



The rendering above shows how the site will look at the northeast corner of the newly extended Chestnut Street and Davis Street.

## Downtown to see \$45M mixed-use development in 2017

BY **MARTHE RENNELS**

The city has been working since February 2015 to create a new mixed-use development on a 9-acre plot of land one block south of the square in downtown McKinney. On Oct. 18,

McKinney City Council approved final plans for a \$45 million development that site developer Columbus Realty Partners said will break ground on Phase 1 Jan. 23 and begin leasing 11 months later.

The development consists of 20,000 square feet of retail and restaurant space, 45,000 square feet of office space and 330 multifamily apartments. Phase 1 of the project

CONTINUED ON **18**

## SH 121 in path of proposed power lines, substation

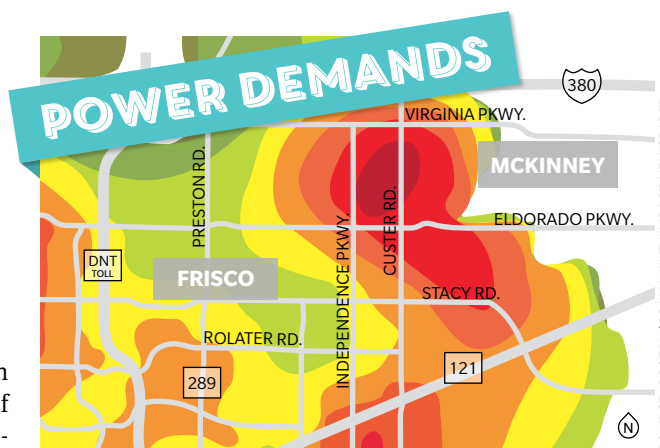
Local leaders oppose potential locations, file complaint with state utility officials

BY **MARTHE RENNELS**

Residences and businesses located along SH 121 in Allen and McKinney could have a new neighbor if one of three potential sites is selected for a 5-acre electric substation and its accompanying transmission line, known as the Kittyhawk project.

Brazos Electric Cooperative, the region's wholesale electric-generation and transmission provider, filed the Kittyhawk request Oct. 14 with the state's Public Utility Commission, which will select the final location. Proposed sites include areas in McKinney, Allen, Frisco and Plano.

The city of McKinney filed a motion to intervene—or filed a formal protest—on Oct. 17, which said the city and its residents and businesses located within city limits may be adversely impacted by the outcome of the Kittyhawk power lines and substation. The deadline to file a motion to intervene is Nov. 28.



The map above shows power demands of the SH 121 corridor. The darker the color, the greater the demands for future power.

Brazos and CoServ, a not-for-profit electric distribution cooperative serving North Texas and one of Brazos' members, have met with all four cities regarding the project, which, in addition to the city of McKinney, is seeing opposition from the city of Allen and Allen ISD regarding the proposed locations. The city of Plano passed a resolution supporting whichever route is the most cost-effective, and the city of Frisco has yet to take a stance on the issue.

"This is just one of eight projects that are coming up in the region, and in this particular case we are talking

CONTINUED ON **20**

## NOTE TO READERS

Welcome to your new and improved *Community Impact Newspaper*! We have overhauled the design of your newspaper with improved fonts, colors and maps. We've also added a variety of new content that brings additional information to some of our most popular features. You can read about all of the changes in our Note from the Publisher on Page 3. Enjoy!



**4** NOW OPEN  
THE BOARD BAR  
McKinney crafting venue



**7** DOUG AND LYNDA'S SKI SHOP  
Family business acts as winter headquarters for shoppers



**9** GREGORY'S BISTRO  
French restaurant sees more space after move to Adriatica



**15** HOME FOR THE HOLIDAYS  
McKinney's downtown Christmas event is family friendly

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Lynn Canavan, M.D., FACS

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Dr. Canavan is board certified in breast ultrasound and stereotactic breast biopsy. She completed her residency in general surgery at The University of Texas Southwestern Medical Center in Dallas. She received her medical doctorate from the University of Nebraska Medical Center in Omaha.

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## 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.

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## Welcome to your new-look newspaper

When you change your hairstyle or wear a new pair of shoes, your friends are certain to notice. We're feeling pretty peppy this month as we roll out a made-over version of *Community Impact Newspaper*.

The new redesign our team has been working on has several key changes. The biggest is new colors that aim to bring an energetic and fresh feel. We also upgraded our fonts to make text easier to read.

We redesigned our popular maps for our Impacts and transportation pages as well, and we added new content:

- Ask the Editor: We answer a question

each month from a reader.

- **Featured Impact:** We'll prominently feature one new business announcement each month.
- **How It Works:** Look for this new Transportation Updates feature that explains how state transportation works in a variety of areas, such as funding and construction.
- **City & County page:** New features, such as Meeting Highlights, aim to make it easier to understand governments' impact.

A focus group of readers helped us develop these improvements. We're thankful for their input—and yours.



C. Howard

Christal Howard  
**DFW PUBLISHER**  
choward@communityimpact.com

## ASK THE EDITOR



Marthe Rennels

**EDITOR**  
mrennels@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to mcknews@communityimpact.com.

## What's happening with public transit?

McKinney has had no public transit since November 2015. Since then, council has decided to seek a limited public transit system in the city but no public transit system has been put in place yet.

In June the city created an urban transit district, which is a district run by a local governmental body that also operates a public transit system. In July the city sent requests to cities located within that district seeking board members.

In August, the city asked for direct-recipient status from the Federal Transit Authority. That means when state and federal dollars come in, the city will receive them directly and can then pay its transit provider without using a middleman in the process.

The city is still awaiting official direct-recipient designation from the FTA.

And in the meantime, staffers are working on the administrative requirements to draw funding from the FTA and TxDOT.

There is no set date for when a public transit system could be put in place.

## FEATURED STORIES

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Now Open, Coming Soon & more

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Doug and Lynda's Ski Shop

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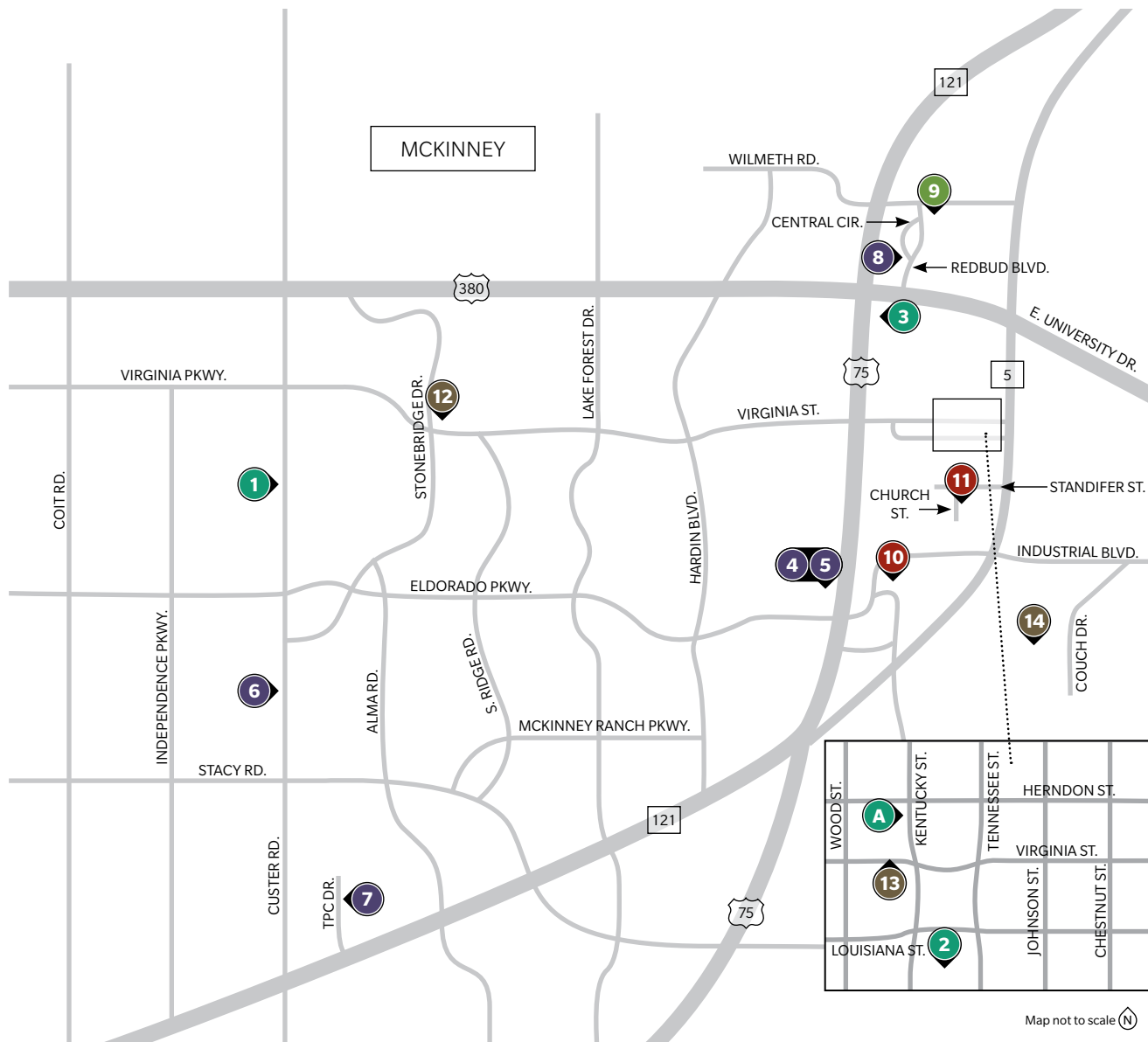
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## NOW OPEN

