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McKinney ISD's attendance zoning focuses on diversity

BY **CASSIDY RITTER**

McKinney ISD's practice of attendance zoning based on socioeconomic status—which includes income and other social factors—has been a topic of discussion for residents and school board candidates since the May 6 election.

The practice of zoning for SES diversity, often called "forced busing" by

its critics, results in some middle and high school students being bused to a school that might not be the closest one to their home.

MISD started the practice with its middle schools in 1995 and its high schools in 2004, and is one of five school districts in Texas to use SES diversity factors in attendance zones or other district policies.

MISD officials have proposed a \$900,000 increase to the 2017-18 transportation budget over the \$8.5 million 2016-17 transportation budget, and some parents argue that geographic zoning, compared to zoning for SES diversity, would result in cost savings.

However, Cody Cunningham, chief CONTINUED ON 10

Experts say rising area home values expected to continue

BY **CASSIDY RITTER**

North of Dallas housing inventory is low, and home prices are high. It is a trend homeowners have become all too familiar with in the past several years.

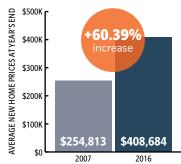
From 2007-16, new home values in Collin County increased by approximately 43 percent, and new home values in McKinney increased by approximately 60.39 percent, according to data from Residential Strategies Inc., a residential real estate market research company based in Dallas.

REAL ESTATE Edition

REAL ESTATE BOOM

In the city of McKinney, average new home price has dramatically increased over the past nine years.

SOURCE: RESIDENTIAL STRATEGIES INC./COMMUNITY IMPACT NEWSPAPER



COMMUNITYIMPACT NEWSPAPER
INSIDE, FIND **6 PAGES** OF COVERAGE

MCKINNEY EDITION

VOLUME 3, ISSUE 4 | JULY 3-31, 2017

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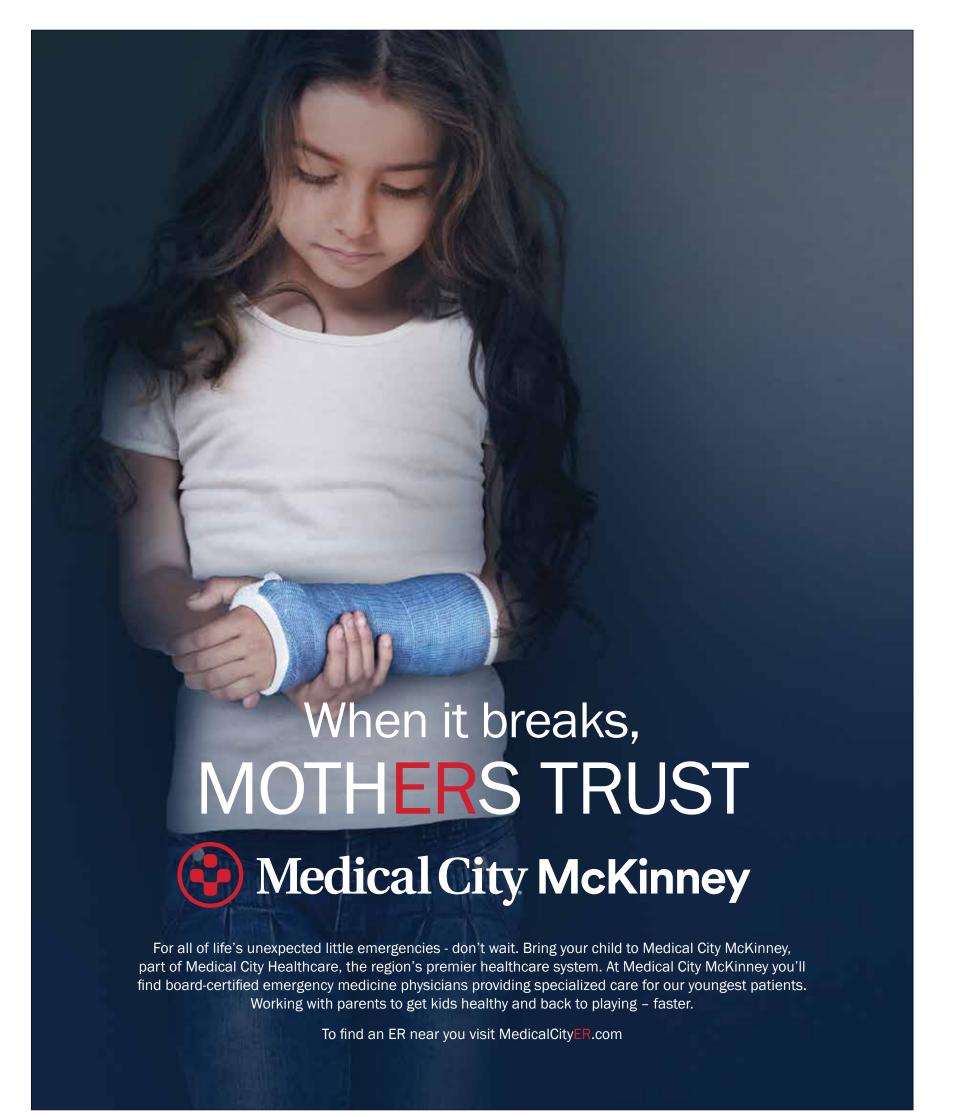


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PUBLISHERS AND FOUNDERS

PUBLISHER-DFW METRO

Christal Howard

GENERAL MANAGER

Tabatha Sullivan, tsullivan@communityimpact.com

MANAGING EDITOR Krista Wadsworth

EDITOR Cassidy Ritter

COPY CHIEF Andy Comer

CONTRIBUTING WRITER Jean Ann Collins

STAFF WRITERS Abby Bora, Vanessa Holt, Luz Moreno-Lozano

EDITORIAL INTERN Nealie Sanchez

ADVERTISING

ACCOUNT EXECUTIVE Alisha Loya **CUSTOMER SERVICE SPECIALIST** Brian Munoz

DESIGN

CREATIVE DIRECTOR Derek Sullivan ART PRODUCTION MANAGER Aubrey Cade STAFF DESIGNER Cathy Chedrawi, Sadie Long

BUSINESS **GROUP PUBLISHER** Traci Rodriguez

CHIEF OPERATING OFFICER Claire Love CIRCULATION MANAGER Lauren Brown

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 ${\sf John\,and\,Jennifer\,Garrett\,began\,Community\,Impact}$ 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.

CONTACT US

7460 Warren Parkway, Ste. 160 Frisco, TX 75034 • 214-618-9001 communityimpact.com

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Our Real Estate Guide: Real informational

What would we do without our homes? Whether you rent or own your house

or apartment, our homes are where we relax, rest, raise families and share memorable experiences with loved ones.

For many of us, our homes are perhaps the most important financial investment we might ever make.

This issue of Community Impact News*paper* features our annual real estate edition, and as always, we've loaded this issue with what we hope will be useful content, including a breakdown of an average property tax bill (see Page 15) in the local real estate sector. Additional information includes how many homes

are currently on the market in McKinney and average new home values in North Texas.

We've also included a guide (see Page 17) that explains what homeowners can do in the way of renovations to get the most out of their current home when it comes time to put a residence on the market.

I hope you enjoy this edition of our paper, and if you have any feedback on our real estate coverage or any other news we cover, feel free to email me at tsullivan@communityimpact.com.





