

INSIDE, FIND **8 PAGES** OF COVERAGE

# 2017-18 **REAL ESTATE** Edition

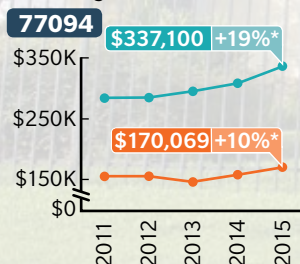
## 7 real estate trends to know in the Katy area

INSIDE **18**



### Rising costs

Median home value  
Median household income  
\* % change from 2011



SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

**1** Home values rising faster than income

## Katy area companies move to meet solar power demand

More electricity options available as Google data project shows ample solar potential

BY **R. HANS MILLER**

Over the last few years, the Katy area has seen growth in solar power in both the industrial and residential sectors. Many area residents are interested in solar because of high energy costs associated with heating and cooling their homes, said Adam Landa, owner of Katy's Polestar Solar.

The Katy area has between 89 and 95 percent sunny days per year, depending on the ZIP code. This makes for significant sun exposure, according to Google's Project Sunroof solar calculator.

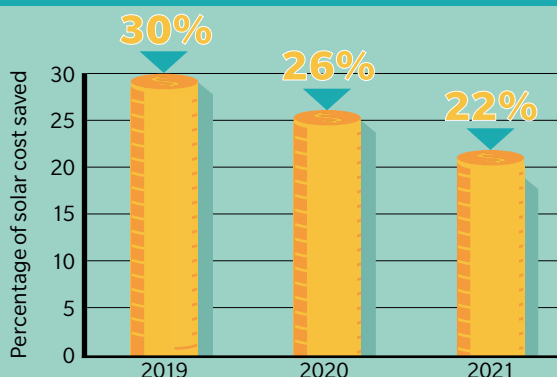
Landa said his company has completed about 30 residential installations since opening in April. KT Solar Systems owner Mina Sebastianelli, who launched her

CONTINUED ON **34**



### SOLAR savings

Homeowners in the Katy area can earn the federal residential energy-efficient property credit, although reimbursement will decrease each year through 2021.



SOURCE: INTERNAL REVENUE SERVICE/COMMUNITY IMPACT NEWSPAPER

**KATY  
EDITION**

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**6** IMPACTS  
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**29** BUSINESS FEATURE  
Pointe of Grace Dance Studio



**31** DINING FEATURE  
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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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## Our Real Estate Guide: Real informational

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.

This issue of *Community Impact Newspaper* features our annual real estate edition. It is loaded with what we hope will be useful content. Page 18 features short stories highlighting news and trends in the local real estate sector, such as starter home availability and what millennials seek in a new home.

We have also included a guide on Page 24 with local options for homeowners looking to renovate, repair or get the most out of their current home when it comes time to put their existing home on the

market.

Should you choose to buy a home, how do you get a home loan? We lay out the process of securing a loan one see Page 23 and what potential homebuyers should do before applying to ensure their loan application is approved.

Specifically looking for a new home? We've got a list of Katy area real estate developments where construction is ongoing on Page 26 for homes zoned to Katy ISD or Lamar CISD.

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 cmitchell@communityimpact.com.



Casey

Casey Mitchell  
**GENERAL MANAGER**  
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### ASK THE EDITOR



Amelia Brust

**EDITOR**  
abrust@communityimpact.com

Do you have a question about how local government works or something going on in town? Email ktynews@communityimpact.com.

### When do hotel occupancy taxes apply?

Breaking down hotel occupancy taxes in Texas varies between localities and according to which services or options a guest uses. Your out-of-town visitors staying at any of the Katy area's accommodations will see different charges depending on their reservation.

Rooms costing at least \$15 a night are subject to a 6 percent state hotel tax, but rooms costing at least \$2 per night in the city of Katy are also subject to a 7 percent local hotel tax and 2 percent Harris County hotel tax. Unincorporated Harris County charges a 7 percent hotel tax, while Fort Bend County does not collect hotel taxes.

Rooms booked through the online accommodation service Airbnb are also subject to state hotel taxes.

Not everything, however, is subject to Texas' hotel tax. Services excluded from state hotel taxes include complimentary rooms, cancellations, early departures and late fees, child care expenses, telephone and laundry services, paid TV and parking.

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#### Correction:

Volume 6, Issue 9

On Page 31, OMG! Burger was incorrectly described as the first halal burger restaurant in Katy.

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## NOW OPEN

**1 Aldi** opened a store at 5840 FM 1463 Road, Fulshear, on June 6. The German discount supermarket chain sells primarily store-brand products in a warehouse-style layout. The company is expanding its U.S. presence and has two Katy locations. [www.aldi.us/en/](http://www.aldi.us/en/)

**2 Big Paulie's Pizzeria** opened its doors July 7 at 6420 FM 1463, Ste. 100, Katy. The family-friendly restaurant is fashioned after old-school New York City pizza places. The pizzeria will offer pizza, pasta and sandwiches on the menu. Every item is made from scratch in the kitchen, including the pizza sauce, dough and meatballs. 832-563-2163. [www.bigpauliespizza.com](http://www.bigpauliespizza.com)

**3 Blue Lagune Therapy** opened July 3 at 1115 Avenue D, Katy. The physical therapy office will offer physical and aquatic therapies as well as lymphatic drainage therapies for patients who have undergone knee, hip or shoulder surgeries; patients with fibromyalgia; or other conditions. Aquatic therapy places the patient in water to counteract gravity working on the body. Blue Lagune Therapy has four to five physical therapists and therapist assistants at its 11,000-square-foot facility, which includes a 2,500-square-foot heated swimming pool. 281-712-4835. [www.bluelagunetherapy.com](http://www.bluelagunetherapy.com)

**4 Kroger** opened a new store in the Stableside at Falcon Landing shopping center June 16. Located at 9806 Gaston Road, Katy, the grocery store also has a gas station. Kroger anchors the shopping center and sells items, such as produce and baked goods, frozen items, health and beauty products, and has a butcher and deli. 346-307-3054. [www.kroger.com](http://www.kroger.com)

**5 Mo's Irish Pub** opened May 31 at 23511 I-10, Katy. The restaurant and sports bar's menu features sandwiches, salads, burger, appetizers, desserts and grilled entrees. Traditional dishes include corned beef and cabbage, shepherd's pie and a Reuben boxty, which is a potato pancake with corned beef and sauerkraut. Live mu-

sic is available Thursday through Saturday. 281-665-3535. [www.mosirishpub.com/katy](http://www.mosirishpub.com/katy)

**6 Pinch A Penny Pool Patio & Spa** opened at 9722 Gaston Road, Ste. 180, Katy, on June 16. Owned by Angel and Adriana Arciniegas, the store sells products and chemicals for swimming pool servicing and cleaning. Pinch A Penny also offers equipment repairs and installations as well as monthly cleaning services. 281-665-8642. [www.pinchapenny.com](http://www.pinchapenny.com)

**7 Texas Bay Area Credit Union** opened April 24 at 4747 FM 1463, Ste. 900, Katy. The branch includes full-service amenities, such as drive-thru service and a drive-up ATM. The chain has six other Greater Houston area locations. 800-577-3164. [www.tbacu.org](http://www.tbacu.org)

**8 Wellspring Pediatric Dentistry** opened July 11 at 2780 FM 1463, Ste. 203, Katy. Owned by dentist Nisha Mehta, the practice offers comprehensive pediatric dental services, including cleanings, exams, preventative care, extractions and in-office sedation. 281-849-3003. [www.wellspringpediatricdentistry.com](http://www.wellspringpediatricdentistry.com)

**9 WingStop** opened in May at 2918 W. Grand Parkway, Ste. 160, Katy. The restaurant unveiled a new interior design for the nationwide chain. Chicken wings are tossed in a variety of sauces and spices, including original hot, Cajun, mango habanero and atomic. Customers can order online or through the mobile application. There are four other locations in Katy. 281-665-4100. [www.wingstop.com](http://www.wingstop.com)

**10 Kumon Katy Morton Ranch** opened June 26 at 2918 W. Grand Parkway N., Katy. The after-school math and reading program offers tutoring for preschool through 12th grade students. This center also offers free placement testing, and programming is available all year long. 281-657-9229. [www.kumon.com/katy-morton-ranch](http://www.kumon.com/katy-morton-ranch)

## COMING SOON

**11 Momentum Katy**, a 36,000-square-foot indoor rock-climbing gym, will open July 29 at 25410 Katy Mills Parkway, Katy. The gym is the first Texas location for Utah-based Momentum and will offer REI's



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Co-Op Climb. REI and Momentum will offer classes while the co-op will organize rock-climbing trips to the Austin area. Momentum Katy offers bouldering, moderate climbing, more advanced lead climbing and an auto-belay climbing section. Belay climbing does not require a partner on the ground level to counterweight a climber via rope. Day passes, memberships, party reservations and equipment rentals are also available. 832-437-9091. [www.momentumclimbing.com](http://www.momentumclimbing.com)

**12 Black Bear Diner** is opening its first Texas location in Katy in January. The restaurant will be located in a 5,400-square-foot space at 24600 I-10, Katy. The California-based chain offers homestyle cooking, including breakfast, lunch, dinner and dessert options. Each location has a log cabin feel with chainsaw art and bear sculptures. [www.blackbeardiner.com](http://www.blackbeardiner.com)

**13 Vibra Healthcare LLC** and Memorial Hermann Health System are collaborating to open **VibraLife of Katy**. The new 58,000-square-foot postacute and residential care facility will be located in the ParkWest Business Park on the north side of I-10 between the Grand Parkway and Katy Fort Bend Road. VibraLife of Katy will have 104 beds, including a 70-bed skilled nursing facility as well as an 18-bed assisted-living center and a 16-bed secured memory care unit. Construction is scheduled to be complete in summer 2018. [www.vibrahealthcare.com](http://www.vibrahealthcare.com)

**14 Katy Dental Loft** will open in a 2,000-square-foot space in the Shoppes at Grand Crossing by late November. The shopping center is located at the southwest corner of the Grand Parkway and I-10 intersection. Owner Ayana Cartwright will offer family dentistry services, including fillings, oral surgery, dentures and teeth whitening.

**15 Leap Dance Center** will open in August at 10452 Gaston Road, Katy. Owned by Demi Knight, the studio offers ballet, tap, jazz, lyrical, contemporary and hip-hop dance classes for students ages 2 and older. Drill team prep, theater dance and acro dance, which combines classical dance and precision acrobatics, are also available. Mommy & Me classes for infants ages 3-18 months will also be available at

COMPILED BY **AMELIA BRUST**  
AND **R. HANS MILLER**  
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the 9,500-square-foot space. 281-890-9999. [www.leapdancecenter.com](http://www.leapdancecenter.com)

## ANNIVERSARY

**16 Alibaba Arabian Cuisine**, 9006 S. Fry Road, Ste. C, Katy, marked its first anniversary June 20. The eatery serves Arabic cuisine, such as falafel, baba ghanoush, hummus, yogurt, shawarma, tabbouleh and fattoush. The restaurant takes to-go orders and is open seven days a week. 832-913-8072. [www.alibabbaofkaty.com](http://www.alibabbaofkaty.com)

**17 Mainstream Boutique** marked its first anniversary July 9 at 25757 Westheimer Parkway, Ste. 110, Katy. To celebrate, the store held a sale and hosted local vendors July 14-15. The franchise is a multigenerational women's clothing store offering a collection of apparel and accessories. 832-437-3124. [www.mainstreamboutique.com](http://www.mainstreamboutique.com)

## EXPANSION

**18 Master-planned community Cane Island** announced the opening of a 3,500-square-foot indoor-outdoor event space at **Cane Island's Amenity Village** in May. Available for rent by residents and nonresidents alike, the facility is located at 2100 Cane Island Parkway, Katy, and also includes a 1,500-square-foot glass-walled conservatory available for seasonal use in the fall and spring. Groups reserving the event center or conservatory may also access an upper level fireplace loft and the Amenity Village community lawn, which includes a fire pit. 281-725-6555. [www.caneisland.com](http://www.caneisland.com)

## CLOSING

**19 Absolute Fitness and Nutrition**, formerly located at 25600 Westheimer Parkway, Ste. 300, Katy, closed in May. The business offered cross training, fitness boot camp, personal training and massage therapy. [www.afan4life.com](http://www.afan4life.com)

## FEATURED IMPACT—NAME CHANGE



This fall, the Katy Lions Rugby Football Club for men and the youth-oriented West Houston Rugby Club will merge under the name **West Houston Rugby Club**. The organization will offer rugby from prekindergarten to adult, and all age levels within the club will play as the West Houston Lions. The men's team will continue practicing at Katy City Park at 5850 Franz Road, Katy, while locations for youth team practices and matches are still pending. West Houston Rugby Club's season lasts from October to May, and all youth teams are co-ed. The club also has a five-year plan to form an adult women's team. The club competes in tournaments around the Greater Houston area as well as in Celina, San Marcos and College Station. 713-906-3697. [www.westhoustonrugby.com](http://www.westhoustonrugby.com)



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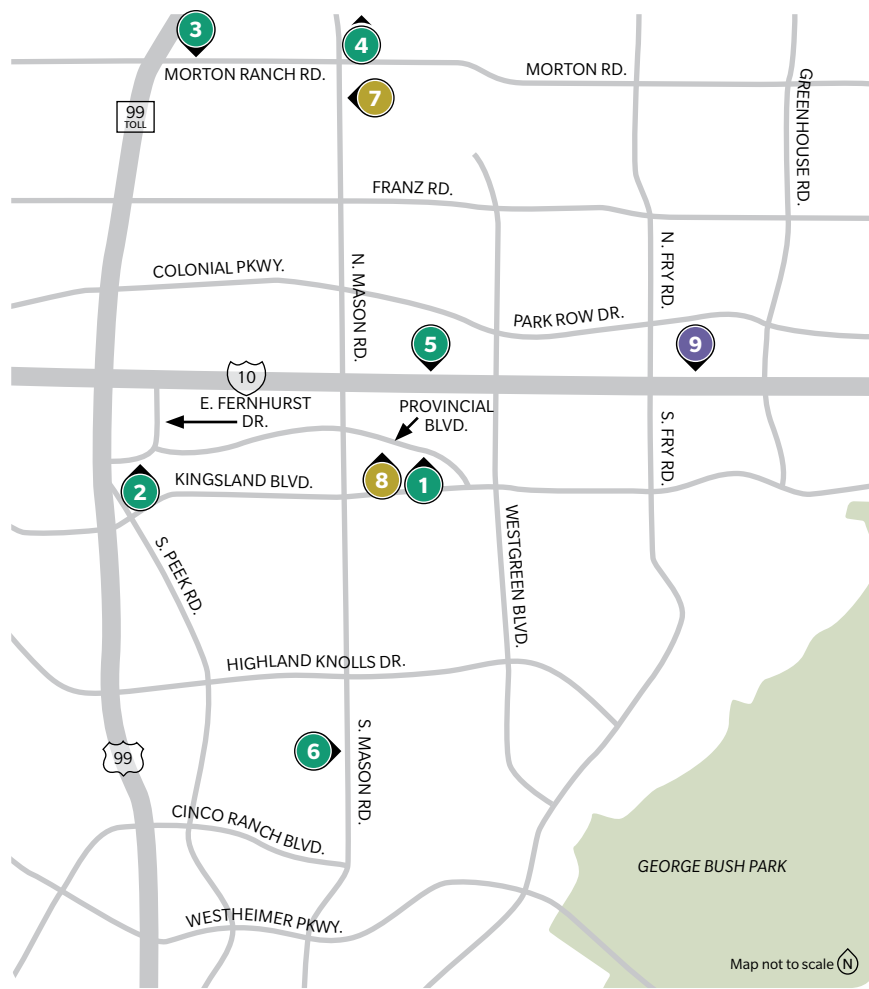


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## IMPACTS

Businesses that have recently opened, are coming soon, relocating or expanding.