**1 Local Yocal Farm to Market**, 213 N. Tennessee St., McKinney began serving hot plates from the **Local Yocal Backyard BBQ & Burgers** food trailer in late September. Dishes include sliced or chopped brisket, Wagyu hamburgers, chicken sandwiches, weekly specials and family packs from the Local Yocal food

trailer at 13391 Custer Road, McKinney. The trailer is open from 11 a.m.-8 p.m. Thu.-Sat. or until the barbecue runs out. The trailer also opens at 11 a.m. Sunday and remain open until barbecue runs out. 469-952-3838. [www.localyocalfm.com](http://www.localyocalfm.com)

**2 Kim Guthrie Art**, 110 E. Louisiana St., Ste. 202 F, McKinney, opened Aug. 1. The studio is open to the public and features a gallery. Guthrie's art is also for sale and in-

cludes oil paintings and three-dimensional art using paper mache. Guthrie said the studio will be a part of the McKinney Artist Studio Tour on Nov. 12-13. [www.kimguthrieart.com](http://www.kimguthrieart.com)

**3 North Texas Escape Rooms**, 1717 W. University Drive, Ste. 403, McKinney, opened Oct. 28. The interactive experience is built around a theme that tests a team's wits against complex clues,

puzzles and mysteries embedded within the rooms. Teams have 60 minutes to solve the puzzles and figure out the clues in order to escape the room. 469-712-6837. [www.northtexasescaperooms.com](http://www.northtexasescaperooms.com)

## COMING SOON

**4 Construction** started Oct. 3 on **Home2 by Hilton**, 2630 S. Central Expressway, McKinney. The hotel will feature 107-rooms and will open in October 2017. [www.home2.hilton.com](http://www.home2.hilton.com)

**5 Construction** started Oct. 3 on **SpringHill Suites by Marriott**, 2660 S. Central Expressway, McKinney. The hotel will include 128 rooms and will open in October 2017. [www.springhillsuites.marriott.com](http://www.springhillsuites.marriott.com)

**6 Bank of the Ozarks**, 6551 S. Custer Road, McKinney, will open next year. The bank offers both personal and business banking with 257 locations throughout Arkansas, Georgia, Florida, Texas, North Carolina, Alabama, South Carolina, New York and California. 800-274-4482. [www.bankozarks.com](http://www.bankozarks.com)

**7 2Greenside**, 6950 TPC Drive, McKinney, will be complete April 17. The three-story Class A office building will be roughly 50,000 square feet and will feature golf course views; outdoor gathering spaces on each floor; and a two-story lobby featuring wood, stone and glass. Speculative space ranging from 1,500 square feet to 16,000 square feet is now available for pre-leasing. 972-759-7716. [www.cawleypartners.com](http://www.cawleypartners.com)

**8 Guns for Gals**, 2035 Central Circle, Ste. 108, McKinney, will open sometime in November. The store sells handguns, grips and magazines, holsters, purses, firearm storage, accessories and gifts. Guns for Gals also sells non-lethal self-defense products, including pepper spray and stun guns. The store has been in business since 2013 as an online vendor. The new location will be the first storefront. [www.gunsforgals.com](http://www.gunsforgals.com)

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## NOW OPEN—THE BOARD BAR



**The Board Bar**, 213 N. Kentucky St., McKinney, opened Sept. 1. The Board Bar allows participants to assemble their own wooden signs, distress them, stain them with a variety of stains and paint them with the aid of several customizable templates. The Board Bar employees will guide participants through the process. Participants may choose from an open workshop or host a private event. Workshops require reservations in advance. Prices vary by project. 972-400-6616. [www.theboardbar.com](http://www.theboardbar.com)

COURTESY THE BOARD BAR



COURTESY KIM GUTHRIE



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## EXPANSION

**9 Blount Fine Foods**, 2200 Redbud Blvd., McKinney, is expanding. Blount Fine Foods acquired the former Food Source LP building and has announced expansion plans that will create an estimated 85 new jobs in McKinney during the next three years. The project will involve expansion of the existing building by up to 20,000 square feet in the first phase of construction and up to an additional 50,000 sq. ft. in the second phase of the expansion project. Blount is adding new equipment to the existing building to become Texas' first large fresh soup producer. 972-548-9001. [www.blountfinefoods.com](http://www.blountfinefoods.com)

## RELOCATIONS

**10 Jessica's Beauty Supply** relocated from 2110 Eldorado Parkway, Ste. 101, McKinney, to 1651 Eldorado Parkway, Ste. 110, McKinney, on Sept. 29. Jessica's Beauty Supply provides ethnic beauty supply items and offers a complete line of new and top-quality hair extensions, wigs, beauty equipment and professional beauty supplies to valued customers. 972-668-5371. [www.jessicasbeautysupply.com](http://www.jessicasbeautysupply.com)

**11 The Boys & Girls Club of Collin County** relocated its administration office from 701 S. Church St., McKinney, to 7790 Main St., Frisco, in October. Boys & Girls

Club officials said the former home of the administration office will be renovated to accommodate and expand the club's teen programs. 469-888-4620. [www.bgccc.org](http://www.bgccc.org)

## ANNIVERSARIES

**12 Pure Barre**, 6840 Virginia Parkway, Ste. 135, celebrated its first anniversary on Oct. 4. Pure Barre offers a total-body workout that utilizes the ballet barre to perform small, isometric movements that burn fat, sculpt muscles and create long, lean physiques. 214-383-9235. [www.purebarre.com/tx-mckinney](http://www.purebarre.com/tx-mckinney)

**13 Rye**, 111 W. Virginia St., McKinney, will celebrate its first anniversary Nov. 17. The downtown restaurant specializes in craft food and drinks. The menu features soups, salads, sandwiches and brunch options, such as a bacon-Nutella shortstack, butter-milk cheddar biscuits with sausage gravy and huevos con sofrito. 214-491-1715. [www.ryemckinney.com](http://www.ryemckinney.com)

**14 The Habitat for Humanity ReStore**, 2060 Couch Dr., McKinney, celebrated its fifth anniversary Oct. 29. ReStore is a non-profit home-improvement store and donation center that sells new and gently used furniture, appliances, home accessories, building materials and more to the public at a fraction of the retail price. 972-548-9112. [www.mckinneyrestore.com](http://www.mckinneyrestore.com)

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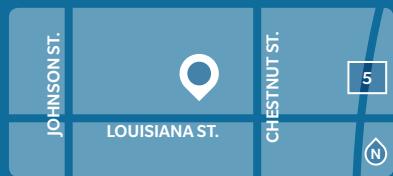
**1:** Fred Johnston, who has been with the store many years, is experienced in boot fitting. **2:** The store sells jackets for on and off the slopes. **3:** Doug and Lynda's Ski Shop has been in downtown McKinney since 1979.

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# Doug and Lynda's Ski Shop

Family business acts as winter headquarters for shoppers

BY JEAN ANN COLLINS

**B**rad Douglas said he grew up watching his parents work side by side in the family business, Doug and Lynda's Ski Shop. Now he applies what he learned as he and his wife continue to operate the ski shop, which has been in downtown McKinney since 1979.

"My mom and dad started the business initially as a ladies' clothing store that mom operated from the garage," Brad said. "A few years after they'd been in business, Dad went to Wylie to the Ladylike Shop, a skiwear retail store. There were so many people trying to shop that the fire marshal had to regulate how many could get inside."

Douglas' father, Doug, decided to open the store in McKinney.

"After four years, they phased out the ladies' clothing and went to 100 percent skiwear and equipment," Douglas said.

Douglas said he considers Doug and Lynda's, which he bought from his parents in 1996, a rare business.

"If you look around, we're the one true ski sports store left in the area," he said. "Most have switched their products to more of a lifestyle mix, whereas we devote our square footage to true skiwear and equipment."

Douglas said the selection, service and pricing allowed the shop to be a mainstay in downtown, and he credits his wife, Kim, and the staff for the shop's ability to meet customers needs.

"My wife is an asset to our success,"

he said. "When you have a marriage where the husband and wife work together, it is rare to make [that dynamic] work because you spend a lot of time together. But I grew up in a family with that environment, and so did she, so we know how to make it work."

The shop sells Patagonia and North Face brands, which can be worn both on and off the slopes, as well as winter sports brands Spyder and Obermeyer.

"It's hard to go to anywhere else and get what you can get in McKinney," Douglas said. "It is unusual to see the store is so big and the selection is so big to be so far from the mountains. People are used to seeing this kind of store near the mountains, but a store like this in McKinney is surprising."

