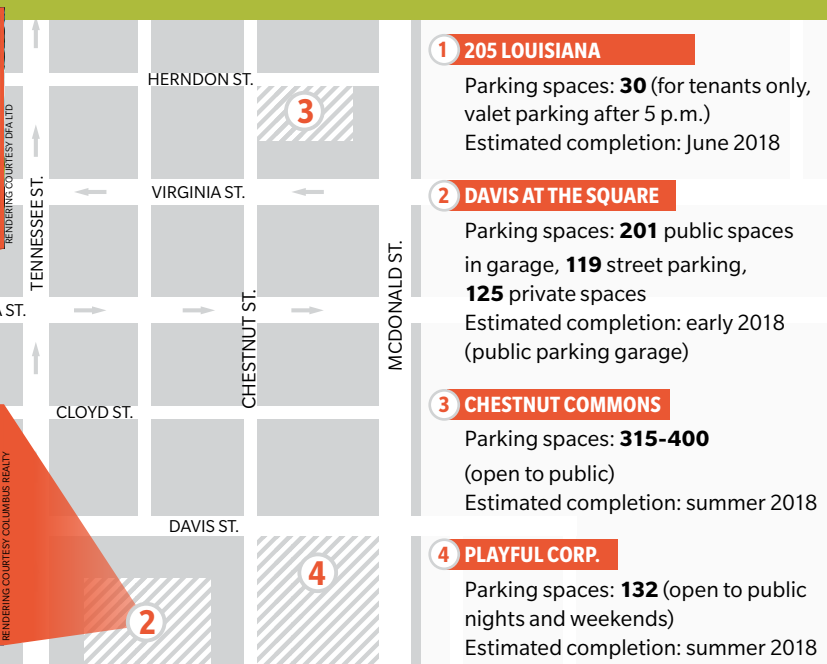


DOWNTOWN PARKING EXPANDS

Three parking garages and a new parking lot will be built in downtown McKinney. Once complete, 767-852 public parking spaces will be added.



SOURCES: CITY OF MCKINNEY, DON DAY, THE SANCHEZ GROUP, PLAYFUL CORP./COMMUNITY IMPACT NEWSPAPER

City, developers work to alleviate parking headaches

BY **CASSIDY RITTER**

The construction work on parking in downtown McKinney has been ongoing since January, and although the end is in sight, the parking situation is going to get worse before it gets better, according to city officials.

The city has been working with developers to revamp downtown parking to offer more parking spaces for visitors. This includes adding

three new parking garages, a new parking lot and expanding existing parking lots.

However, these parking garages are not expected to be open during the holiday season—a time when the square experiences an increase in traffic due to events and holiday shopping.

“The idea is to hopefully get enough parking to where people don’t

have to circle and feel that there’s nowhere for them to park,” Assistant City Manager Barry Shelton said.

With the addition of two public parking garages, a third garage for tenants only, a new parking lot and additional street parking, approximately 849 new parking spaces will be added and open to the public sometime next year, Shelton said.

CONTINUED ON **22**

Harvey could cause North Texas building prices to rise

BY **CASSIDY RITTER**

Damage from Hurricane Harvey has not hit developers and potential homebuyers in North Texas yet, but experts say an increase in the price of labor and materials is coming.

“Based on what we saw after [Hurricane] Katrina ... I would guess that in some products for some period of time we will see increases of 20 percent, easily,” said

CONTINUED ON **24**



An increase to the cost of labor and materials, including lumber, is expected to take place in North Texas by the end of January.



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Local gift options



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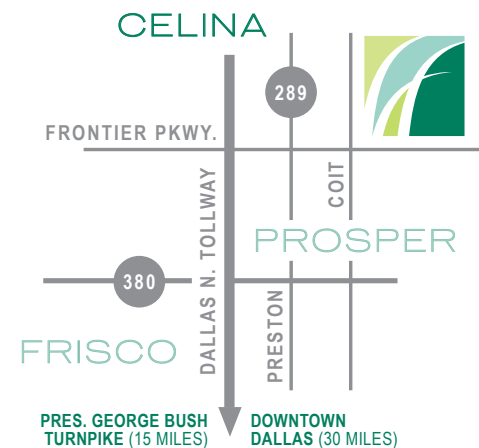
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ABOUT US

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

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Falling in love with North Texas

Back when I was a child, our family ventured on a three-week family vacation that extended from New Hampshire down the coast to Florida and followed the Gulf into Texas.

Despite the heat and the lack of vehicle air conditioning, I fell in love with Texas on that trip—so much so that I made the decision at that time to move to Texas when I became an adult.

Today, I am proud to say my family and I have made North Texas our home for the past five years. Although my journey to Texas was long and eventful, there is not a day that goes by that I am not grateful for the opportunities I have been given

and the community I now call home.

McKinney is the epitome of why I wanted to move here. I love the tree-lined streets; expanding and diverse shopping opportunities; and of course, the downtown square with its rich architecture and thriving entrepreneurship.

As the new general manager for the *McKinney Community Impact Newspaper*, my team and I will strive to continue providing useful and relevant news each month.

I want to thank our readers for the warm welcome, and I look forward to learning more about our readership and business owners.



Barbara Delk

Barbara Delk
GENERAL MANAGER
bdelk@communityimpact.com

ASK THE EDITOR



Cassidy Ritter

Cassidy Ritter
EDITOR
critter@communityimpact.com

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

What's going on at the John and Judy Gay Library?

Construction on the John and Judy Gay Library, located at 6861 Eldorado Parkway, is expected to begin in late spring 2018 with completion expected in summer 2019.

The library will be expanded and renovated with the \$9.5 million in funding approved in the November 2015 bond election and additional funding approved by McKinney City Council.

