

SPECIAL EDITION

Education FOCUS 2016

MCKINNEY'S PUSH FOR A RESTAURANT ROW

According to a recent study, in 2014 McKinney eateries brought in

**\$258**  
million in sales.

That means  
**42%**  
of McKinney's potential dining dollars were spent within the city.

Meanwhile,

**58%**  
of the city's potential sales went to surrounding cities.

City Council is working to bring more dining options to McKinney to better cater to residents and help attract more businesses.

This caused the city to miss out on an estimated

**\$361**  
million in potential sales.



Courtesy Sugarbacon Proper Kitchen



Courtesy Harvest Seasonal Kitchen



Courtesy Rick's Chophouse

From left: Sugarbacon Proper Kitchen, Rick's Chophouse and Harvest Seasonal Kitchen in downtown McKinney are three of roughly 250 total restaurants in the city. City officials hope to bring restaurants of similar quality to the city's major transportation corridors.

Sources: city of McKinney, The Retail Coach/Community Impact Newspaper

Residents will pay more for water, city says

By Marthe Rennels and Krista Wadsworth

For the 10th year in a row, the North Texas Municipal Water District has increased water rates to its member cities.

The NTMWD, a nonprofit wholesale water provider, is increasing its rates almost 10.5 percent, or 24 cents per 1,000 gallons. The rate will increase from \$2.29 per 1,000 gallons to \$2.53 per 1,000 gallons for fiscal year 2016-17.

For the city of McKinney, that equals \$26.5 million owed to the NTMWD for the upcoming fiscal year. Because of this increase, the city, for the second year in a row, is passing along the NTMWD increase to its customers.

"The city currently cannot continue to draw down reserves to offset the increases passed on to us by the North Texas Municipal Water District, so ultimately [city water] rates will increase," McKinney Mayor Brian Loughmiller said. "In the [city's] most recent presentation pertaining to the rate study, 62 percent of the rate is directly attributable to the rates charged by the water district. Only 18 percent is based on

See **Water** | 21

Hungry for some more dining options?

McKinney works to whet appetite of corporations via proposed restaurant row development

By Marthe Rennels

McKinney's lack of retail and dining options is causing the city to lose out on a substantial amount of sales tax revenue each year, according to a study by The Retail Coach, a company hired by the city to help bring in more retail and dining options.

In 2014, the city of McKinney brought in \$258 million in restaurant sales out of a potential \$619 million the city could have brought in based on its retail trade area, or the area from which shoppers will travel to a specific shopping destination

That means 58 percent of the city's

potential restaurant sales and its accompanying sales tax revenue went to surrounding cities, including Plano, Frisco and Allen.

The lack of retail and restaurants is also causing the city to lose out on another segment of growth and

See **Restaurants** | 18

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Zen Sushi & Grill



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John and Jennifer Garrett

## PUBLISHER - DFW METRO

Christal Howard

## GENERAL MANAGER

Tabatha Sullivan, tsullivan@communityimpact.com

## Editorial

**CHIEF CONTENT OFFICER** David Arkin

**MANAGING EDITOR** Krista Wadsworth

**EDITOR** Marthe Rennels

**COPY CHIEF** Andy Comer

**STAFF WRITER** Kelley Crimmins

**CONTRIBUTING WRITERS** Abigail Allen, Jean Ann Collins

## Design

**CREATIVE DIRECTOR** Derek Sullivan

**ART PRODUCTION MANAGER** Aubrey Cade

**GRAPHIC DESIGNER** Xinia Hernandez

**STAFF DESIGNER** Cathy Chedrawi

## Business

**GROUP PUBLISHER** Traci Rodriguez

**CHIEF OPERATING OFFICER** Claire Love

**CIRCULATION MANAGER** Lauren Brown

## About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 22 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed monthly to over 1.6 million homes and businesses.

## Contact us

7460 Warren Parkway, Ste. 160

Frisco, TX 75034 • 214-618-9001

communityimpact.com

**PRESS RELEASES** mcknews@communityimpact.com

**ADVERTISING** mckads@communityimpact.com

**COMMENTS** mckfeedback@communityimpact.com

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## FROM THE PUBLISHER



inney eatery. Looking around, I saw young families, professionals and people like myself, all grabbing a quick bite. Nearly every table was full.

It brought me to thoughts of this month's front-page story about the city's efforts to retain more restaurant and retail revenue by creating destination sites—potentially a restaurant row.

Based on the findings of a study detailed in our story, for every person I saw that morning, there was

The challenges of navigating the first weeks of school and settling back into a routine with the kids have made it tough to catch a good breakfast and cup of coffee in our household lately. A couple mornings ago I found myself sipping a giant latte and eating a tasty breakfast at a local McK-

likely another who drove outside McKinney and instead sat down to eat in Frisco, Plano or Allen. The dollar amounts associated with that trend were surprising to me and far more significant than I would have guessed.

How often do you drive a little farther for more selection, and would a restaurant row-type of development make you want to stay closer to home? I look forward to hearing your feedback after reading this story and hope you will take our poll online at communityimpact.com.

In the meantime, I hope all the McKinney ISD kids have a successful school year, and parents, I hope you will enjoy our Education Focus special section (see Page 13), which lists STAAR test scores and more. It's one of my personal favorites.

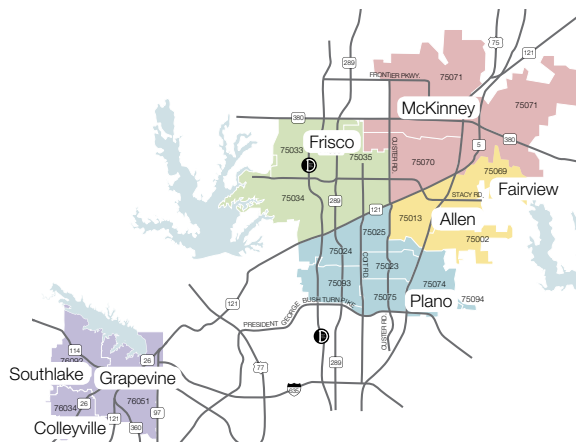
*C. Howard*

Christal Howard  
DFW PUBLISHER

choward@communityimpact.com

## ALLEN/FAIRVIEW EDITION

*Community Impact Newspaper* is proud to announce the launch of its 22nd paper and fifth edition in the Dallas/Fort Worth area. The first Allen/Fairview edition was delivered to 38,339 residents and businesses Sept. 1. Our staff looks forward to providing relevant, hyperlocal content to these residents and business owners. *Community Impact Newspaper* now reaches 309,599 residents and businesses in six cities in the Dallas/Fort Worth area.



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## TAKE THE POLL

**Do you think a restaurant row will help bring in more corporations?**

☐ Yes

☐ No

☐ I'm just excited to potentially have more dining options.

➔ Take the poll at [communityimpact.com/mck-poll](http://communityimpact.com/mck-poll).

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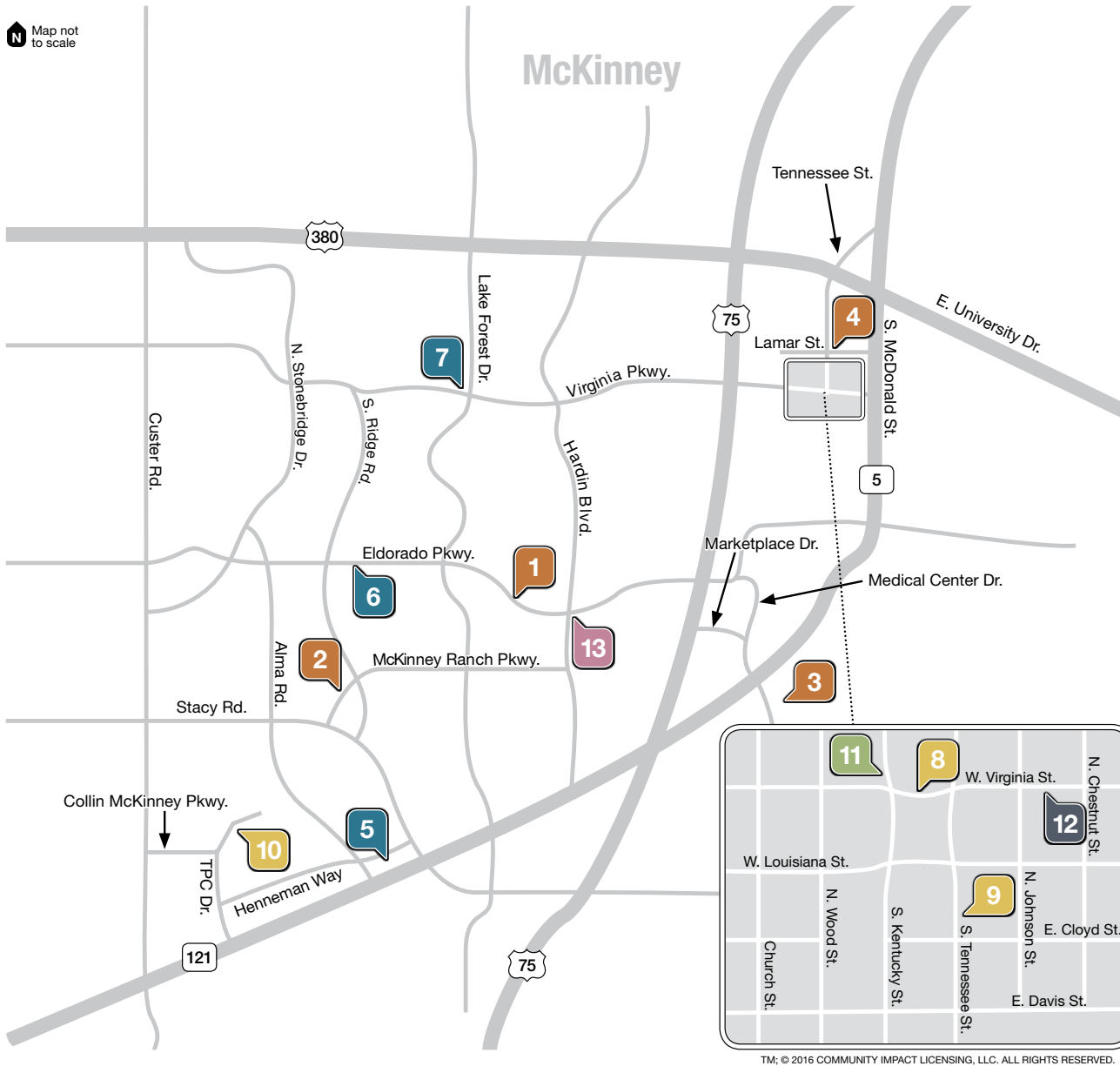
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## IMPACTS