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### NOW OPEN

**1 Kids and Adults Therapy Services PLLC** opened July 11 at 21304 Provincial Blvd., Katy. Owned by Crystal Ross, the practice offers speech therapy services for infants through seniors. Conditions treated at the practice include apraxia of speech, aphasia, stroke recovery, voice disorders, cognitive-linguistic disorders, stuttering and cluttering, among others. 713-824-2292

**2 FirstLight Home Care** opened a new location at 535 E. Fernhurst Drive, Katy, on June 12. The company provides nonmedical in-home care, including companion and personal care services, to residents in the

Katy and Cypress areas. Clients include seniors, veterans, new mothers, individuals recovering from surgery, adults with disabilities and others in need of assistance. Some of the needs served by FirstLight Home Care also include personal hygiene and household duties, running errands, mobility assistance and dementia care. 346-770-4426. [www.firstlighthomecare.com/home-healthcare-katy](http://www.firstlighthomecare.com/home-healthcare-katy)

**3 McDonald's** opened a new location June 11 at 22914 Morton Ranch Road, Katy. Owned by David and Lindsay Glaser, the franchise restaurant is a new concept for the fast-food chain, featuring digital ordering kiosks, Bluetooth table locators for dine-in service, indoor and outdoor digital

menu boards, and interactive entertainment and video game systems. An outdoor patio seating area as well as a 24-hour drive-thru window are also available. 281-693-3530. [www.mcdonalds.com](http://www.mcdonalds.com)

**4 Pet facility iLucky Dog Pet Campus** opened July 10 at 21725 Clay Road, Katy. The business features a variety of services for dogs, such as boarding, day care, grooming and training. Amenities will include a wellness center with veterinary services and a 20,000-square-foot private dog park with two splash pads and a 35-by-65-foot, bone-shaped pool. Technology will play a large role in the day-to-day operations of the complex, as dog owners will receive email and text updates during their pet's stay and have access to GPS tracking as well as private video conferencing. The campus will be open and fully staffed 24-7, and the facility will contain professional alarm monitoring. 832-321-3222. [www.iluckydog.net](http://www.iluckydog.net)

**5 Alternate Reality Escape Rooms** opened July 1 at 21788 I-10, Katy. The business has three themed rooms from which teams must learn to escape using clues. Alternate Reality Escape Rooms is a family-owned business of more than 4,000 square feet, with rooms decorated in steampunk, "Texas Chainsaw Massacre"-style, and a room styled like a nuclear fallout shelter. 281-394-7848. [www.alternate-realityescape.com](http://www.alternate-realityescape.com)

**6 Kiddie Cuts and Beyond**, a children's hair salon, opened July 10 at 2004 S. Mason Road, Katy. Owned by Yarubi Chen, the business offers haircuts for boys and girls as well as video games and iPads for customers to use at the store. A private area is available for style parties with features, such as makeup, costumes and karaoke stage. 832-739-8829. [www.facebook.com/kiddiecutsandbeyond/](http://www.facebook.com/kiddiecutsandbeyond/)

### ANNIVERSARY

**7 Aloha Pho** marked its first anniversary June 22 at 2710 N. Mason Road, Ste. 110, Katy. The restaurant specializes in both Vietnamese and Hawaiian cuisines and

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COURTESY ALTERNATE REALITY ESCAPE ROOMS

serves a variety of dishes, such as pho, vermicelli and several types of noodles. Takeout and delivery are also available. 281-206-7607. [www.facebook.com/ALO-HA-PHO-714129165356762/](http://www.facebook.com/ALO-HA-PHO-714129165356762/)

**8 Hormone Harmony** marked its first anniversary in May at 21392 Provincial Blvd., Katy. A family nurse practitioner is on staff and practices general medicine, performs annual physicals, treats infections and writes prescriptions. 281-944-9472. [www.hormoneharmony.com](http://www.hormoneharmony.com)

### RENOVATION

**9 The Vitamin Shoppe** reopened July 1 at 19712 I-10, Katy. The 4,000-square-foot store underwent renovations and added an on-tap kombucha bar, a sports protein sampling station, an expanded natural beauty product selection, fit freezers and a healthy pantry. One-on-one consultations with an on-staff certified nutritionist and monthly well-being workshops are also now available. 281-829-3315. [www.vitaminshoppe.com/sl/houston-204](http://www.vitaminshoppe.com/sl/houston-204)

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JULY-AUGUST

## Participate in Katy Area Running Club meets

The club meets Tuesdays at Cinco Ranch Junior High School, Chilled Cryospa and George Bush Park on Thursdays and George Bush Park on Saturdays for one-hour runs. Saturday events include breakfast and are open to all ages and skill levels. Distance varies by runner. 5-6 a.m., 6:30-7:30 p.m. (Mondays and Thursdays); 6-7 a.m. (Saturdays). Cinco Ranch Junior High School, 23420 Cinco Ranch Blvd., Katy (Tuesdays); Chilled Cryospa, 22758 Westheimer Parkway, Ste. 240, Katy (Thursday mornings); Mason Creek Trail, Rick Rice Park west of CrossPoint Church, 700 Westgreen Blvd., Katy (Thursday evenings); George Bush Park, behind 17525 I-10, Houston (Saturdays). [www.katyarearunningclub.com](http://www.katyarearunningclub.com)

COURTESY KATY AREA RUNNING CLUB

JULY 26

## Attend the 'Rock Your Elevator Pitch' seminar

The Hive Professional Office Solutions hosts the event as part of its Business Growth Series. 11:30 a.m.-1 p.m. 25807 Westheimer Parkway, Katy. 281-849-4130. [www.thehivekaty.com](http://www.thehivekaty.com)

JULY 28-29

## Catch 'Haphazardly Ever After: The Musical'

The Katy Visual and Performing Arts Center presents the comedy about four royals who are not meeting family expectations. 7 p.m. (Friday); 2 and 7 p.m. (Saturday). \$10. 2501 S. Mason Road, Ste. 290, Katy. 281-829-2787. [www.kvpac.org](http://www.kvpac.org)

# To-do list

Your ultimate local guide for events, business openings, meetings and more in the months of July and August

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

Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

JULY 24, AUG. 8

## Join the discussion at city of Katy public meetings

- Katy City Council holds a public hearing July 24 for the community to comment on the proposed reclassification of Clay Road from a residential only road to mixed residential and industrial to accommodate new companies moving into Katy. 6:30 p.m. City Hall, 901 Avenue C, Katy. [www.cityofkaty.com](http://www.cityofkaty.com)
- Katy Planning and Zoning Commission holds its regular meeting 6:30 p.m. on Aug. 8 at City Hall, 901 Avenue C, Katy. [www.cityofkaty.com](http://www.cityofkaty.com)

## TYPHOON TEXAS EVENTS

 555 Katy Fort Bend Road, Katy 832-426-7071 [www.typhoontexas.com/houston](http://www.typhoontexas.com/houston)

### Movie Nights

Typhoon Texas Houston hosts a movie night series on Thursdays. The July 27 event has been rescheduled to July 28 due to a private event. "The Little Mermaid" will be shown July 28, "Storks" on Aug. 3 and "The Secret Life of Pets" on Aug. 10.

### Night Slides

Typhoon Texas also hosts its Night Slides evenings each Friday through August from 8 to 10 p.m. The event features a live DJ, music, dancing and family activities.

### Saturday Family Nights

Each Saturday, the park has family nights with live local bands. Music sets are from 1 to 3 p.m. and from 6 to 8 p.m.

Park entry is \$39.99 Monday through Friday and \$44.99 on weekends and holidays. Attendees 48 inches or shorter in height pay \$32.99. After 5 p.m. all attendees pay \$25. Children 2 years and younger may enter the park for free.

COURTESY TYPHOON TEXAS

JULY 30, AUG. 5

## Moviehouse offering two themed film screenings

Alamo Drafthouse hosts a quote along for the 1986 film "Labyrinth" on July 30. and screens "Steel Magnolias" on Aug. 5. 7 p.m. \$12.99. 531 S. Mason Road, Katy. 281-492-6900. [www.drafthouse.com/houston/theater/mason-park](http://www.drafthouse.com/houston/theater/mason-park)

AUG. 4

## Sign up for Havana Nights at local dance studio

Arthur Murray Dance Studio hosts a free event with instruction in Latin dance. Dress code is informal but family appropriate. 7-8:30 p.m. 3750 S. Mason Road, Ste. 900, Katy. 832-916-5500. [www.dancelessonshouston.com](http://www.dancelessonshouston.com)

AUG. 11

## One last chance to enjoy Katy Summer Nights

On its final movie night for the summer, the city of Katy Parks & Recreation Department is screening "Moana." 8-11 p.m. 5850 Franz Road, Katy. 281-391-4840. [www.cityofkaty.com/departments/parks/special-events/](http://www.cityofkaty.com/departments/parks/special-events/)

AUG. 12

## Gear up for fun at the Katy Summer Tailgate

No Label Brewing Co. hosts this event, which benefits YMCA's Operation Backpack. The event includes two stages of live music, more than 75 vendors and a kids zone. 4 p.m. Free. 5351 First St., Katy. 281-693-7545. [www.nolabelbrew.com/](http://www.nolabelbrew.com/)

AUG. 18

## See Point Blank Society in concert

The Katy natives play a free rock concert at Central Green Park in LaCenterra. Seated is limited but lawn chairs and blankets are permitted. 7:45-9 p.m. 23501 Cinco Ranch Blvd., Katy. 281-395-5533.

## LOCAL MATTERS



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lanes and complete signal installation over the next two to three months. Main toll lanes should be open to traffic by the end of the year, weather permitting. Phase 2 of the tollway's extension runs from FM 1463 to James Lane and bids are being accepted by Fort Bend County as of July 24. Construction expected to begin in September and is planned to last 14 months. FM 1093 will ultimately be a two-lane frontage road in each direction and the Westpark Tollway will ultimately be extended to west of the Cross Creek Ranch development in Fullshear. The tollway will include four lanes and an overpass will be built above the intersection of Katy-Gaston Road and Spring Green Boulevard.

**Timeline:** February 2016-February 2018

**Cost:** \$3 million

**Funding sources:** Fort Bend County Assistance District 1, Fort Bend County Toll Road Authority, Emergency Services District 100, TxDOT

### 3 Downtown Katy Plaza

Street and sidewalk renovations around the future plaza next to Katy City Hall began as part of Phase 2 work in late June. Street paving and partial road closures are ongoing. Second and Third streets changed to one-way between Avenue D and East Avenue in June.

**Timeline:** January-September 2017

**Cost:** \$3 million

**Funding source:** city of Katy



COURTESY GRAND TEXAS THEME PARK

## HOW IT WORKS

### Who builds roads around new developments?

As rapid development continues statewide, the Texas Department of Transportation and local entities create public-private partnerships to build roads around new developments.

If a project improves traffic flow, entities typically enter an agreement with the developer contributing to the project costs, TxDOT spokesperson Danny Perez said.

The developer would need plan approval from TxDOT—or whichever entity owns the connecting roadway. After construction, the developer can return the right of way to TxDOT or another entity for road maintenance, he said.

All information on this page was updated as of 07/10/17. News or questions about these or other local transportation projects? Email us at [ktynews@communityimpact.com](mailto:ktynews@communityimpact.com).

## RECENT UPDATES

### 1 Cane Island Parkway project

Two lanes of concrete road will be constructed on Cane Island Parkway across Willow Fork to FM 1463, including a new bridge and channel improvements to reduce flooding. Construction began July 10 with clearing of the right of way. A retaining wall will be needed on the road's east side to prevent dirt from spilling into Willow Fork Creek. The intersection of FM 1463 and Willow Bend will move to connect with Cane Island Parkway. The project will provide a new connection from FM 1463 to a new overpass interchange on I-10.

**Timeline:** July 2017-March 2018

**Cost:** \$9 million

**Funding sources:** Fort Bend County, city of Katy, Ventana Development



AMELIA BRUST/COMMUNITY IMPACT NEWSPAPER

### 2 Westpark Tollway extension/ FM 1093 widening

Phase 1 of the project runs from Grand Parkway to FM 1463 and is on schedule. The contractor will pave the main toll

## ONGOING PROJECTS

Project description	Estimated timeline
4 <b>Franz Road</b> west of Avenue D is being expanded to a four-lane concrete boulevard. Franz Road will be extended from its northern intersection with Avenue D and join with the existing roadway near the Cane Island master-planned community.	October 2016-summer 2018
5 A 1-mile section of <b>Morton Road</b> between Katy Hockley Cut Off and Katy Hockley roads in the city of Katy is being widened from two to four lanes of concrete-paved road. Crews installed a 5-by-6-foot box culvert through the intersection of Morton and Katy-Hockley roads, in order provide drainage for Morton Road west of Katy Hockley Road and for Brant Street in Hunters Terrace. Paving is scheduled to be complete by late July.	December 2015-summer 2017

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# Katy ISD board weighing \$609.2M bond for November ballot referendum

List features 35 projects, including 6 new schools, building upgrades

BY AMELIA BRUST

Katy ISD's board of trustees received a \$609.2 million bond package July 17 for a November referendum. The proposal contained 35 projects recommended by the 2017 bond committee that would affect 70 facilities around the district.

The deadline to call for a ballot referendum on the proposal is Aug. 21. Further discussion and public comment was expected at the board's July 24 meeting after press time.

About 71 percent of the bond referendum's funding would go toward new schools, and all high-priority projects proposed by KISD staff were added to the bond package. When the committee cemented the proposal June 27, Superintendent Lance Hindt said he was excited about the proposal and that new facilities were needed.

"The pressures on our kids today, there's no denying are far greater than what they were when we were in school," Hindt said. "And why would we add pressure to them, to put them in schools that are overcrowded where they don't have the opportunities to be involved with whatever function they choose to because the numbers outweigh the chances?"

KISD officials said if approved, the proposed bond package would not require a school district tax rate increase. The tax rate has been \$1.5166 per \$100 valuation since the 2015-16 school year.

Board President Ashley Vann said

although she felt confident about the proposal's chances, the price tag and low voter turnout in a non-presidential election year could be the biggest barriers to board or voter approval.

"That's just a feeling that I have," she said.

Vann said funding for new schools was her biggest priority for the bond package. She also said she was grateful money for upgrades at existing schools were included.

"When schools get—if one high school gets a certain technology upgrade or a certain upgrade of any kind—we make sure that every high school gets that," Vann said. "It might take a two- or three-year cycle but it's never—one school doesn't get something, we all get something."

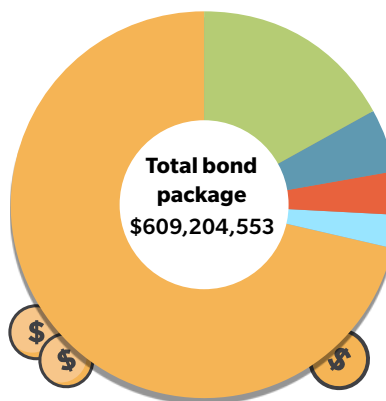
KISD officials are wary of public opposition to the package and committee members discussed possible ways to promote and campaign on behalf of the bond to voters. Committee members are expected to act as advocates for the bond, said Michelle Hughes, a neutral committee facilitator from TM Strategy & Design Group.

Vann, committee members and district staff acknowledged lingering frustration in the community over KISD's \$748 million 2014 bond could dissuade some from voting in favor of the 2017 package. The 2014 bond included Legacy Stadium, which opens in August.

In a May survey of 350 respondents conducted by the district, about 54 percent said they would not vote for

## Breaking down bonds

Katy ISD's bond committee approved 35 projects out of 55 proposed by district staff. All priority No. 1 projects were approved for the bond package.