GENERAL MANAGER tsullivan@communitvimpact.com

ASK THE EDITOR



Cassidy Ritter critter@communityimpact.com

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

What is the role of the mayor?

In terms of how much power the mayor has over city affairs, it's not as much as you may think.

According to the city charter, the mayor leads McKinney City Council meetings, is recognized as the head of city government for ceremonial purposes and is recognized by the Texas governor as the head of the city for purposes of military law. But the mayor does not have any other administrative purposes.

The mayor may participate in discussions of matters brought before City Council and has the same voting rights of any council member.

Some mayors, such as newly elected Mayor George Fuller, have chosen to represent the city of McKinney in numerous capacities.

Fuller, for example, serves as president of the Stonebridge Ranch Commercial Association, is on the McKinney Chamber of Commerce board and serves as board director for Meals on Wheels. He also previously served as chairman of the McKinney Community Development Corp.

FEATURED STORIES

Now Open, Coming Soon & more

7 TO-DO LIST Upcoming community events and happenings

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23 IMPACT DEALS

Correction:

Volume 3, Issue 3, page 5

The website for Life Path Wealth Advisors is www. lifepathwealthadvisors.com.



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News or questions about McKinney? Email us at mcknews@communitvimpact.com.

tresses, including Simmons Beautyrest and King Koil. Mattress Guys offers king, queen, full and twin mattresses. 214-856-4480. www.facebook.com/ mattressguysmckinney

5 Pho Bistro opened its first location in McKinney on June 13 at 2058 W. University Drive, Ste. 820, McKinney, The restaurant serves Vietnamese noodles and Asian cuisine, which includes pho, bento boxes, sushi rolls, stir-fried noodles and hibachi fried rice, 972-548-1782. www.phobistrobcn.com

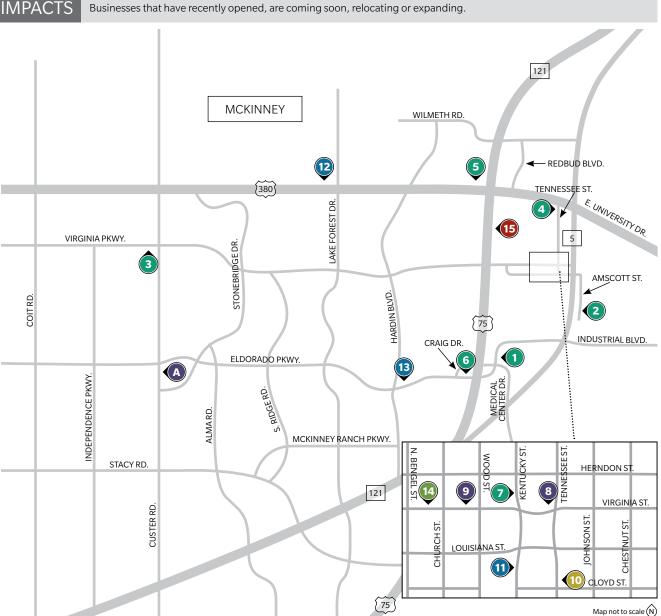
6 Hollywood Feed opened its second McKinney location June 24 at 2851 Craig Drive, Ste. 200D, McKinney, The store sells pet supplies ranging from dog beds and crate mats to pet food and accessories. Hollywood Feed has 23 stores in Texas, including the additional one at 9245 Virginia Parkway, Ste. 700, McKinney. 214-548-5406. www.hollywoodfeed.com

Dirds & Words opened May 27 at 113 N. Kentucky St., Ste. 102, McKinney. The home boutique sells farmhouse tables, Mason jar chandeliers, pillows, wall decor and more. 469-714-0388. www.facebook. com/birdsandwordsahomeboutique

COMING SOON

8 Shannon Star and Nir Sela will open a second Layered Bake Shop location at 111 E. Virginia St., McKinney, by the end of August or early September. This location will be a new concept for Layered and will offer quests food; wine; beer; coffee; and a variety of desserts, including cake pops, custom cakes and macaroons. Menu items will include pizza, pasta and artisan cheese boards. Layered will also host live music, various events and allow quests to roast their own coffee. 972-542-6317. www.layeredbakeshop.com

9 The McKinney Shop will open in mid-July at the McKinney Convention & Visitors Bureau, located at 200 W. Virginia St., McKinney. The McKinney Convention & Visitors Bureau and Goodies Texas have



NOW OPEN

1 Max Muscle Nutrition opened June 7 at 1751 Eldorado Parkway, Ste. 314, McKinney. The store offers nutrition planning, vitamins and minerals, and a full supplement line formulated for uses including weight loss, muscle gain and sports performance. 972-948-1813. www.maxmusclentx.com

2 Newsome Homes celebrated its grand opening May 31 at 1450 Amscott St., McKinney. The seniors-only community for people age 55 and older has 180 one- and two-bedroom units that are rent-controlled. The new complex includes a fitness and business center, a library, walking paths, barbecue grills and a supportive-services office. 469-714-0409. www.newsomehomesapts.com

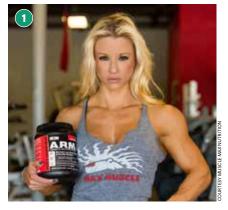
3 Club Pilates opened June 8 at 9245 Virginia Parkway, Ste. 200, McKinney. Club Pilates offers an array of Pilates classes with state-of-the-art equipment and tools, including springboard and a barre. 972-838-5558. www.clubpilates.com

4 Mattress Guys opened its first McKinney location May 26 at 1321 N. Tennessee St., Ste. 104, McKinney. The locally owned mattress store sells a variety of mat-



A Section 1. Section

Austin-based **Hat Creek Burger Co.** will open its first North Texas location in late summer or early fall at 3321 S. Custer Road, McKinney. The restaurant offers breakfast tacos, burgers, craft beers and more. The family-friendly, quick-serve restaurant will also feature an indoor playground. Hat Creek Burger has six locations in Texas. www.hatcreekburgers.com



partnered to open this retail store, which will sell souvenir T-shirts, sweatshirts and more. 972-542-3040.
www.themckinneyshop.com

RELOCATIONS

10 Azure Photography relocated June 1 from 112 E. Louisiana St., Ste. C, McKinney, to 113 S. Tennessee St., McKinney. Photographers at the studio include Christie Connell and Adam Pagano, who specialize in photographing weddings, couples, families, pets and babies. 469-400-8155. www.azurephotostudio.com

ANNIVERSARIES

anniversary June 10 at 108 S. Kentucky St., McKinney. The chic clothing boutique sells a variety of women's clothing, including rompers, dresses and tops. 469-307-3770. www.landrykate.com

Baylor Scott & White Medical
Center-McKinney celebrates its five-year
anniversary July 6 at 5252 W. University
Drive. Since opening the hospital has
added a second physician office building;
expanded its parking; doubled the size of
its emergency room; and built a fifth floor,



which includes an orthopedic unit. 469-764-1000. www.bswhealth.com/mckinney

anniversary in June at 2960 Eldorado Parkway, Ste. 25, McKinney. The electronic repair store offers repairs and upgrades for Apple products, including iPhones and MacBook laptops. Other services include computer upgrades, memory recovery and LCD screen replacements.

www.experimac.com/mckinney-tx

RENOVATIONS

Heritage Hardwood Floors, located at 308 W. Virginia St., McKinney, began remodeling its space at the beginning of the year, and work is expected to be complete by the end of summer. Renovations include new flooring and carpet, painting the building, and fixing the awning and neon sign at the front of the store.