Map not to scale



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near Medical Center of McKinney. McKinney Village features private, fenced porches; commuter sidewalks; townhome floor plans; and amenity spaces. The complex also offers a pool, fitness studio and courtyards. 855-608-8576.

[www.mckinneyvillage.com](http://www.mckinneyvillage.com)

**4 The Cove**, 402 N. Tennessee St., McKinney, opened July 1. The Cove is a private, nonprofit cooperative venue that allows artists to congregate, communicate, collaborate, exhibit and perform. The gallery space is available to local artists and is only open when there is a scheduled exhibit. A new solo or collaborative exhibit opens every weekend. [www.thecovemckinney.com](http://www.thecovemckinney.com)

## Coming Soon

**5 Life Fellowship Church**, 6400 Henneman Way, McKinney, will be complete in October. The 19,000-square-foot church building will house a cafe, classrooms, theaters and a 550-seat auditorium. 469-519-2744. [www.life fellowshipship.tv](http://www.life fellowshipship.tv)

**6 Taco Bell**, 6101 Eldorado Parkway, McKinney, will open in late October. The international chain serves made-to-order and customizable tacos, burritos, nachos, salads and specialties such as the Doritos Locos Tacos, and the Cantina Power Menu. [www.tacobell.com](http://www.tacobell.com)

## Now Open

**1 The Max Challenge**, 4100 Eldorado Parkway, Ste. 200, McKinney, opened Aug. 29. The Max Challenge is a fitness concept that incorporates exercise, nutrition and motivation to help individuals achieve the best results in 10 weeks. The fitness center combines fitness classes for all ability

levels with nutrition guidance, support and motivation to help individuals meet their fitness goals. 469-573-4629. [www.themaxchallenge.com](http://www.themaxchallenge.com)

**2 Mansions of McKinney**, 6600 McKinney Ranch Parkway, McKinney, opened July 29. In addition to 595 apartment units, Mansions at McKinney features a clubhouse with

two luxurious, Olympic-sized, resort-style pool; a high-tech fitness center; and a modern lounge with TVs. 469-342-2156. [www.mansionsmckinney.com](http://www.mansionsmckinney.com)

**3 McKinney Village**, 201 McKinney Village Parkway, McKinney, opened June 10. The apartment complex offers 245 units within a mixed-use district

**7 Celebrate Prints**, 5080 Virginia Parkway, McKinney, will open in October or November. Celebrate Prints will offer screenprinting, embroidery, rhinestone application, sports apparel, canvas prints, and engraving and photo placement on multiple gift surfaces. [www.facebook.com/celebrateprints](http://www.facebook.com/celebrateprints)



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## Anniversaries

**8 McKinney Segway Tours** celebrates its first anniversary Sept. 4. The Segway tour company offers tours of Historic Downtown McKinney. Groups meet at Munzee Marketplace, 111 E. Virginia St., McKinney. Tours range from one to two hours throughout the week for children and adults older than 14. No experience is needed. 469-500-2823. [www.mckinneysegwaytours.com](http://www.mckinneysegwaytours.com)

**9 Miss Henny Penny's Groovy Coop**, 109 S. Tennessee St., McKinney, celebrated its first anniversary Aug. 25. The store sells clothing, records, gifts, furniture and other retro items. One-hour art classes are offered for children on the weekend. Reservations are suggested. 469-617-3820. [www.thegroovycoop.com](http://www.thegroovycoop.com)

**10 Kure Cryo**, 7951 Collin McKinney Parkway, Ste. 500, McKinney, celebrates its first anniversary Sept. 26. The facility specializes in pain-management and wellness services. It offers massage therapy, whole-body cryotherapy, ozone therapy and infrared therapy. Cryotherapy is a hyper-cooling process that lowers a patient's skin temperature to approximately 30 degrees Fahrenheit during a session of up to three minutes. It relieves chronic pain, decreases fatigue and burns calories. 972-649-4400. [www.kurecryo.com](http://www.kurecryo.com)

## Relocations

**11 Wishful Thinking**, formally located in The Crystal Cloche at 118 E. Louisiana St., McKinney, relocated to 201 N. Kentucky St., McKinney, on Aug. 1. Wishful Thinking offers home decor, handmade silver jewelry, candles and gifts. 469-714-4303

## Expansions

**12 Hugs Café**, 224 E Virginia St., McKinney, will launch **Hugs Prep** Sept. 12. The new program will begin with two classes focusing on kitchen life skills and food-service job skills. The goal of the class is to train adults with disabilities. Classes are held at Hugs Café on Monday and Tuesday evenings. Students must be 18 or older. Space is limited. 469-301-6900. [www.hugscafe.org](http://www.hugscafe.org)

Compiled by Marthe Rennels

News or questions about McKinney?  
Email us at [mcknews@communityimpact.com](mailto:mcknews@communityimpact.com)



2

Courtesy Mansions of McKinney

**Mansions of McKinney** offers almost 600 apartment units.



3

Courtesy McKinney Village

**McKinney Village** offers almost 250 apartments consisting of one and two bedrooms.



4

Courtesy Brad Sharp

**The Cove** offers creative space for artists in the community.



12

Courtesy Hugs Cafe

Hugs Café will begin offering **Hugs Prep** on Sept. 12.

## In the News

**13 H-E-B/Central Market** is in the process of purchasing six Sun Fresh Market stores in the Dallas-Fort Worth Metroplex, including one located at 3001 Hardin Blvd., McKinney. The stores, which have been in operation for a year as Sun Fresh, are closing. H-E-B/Central Market officials said they have not decided whether the stores will become Central Markets or H-E-Bs. [www.heb.com](http://www.heb.com)

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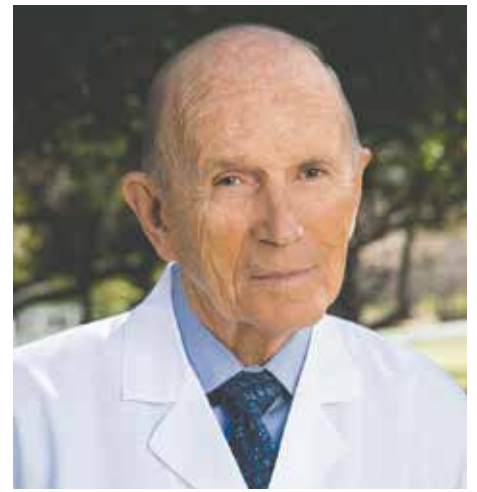
Cooper Fitness Center at Craig Ranch offers state-of-the-art equipment.



Nutritional programs are also offered at the center.



A full-court basketball court, an indoor running track and an award-winning spa are all on-site.



Fitness pioneer Dr. Kenneth Cooper said he is proud to have a facility in Craig Ranch.

## BUSINESS FEATURE

# Cooper Fitness Center at Craig Ranch

## Facility blends health and fitness trends

By Jean Ann Collins

**D**r. Kenneth Cooper said he has been changing the U.S. fitness landscape since the 1970s, and McKinney residents have been reaping the benefits for the past 10 years through the Cooper Fitness Center, a 76,000-square-foot fitness facility located on a 51-acre complex in Craig Ranch.

Approached by longtime friend David Craig about 10 years ago, Cooper said he was interested in partnering with the Craig Ranch development to establish a concept called Cooper Life, something he described as an experimental medical community.

With the decline in the housing market during the 2008 recession, Cooper had to abandon the project. However, since then things have started happening at the Craig Ranch fitness facility, which survived the

economic downturn.