SOURCE: KATY ISD/COMMUNITY IMPACT NEWSPAPER

a bond package priced between \$600 million and \$680 million. However, once respondents were told the new bond would not require a KISD tax rate increase, the results shifted to 54 percent in favor of the bond package.

Vann said KISD has considered a ninth high school at least since she was elected to the board in 2014 and that a 10th high school would likely be the district's last, based on KISD's 2020 plan. KISD had 72,952 students enrolled in the 2015-16 school year and is projected to have more than 98,000 students by 2026, according to the district.

Hindt said the proposed ninth high school and attached natatorium for \$206.1 million is needed to relieve overcrowding and better accommodate district swim competitions.

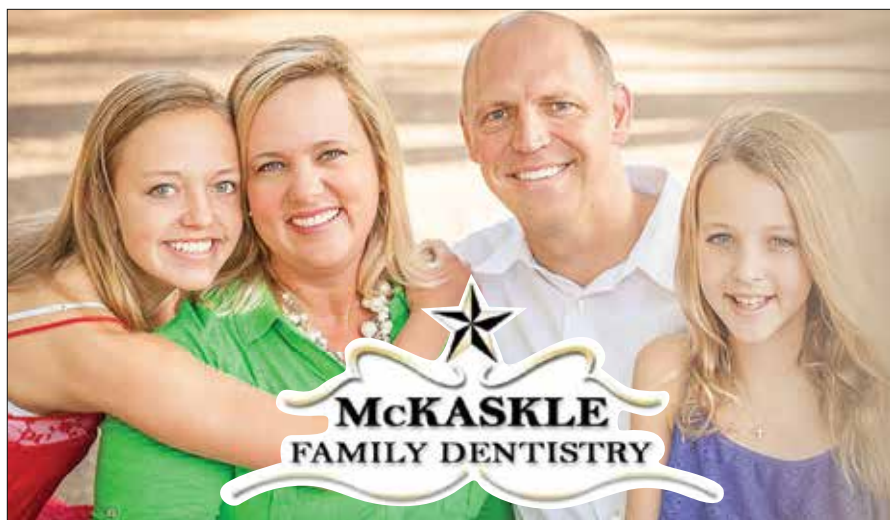
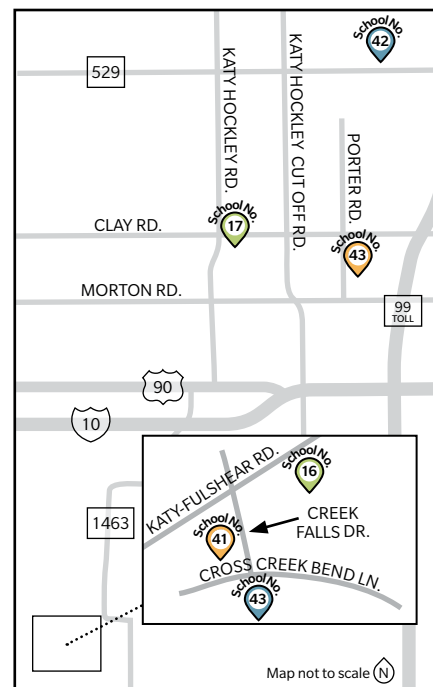
"[If a] high school is not in the bond, then we are going to have to move kids all around this district," he said.

The proposal's total cost could change if the board of trustees votes to send it back to the committee.

## Proposed schools

Editor's note: These are general locations proposed by the district. Nothing had been finalized as of July 19.

High school Junior high school Elementary school



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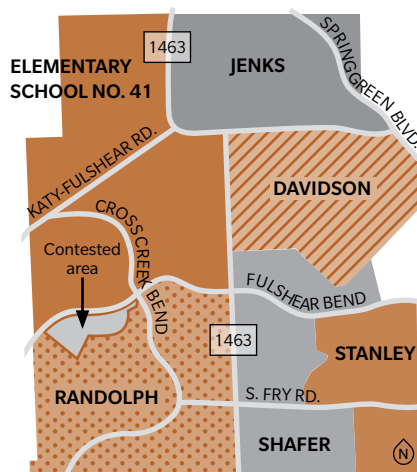


## Preliminary zoning options for Elementary School No. 41 released

**KATY ISD** Trustees received a presentation June 19 on preliminary school attendance boundaries for the future Elementary School No. 41 in the Cross Creek Ranch subdivision. The school is scheduled to open for the 2018-19 academic year and will relieve James E. Randolph and MayDell Jenks elementary schools.

Community feedback can be sent to research firm K12Insight at SouthwestRegion@k12insight.com. The board is expected to vote on a final boundary recommendation in December, said KISD Chief Operations Officer Lee Crews and Kris Pool, chief data analyst with demographics firm Population and Survey Analysts. Some bilingual program

### NEW ZONING MAP



SOURCES: KATY ISD, POPULATION AND SURVEY ANALYSTS/COMMUNITY IMPACT NEWSPAPER

students from Jenks Elementary would be moved to the new school to relieve overcrowding, Crews said.

"The bilingual program is actually outgrowing the added capacity that we put onto Jenks [Elementary]," he said.

## Teachers receive pay raise for 2017-18 school year

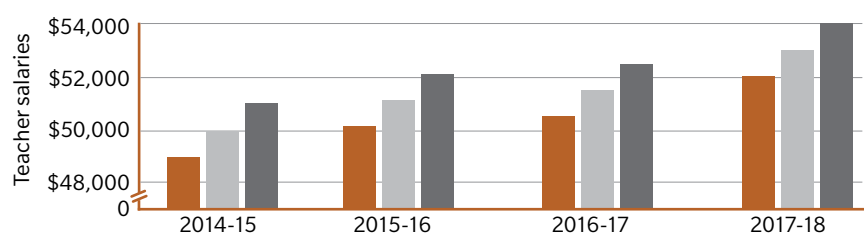
**KATY ISD** A nearly 3 percent raise for teachers was approved June 26 as part of the school district's 2017-18 staff compensation.

Teacher base salaries will increase by \$1,500 from the 2016-17 academic year, starting at \$52,000 for those with a bachelor's degree, \$53,000 for those with a master's degree and

\$54,000 for those with a doctorate.

To recruit and retain school district police officers, the board also approved salary adjustments for officers in the form of credits for prior nonschool police experience and for certification by the Texas Commission on Law Enforcement, according to KISD documents.

### KISD BASE TEACHER SALARIES



SOURCES: KATY ISD, NATIONAL COUNCIL ON TEACHER QUALITY/COMMUNITY IMPACT NEWSPAPER

## Board eliminates random drug tests for high schoolers

**KATY ISD** The board of trustees voted June 26 to amend KISD's policy to eliminate random drug tests for high school students as a requirement for participating in competitive after-school activities or for getting a campus parking permit. The tests are more expensive, more time-consuming for administrators and students, and less effective than using a drug dog to search an entire school, district staff said.

Superintendent Lance Hindt said he agreed with the recommendation and thought the \$100,000 budgeted for random testing would be better reallocated for preventive programs at a lower grade level.

"Less than 3 percent of the 1,021 kids that were tested last year tested positive for something," Hindt said. "And of those less than 3 percent, we had to do additional testing on those students. So a lot of money was being spent on very few students."

### MORE KATY ISD HIGHLIGHTS

**Three new schools will open** this fall in the district: Patricia E. Paetow High School at 23111 Stockdick School Road, Katy, Stockdick Junior High School at 4777 Peek Road, Katy, and Robert and Felice Bryant Elementary School at 29801 Kingsland Blvd., Katy.

KISD will open the new **Legacy Stadium** in August. The stadium alone cost about \$58 million and is intended to relieve scheduling conflicts between the district's eight high school football teams. Legacy Stadium will also host music and fine arts events, district spokesperson Maria DiPetta said.

On June 26, the board hired **Felicia Sheedy**, a former assistant principal of Woodcreek Elementary School, as principal of Mayde Creek Elementary School, and Martha Pulido, an assistant principal at Morton Ranch High School, as principal of Sundown Elementary School. Both will start in the 2017-18 school year.

### MEETINGS

**Katy ISD** meets the third and fourth Monday of the month at 6:30 p.m. The next meetings are July 24 and Aug. 21. Board Room, Education Support Complex, 6301 S. Stadium Lane  
Katy • 281-396-6000  
www.katyisd.org

## General fund, construction budget changes pass

**KATY ISD** On June 26, trustees approved a \$291,000 increase in the KISD general operating fund and a \$2.4 million tax increment reinvestment zone fund increase to purchase the Brazos Valley Schools Credit Union's Katy branch building. The

bank branch is relocating in Katy.

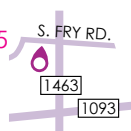
Trustees also approved construction fund amendments worth \$6.19 million for work done at Patricia E. Paetow High School, Stockdick Junior School and Mayde Creek High School.



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Epiphany of the Lord will be Katy's first Catholic elementary school.

## Ground broken for new Catholic school

Epiphany of the Lord Catholic Community is building an elementary school for the 2018-19 school year. Ground was broken on the site at 1530 Norwalk Drive, Katy, on June 25.

The 50,000-square-foot building will be the first Catholic elementary school in the Katy area, according to the Archdiocese of Galveston-Houston. Principal Nicholas Morgan said the school will open in phases and eventually be pre-Kindergarten age 4 through eighth-grader.

"But we are opening [pre-K through third grade] the first year and adding grades in following years," Morgan said.

Pre-K 4 is intended for four-year-olds. Morgan said opening enrollment is expected to be about 250 students, and tuition has not been set but would likely hover around \$8,000 per year.

Morgan said nearly \$5.3

million was raised for the project of June 27. The school is part of a nearly \$14 million master plan that includes renovations to Epiphany's outreach center and St. Vincent de Paul Society operations.

"Phase 2 entails moving the outreach center and [St. Vincent de Paul Society] toward the front of campus to be a more visible part of our campus," he said.

Julie Vogel, superintendent of Catholic schools for the archdiocese, said in a statement that the project was planned for several years.

"We are very excited about the opening of Epiphany of the Lord Catholic School in Katy for the 2018-19 school year," Vogel said. "This is our only Catholic elementary school in the city of Katy, and having this school available for our Catholic families is important to the archdiocese."

## More retail tenants named for Katy Asian Town center

Crews are progressing at the site of a new Asian shopping center northeast of the Grand Parkway and I-10 intersection. Two of three shell buildings at Katy Asian Town are expected to be complete in July.

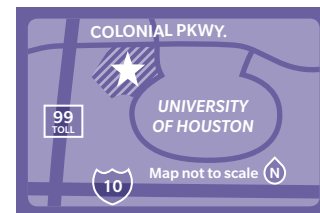
Josie Lin, leasing broker for the property, said buildings A and C would be complete

by July, but building B would be finished in September. On June 22 Lin said about 60 percent of the development's 51 units were committed.

Located at 23119 Colonial Parkway, Katy, restaurants Soju 101, Haus 92 and Atami Japanese Restaurant will be junior anchors, Lin said.

Three other restaurants are

also planned: Mala Sichuan, Gong Cha and Sharetea. Units at the center range from 1,500 to 2,250 square feet.



Katy Ranch Crossing will have about 1 million square feet of retail by the project's completion date.

## Final phase of Katy Ranch Crossing underway off I-10

Now in its sixth year, the sprawling Katy Ranch Crossing development is undergoing its fourth and final construction phase.

The mixed-use development is located approximately 1 mile southwest of the intersection of I-10 and the Grand Parkway. It encompasses retail and office space, and a 318-unit luxury apartment complex.

Owned by Freeway Properties, Katy Ranch Crossing was built on former cattle fields in four phases beginning in 2011, according to property manager Ed Friedman. The first Phase 4 tenants are expected to open in November or early December, he said.

A concrete shell building is under

construction at the corner of Katy Fort Bend Road and Market Place Drive, where Friedman said about five different businesses will open. The shell building is on the west side of a 15,000-square-foot strip center.

Friedman said June 26 three tenants were expected for the strip center but did not release the names, because the leases were not signed.

In addition, Friedman said two 8,000-square-foot buildings will be constructed in front of the shell building along the I-10 frontage road. Once complete, Katy Ranch Crossing will include roughly 1 million square feet of retail space, he said.



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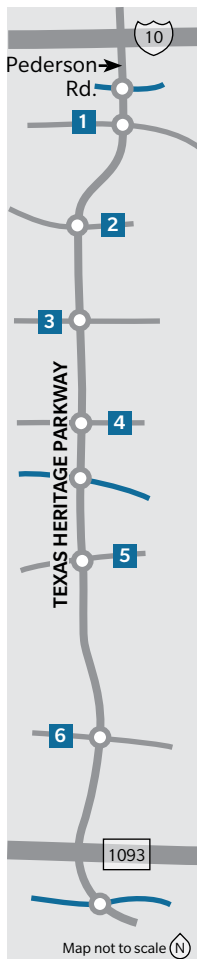


## Future Texas Heritage Parkway site approved

**KATY** Katy City Council authorized Mayor Chuck Brawner on July 10 to sign an interlocal agreement with Fort Bend County to build Texas Heritage Parkway partially within city limits. The project design includes multiple roundabouts and connects I-10 to FM 1093, according to documents from project engineers BGE Inc. The city approved \$5.45 million—half of the cost of the project portion within Katy city limits.

### TEXAS HERITAGE PARKWAY

Texas Heritage Parkway will follow Pederson Road south from I-10 and join FM 1093 west of Cross Creek Ranch.



○ Roundabout

1 Kingsland Blvd.

2 Jordan Crossing Rd.

3 Crossover Rd.

4 Roesner Rd.

5 Morgan's Spur

6 Fulshear Bend

— Unnamed road

SOURCE: CITY OF KATY/  
COMMUNITY IMPACT  
NEWSPAPER

## Fort Bend County officials consider \$217 million transportation bond issue for November ballot

**FORT BEND COUNTY** Fort Bend County officials are finalizing the list of road construction projects to be funded with a potential bond issue in November. County commissioners cut about \$75 million from the list of projects being considered over the course of several discussions in June and July.

The total cost under consideration is nearly \$217 million. Servicing up to \$220 million in bonds would not require a tax rate increase, county auditor Ed Sturdivant told the commissioners in June. Commissioners reduced the list of bond projects from 100 to 63.

Precinct 3 projects include Cane Island Parkway and work on the Grand Parkway frontage road just north of Cinco Ranch Boulevard. A workshop and public comment

opportunity is scheduled for July 25 and the commissioners have until August to decide whether to put the bond issue on the November ballot.

For jointly funded projects, County Engineer Richard Stolleis suggested Fort Bend County require municipalities to keep to timelines for completing various stages of work. Some projects in the county's 2007 and 2013 bonds have not begun due to delays on the part of the partnering city.

County Judge Robert Hebert said he favored canceling previously approved projects in instances where a partnering municipality drags its feet.

"We have to get these projects moving," Hebert said. "I think we need to tie [cities] down. If they don't move, that's tying up capital that could be used on other projects."

## City Council approves business, traffic ordinances

**KATY** Katy City Council passed several ordinances in June and July. The council voted June 26 to allow for temporary businesses to remain in place for 30 days after a permanent structure is completed. Violations may carry a fine of up to \$2,000 per day.

On July 10, the council voted to institute no parking zones on streets adjacent to Katy High School during school hours. City Attorney Art Pertile III said students, especially sophomores and those without parking passes at the school, have been parking on the street and walking

across the road. Pertile said this obstructs traffic.

Katy ISD high schools are in session Monday through Friday from 7:25 a.m. to 2:35 p.m. The ordinance allows residents to park on the streets around Katy High School before and after the school day.

The council also approved a measure allowing the Katy Fire Department to continue a KISD program to train students in first aid. Students in the program may receive their emergency medical technician certification through the program, Katy Fire Chief Russell "Rusty" Wilson said.

