the long-term.



2010 was a busy and successful year for the Town Center Study Initiative with the award of \$400,000 in Brownfields Assessment grant funding from the EPA, award of \$2.3 million in Sustainable Development grant funding from the North Central Texas Council of Governments, and the creation of the Town Center Tax Increment Reinvestment Zone (TIRZ).

For more information about the Town Center Study Initiative, visit www.mckinneytexas.org → I am Looking For → Town Center Study.

Comprehensive Plan:



The City of McKinney Comprehensive Plan provides a coordinated policy framework for establishing land development regulations and making capital improvement investments to shape and guide the long-range physical form of the City. As stated in the Implementation Section of the Comprehensive Plan, periodic refinements are necessary to keep the Plan up-to-date and calibrated to community changes. The Long Range section last completed amendments to the Comprehensive Plan in 2009. For more information about the City of McKinney Comprehensive Plan, go to www.mckinneytexas.org → Departments → Development Services → Planning → Comprehensive Plan.

PLANNING - HISTORIC PRESERVATION

Historic Preservation creates a backdrop for cultural resources to become and remain an economic asset for our community. Continued preservation efforts in McKinney have had a direct influence on the resurgence of McKinney's historic Town Center area. McKinney enacted its Historic Preservation Ordinance in 1989. The Historic Preservation Ordinance was passed in order to protect, enhance and perpetuate the historic structures in McKinney. The City of McKinney is committed to maintaining its historical and cultural heritage by preserving its historic districts. The Historic Preservation Ordinance created the Historic Preservation Advisory Board (HPAB) as well as the Historic Preservation Officer (HPO) staff position. The Historic Preservation Advisory Board consists of seven members appointed by the City Council.

Certificate of Appropriateness:

The Historic Preservation Ordinance requires the owner of a property to obtain an approved Certificate of Appropriateness (COA) before a building permit can be issued to perform architectural changes on the exterior of a building. This process was established to assure that the Secretary of the Interior's Standards for the rehabilitation of properties are followed in order to protect the rich and varied historic resources.

2010 COA Applications

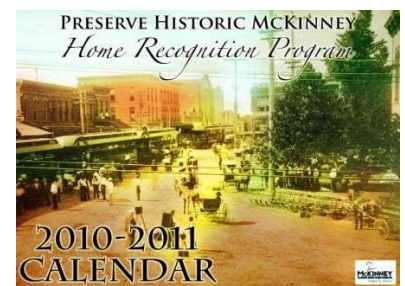
Type of Application	# Received
Rehabilitations / Restorations	11
New Construction	8
Remodels	4
Other Applications (Fences, Signs, etc.)	60

Historic Neighborhood Improvement Zone:

In 2007, the Historic Preservation Advisory Board worked in conjunction with the City Council to pass a Historic Neighborhood Improvement Zone (HNIZ) Ordinance. Under this Ordinance, 3 levels of tax exemptions on City taxes are provided for fifteen years to residential property owners in the HNIZ that apply and qualify for the exemption. This program encourages the maintenance, rehabilitation and preservation of McKinney's unique and historic residential neighborhoods. Since 2008, 41 applications submitted for residential property tax exemption have received approval. Of these applications, 14 received 100% tax exemptions, 23 received 50% tax exemptions, and 4 received 30% tax exemptions.

Home Recognition Program:

Beginning in 2008, the HPAB established the Preserve Historic McKinney – Home Recognition Program to recognize property owners who have revitalized our historic residential community by making significant exterior improvements to their individual properties. Fourteen residential properties are recognized annually in a calendar published by the HPAB. The calendar features a "House of the Month" for 14 months. The Home Recognition Program complements the work of the City's Historic Preservation Officer and Code Enforcement Officers. It recognizes the efforts of individual property owners and seeks to encourage future individual reinvestment in the historic residential community. Visit www.mckinneytexas.org → Departments → Development Services → Historic Preservation → Home Recognition Program to see homes recognized in 2010.



BUILDING INSPECTIONS - BUILDING PERMIT SUMMARY

NON-RESIDENTIAL PERMITS (2006-2010)

	2006		2007		2008		2009		2010	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	20	\$18,392,406	8	\$32,650,000	16	\$46,056,816	15	\$71,507,275	5	\$8,700,000
Q2	28	\$46,140,820	20	\$28,815,945	13	\$10,377,250	11	\$5,086,303	11	\$92,565,200
Q3	25	\$30,740,229	24	\$50,699,275	10	\$88,506,315	13	\$31,600,711	4	\$2,544,000
Q4	22	\$55,187,652	12	\$48,815,000	15	\$67,267,383	4	\$10,200,000	6	\$5,316,520
Total	95	\$150,461,107	64	\$160,980,220	54	\$212,207,764	43	\$118,394,289	26	\$109,125,720

VERTICAL MIXED USE PERMITS (2007-2010)

	2007		2008		2009		2010	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	2@320	\$37,406,175	0@0	\$0	0@0	\$0	0@0	\$0
Q2	1@0	\$5,000,000	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	3@320	\$42,406,175	0@0	\$0	0@0	\$0	0@0	\$0

Note: The first building permit for a vertical mixed use building was issued in 2007.