"Since the fitness center is truly one of the most beautiful in America, we knew we wanted to keep it alive," Cooper said. "We hired a general manager, Roger Sargent, to focus on the fitness center to make it thrive."

Cooper Fitness Center, which offers a variety of memberships, averages about 2,800 members in the center each week. One of the main draws for McKinney residents, Cooper said, is the center's well-equipped, up-to-date amenities.

"The nutritional programs are phenomenal," Cooper said. "In addition, the Craig Ranch site really excels with programs offered to the community. It's very amenity-oriented, which is a big draw for anyone buying homes in the area."

The facility features a children's

climbing wall, and the 50-meter, Olympic-size swimming pool is available to members year-round.

Other features of the Cooper Fitness Center include full-court basketball, an indoor running track, and an award-winning spa and massage therapy area.

"One unique thing about the Craig Ranch fitness center that has become a tradition is that when the moon is full, they offer a yoga class at the Millie Cooper Park, which also has a 1/2-mile track," Cooper said.

The fitness center embraces Cooper's concepts, which he has developed during the past 46 years.

"I developed the Cooper aerobic concept in 1970 because I saw the benefits of exercise," Cooper said. "I made theoretical assumptions but didn't have the data. I wanted [the Cooper aerobic concept] based on data, not faddism. Now we have a

120,000-patient database."

Cooper said people were scared to exercise over the age of 40 because they thought it was bad for them.

"Now I have a 98-year-old patient who is breaking world running records for people over 90," he said.

Cooper said he is not finished researching and wants to bridge the gap between trendy exercise fads and legitimate fitness programs based on scientific research.

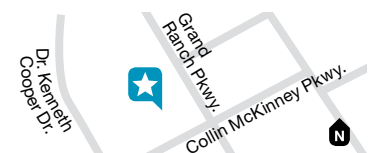
"Although I've been doing it for 46 years, it's ongoing and never stops," he said. "I still study every day because I have an intense desire to learn."

He is primarily based at his Dallas clinic, but Cooper makes routine visits to the McKinney site.

"You'll find me in McKinney on Saturdays on the treadmill overlooking the swimming pool," he said. "It has an outstanding ambiance."

### Cooper Fitness Center at Craig Ranch

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## DINING FEATURE

# Zen Sushi & Grill

## Owner finds inspiration from repeat customers

By Jean Ann Collins

**W**ing Lam opened Zen Sushi & Grill, located at 3751 S. Stonebridge Drive, in 2006. He said selecting McKinney as his location was an easy choice because the city's residents are so nice.

Lam, who started in the restaurant business as a sushi chef in 1993, opened Zen Sushi & Grill as a family business and said he prides himself on the quality of food served.

"Our sushi speaks for itself," he said. "Now every corner has a sushi bar, but we are still here after 10 years."

When Lam is getting his customers to try sushi for the first time, he said he always suggests the popular Crunchy Roll.

"Everyone always likes the California Roll," he said. "But here it's the Crunchy Roll for first-time sushi customers. Then I suggest the Sexy Cow-girl, which is shrimp tempura and cream cheese, topped with avocado, crabmeat and sweet and spicy [sauce]. It is a favorite."

Lam said his business relies on its repeat customers, adding that 80-90 percent of his customers are repeats.

"They are very loyal, and they like that we are a family business and kids are welcome," he said.

Although Zen Sushi & Grill is known for its sushi, Lam said the grill is also popular.

"Everyone loves the sushi once they try it, but we have a lot of customers who come for the grill," Lam said. "The most-ordered [grill items are] the teriyaki chicken, teriyaki beef and grilled salmon."

Lam said he often takes advice from his regular customers and sushi connoisseurs to come up with new menu items.

"After I get to know my customers, a lot of the time they will tell me what they like, and I will

make sushi based on their preferences," Lam said. "I listen to them because some of their suggestions have ended up as some of the more popular items on the sushi list."

Some of these customer-inspired rolls include the Baylor Bear, Jay Hawk Roll, Texas Tornado and Red Raider.

Zen Sushi & Grill gets its sushi from suppliers based throughout the world, Lam said, including the tuna, which comes from the Pacific Ocean; smoked salmon, which comes from Japan; super white tuna, which comes from Korea; and salmon, which comes from Scotland. Although taste is the priority, Lam said presentation is important with sushi.

"It is kind of an art," he said. "Not only does the chef have to put it all together, he's got to make it beautiful like a piece of art. The presentation takes a lot of practice. But it's worth it to see and taste the best sushi."



Jean Ann Collins Community Impact Newspaper



Courtesy Zen Sushi & Grill



Courtesy Zen Sushi & Grill

**1** Zen Sushi & Grill offers several types of sushi rolls, including the New York Roll (\$12), which typically includes salmon, yellowtail and tuna.

**2** One of the most popular appetizers is the Ahi Tower (\$16), which features ahi tuna, avocado, rice and sauces.

**3** Zen Sushi & Grill is celebrating its 10th year in McKinney.

### Zen Sushi & Grill



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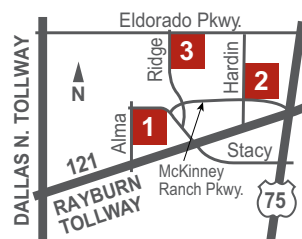


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- 3. Stonegate**  
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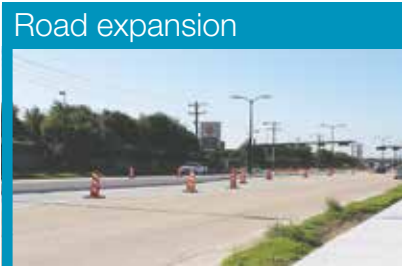
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TRANSPORTATION UPDATES

Major projects in the area

Compiled by Marthe Rennels



Road expansion

Marthe Rennels/Community Impact Newspaper

**1 Custer Road widening**

The city of Frisco is widening Custer Road from Stonebridge Drive to SH 121. The road runs between Frisco and McKinney and sees daily traffic to and from both cities. To accommodate the growth in this area, the 3-mile project will widen the existing four-lane roadway to six lanes.

Construction on this project was 70 percent complete as of mid-August and is expected to be completed in the fourth quarter of this year between October and December, according to Frisco officials.

Heavy traffic is expected in this area until construction is complete. City

staff is coordinating with the Texas Department of Transportation regarding closures, detours and traffic switches along Custer, FM 423 and US 380 during the road's widening projects.

**Timeline:** January-December  
**Cost:** \$9.17 million  
**Funding sources:** city of Frisco, Collin County

**2 Lake Forest Drive expansion**

The city will widen Lake Forest Drive from two lanes to four lanes from Wilmeth Road to Bloomdale Road. A portion of Bloomdale east of the intersection of Bloomdale and Lake Forest will also be constructed.

**Timeline:** September-June 2017  
**Cost:** \$3.7 million  
**Funding sources:** city of McKinney, Collin County

@

News or questions about these or other local transportation projects? Email us at mcknews@communityimpact.com.

Project description	Estimated timeline
The city of McKinney will reconstruct Cole Street as well as nearby water and wastewater lines from Bass Street to College Street. Additional storm and sewer infrastructure and sidewalks will also be constructed.	October-TBD
The city of McKinney plans to widen Virginia Parkway from four lanes to six lanes between US 75 and Ridge Road.	October/November-TBD



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## NEWS REPORT

# Local taxing entities prepare to set tax rates, adopt budgets

By Marthe Rennels

The city of McKinney and Collin County are undergoing budget and tax rate discussions. Both plan to adopt fiscal year 2016-17 budget and tax rates in September.

McKinney is proposing to reduce its tax rate from \$0.583 to \$0.577 per \$100 property value for FY 2016-17.

The proposed FY 2016-17 budget will raise more total property tax revenue than the FY 2015-16 budget by \$9.5 million, or 10.68 percent.

According to city officials, nearly \$3.25 million of that amount is tax revenue raised from new property added to the city's tax roll this year.

McKinney will officially adopt its budget and tax rate at 6 p.m. on Sept. 20 during the regularly scheduled City Council meeting at 222 N. Tennessee St., McKinney.

The tax rate will take effect Oct. 1.

The city's proposed budget can be found online at [www.mckinneytexas.org](http://www.mckinneytexas.org).

Collin County is proposing to keep its tax rate at \$0.225 per \$100 of property valuation in FY 2016-17.

County officials said the FY 2016-17 budget includes a \$24.6 million increase from FY 2015-16 because of new property on the county's tax rolls. According to county documents, the county has seen a total budget increase of 5 percent since 2010.

Collin County will officially adopt its budget and tax rate during the regularly scheduled Commissioners Court meeting at 1:30 p.m. on Sept. 19 at the Jack Hatchell Administration Building at 2300 Bloomdale Road, McKinney.

The proposed budget can be seen online at [www.co.collin.tx.us](http://www.co.collin.tx.us).