PHOTOS BY JEAN ANN COLLINS/COMMUNITY IMPACT NEWSPAPER

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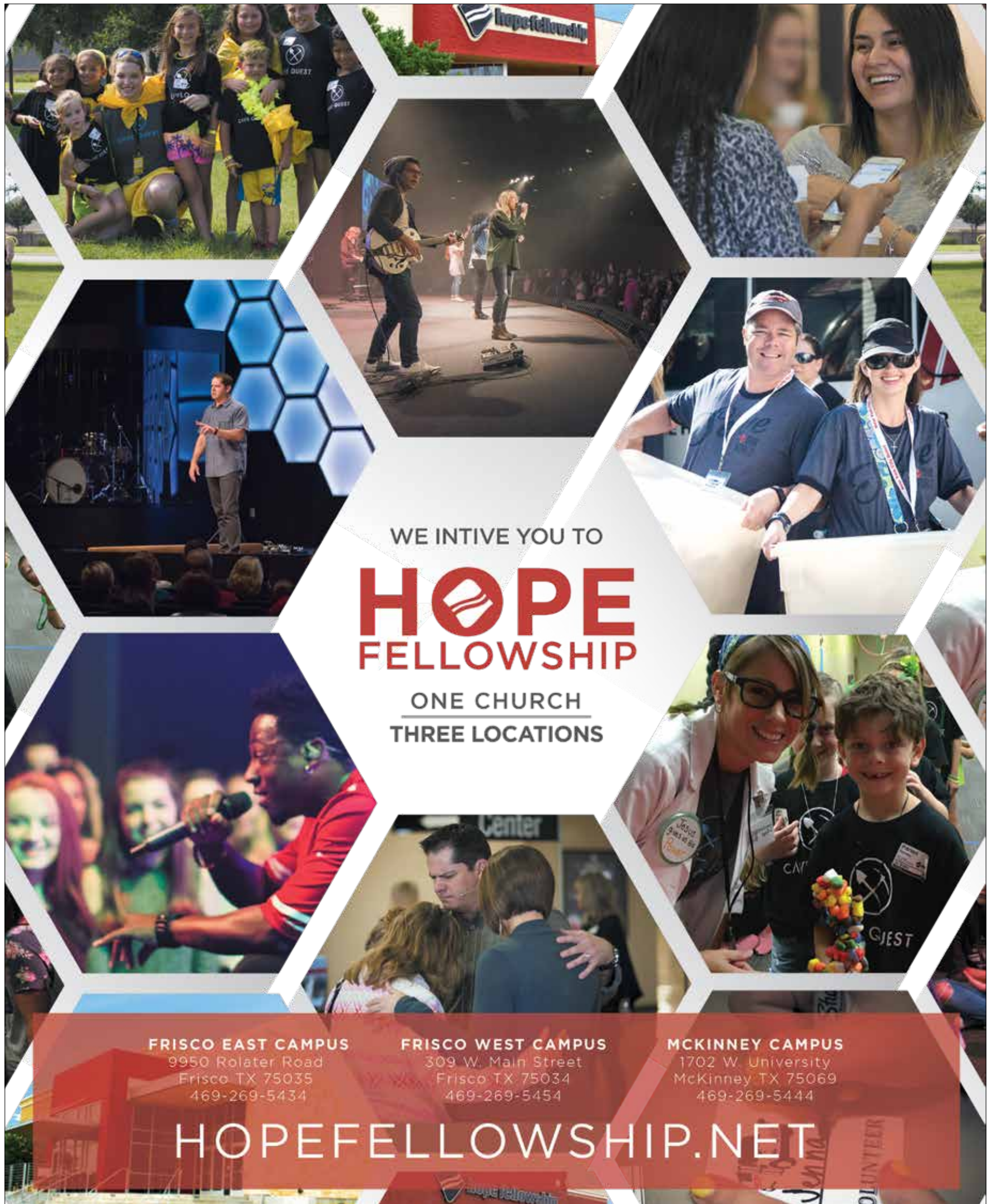
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**1:** The pan-seared Chilean sea bass (\$32) is one of the most popular menu items. **2:** The new location greatly increased capacity. **3:** Gregory and Lydia Moreaux said the restaurant tells their story.

## Gregory's Bistro

French restaurant sees more space after move to Adriatica

BY JEAN ANN COLLINS

### TOP MENU ITEMS

#### Customer-favorite appetizer

Prince Edward Mussels is served every night in a different broth, such as rosemary chipotle and blue cheese and lemon (\$14).



#### Signature dish

Pan-seared Chilean sea bass with lobster risotto (\$32)

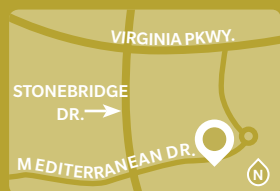
#### Most popular dessert

Warm bread pudding with caramel pecan sauce and homemade whipped cream (\$8).



#### Gregory's Bistro

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www.gregorysbistro.org  
Hours: Tue.-Sat.: 4 pm-  
close, closed Sun.-Mon.



**A** chef and a native of France, Gregory Moreaux said he decided to enroll in culinary school when he was 15 years old. Over the past 30 years he has developed his skills at several fine-dining establishments in England, Paris and North Texas. Now, Gregory spends his time in McKinney as the chef of Gregory's Bistro, which recently relocated from downtown McKinney to the Adriatica location.

"We knew we had found the space and the view, and it just has a French restaurant feel," Gregory's wife and business partner, Lydia, said. "The challenge is finding us. We exchanged the visibility up front for the view overlooking the lake. Our customers in downtown knew we moved but didn't know where. People think everything in Adriatica off the main road is just housing back here. But it's far from it with all the restaurants and shops. And there is a six-level parking garage that keeps you out of the weather all the way to our door."

The new location allows more diners and has brought a new ambience to the food because of the

lakeside view and live music, Lydia said.

"Dining is not just about eating, it's making memories," Lydia said. "We're not just an eat-and-dash. Our customers are very important to us, and we truly care they are here."

The menu at Gregory's Bistro changes seasonally, and although inspiration behind the dishes comes from Gregory, he said he also looks to clients for new ideas.

"That's how we ended up with dessert night," he said. "Every Tuesday I make a different souffle and find different flavors to try each week. And souffle sounds very French, so we love that. I also learn what my customers like, and they will come in and say, 'Just cook something for me.' That might end up as a seven-course meal."

His recipes have evolved over the years through cooking school and working with different chefs. But he said it is important for him to continue to add his own personal flair to a dish and said preparing food daily ensures he is still learning.

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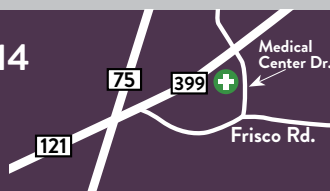
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## TRANSPORTATION UPDATES

COMPILED BY **MARTHE  
RENNELS AND LINDSEY JUAREZ**



Map not to scale (N)

## RECENT UPDATES

### 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. The 3-mile project will widen the existing four-lane roadway to six lanes.

Construction on this project was 85 percent complete as of Oct. 31 and is expected to be completed in the fourth quarter of this year.

**Timeline:** January-December

**Cost:** \$9.17 million

**Funding sources:** city of Frisco, Collin County



MARTHE RENNELS/COMMUNITY IMPACT NEWSPAPER

### 2 Virginia Parkway Widening

The city of McKinney will bid this project in mid-November. The project including widening Virginia Parkway between US 75 and Ridge Road from four lanes to six lanes. From US 75 to Bellegrove Drive the roadway will be widened to the outside of the existing pavement and from Bellegrove to Ridge the roadway will be widened within the existing median.

**Timeline:** January-TBD

**Cost:** TBD

**Funding sources:** city of McKinney

## HOW IT WORKS

### Why are we paying tolls after toll road construction is paid for?

Tolls pay for more than just building new toll roads. Though tolls do go toward repaying the bonds sold to fund constructing new toll roads, they also pay for operating and maintaining the existing toll roads and funding expansions and improvements.

Essentially, a toll road is never completely paid for. Ongoing maintenance costs, toll road expansions and widening projects require continual expenditures.

The state's population is projected to increase to more than 30 million people by 2020, according to the Texas Department of State Health Services. As the population increases, toll roads may undergo improvement projects to accommodate for the increased traffic congestion in the area.

Regularly scheduled increases of toll rates also help pay future projects. Toll rates are adjusted every odd-numbered year.

Gas taxes and vehicle registration fees do not fund the toll roads. That revenue is used to fund non-tolled projects by the Texas Department of Transportation. Toll roads, however, are largely funded through the sale of bonds that are repaid through tolls.

SOURCE: NORTH TEXAS TOLLWAY AUTHORITY/  
COMMUNITY IMPACT NEWSPAPER



# County commissioners want funding for US 380 expansion, north-south roadway

Improvements could cost more than \$1 billion in state dollars

BY **MARTHE RENNELS**

Collin County commissioners have been working since April to determine the best way to receive funding when state transportation funds become available sometime in 2018-19. The funds, from Proposition 7, are for non-tolled roads and help reduce transportation-related debt.

County officials have identified two major needed upgrades in the county: a new US 380 bypass around McKinney and a new north-south roadway east of US 75.

Lack of roadway infrastructure coupled with limited mobility, population growth, and the possible future availability of state funds has prompted county commissioners, the North Central Texas Council of Governments and several county cities to work together to add more roadway miles to the map.

The Texas Department of Transportation and NCTCOG have developed a Roadway Action Plan for Collin County. Both entities have determined which corridors each organization will evaluate, and all of the initial tasks to begin evaluations are now underway.

## US 380 IMPROVEMENTS

County officials began looking at possibilities for US 380 in the spring and found that officials in McKinney were concerned that there might not be enough available right of way to turn US 380 into a limited-access roadway. Right now, the widely used roadway consists of traffic lights and

small spurts of high speed limits. If the roadway was turned into a limited-access roadway, it would operate more like US 75, officials said, without the need for traffic-controlling red lights.