In addition to the \$9.5 million in bond funds, City Council also approved a \$15,000 contract with Pogue Construction Co. during a July meeting for library renovations.

The McKinney Library Advisory Board is asking the public to provide input on the library's expansion through an online survey found at www.mckinneytexas.org. The survey closes Nov. 7.

Increased traffic at the library is a testament to how important the library is to the community, McKinney Public Library Director Spencer Smith said in a release from the city.

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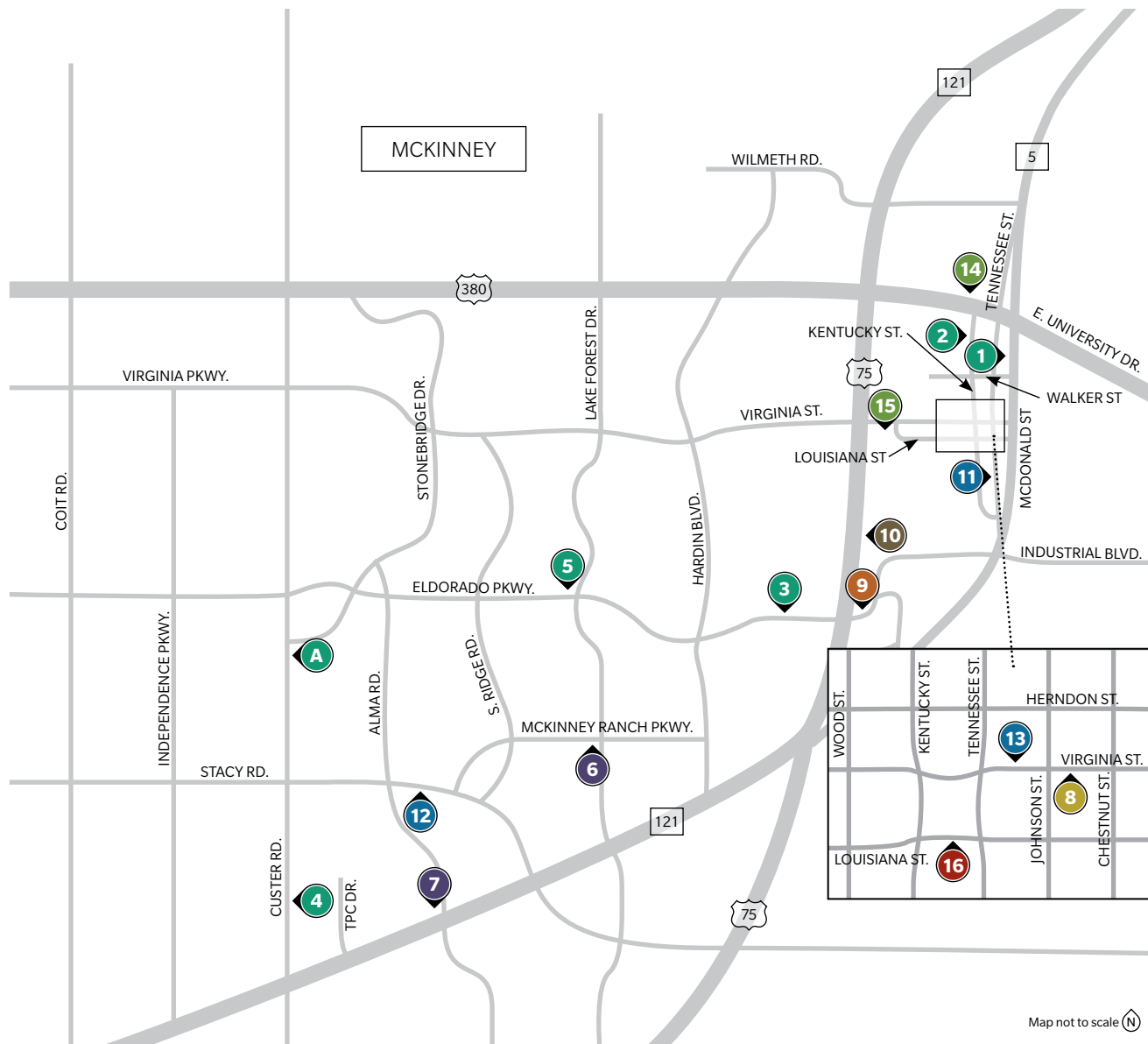
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NOW OPEN

1 El Rancho Supermercado opened Oct. 12 at 821 N. McDonald St., McKinney. The supermarket offers groceries, dairy products, a bakery, frozen food, produce, seafood, fresh-cut meats and a fresh-cooked food section. 469-480-7016. www.elranchoinc.com

2 Kentucky St Antiques opened Sept. 1 at 503 N. Kentucky St., Ste. A, McKinney. The antique store sells old doors, windmills, old phones, novelty toys and more. Kentucky St Antiques typically has new items each week. 214-549-9506. www.kentuckystantiques.com

3 BTH Bank opened Oct. 10 at 2550 Eldorado Parkway, McKinney. This locally owned community bank has over

102 years of experience and focuses on building long-term, mutually beneficial relationships. BTH Bank also has locations in Dallas, Plano and East Texas. 972-540-2265. www.bthbank.com

4 Prestige Community Credit Union opened Oct. 23 at 6801 S. Custer Road, McKinney. The credit union offers checking and savings accounts, electronic services and loan payments for its members.

Prestige Community Credit Union also has a location in Dallas. 972-715-4444. www.prestigecu.org

5 As of the newspapers deadline, **Klowdz Vapor & Smokeshop** was expected open Nov. 1 at 5180 Eldorado Parkway, Ste. 201, McKinney. The retail store will offer e-cigarettes, e-liquids and novelty tobacco products. 214-856-5379.