## BUDGET AND TAX RATE DETAILS

### CITY OF MCKINNEY

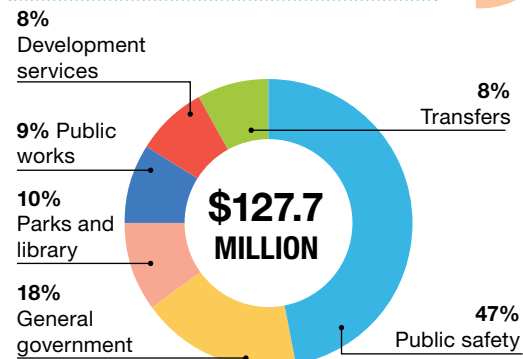
First public hearing on tax rate and budget



Second public hearing and adoption of budget and tax rate



GENERAL FUND EXPENDITURES



### COLLIN COUNTY

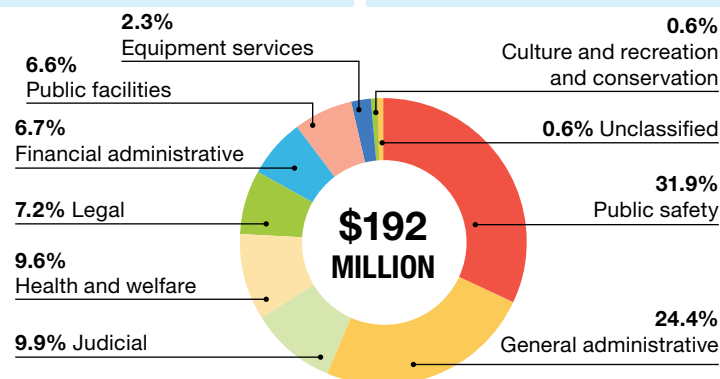
Public hearings on the tax rate



Public hearing on the FY 2016-17 proposed budget, followed by the final vote on tax rate.



GENERAL FUND EXPENDITURES



Source: city of McKinney, Collin County/Community Impact Newspaper

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# 2016 Education FOCUS

## MCKINNEY ISD

### Stadium sees increase of \$7.1 million

By Marthe Rennels

The voter-approved McKinney ISD stadium—to be built at an initial estimated cost of \$62.8 million—has increased in cost by \$7.1 million to \$69.9 million.

District officials announced the increase during the MISD board of trustees work session Aug. 16.

Cody Cunningham, MISD chief communications and support services officer, said the district did not anticipate the increase.

“We adopted the price of the stadium and it came in way over budget primarily because [the cost of] concrete has gone up 50 percent,” he said. “We had a choice of either reducing the scope of the stadium, or building it as committed to the public.”

MISD officials said the 11 percent increase comes from a \$5 million rise in the cost of concrete; \$2.5 million rise in mechanical, electrical and

plumbing material and labor costs; a \$2 million rise in road construction costs, and an overall market inflation of \$1.3 million for construction and labor costs.

“When we saw this come in, we immediately started meeting with Manhattan [Construction] and Stan-tec to see where we could cut costs,” he said. “Ultimately, we had to make a decision to deliver what we had promised to the voters when they approved the stadium in May. We felt we had an obligation to deliver to the community what we had originally promised.”

MISD officials combined \$50.3 million from May’s bond package and added an existing \$12.5 million from a 2000 bond to fund the stadium’s construction.

Now, MISD officials said \$4 million left over from the 2011 bond will also be added to cover the costs.



McKinney ISD officials said they plan to break ground on the stadium mid-September.

Cunningham said the district will remove some shorter-lifespan items from the 2016 bond package and pay for them through the maintenance and operations portion of the budget.

Those items include: \$2 million for its One to the World program, \$1.4 million for athletics and fine arts equipment, \$300,000 for technology upgrades, and \$300,000 for furniture.

“It’s not uncommon for districts to put some technology items, uniforms and band equipment in a bond program,” he said. “However if you can pull it out of the bond program

and pay for it out of [maintenance and operations], then the advantage there is that you are not paying the interest. So in this particular case when the valuations came in higher than anticipated, that provided additional [maintenance and operations] funds that were not initially anticipated, and we were able to use those to pay for some of the things we had in the bond package.”

The stadium is set to break ground in mid-September and will be complete at some point during the 2017-18 football season, weather permitting.

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## MCKINNEY ISD

Elementary schools		2015-16 accountability rating	2015-16 enrollment	2015-16 economically disadvantaged	2015-16 STAAR passing results by grade									Feeder schools
					3rd		4th			5th				
					Reading	Math	Reading	Math	Writing	Reading	Math	Science		
1	Bennett	MS	464	7.11%	97%	100%	98%	92%	87%	94%	97%	90%	21, 22, 23	
2	Burks	MS	544	75.18%	61%	63%	62%	57%	50%	59%	66%	46%	24, 25	
3	Caldwell	MS	542	70.66%	77%	72%	72%	74%	64%	68%	55%	61%	24, 25	
4	Eddins	MS	443	7.9%	94%	91%	98%	95%	99%	99%	96%	88%	22	
5	Finch	MS	426	88.26%	66%	78%	63%	78%	56%	70%	87%	72%	22	
6	Glen Oaks	MS	468	5.34%	93%	91%	92%	96%	84%	96%	91%	85%	22	
7	Johnson	MS	525	13.71%	89%	80%	90%	93%	80%	90%	85%	81%	23	
8	Malvern	MS	497	71.03%	60%	69%	67%	65%	46%	65%	68%	61%	21, 23, 24	
9	McClure	MS	664	10.24%	90%	93%	92%	92%	91%	84%	86%	83%	21, 25	
10	McGowen	MS	679	22.68%	91%	93%	89%	91%	87%	94%	88%	79%	23, 24	
11	McNeil	MS	419	27.68%	76%	71%	81%	83%	77%	77%	76%	71%	22, 24	
12	Minshew	MS	653	18.68%	89%	92%	85%	83%	75%	70%	87%	72%	21, 25	
13	Press	MS	449	53.90%	70%	78%	74%	76%	68%	63%	71%	56%	23, 25	
14	Slaughter	MS	658	57.75%	77%	82%	87%	88%	85%	78%	74%	73%	21	
15	Valley Creek	MS	514	12.65%	94%	94%	96%	96%	91%	97%	95%	89%	24	
16	Vega	MS	547	56.12%	81%	74%	77%	79%	71%	68%	70%	60%	25	
17	Walker	MS	578	5.02%	99%	100%	94%	95%	86%	99%	99%	95%	24	
18	Webb	MS	427	79.63%	70%	79%	80%	77%	63%	72%	68%	66%	25	
19	Wilmeth	MS	640	3.75%	95%	93%	93%	89%	88%	94%	94%	90%	21	
20	Wolford	MS	539	10.76%	97%	91%	98%	93%	92%	95%	97%	93%	21, 22, 23	

High schools		2015-16 accountability rating	2015-16 enrollment	2015-16 economically disadvantaged	2015-16 STAAR passing results by subject				
					End-of-course—all students				
					Algebra I	Biology	English I	English II	U.S. history
26	McKinney	MS	2,734	31.42%	72%	97%	78%	82%	97%
27	McKinney Boyd	MS	2,845	15.08%	82%	98%	89%	92%	99%
28	McKinney North	MS	2,105	30.31%	84%	97%	94%	85%	99%

## District and school targets

Results from the 2015-16 State of Texas Assessments of Academic Readiness, or STAAR, tests were released this summer.

*Community Impact Newspaper* publishes STAAR results by campus and by district. The following charts show how students performed on the annual exams as well as district information such as enrollment numbers and feeder school patterns.

In August districts and campuses received accountability ratings of Met Standard, Met Alternative Standard or Improvement Required based on STAAR and end-of-course exam results from the 2015-16 school year and other indicators.

## Accountability ratings

In the performance index accountability system, first implemented in 2012-13, ratings are as follows:

**Met Standard (MS):** met performance targets

**Met Alternative Standard (MAS):** met performance targets for charter operators and alternative education campuses

**Improvement Required (IR):** did not meet one or more performance targets

2015-16 McKinney ISD accountability rating	MS
--	----

## 2015-16 statistics

	State	District
Economically disadvantaged	58.93%	30%
English Language Learners (ELL)	16.87%	11%

## District scores by grade

2015-16 State of Texas Assessments of Academic Readiness (STAAR) passing results		
Grade 3	Reading 84%	Math 85%
Grade 4	Reading 86%	Math 85%
Grade 5	Reading 84%	Math 83%
Grade 6	Reading 84%	Math 89%
Grade 7	Reading 83%	Math 91%
Grade 8	Reading 93%	Math 85%
End-of-course, all grades	English I: 83%, English II: 86%, algebra I: 92%, biology: 97%, U.S. history: 98%	

Middle schools		2015-16 accountability rating	2015-16 enrollment	2015-16 economically disadvantaged	2015-16 STAAR passing results by grade								Feeder schools	
					6th		7th			8th				
					Reading	Math	Reading	Math	Writing	Reading	Math	Science		Social studies
21	Cockrill	MS	1,243	18.91%	84%	95%	85%	95%	86%	95%	93%	97%	87%	26, 27, 28
22	Dowell	MS	1,165	22.83%	91%	97%	88%	95%	87%	96%	94%	94%	90%	26, 27
23	Evans	MS	1,219	21.82%	88%	90%	88%	92%	84%	96%	90%	94%	90%	26, 27
24	Faubion	MS	1,141	35.93%	80%	86%	78%	90%	79%	88%	76%	89%	80%	26, 27
25	Johnson	MS	923	48%	74%	74%	75%	81%	78%	86%	69%	83%	84%	26, 28

Because of computer problems with some STARR tests, of the approximately 3 million students tested throughout the state in 2015-16, 14,220 scores for students who had computer problems were not used when calculating the campus and district accountability results.