972-562-8610. www.heritage-floors.com

CLOSINGS

N. Central Expressway, McKinney. The restaurant posted on its Facebook page that it sold the building. The Mexican restaurant served fajitas, enchiladas, tacos and more. El Chico's location in Sherman will remain open at 2815 N. Sam Rayburn Freeway. www.elchico.com



www.peakroofingsystems.com



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JULY 3-AUG. 11

Libraries' reading program continues

Families are encouraged to record their reading minutes to earn badges and a prize when one finishes 600 minutes. Free. Roy and Helen Memorial Library, 101 E. Hunt St., and John and Judy Gay Library, 6861 W. Eldorado Parkway. www.mckinneypubliclibrary.org

JULY 4

Create your own butterfly nursery

Guests can learn how to prepare a garden for caterpillars. This class is designed for adults, but youths may attend with an adult. 10-11 a.m. Free (members), \$6 (seniors, children ages 3-12), \$9 (adults). Heard Museum, 1 Nature Place, www.heardmuseum.org

JULY 8

Trolley tours of city's historic district to run

Experience a trolley ride through downtown and hear about historic homes, buildings and significant people. 10-11 a.m. \$7 (children, seniors, military), \$10 (adults). Chestnut Square Historic Village, 315 S. Chestnut St. www.chestnutsquare.org

COMING UP—AUG. 1

Meet neighbors, officers at National Night Out

This event invites residents to meet McKinney public safety officers and talk with neighborhood crime watch captains. 6 p.m. Free. Throughout McKinney. 972-547-2795. www.mckinneytexas.org

IULY 10

Movie night aims to link residents, police officers

plex, 6375 Collin McKinney Parkway.

UNIDOS, a Hispanic community outreach program, and the McKinney Public Library system invite residents to watch "A Million to Juan" and interact with police officers. 6-8:30 p.m. Free. Roy and Helen Hall Memorial Library, 101 E. Hunt St. www.mckinneytexas.org

Live music

JULY 20-21 | Andy Timmons with **Monte Montgomery**

8 p.m. \$15-\$35. The Sanctuary Music & Events, 6633 Virginia Parkway JULY 21 | Larry Gatlin

8-9:30 p.m. \$35 (children and students), \$40 (seniors 65 and older), \$45 (adults). McKinney Performing Arts Center, 111 N. Tennessee St.

JULY 22

Family Hawaiian Night takes over aquatic center

This event includes bounce houses, hula contests and chalk art. 5:30-8:30 p.m. Free (younger than age 3), \$2 (ages 3-9), \$3 (age 10 and older). Juanita Maxfield Aquatic Center, 1701 N. McDonald St. 972-542-9718. www.mckinneytexas.org

PERFORMING ARTS

MCKINNEY PERFORMING ARTS CENTER

111 N. Tennessee St., McKinney 972-547-2650

JULY14-16 | MRT presents "Wooing Wed Widing Hood"

JULY 28-30 | MRT presents "Caught in the Villain's Web"

See a list of full events at communityimpact.com/mckinney

GRAND OPENING CELEBRATION!

MUSTANG LAKES

Summer MUSIC on the LAWN Details on Back

JUNE 24 thru JULY 22

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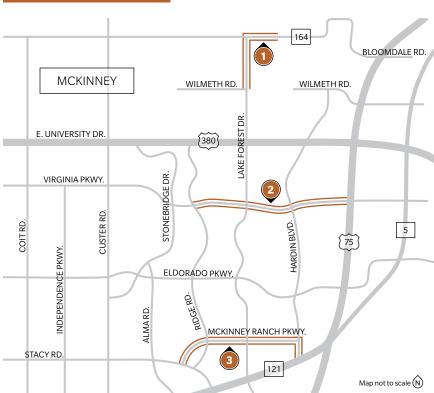






www.townandcountryroofingdfw.com 4900 Preston Rd., Suite 101, Frisco TX 75034

TRANSPORTATION



RECENT UPDATES

Lake Forest Drive expansion

The city of McKinney is widening Lake Forest Drive from two lanes to four lanes between Wilmeth and Bloomdale roads. Crews also rebuilt the adjacent eastbound lanes of Bloomdale to facilitate its transition to CR 164. Drivers can expect sporadic lane closures along Lake Forest Drive and Bloomdale Road.

Timeline: August 2016-end of July

Cost: \$3.7 million

Funding source: city of McKinney

Virginia Parkway widening

When complete, this project will add an additional lane of traffic in each direction of Virginia Parkway from US 75 to Ridge Road. In July, construction crews will create a new right-turn lane from westbound Virginia Parkway to Joplin Drive. Daily lane closures are expected between 9 a.m.-4 p.m.

Timeline: March 2017-February 2019

Cost: \$15 million

Funding sources: city of McKinney, Collin County, North Central Texas Council of Governments

3 Hardin Boulevard, McKinney Ranch **Parkway widening**

Construction on the two new eastbound lanes of McKinney Ranch Parkway will take place in July, and some traffic will be shifted via a traffic detour. Pavement widening on Hardin Boulevard from SH 121 to McKinney Ranch should be complete in mid-August.

Timeline: April-December

Cost: \$3.7 million

Funding source: city of McKinney



HOW IT WORKS

Who builds roads around new developments?

The Texas Department of Transportation and local entities often create publicprivate partnerships to build roads.

Developers approach TxDOT about building roadways that connect to their developments. If the project improves traffic flow, the two entities typically enter an agreement with the developer paying a portion or all of the costs of the project, TxDOT spokesperson Danny Perez said.

Developers can also build roads themselves by submitting its plan to TxDOT—or whichever entity owns the road it would connect to—for approval. The developer would retain the right of way. After the road is built, the developer can return the ROW to TxDOT or another entity for long-term maintenance.

All information on this page was updated as of 06/15/17. News or questions about these or other local transportation projects? Email us at mcknews@communityimpact.com.

Economic incentive agreement between city and Columbus Realty Partners passed to Playful Corp.

MCKINNEY At the June 20 City Council meeting, council members approved passing certain provisions of a Chapter 380 Economic Incentive Agreement to Playful Corp.

The Chapter 380 agreement is between the city of McKinney and Columbus Realty Partners. The measure passed at the meeting allows Columbus Realty to pass provisions and funding to Playful Corp., an independent game studio in McKinney.

Columbus assigned all of its rights and obligations under the contract relating to office improvements, along with its title and interest to Playful.

Under the agreement, Playful, who is developing the second phase of the building, will receive \$1.07 million upon the purchase of the office property and a \$250,000 cash incentive, according to city documents.

Playful Corp. will construct a minimum of 45,000 square feet of Class A office space, but current designs show the company building at a



Playful Corp., an independent game studio, will build office space in McKinney.

minimum of 53,000 square feet.

Playful will have more than 50 fulltime employees and pay a minimum salary of \$95,000. Employees work Monday-Friday from 8:30 a.m.-5:30 p.m. with no overtime, according to a presentation given at the meeting.

Playful will also have 125 parking spaces adjacent to the building at southeast corner of East Davis and South Tennessee streets. During non-working hours, this parking lot will be used as additional downtown parking.