## Council approves city planner position

**KATY** The City Council approved a new city planner position June 26, which City Administrator Byron Hebert called a step toward a new city planning department. The position will report to the public works director, handle economic and community development, and earn \$55,275 to \$82,910 annually.

### CITY CONTRACTS APPROVED

**\$497,000** to AAA Asphalt Paving Inc. for the 2017 street rehabilitation project

**\$365,477.50** to IPR South Central for the Pin Oak sanitary sewer line project

**\$197,131** to MMG Contractors for the waterline replacement project.

### MEETINGS


**Katy City Council:** Meets the second and fourth Monday of the month at 6:30 p.m. The next scheduled meetings are 6:30 p.m. Aug. 14 and 28. City Council Chambers, 910 Ave. C, Katy. 281-391-4800 • [www.cityofkaty.com](http://www.cityofkaty.com)

**Fort Bend County Commissioners Court:** Meets the first, second and fourth Tuesday of the month at 1 p.m. Its next scheduled meetings are Aug. 1, 8 and 22. 500 Jackson St., Richmond. 281-341-8608 [www.fortbendcountytx.gov](http://www.fortbendcountytx.gov)

**Harris County Commissioners Court:** Meets at 10 a.m. Aug. 1 and 22 at 1001 Preston Ave., Ste. 938, Houston. 713-755-5113 • [www.harriscountytexas.gov](http://www.harriscountytexas.gov)




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## UPDATES FROM YOUR LOCAL LEGISLATORS

Here is an overview of activity from your area elected officials on various legislation this session.

**REP. CECIL BELL JR.**R-Magnolia • Elected: 2014  
cecil.bell@house.texas.gov

Bell's House Bill 136, which would include career and technology education in the mission of public education, was approved by both chambers. The bill was signed by Abbott on June 1.

**SEN. JOAN HUFFMAN**R-Houston • Elected: 2008  
joan.huffman@senate.state.tx.us

Huffman's Senate Bill 5 established new voter ID regulations. Both chambers approved the bill to mitigate the risk of Texas needing federal approval for election law changes. Gov. Greg Abbott signed it June 1.

**SEN. LOIS KOLKHORST**R-Brenham • Elected 2014  
lois.kolkhorst@senate.state.tx.us

Kolkhorst's SB 6, which regulates bathroom use based on gender of a person at birth, is officially dead in the House. Kolkhorst attached it to another bill, but the House effectively killed it May 8.

**REP. MIKE SCHOFIELD**R-Katy • Elected: 2014  
mike.schofield@house.texas.gov

Schofield's HB 523 requires elected school district trustees for districts with at least 10,000 students to record and publish online any special called meetings or work sessions. The bill was signed by the governor on June 15.

**REP. JOHN ZERWAS**R-Richmond • Elected: 2007  
info@johnzerwas.com

Zerwas, the House Appropriations chairman, ushered SB 1, the state's budget for 2018-19, through the House. The bill takes \$1 billion from the Rainy Day Fund for one-time expenses. The bill was signed by the governor on June 12.

## FOLLOW LIVE COVERAGE ONLINE

Keep up with ongoing activity at the Texas Capitol by following Texas Legislature reporter Emily Donaldson via Twitter—**@EmilyJDonaldson**—or search **#CITxLege** for live legislative coverage throughout the session.Get live coverage via our "Latest from the Lege" blog at **communityimpact.com/capitol**.**3 steps to follow now that state special-called session has begun****1** Abbott said the special session will be limited until the Senate passes a sunset bill to extend the life of state agencies, including the Texas Medical Board, which licenses doctors. He said the Senate should be able to pass this bill in three or four days.**2** After the sunset bill's passage, Abbott enabled legislators to address 19 additional bills. One proposal addresses property tax growth, which Abbott said can be fixed via reform bill SB 2, which some considered to also be the solution to school finance reform.**3** Abbott also called to limit the local government powers by prohibiting tree regulations, capping new construction fees during projects and preventing slow permitting processes. Additionally, he asked legislators to consider enacting local spending caps.

## QUOTE OF NOTE

**"WE'RE IN FOR A LONG, HOT SUMMER OF HAVING TO DEFEND THIS IN COURT."**

—STATE REP. ALFONSO NEVAREZ, D-EAGLE PASS, IN REFERENCE TO A NEW VOTER ID BILL. TEXAS POTENTIALLY FACES SEVERAL COURT CASES RELATED TO BILLS PASSED IN THE 85TH SESSION.

## NUMBER TO KNOW

**30** The maximum days of each special session. Gov. Greg Abbott can call for a special session after the regular session concludes. There is no limit on the number of special sessions, but each is restricted to certain topics chosen by the governor.

## FOLLOW US

Follow reporter Emily Donaldson — **@EmilyJDonaldson**—on Twitter or search **#CITxLege** for live legislative coverage throughout the session.

## WHAT TO EXPECT FROM SPECIAL SESSION

BY **AMELIA BRUST**A special session of the 85th Texas Legislature began July 18 with 20 initiatives from Gov. Greg Abbott on the agenda. The initiatives range from municipal spending limits and restrictions on abortion services to annexation reform and changes to local permitting processes, according to *Community Impact Newspaper* partner the Texas Tribune.

As of July 14, 23 bills were filed for the session: 16 in the House and seven in the Senate, including one Senate joint resolution proposing a constitutional amendment that requires the state to pay at least 50 percent of public school district maintenance and operation costs. School finance reform was untouched in the regular session but on June 30, Abbott's office announced that Sen. Larry Taylor, R-Friendswood, and Rep. Phil King, R-Weatherford, would author legislation for a school finance reform committee.

Representing the Katy area, Rep. Mike Schofield, R-Katy, authored eight bills for the special session as of July 14, including legislation on mail ballot fraud, limits on state appropriations based on estimated economic growth, municipal annexation laws and other topics.

Sen. Lois Kolkhorst, R-Brenham, filed two special session bills as of July 18 related to election fraud and gathering data on maternal morbidity and postpartum depression rates. She was expected to take a second crack at passing the commonly named "Bathroom Bill," according to the governor's office. Senate Bill 6, which passed the Senate but died in the House before the regular session ended, aimed to restrict restroom and changing room use in schools and government facilities according to the user's gender on his or her birth certificate.

The bill condemned a 2016 U.S. Department of Education directive telling public school districts to allow transgender students to use the bathrooms that match their gender identity. Abbott's office said in June that Rep. Ron Simmons will also take up the issue with Kolkhorst.

Sen. Paul Bettencourt, R-Houston, co-authored SB 7 for the special session, which prohibits state and local government employees from deducting union dues from their salaries unless they are select law enforcement, firefighters or emergency medical personnel. SB 7 takes the reins from Sen. Joan Huffman's, R-Houston, SB 13, which died in the House during the regular session.

Bettencourt is also expected reattempt property tax reform, according to Abbott's office. Bettencourt's contentious SB 2 failed in the House during the regular session. It would have required cities and counties to hold an election if the property tax rate were increased by at least 5 percent, versus the existing 8 percent threshold.

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## 7 real estate trends to watch in the Katy area

Read about different trends—from affordability to multifamily development—in residential and commercial real estate happening so far this year in the Katy area.

COMPILED BY **AMELIA BRUST**

### 1 KATY AREA HOME VALUES RISING FASTER THAN INCOMES

According to the U.S. Census Bureau, median home values in four of the area's five ZIP codes rose each year between 2011 and 2015.

The highest home values were in the 77094 ZIP code, south of I-10 between South Fry Road, Mason Creek and George Bush Park. The median home value grew by about 18.7 percent from 2011 to 2015, but the median household income grew only 9.5 percent in that time.

However, the 77449 ZIP code, the Katy area ZIP code

with the lowest median home value, saw the opposite effect during that time frame. The median home value rose by less than 1 percent from 2011 to 2015 while the median household income increased by 7.9 percent. The 77449 ZIP code lies primarily northeast of I-10 and the Grand Parkway.

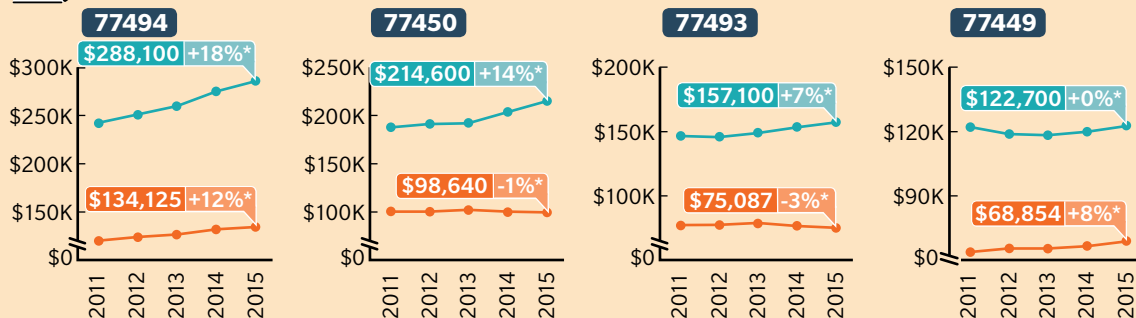
In addition, median household incomes in ZIP codes 77450 and 77493 fell at the start of the oil and gas downturn in 2015 but home values continued to rise.

SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER



### HOME COST VS. INCOME

Median home value Median household income  
\*Percent change from 2011



### 2 STARTER HOMES ARE LIMITED IN THE KATY AREA

Although what is considered a starter home varies, real estate broker Tim Sojka, of See Tim Sell at Keller Williams Realty, said such inventory is moving quickly.

"Homes right now under \$300,000 are flying off the shelves," he said. "They're selling quickly, selling near or above listing price."

Sojka said the biggest market opportunity for homebuilders is in the \$300,000 to \$399,000 price range, but the amount of square footage available for

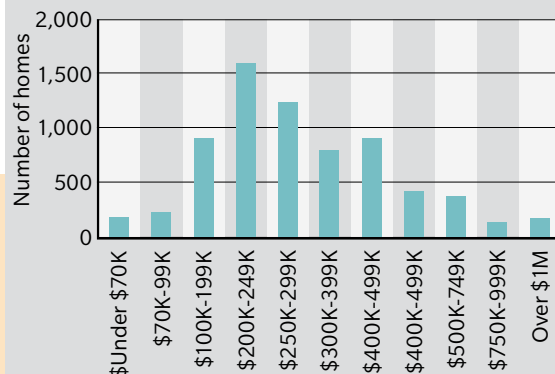
that price varies by subdivision.

"It depends on the school that it feeds into," Sojka said. "The better the school, the more that you're going to pay."

The Elyson and Cane Island subdivisions have new homes in that price range, but first-time homebuyers may need to purchase older, fixer-uppers to stay below \$400,000, he said. As of July 2, Sojka said the 77449 ZIP code had the most homes priced under \$300,000.



### COST OF HOMES SOLD IN MAY



### 3 OIL & GAS DOWNTURN'S REAL ESTATE EFFECTS ARE SUBSIDING

The University of Houston's Bauer College of Business reported in June the Greater Houston area's recovery from a 2014 oil price drop had fluctuated. However, Jay Thieme, a real estate agent with RE/MAX Cinco Ranch, said it has not hurt Katy area home prices.

"Builders are building more expensive homes, and new construction costs have risen," he said. "It costs the developers more money to get the land."

Veronica Mullenix, a Houston Association of Realtors board member, said the luxury home market is sluggish. Across HAR's service area, 1,580 single-family homes sold for \$150,000 to \$199,000 in May took two months to sell while 412 homes priced between \$400,000 and \$499,000 took eight months.

SOURCE: HOUSTON ASSOCIATION OF REALTORS/COMMUNITY IMPACT NEWSPAPER



PHOTOS BY AMELIA BRUST/COMMUNITY IMPACT NEWSPAPER

# HOT! HOT!! HOT!!!

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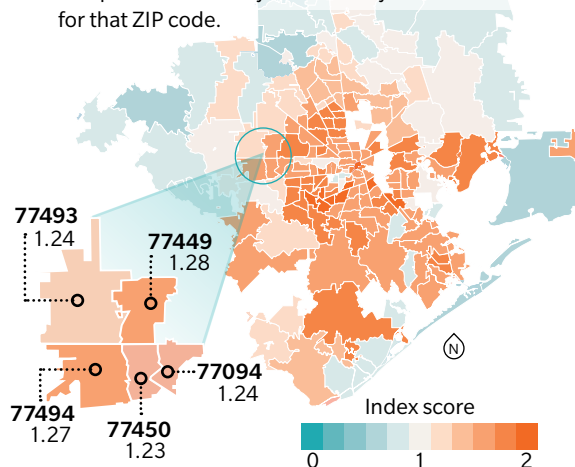
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## MILLENNIAL INDEX BY ZIP GREATER HOUSTON AREA

The larger a ZIP code's millennial index score, the more millennials viewed home listings there compared to views by all homebuyers nationwide for that ZIP code.



## 4 MILLENNIALS ARE DIVERSE YET FRUGAL HOMEBUYERS

Veronica Mullenix, a Houston Association of Realtors board member, said her millennial client base considers several factors when buying a home and that no two buyers are exactly alike. But one thing appears to hold true, she said.

"Millennials are smart in the way they want to handle money," Mullenix said. "They recognize that real estate is part of their investment portfolio."

The Houston-The Woodlands-Sugar Land area ranked fifth among 60 U.S. metropolitan statistical areas for millennial home listing views in a March report from [www.realtor.com](http://www.realtor.com). The report said 25 to 34 year olds prefer urban markets more than their predecessors.

In Katy, Mullenix said she has seen significant millennial buying activity in the Cross Creek Ranch and Cinco Ranch communities. She added millennials wish to minimize their overhead costs.

"Even if they're looking at older homes, they're looking at improving the energy efficiency of that home to lower their bills," she said.

SOURCE: [WWW.REALTOR.COM/COMMUNITY IMPACT NEWSPAPER](http://WWW.REALTOR.COM/COMMUNITY IMPACT NEWSPAPER)

## 5 KATY IS SEEING FEWER MULTIFAMILY PROJECTS

Lauren Sears, a marketing specialist for Trammel Crow Company, said in an email multifamily development had slowed so far in 2017 compared to 2016. She cited research from commercial real estate firm CBRE.

"Only 490 units were completed this year, but almost twice that delivered last year," she said. "Slowing apartment development will allow time for these new units to be leased. Occupancy is already showing signs of a recovery in this market."

According to commercial real estate services company Colliers International, six multifamily projects were completed in the Katy area in 2016 and two were completed in the first half of 2017. Three more projects are under construction.

## 6 KATY DEVELOPMENT MOVES WESTWARD, BUT EAST HAS DEMAND

With available land and new commercial ventures such as Buc-ees in the future West Ten Business Park and Amazon off of I-10 and Hwy. 90, more development is expected on Katy's west side in the near future.

Bill Byrd, a principal at commercial real estate services company Colliers International, said West Ten Business Park is driving the new development. On the residential real estate front, Veronica Mullenix, a Houston Association of Realtors board member, said the Firethorne subdivision is wrapping up construction. Cross Creek Ranch in Fulshear also has not completed its active adult residential development west of Fulshear Bend Drive and homes along northern Cross Creek Bend Lane.

"Once they opened up [the Grand Parkway], all the new developers bought land and Katy ISD bought land to build along [the Grand Parkway]," she said.

In the Katy area east of the Grand Parkway, Mullenix said housing remains popular. Houston workers like the area because of shorter drive times, she said.

"Doctors prefer to live within a 15- to 20-minute commute of their office because of the nature of their business," she said.