In order to turn the road into a limited-access roadway, officials anticipate the need for 300 feet of right of way on each side. McKinney officials said the right of way in some spots of US 380 is less than 150 feet total.

During the Oct. 17 Commissioners Court meeting, county officials showed commissioners a plan that would include a US 380 bypass route just north of McKinney, which would not only allow the roadway to be expanded, but would also solve the issue of limited right of way, county officials said.

However, in order to make this roadway a reality a total of \$487.8 million in state funding would be needed. Commissioner Duncan Webb said although this seems like a lot of money, he told the court it was not outside the realm of possibility to receive those funds from the state.

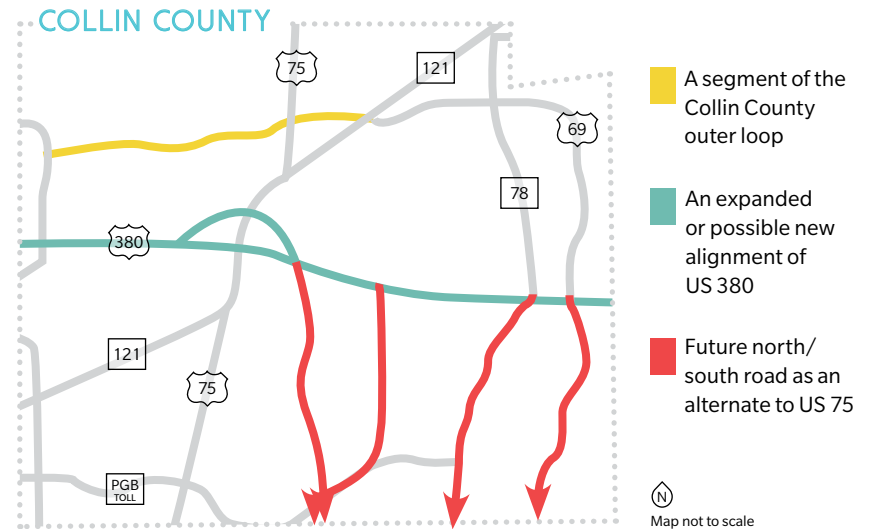
**COUNTY OFFICIALS HAVE IDENTIFIED TWO MAJOR NEEDED UPGRADES IN THE COUNTY: A NEW US 380 BYPASS AROUND MCKINNEY AND A NEW NORTH-SOUTH ROADWAY EAST OF US 75.**

At this time, TxDOT is preparing to take a look at the scope of the

## ROADS UNDER CONSIDERATION



In November 2015, Texas voters approved Proposition 7, a constitutional amendment that diverts \$2.5 billion each fiscal year from the general sales and use tax revenue and dedicates 35 percent of motor vehicle sales tax revenue to the State Highway Fund. It is intended to provide funding for non-tolled roads and help reduce transportation-related debt. To have a better chance of receiving these funds, the North Central Texas Council of Governments asked the county for priority projects, which are shown below.



SOURCE: COLLIN COUNTY/COMMUNITY IMPACT NEWSPAPER

potential project to evaluate existing and alternative routes, including the potential northern "loop" around the central part of McKinney where right of way is limited.

## US 75 ALTERNATE

For drivers traveling north and south through Collin County, US 75 remains a lifeline. Construction to widen US 75 through McKinney was completed last winter. Prior to that, northbound drivers coming from Dallas experienced delays when US 75 bottlenecked from four lanes to two lanes at SH 121, the city's southern border.

With new efforts to widen US 75 from I-635 in Dallas to SH 121, that

could again cause McKinney to act as a choke point for travelers. The project requires consensus from cities along the corridor before construction can begin, but local leaders are already anticipating its impact.

The dependence upon US 75 as the county's sole north-south arterial may come to an end if county commissioners are able to construct a new major roadway between US 75 and Lavon Lake.

Several examples of roadway alignment were shown to commissioners Oct. 17, but the official route location has not been selected.

The example routes shown are estimated to cost \$1 billion to construct and would relieve traffic from US 75.



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# New Hilton, Marriott coming to McKinney

Officials: Hotels and guests bring in extra money to city

BY **MARTHE RENNELS**

Two new upscale hotels broke ground early October near US 75 and Eldorado Parkway with anticipated opening dates in October 2017.

SpringHill Suites by Marriott, 2660 S. Central Expressway, will be a 128-room hotel, and its neighbor, Home2 Suites by Hilton, 2630 S. Central Expressway, will be a 107-room hotel.

According to city documents, these hotels are considered to be upscale, mid-priced hotels designed for both business and leisure travelers.

Dee-Dee Guerra, executive director of the McKinney Convention & Visitors Bureau, said the growth of North Texas has created more demand for hotels in the region, adding that new hotels also bring new funds to the city.

"Hotels have a positive economic impact on the city both through the sales tax generated from people staying in them and from these guests eating in our restaurants, shopping

here and filling up their cars at the gas station," she said. "All of this is the end goal of our tourism strategy—to increase visitor spending of new dollars into our community."

Guerra said the more hotels within a city, the greater the city's ability is to market itself as a destination to potential travelers.

Caroline Lerner Perel, the managing director at Civitas Capital Group, which is developing both hotels, said the hotels will bring more options to travelers and tourists wanting to stay in the city.

"McKinney's growth is certainly eye-popping, and we want to harness this rising market by bringing new and exciting lodging options to it," she said. "With top brand-wide occupancy rate among all Marriott brands, SpringHill Suites brings the perfect blend of style, functionality and all-suite space to both leisure and business travelers at an affordable price,



Both of the hotels are slated to open in October 2017.

while Home2 Suites offers value-added amenities to meet the need of savvy travelers for an extended stay. "As of Sept. 1 there are 41 developments paying hotel/motel occupancy taxes in McKinney. City officials also said an 80-room Holiday Inn at Craig Ranch is under construction.

## Hotels in McKinney

The following graphic shows the number of hotels /motels in the city and the total amount of money made by the industry in McKinney.

Fiscal year	Number of hotels	Total receipts
2010	28	\$6.4 million
2011	24	\$7.9 million
2012	26	\$8.9 million
2013	25	\$10.1 million
2014	36	\$10.9 million
2015	58	\$15.9 million
2016	41	\$16.3 million

SOURCE: STATE COMPTROLLER'S OFFICE/ COMMUNITY IMPACT NEWSPAPER

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"For years I avoided the dentist. I would hear my friends encourage me to go, they would see that I could only eat soft foods and yet avoid the dentist. It was taking a toll on my health, my confidence, relationships and I hid my smile. I avoided so many situations because I knew that people were looking at my teeth and making judgements about me, but I still would not go. In my professional life my job was to make children with special needs and their families smile... yet mine suffered and I would cover my mouth when I smiled. Fear of the dentist gripped me.

Then I met Dr. Bryce Gates and honestly, my world changed. I shared with him how afraid I was, he listened and then we made a plan and began slowly. Over a few months we completely redid my smile. He is such a kind person and so gentle. He told me honestly the parts of this process that would be the most difficult and I appreciated that so much!

It's so amazing to me the change this has made on my life! My health and confidence are through the roof! People tell me so often how beautiful my smile is and I just smile so big my cheeks hurt! I have more energy and just feel amazing! Thank you Dr. Gates for helping me and changing my life! I am forever grateful and I am so glad to have found my dental home!" ~Katy Davis

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McKinney High School renovations include a new performing arts center.

## School board preps for campus improvements

**MCKINNEY ISD** On Oct. 25, the McKinney ISD board selected Cadence McShane Construction as the construction manager at risk for construction work on the McKinney High School performance auditorium, auxiliary gymnasium, fine arts and other upgrade projects.

MISD officials said Cadence McShane Construction was selected based on qualifications and best value.

The company is also responsible for the construction of McClure Elementary School.

The additions and renovations are part of the 2016 bond program. Project bids were received in early October.

The project includes a new 1,000-seat performing arts center, the renovation of the existing auditorium into an auxiliary gymnasium, a new black box theater/classroom, a new choir suite, and renovations to the natatorium and athletic areas.

Work on the projects is scheduled to begin after the last day of school of the 2016-17 school year and is set to be completed prior to the first day of the 2017-18 school year.

## County commissioners discuss prosecutor's payment

**COLLIN COUNTY** On Oct. 24, the Collin County Commissioners Court signed a resolution asking an appeals court if the county is legally obligated to keep paying three prosecutors who have already submitted \$254,000 in bills for a case that has yet to go to trial.

State Attorney General Ken Paxton is accused of violating securities laws in an investment deal involving a McKinney company before he was elected as attorney general. He faces three felony charges as a result.

Collin County District Attorney Greg Willis, who would normally be involved in such cases, recused himself from the case because of his longtime friendship with Paxton and special prosecutors were appointed in his place.

Since Collin County is Paxton's home county, county taxpayers are required to pay for his prosecution.

Commissioners called the \$300 hourly rate charged by private

attorneys prosecuting Paxton "excessive" and said the rate violates the county's local rules, which cap the rate at \$1,000 for pretrial work, \$1,000 per day for trial work and another possible \$1,000 if the judge deems it necessary.

The Tarrant County judge presiding over the case said the fees are appropriate given the unusual circumstances of the case. Collin County Commissioners Chris Hill and Susan Fletcher have both voted against the payment, and Collin County Judge Keith Self has urged the commissioners court to pay the fees, citing a court order requiring them to pay the fees or possibly be found in contempt of court.