Collin County closer to acquiring right of way for planned Outer Loop

COLLIN COUNTY Commissioners approved county staff moving forward with acquiring the right of way needed to build a portion of the potential Collin County Outer Loop at a meeting June 12.

This approval allows the county to move forward with the purchase of nine undeveloped parcels of land between Preston Road and the Dallas North Tollway in Celina.

The commissioners are going through condemnation proceedings, otherwise known as using eminent domain, to acquire the land.

After the condemnation notice is filed, court filings, the appointment of citizens to panels and depositions will take place, Commissioner Susan Fletcher said in an email.

The Collin County Outer Loop would extend east from Denton County across the city's northern boundaries and south to SH 78.

CITY HIGHLIGHTS

MCKINNEY On June 20, City Council approved increasing the homestead property tax exemption for residents 65 and older and disabled citizens from \$50,000 to \$60,000. This goes into effect Oct. 1 for the 2017-18 fiscal year.

MCKINNEY Council Member Rainey Rogers was selected to serve as mayor pro tem at the June 20 council meeting.

MCKINNEY Council authorized the city attorney to enter into negotiations for a settlement with McKinney Entertainment LLC. The development company, owned by former City Council Member Don Day, filed a lawsuit over fines received from violations of the city's tree ordinance.

MEETINGS

Collin County Commissioners Court

Meets July 10, 17, 24 • 1:30 p.m. www.collincountytx.gov

McKinney City Council

Meets July 18, 31 • 6 p.m. www.mckinneytexas.org



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DIVERSIFYING SCHOOLS' POPULATION

DESIGNED BY AUBREY CADE | COMPILED BY CASSIDY RITTER

McKinney ISD middle and high schools are zoned for socioeconomic diversity—or attendance zoning based on income and other social factors. This type of zoning, compared to geographic zoning, takes into account the socioeconomic status of students to determine attendance zones. MISD uses this information to diversify the student population at each school.

Number of students

Economically disadvantaged

MISD MIDDLE SCHOOL BOUNDARIES, LOCATIONS & STATS



Cockrill Middle School



1,263



19.3%



Dowell Middle School



4 1,225



3 22.3%



Evans Middle School



4 1,126



3 21.6%



(4) Faubion Middle School



4 1,210



35.8%







13.1% 20%

Hispanic/ Latino



Ethnicity breakdown



Asian



Black/ African-American

9.9%



Latino



White

Hispanic/



3.9%

Ethnicity breakdown



American

11.1%

Black/

African-

American

Hispanic/

Latino













3 47.9%

not represent all ethnicities at each campus.





American



MISD HIGH SCHOOL BOUNDARIES, LOCATIONS & STATS





2,815



15.7%



McKinney High School



2.863







2,123



Ethnicity breakdown

Ethnicity breakdown



4.4%

Asian



15%

Black/

African-

American

(18%)







Hispanic/

Latino

















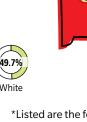
Ethnicity breakdown

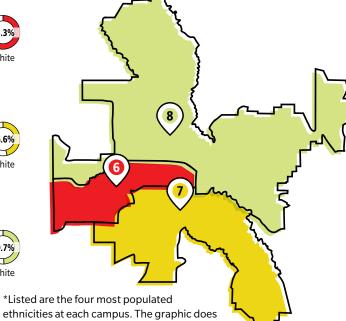


Black/ African-American









CONTINUED FROM 1

communications and support services officer at MISD, said any potential savings would most likely have to be reallocated "to meet the needs of schools with a majority of low socioeconomic students, so the potential savings from zoning purely geographic would likely be erased by added staff and resources."

Cunningham said while SES diversity is a factor in attendance zones, the district also places significant value on geography-as evidenced by the fact that schools are not perfectly balanced by SES diversity.

"What we're trying to do is to avoid having a school that's say 90 percent economically disadvantaged and then have another school where you might have 5 or 10 percent economically disadvantaged students," he said.

WHY SES ATTENDANCE ZONING?

Low-income students do better academically when surrounded by a critical mass of middle-class students than they do in high-poverty schools, said Richard Kahlenberg, a senior fellow at the Century Foundation, a nonpartisan think tank that studies socioeconomic zoning, among other topics.

He said the academic achievement of middle-class students does not decline in schools with a mix of socioeconomic statuses.

"In terms of research on the issue, it's clear that the academic benefits and the social benefits of being in a diverse environment far outweigh the inconvenience and the expense in transportation," said Kahlenberg, who has studied this topic for 21 years.

The only way to see if the same goal would be accomplished through geographic zoning is to scratch the current zoning, something Cunningham said the current district administration and board of trustees are not prepared to

A hypothetical scenario on the number of bus routes and costs if the district was zoned strictly based on geography has not been created, Cunningham said

Sheilla Picon, an MISD parent, said her daughter is bused from the east side of town to Dowell Middle School. Picon said she understands why MISD buses students to create diversity, but she does not like that her daughter has to wake up earlier to bus across town.

Picon said Dowell is a great school, but she wishes some students could be bused from the east side to the west side and not always from west to east.

WHEN IT ALL BEGAN

MISD considered socioeconomic zoning when the district planned to open its second middle school—Dowell Middle School.

McKinney is a "pioneer of sorts" when it comes to considering SES in attendance zoning, Kahlenberg said.

"The earliest efforts to consciously integrate by socioeconomic status goes back to La Crosse, Wisconsin," he said. "In the late 1970s they rezoned their two high schools for economic balance, and that was quite successful."

"WHEN YOU START LOOKING
AT THE MIDDLE SCHOOLS AND
HIGH SCHOOLS, YOU DO CREATE
DISPROPORTIONALITY IF YOU
DON'T COME UP WITH ALTERNATE
WAYS IN WHICH TO MOVE SOME OF
OUR KIDS AROUND."

—GEOFF SANDERSON, MISD CHIEF PROGRAM EVALUATION OFFICER

Communities are often designed by economic status, race and ethnicity, Kahlenberg said. In McKinney, US 75 is a natural dividing line, Cunningham said, with lower-income families on the east side and higher-income families on the west side of town.

"So if we were to go based off a pure neighborhood school concept when they opened the second middle school, you really would have created a situation of the haves and the have-nots," said Geoff Sanderson, MISD chief program evaluation officer.

AGE MATTERS

The majority of elementary schools in MISD are geographically zoned rather than zoned by SES because there are more elementary schools spread across the city, Sanderson said.

However, a neighborhood at the northeast corner of US 380 and Hardin Boulevard is zoned for Minshew Elementary School, although it sits near Vega Elementary School, which is at or near capacity, Cunningham said.

This neighborhood was originally

zoned for Minshew before McClure Elementary School opened. Since the distance from the neighborhood to either school is relatively equal, the district wanted to "minimize disruptions" by keeping the area zoned for Minshew, Cunningham said.

The other exception is Woodside Village Apartments. The apartments and surrounding area are zoned for Press Elementary School because this area of town is densely populated, he said.

"When you start looking at the middle schools and high schools, you do create disproportionality if you don't come up with alternate ways in which to move some of our kids around," Sanderson said.

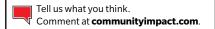
SES ACROSS TEXAS

MISD and four other Texas school districts join the 100 districts or charter schools across the U.S. with some type of student assignment plan that considers SES, according to the Century Foundation.