## 7 COMMERCIAL DEVELOPMENT PICKS UP IN KATY AREA SINCE 2016

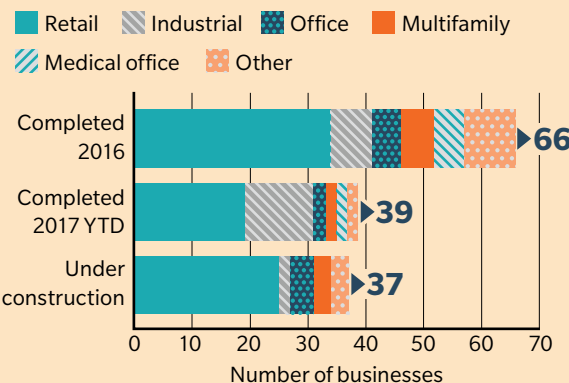
Colliers International staff predicted the number of Katy area completed projects in 2017 would outpace that of 2016, based on data from the first half of this year.

"More than anything, it's probably been the retail catching up with the master-planned communities," said Bill Byrd, a principal at commercial real estate services company Colliers International.

With 19 projects finished between January and June, retail was the most popular type of commercial development in the Katy area, followed by 12 industrial projects; two of each in office, multifamily and medical office; one health care and one flex building project, Byrd said. Twenty-five retail projects are also under construction in the Katy area, he said.

SOURCE: COLLIERS INTERNATIONAL/COMMUNITY IMPACT NEWSPAPER

## NEW COMMERCIAL DEVELOPMENTS



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MUSICIANS

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**MADDOX & STEELE**  
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FEATURING



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Local Realtors answer questions about trends and offer tips to homebuyers and sellers considering buying or selling a home in or around Katy.

**Veronica Mullinex**

Veronica Mullinex Real Estate Group



**Is there a particular finish to the outside of the home that seems to be popular? What seems to have the most curb appeal?**

Stucco can sell well, but it tends to have a higher maintenance need, so it isn't as popular. All brick or a brick-and-stone combo is most popular. It's the bomb. Everyone wants that.

**What are the bare-bones market trends for most homebuyers you have worked with over the last quarter? What is everyone looking for in a home?**

They're looking for the most amenities they can get for the money. Sellers should provide prospectuses which highlight their properties' features. This is important for features that

aren't easily seen. Energy efficiency, wiring for entertainment and security systems already in the home are features that attract buyers. Sellers should post the prospectus online because that's how many buyers are looking for homes.

**What is one feature in a home that many people do not look for but should really consider when looking for a home?**

Attic access. How do you get to the attic? That's where your [air conditioner] is. That's where your water heater is. Most people don't think about getting up in the attic until something breaks.

**Christi Borden**

Better Homes and Gardens Real Estate Gary Greene



**What sort of outdoor spaces or amenities are homebuyers looking for in the Katy area?**

It's very interesting. We pulled the market data for showings in the last week or so, looking at what's being shown through our broker. Almost all of the top 10 properties that we're showing right now have spectacular backyards. We're finding that covered patios in the back are almost a must-have now.

**What amenities do pet owners look for in a property and is there anything that is a deal breaker for them?**

If the yard is too small or maybe if the previous owner has put in a [swimming] pool—and not left any grass or

minimal grass—[such issues] will turn them away. Dog owners are looking for locations near dog parks because owners want to enjoy the outdoors with their pets.

**What is one feature in a home that many people do not look for but should really consider when looking for a home?**

Community is No. 1. If they're buying in a master-planned community, [buyers] need to realize that they're buying that community, not just the house. Home value is about community features and [although] community pools and clubhouses may not be something buyers will use, they will often be selling points when placing the home back on the market.

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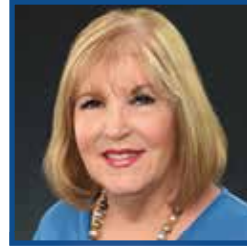
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COMPILED BY **NORA OLABI**

Homeownership is not exclusive to high-income earners; those of modest means or in the middle class can afford to have their white picket fences, too. The first step is to work with a lender and hash out the complex financial details.

## Prequalification

### 1 Pick a loan term



**Short-term loans** of five to 25 years can mean higher monthly payments but a lower total cost to over the loan term.

**Long-term loans**, which tend to be 30 years, may mean lower monthly payments but greater interest payments over the term.

### 2



### Pick an interest rate

**Fixed-rate home loans** are less risky because the interest rate remains the same throughout the loan term.

**Adjustable-rate loans** can offer a lower initial interest rate. Such loans can increase and decrease based on market fluctuations, meaning monthly principal and interest payments can change.

Fixed interest rates\*  
**3.25%-4%**

Fixed Annual Percentage Rates\*  
**3.55%-4.39%**

\*AS OF 6/2/2017. BASED ON GOOD CREDIT.

### 3 Pick a loan type

#### Conventional

- Not guaranteed by the U.S. government
- Conform to Fannie Mae and Freddie Mac\*
- Less money on mortgage insurance, fewer steps to closing
- \$424,100 loan limit

#### VA

- Guaranteed by the U.S. Department of Veterans Affairs
- Eligible veterans, service members, surviving spouses
- No down payment required
- No mortgage insurance
- Capped closing costs

#### FHA

- Guaranteed by the Federal Housing Authority
- Option for first-time homebuyers
- Available to lower credit borrowers
- Available to borrowers with smaller down payments
- Loan limits vary by county

#### USDA

- Guaranteed by the U.S. Department of Agriculture
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- Must meet property eligibility requirements
- Up to 38-year loan term
- No down payment required

\*FANNIE MAE AND FREDDIE MAC ARE U.S.-SPONSORED MORTGAGE SECURITIES DEALERS

### 4



### Apply for loan estimate

- Name
- Date of birth
- Income
- Employment history
- Residence history
- Social Security number

### 5



### Check credit history

Target credit score range

**620-740+**

- No foreclosures in last 7 years
- No bankruptcy in last 4 years
- No liens

### 6



### Calculate debt-to-income ratio

Cumulative monthly debt, including potential new home with taxes and insurance, should not exceed **43%** of income.

The DTI ratio factors in:

- Credit card debt
  - Student loans
  - Installment loans
  - Cosigned loans
- Medical debt is not considered*

## Texas home buying in 2016



**\$210,000**

Median home price in Texas

**58**

Days on the market

**324,924**

Homes sold in 2016

SOURCE: TEXAS ASSOCIATION OF REALTORS REAL ESTATE YEAR IN REVIEW 2016/COMMUNITY IMPACT NEWSPAPER

### Student loan borrowers

Borrowers who have deferred student loans or are in forbearance will have 1 percent of the total balance on their student loan calculated toward their monthly debt calculations. Fannie Mae\* issued guidelines earlier this year to allow borrowers on an income-based repayment plan to have their existing monthly payment instead of the 1 percent rule calculated toward their debt for home lending purposes. Borrowers paying conventional payments will only have their actual monthly amount calculated toward their DTI.

## Prequalification letter approved

## Steps to homeownership

After securing all the financial details, a real estate broker can help find that affordable dream home. Closing costs should be considered when purchasing a home.

- 1 Secure a prequalification letter from lender
- 2 Find a house
- 3 Make an offer
- 4 Seller accepts offer
- 5 Independently inspect and appraise home
- 6 Close on house
- 7 Congrats, new homeowners!

SOURCES: CONSUMER FINANCE PROTECTION BUREAU, FANNIE MAE, TEXAS TRUST CREDIT UNION, TEXAS LENDING, U.S. DEPARTMENT OF AGRICULTURE, U.S. DEPARTMENT OF VETERANS' AFFAIRS/COMMUNITY IMPACT NEWSPAPER



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# THE FIXER UPPER GUIDE

COMPILED BY **R. HANS MILLER** DESIGNED BY **ANYA GALLANT**

Do-it-yourself fixes are admirable, but sometimes maintaining or renovating a home requires a professional touch. This is a noncomprehensive list of locally owned businesses in the Katy area that can help homeowners with different projects whether simple or complex.

## APPLIANCE REPAIR

### Same Day Appliance Repair Katy

The business offers repairs for a variety of home appliances, including refrigerators, cooking ranges and garbage disposals. The company does not repair air-conditioning systems or water heaters.

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

## CLEANING SERVICES

### Brightway Carpet Cleaning

Brightway Carpet Cleaning offers cleaning for carpets, Oriental rugs, furniture, mattresses, auto interiors, air ducts, tile and grout. The firm also repairs and restretches carpets. Emergency water extraction is also available.

1527 Avenue C, Katy  
281-391-2224

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

## ELECTRICIANS

### Brandt Electrical Services Inc.

The company offers repairs on low and

high voltage electrical systems, including new construction projects and electrical system updates, especially following home inspections. Customizing services, such as installing new lighting fixtures or adding outlets to the outside of the home, are offered as well. The company also repairs or replaces whole home surge protectors as needed.

751 Carolina St., Ste. 400, Katy  
281-644-0579

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

### Electric City

The company provides electrical services, including arc fault circuit interrupter installations. The company also installs and repairs aluminum wire, surge protectors, service panel, circuit breaker and ground fault circuit interrupters. Additional services include general electrical repairs, patio lighting installation, LED lighting, ceiling fans and other home electrical circuits.

24022 Tayloe House Lane, Katy  
832-724-1781

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

### Power Electrical Systems

The company provides whole home electrical repair and electrician assistance for remodeling projects. Customers can contact

the business for installation and repair of ceiling fan, outlet, doorbell, lighting, water heater solenoid, whole house surge protector and breaker panel repair. The company also provides installation services for lighting, smoke detectors, security lights, doorbells, ceiling fans and other electrical components. Electrical safety inspections and emergency repairs are also available.

1925 East Ave., Katy  
281-780-7116

### Wendt Electric

Owner Kevin Wendt offers residential and commercial electrical services, including inspections, general repairs, home theater wiring, kitchen and bathroom, remodels, new lighting installation and repairs, outdoor security and garden lighting, outdoor sound systems, outlets and switches; service upgrades, and other services.

3603 Summer Ranch Drive, Katy  
281-896-9019

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

## FLOORING

### Floor It Today

The company provides new flooring, remodeling and kitchen and bath updates, including countertops, wall tiling and related work.

1538 W. Grand Parkway S., Ste. A, Katy  
281-391-3592

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

## INTERIOR DESIGNERS

### Casa Vilora Interiors LLC

The company offers full-service interior design from the remodeling stage to decorating. The business also offers virtual designs, which use the home's measurements to propose design ideas. Custom window treatments and home staging are also offered.

5602 Franz Road, Katy  
281-751-7552

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

### Interiors Refined

Founded by Rhonda Ferguson, the business offers full service remodeling and interior design for the home.

4806 Canyon Sage Lane, Katy  
832-248-7238

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

## LANDSCAPING & EXTERIORS

### Cerdafield Katy

The business creates custom steel doors, wine gates, banisters, car gates and doors. All pieces are manufactured in the company's Brookshire shop for installation in Katy and the surrounding area.

24515 I-10, Ste. 600, Katy  
281-769-3102

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



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KATY CONSTRUCTION & REMODELING

### JMAS Texas Lawn Care Corp

The home-based business offers mowing, small tree and shrub trimming, irrigation system repair and installation, mulching, yard drainage repair, landscaping, including landscape lighting, and irrigation system checkups.

281-392-1106

[www.texaslawncares.biz](http://www.texaslawncares.biz)

### Light It Right Architectural and Landscape Lighting

The Katy company offers residential and commercial lighting design for buildings and landscapes.

11511 Gaston Road, Katy

281-492-6630

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

## PAINTERS

### Houston Texas Painters

The company offers residential and commercial painting for projects, including exterior siding, stucco, brick, porches, decks and metal surfaces. Interior painting on walls, trim, rock and other surfaces is also available. Repairs on tape and float, drywall patching, and other services are available.

412 Park Grove Lane, Ste. 100, Katy

832-639-2787

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

### Southern Painting Katy

The business provides interior and exterior

painting for walls, siding, ceilings, trim and doors. Wallpaper removal, float and texture, popcorn ceiling removal, custom textures, cabinet staining and stain-to-paint conversion are also available. Repair services include general fixes, drywall repairs, door installation, wood door refinishing, and deck and fence staining and painting, among others.

5719 Highway Blvd., Katy

713-465-7717

[www.southernpainting.com/katy](http://www.southernpainting.com/katy)

## PLUMBERS

### Obsta Plumbing Inc.

The business provides plumbing services for residential, commercial and medical clients. Water, sewer and gas systems installation and repair are available.

403 W. Grand Parkway S., Ste. F306, Katy

713-253-4810

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

### Polsgrove Plumbing Services LLC

The company offers residential and commercial plumbing repairs and can replace water heaters, water pipes, sinks, garbage disposals, toilets, sewer systems, bath tubs and showers, among other services. Land drainage plumbing is also available, among other services.

2218 Katy Flewellen Road, Katy

281-802-5233

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

## RENOVATIONS

### Tradition Outdoor Living

The Katy business offers design and installation of patios, patio covers, outdoor kitchens, fire features, swimming pools, patios and decks. Staff members can travel to the customer's home to discuss project details.

832-829-5829

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

### Triflection Remodeling & Construction

The company offers renovations and repairs for kitchens and bathrooms. Employees can also help with room additions, custom cabinets and countertops, flooring installation and repair. Patio and porch repair and installations are also available.

333 Cypress Run, Ste. 280, Houston

281-548-2436

[www.triflection.net](http://www.triflection.net)

### Seymour Clearly & Sons

The Katy company offers power washing and exterior window cleaning, exterior and interior painting, drywall repair, kitchen repair, handyman and housekeeping services.

24631 Garnet Stone Lane, Katy

713-364-9169

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

### Katy Construction & Remodeling

The home-based business offers residential and commercial remodeling, lawn and

garden design, and minor home repairs.

832-257-0294

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

## ROOFERS

### Emerald Roofing and Remodeling

The home-based business offers home roofing and remodeling, and free estimates for needed repairs.

832-412-1269

[www.facebook.com/EmeraldRoofingAndRemodeling/](http://www.facebook.com/EmeraldRoofingAndRemodeling/)

### Remedy Roofing

The business offers residential and commercial repairs including roof inspections, ventilation, gutters, siding, windows and doors.

21925 Franz Road, Ste. 402, Katy

281-391-8555

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

### Saliba Roofing & Remodeling

The company provides residential and commercial remodeling services, including roofing, home repairs, kitchen renovations, carpentry, masonry, siding, painting and concrete work.