MULTI-FAMILY UNIT PERMITS (2006-2010)

	2006		2007		2008		2009		2010	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	1@276	\$20,000,000	1@20	\$2,000,000	0@0	\$0	3@1,008	\$60,385,900	0@0	\$0
Q2	1@40	\$3,092,371	1@187	\$4,115,880	2@812	\$48,860,000	0@0	\$0	0@0	\$0
Q3	2@8	\$1,477,304	0@0	\$0	0@0	\$0	0@0	\$0	0@0	\$0
Q4	2@8	\$1,477,304	1@379	\$20,000,000	0@0	\$0	0@0	\$0	0@0	\$0
Total	6@332	\$26,046,979	3@586	\$26,115,880	2@812	\$48,860,000	3@1,008	\$60,385,900	0@0	\$0

SINGLE FAMILY PERMITS (2006-2010)

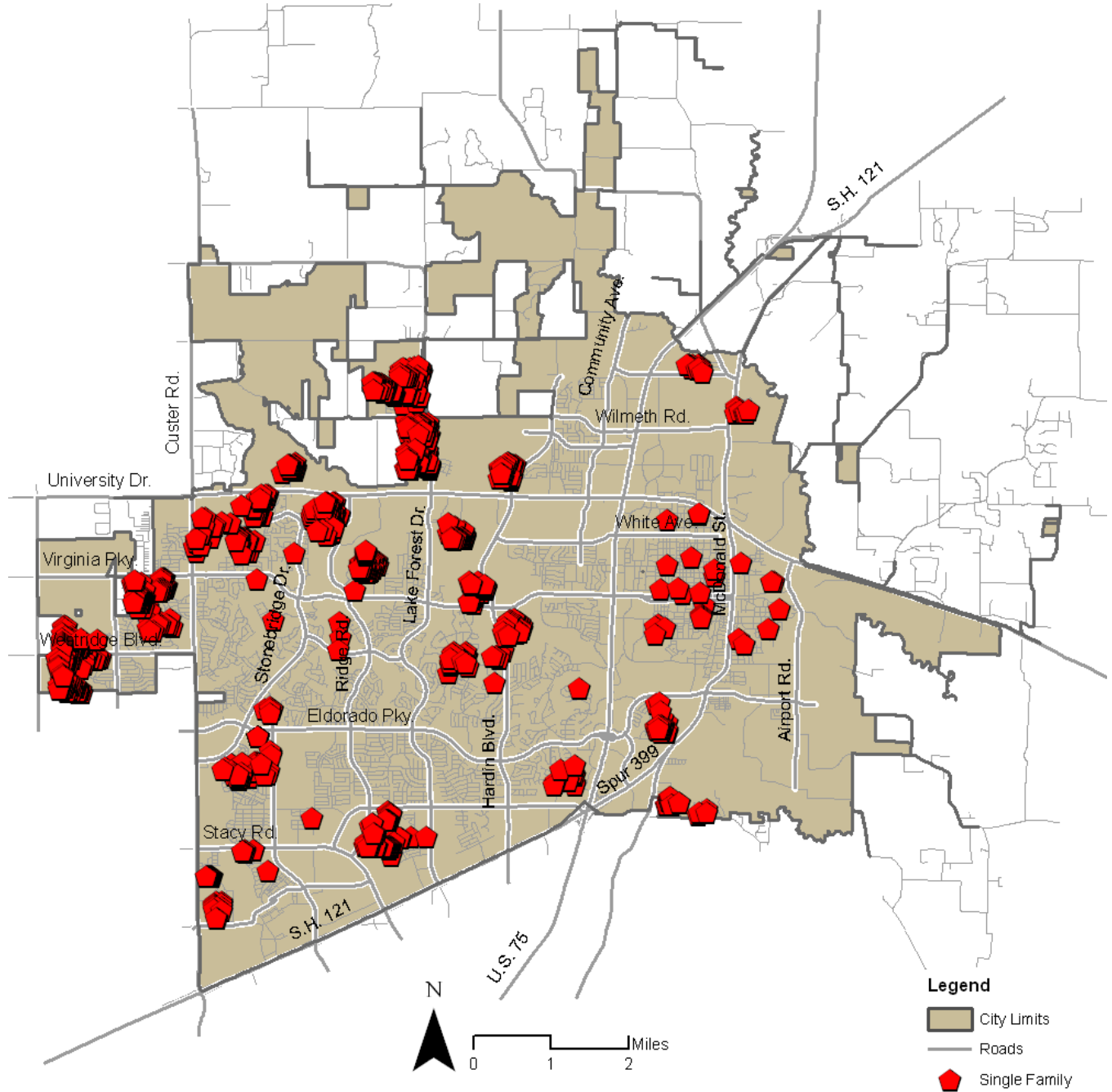
	2006		2007		2008		2009		2010	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Q1	876	\$127,137,006	453	\$70,458,010	310	\$48,298,940	98	\$30,742,752	318	\$95,363,468
Q2	1017	\$143,205,940	584	\$89,346,375	345	\$52,733,340	250	\$74,293,319	277	\$88,101,864
Q3	718	\$113,717,706	392	\$60,713,360	213	\$32,173,605	326	\$95,794,828	252	\$81,301,344
Q4	368	\$59,399,015	222	\$35,132,655	118	\$34,234,233	253	\$76,579,581	205	\$63,844,791
Total	2,979	\$443,459,667	1,651	\$255,650,600	986	\$167,440,118	927	\$277,410,480	1,052	\$328,611,467

Note: Permit information is listed by calendar year.