The other schools that participate in this type of zoning in Texas are Allen ISD, Beaumont ISD, Dallas ISD and Ector County ISD. However, MISD is the only district to use SES as one of the top factors in drawing attendance zones.

SES and a student's background is the "No. 1 predictor of student success," Cunningham said. If one school had all low SES students, he said it would be harder to recruit and retain good teachers, which would further create the divide between have and have-not schools.

"If you look at the academic achievement, the attendance rate, the graduation rate [and] the parent participation involvement rate at all of our schools, you'll see that they're pretty similar," he said. "I don't think it would be the case if you zone geographically."



TRANSPORTATION BUDGET

MISD has \$8.5 million in the fiscal year 2016-17 budget for transportation and has proposed to increase that amount to \$9.4 million for FY 2017-18.



\$8.5 MILLION in FY 2016-17 transportation budget includes

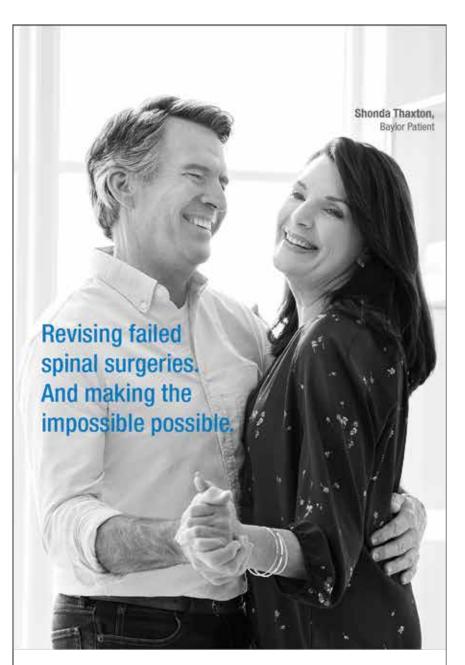
coverage of 110 SQUARE MILES in MISD



112 middle school BUSING ROUTES

90 high school **BUSING ROUTES** and additional routes for elementary schools, sporting events, field trips and other activities

SOURCE: MCKINNEY ISD/COMMUNITY IMPACT NEWSPAPER



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REALESTATE Edition



PRICES CONTINUE TINCREASE

Home values in McKinney and nearby cities declined

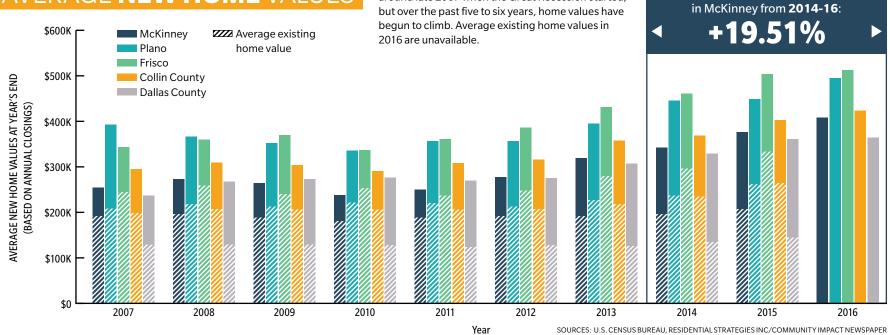
around late 2007 when the Great Recession started,

The North Texas real estate market is booming with average new and existing home prices increasing. Most housing markets typically see a 1-2 percent annual increase.

COMPILED BY CASSIDY RITTER **DESIGNED BY AUBREY CADE**

New home values percentage increase

AVERAGE **NEW HOME** VALUES



THERE'S ANY REASON TO

HOUSING MARKET]."

EXPECT ANY CHANGE [IN THE

DEREK BAKER, A MCKINNEY REALTOR WITH KELLER WILLIAMS NORTH COLLIN COUNTY

CONTINUED FROM 1

Industry officials say the result of these increases is that housing inventory that has been considered affordable has changed.

From 2015-16, the average home price in Collin County increased by approximately 8 percent. During the same time period, the number of homes on the market in the \$200,000-\$249,999 price range decreased by 2.4 percent while the number of homes in the \$300,000-\$399,999 range increased by 4.4 percent, according to the Real Estate Center at Texas A&M University.

"Currently there's not enough housing that is being produced in the entry level, and what we used to think [of as] being entry-level—a \$150,000 home is virtually nonexistent," said J. Martin Sanchez, CEO of the McKinney-based development company the Sanchez Group and president of Creu Capital, a development firm that will develop the future Cross F Ranch mixed-use development in McKinney.

ISSUE OF AFFORDABILITY

Six years ago, at any given time, there were about 25,000 home listings of less than \$200,000 in the Dallas-Fort Worth area, and that number has shrunk to less than 5,000 today, said Ted Wilson, principal at Residential Strategies.

"At the same time, to be able to afford a \$200,000 house, you have to have a minimum household income of about \$55,000," he said. "The number of people that make \$55,000 or less has increased by 58,000 in Dallas-Fort Worth the past six years."

Wilson said this means there are more people competing for fewer "I HONESTLY DON'T SEE properties in the \$200,000 price point range.

"Affordability has been the real issue," he added.

Sanchez, who plans homes ranging in cost from the high \$200,000s to upward of \$2 million in the future Cross F Ranch development, said homebuyers need a range of cost points.

"I think if we can continue to focus on making sure that we deliver to market the broad spectrum of housing choices, then I think we're in to see more years of prosperity," Sanchez said. "We just can't continue on this pace of [relatively] unaffordable housing stock because it's just not sustainable."

MARKET TREND

A typical housing market sees a 1-2 percent annual price increase, Wilson

However, from 2015 to June 2017, there has been a 9-10 percent annual increase in home prices and about an 8.9 percent increase in appraisal val-

> ues across Collin County, said Derek Baker, a McKinney Realtor with Keller Williams Collin County.

> "I honestly don't see there's any

reason to expect any change [in the housing market]," he said. "Meaning we are still going to have high demand all across Collin County, especially [in] McKinney and Frisco and [Allen and Planol, plus Prosper."

Major Collin County developments taking shape along the Dallas North Tollway in Plano and Frisco have drawn thousands of workers to an influx of relocated national headquarters and a range of companies big and small.

Wilson said since 2011 the Dallas-Fort Worth area has seen "an incredible influx" of jobs—to the tune of 600,000 positions—which has put an increasing strain on the market.

As of today, it would take about 35 days, give or take five days, to sell all homes on the market in McKinney. The ideal inventory is 60 to 90 days, Baker

"[With the exception of] some natural catastrophe or political event, [in] the next three to five years we [will] have somewhat of an insulated market here," Baker said. "So what I mean by that is you have almost guaranteed equity from year to year for homebuyers, and the evaluation and the prices are going to go up at least 8 percent a year."

THE 'CALIFORNIA EFFECT'

The recovery from the Great Recession, which started in late 2007, and a flood of homebuyers from other states has also affected the affordability of the Collin County real estate market, Sanchez said.