COMING SOON

6 Lit Chiropractic expects to open at the beginning of November at 5005 McKinney Ranch Parkway, Ste. 220, McKinney. The practice offers treatment for corrective care, pregnancy, accidents and injuries, and treatment for children. 469-712-6306. www.litchiropractic.com

7 Hub 121 will break ground on Phase 1 by the end of January at the northwest corner of SH 121 and Alma Road. The first phase will have 60,000 square feet of retail and restaurant space. In addition to retail and restaurants, Hub 121 will have urban housing, offices, a hospitality component, a pavilion area and a performance stage. www.edge-re.com/property/hub121

EXPANSIONS

8 Hugs Cafe opened its new back patio Oct. 14 at 224 E. Virginia St., McKinney. The patio has a picnic table and two to three additional tables. Hugs Cafe is a non-profit cafe run and operated primarily by adults with special needs. The cafe serves sandwiches, salads, soups and desserts. Hugs Cafe opened Oct. 13, 2016. 469-301-6900. www.hugscafe.org

NEW OWNERSHIP

9 Smoothie King, located at 1920 Eldorado Parkway, Ste. 700, McKinney, is under new ownership. Britt Sweat became owner Sept. 29 and plans to rebuild the team, host a guest appreciation smoothie giveaway, support local law enforcement and offer more promotions. Smoothie



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FEATURED IMPACT — NOW OPEN



COURTESY HAT CREEK BURGER CO.

Austin-based **Hat Creek Burger Co.** opened Oct. 16 at 3321 S. Custer Road, McKinney. The restaurant specializes in burgers, breakfast, salads, milkshakes, craft beers and more. The family-friendly, quick-serve restaurant also features an indoor playground for children. 214-592-0534. www.hatcreekburgers.com



CASSIDY RITTER/COMMUNITY IMPACT NEWSPAPER



JEAN ANNE COLLINS/COMMUNITY IMPACT NEWSPAPER

King offers different types of smoothies, snacks and supplements. 972-548-7111. www.smoothieking.com

RENOVATIONS

10 Renovations at the McKinney Community Center's racquetball courts and gym, 2001 S. Central Expressway, McKinney, were completed Oct. 9. These renovations offer an updated, more modern facility for McKinney residents. 972-547-2690. www.mckinneytexas.org/618/community-center

RELOCATIONS

11 Harmony Realm relocated Sept. 25 from 707 N. Chestnut St., Ste. F, McKinney, to 312 S. Tennessee St., McKinney. Harmony Realm offers holistic health services and classes that support the health of an individual's body, mind and spirit. Classes and events at Harmony Realm are designed for guests of all ages, groups, individuals and families. 504-460-6488. www.harmonyrealm.com

12 Brookhaven Church will relocate from 8412 Stacy Road, Ste. 100, McKinney, to 6101 Stacy Road, McKinney, in June. The approximately 30,000-square-foot church will have 360 seats in Phase 1 and a day care center with a playground, an outdoor sports court and a splash pad. 972-241-2006. www.brookhavenchurch.com

13 Life Bridge Church relocated Oct. 29 from 1805 W. White Ave., McKinney, to Gather McKinney, located at 207 E. Virginia St., Ste. 100, McKinney. The church meets Sundays at 10 a.m. Pastors Sue and Wayne Detweiler have more than 25 years of pastoral ministry experience, according to the church's website. 469-759-0585. www.lifebridgechurch4.com

ANNIVERSARIES

14 San Miguel Grill celebrated its 25-year anniversary Oct. 5 at 506 W. University Drive, McKinney. The Mexican restaurant serves flautas, chile rellenos, huevos, chimichangas and tacos, among other traditional and Tex-Mex dishes. 972-548-2345. www.sanmiguelgrillmex.com

15 Edwards Floral Design celebrated its 25th anniversary in July at 1715 W. Louisiana St., McKinney. The floral shop offers floral arrangements for a variety of occasions, including birthdays, weddings, Boss's Day and Halloween. 972-548-9911. www.edwardsfloral.com

CLOSINGS

16 Orisons Art & Framing closed Oct. 31 at 110 E. Louisiana St., Ste. A, McKinney. Orisons offered a wide variety of original art, limited edition works, and reproductions by regional and national artists. Custom framing and fine art giclee printing was also available.