2016-17 McKinney ISD feeder pattern

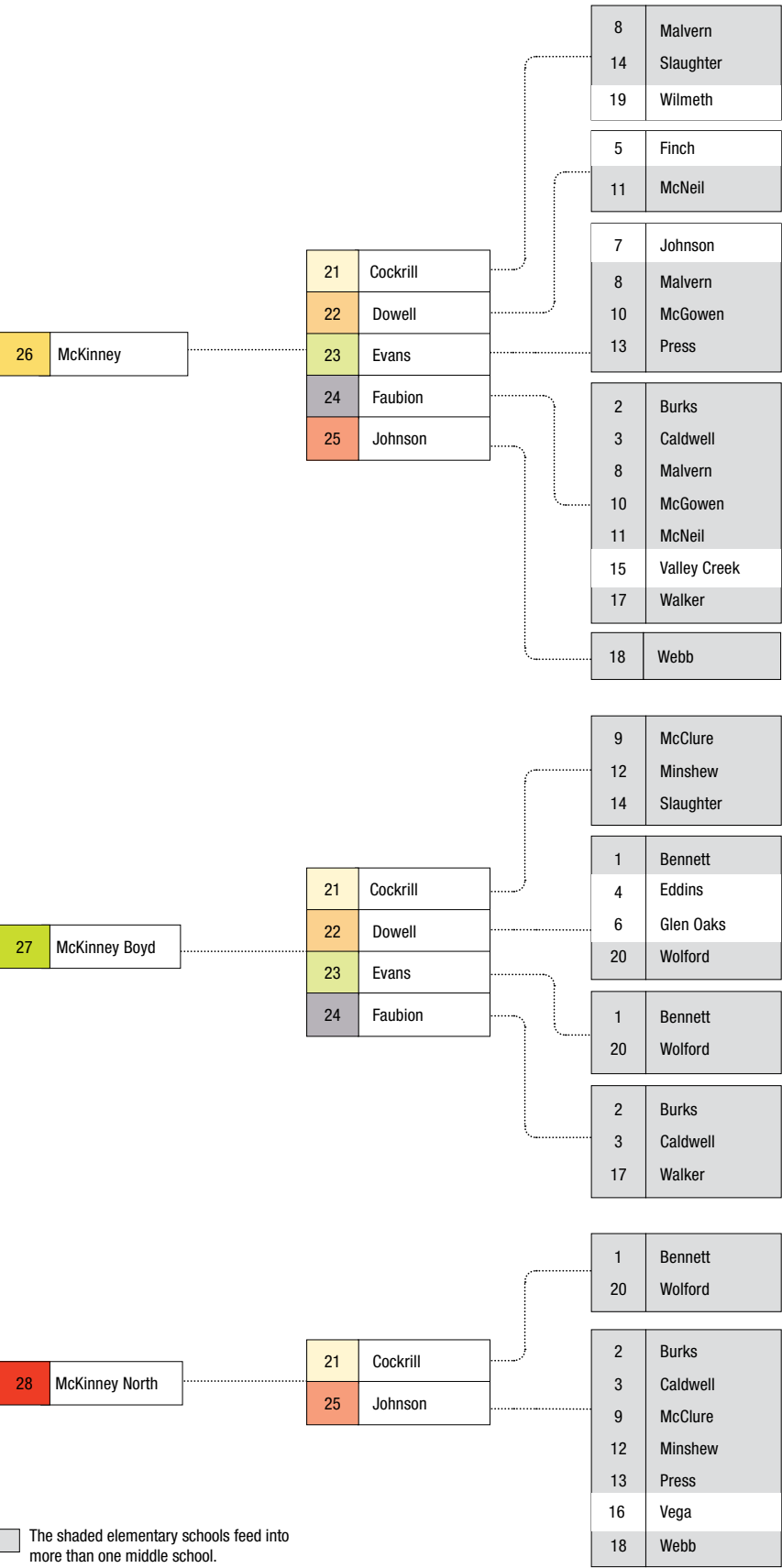
2015-16 McKinney ISD total students

24,765

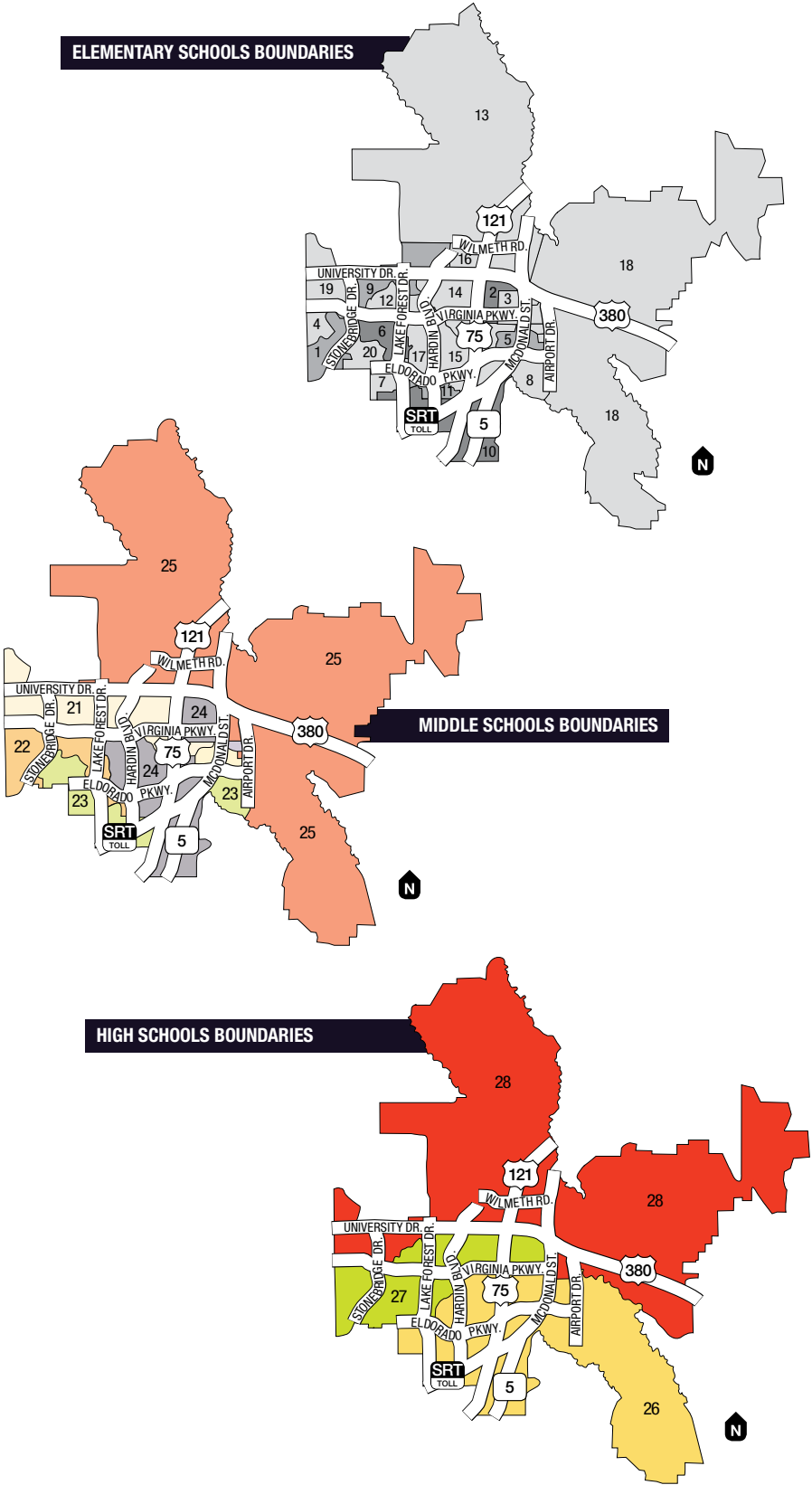
HIGH SCHOOLS

MIDDLE SCHOOLS

ELEMENTARY SCHOOLS



2016-17 McKinney ISD school boundaries



The shaded elementary schools feed into more than one middle school.





## CITY & SCHOOLS

News from the city of McKinney and McKinney ISD

Compiled by Marthe Rennels

### Developer presents site plans, facade plans for city's downtown mixed-use development

**MCKINNEY** During the Aug. 18 McKinney City Council meeting, a public hearing was held to solicit feedback on the site and facade plans for the mixed-use development on the city's 9-acre site located at the northeast corner of Davis and Tennessee streets.

City Council tabled the plans indefinitely in order to allow city staffers to work with the developer on the design of the plans.

Comments from council included the desire to have the facade appear to be multiple buildings, allowing more options for storefront awnings and adding more color to the facade.

The development will include apartments, storefronts, office space and a parking garage that will include both public and private spaces.