HOMES **ON** THE MARKET

MCKINNEY

With more people competing for homes in the \$200,000-\$399,999 price range, these homes often sell within a 30-day period. Here is what the housing market looked like in May for sold homes sold through June 23:

Price range	Homes on the market	Median days on the market:
\$199,999 or less	8	SOLD 4
\$200,000-\$299,999	131	10
\$300,000-\$399,999	164	30 SOLD
\$400,000-\$499,999	63	56 SOLD
\$500,000-\$599,999	24	31
\$600,000-\$699,999	6	50 SOLD
\$700,000 and up	8	74

SOURCE: COLLIN COUNTY ASSOCIATION OF REALTORS/COMMUNITY IMPACT NEWSPAPER

According to the January 2017 Texas range. Relocation Report, the total number of residents moving to Texas from out of state in 2015 increased 2.8 percent year over year to 553,032 incoming residents.

The highest number of residents moving to Texas came from California with 65,546 people, Florida with 33,670 people and Louisiana with 31,044 people, according to the report.

"What's really kind of single-handthat we've had so many people move in here," Wilson said. "People need a place to live."

21,568 people moved to Collin County from out of state in 2015, ranking Collin County seventh out of the top 10 Texas counties with the highest gains in out-of-state residents.

Although many people lease homes in California, they are able to purchase homes in McKinney because prices are hours. lower. Baker said.

He said in his experience, people relocating from California typically buy homes in the \$250,000-\$350,000

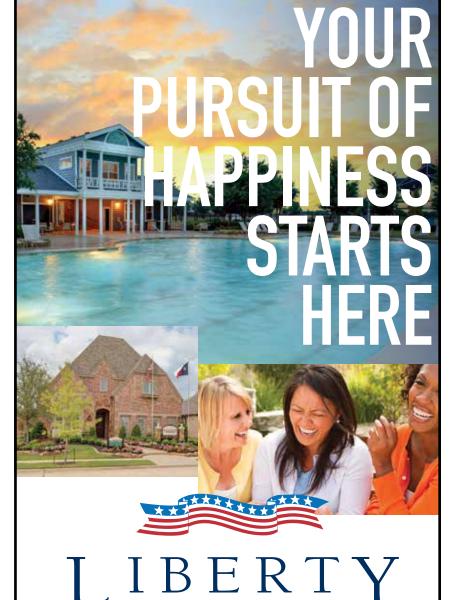
Baker said he believes there is a misconception that California buyers are paying for homes in cash, which he said is not the case. He said he does not think there is any difference in the number of cash home buys because of California resident relocations.

In May, there were 69 cash home buys in McKinney and 690 cash home buys from May 2016-17, according to the Collin County Association of Realedly held this market up is the fact tors. These numbers are not specific to California residents.

However, the influx of California residents, or the "California effect," has The relocation report also showed helped create and maintain the seller's market Collin County is experiencing, Baker said. The demand to meet the influx of new residents puts more pressure on the housing market, which results in more bids on a single home.

> Baker said he has seen homes receive 27 offers over the span of 72

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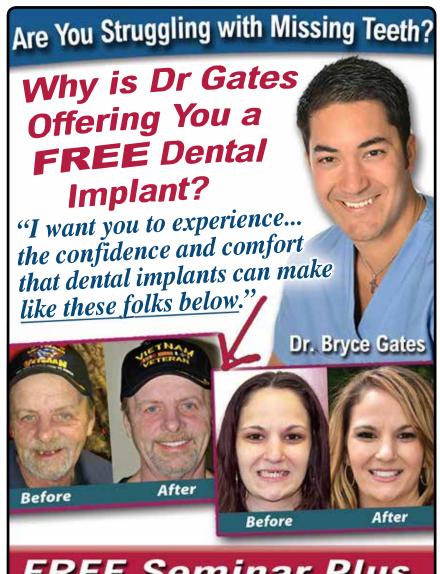
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Where

OPERTY TAXES

go in the McKinney area

Here is a breakdown of an average property tax bill for residents in the city of McKinney.

SOURCE: CITY OF MCKINNEY/COMMUNITY IMPACT NEWSPAPER



TAXING ENTITIES

Fiscal year 2016-17

The fiscal year 2017-18 tax rate will be available in August. Some residents in McKinney attend McKinney, Frisco, Prosper, Allen, Lovejoy, Melissa or Celina ISDs.

Total tax rate per \$100 assessed value

\$2.482617

1 City of McKinney

www.mckinneytexas.org Services provided include:

- Public works
- Utilities
- Public safety



Annual tax rate

\$0.573

2 McKinney ISD

www.mckinneyisd.net

Services provided include:

Public education



Annual tax rate (PER \$100 VALUATION)



\$1.62

AVERAGE TAX BILL

A resident with an average-value home in McKinney would pay approximately \$7.919.55 in taxes.

	McKinney
1 City of McKinney	\$1,827.87
2 McKinney ISD	\$5,167.80
3 Collin County	\$664.78005
O Collin College	\$259.09818

TOTAL estimated 2017 taxes \$7,919.53

\$319,000 Average 2017 home value

 $^*MUNICIPAL \,UTILITY\,DISTRICT\,TAXES\,VARY\,BY\,LOCATION.\,ESTIMATE\,IS\,BASED\,ON\,DATA\,PROVIDED\,BY\,THE\,CITY\,OF\,MCKINNEY.$

3 Collin County

www.collincountytx.gov Services provided include:

- Road and bridge maintenance
- Animal services
- Public safety



Annual tax rate

\$0.208395

4 Collin College

www.collin.edu

Services provided include:

• Career and technical education



Annual tax rate (PER \$100 VALUATION)

\$0.081222



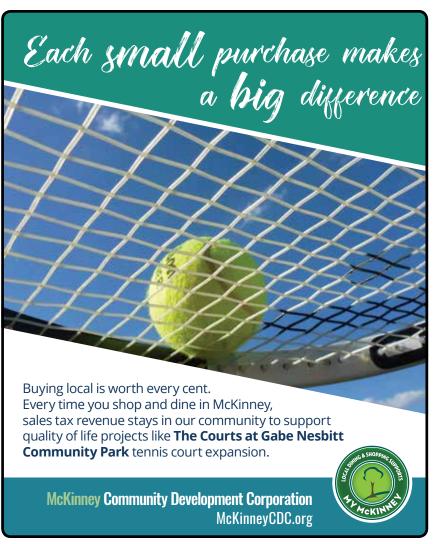
INSIDE INFORMATION

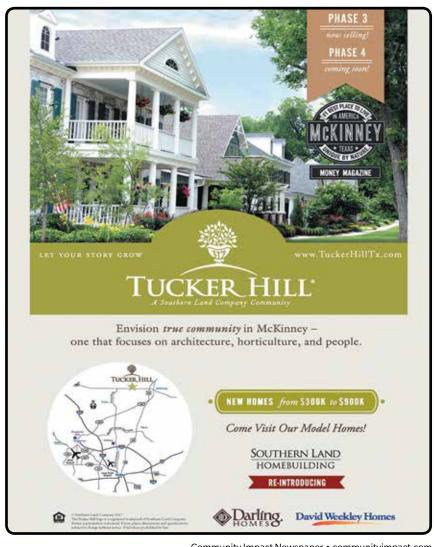
COMPILED BY VANESSA HOLT



Homeownership is part of the traditional American dream, but for many families and individuals, it makes more sense to lease a single-family home rather than to make a long-term commitment. Professionals in homebuilding, buying and renting have identified potential considerations that homeowners should take into account.