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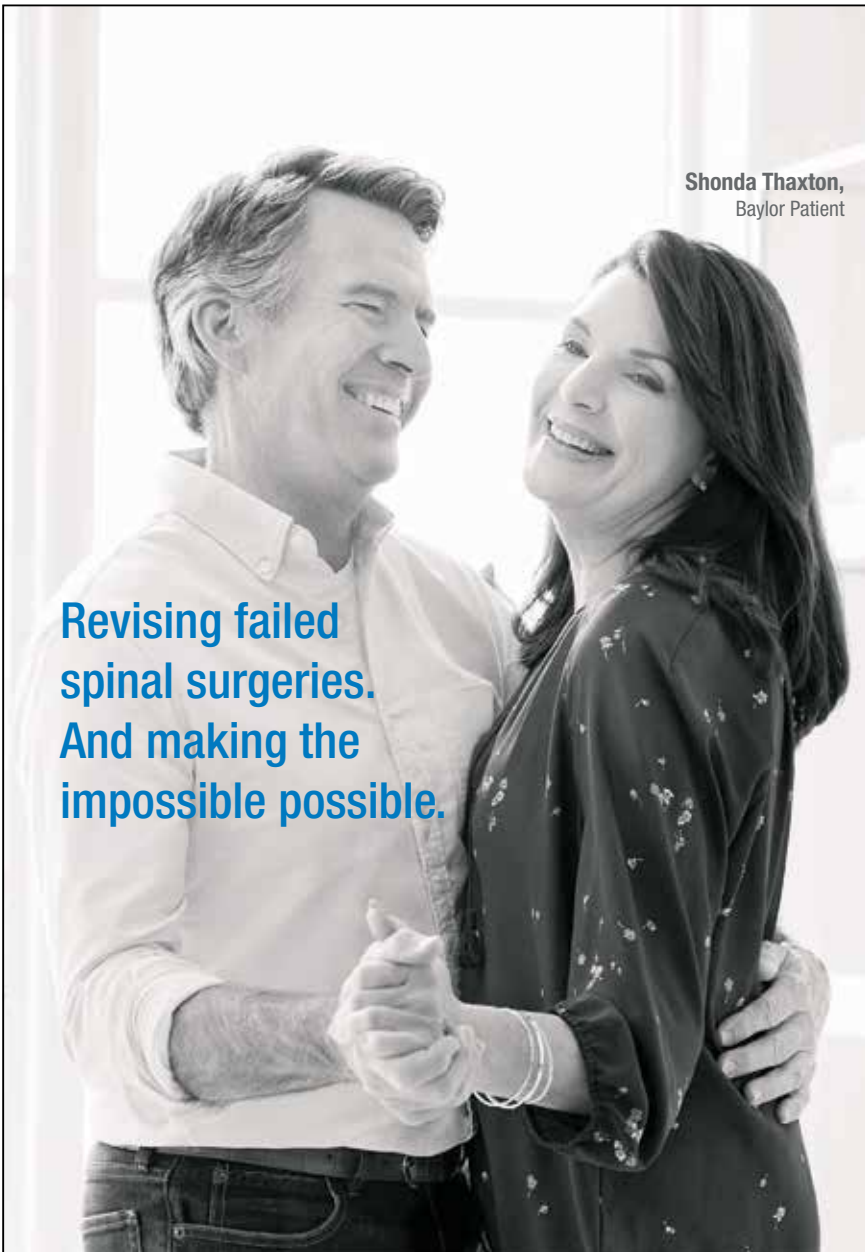


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TO-DO LIST



NOV. 11

Two events honor veterans

Two ceremonies are taking place to honor veterans. A missing man formation flyover occurs at the daytime tribute. The sun-down ceremony includes the reading of names on a wall of honor. 11 a.m. (tribute), 5:26 p.m. (sundown ceremony). Free. Veterans Memorial Park, 6053 Weiskopf Ave.

COURTESY CITY OF MCKINNEY

To-do list

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

Find more or submit events at **communityimpact.com/mck-calendar**.

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

NOV. 2

Celebrate Custer Family Dental's grand opening

This grand opening event includes food, prizes, a fire truck tour, face painting and music. Attendees are also able to take a tour of the new facility. 4:30 p.m. Free. Custer Family Dental & Ortho + Kids, 5131 S. Custer Road, Ste. 105. www.custerfamilydental.com

NOV. 4

17th annual holiday arts, crafts fair returns

The Holiday Boutique features over 80 artisans selling handcrafted items, including Christmas and home decor, jewelry, clothing and candles. 9 a.m.-4 p.m. Free (age 12 and younger), \$1 (admission). St. Gabriel Community Center, 110 St. Gabriel Way. www.stgabriel.org

NOV. 3

Mothers and sons bond, dance at superhero night

Mothers and sons are encouraged to dress up as superheroes, dance, play games and enjoy dinner. Preregistration is required. 5:30-8:30 p.m. \$20 (resident), \$25 (nonresident). McKinney Community Center, 2001 S. Central Expressway. www.mckinneytexas.org

NOV. 18

Heard-Craig Center hosts rock art workshop

This workshop invites guests to create a piece of art on a rock. Attendees must bring three smooth rocks. Children 12 years and older are invited and must be accompanied by an adult. 10-11 a.m. \$2. Heard-Craig Center for the Arts, 205 W. Hunt St. www.heardcraig.org

See a list of full events at **communityimpact.com/mck**.



NOV. 24-26

Santa Claus, tree lighting at city's holiday event

Home for the Holidays includes traveling carolers, visits from Santa, a Christmas tree-lighting ceremony and shopping. 10 a.m.-8 p.m. (Fri.-Sat.), noon-5 p.m. (Sun.). Free. Downtown McKinney. www.mckinneytexas.org

COURTESY CITY OF MCKINNEY



NOV. 17-19

Vintage Market Days returns to McKinney

This indoor market features about 115 vendors offering vintage finds, antiques, home decor and food. 10 a.m.-4 p.m. \$10 (Fri., ticket good all weekend), \$5 (Sat.-Sun.). Myers Park & Event Center, 7117 CR 166. www.vintagemarketdays.com

COURTESY VINTAGE MARKET DAYS

NOV. 24-26

Theatre presents 'A Christmas Carol'

The McKinney Repertory Theatre presents the story of Ebenezer Scrooge, who transforms his ways after ghosts visit. 2-3 p.m. (Fri.-Sat.), 3-4 p.m. (Sun.), 5-6 p.m. (Fri.-Sat.). \$11. McKinney Performing Arts Center, 111 N. Tennessee St. www.mckinneytexas.org

DEC. 2

Enjoy a pajama breakfast, train rides, Santa visit

Attendees can enjoy breakfast, train rides and a visit from Santa. Children may wear pajamas. Registration for this event is required. 9:30-11 a.m. \$10 (resident), \$15 (nonresident). McKinney Community Center, 2001 S. Central Expressway. www.mckinneytexas.org



NOV. 24-DEC. 17

Santa visits downtown

Volunteer McKinney invites guests to spend one-on-one time with Santa. Appointments are required. Times vary. \$29.99 (includes two photos), \$39.99 (includes two photos, USB drive of all images taken). Downtown McKinney. www.santaonthesquaremckinney.org

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TRANSPORTATION UPDATES

COMPILED BY CASSIDY RITTER

Map not to scale

RECENT UPDATES

3 McKinney Ranch Parkway expansion

In November contractors will work on the future westbound lanes of McKinney Ranch Parkway paving east of the McKinney ISD stadium to US 75 and SH 121. Traffic will be shifted to the newly constructed east-bound lanes during this time.

