

## **SECTION I: INTRODUCTION**

### **PART A: MCKINNEY**

The following is a brief examination of the history, development, and regional significance of McKinney.

LOCATION

~~FLORADO~~  
~~Timber Creek Village~~ is located within the city boundaries of McKinney, Texas, approximately 35 miles north of Dallas on ~~Interstate~~ 75.

HISTORY AND REGIONAL SIGNIFICANCE

*COLLINSVILLE, a signer of THE TX. DEC. OF IND. FOUNDED MCK. IN 1848. AS THE BUSINESS & AG. CENTER FOR N. CENT. TX.*

McKinney was founded in 1848 by Collin McKinney, a signer of the Texas Declaration of Independence. Incorporated in 1859, McKinney quickly ~~became~~ **BECAME** established ~~itself~~ as an independent and leading community within Collin County. Serving as the County Seat from its incorporation, McKinney evolved as the business center for northcentral Texas agricultural interests. The advent of railroad service (1872), the Dallas-Sherman interurban rail (1908) and Interstate 75 (1936) provided the essential transportation systems to Dallas and other regional centers, thereby enabling McKinney to expand as an important and valuable ~~agricultural~~ **AGRICULTURE** community. ~~The present population of McKinney is approximately 17,000 residents.~~

HERITAGE

The residents of McKinney share a strong tradition of rural lifestyle. Many trace their lineage back to the founding of the city. Yet within this tradition, there exists a prevailing social and cultural sophistication through a constant interaction with the Dallas-Fort Worth metroplex. Dedication to family traditions, rural ~~lifestyle~~ **HERITAGE** and appreciation of the arts is reflected in the character of the community architecture ~~and attention to detail.~~ **THROUGH THE ARCHITECTURE & LIFESTYLE OF THE COMMUNITY.**

## ARCHITECTURE

The architectural traditions of McKinney are exhibited in numerous fine examples of early 20th century eclectic houses; primarily of the Queen Anne style, Federal style, Tudor Revival, Greek Revival, Colonial Revival, and Chicago style. Key design elements of these styles can be seen in the illustrations opposite. The care and maintenance of these structures within their original design context, coupled with a commitment to the revitalization and historic preservation of the Downtown, form an overall impression of community stability and permanence.

## RECENT DEVELOPMENT

**THE LOCAL ECONOMY IS COMPOSED OF AGRICULTURE, COMMERCIAL LIGHT INDUSTRIAL AND PROFESSIONAL SERVICES WHICH CONTRIBUTES TO A STABLE AND VIABLE ECO. BASE.**

~~Although the local economy remains primarily agricultural,~~ there has been a recent shift to a more commercial and light industrial economic base. A 4,000 foot long airstrip with expansion capabilities is presently in operation. Some 17 new businesses have recently opened in conjunction with this airstrip, and an adjacent 900 acre industrial park has been planned. A new county courthouse complex has recently been completed and renovation of the downtown area is beginning.

## FUTURE TRENDS

The Dallas-Fort Worth metroplex ~~area~~ has been identified as one of the fastest growing metropolitan areas in the nation. Much of its expansion is occurring in a northerly direction along the Interstate 75 corridor. This expansion will exert strong pressure for development in and around McKinney because of its local economic growth and historic and natural amenities. The city government, Chamber of Commerce, and Timber Creek Developers are committed to a policy of steady, sound growth management while maintaining the character and heritage of this unique part of Collin County. **NORTH CENTRAL TEXAS**