	BUYING A NEW HOME	BUYING AN EXISTING HOME	RENTING
(\$) INITIAL COSTS	New homes are often more expensive than existing homes, and a larger down payment is typically required in addition to closing costs.	Existing homes often have a lower purchase price than a new home of the same size. The previous owners of an existing home may be highly motivated to sell or may face foreclosure, creating an advantage for the buyer.	Leasers are faced with little or no upfront cost aside from a security deposit and the first month's rent. Leasing requires no long-term obligation and allows the renter to move and relocate as necessary.
investment	Owning a new home can be a good financial investment. The initial costs can be high, but repair and maintenance costs will be lower than those in an existing home.	Older homes may be located in areas that are closed to new construction, where property values continue to increase. Homeowners may be able to use repairs as tax write-offs.	Residents who lease do not have the ability to build equity or to sell the home in the future. The owner of the property can sell the property, forcing residents to move out prematurely.
MAINTENANCE AND REPAIRS	The homeowner can choose flooring, design, colors or other features if the home is not complete. New houses do not generally require renovation or repair to pass inspection.	Existing homes typically face higher expenses for maintenance and repair when they move in.	The property owner—not the resident— is responsible for major, expensive repairs. Residents who lease must maintain the property.
LOCATION SOURCES: HARRIS RAY COLDWELL BANKER, STATT MODITOR	New construction is often located in areas increasingly further away from downtown centers—away from prime metropolitan real estate—and may require a longer commute. GE, ROOFSTOCK, URBAN PROVISION REALTOR/COMMUNITY IMPAC	Older homes may be located in areas that are closed to new construction, and houses are often larger than new construction in the same price range.	A person leasing a home can learn about the neighborhood for future consideration as a permanent residence.





EST BANG F

YOUR BUCK HOME RENOVATIONS GUIDE 2017

COMPILED BY ABBY BORA & LUZ MORENO-LOZANO | DESIGNED BY CATHY CHEDRAWI

Updating your home does not have to break the bank. Small projects, from installing new fixtures to roof repair, can improve the look and value of a home.

MAINTENANCE



HVAC maintenance

Texas-based heating and cooling experts suggested the following heating, ventilation and air conditioning system maintenance schedule:

- In the spring, make sure the system is blowing cool air for summer
- In the fall, check the heat is working for winter
- Monthly air filter changes and checks on the system's drain



Roof repair

Prevantative maintenance and routine inspectations can help save costs on roof repairs:

- Annual roof repair and maintenance
- Keeping tree limbs away from the roof so animals cannot access it
- Inspecting storm damage from hail and high winds immediately



Before hiring local help, consider the following plumbing maintenance tips from a Texas

- Tankless water heaters should be flushed out every six months
- Ask about pressure gauge checks; average pressure should range between 50-60 pounds per square inch

DO-IT-



Modernize kitchen or bathroom with new fixtures

There are small projects that can help improve the look of a kitchen or bathroom. Faucet, sink and toilet replacements add a new look to a home without breaking the bank.



Paint and upgrade cabinets

Another way to freshen up the look of a kitchen or bathroom is to renovate the cabinets. Homeowners can paint their cabinets, for example. White is a popular color for kitchens, according to a Texas-based realtor.

CHEAP IOBS



Transform your bathtub

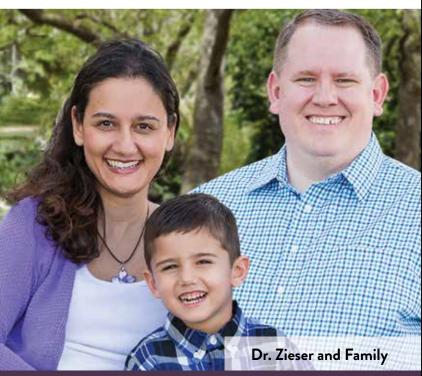
Converting bathtubs to showers is one of the fastest ways to create immediate value, according to a Texas-based bathroom renovation company. Traditionally, bathing area walls were installed with porous grout. This can cause the walls of tubs or showers to become moldy from moisture.

Homeowners can avoid the potential of mold by using slab-like walls.

SOURCES: JB GOODWIN REALTORS, ABA HEATING AND COOLING, MASADA ROOFING INC. RELIANT PLUMBING, WWW.LOWES.COM WWW.HOMEDEPOT.COM, RE-BATH OF AUSTIN WILSON PLUMBING, WWW.HOMEADVISOR.COM /COMMUNITY IMPACT NEWSPAPER

start at a piece Shower installation averages around Slab wal \$3,200 installation starts at ALL PRICES ARE ESTIMATIONS AND CAN VARY SIGNIFICANTLY DUE TO A NUMBER OF FACTORS.





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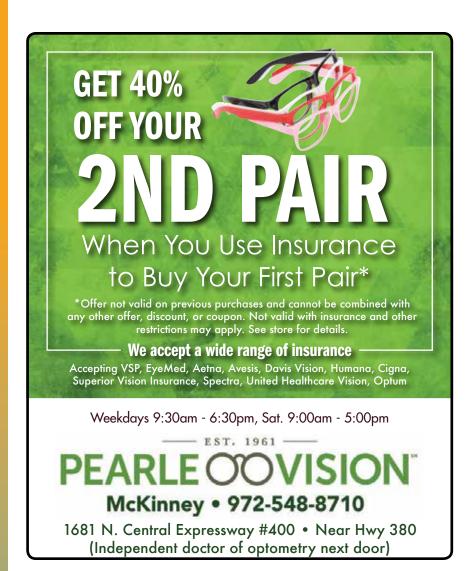
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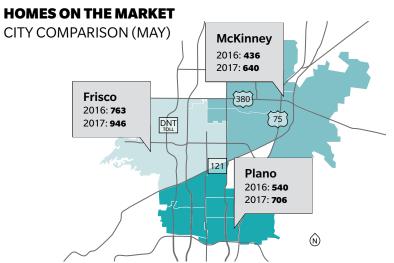
REAL ESTATE

THE VINEYARDS

Just north of SH 121, The Vineyards is located at the southeast corner of Stacy Road and Collin McKinney Parkway.

The neighborhood will include 150 homes located near the McKinney Soccer Complex at Craig Ranch and the McKinney Dr Pepper Starcenter.

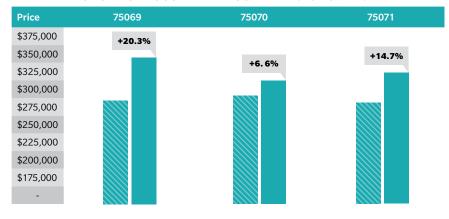




MARKET DATA

OFF THE MARKET (MAY 2017)

MEDIAN PRICE OF HOMES SOLD BY ZIP CODE ≥2016 VS. 2017



SOURCE: MARKET DATA PROVIDED BY JOANNA FERNANDEZ OF THE COLLIN COUNTY ASSOCIATION OF REALTORS, COURTESY OF NORTH TEXAS REAL ESTATE INFORMATION SYSTEM (NTREIS)/COMMUNITY IMPACT NEWSPAPER

FEATURED DEVELOPMENT

THE VINEYARDS

Builders: Gehan Homes, Impression Homes, Rendition Homes

Price ranges: \$316,900-\$428,900

Square footage: Impression Homes: 1,888-3,823, Gehan Homes: 1,850-3,311, Rendition

Homes: TBD Bedrooms: 3-5 Bathrooms: 2-3.5

Amenities: Community center, pool and a playground for residents, located near retail and entertainment options such as the Allen Premium Outlets, TPC Craig Ranch Golf Course and Cooper Fitness Center at Craig Ranch