"We do have a case here that has mixed politics and law. There's no doubt about it," Self said. "We have to be very careful as a commissioners court not to be seen to, or even attempting to, place our thumb on the scales of justice in this case."

## Officials start work on airport master plan study

**MCKINNEY** The city will begin the process to update the McKinney National Airport master plan study this fall, and it is slated to be completed in late 2017.

The study aims to produce an efficient and environmentally conscious development plan to sustain growth and service at the airport over the next 20 years.

The update is prepared with state and federal agencies, local officials and communities, adjacent land-owners and airport users.

A public hearing will also be part of

the process to allow the community to provide input on the direction of the airport.



The previous McKinney National Airport master plan study was done in 2004.

### NUMBER TO KNOW

**1,192**

There are 1,192 pages in the Collin County

Hazard Mitigation Action Plan approved by county commissioners Oct. 10. The plan was created to comply with current state and federal regulations and ensures eligibility to apply for federal aid for technical assistance and post-disaster hazard-mitigation project funding.

### MEETING HIGHLIGHTS

**COLLIN COUNTY** During the Oct. 3 Collin County Commissioners Court meeting, a request from the sheriff's office was approved to use grant funds for a new secured communications system that includes encrypted voice, text, video and file sharing access.

**MCKINNEY** During the Oct. 18 City Council meeting a specific-use permit was approved for Simply Storage, which will be constructed near Hardin Boulevard and McKinney Ranch Parkway.

**MCKINNEY ISD** During the Oct. 25 board of trustees meeting, McKinney Boyd High School was recognized as a PASCH school for placing a high value on German. There are only 11 PASCH high schools in the country.

### MEETINGS

#### Collin County Commissioners Court

Meets Nov. 7, 14, 21 and 28, 1:30 p.m.  
www.collincountytx.gov

#### McKinney City Council

Meets Nov. 1 and 15, 6 p.m.  
www.mckinneytexas.org

#### McKinney ISD board of trustees

Meets Nov. 15, 7 p.m.  
www.mckinneyisd.net

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12 pm–1:30 pm Lunch will be served	12 pm–1:30 pm Lunch will be served	12 pm–1:30 pm Lunch will be served
5:30 pm–7 pm Dinner will be served	5:30 pm–7 pm Dinner will be served	

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# NOVEMBER

## 3-6 'A Tuna Christmas'

Presented by McKinney Summer Musicals, the show is a sequel to "Greater Tuna." Radio station personalities Thurston Wheelis and Arles Struvie report on various Yuletide activities, including the lawn display contest and a Christmas production. 7 p.m. (Thu.-Sat.), 2 p.m. (Sat.-Sun.). \$25 (general). Church Street Auditorium, 306 N. Church St. 214-729-4841. [www.mckinneysummermusicals.com](http://www.mckinneysummermusicals.com)

## 4 Comedy at the Sanctuary: Improv Jam

Based entirely on audience suggestion, the show features Joel Zeff, Dan Glaser, Christopher Smith and others. The event blends improv and musical comedy. 7 p.m. (doors open), 8 p.m. (show). \$13 (advance), \$16 (at the door). The Sanctuary Music & Events, 6633 Virginia Parkway. 972-540-9293. [www.thesanctuarymckinney.com](http://www.thesanctuarymckinney.com)



COURTESY COLLIN COUNTY ANIMAL SERVICES

## 5 Waggin' the Night Away

The fourth annual event includes live music, auction items, food, wine and drinks benefiting the Collin County Animal Services spay and neuter fund. 7-10 p.m. \$10 (general admission at the door, \$200 (table reservation for four), \$500 (table reservation for 10), sponsorships available. Wales Manor Winery & Vineyard, 4488 CR 408. [www.collincountytx.gov](http://www.collincountytx.gov).

## 5 Caddy 5K/Fun Run

Benefiting Court Appointed Special Advocates of Collin County, the event

allows walkers, joggers and runners to go at their own pace. The race is timed and Texas-themed, and it includes a costume contest. 7:30-11 a.m. \$20 (1-mile fun run), \$35 (5K). Cadillac Pizza Pub, 112 S. Kentucky St. 972-547-3833. [www.cadillacpizzapub.com](http://www.cadillacpizzapub.com)

## 5 Holiday Boutique Arts & Crafts Fair

The 16th annual event is sponsored by St. Gabriel Women's Club, and it includes over 80 artisans with handcrafted items including Christmas and home decor, jewelry, paintings, clothing, candles and pottery. There are also vendor raffles, a snack bar, lunch and bake sale. 9 a.m.-4 p.m. Free (admission). St. Gabriel Community Center, 110 St. Gabriel Way. 409-543-6350. [www.stgabriel.org/holidayboutique](http://www.stgabriel.org/holidayboutique)



COURTESY MCKINNEY DANCE BAND

## 11 Red, White & The Blues concert

The McKinney Dance Band performs patriotic favorites in honor of those who have served and are serving in the armed forces. The band also highlights the blues with selections from the McKinney Flute Choir and arrangements with the vocal group Swazzy Singers. 7:30-9 p.m. Free. Courtroom Theater at McKinney Performing Arts Center, 111 N. Tennessee St. 214-544-4630. [www.mckinneyband.com](http://www.mckinneyband.com)

## 12 Fall Night Hike

Night hikers are encouraged to sharpen their senses to be able to spot signs of animal life and learn more about the inhabitants of the Heard Natural Museum & Wildlife Sanctuary. Pre-registration is required. 7:30-8:30 p.m. \$12

## FEATURED EVENT



COURTESY CITY OF MCKINNEY

NOV.  
25-27

## Home for the Holidays

The weekend after Thanksgiving in Historic Downtown McKinney features family activities, entertainment and food from 10 a.m.-8 p.m. Friday and Saturday and from noon-5 p.m. on Sunday. A tree lighting takes place on Friday at 6:15 p.m., and participants are encouraged to take part in candlelight shopping until 8 p.m. at all the shops on the square. Other events include horse-drawn carriage rides, traveling carolers and visits with Santa Claus. Prices vary by event. Historic Downtown McKinney, 111 N. Tennessee St. 972-547-2660. [www.mckinneytexas.org](http://www.mckinneytexas.org)

(members), \$14 (nonmembers). Heard Natural Science Museum & Wildlife Sanctuary, 1 Nature Place. 972-562-5566. [www.heardmuseum.org/nighthikes](http://www.heardmuseum.org/nighthikes)

## 17 Collin County Mental Health Symposium

The conference brings together thought leaders that aim to deliver innovative, solution-oriented materials geared toward those who encounter people with mental illness in the community. 8 a.m.-5 p.m. \$50. Collin County Central Park Campus, 2200 W. University Drive. 214-491-4806. [www.mhsymposium.com](http://www.mhsymposium.com)

## 18 'Monster Problems' and 'The Devil in Sherman Marsh'

Presented by the Young Actors Guild, "Monster Problems" follows three friends who are overwhelmed with worry about starting high school. They think about it all day, every day. "The Devil in Sherman Marsh" follows super nerd Sherman Marsh, who has sold his soul to the devil to make the hottest girl in the school fall madly in love with him. 7:30 p.m. \$6

(Young Actors Guild members), \$8 (child, student or senior), \$12 (general). Courtroom Theater at McKinney Performing Arts Center, 111 N. Tennessee St. 214-544-4630. [www.mckinneytexas.org](http://www.mckinneytexas.org)

## 18-20 A Vintage Farmhouse Christmas

Vintage Market Days is an upscale, vintage-inspired indoor market with original art, antiques, clothing, jewelry, home decor and holiday gifts. 10 a.m.-5 p.m. \$10 (Fri., includes re-entry all weekend), \$5 (Sat. and Sun., includes re-entry all weekend), free (age 12 and younger). Myers Park & Event Center, 7117 CR 166. 918-688-0142. [dallas-mckinney.vintagemarketdays.com](http://dallas-mckinney.vintagemarketdays.com)

## 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 12th of the month.

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# The Salvation Army

Organization helps community for 127 years

**F**or 127 years the Salvation Army has aimed to provide food, clothing, shelter and hope to those in need in the Dallas-Fort Worth area.

Across Dallas-Fort Worth, the Salvation Army serves thousands of people each year, the Salvation Army's DFW Metroplex Commander Major Jonathan Rich said.

"Really our goal is to see lives transformed and to [either] break the cycle of poverty or the cycle of addiction that so many people struggle with, or the cycle of domestic violence," he said.

**"WE HELP OVER 50,000 CHILDREN [IN THE FIVE COUNTIES] THROUGH THE ANGEL TREE PROGRAM EVERY CHRISTMASTIME."**

— JONATHAN RICH, SALVATION ARMY'S DFW METROPLEX COMMANDER

Overall, the Salvation Army DFW Metroplex Command serves five counties in the area, including Dallas, Tarrant, Ellis, Collin and Denton counties. The region is served by 12 community centers which provide day camps and after school programs for at-risk youth.

The organization also has two social service centers, which provide meals and shelter to families, seniors and veterans along with two rehabilitation centers for those addicted to drugs or alcohol, two houses to keep families and individuals off the streets and two Christmas and disaster centers.

## Volunteering and donating

Three fundraising and donation efforts the organization undertakes

during the holiday season are the Red Kettle Campaign, Angel Tree and 12 Days of Giving.