Timeline: April 2017-February 2018

Cost: \$1.6 million

Funding source: city of McKinney

1 Virginia Parkway widening

Paving is expected to take place in November on the new lanes on Virginia Parkway from Ridge Road to Bellegrove Drive. Street lighting will be installed in the existing median from Bellegrove to US 75, and the bridge widening over Wilson Creek will continue. Drivers should expect minimal impacts to traffic.

Timeline: March 2017-February 2019

Cost: \$15 million

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

2 Cole Street reconstruction

Reconstruction along Cole Street is expected to take place from Bass to Barnes streets in November. During this time, through access is restricted to local traffic. The overall project includes reconstruction from Bass to College streets and includes replacement of storm drainage and water and sewer mains as well as pavement and sidewalk repair.

Timeline: November 2016-December 2017

Cost: \$2.35 million

Funding source: city of McKinney

4 Hardin Boulevard widening

This project is expected to be substantially done by the end of October, and the new northbound and southbound lanes along Hardin Boulevard will remain open to traffic. Construction crews will still be in the area in November to finalize work in the medians.

Timeline: April-October

Cost: \$1.7 million

Funding source: city of McKinney

All information on this page was updated as of 10/16/17. News or questions about these or other local transportation projects? Email us at mcknews@communityimpact.com.

TRANSPORTATION

OUTER LOOP

Engineering firms proposed a new alignment for the Collin County Outer Loop between Preston Road and US 75.

WHY REALIGN?

- Curve design provides longer distance between each curve
- Reduces impacts to some properties

SOURCES: CH2M AND BROWN & GAY/COMMUNITY IMPACT NEWSPAPER

KEY

- Current alignment
- Proposed realignment



SOURCE: COLLIN COUNTY/COMMUNITY IMPACT NEWSPAPER

Firms proposing realignment for planned Collin County Outer Loop; court yet to vote

BY **CASSIDY RITTER**

A proposed realignment of the planned Collin County Outer Loop between US 75 and Preston Road was discussed during an Oct. 2 Collin County Commissioners Court meeting.

Engineering firms CH2M and Brown & Gay, who presented the proposed realignment, said the realignment offers an enhanced curve design that provides a longer distance between each curve to better accommodate

speeds of 70 mph on the road and in some cases flattens the curves to reduce impacts to properties.

No vote was made for or against the proposed realignment, but Jeff Durham, special projects manager for Collin County, said obtaining the right of way for the project could take three to four years and is contingent on funding from county commissioners.

The commissioners budgeted some

money to acquire the right of way but only a fraction of what is going to be needed, he said.

A Technically Preferred Alignment, shown in brown on the map above, was approved in August 2012, but the proposed realignment would establish a final alignment that will be used to prepare descriptions and exhibits for future right of way acquisitions, according to county documents.

The Outer Loop alignment between the Denton County and Collin County line and Preston Road was not altered, according to a presentation at the meeting.

The county will review all public

comments gathered during the meeting, then present it to commissioners for a vote. There is no timeline as to when commissioners will vote for or against the realignment.

Durham also said a surveyor will appraise the affected land. This process will take several months. It could be nine months or longer before the county starts making offers to landowners, he said.

When complete the Collin County Outer Loop would extend east from the Denton County and Collin County line then south to Rockwall County. More history on the Outer Loop can be found at www.collincountytx.gov/mobility/pages/outerloop.aspx.

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McKinney ISD student aviation program forms partnership with American Airlines

BY **CASSIDY RITTER**

A new partnership between McKinney ISD and American Airlines creates a pathway for students interested in aviation another opportunity to learn about the field from experts.

The partnership, which began Sept. 6, allows American Airlines representatives to work with students at the campus level, host field trips to the airline's facility, serve on MISD's Career and Technical Education Aviation Advisory Council and participate in MISD aviation days at the McKinney National Airport, according to a news release.

The next five years will present many opportunities for aspiring pilots

as a large number of veteran pilots approach retirement age, said David Tatum, director of pilot recruiting and development for American Airlines, in the release. Becoming a pilot requires hard work, but the path is there, he said.

"We want [students] to be well educated about the profession," Tatum

said. "There are a lot of opportunities. ... We need a lot of great people, and so we know that starts at the high school level."

When the aviation program at MISD launched in 2011, the program had about 40 students. In 2013 the program had grown to about 200 students, according to the release.

During the fall 2017 semester, the program enrolled 208 students across all three high schools.

The aviation program has a Federal Aviation Administration-approved flight simulator and partnerships with Southwest Airlines, the city of McKinney, LeTourneau University and Monarch Air.



McKinney ISD is partnering with American Airlines for the district's aviation program, which began Sept. 6.

COURTESY MCKINNEY ISD

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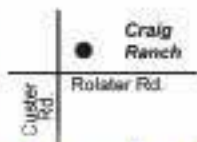
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CITY & SCHOOL

News from McKinney and McKinney ISD

City launches new land-management software

MCKINNEY The city of McKinney hopes to streamline its development process with the launch of a new land-management software system called EnerGov.