BUILDING INSPECTIONS - RESIDENTIAL PERMIT INFORMATION

Permits for 1,052 new housing units were issued in 2010, including single family detached and single family attached projects. Single family development permits increased from 927 in 2009 to 1,052 in 2010. While no permits for multi-family projects were issued in 2010, the overall value of all residential development permits issued only decreased by 2.7% from 2009 to 2010.

RESIDENTIAL CONSTRUCTION PERMITS MAP (2010)



Source: City of McKinney GIS Department

BUILDING INSPECTIONS - NON-RESIDENTIAL PERMIT INFORMATION

NON-RESIDENTIAL CONSTRUCTION PERMITS (2010)

#	Project	Address	Permit Issued	Project Type
1	McDonald's	1810 W University Dr.	January	Restaurant
2	RaceTrac Convenience Store & Fueling Station #219	2032 W University Dr.	January	Retail/Service
3	Zenith Elite Gymnastics	4260 W Eldorado Pky.	January	Retail/Service
4	Blue Mountain Equipment	1800 S Airport Dr.	February	Industrial
5	The Beach @ Craig Ranch	6145 Alma Rd.	March	Recreation
6	Baylor Medical Center	5252 W University Dr.	April	Medical
7	Brakes Plus	2225 W University Dr.	April	Retail/Service
8	McKinney Professional Office Shell Bldg. #3	1760 W Virginia St.	April	Office
9	Encore Wire Research and Development Center	1324 Millwood Rd.	May	Industrial
10	Orchard Park Senior Assisted Living (Bldg. #1)	3392 Medical Center Blvd.	May	Medical
11	Orchard Park Senior Assisted Living (Bldg. #2)	3352 Medical Center Blvd.	May	Medical
12	McKinney Medical Office Park (Bldg. #6)	4833 Medical Center Dr.	May	Medical
13	Al Ruschhaupt Picnic Shelter	1986 Park View Ave.	June	Recreation
14	McDonald Office Park East (Shell Building)	301 S McDonald St.	June	Office
15	CVS Pharmacy #5952	2312 W University Dr.	June	Retail/Service
16	CoServ at Craig Ranch	5600 State Highway 121	June	Industrial
17	Tucker Hill Amenity Center	2100 State Blvd.	July	Recreation
18	RaceTrac Convenience Store & Fueling Station #929	5588 S Lake Forest Dr.	August	Retail/Service
19	McKinney Fellowship Bible Church	2801 Orchid Dr.	August	Institutional
20	Taco Bell	320 N Custer Rd.	September	Restaurant
21	Texas Best Gymnastics	6625 W Eldorado Pky.	October	Retail/Service
22	Crosspoint Church Children's Building	2101 S Stonebridge Dr.	October	Institutional
23	National Tire & Battery	7237 S Custer Rd.	November	Retail/Service
24	McKinney Medical Plaza	5561 Virginia Pky.	November	Medical
25	VR Business Brokers	6171 Virginia Pky.	November	Office
26	Inwood Hills Amenity Center	504 Park Meadow Ln.	December	Recreation

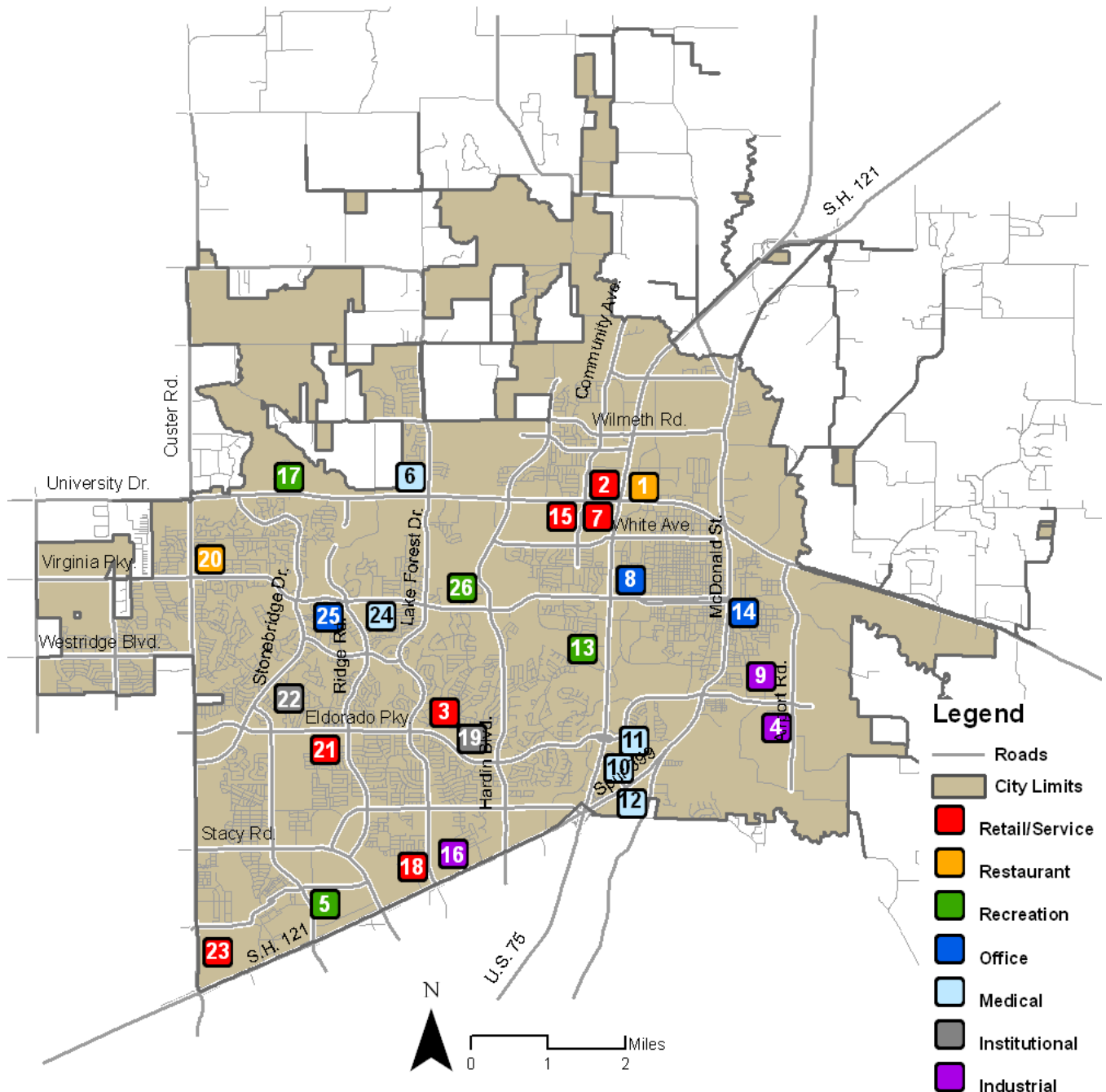
Note: Project numbers reflect locations indicated on the non-residential permit map (following page).