"People who volunteer and ring the bell [for the Red Kettle Campaign] at Christmastime love doing that, and I would love to encourage more people to sign up with us. That's the money that supports the work that we're doing all around the Metroplex," Rich said.

The Red Kettle Campaign runs from the day after Thanksgiving to Christmas Eve and has 600 collection spots in the area. Rich said the organization's goal this year is to raise \$2.5 million through the campaign.

Another volunteer and donation opportunity is the Angel Tree effort.

From Nov. 4-Dec. 8, Salvation Army employees and volunteers set up Christmas trees at 12 malls across the Dallas-Fort Worth area. Those participating in the program pick a tag from the tree and fulfill the child's wishes.

"We help over 50,000 children [in the five counties] through the Angel Tree program every Christmastime," Rich said.

When the Angel Tree program ends, the Salvation Army starts its 12 Days of Giving. The organization again places tags on Christmas trees in the malls, telling stories about the services the Salvation Army provides.

## AREA ANGEL TREES

**Collin Creek Mall**, 811 N. Central Expressway, Plano

**The Galleria**, 13350 Dallas Parkway, Dallas

**NorthPark Center**, 8687 N. Central Expressway, Dallas



**1:** Angel Tree takes place at 11 malls across DFW. **2:** Each tag has a child's name and an item he or she wants or needs. **3:** Maj. Johnathan Rich is the DFW Metroplex commander. **4:** Angel Tree runs from Nov. 4-Dec. 6.

## The Salvation Army-McKinney Community Center

600 Wilson Creek Parkway,  
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[www.salvationarmydfw.org](http://www.salvationarmydfw.org)



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## EDUCATION

## Allen ISD to purchase land for satellite facility

**ALLEN ISD** The Allen ISD board of trustees authorized district staff at its Sept. 26 meeting to purchase a 10-acre tract of land for the purpose of building a proposed science, technology, engineering, art and mathematics center.

The plot of land borders McKinney's southern edge and is adjacent to property donated earlier this year for the STEAM Center, an Allen High School satellite facility scheduled for completion in August 2018.

When finished, the \$36 million,



bond-funded facility will contain nontraditional classrooms, outdoor learning areas and spaces for K-8 students to observe high school students at work, according to district officials.

FULL STORY BY **DANIEL HOUSTON**

## DEVELOPMENT

## Liquor store to replace part of dog park

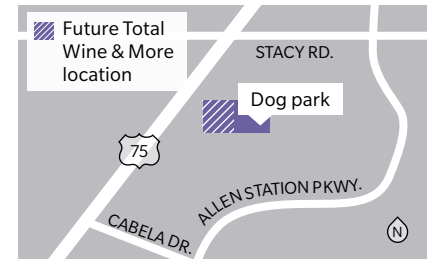
**ALLEN** City Council approved a special-use permit Sept. 27 authorizing beer, wine and liquor sales for a Total Wine & More store, which plans to locate on the western portion of what is currently the Canine Commons dog park.

The tree-filled dog park, surrounded on all sides by parking lots, had been designated for a multitenant building in the original concept plan for The Village at Allen.

During construction, crews will replace the western portion of the dog

park and fence off a central portion of the park. That central portion will reopen to dog park users when construction is completed.

FULL STORY BY **DANIEL HOUSTON**



## REGIONAL IMPACTS

## NOW OPEN

**PLANO** **SusieCakes** bakery opened its first Plano location Oct. 29 at 4909 W. Park Blvd., Ste. 110, Plano. The bakery, which offers made-from-scratch desserts using natural ingredients, also has a location in Dallas at Preston Center. 469-423-2253. [www.susiecakes.com](http://www.susiecakes.com)

## NOW OPEN

**FRISCO** **Frisco Rail Yard** opened Sept. 30 at 9040 First St., Frisco. The food truck park offers a variety of local food truck vendors. The park also features outdoor games and live music. 214-682-3825. [www.friscorailyard.com](http://www.friscorailyard.com)

## NOW OPEN

**ALLEN** **Spaghetti Etc.** opened Aug. 12 at 2023 W. McDermott Drive, Ste. 260, Allen. This restaurant specializes in spaghetti with beef, turkey or mushroom marinara sauces. It also offers soups, salads and sandwiches. 469-418-5222. [www.spaghettietc.com](http://www.spaghettietc.com)

## COMING SOON

**PLANO** **Soft Surroundings** will open Nov. 18 at 1900 Preston Road, Ste. 185, Plano. The St. Louis-based retail store sells beauty and fragrance products, shoes, clothing, bedding, jewelry and accessories. Soft Surroundings also has a location in Southlake at 160 State St. 817-442-8423. [www.softsurroundings.com](http://www.softsurroundings.com)

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# EXTENDING downtown McKinney

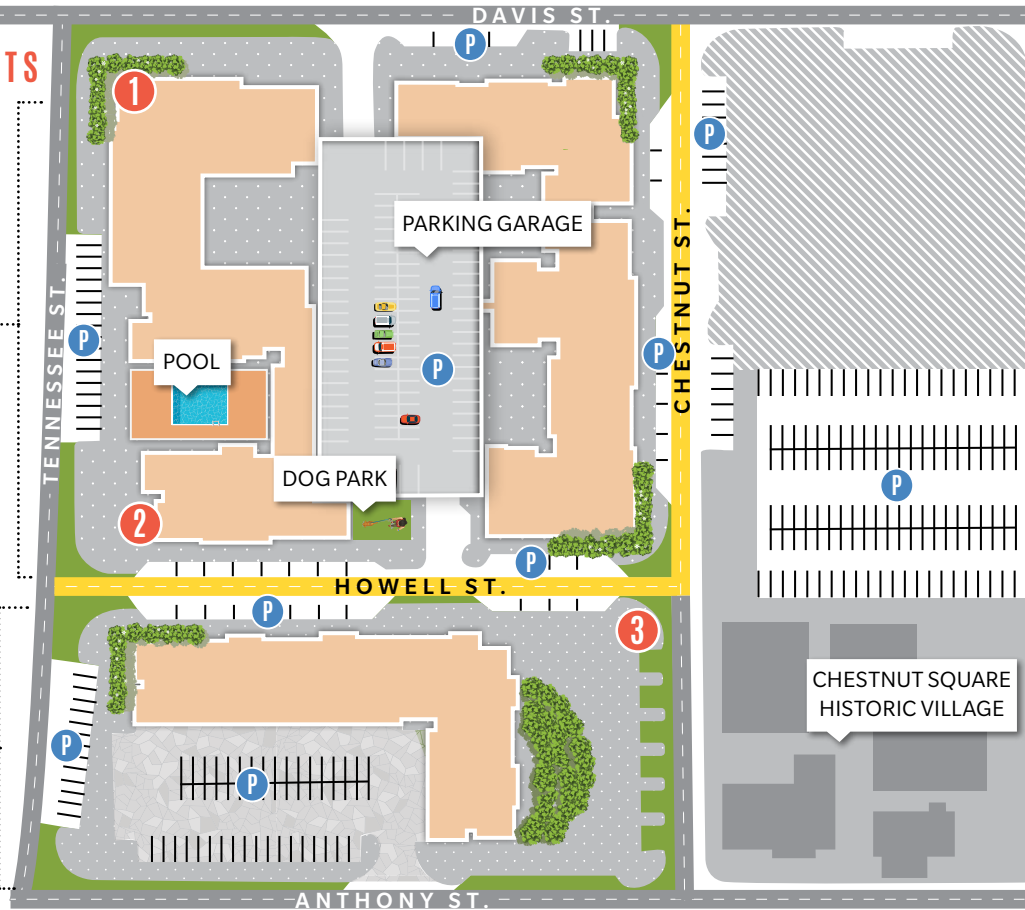
## DEVELOPMENT HIGHLIGHTS

### Block 1

2 buildings, 4 stories each  
 20,000 sq. ft. first floor retail or restaurant space  
 266 total apartment units  
 5 1/2 story parking garage with 500+ total spaces for public and private use  
 75 public street parking spaces

### Block 2

1 building, 3 stories  
 64 total apartment units  
 58 private parking spaces  
 44 public street parking spaces



## TWO-PHASE PROJECT

The \$45 million project brings additional residential, retail and office space as well as parking south of the downtown square.

Phase 1 will include a mix of residential and retail space, a parking garage and the extension of one city street and the construction of a new city street. Phase 1 is set to break ground Jan. 23.

Phase 2, which will feature 45,000 square feet of office space, has no timeline at this time.

— New streets

P Parking

Map not to scale

## STREET VIEWS

The renderings show how the development will look from each corner. The front page rendering shows how the development will look at the northeast corner of the new extension of Chestnut Street, which will be constructed within Phase 1.



SOURCE: CITY OF MCKINNEY/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

includes two four-story buildings with retail and restaurant space on the first floor and 266 residential units above, a three-story building with 64 apartments, a parking lot and a 5 1/2-story parking garage containing more than 500 parking spaces.

Phase 2, which has no set completion date, will include office space and additional public and private parking spaces.

“The 9-acre site is a huge redevelopment project for the SH 5 corridor and will expand pedestrian traffic in an already active and thriving downtown,” Council Member Tracy Rath said. “The residential units alone will add more than 300 people that will dine and shop downtown. Other essential service providers take notice when this kind of redevelopment occurs, and they want to invest and be a part of it.”

As of Oct. 28, developers said the project has one major tenant for some

office space planned for the site, adding that the tenant hopes to eventually expand to fill 100,000 square feet and bring in more than 400 employees.