1902 Kings Arms Way, Katy

281-748-1483

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

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

### Sugar Land Location

3616 Hwy 6 S,

Sugar Land

281-277-0485

### Friendswood Location

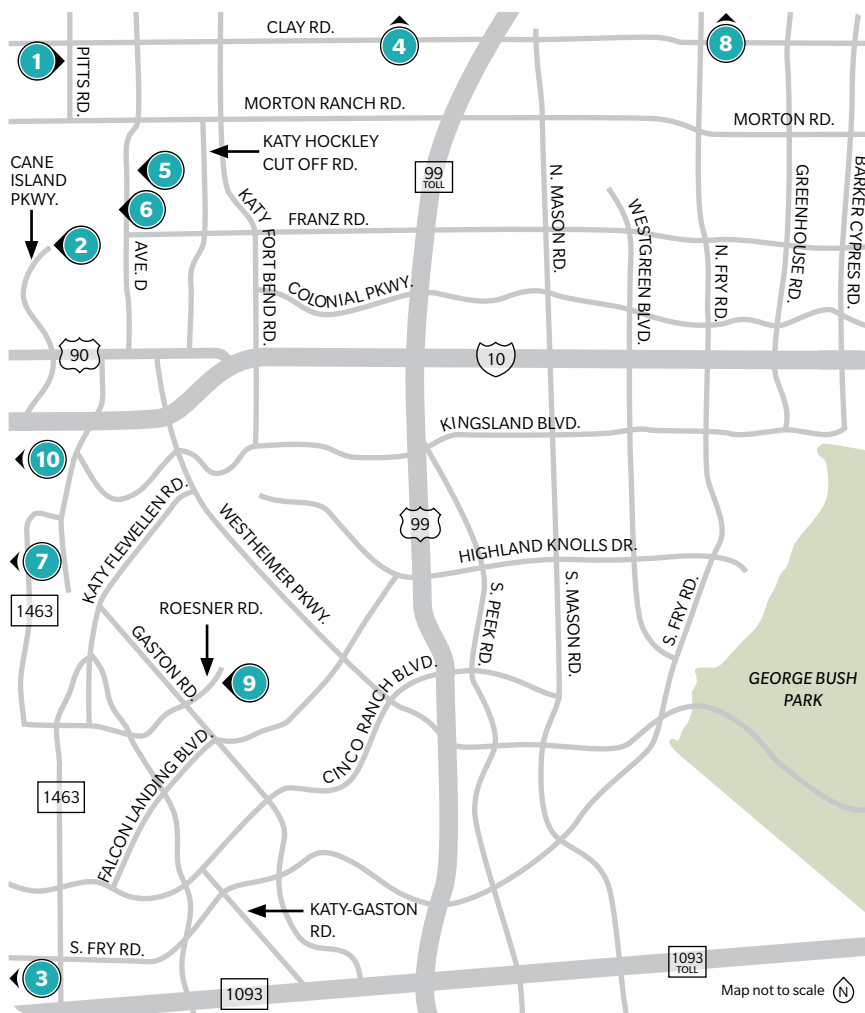
18980 Gulf Freeway,

Friendswood

281-286-9911



The Katy area has several new residential communities and expanding developments. These communities contain new homes under construction or recently built. This list is non-comprehensive and compiled with sales information gathered July 6.



August Lakes

### 1 August Lakes

832-791-1773

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

**Builders:** Cribbs Custom Builders, SSH Homes

**Square footage:** 3,000+

**Home price:** \$900,000+

**Amenities:** 24-acre lake for boating and wake surfing

**School district:** Katy ISD (Katy Elementary School, Katy Junior High School, Katy High School)

### 2 Cane Island

281-725-6555

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

**Builders:** Cal Atlantic Homes, Coventry Homes, William David Homes, Mike Harrison Custom Homes, Jeff Paul Custom Homes, Perry Homes, Shea Homes, Toll Brothers, Trendmaker Homes, David Weekley Homes, Westport Homes

**Square footage:** 2,200+

**Home price:** \$250,000+

**Amenities:** fitness center, pools

**School district:** Katy ISD (Bryant Elementary School, Katy Junior High School, Katy High School)

### 3 Cross Creek Ranch

281-344-9882

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

**Builders:** Avanti Custom Homes, Chesmar Homes, Darling Homes, Highland Homes, Lennar Homes, Newmark Homes, Partners in Building, Perry Homes, Sitterle Homes, Taylor Morrison, Trendmaker Homes, Village Builders

**Square footage:** 1,800-5,000

**Home price:** \$220,000+

**Amenities:** pools, fitness center, athletic courts, parks, dog park, trails, community room for private events, disc golf

**School districts:** Katy ISD (James E.

Randolph Elementary, Seven Lakes Junior High School, Obra D. Tompkins High School); Lamar CISD (Huggins Elementary School, Dean Leaman Junior High School, Fulshear High School for grades 9-10, Foster High School for grades 11-12)



Elyson

### 4 Elyson

281-640-4004

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

**Builders:** Chesmar Homes, Darling Homes, Highland Homes, Perry Homes, Pulte Homes, Trendmaker Homes, David Weekley Homes, Westin Homes

**Square footage:** 1,900+

**Home price:** \$230,000-\$450,000

**Amenities:** cafe, fitness center, game room, conference center, pool

**School districts:** Katy ISD (Catherine Bethke Elementary School, Stockdick Junior High School, Paetow High School); Cy-Fair ISD (future section)

### 5 Enclave at Katy

281-393-7070

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

**Builder:** M/I Homes

**Square footage:** 3,182-3,761

**Home price:** \$415,000-\$455,000

**Amenities:** pool and park (planned)

**School districts:** Katy ISD (Hutnell Elementary School, Katy Junior High School, Katy High School)

### 6 Falls at Green Meadows

281-769-4237,

832-878-5099 (Gehan Homes)

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

**Builders:** Lennar, Gehan Homes

**Square footage:** 2,400-4,047

**Home price:** \$289,000+

**Amenities:** trails, clubhouse, pool, playground

**School district:** Katy ISD (Katy Elementary School, Katy Junior High School, Katy High School)

### 7 Jordan Ranch

713-960-9977

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

**Builders:** Highland Homes, Newmark Homes, J. Patrick Homes, Perry Homes, Plantation Homes, David Weekley Homes, Westin Homes

**Square footage:** 1,768-4,100

**Home price:** \$290,000-\$390,000+

**Amenities:** clubhouse (planned), fitness center, pool, picnic area, playground, dog park, lawn for events

**School district:** Lamar CISD (Lindsey Elementary School, Leaman Junior High School, Fulshear High School)

### 8 Plantation Lakes

281-528-9090 (Colina Homes),

832-220-5566 (Saratoga Homes)

<http://colinahomes.com/our-communities/plantation-lakes>,

<http://saratogahometexas.com/contact/?city=houston>

**Builders:** Colina Homes, Saratoga Homes

**Square footage:** 1,357-2,900

**Home price:** \$175,000+

**Amenities:** pool, parks, trails

**School districts:** Cy-Fair ISD (Emery Elementary School, McFee Elementary School, Thornton Middle School, Cypress Lakes High School)

### 9 Silver Ranch

281-900-5214 (David Weekley Homes),

281-693-6050 (K. Hovnanian Homes),

877-275-6374 (Meritage Homes)

[www.silverranch.net](http://www.silverranch.net)

**Builders:** K. Hovnanian Homes, Meritage Homes, David Weekley Homes

**Square footage:** 1,940-4,500

**Home price:** \$252,000-\$500,000+

**Amenities:** clubhouse, tennis courts, pools, barbecue area, walking trails

**School district:** Katy ISD (Jenks Elementary School, Tays Junior High School, Tompkins High School)



Young Ranch

### 10 Young Ranch

281-616-5763 (Beazer Homes),

281-375-9904 (CalAtlantic),

281-205-2467 (M/I Homes)

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

**Builders:** Beazer Homes, CalAtlantic Homes, M/I Homes

**Square footage:** 1,841-4,372

**Home price:** \$224,990-\$500,000+

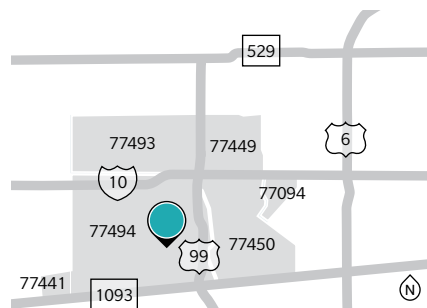
**Amenities:** recreation center, splash pad, fitness center, playground

**School districts:** Katy ISD (Bryant Elementary School, Woodcreek Junior High School, Katy High School); Lamar CISD (Huggins Elementary School, Lindsey Elementary School in 2017-18, Leaman Junior High School, Fulshear High School)

## KING LAKES, 77494

King Lakes lies within the Fort Bend County portion of the Katy area, between Cinco Ranch and Falcon Landing boulevards. This subdivision with manicured landscaping has amenities, such as a recreation center, parks, a tennis court, trails, lakes and a swimming pool.

Residents are zoned to Katy ISD schools, live less than 3 miles from LaCenterra and are a 10-minute drive from the Grand Parkway.



**Build-out year:** 2014  
**Builders include:** Pulte Homes, Centex Homes  
**Number of homes in community:** 587  
**Square footage:** 1,835 -3,699  
**Home values:** \$234,500-\$480,000  
**HOA dues** (estimated): \$890 annually  
**Amenities:** lakes, walking trails, swimming pool, splash pad, parks, tennis court  
**Schools:** Kilpatrick Elementary School, Tays Junior High School, Tompkins High School  
**Property taxes** (in dollars):  
 Katy ISD 1.5166  
 Fort Bend County General Fund 0.4580  
 Fort Bend Drainage 0.0160  
 Fort Bend County Emergency Services District 2 0.0980  
 Fort Bend Municipal Utility District 185 1.0300  
**Total** (per \$100 valuation) **3.1186**

Median home value  
**\$348,124**

Homes on the market\*  
**7**

Homes under contract\*  
**2**

Median annual property taxes  
**\$8,669**

Median price per square foot  
**\$111.62**

Average days on the market\*  
**54**

\*As of 7/11/17  
 Neighborhood data provided by Jamie McMartin, CNAS  
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## MARKET DATA

OFF THE MARKET (JUNE 2017)

Price range	Number of homes sold/average days on the market				
	77094	77449	77450	77493	77494
\$149,999 or less	-	25/11	2/26	5/32	1/29
\$150,000-\$199,999	-	95/20	22/18	15/23	2/9
\$200,000-\$299,999	-	31/34	35/31	37/69	74/36
\$300,000-\$399,999	5/9	-	27/44	19/133	88/56
\$400,000-\$499,999	3/22	-	17/41	7/179	46/55
\$500,000-\$599,999	-	-	8/47	2/58	22/74
\$600,000-\$799,999	2/5	-	3/26	2/107	17/86
\$800,000-\$999,999	1/51	-	-	-	-
\$1 million +	2/75	-	-	-	2/36

## RECENT LISTINGS

**25603 Celtic Terrace Drive**

5 bedroom / 3.5 bath 3,766 sq. ft. \$430,000  
 Evette Atlas  
 Heritage Texas Properties 713-498-3972

**25523 Celtic Terrace Drive**

4 bedroom / 2.5 bath 3,131 sq. ft. \$360,000  
 Monica Avila  
 RE/MAX Grand 281-658-5723

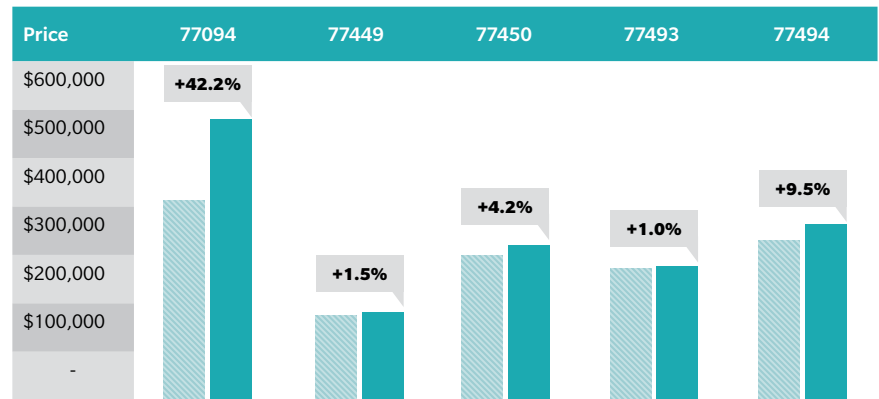
**25314 Alverstone Drive**

4 bedroom / 3 bath 2,564 sq. ft. \$300,000  
 Gloria Rademaker Hinestroza  
 Texas International Realty 281-463-6000

**26046 Haggard Nest Drive**

4 bedroom / 3.5 bath 3,320 sq. ft. \$349,990  
 Maria Irureta  
 Realm Real Estate 832-437-2452

## AVERAGE PRICE OF HOMES SOLD JUNE 2016 VS. JUNE 2017



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\*This offer is available only to buyers signing a new home sales contract on move-in ready homes from Bridgeland participating builders from 7/1/17 through 8/31/17. The offer may provide up to \$10,000 off the price of the home, design center upgrades or closing costs on eligible purchases. The actual incentive may vary by builder. Participating builders include: Beazer Homes, CalAtlantic Homes, Chesmar Homes, Coventry Homes, Darling Homes, David Weekley Homes, Highland Homes, J. Kyle Homes, Lennar Homes, M/I Homes, Perry Homes, Ravenna Homes, Taylor Morrison, Toll Brothers, Trendmaker Homes, Village Builders and Westin Homes. Offer is comprised of a homebuyer incentive of varying amounts based on the lot size of qualifying move-in ready homes on the following lot sizes: qualifying homes on lots that are 50' or smaller will receive \$6,000; qualifying homes on lots that are 55' to 65' will receive \$8,000; and qualifying homes on lots that are 70' or larger will receive \$10,000. Some restrictions may apply. No substitutions will be permitted. A registration form must be completed at the time the contract is signed by the buyer. This offer does not apply to custom homes. Sales contracts not written between 7/1/17 and 8/31/17 will not qualify. Homes must close on or before 8/31/18. Homes within Bridgeland are constructed and sold by builders not affiliated with Bridgeland Development, LP (BD) or The Howard Hughes Corporation (HHC) or any of their affiliates, companies or partnerships. Neither BD, nor HHC, nor any of their affiliated companies or partnerships guarantees or warrants the obligations of, or construction by, such builders. Prices and specifications subject to change.



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July 1 - August 31

and enjoy up to

**\$10,000\***  
**IN INCENTIVES**

from participating builders. Incentives may include design center upgrades, closing costs or price reductions.

### Participating builders

- |                       |                    |
|-----------------------|--------------------|
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| • CalAtlantic Homes   | • Perry Homes      |
| • Chesmar Homes       | • Ravenna Homes    |
| • Coventry Homes      | • Taylor Morrison  |
| • Darling Homes       | • Toll Brothers    |
| • David Weekley Homes | • Trendmaker Homes |
| • Highland Homes      | • Village Builders |
| • J. Kyle Homes       | • Westin Homes     |
| • Lennar              |                    |

For promotion details, visit  
**[Bridgeland.com/MoveNow](http://Bridgeland.com/MoveNow)**



## Pointe of Grace Dance Studio

Katy-area family business grows from garage origins to location featuring 5,000 square feet

**W**ith a new 5,000-square-foot location at 2300 S. Mason Road, Ste. 107, Pointe of Grace Dance Studio offers a variety of classes, including ballet, jazz, contemporary, tap and team dance.

"Two years and even 10 years from now, one of the most important things for us will be quality over quantity," co-owner Angela Arens said.

Attendance has grown from less than 10 to about 500 students over the last five years, but Arens said it was important to know the names of the students in her classes.

She has operated the business with co-owners Ginger and Victoria Sweitzer, her mother and sister, respectively, since September 2012.

Arens and Victoria danced for the Cinco Ranch High School Cougar Stars. Arens graduated from high school in 2011 and upon returning from a summer internship, a family friend asked if Arens would teach dance for her home-schooled daughter and her friends.

The family first opened the business in the Sweitzer's garage. Victoria also provided instruction and Ginger became office manager. Enrollment grew from eight to 30 students the following February and by June 2013, Pointe of Grace had more than 80 students taking lessons.

"That was the first time I kind of saw [my mother and sister] like, 'Oh! We're all in this together and they want to back me up and we want to open this thing,'" Arens said.

Ginger's husband, Travis Sweitzer,

remodeled Pointe of Grace's original 2,300-square-foot location at 3760 S. Mason Road, Ste. 20. After reaching 500 students in December, the family decided to move. Ginger projects the studio will have more than 600 students by this fall.

As the Texas heat increases, parents may need an indoor option to keep their children active during the summer.

Pointe of Grace offers a summer camp Aug. 1-4 for children ages 3-7. The morning session for the camp is 9-11:30 a.m. and the afternoon session is 12:30-3 p.m. The cost for the camp is \$175.

Monthly tuition for regular summer classes depend on the number of classes students would like to attend. Tuition ranges from one class per week at \$65 to six or more classes per week for \$210, Ginger Sweitzer said. Tuition is paid monthly. The studio offers a sibling discount of 20 percent for each additional sibling.