BUILDING INSPECTIONS - NON-RESIDENTIAL PERMIT INFORMATION

The number of new non-residential building permits decreased from 43 in 2009 to 26 in 2010. While the number of non-residential building permits decreased by 40%, the overall value of these permits only decreased by 7.8%. 23% of non-residential permits issued in 2010 were for retail/services projects. The other non-residential permits issued in 2010 were for medical (19%), industrial (11.5%), institutional/tax exempt (8%), office (11.5%), recreational (19%), and restaurant (8%) projects.

NON-RESIDENTIAL CONSTRUCTION PERMITS MAP (2010)



Source: City of McKinney GIS Department

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

ENGINEERING - CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) is a five-year plan for major capital projects, including all probable funding sources for the period. The CIP is updated annually. Projects are selected from master plans, the bond committee, citizen boards, and other needs identified by City Staff and City Council. The total estimated cost of all current and proposed projects is \$327 million. The following is a list of some of the ongoing Capital Improvement Projects being managed by the Engineering Department.



DRAINAGE PROJECTS

- Dam Rehabilitation for Lakes 2B & 17
- Murray Street Back-Lot Drainage Improvements
- Throckmorton Street Drainage Improvements

ROADWAY PROJECTS

- Bloomdale Road (US 75-Shawnee Drive)
- FM 543 at US 75 Roadway Realignment
- FM 546 New Alignment Study
- Intersection Improvements on Eldorado Pkwy
- Intersection Improvements on Virginia Pkwy
- Jefferson & Lindsey Street Reconstruction
- Josephine & Oak Street Reconstruction
- Lake Forest Drive (US 380-Wilmeth Rd)
- Ridge Road (Creekside Drive-US 380)

WASTEWATER PROJECTS

- Aerial Crossing Improvements
- Dudperkins Sewer Reconstruction
- Substandard Main Rehabilitation
- US 75 Wastewater Relocations

WATER PROJECTS

- University Pump Station Backup Generator
- US 75 Water Relocations
- US 380 Water Main (Custer-Hardin)
- Virginia Water Main (Adriatica-Ridge)