However, the remaining restaurant and retail portion will be built as speculative space, meaning it will be built without first having a committed tenant.

“It is uncommon to build a large amount of retail [speculative] space if it were a large development standing on its own,” said Robert Shaw, site developer. “However, since this is a mix of retail, residential and office, it is not that uncommon. We will be bringing a large amount of employees to downtown with this site along with the residential aspects, so I think that retail space will fill in with no problem.”

**“THE 9-ACRE SITE IS A HUGE REDEVELOPMENT PROJECT FOR THE SH 5 CORRIDOR AND WILL EXPAND PEDESTRIAN TRAFFIC IN AN ALREADY ACTIVE AND THRIVING DOWNTOWN.”**

— TRACY RATH, MCKINNEY CITY COUNCIL MEMBER

## PUBLIC-PRIVATE PARTNERSHIP

In February 2015, McKinney City Council sent a request looking for qualified developers.

Several applications were received, and CRP, controlled by former Dallas Cowboys team members Shaw and Roger Staubach, was selected in November 2015.

A development agreement was reached in February 2016. Deputy City Manager Barry Shelton said the terms of the agreement stated CRP would purchase and own the land for Phase 1, which features the residential and retail portion of the project as well as the parking structure.

Once development is complete, the city will then return the land purchase funds for Phase 1 back to CRP in return for public parking infrastructure

developed with the site. The second phase of the project will take place the same way.

Once the project is complete, the developer will own the property and the development, and the city will have use of 320 public parking spaces spread between the on-site parking structure and city streets built in Phase 1 and another 125 spaces that will be built in Phase 2.

“Upon completion of the public components of the infrastructure for Phase 1, including construction of the parking garage and the issuance of a certificate of occupancy for Phase 1 of retail and residential improvements, the city will give the developer \$1.25 million,” Shelton said. “Upon completion of Phase 2, the city will give the developer an additional \$250,000. In addition to the total \$1.5 million in cash incentives, the city will also waive all roadway, water and sewer impact fees due on the project.”



## CURRENT development on the site



The city has an annex building and two parking lots on the site that will be removed.



### WHAT ABOUT THE ANNEX BUILDING?

Council Member Tracy Rath said the city departments currently housed in Annex B are being relocated to other leased spaces around downtown McKinney. The roughly 30 employees will begin to be relocated in December.

### WHAT ABOUT PARKING?

Once construction begins, downtown McKinney will lose the more than 100 parking spaces currently on the site. City Council formed a parking subcommittee to look at both short- and long-term parking solutions for downtown. The committee identified surface parking and potential structured parking locations, both of which the city is pursuing at this time, Rath said. Through a partnership with First United Methodist Church the city will be adding 109 surface spaces. Paving the area adjacent to the current Wysong lot will also add about 100 new surface parking spots. Rath said city staff has been coordinating with a private landowner about the possible addition of structured parking but nothing is final as of press time on Oct 28.

The project takes a formerly tax-exempt, city-owned property and adds it back to the tax rolls. Shelton said the estimated value of the project will bring in roughly \$250,000 in property taxes paid to the city each year. McKinney ISD and Collin County will also benefit from the project as each is estimated to receive \$729,000 and \$93,000, respectively.

### DOWNTOWN LIVING

The interiors of the apartments mirror what Shaw said he and his team are building now in Legacy West, which is a large, mixed-use development under construction in Plano. He said rents for the new apartments will be \$1,000-\$2,000 a month.

"We're going after people that are going to be working for J.P. Morgan, Toyota and Liberty Mutual," Shaw said. "[Some of] those people working there are going to be willing to drive a little farther to live in a place that has

an authentic, real downtown. And that's what's driving us to have the interest to respond to the [city's development proposal request] and be here, because to be honest with you, there's not a lot of market comps to support what we're doing."

Shaw compared the 9-acre development to the Uptown Dallas project he completed in the late 1990s with the construction of three apartment buildings that sparked a boom of development in the area.

Shaw said no one was living in Uptown at the time he constructed the apartments. The area is now home to roughly 25,000 residents, according to city-data.com, which studies area demographics.

**What do you think should be done about parking in downtown?**  
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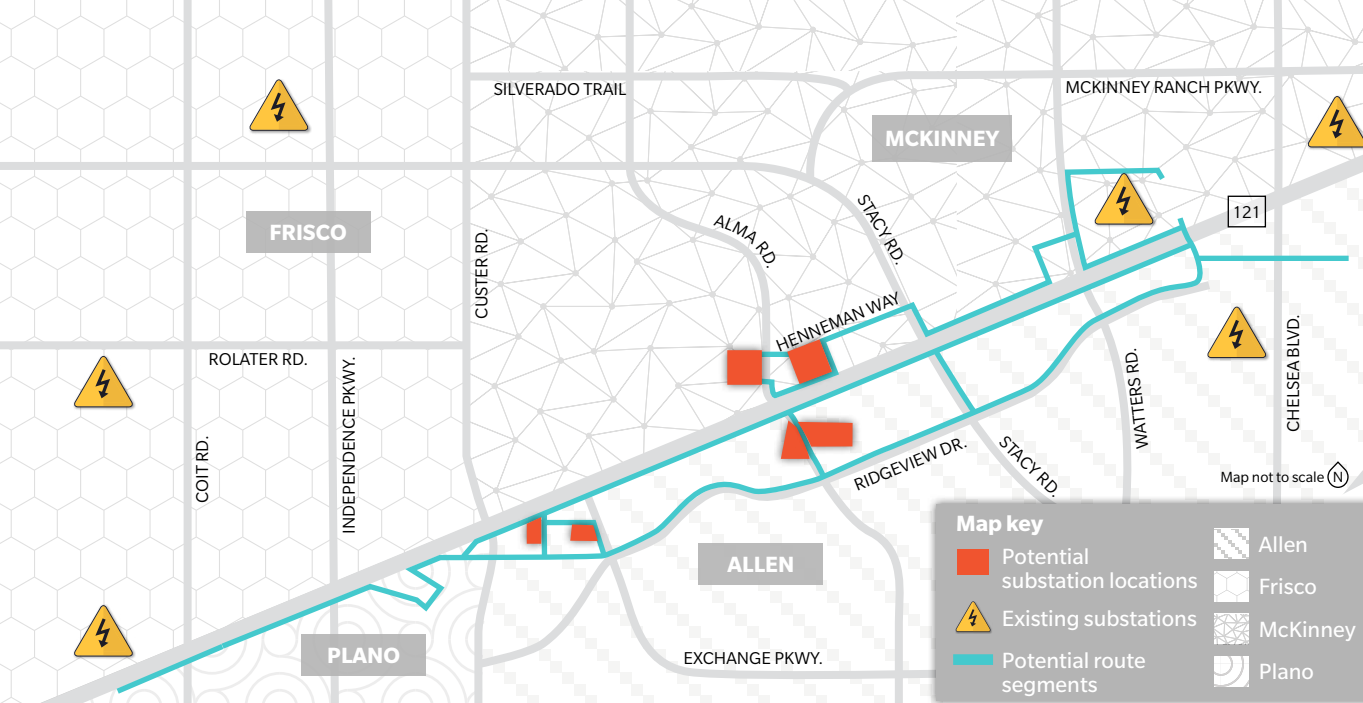
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# POWERING THE POPULATION

This map shows the potential locations for the Kittyhawk project submitted by Brazos Electric Cooperative to the Public Utility Commission of Texas for consideration.

SOURCE: BRAZOS ELECTRIC COOPERATIVE, PUBLIC UTILITY COMMISSION OF TEXAS/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

about McKinney, Allen, Frisco and Plano,” CoServ Director of Communications Oscar Martinez said. “But, suddenly when you are in an area with four cities involved and nobody wants it in their backyard, it gets really interesting.”

Officials from CoServ said the need for the \$25.5 million project has been increased because of the significant population increase seen in North

Texas in recent years. Martinez said the current electric infrastructure in the area is set to exceed its capacity by 2019. CoServ officials said the Kittyhawk project will meet the expected demand through at least 2025.

**A MCKINNEY COMMERCIAL CORRIDOR**

McKinney officials agree there is a need for the Kittyhawk project but are questioning its location, which city officials said could disrupt development along SH 121, which officials

consider a major commercial corridors.

“The potential routes in McKinney are in areas where significant development has already occurred, is occurring or where plans for future development are already at the stage of where significant investment has occurred from both the private sector and public sector,” Mayor Brian Loughmiller said.

Loughmiller said there are other locations for Kittyhawk that do not conflict with such developments, adding that the SH 121 corridor is one of

only three options in McKinney for significant future commercial development.

“The City Council is concerned because the SH 121 corridor is a significant corridor for the creation of future commercial tax base, corporate and employment centers, and retail and restaurants,” he said. “We need to protect those corridors to maximize the development potential for our city.”

The council has been active in its efforts to protect the corridor. On May 17, Brazos held a stakeholders meeting to formally present the project to the public and also made a presentation to McKinney City Council on May 23. On June 7 council voted unanimously to oppose the proposed location of the project within McKinney.