Columbus Realty Partners has been working with the city since being selected after the city issued a request for qualifications in February 2015.



### McKinney ISD school board votes to lower FY 2016-17 tax rate by 5 cents

**MCKINNEY ISD** During the board of trustees meeting Aug. 23, district officials voted to reduce the district's interest and sinking, or I&S, portion of the property tax rate by 5 cents.

The district's maintenance and operations, or M&O, portion of the tax will stay \$1.17. The interest and sinking tax rate will drop from \$0.50 to \$0.45. Both rates combined equal the districts total tax rate of \$1.62 per \$100 property valuation.

MISD officials said in May they would be lowering the tax rate by 4.5 cents and stated Aug. 23 the additional 0.5 cent decrease in the tax rate

comes following the Collin Central Appraisal District's certified property values report in July, which district officials said exceeded estimated values report issued in the spring.

#### FY 2016-17 tax rate

<input type="checkbox"/> <b>Maintenance and operations:</b>	\$1.17 per \$100 valuation
<input type="checkbox"/> <b>Interest and sinking:</b>	\$0.45 per \$100 valuation
<input type="checkbox"/> <b>Rollback tax rate:</b>	\$1.62 per \$100 valuation

Source: McKinney ISD/Community Impact Newspaper

#### Meetings

► **McKinney City Council**  
Meetings are scheduled for the first and third Tuesday of the month at 6 p.m. City Hall, 222 N. Tennessee St. 972-547-7500.  
[www.mckinneytexas.org](http://www.mckinneytexas.org)

► **McKinney ISD board of trustees**  
Meetings are scheduled for the fourth Tuesday of the month at 7 p.m. McKinney ISD Administration Building, #1 Duvall St. • 469-302-4000  
[www.mckinneyisd.net](http://www.mckinneyisd.net)

► **Collin County Commissioners Court**  
Meetings are generally held Mondays at 1:30 p.m. Jack Hatchell Administration Building, 2300 Bloomdale Road 972-548-4100 • [www.co.collin.tx.us](http://www.co.collin.tx.us)

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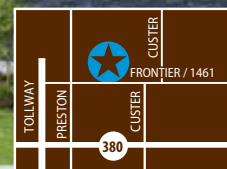
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## CALENDAR

## September

**09 'Taxi Driver' - Friday Night Flicks**

Guests are invited to attend this viewing of the film "Taxi Driver." The movie focuses on Robert De Niro's character, who drives around New York City in his taxi cab. The film also stars Cybill Shepherd and Jodie Foster. 8 p.m. \$8. Courtroom Theater at McKinney Performing Arts Center, 111 N. Tennessee St. 214-544-4630. [www.mckinneytexas.org](http://www.mckinneytexas.org)

**10 North Texas Pride Festival**

Louisiana Street Grill hosts this gay pride event that includes children's activities, dancing, entertainment and vendor booths, which are held in the parking lot. The grill has prepared a special menu for the day. Raffles also take place, and raffle tickets must be purchased by Sept. 3. 1-8 p.m. \$10 (admission), \$10 (12 raffle tickets), \$20 (30 iWatch raffle tickets). Louisiana Street Grill, 350 E. Louisiana St. 972-489-4130. [www.northtexaspride.com](http://www.northtexaspride.com)

**11 Sept. 11—A Day of Remembrance**

At this ceremony to remember the terrorist attacks on Sept. 11, 2001, the city's first responders are also being honored. This event is open to the public, and it includes a reading of the names of the victims of the attacks 15 years ago. 6:30 p.m. Free. McKinney Boyd High School, 600 N. Lake Forest Drive. 972-542-0163. [www.mckinneychamber.com](http://www.mckinneychamber.com)

**22 2016 Women's Alliance of McKinney: Women's Conference**

This year's Women's Conference features three speakers;

Marla White, David Anderson and Laura Bartlett—and is emceed by Sara Thomas. Products from different vendors are available and attendees can participate in networking. 8 a.m.-2 p.m. \$50 (Women's Alliance of McKinney member), \$65 (nonmember), \$500 (reserved corporate table for eight). Piazza on the Green, 6200 TPC Drive. 972-542-0163. [www.mckinneychamber.com](http://www.mckinneychamber.com)

**23 through 25 McKinney Oktoberfest**

This German celebration returns to McKinney, as 14 blocks of Downtown McKinney make up the beer garden for Oktoberfest. The family-friendly event features German music, food and beverages, clothing and dancing in addition to children's activities. McKinney Main Street, local sponsors and businesses offer various activities throughout the beer garden. The event occurs rain or shine. 4-11 p.m. (Fri.), 10 a.m.-11 p.m. (Sat.), noon-5 p.m. (Sun.) Free. Downtown McKinney, 111 N. Tennessee St. 972-547-2660. [www.mckinneytexas.org](http://www.mckinneytexas.org)

Compiled by Abigail Allen and Kelley Crimmins

Worth the **TRIP****SEPT 15 through 18 GrapeFest**

The largest wine festival in the southwest returns for its 30th year in Grapevine. The four-day festival features a variety of activities, entertainment and vendors. 10 a.m.-10:30 p.m. (Thu.), 10 a.m.-11:30 p.m. (Fri.-Sat.), 11 a.m.-6 p.m. (Sun.). Free (5 years and younger), \$5 (children and seniors), \$8 (adults), \$18 (weekend pass). Historic Grapevine, 636 S. Main St., Grapevine. 817-410-8136. [www.grapevinetexasusa.com/grapefest](http://www.grapevinetexasusa.com/grapefest)

## Online Calendar

Find more or submit McKinney events at [communityimpact.com/mck-calendar](http://communityimpact.com/mck-calendar).

To have McKinney events considered for the print edition, they must be submitted online by the second Friday of the month.



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## Restaurants

Continued from | 1

development—the opportunity to draw major corporations, Mayor Pro Tem Randy Pogue said.

Pogue said he is hoping to take the first step in drawing more sales tax revenue and corporations by creating a destination-style restaurant row in McKinney.

“I am tired of losing corporations who do not select McKinney as a location for business for the reason of not having local entertainment, local shopping and local restaurants for their employees,” he said. “Whenever we get an exit interview from corporations that didn’t pick us, they tell us they didn’t pick us because we don’t have certain retail or restaurants for their employees at lunch. If we can solve that issue, we can potentially land these larger corporations.”

McKinney Mayor Brian Loughmiller said City Council has been focused on economic development, including restaurants and retail, as a priority for several years, but the city has been hampered by the long-term construction on US 75 and a lack of other infrastructure needed to make these types of developments viable.

“Now that US 75 is complete, the SH 121 corridor is established, and with the initiation of consultant support from The Retail Coach, we are placing a heightened emphasis on [these developments],” he said. “We have found that while we have competed well in trying to attract corporate users, we have also realized that corporate development requires ancillary projects that include places to eat within close proximity and hotels and conference space for meetings that will accommodate those national or international companies seeking to locate their main headquarters in North Texas.”

### Targeted development

According to city documents, restaurant rows are expected to consist of three or more fine-dining and casual restaurants along with a retail element.

The development would be constructed as a unit with a courtyard or common area featuring a public art

display, fountain or focal point. Pogue said the development could also include a residential element, making it similar to mixed-use destinations such as Watters Creek in Allen, but he said the exact development elements would be determined later in the process.

As the first step to establishing such developments, the city is planning to send letters to area developers and landowners of both developed and undeveloped properties along McKinney’s major transportation corridors, including US 380, US 75 and SH 121, where Pogue said more corporate development is likely to take place.

The city will then issue a request for proposal, or RFP, which is a bidding solicitation that announces funding is available for a particular project. The city then allows companies to bid to construct the project.

“I want the RFP specific to the areas that would be paramount today, and as we mature through this, we may set a policy in the future that we can then apply to the rest of the city or to specific locations that make sense,” Pogue said. “We get one shot at this and I don’t want to ruin it by picking the wrong location, and those commercial corridors are crucial.”

Pogue said the RFP will be an inclusive process that will level the playing field for developers and potentially get more properties to the table for consideration.

“With the RFP process, we hope to be able to help remove some obstacles that prevented development in the past,” he said. “With all of the vacant tracts being part of larger greenfield tracts—or large portions of undeveloped land—it is very difficult for a single pad or even sometimes multiple pads to be developed if the infrastructure is not readily accessible. Removal of some of those obstacles may be as simple as partnering with the landowner to extend public utilities to underserved areas.”

### Capitalizing on McKinney

According to The Retail Coach, the city of McKinney is missing out on 880,000 square feet of retail and restaurant space that could be supported by the city’s current population.

Loughmiller said he thinks the city needs to promote the market it already has—a market he said is not as visible as the city would like it to be.