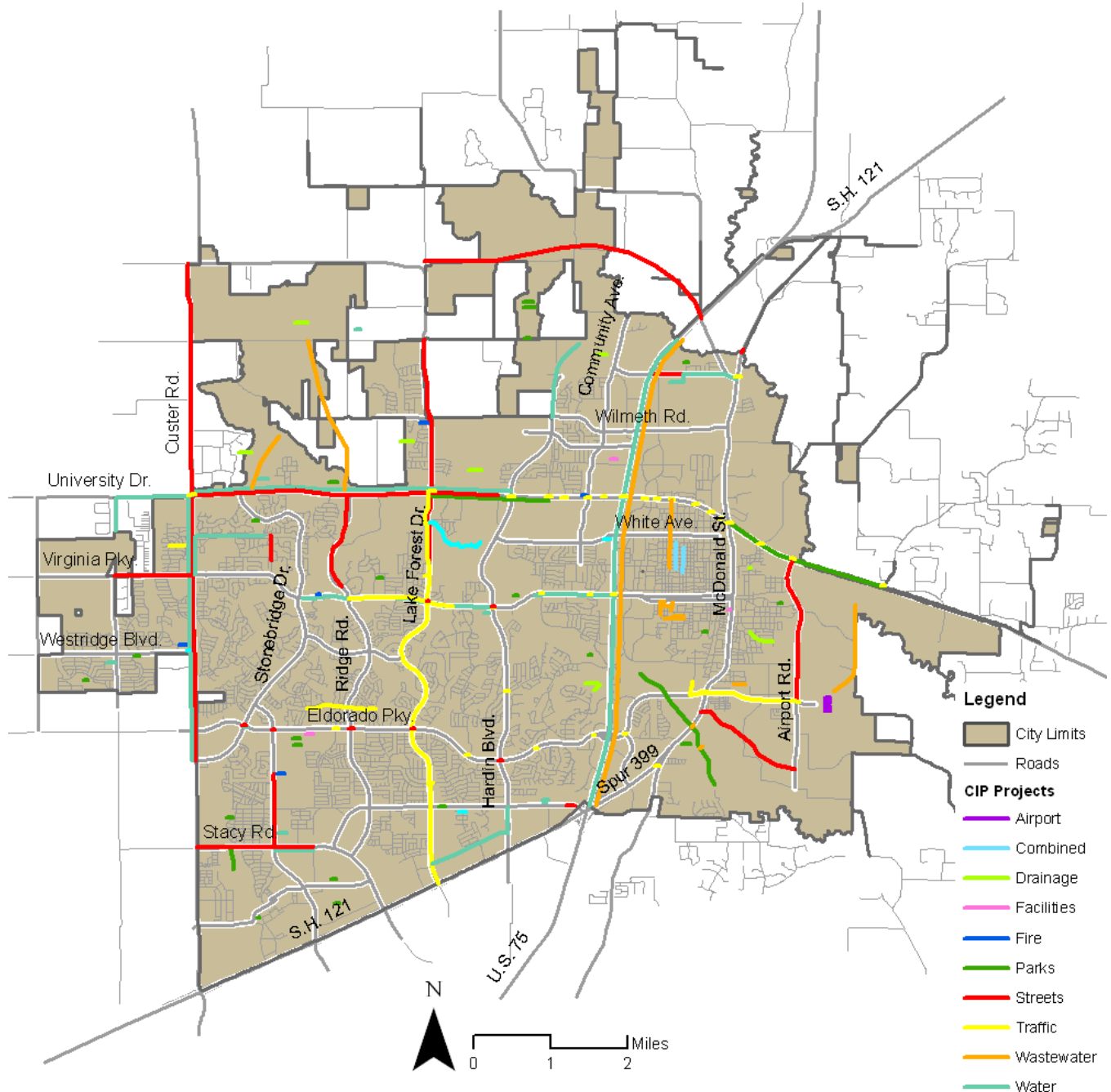
In May, McKinney residents voted to approve a bond package totaling \$51.35 million, including:

- \$15.5 million for acquiring, constructing and improving streets and associated drainage improvements within the city, including sidewalks and railroad crossings, traffic control and signalization devices, street lighting, public streetscaping and landscaping improvements, curb and gutter replacements and related improvements;
- \$12.5 million for park and recreational facilities, including land acquisition, construction, improvements, and expansion;
- \$11.35 million for public safety facilities, including land acquisition, construction and improvements;
- \$5 million for public works facilities improvements, construction and land acquisition;
- \$4 million for construction and improvement to flood control facilities including creeks, dams and lakes; and
- \$3 million for connectivity and improvements of municipal parking facilities in the Historic Downtown area.

ENGINEERING - CAPITAL IMPROVEMENTS PROGRAM

McKinney's Capital Improvements Program currently has approximately 90 Capital Improvements Projects in either planning or construction phases. The projects are divided into ten different categories: water (20 projects), streets (16 projects), parks (16 projects), wastewater (9 projects), facilities (7 projects), drainage (6 projects), traffic (6 projects), airport (2 projects), combined street/utility (7 projects), and fire (1 project).

CAPITAL IMPROVEMENTS PROJECTS MAP (2010)



Source: City of McKinney GIS Department

DISCLAIMER: This map and the 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.

ENGINEERING - TRAFFIC

The Traffic section of the Engineering Department provides safe and efficient mobility for people, goods and services through the planning, design and implementation of transportation improvements in a proficient and courteous manner. Specifically, the Traffic section is responsible for:

- Maintaining the Neighborhood Traffic Management Program
- Maintaining traffic signals and signs within the City
- Coordinating to ensure that signs are proper and easily visible
- Monitoring school zones



The following is a list of some of the traffic signal improvements completed in 2010:

- Eldorado Parkway at Hillsdale Drive
- Community Avenue at Taylor-Burke Drive
- SH 5 at Spur 399
- SH 5 at FM 543