On Sept. 20, council voted to modify

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# MEETING POWER DEMANDS

The current electric infrastructure in the area is set to exceed its capacity by 2019. CoServ officials said the Kittyhawk project will meet the expected demand through at least 2025.



the city’s zoning ordinances to require the City Council’s approval of a specific-use permit before an electrical substation can be built anywhere within the city of McKinney. Michael Quint, city of McKinney executive director of development services, said a specific use permit allows the city to evaluate the proposed land use—in this case an electrical substation—for compatibility with neighboring land uses while also giving the council an opportunity to exercise some discretion over the proposed use’s layout and screening devices. Prior to the vote, electrical substations were allowed in most zoning districts within the city, so the council did not have the ability to weigh in on any proposed site locations or layouts.

### THE NEXT STEP

When CoServ identifies new substation needs, Brazos works to

identify potential sites, then presents the options for consideration to the Public Utility Commission of Texas by filing a certificate of convenience and necessity (CCN). The PUCT will then review the material and determine first if the project is needed, and second, where the project will be developed, CoServ officials said. According to CoServ, the next step includes providing all appropriate notices to local governing agencies and the public followed by an intervention period, which lasts roughly 12 months. PUCT officials said a hearing process takes place for opposition from affected parties to be heard, adding that cities frequently participate in CCN cases. “The CCN is really an opportunity for a contested case or hearing,” PUCT spokesperson Terry Hadley said. “It’s very similar to a typical hearing process where people would file testimony,

# PROPOSED PROJECT SCHEDULE

What	Start	Completion
Right of way and land acquisition	October 2017	June 2018
Engineering and design	December 2017	June 2018
Material and equipment procurement	June 2018	November 2018
Construction of facilities	November 2018	April 2019
Energize facilities	May 2019	May 2019

present evidence, [and] ask questions of the applicant, and that is a process that could take several months.” If there is opposition, a separate state agency would conduct hearings, and an administrative law judge would issue a recommendation or proposal for a decision. The PUCT would then decide the location based on those findings. In order for a party to be included in a hearing, Hadley said it must show it is directly affected by the project. “Generally that means a property

# HOW THE KITTYHAWK PROJECT WILL LOOK



The proposed substation and power lines will look similar to the one seen here at SH 121 and Lake Forest Drive.

owner of land where the [transmission] line might go over or a city or local government feels whatever is proposed would directly affect the operations of the city and its citizens,” he said. Martinez said CoServ wants the public to be involved in the CCN process. “If you see the maps and don’t like the location, then you have every right to complain and file a formal complaint with the PUCT,” he said.

For more information, visit [communityimpact.com](http://communityimpact.com).



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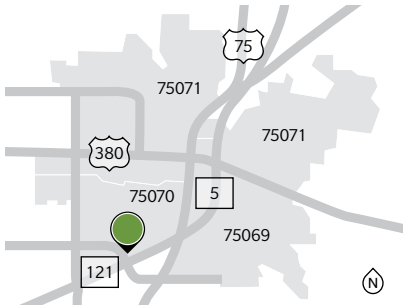
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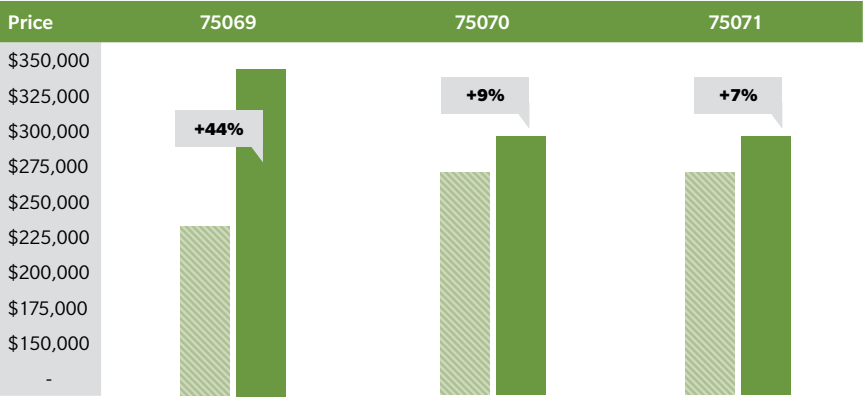


Although every effort has been made to ensure the timeliness and accuracy of this data, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

MARKET DATA  
ON THE MARKET (SEPTEMBER)

Median home value	Homes on the market	Homes under contract
<b>\$293,000</b>	<b>554</b>	<b>210</b>
Sales price of original list price	New listings	Average days on the market
<b>97.6%</b>	<b>257</b>	<b>31</b>

MEDIAN PRICE OF HOMES SOLD BY ZIP CODE ■ SEPT. 2015 VS. ■ SEPT. 2016



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

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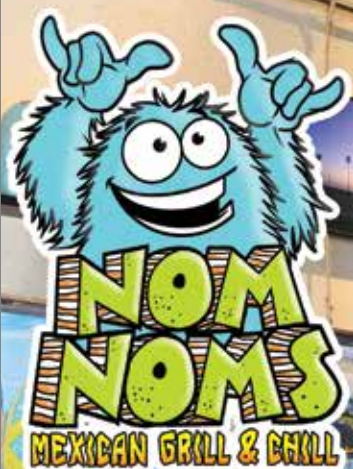
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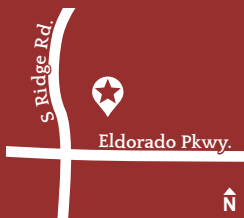
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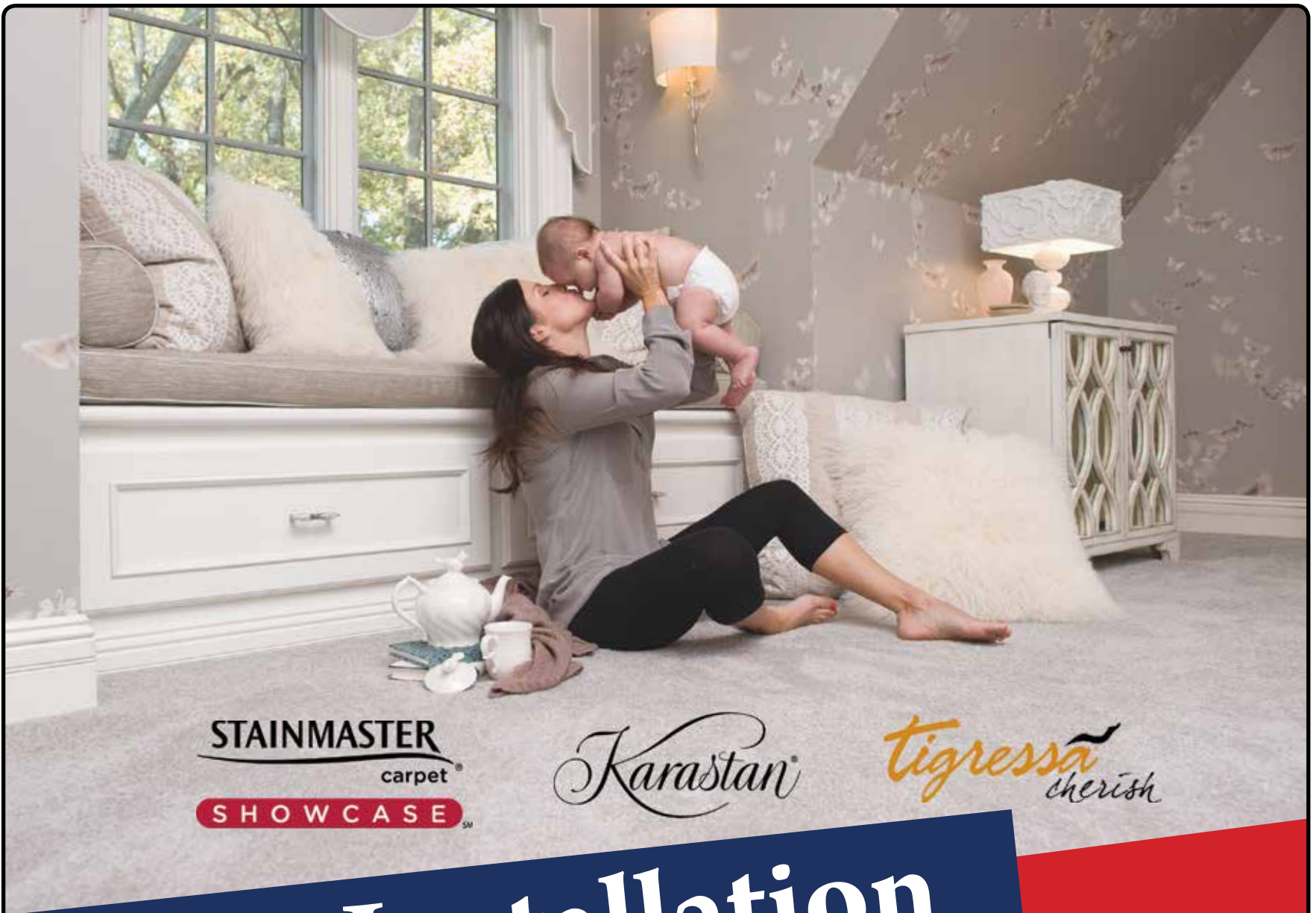
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carpet  
**SHOWCASE**

*Karastan*

*tigressa*  
cherish

**Free Installation**  
On Every Carpet in our Showrooms!\*

**FREE iRobot Roomba with qualifying purchase!\*\***  
**0% Interest Financing Available**

\*Excludes staircases. Sale pricing cannot be combined with any other offer, coupon or discount and does not include tax. Installed prices do not include take-up or trim. \*\*See store for details on qualifying purchases for FREE iRobot Roomba.



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