The studio has six employees on contract or working part time to help in the office and new dance boutique. Eight advanced students teach as well.

One longtime student, Brianny Montanez, 13, is now an assistant instructor. Her mother, Janet Montanez, said Brianny is usually shy, but working with the instructors at Pointe of Grace Dance Studio has boosted her daughter's confidence.

"I love seeing her express herself, and Pointe of Grace has definitely helped her grow in that way," Janet said.



Brianny Montanez (back left) and Victoria Sweitzer instruct beginner's ballet.



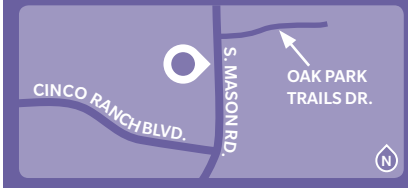
Ginger Sweitzer (top), Victoria Sweitzer (left) and Angela Arens co-own Pointe of Grace Dance Studio.

### Pointe of Grace Dance Studio

2300 S. Mason Road, Ste. 107, Katy  
832-623-4365  
[www.pointeofgracedancestudio.com/](http://www.pointeofgracedancestudio.com/)

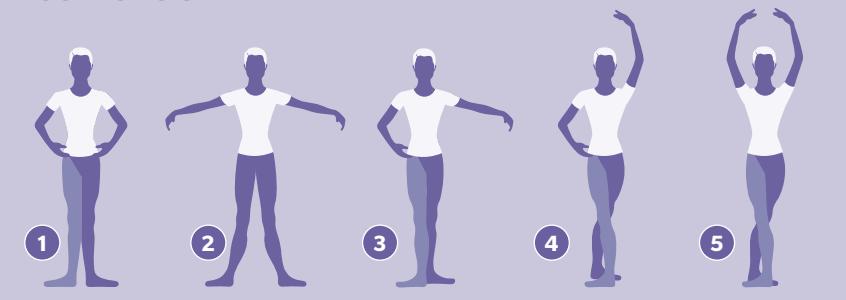
Summer hours: Tue. 3-9 p.m., Wed. 3-8:15 p.m., Thu. 3-8 p.m., closed Fri.-Mon.

Starting Aug. 21: Mon.-Tue. 3:30-9 p.m., Wed. 10 a.m.-12:15 p.m.; 4:30-9 p.m., Thu. 4-8:15 p.m., Fri. 10 a.m.-2 p.m.; 4:30-7 p.m.



### THE 5 BASIC POSITIONS OF BALLET

According to the American Ballet Theater, all classical ballet steps begin and end at these positions.



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## Hoodadak

Korean fried chicken spot draws crowds in Katy

**S**am Kim, owner of Hoodadak, remembered his Korean fried chicken restaurant's opening day of Dec. 21, 2015, as a mixed bag.

"It was the day that my dream came true, and we had too [many] customers," he said. "We couldn't handle it."

Kim said despite no formal advertising and only a Facebook page to announce the eatery's opening at 1645 Winding Hollow Drive, Ste. 205, Katy, word-of-mouth brought out crowds too large for his staff to move around the dining room. He said the limited number of Korean fried chicken restaurants in the Katy area—three including Hoodadak—may have been a reason for the demand.

After working in Japanese restaurants for a decade, Kim opened his own establishment. But he wanted to cook something else, so Kim said he spent six months crafting recipes without MSG and after four months of construction opened Hoodadak.

"I would say [the chicken] is more garlicky and soy-flavored," he said. "The biggest difference between American fried chicken and Korean fried chicken is crunchiness."

Gochujang, a Korean chili paste, and three types of chili powder are staples of Kim's cooking. Hoodadak's signature dish is the dak-galbi, spicy stir-fry chicken with vegetables and steamed rice cakes called tteok. Dak-galbi can also be served with cheese fondue.

The restaurant also serves dishes, such as burgers, spicy sea snails with vegetables, katsu curry, dumpling appetizers and udon noodles. Overall,

Kim said his most popular dish is fries with kimchi and bulgogi. Kimchi is Korea's national dish of spicy pickled vegetables, while bulgogi is thinly sliced marinated beef.

"Kimchi is a little bit spicy and bulgogi is sweet," Kim said. "Because of that, it makes a balance."

Hoodadak is surrounded by East Asian eateries in its strip center, including Aji Ramen, Cocohodo-Sweet Vivian's and Tasty Ko. Although more than 80 percent of Kim's initial patrons were Korean, he said his customer base has shifted to more than 80 percent American. By American, he said he includes multiple races and ethnicities.

"That's a good sign," Kim said. "I like it."

John Sun worked at an H Mart Asian grocery store before joining Hoodadak about 11 months ago, and he said being a server at the restaurant gives him a chance to sharpen his English.

"It's a good chance to share experiences, my experiences in conversations with them," he said. "It's good practice."

For customers unsure of what to order, he said the chicken sampler comes with every flavor of fried chicken as well as kimchi-topped fries.

Looking ahead, Kim said he wants to open a second restaurant in Austin next year, or in College Station. In the meantime, he plans to move out to Katy from Houston.

"Personally, I think Katy is better to live. I see a lot of [the] population moving down to Katy," Kim said. "And on top of that, my restaurant's here."



**1:** Dak-galbi is Hoodadak's signature dish and can be served with cheese fondue (\$18). **2:** John Sun (left) is a server at owner Sam Kim's (right) restaurant. **3:** Fries topped with kimchi and bulgogi is a popular dish (\$10).



### FEELING HOT, HOT, HOT



Hoodadak's fried chicken menu includes thighs, wings, drumsticks, breasts, drumettes, popcorn chicken and pa-dak. Pa-dak is boneless, fried chicken shredded with green onions and served with sweet and sour sauce. Hoodadak chicken comes in five spice flavors of varying heat, from least spicy to spiciest:

- original fried—least spicy
- honey
- soy garlic
- sweet and spicy
- hot fried—equivalent to habanero pepper

### Hoodadak

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# Chuck Brawner

City of Katy mayor

**A**s the new mayor of Katy, Chuck Brawner will lead the city through a time of rapid growth and the potential challenges that come with it. Shortly after he took office in May, *Community Impact Newspaper* asked the retired Spring Branch ISD police chief and 15-year Katy resident about his vision for the city. Answers have been edited for length and clarity.

## How do you plan to respond to growth in the city and around it?

In the general terms, the growth has to be good and on the positive side for the city of Katy with our legacy and our heritage. The culture of Katy is we're very family-oriented. This is a good, safe community to raise your kids and go to school. I want to develop more of the commercial and industrial areas because they are the financial engine that propels the city, more or less, to the right direction. And when we can do that, we will have the ability to lower the taxes of our citizens, which will give a little bit more money into their pockets.

## What is your vision of economic development going forward in Katy?

We're very close to the energy corridor so any companies that have a relationship to the Energy Corridor—we've got several here. Pepperl+Fuchs, they're moving their headquarters here to Katy. They're on Cane Island Parkway close to where Buc-ee's is. It brings in a couple hundred more people in employment. Those help us as far as people that may be out of work because of layoffs or something else. We have some industry coming in and businesses coming in that will offer employment opportunities.

## Is the city still seeing people suffering because of the oil and gas

## downturn or is the city starting to come out of it?

We weren't as affected as we anticipated being because of diversity between the service industry [and] the health industry. But we know some people have been laid off from the oil and gas industry. I've seen it over the years in this part of Texas—it's ups and downs in the oil industry. Our housing starts slowed up a little bit, but not a whole lot. Recreational and entertainment is very important. One of the target areas we're going after is recreational, and we want to be a city of destination.

## What is an area or initiative in the city you think has been neglected that you would like the council to revisit?

We have, right now, about \$17 million worth of mobility projects going on. Those projects are funded by [Metropolitan Transit Authority of Harris County] tax. Just today, we were going down the list of streets and projects that we need to work on this year to improve some of the drainage to replace some of the roadway and make them wider to handle more traffic. I wasn't given any reason why [the Texas Department of Transportation] put off the FM 1463 project to 2019.

## What do you see Katy doing in the near future to mitigate flooding, especially as new development



AMELIA BRUST/COMMUNITY IMPACT NEWSPAPER

## crops up around the city?

What we did after the flooding that we went through last Tax Day 2016 is we put together a blue ribbon committee. We also commissioned a complete engineering study of where the water came from, what needs to be done to mitigate it. To be able to avoid that happening again it's going to be a regional effort by Harris County Flood Control [District], [U.S. Army] Corp of Engineers, Waller County and the city of Katy.

## Do you feel any tension between "old Katy" and "new" Katy?

We're all one Katy, and there may be a little separation now because of the campaign that was [run] for mayor, but we've got to bring the people back together. I represent everybody in the city of Katy. I'm going to make sure that we take care of the needs of our citizens and it's a daunting task somewhat when it comes down to mobility issues. But I think by and large the people that live here in what you call old town Katy, or historic Katy, or whatever you want to call the old part of it meshes well with the others.

## MORE ON THE MAYOR

### Brawner's beginnings

Chuck Brawner grew up in Dallas and moved to Houston in 1968. He graduated from the Harris County Sheriff's Academy in 1971 and joined Spring Branch ISD in 1986 as a police officer. He became police chief for the district in 1995 and has volunteered for the Katy Police Department.

### Favorite Katy spots

Brawner said he and his wife enjoy several Katy area restaurants including Snappy's Café and Grille, Orleans Seafood Kitchen, and like attending Katy High School football games.

### In his down time

When not performing mayoral duties, Brawner said he likes working in the yard and swimming in his pool.

### Residents might be surprised to know

In the 1950s and 1960s, Brawner had a summer job at Dallas' KLIF radio station. He chauffeured visiting musical acts such as Frankie Avalon and the Four Seasons, and worked at the station during The Beatles' Sept. 18, 1964 concert in Dallas. Consequently, he has band memorabilia he keeps secure.

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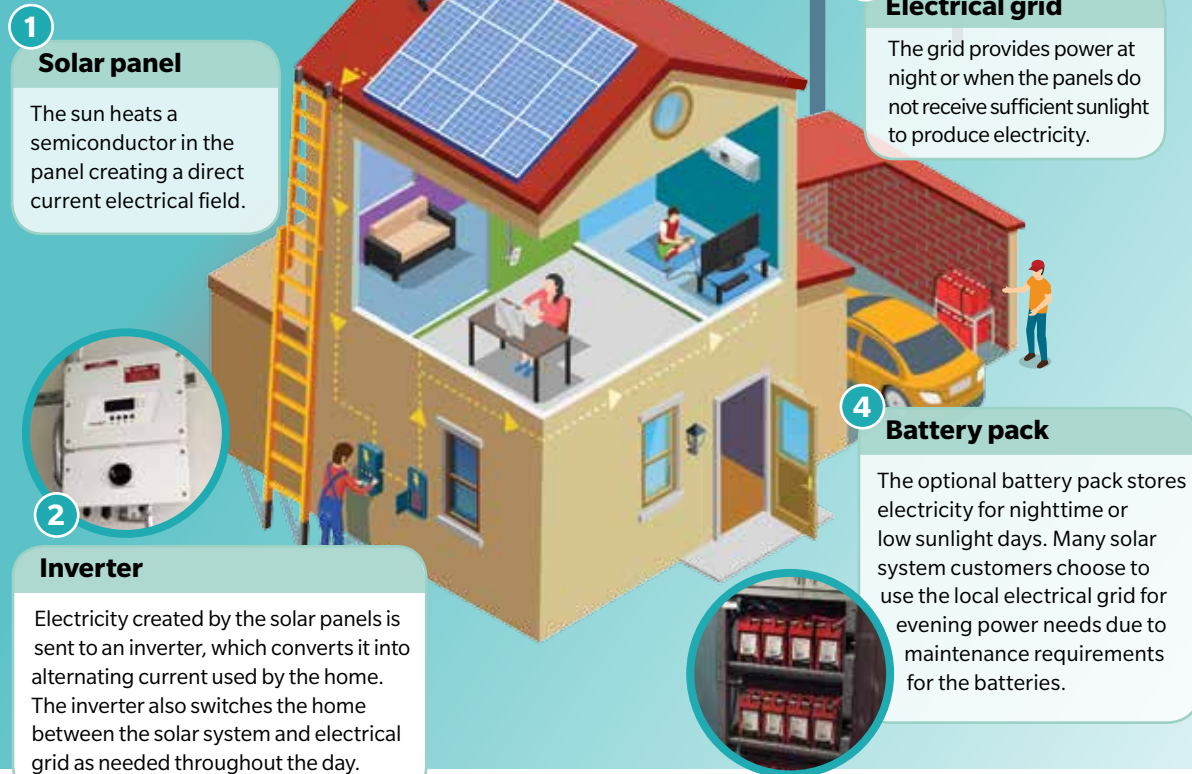




# SOLAR

## in the home

Below is a diagram of how solar panels absorb the sun's heat and convert the energy to electricity for the home.



## IS THE HOME READY FOR SOLAR?

Not every home is ideally situated for solar panels. Providers look for key factors to determine the feasibility of panels on a residential roof.



Homes built within the last 13 years are most likely to have roofs that will support the panels. Technicians will evaluate the roof to ensure the roof does not need repair or replacement prior to installing a solar system.



Ideally, homes will have roofs with slants to the south to catch the most sun during the day to ensure the system gets enough light to power the home.



Installers will want to ensure the home's electrical system is safe. Old wiring that does not meet code may need to be replaced prior to solar panels being installed.



Trees that overshadow the home may need to be trimmed or removed in order to make a solar system a good option.

SOURCES: KT SOLAR, POLESTAR SOLAR/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

company in May 2015, is also seeing her client base grow.

Sebastianelli said she founded her company because she wanted to install solar panels on her home but was unable to find anyone in the Katy area who offered the service.

"Early on, we had maybe one install a month in the Katy area," she said. "Now, it's one or two a week."

KT Solar and Polestar Solar install solar power systems for residential and small-business clients. On the industrial side, Toshiba Mitsubishi-Electric Industrial Systems Corporation recently broke ground on a 45,000-square-foot facility in West Ten Business Park to manufacture power inverters that convert direct current

from solar panels into alternating current for large solar farms.

The company is expected to begin operations in late 2017 and employ 75 people in the new facility. Meanwhile, Skybox Data Centers partnered with NRG to open a new data center with integrated solar located on Franz Road in Katy last year.

"NRG and Skybox were excited about the prospect of promoting alternative energy and sustainability within the data center ecosystem," said Gordon Kellerman, Skybox's vice president of leasing and marketing. "These computer environments at times can consume electricity equivalent to that of 1,000 homes. This particular tenant opted to procure 100 percent renewable power for their facility."

### WHY THE BOOM?

Some residents consider solar panels an investment in their home, Sebastianelli said. Landa estimated

home values could increase an average of about 3 percent with solar panels installed.

"Solar is exempt when it comes to property taxes, so you don't have to worry about extra property taxes," he said.

For Mason Senior Apartments on North Mason Road, safety is also a consideration for using solar power. Property Manager Terry Schnitzer said the complex uses solar energy to ensure elevators are never out of service, which could otherwise trap tenants with limited mobility on upper floors.

Rachel Cornick, president of the Houston Renewable Energy Group, said federal tax incentives like the Residential Energy Efficient Property Credit have helped make solar more affordable. Many energy companies want their clients to get solar and connect into the grid, leading them to pay homeowners for the excess electrical output their homes produce, she said.

Reliant, Green Mountain and TXU all have programs to buy excess solar production from homeowners in the Katy area, Sebastianelli said.

### FEASIBILITY OF SOLAR

Not all homes are prepared for solar panels. To verify if a home is a candidate for solar production, both KT Solar Systems and Polestar send out technicians to inspect the homes ahead of time, the businesses' owners said.