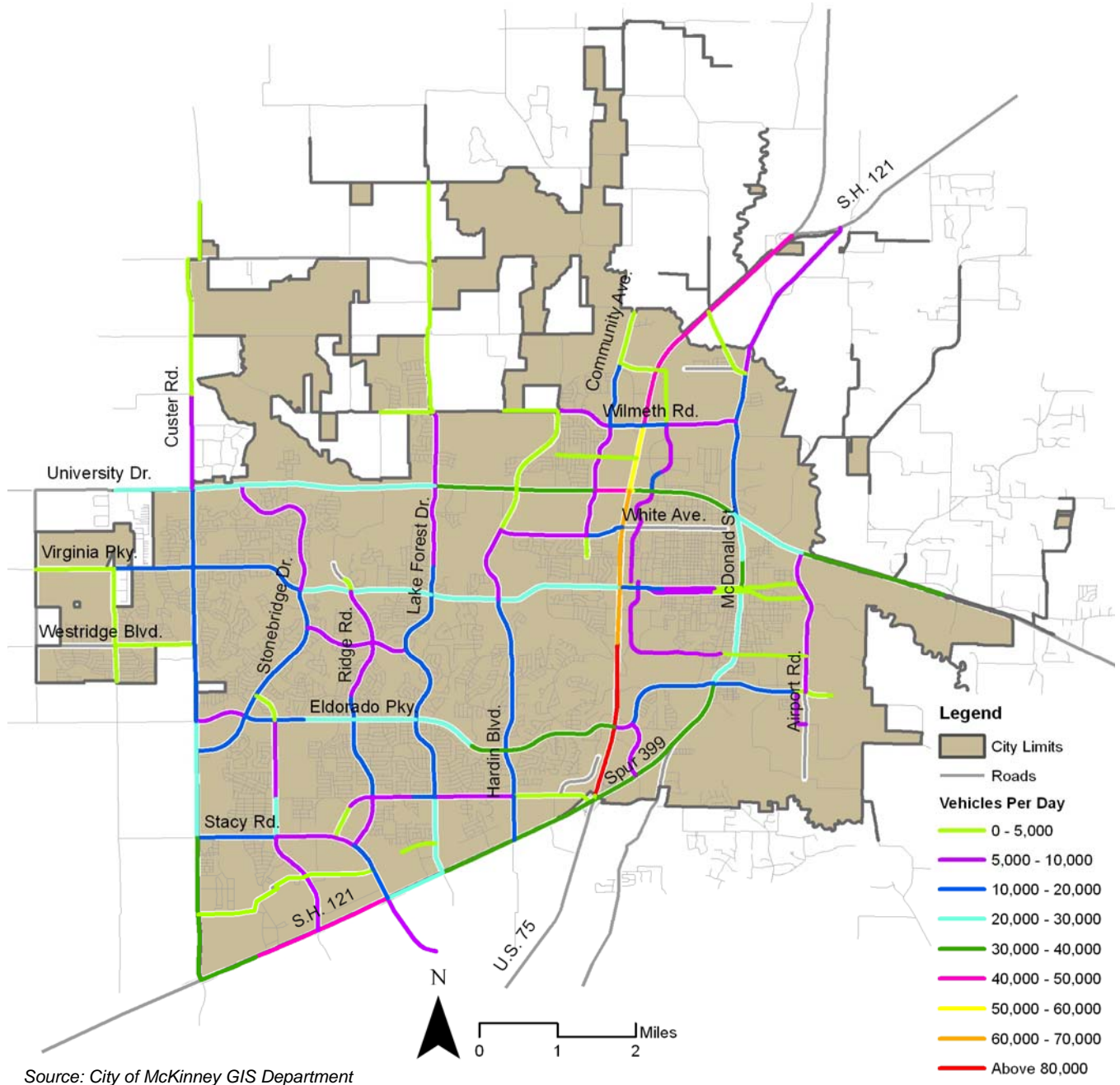
Traffic Management Center:

As more people move to McKinney, more cars come as well. To meet the increasing need for traffic management, McKinney created a Traffic Management Center (TMC). The TMC allows traffic engineers to communicate with the City's traffic signals in real time to make changes to the signal timing in an office environment.

In 2010, McKinney added wireless communication to nineteen traffic signals, increasing the number of traffic signals being monitored in the TMC to more than half of the signals in McKinney. In addition, cameras installed above the traffic signals allow the traffic engineers to view the intersections from their desks. The TMC will continue to be phased in over the next few years to include every geographic area in McKinney.

ENGINEERING - TRAFFIC

TRAFFIC COUNTS - VEHICLES PER DAY



INTERSECTIONS RANKED BY TRAFFIC VOLUME

Rank	Intersection	Traffic Volume
1	University Dr. at U.S. 75	55,000
2	State Highway 121 at Stacy Rd.	44,260
3	State Highway 121 at Alma Rd.	42,209
4	University Dr. at Community Ave.	40,888
5	University Dr. at Lake Forest Dr.	39,871

Note: The average number of vehicles that travel on a road segment in a 24 hour period is counted as the traffic volume in 2010.

REGIONAL TRANSPORTATION PROJECTS

The Texas Department of Transportation (TxDOT) and North Texas Tollway Authority (NTTA) have focused some of their resources in the McKinney area. The following projects are of regional significance and will enhance McKinney's connection to the DFW area:

- SH 121 (Sam Rayburn Tollway): NTTA has recently completed construction of the tollway main lanes (6 lanes) which provide continuous connectivity from McKinney to DFW-International Airport and Tarrant County.
- SH 121 (Sam Rayburn Tollway) and US 75 Interchange: The interchange between SH 121 and US 75 is now operational with all major movements allowed. Construction of remaining items is expected to be complete in early 2011.
- US 75 (Sam Rayburn Tollway to White Ave.): TxDOT has completed construction plans for this reconstruction and widening project. Utilities along the corridor are targeted to be relocated in early 2011, and the project is anticipated to begin construction in late 2011 and completed in 2015.
- US 75 (White Ave. to Bloomdale Rd.): Reconstruction and widening of US 75 is underway. TxDOT anticipates that construction of the interchange between US 75 and US 380 will be complete by May 2011. Completion of the entire segment is anticipated in early 2012.
- US 75 (Bloomdale Rd. to Telephone Rd.): Design for reconstruction and widening is underway by TxDOT. This project is anticipated to go out for bidding in late 2011.
- US 380 (Lake Forest Dr. to Bois D'Arc Rd.): This project consists of converting a four-lane roadway to a six-lane section. TxDOT anticipates beginning construction in Summer 2011 with completion anticipated in early 2013.
- US 380 (Custer Rd. to Lake Forest Dr.): TxDOT is completing the design of this project which will consist of converting a rural four-lane roadway to an urban six-lane section. Construction is anticipated to begin in the Summer of 2011 and completed in early 2014.
- Custer Road (US 380 to Stonebridge Dr.): This joint TxDOT/McKinney project consists of widening the two-lane rural road to a four lane divided urban roadway. Construction is currently on-going with an anticipated completion date of July 2012.

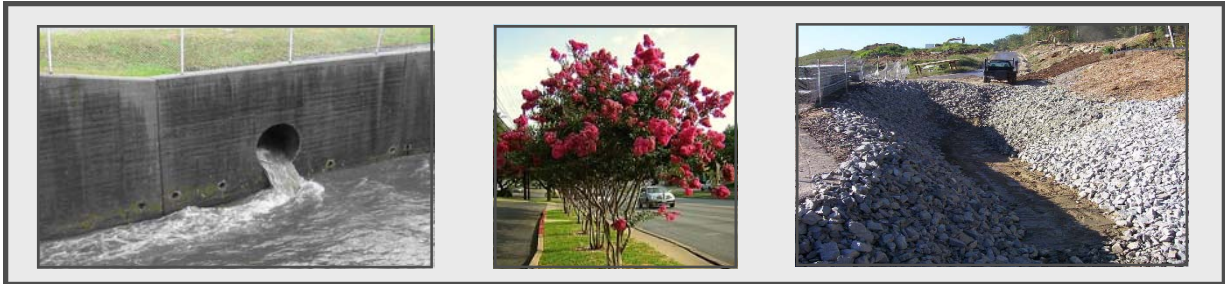


For more information about these projects, contact Gary Graham, Traffic Engineering Manager for the City of McKinney at 972.547.7438 or visit www.txdot.gov or www.ntta.org.



ENGINEERING - ENVIRONMENTAL MANAGEMENT

Engineering's Environmental Management Division (EEMD) provides citizens, the development community, and other City departments guidance in navigating environmental issues and regulation. These issues include floodplain management, tree preservation, storm water management, erosion control, and other forms of public and environmental protection.



Floodplain:

McKinney's floodplain administrator oversees floodplain protection/development through consideration of Federal Emergency Management Agency (FEMA) and McKinney requirements, as well as assists the development community and City projects in consideration of United States Army Corps of Engineers (USACE) 404 permitting (Clean Water Act) with regard to jurisdictional waters of the United States and wetlands.

Tree Preservation:

The City Arborist works to promote tree preservation through site design and by controlling the indiscriminate removal of trees within the City's boundaries. More specifically, the City of McKinney's Arborist is tasked with applying and enforcing the tree preservation and landscape sections of the Zoning Ordinance. In 2010, the Arborist issued 31 Construction Tree Permits.

Storm Water Management:

McKinney's Storm Water Management Program as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) is directed at reducing pollutants from storm water entering our lakes and streams. Program requirements include Public Education, Public Involvement, Construction Site Erosion Control, Development and Redevelopment measures, Stream Monitoring, and Good Housekeeping.