The new system, which launched Oct. 16, is expected to streamline the process for developers, improve data quality and increase public access to information provided by the development services division, according to a news release from the city.

EnerGov also offers a citizen self-service portal that will allow the community and developers to apply for permits, request inspections, create new development cases and view real-time data on their respective projects. This portal can be accessed on a smartphone, tablet or computer.

Code enforcement officers, inspectors and other land-use officials will also be able to update and access data in the field to provide timely and relevant data.

Amendment makes it easier for food trucks to operate in the city

MCKINNEY City Council amended the city's code of ordinances related to temporary uses at an Oct. 17 meeting, making it easier for food trucks and food truck parks to operate in the city.

Under the ordinance food trucks may engage in sales operations from 8 a.m.-10 p.m. Food truck courts, which are defined as a property used or developed to accommodate one or more food trucks as the primary use of the property, can engage in sales operations from 7 a.m.-midnight.

Exceptions to this ordinance include a "special event that is properly licensed pursuant to a special event permit issued by the city," such as if the food truck is a vendor at a permitted farmers market or is located on public property at the request of the property owner.

'Meet Me in McKinney' campaign launches to land Amazon's second headquarters in North America



This rendering shows what Amazon's second headquarters could look like in Honeycreek.

MCKINNEY "Meet Me in McKinney" is a new campaign launched by Creu Capital Oct. 17. The goal of the campaign is to attract Amazon.com Inc.'s second North American headquarters by allowing the community to share its story about McKinney and highlight what makes the city unique.

Amazon announced in early September its plans to open a second North American headquarters. Shortly afterward, McKinney Mayor George Fuller announced he and city staff would "proactively pursue a deal with Amazon."

The Jorba family donated a 100-acre property located in Honeycreek,

a 2,500-acre mixed-use development in the northwest sector of McKinney, to the city as one of the city's top locations for a potential Amazon headquarters, said Santiago Jorba, owner of Creu Capital LLC, in a news release.

The campaign also includes a video highlighting different aspects of the city. The video can be found online at www.meetmeinmckinney.com.

Cities and regional economic development organizations had until Oct. 19 to submit proposals to Amazon. The tech giant is expected to make a selection in early 2018.

City floats 45-year deferment to owners of potential annexation land; council eyes vote on incorporation

MCKINNEY The city of McKinney will offer landowners in areas the city is considering annexing a 45-year deferment after council asked city staff to move forward with the offer during an Oct. 25 public hearing. If signed, the land will not be annexed and owners will not have to pay city taxes for at least 45 years as long as the land use remains the same.

Two versions of the agreement will be sent to landowners in a matter of days, City Manager Paul Grimes said. The city is hoping to have these agreements signed and returned by Nov. 8, he said.

One version of the agreement offers landowners a 45-year deferment contingent on City Council's vote on the proposed annexation Nov. 15. Should landowners choose to sign this agreement and council votes to move forward with the annexation, the land will not be incorporated into the city limits for 45 years. If council votes not to move forward with



Council held three public hearings regarding the city's proposed annexation.

the annexation, the agreement will be null and void.

Another version of the agreement offers landowners a 45-year deferment but is not contingent on council's vote. If landowners sign this agreement, the city cannot annex the land for 45 years regardless of how council votes on Nov. 15.

If landowners previously signed an agreement and choose to sign a new 45-year agreement, the old agreements will be thrown out, according to city staff.

MSID amends student code of conduct

MCKINNEY ISD During an Oct. 24 McKinney ISD board of trustees meeting, trustees amended a portion of the student code of conduct related to removing someone from school property or an event.

The district has always been able to remove someone if they pose a substantial risk of harm to anyone or behaves inappropriately for a school setting, according to a presentation given at the meeting.

The new language added requires a verbal warning to the student, participant or attendee before removal.

If the behavior continues, the district may "bar the person from entry, or order removal" and provide the person with written information explaining the appeal process at the time of removal, according to district documents.

The code provides guidelines and district policy to enrolled students and their parents or guardians.

CITY & SCHOOL HIGHLIGHTS

MCKINNEY ISD With no weather delays, sewer facilities will be operational at the McKinney ISD stadium April 1, and the event center expects to be substantially complete Jan. 23, according to a presentation at the Oct. 24 board meeting.

MCKINNEY Council named an 11-acre neighborhood park located on Millbend Drive, the George Webb Park during an Oct. 3 meeting. The park will include a play structure, musical station, basketball court, trails, pavilions and more.

MEETINGS

Collin County Commissioners Court

Meets Nov. 6 at 11 a.m. and 1:30 p.m., and Nov. 13 and 20 at 1:30 p.m.
www.collincountytx.gov

McKinney City Council

Meets Nov. 7 and 15 at 6 p.m.
www.mckinneytexas.org

McKinney ISD

Meets Nov. 14 at 7 p.m.
www.mckinneyisd.net

For instant coverage of these meetings, follow us on Twitter:
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5252 W. University Drive, McKinney, TX 75071



Owner Elaine Krazer opened Pacific Tradewinds Coffee Co. in McKinney in 2015.

3 FUN FACTS



Central Market carries TexaKona coffee products statewide.



The coffee shop is home to a coffee museum that has a collection of pieces, some dating back to the 1800s and others originating in the Middle East.



To get a variety of the TexaKona coffee blends, join the coffee club, and coffee will be shipped monthly.



1

Pacific Tradewinds Coffee Co.

Local roastery brings Hawaiian coffee beans to McKinney

BY JEAN ANN COLLINS

The Krazer family is bringing a little bit of their Hawaiian farm to McKinney in the form of Kona coffee, or Hawaiian-grown coffee.