“In recent meetings with [retail] site selectors, it was apparent that a more concerted effort was needed to inform the development community outside of North Texas of the growth of our community, the demographics of our

# THE ECONOMIC

Restaurants can generate millions of dollars in sales tax revenue for a

**FULL SERVICE:**  
typically involves staff  
seating patrons at a table and  
patrons pay after the meal

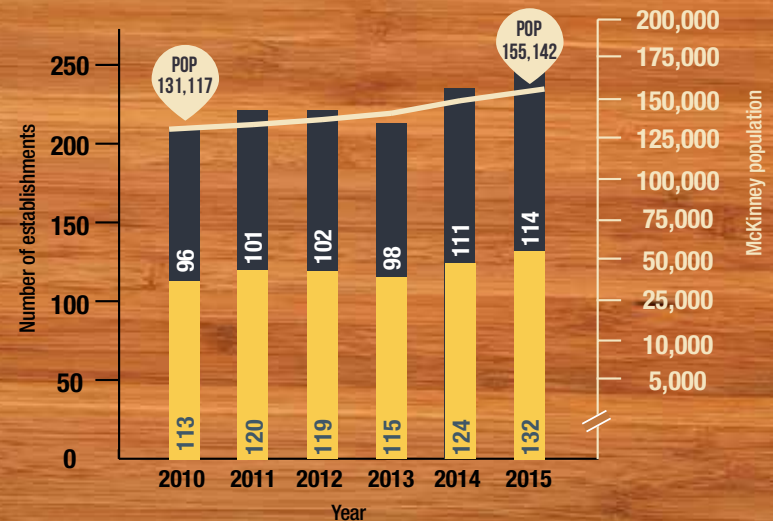
**LIMITED SERVICE:** typically  
involves patrons seating  
themselves and paying before the  
meal

**POPULATION  
GROWTH**



### Number of eating establishments in McKinney by year

The graph below shows the growth of both restaurants and population in the city of McKinney since 2010.



Sources: Texas State Comptroller's Office, city of McKinney, U.S. Bureau of Labor Statistics, National Restaurant Association /Community

residential base, the work force that is available and the opportunities for public-private partnerships,” he said.

By partnering with the city to create this restaurant row, Pogue said restaurant owners, retailers and developers will have the opportunity to take part in a project that would not only allow them to establish a location within the city, but would also help ease some of the infrastructure and development burden.

The current population is something Pogue said could be seen as incentive to developers to build now, rather than wait for a rush from potential corporations looking to relocate.

### Site potential

According to Aaron Farmer, The Retail Coach senior vice president, restaurant rows are successful because the individual businesses feed off each other.

“Restaurants and retailers like to develop around other retailers and restaurants,” Farmer said. “That’s one of the benefits of creating this: even though you will have competing restaurants in the area, these restaurants understand that they need some of their competition there to help build that destination-style location.”

From a site standpoint, Farmer said, restaurants typically look for a 1.5-2-acre site, but establishing locations within a restaurant row takes some of the burden off developers since shared parking and land area come into play.

Farmer, who has been working with the city to recruit more retail and restaurant developments for over a year, said restaurants have certain criteria they look for when considering a location. Those criteria include population, median age, household income, education levels, employment, daytime population—as in a lunch crowd—and the population of the retail trade area.

Assistant City Manager Barry Shelton said in previous years McKinney has not necessarily met each specific criterion for higher-end restaurants.

“We have the demographics and the pent-up demand for sit-down restaurants like Mi Cocina, PF Chang’s and Cheesecake Factory that our residents are going out of town for,” Shelton said. “We might not meet all of the restaurants criteria, but we feel that they will be successful because our residents want these restaurants here.”

**“We get one shot at this and I don’t want to ruin it by picking the wrong location...”**

—Randy Pogue, mayor pro tem

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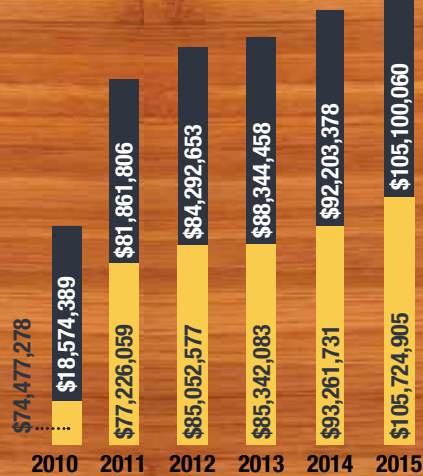


# IMPACT OF RESTAURANTS

city, and in McKinney that figure has been increasing in recent years.



**Restaurant sales tax revenue generated in McKinney by year**



## DALLAS MSA

In May, the Dallas metropolitan statistical area, which includes Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, Rockwall counties, had

**283,000** individuals employed making an average of **\$22,910** annually.

The Dallas MSA employed nearly **25 percent** of restaurant industry employees in the state

## TEXAS

In 2014 there were **42,523** eating and drinking establishments in Texas.



**1,182,900** people employed throughout Texas in the restaurant industry.

**\$44.5** billion in sales were generated among restaurants.

## COLLIN COUNTY



From 2005-15, the number of restaurants in Collin

County grew from **900** to **1,512** establishments

and employed **34,052** individuals making

an average salary of **\$18,660** annually

## Recipe for restaurant success

### 1. Pre-development meeting (optional)

These optional meetings allow city staffers to look over any proposals submitted by the applicant for any potential issues.

### 2. Zoning

If the property does not allow for a restaurant use, the owner of the property would then submit a rezoning request for a zoning district that allows this use.

### 3. Platting

Plats show the property's boundaries.

### 4. Site plan/architectural elevations

The site plan shows the footprint of the building and all other physical elements to be constructed on the site. Elevations are a four-sided drawing of the building, showing materials and architectural elements or style.

### 5. Civil engineering

Drawings show the locations of any water, sewer or drainage lines. These must match the approved site plan and are required to be approved prior to the issuance of a building permit.

### 6. Construction drawings

These are the architectural plans that detail the construction of the building and are approved once they have been found to meet all building codes.

### 7. Permitting

The most common permits include building permits; fire protection related permits; grading, utilities, foundation, paving permits; and health permits.

### 8. Inspections

Many city departments have inspections that need to be approved throughout the construction process.

### 9. Certificate of occupancy

Once the site has cleared all inspections, each department will sign off on the certificate of occupancy, and the restaurant can open for business.



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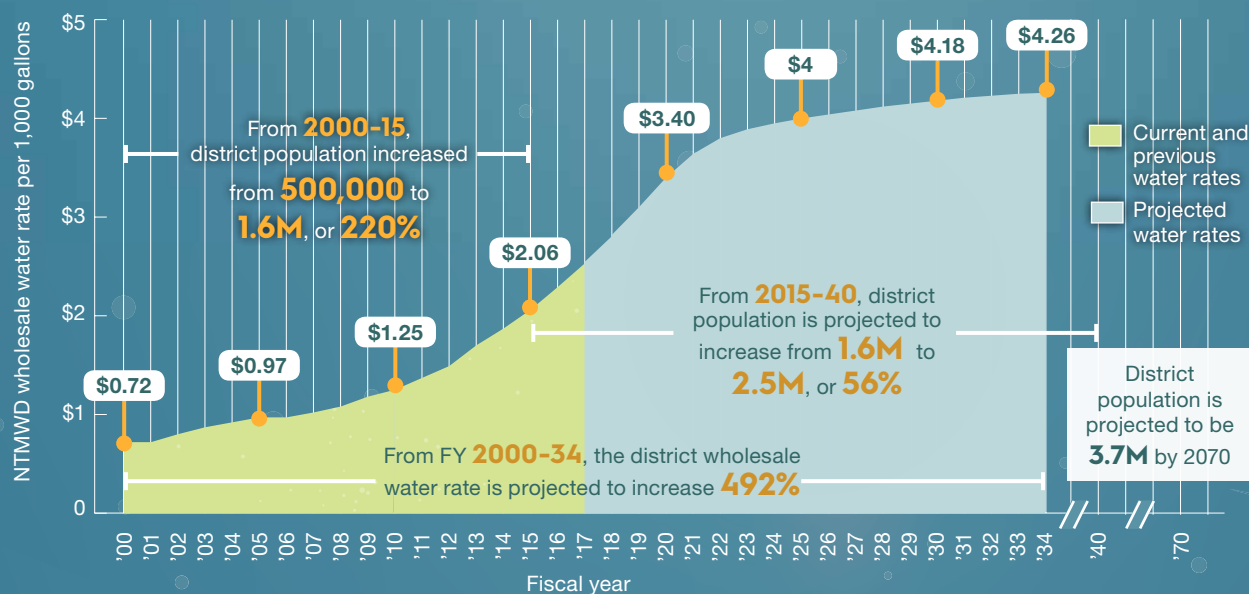
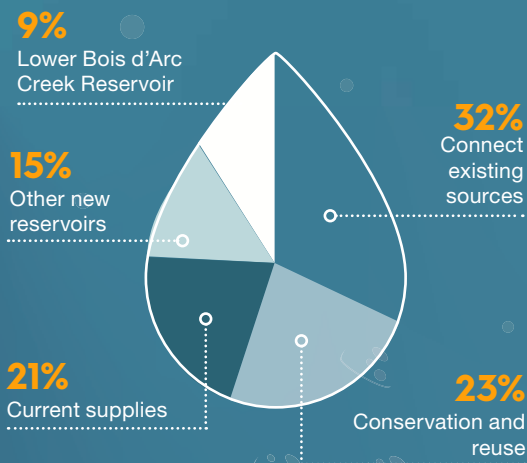
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# Water for THE FUTURE

By 2060, 9 percent of the NTMWD's projected water demand will be met by the Lower Bois d'Arc Creek Reservoir.