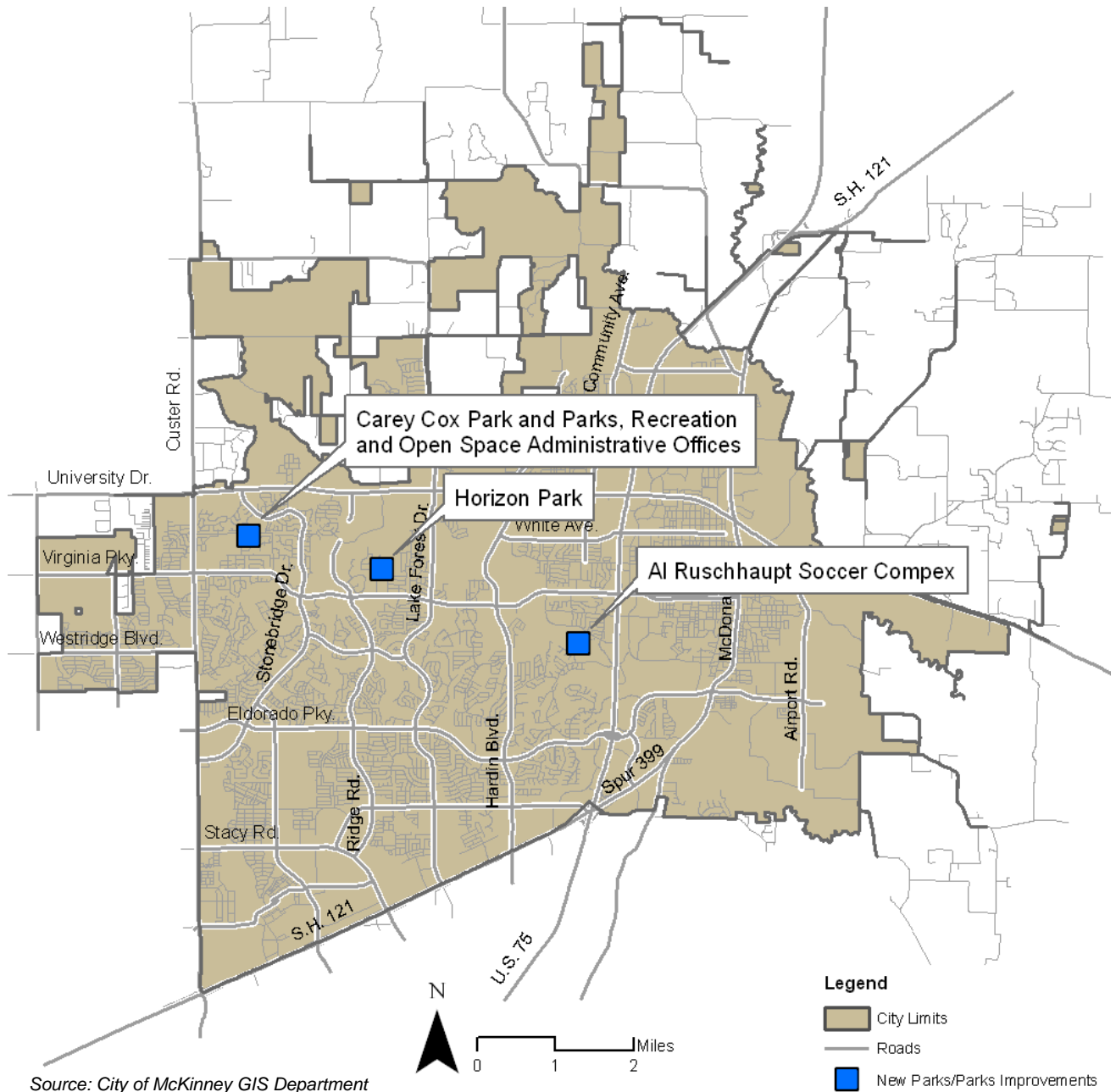
Erosion Control:

McKinney's Erosion Control Program assists the Development Community as well as City projects in assuring that appropriate and adequate erosion control components are implemented and maintained at construction sites. These measures are directed at reducing the amount of sediment and other pollutants entering McKinney's lakes and streams.

Public and Environmental Protection:

Environmental Management also provides public and environmental protection from potential or existing chemical or hazardous materials exposure through various efforts including but not limited to spill response and management, McKinney Brownfields program management, McKinney's Voluntary Cleanup Program (VCP) management as administered by TCEQ, and review and direction of Municipal Settings Designation (MSD) applications.

PARKS, RECREATION AND OPEN SPACE (PROS)



Note: The map only includes improvements to existing parks and new parks built in 2010.

Facility	Improvement
Carey Cox Park and PROS Administrative Offices	Construction of a new park with climbing boulders, swings, play structure, hike and bike trail and city offices.
Horizon Park	Construction of an amphitheater.
Ruschhaupt Soccer Complex	Construction of a splash pad, amphitheater, parking lot, large picnic shelter, swings, and boundless play structure.

Note: The list of improvements completed is only for the 2010 calendar year.

CONTACT INFORMATION

Development Services

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.7401

Building Permits and Inspections

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.7450

Code Enforcement

314 S. Chestnut Street
McKinney, TX 75069
Phone: 972.547.7440

Community Services

314 S. Chestnut Street
McKinney, TX 75069
Phone: 972.547.7572

Engineering

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.7475

Planning

221 N. Tennessee Street
McKinney, TX 75069
Phone: 972.547.2000

Parks and Recreation

1550A S. College Street
McKinney, TX 75069
Phone: 972.547.7480

McKinney Main Street

314 S. Chestnut Street
McKinney, TX 75070
Phone: 972.547.2660

John and Judy Gay Library

6861 W. Eldorado Parkway
McKinney, TX 75070
Phone: 972.547.7323

Roy and Helen Memorial Public Library

101 E. Hunt Street
McKinney, TX 75069
Phone: 972.547.7323

Municipal Courts

130 S. Chestnut Street
McKinney, TX 75069
Phone: 972.547.7676

McKinney Convention & Visitors Bureau

1575 Heritage Dr., Suite 100
McKinney, TX 75069
Phone: 888.649.8499

McKinney Chamber of Commerce

2150 S. Central Expressway, Suite 150
McKinney, TX 75070
Phone: 972.542.0163

McKinney Community Development Corporation

321 North Central Expressway, Suite 240
McKinney, TX 75069
Phone: 214.544.0296

McKinney Economic Development Corporation

321 North Central Expressway, Suite 200
McKinney, TX 75070
Phone: 972.562.5430

Public Works

1550 S. College Street
McKinney, TX 75070
Phone: 972.547.2612

Public Safety

2200 Taylor-Burke Drive
McKinney, TX 75071
Phone: 972.547.2850 (Fire)
Phone: 972.547.2700 (Police)