TexaKona coffee is roasted in McKinney and can be found at Pacific Tradewinds Coffee Co.'s roastery at 3103 N. McDonald Road, which opened in 2015.

"We like to say this is where hula meets howdy," co-owner Elaine Krazer said. "The coffee beans are shipped from our farms on the Big Island in Hawaii, and we roast them right here in McKinney."

What started as a simple roastery has turned into a coffee shop, where the first cup is always free.

"We have found our niche, and now this place has a personality," Elaine said. "We believe community happens over a cup of coffee, and this is a cool place to be."

Elaine and David Krazer, co-owner and Elaine's husband, said their roastery has morphed into a place that is similar to a winery and a place individuals can come for a good cup of coffee.

"We found that people would come in to pick up

their coffee, and they wanted to stay and be here," Elaine said. "So we have tastings, and now we rent the place for book and car club gatherings and all sorts of people who want to get together."

At the roastery the beans must be stored in a climate-controlled and airtight facility at 70 degrees Fahrenheit with 70 percent humidity.

Although David often has his hands full with the roasting process, he still makes time to give tours of the facility. On the tour he talks about how his Kona green bean, which creates a ripe and ready-to-roast coffee, is "distinct coffee that's the opposite of the deep, harsh, bitter coffees with a bite at the end."

The Krazers said their journey led them to McKinney because they were looking for a manufacturing site as opposed to a retail strip.

"This space suits us well for what we do, but it is difficult for people to know we are here," Elaine said. "We get most of our business from repeat customers and word of mouth. People just need to know how to find us."



2



3

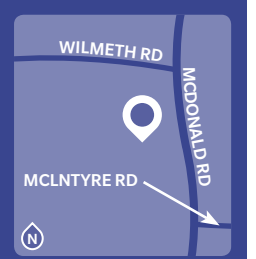
1: Roaster and co-owner David Krazer said the beans must be stored in an airtight facility. **2:** Manager Patrick Krazer uses the pour-over method of making a cup of Kona coffee. **3:** Coffee bean bags can be custom-ordered without the need to buy in mass quantities.

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DINING FEATURE



1

Thai Noodle Wave

Owners' travels and childhood inspire cuisines

The owners of Thai Noodle Wave said they pride themselves in offering authentic Thai cuisine.

Rosie, who grew up in Thailand, and her husband, Pete, opened the McKinney restaurant in 2010 and have three other locations with the original opening in 2003 in Richardson.

"My wife's family has had restaurants her whole life, so I guess it was natural for her to go into the business," Pete said. "She learned to cook when she was 16 from her dad and grandpa and went to cooking school in Thailand for two years."

Pete attributes the restaurant's success to the food.

"Our entrees are full of flavor," he said. "If you've never experienced

a good Thai restaurant, it's time to come to our place."

Noodle Wave has new specials twice a month, and Pete and Rosie find ideas for the recipes during their travels.

"We travel a lot, and we always find new ideas we want to try [at Thai Noodle Wave]," Pete said. "We'll go to Thailand and bring what they have back with us. In Thailand we went to a Kentucky Fried Chicken and they had this crispy chicken, and we thought, 'Why not?' So we make Crispy Chicken Green Curry."

As a co-owner and chef, Pete said he knows his place at Noodle Wave.

"Rosie's the [lead] chef; I'm just a chef," he said.

Rosie personally trains every chef



2



3

BY JEAN ANN COLLINS

THREE DISHES TO TRY

1 Pad Thai Noodle (\$14.45 with shrimp)

This traditional Thai noodle dish comes with bean sprout, eggs, tofu, scallions and peanuts stir-fried in a sweet and tangy sauce.

2 Mongolian Beef (\$13.95)

The marinated slices of beef are served over seasoned mixed vegetables.

3 Crispy Chicken Green Curry (\$11.95)

These crispy chicken breasts are served with Noodle Wave's green curry sauce and jasmine rice.



Owners Rosie and Pete Keopaseut received a 2017 award from McKinney Online as the best Asian restaurant in McKinney.

Thai Noodle Wave

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2017

COMPILED BY CASSIDY RITTER
DESIGNED BY JEAN HENRIC

HOLIDAY GIFT GUIDE

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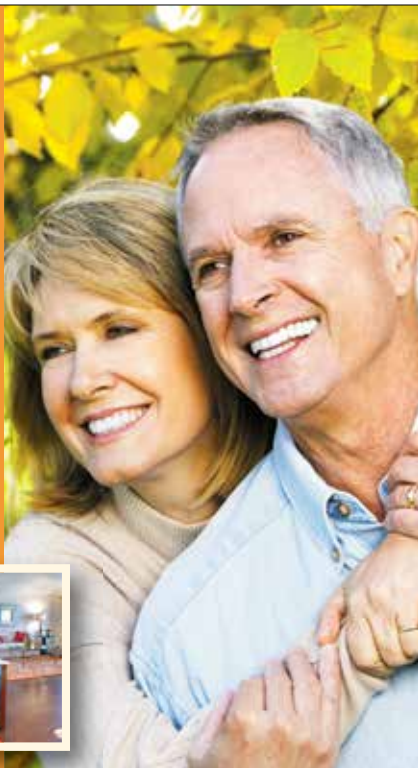


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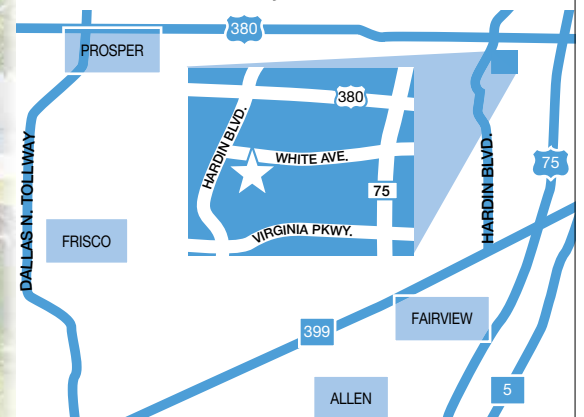
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TRANSPORTATION

With 2 major stages to go, US 75 construction project continues; should end in 2019

PLANO Construction near the intersection of US 75 and President George Bush Turnpike will undergo two more major stages before roadway conditions begin to improve and congestion near downtown Plano is relieved, a Texas Department of Transportation spokesperson said.