Schools and school district: Lois Lindsey Elementary School, Walter & Lois Curtis Middle School, Lowery Freshman Center, Allen High





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 COMPARISON

MAY 2016

MAY 2017

Homes on the market

436



640

Average days on the market

29

296

\$303,950



Homes under contract

企

Median sale price

37

299

\$330,000

326

417

Collin County

NEW LISTINGS

■ 2016 VS. ■ 2017

McKinney

FOR MAY

2,394

Percent of original price received

99.4%



98%





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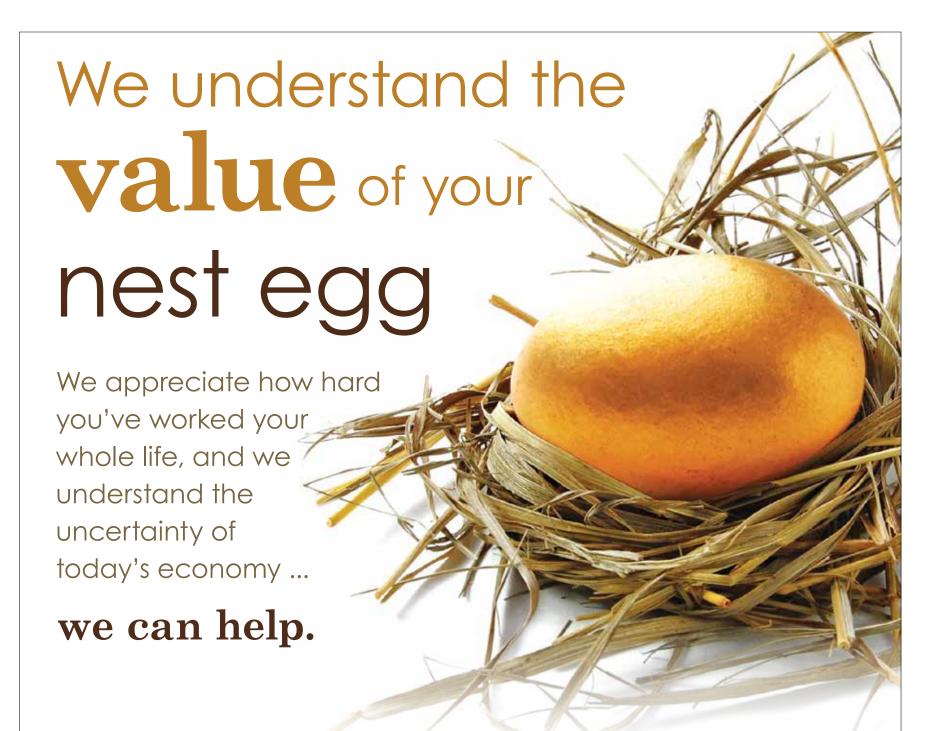
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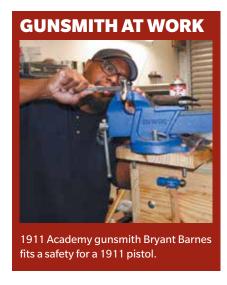
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1911 Academy

Staff aims to teach gun owners about firearm care, customization

he 1911 Academy's owner and manager Kirk Anderson said he and his staff pride themselves on offering more than just guns for sale.

Open for business since April 30, 2016, 1911 Academy is a Federal Firearms License dealer and also cleans, repairs, restores and customizes firearms. In addition, trained staffers offer classes for patrons to build their own AR-style semi-automatic rifles or 1911-style pistols. The business also facilitates firearms transfers of ownership and appraisals for insurance.

Anderson said the needs of the modern firearms enthusiast have changed throughout the years.

"When you used to think of a firearms enthusiast, they were all about the same and pretty hardcore

when it came to guns," Anderson said. "Today there's a whole new group of firearms enthusiasts, but they may not all know as much [as gun enthusiasts used to] because they haven't grown up around guns."

Derek Peterson, who handles marketing and paperwork for transactions requiring Bureau of Alcohol, Tobacco, Firearms and Explosives approval, reiterated the approach at 1911 Academy.

"We aren't going to shoo [customers] out of the shop," Peterson said. "They need to see what we are doing to their gun. This is a very different mindset. We don't have a closed-door policy. You can see in our shop and watch as our gunsmiths do their work. We even took the shop door off the hinges to

BY JEAN ANN COLLINS

The two gunsmiths on-site, Bryant Barnes and Chuck Girard, who combined have more than 25 years of experience, are both certified armorers with numerous manufacturers.

send the message to come on back."

Staff members at 1911 Academy want customers who love shooting, and they also seek the clientele who enjoy learning and understanding how their gun functions.

The 1911 Academy staff offers firearm labor and restoration, or they can assist their customers with the job.

"We can do the work, but when you want to learn how to do it yourself, we are here, too," Anderson said. "The advantage is, if you get stuck, gunsmiths are there for you to ask questions."

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WHY SPOONS?

While owner Karen Klassen was trying to think of a name for her restaurant, she looked through a recipe book and found Spoons Rolls. She originally served a basket of rolls with every meal. Klassen served rolls for only the first week in business, but she said the name stuck.

"It's hilarious because when you get your silverware [at Spoons], it's just a fork and a knife unless you get the soup," Klassen said.



Spoons' Chicken and Waffles (\$9.95)

A Belgian waffle, chicken-fried chicken breast, honey almond butter and syrup

Fish tacos (\$11.95)

Grilled mahi mahi, special sauce and Spoons' Jicama Coleslaw with the choice of two sides







Spoons Cafe

Owner says eatery aiming for 'casual, comfy and hip' vibe

cKinney native Karen Klassen took the two ovens, mixer and knives from her house and opened Spoons Cafe 13 years ago.

Klassen said she never wanted to be in the restaurant business, but she found the new direction when she decided to leave the corporate world.

She began helping a friend with her catering business, and when the friend fell ill, Klassen took over. When a restaurant went out of business in downtown McKinney, she decided to start Spoons Cafe.

"Literally, I took the ovens out of my house and my KitchenAid mixer and a few knives—that's all I had," Klassen said. "I bought this little restaurant's tables and chairs, and 30 days later I opened the restaurant."

Klassen's goal was to create a place for people to eat breakfast downtown, she said.

"I had moved from Dallas a few years before [opening the restaurant], and I thought there was no place here to grab a great salad or a great sandwich. There weren't many options at all," Klassen said.

The restaurant started serving breakfast and lunch only along with offerings of chocolate and coconut cream pie, but Spoons now offers a fourpage menu with breakfast, lunch, dinner, more than eight pie flavors and a full bar.

Spoons moved from its original downtown location to its present location on East Louisiana Street four years after it opened in August 2004 and expanded again one year later to an adjacent space behind the restaurant called Spoons Garage.

She describes Spoons' atmosphere as "casual, comfy and hip" and uses antiques from local shops to highlight the original character of the space.

Klassen said she wants to make sure Spoons continues to evolve.

"I think one of the biggest things I've learned is that if I make a decision and maybe it doesn't go the way I think it should, or it doesn't look successful, [it] doesn't mean that that's not the path I should've taken anyway, because you can learn from it all," she said.



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Planet Smoothie	. 24
Sali's Italian	. 25
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