Sources: North Texas Municipal Water District, U.S. Census Bureau/Community Impact Newspaper

## Water

Continued from I 1

[city] operations.”

Loughmiller said the district's rate hike will cause 70 percent of the increases to the average McKinney resident's water bill.

The city of McKinney joins the 12 other water district member cities—which are spread throughout portions of 10 North Texas counties—in finding ways to pay for the increasing cost of water.

According to NTMWD, rates are projected to increase 29 cents per 1,000 gallons in FY 2017-18 and an additional 28 cents in FY 2018-19. Rates are projected to continue to increase until at least FY 2033-34, when the projected water rate is estimated to be \$4.26 per 1,000 gallons.

Loughmiller said in addition to the challenge of increasing water costs comes the challenge of the take-or-pay system, which requires a city to pay for the maximum amount of water it has used in a year at any point in its history. The amount of water paid for by the city does not waver.

“We are required to pay for water we don't use based on our allotment, so it does not incentivize conservation that is ultimately necessary,” he said. “In the meetings I have attended, I have not seen an alternative to take-or-pay that would provide relief to our residents, and in fact potentially could cost us more due to McKinney being a developing city as opposed to other cities in the system that are built out.”

The water district is discussing with its member cities the potential for using a different structure to allocate the regional system costs that would reward conservation, said NTMWD public relations manager Janet Rummel.

Loughmiller said the city has discussed the possibility of creating a stabilization fund in the future that could offset some of the increased costs and will continue these discussions as the city looks for solutions to the rate issues.

### District challenges

Rummel said there are three factors driving water rate increases: costs associated with rehabilitation and replacement of aging infrastructure, complying with strict state and federal regulation requirements, and finding additional water supplies to support the district's rapidly growing service area.

The population in the NTMWD's service area in 2015 was 1.6 million. By 2040, the district is projecting a population of 2.5 million residents. By 2070, there could be as many as 3.7 million people.

Since 2006, district officials said NTMWD has spent nearly \$1.05 billion in supplementing existing supplies, complying with mandated regulations and working to develop additional water sources. Rummel said these projects are primarily the reason for increases to its wholesale water rate.

“Adequate funding through rates is required to cover increasing fixed costs and repay bonds for capital projects,”

Rummel said. “From [fiscal years] 1993 to 2001, NTMWD held water rates flat while the population in our communities grew by more than a quarter-million people. With the continued significant growth projected, NTMWD could no longer wait to invest in new [water] supplies and infrastructure.”

A multiyear drought and regulatory challenges, such as a \$125 million ozone-disinfection project at the Wylie water treatment plants, and a \$300 million pipeline to circumvent infectious zebra mussels in Lake Texoma, drove rate increases, Rummel said.

In addition, the high population growth projection in the district—particularly in Collin County—requires the water district to work ahead now to supply water for the future, she said.

Rummel said the NTMWD is closely monitoring major developments in its service area, including Legacy West in Plano, the \$5 Billion Mile in Frisco, Watters Creek in Allen and CityLine in Richardson. West McKinney, which is largely undeveloped, is also closely watched for its development potential, she said.

Since 2006, the district has been working on land acquisition and permitting for the Lower Bois d'Arc Creek Reservoir in Fannin County. The district has already spent more than \$125 million, and the total cost of the project is projected at \$1.2 billion. This water source is expected to supply the district's water needs through 2040.

Construction of the reservoir has

been pushed back two years because of a fall 2015 delay in receiving a federal permit. Construction is now expected to start in 2018 with completion projected for 2022.

Covering a service area as large as the one NTMWD is responsible for, combined with the growing Texas population, means a substantial amount of pipe to maintain and additional infrastructure to be installed, said Tommy Holmes, the legislative director for the American Water Works Association. The Colorado-based organization is the largest nonprofit, scientific and educational association dedicated to managing and treating water.

“Building a new reservoir—that's a big deal. It's difficult to get one built in the first place because there's a lot of permitting involved,” Holmes said. “[The NTMWD is] to be saluted for looking forward and trying to anticipate future needs.”

Construction costs on any water project, including the reservoir, trend higher every year, said Cesar Baptista, assistant deputy director of engineering for the NTMWD. He said the ENR Construction Cost Index, which is typically consulted by the construction industry, tend to increase by about 3 percent every year. Baptista said increased construction costs are also caused by the same reason the district needs additional water supply—rapid growth in the North Texas area.

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REAL ESTATE

FEATURED DEVELOPMENT

Villas at Stacy

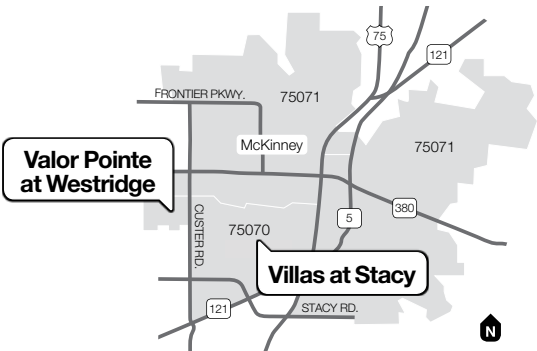


**Build-out year:** 2018  
**Builders include:** CalAtlantic Homes  
**Square footage:** 2,201-3,498  
**Home values:** \$358,000-\$428,000

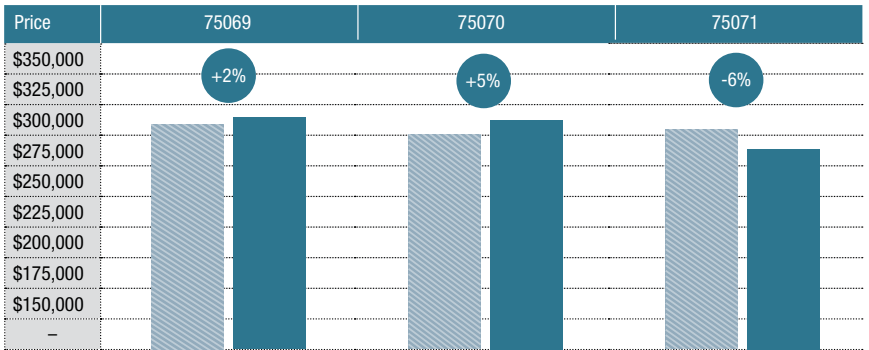


**HOA dues (estimated):** \$525 annually  
**Schools:** Lindsey Elementary School, Curtis Middle School, Allen High School and Lowery Freshman Center (Allen ISD)

Villas at Stacy offers 94 lots with five common areas encompassing a little more than 25 acres with several detention ponds.  
Sites are for sale now, and developers anticipate a 2018 build-out.



Median price of homes sold by ZIP code July 2015 vs. July 2016



FEATURED DEVELOPEMENT

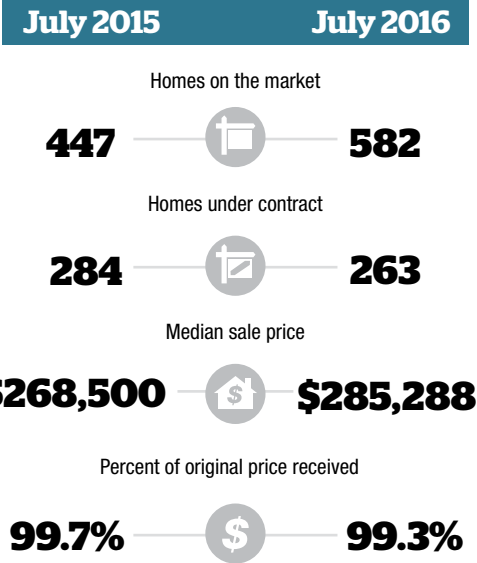
Valor Pointe at Westridge



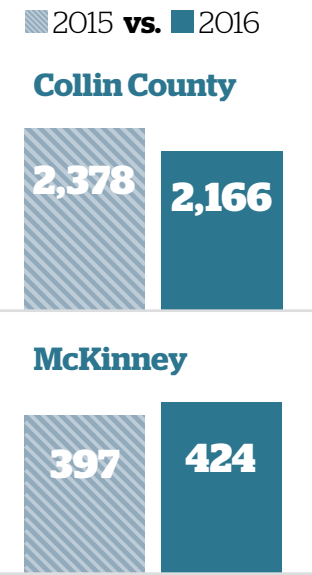
**Builders include:** D.R. Horton  
**Square footage:** 1,610-2,989  
**Home values:** \$250,000-\$348,990  
**Schools:** Rucker Elementary School, Rogers Middle School, Reynolds Middle School, Prosper High School, (Prosper ISD)  
**Amenities:** water park, stocked fishing pond



Market Data comparison



July new listings



Source: Market Data provided by Steve Haid of Collin County Association of Realtors, courtesy of North Texas Real Estate Information System (NTREIS)

Although every effort has been made to ensure the timeliness and accuracy of this data, Community Impact Newspaper assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

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