A solar power system needs a steady stream of sunlight to remain economically viable, Landa said.

"One of the main things is trees and shading," Landa said. "[There is not] really much of that in Katy because of the new development."

Solar technicians examine a home's overall condition, whether the roof can support the hardware, the home's existing energy efficiency, and whether the roof is positioned for sufficient sun

## STEPS TO INSTALLING

Actual installations vary by provider, but the process typically requires between 30 and 45 days, depending on permit processing times and the system's design.

SOURCES: KT SOLAR, POLESTAR SOLAR/COMMUNITY IMPACT NEWSPAPER

### REQUEST ASSESSMENT



A homeowner contacts a solar system installer to request an assessment of his or her home.

### FULL EVALUATION



A technician evaluates the needs of the home, then provides a quote to the homeowner. Homeowners should have at least three months of electric bills available so the tech can understand the home's energy consumption.

### PAYMENT PLANS



The homeowner finances the solar system installation. Some installers provide financing options.



exposure, Sebastianelli said.

“Usually, customers will approach me, and the first thing they want to know is, ‘What is the size system that we need?’” she said. “It isn’t about square footage; it depends on home efficiency and home population.”

Families vary in their electrical usage, Sebastianelli said. For some residents, upgrades, such as resealing windows or switching to LED light-bulbs, will cause significant savings.

Installation may take between 30 to 45 days due to permitting requirements, Landa said.

Once a solar system is installed, maintenance becomes more complicated if a battery backup is installed.

“The actual installation only takes one day, but the rest of it takes

some time with permitting and [homeowners associations], and depending on where the house is located,” he said.

#### COST OF SOLAR

According to the Solar Energy Industries Association, costs for photovoltaic solar systems, including installation, can run between \$12,000 and \$22,000, nationally. Landa said panel systems in the Katy area that provide 100 percent of the consumer’s power can range from \$25,000 to \$30,000 due to higher energy consumption for heating and cooling than national averages.

Nonprofit organization Solarize Houston also works to negotiate group installation rates in the Greater Houston area.

“The savings were at least 15 percent and in some cases as much as 20 percent,” Solarize Houston co-founder Steve Krebs said.

Solar panels on a residential roof also increase the lifespan of the roof, Sebastianelli said. However, older or damaged roofs may need repairs or replacement prior to panel installation, she said.

“It’s true on composition roofs,” Krebs said. “The panels save wear and tear and shade the shingles.”

KT Solar Systems Project Manager

Mike Masabb said equipment usually has a 25-year warranty. The panels are designed to withstand wind shear of up to 125 mph, and hail of up to 1 inch in diameter. Panels may break from human activity, such as being stepped on or being hit by rocks.

“Replacement panels usually cost about \$250 to \$300 plus labor,” he said.

Cornick said buyers should not dismiss solar because they are in a neighborhood with a homeowners’ association. A section of the Texas Property

Code states, “A property owners’ association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing a solar energy device.”

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—MINA SEBASTIANELLI,  
KT SOLAR SYSTEMS OWNER

Monthly energy savings with solar panels depends on the household, Sebastianelli said. Factors, such as family size, the home’s age and insulation can affect energy costs, although Project Sunroof provides estimates for how long it may take to pay off a solar system that meets the approximate needs of a home.

Before installing solar panels on her own home, Cornick said she paid about \$90 per month in energy bills. After the installation, her bill was about \$20 in May.

Sebastianelli and Cornick advised that potential buyers should make a decision soon because the Residential Energy Efficient Property Credit is reduced each year.

Additionally, Suniva, one of the nation’s largest producers of solar cells, filed for Chapter 11 bankruptcy protection in May, citing low prices on competing solar panels manufactured in Asia. Both of these issues may affect the affordability of solar systems, Sebastianelli said.

“The main thing is just the fact that [homeowners] are going to save money. They’ll own [the system] for life and not have to pay electric for life,” Landa said.



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Once permits are obtained, the system is installed. Installation generally takes one or two days, depending on the system being installed.



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*We Cater to Cowards*

**INVISALIGN FOR YOUR ENTIRE FAMILY**

**\$50 Off Treatment or Free \$250 Whitening Tray**

\*New Patients Only with Comprehensive Exam, X-Rays, and cleaning. Must present coupon at the time of service. Cannot be combined with any other offers. No Cash Value. Restrictions Apply. Expires 8/31/17.

23530 Kingsland Blvd., Ste. 120 • Katy, TX 77494 • 281-396-4635 • [www.katyfamilydentalgroup.com](http://www.katyfamilydentalgroup.com)



*Give your family a clean sweet home!*



**\$25 off your first cleaning!**  
\*first time customers only.  
Expires 8/19/2017

OFFERING TOP-QUALITY CLEANING SERVICES IN THE KATY AREA!



**Clean Sweet Home**  
Maid Service  
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We care about people so  
our juices are designed with  
taste and **NUTRITION** in mind.

We invest in the best ingredients,  
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We take pride in building relationships  
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**\$5 OFF**  
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Limit one coupon per party. Must present coupon at time of purchase. Not valid with other offers, promotions or discounts. Coupon may not be reproduced, transferred or sold. Cleanse order requires 48 hrs notice. No Cash Value. Expires 08/28/17.



**\$10 OFF**  
on 3 Day  
Cleanse package

Limit one coupon per party. Must present coupon at time of purchase. Not valid with other offers, promotions or discounts. Coupon may not be reproduced, transferred or sold. Cleanse order requires 48 hrs notice. No Cash Value. Expires 08/28/17.



**\$20 OFF**  
on 5 Day  
Cleanse package

Limit one coupon per party. Must present coupon at time of purchase. Not valid with other offers, promotions or discounts. Coupon may not be reproduced, transferred or sold. Cleanse order requires 48 hrs notice. No Cash Value. Expires 08/28/17.



**BUY ONE**  
single juice get 2nd juice  
**50% OFF**

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

829 S Mason Rd, Unit 250, Katy, TX 77450  
order@koldprezz.com  
(346)704-KOLD(5653)

Hours: Monday to Saturday 7 am - 7 pm  
Sunday 12 pm - 5 pm

- ✓ 100% Organic Cold-pressed Juice
- ✓ No Added Sugar
- ✓ No Added Water
- ✓ No Preservatives
- ✓ Unpasteurized



**koldprezz**  
ORGANIC RAW JUICE



# Leap Dance CENTER

BALLET • TAP • JAZZ • LYRICAL  
DRILL TEAM PREP • CONTEMPORARY  
THEATER DANCE • HIP HOP • ACRODANCE

**AGES: 2 - ADULT**

*Mommy & Me class for  
infants 3-18m!*

**PRE-GRAND  
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**\$15 DOLLARS OFF  
the registration fee**



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**WWW.LEAPDANCECENTER.COM • INFO@LEAPDANCECENTER.COM**

9,500 sf state of the art dance facility • 0.5 miles from Tompkins HS



## Tradition and passion

Under new management,  
we are a neighborhood  
restaurant or trattoria  
dedicated to providing  
outstanding Italian cuisine  
and attentive, exceptional  
service to our neighbors,  
friends, and customers

*Pane e Vino*  
trattoria

**BUY ONE ENTREE  
AND GET THE  
SECOND 1/2 OFF**

COUPON NOT VALID WITH  
OTHER COUPON OR OFFER.



WE WOULD LOVE TO CREATE MEMORIES FOR YOU

8945 S Fry Rd Katy, TX 77494 | Open Tue - Thu 5pm - 9pm | Fri & Sat 5pm - 10pm  
832-420-2212 | 281-391-2222 | paneevinokatytx.com

## FIRE IT UP

### Turkey Chile Cheddar Melt

Thin slices of smoked turkey breast loaded with sharp cheddar  
cheese, fresh tomatoes, roasted green chiles, and a house-made green  
chile mayo. Grilled to a melted perfection, you'll savor every bite!



**\$2 OFF ANY  
SANDWICH**

Sandwich over \$6. Expires 8/31/2017



1623 South Fry Rd., Katy

Kingsland Blvd.

Greenwind Chase Dr.

**(281) 578-3097**

GreatHarvestKatyTX.com

Mon-Fri 6:30am-6:30pm  
Sat-7:00am-5:00pm

**WE CATER!**

Indoor/Outdoor  
Seating Available

## China Inn Cafe

Fine Chinese Cuisine | Since 1994

**Free all day  
delivery  
\$12 minimum  
(restrictions apply)**

**Party trays  
and catering  
service  
available.**

**Lunch special  
7 days a week  
starting at  
\$6.75.**

**10% off Senior  
Citizens 60 or older  
w/ ID. Dine in only. Cannot be  
combined with any other offer.**



**Buy 1 entree &  
get 1 entree 1/2 off  
w/ 2 drinks.**

Of equal or lesser value. Good for dine in only.  
One coupon per customer, cannot be combined  
with any other offer. Exp. 8/31/17

**FREE fried rice**  
with any \$35 order or more.  
(value up \$7.95)

Good for dine in, take out & delivery. Must pre-  
sent coupon. One coupon per customer, cannot  
be combined with any other offer. Exp. 8/31/17

Open 7 Days a week | Mon-Thur. 11:00 am - 10:00 pm  
Fr. & Sat. 11:00 am - 10:30 pm | Sunday 11:00 am - 9:30 pm

402 W. Grand Parkway South, #108 • Katy, TX 77494

(Time Square Plaza)

281.392.9200 • chinainnkaty.com





# Papa Murphy's®

TAKE & BAKE PIZZA

## HAVE YOU TRIED US YET?



Gourmet Delite®  
Chicken Bacon  
Artichoke



Gourmet Delite®  
Angus Steak  
& Roasted Garlic

**\$5 OFF** FAMILY SIZE  
**\$4 OFF** LARGE **\$3 OFF** MEDIUM

Choose Your Size & Save!

Savings off Signature, Gourmet Delite®, Stuffed, Fresh Pan, Create Your Own Pizza at regular menu price

**Papa Murphy's.**  
IN-STORE ORDERS ONLY. Discount off regular menu price. Valid at participating locations. Not valid with other offers. Cannot be sold, transferred or duplicated. Limit 3. PRNT062117

**\$10** LARGE

Large Pizza

Includes Signature, Gourmet Delite®, Fresh Pan, Create Your Own Pizza up to 5 Classic Toppings on Original or Thin crust. Additional charge for Gourmet toppings

**Papa Murphy's.** Family Size \$2 More  
IN-STORE ORDERS ONLY. Valid at participating locations. Not valid with other offers. Cannot be sold, transferred or duplicated. Limit 3. PRNT062117

**FREE**

Cookie Dough

With purchase of a Large or Family Size Signature, Gourmet Delite®, Stuffed, Fresh Pan, Create Your Own Pizza at regular menu price

**Papa Murphy's.**  
IN-STORE ORDERS ONLY. Valid at participating locations. Not valid with other offers. Cannot be sold, transferred or duplicated. Limit 3. PRNT062117

phone ahead or  
order online at  
**PapaMurphys.com**  
Online ordering valid only for  
participating locations.

**KATY/MASON RD**  
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at FM 1463 | across from Kroger  
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BBQ & Grill Cleaning Service!

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Our Jobs Are  
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Special **\$20 OFF**

May not be combined with any other offer.  
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First Class Service

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Good and quick service!  
Polite and friendly staff!

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**\$10**

• Change Oil & Filter  
• Check/Top Off Fluids  
• Set Tire Pressure

INCLUDES 21 PT INSPECTION



XC1KSH707

Discount applies to regularly priced oil changes only. Cannot be combined with any other special offers or discounts. Limited time.

IS YOUR STICKER DUE?  
STATE INSPECTOR  
ALWAYS ON DUTY!



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The Plumber

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NO EXTRA CHARGE AFTER HOURS OR WEEKENDS.

OUR SERVICES INCLUDE:

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NOW THROUGH AUGUST 31ST  
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**40 GALLON 8 YEAR  
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Mon - Sat 11am - 9pm  
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*We are celebrating our 3 Year Anniversary!*

**\$5<sup>OFF</sup>**

With the purchase of 2 adult entrees.  
Not valid with lunch specials or any other offer.  
Exp. 08/30/2017

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**NINE HOUSTON LOCATIONS**

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<b>DAIRY ASHFORD + I-10</b> 1111 Dairy Ashford Road <b>JERSEY VILLAGE</b> 12407 FM 1960 W.	<b>SPRING</b> 19370 Interstate 45 + 21420 Kuykendahl Rd	<b>PEARLAND</b> Coming Soon! <b>LEAGUE CITY</b> Coming Soon!

**FREE**  
SINGLE DISH OR CONE!

Good for one single dish or cone. Present this offer card when ordering at one of these Freddy's locations.  
Expires 8/31/2017. One per guest, per visit. Some restrictions may apply. See store manager for details.

**THE TASTE THAT brings you back.**

HEMLINES RISE AND FALL.  
SMOOTH SKIN IS ALWAYS IN.

REVEALING  
BEAUTIFUL SKIN

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WAX CENTER®**

**NOW OPEN** **BOOK ONLINE NOW**

**FREE  
WAX  
OFFER**

**WOMEN:** Free Bikini Line, Eyebrow or Underarm to leave you silky smooth.  
**MEN:** Free Eyebrow, Ear or Nose to spruce you up.

\*First time guests only. Must present valid Texas ID. Additional restrictions may apply.

**KATY - THE SHOPS AT THE RESERVE | 832 323 9299**  
1708 Spring Green Boulevard | STE 185  
WAXCENTER.COM | europeanwax





# NOW OPEN!

Serving Lunch and Dinner

## Lunch & Dinner Specials

from Monday - Thursday

## Happy Hours:

2pm - 5pm everyday

### FREE APPETIZER

WITH ANY PURCHASE OF A SANDWICH  
Must present coupon. Exp. 8/31/2017.

### \$10.99 SANDWICH COMBO

With drink and appetizer. Regular price \$12.25. Must present coupon. Exp. 8/31/2017.

### \$12.99 REGULAR PHO/VERMICELL/RICE COMBO

With drink and appetizer. Regular price \$15.00. Must present coupon. Exp. 8/31/2017.

2731 FM 1463, Ste. 800, Katy, 77494  
281-394-7280

Monday-Saturday: 10:00am - 9:00pm  
Sunday: Closed

STARTING THE 1ST WEEK IN MAY  
Open Sundays 11:00 am - 8:00 pm.




Old Chicago just made getting our delicious food even **easier!**

## ONLINE ORDERING IS NOW AVAILABLE

- 1 Go to [oldchicago.com](http://oldchicago.com)
- 2 Click on your **location**
- 3 Click the **order online** button

Save the hassle and time, **simply order online!**

Everyday Hours: 11AM-2AM • Happy Hours: 3PM-7PM and 9PM-11PM  
24515, Katy Fwy, Katy, TX 77450 • [www.oldchicago.com](http://www.oldchicago.com)  
281-347-0090

## \$10 OFF \$30 PURCHASE

Limit one per table per visit. Not valid on gift cards or alcohol. Dine-in only. Excludes tax and gratuity. Expires 8/31/2017.




## \$5 off All You Can Eat Sushi Dinner

One coupon per table with minimum of 2 people per party. Cannot be combined with any other offers. Only valid at Mason Rd. location. Expires 8/31/17.

## \$5 OFF a \$25 order

One coupon per table. Does not include gratuity or alcohol. Only valid at Pin Oak location. Cannot be combined with any other offers. Expires 8/31/17.

1830 S Mason Rd.  
Katy, TX 77450  
281.391.8898

1251 Pin Oak Rd., Ste. 115  
Katy, Texas, TX 77494  
281.391.8888







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| 2. | 25603 Celtic Terrace | \$430,000 |
| 3. | 28207 Emerald Creek  | \$346,500 |
| 4. | 27914 Silverstream   | \$315,000 |

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