“[Crews] are going to be shutting down half of the [Plano Parkway] bridge and reconstructing it. ... There is very limited east-west locations going across [US] 75, so we are kind of limited to 15th Street and Plano Parkway itself,” Plano Transportation Engineering Manager Lloyd Neal said.

The construction, which is projected to last into early 2019, includes the expansion of the exit and entrance ramps to and from US 75 and PGBT as well as the reconstruction of the Plano Parkway bridge over US 75.

The Plano Parkway bridge is next in line to begin construction with an anticipated project start date of Nov. 11.

Crews will begin demolishing and rebuilding half of the Plano Parkway bridge, causing both directions of traffic to be diverted to two lanes on the operational half of the bridge, TxDOT spokesperson Ryan LaFontaine said. Crews will also close the southbound high-occupancy vehicle lanes on US 75 .

Once construction is complete on the first half of the bridge, crews will divert traffic to the renovated side and begin demolishing and rebuilding the other side. The bridge construction will allow room for lanes to be added to the entrance and exit ramps to and from PGBT, LaFontaine said.

The PGBT to northbound US 75

ramp construction also includes an additional lane for motorists traveling on the access road to bypass traffic along the Plano Parkway intersection.

Crews have already completed construction of exit and entrance ramps onto US 75 located just south of 15th Street.

FULL STORY **BY GAVIN PUGH**

US 75 CONSTRUCTION TO AFFECT ON-RAMPS, PLANO PARKWAY TRAFFIC

US 75 construction in south Plano could have implications for businesses that rely on the roadways to provide access to their storefronts. The construction includes demolishing and rebuilding the Plano Parkway bridge, as well as the expansion of ramps stemming to and from President George Bush Turnpike. A Texas Department of Transportation spokesperson said the projects should end in early 2019.



SOURCE: TEXAS DEPARTMENT OF TRANSPORTATION/COMMUNITY IMPACT NEWSPAPER

DEVELOPMENT

Some commercial tenants bail as Wade Park delays its opening date until 2018

FRISCO The expected opening date for Wade Park’s first phase has been pushed back to 2018, according to an incentive agreement with the developers of the 175-acre mixed-use project.

The delay postpones the opening of Wade Park’s tenants, some of which have been announced for a few years. Several of the 23 announced tenants, including Hotel ZaZa, are no longer committed to Wade Park. Blo Blow Dry Bar, The Lash Lounge and Bread Zeppelin have also pulled out of the project, representatives from the businesses said. Representatives from The Rustic and Torchy’s Tacos would not confirm whether the restaurants are still committed.

Frisco residents have been waiting since 2014 for the highly anticipated Whole Foods Market, which was first projected to open in 2015. The health-conscious supermarket chain is still committed to the project, but

its opening date has moved to 2019, said Stan Thomas, CEO of Thomas Land & Development, Wade Park’s developer. City officials first approved Wade Park’s incentive agreement in 2015 with an expected opening date in late 2017.

The city amended the agreement in January with a new deadline of late 2018. Under the amended agreement, the developers would receive up to \$40 million from the city and \$7 million from the Frisco Economic Development Corp. and Frisco Community Development Corp. if certain elements of the development were delivered.

Thomas said some retail strips will open in 2018 with a grand opening scheduled for spring 2019. He said new tenants have signed leases for Wade Park in the past two months, and he expects to have new tenant announcements soon.

FULL STORY **BY LINDSEY JUAREZ**

ANNOUNCED TENANTS

Since 2014 nearly two dozen businesses have committed to Wade Park. Some businesses, including the much-anticipated Whole Foods Market, are still committed. However, reporting from *Community Impact Newspaper* found that some tenants have pulled out of the development.

KEY

- Retail
- Dining
- Hospitality
- Entertainment
- Beauty
- Committed
- No longer committed
- Would not confirm
- Did not respond by press time

NAME	STATUS	OPENING DATE
Whole Foods Market	✓	2019
Arhaus	◇	-
Sur La Table	◇	-
Paper Source	◇	-
Tyler’s	✓	summer 2019
Anthropologie	✓	fall 2018
Free People	◇	-
Yard House	✓	TBD
Steak 48	◇	-
The Rustic	○	-
Luna Grill	✓	summer 2018
Fireside Pies (formerly Thirteen Pies)	◇	-
Steel City Pops	◇	-
Torchy’s Tacos	○	-
Bread Zeppelin	✗	-
Hotel ZaZa	✗	-
Langham Hotels & Resorts	✓	2020
iPic Theaters	✓	2019
Pinstripes	✓	2019
Blo Blow Dry Bar	✗	-
MiniLuxe	◇	-
The Lash Lounge	✗	-
Elle K	◇	-

SOURCES: THOMAS LAND & DEVELOPMENT, CITY OF FRISCO, GAMMA REAL ESTATE/COMMUNITY IMPACT NEWSPAPER





WHERE TO PARK IN?

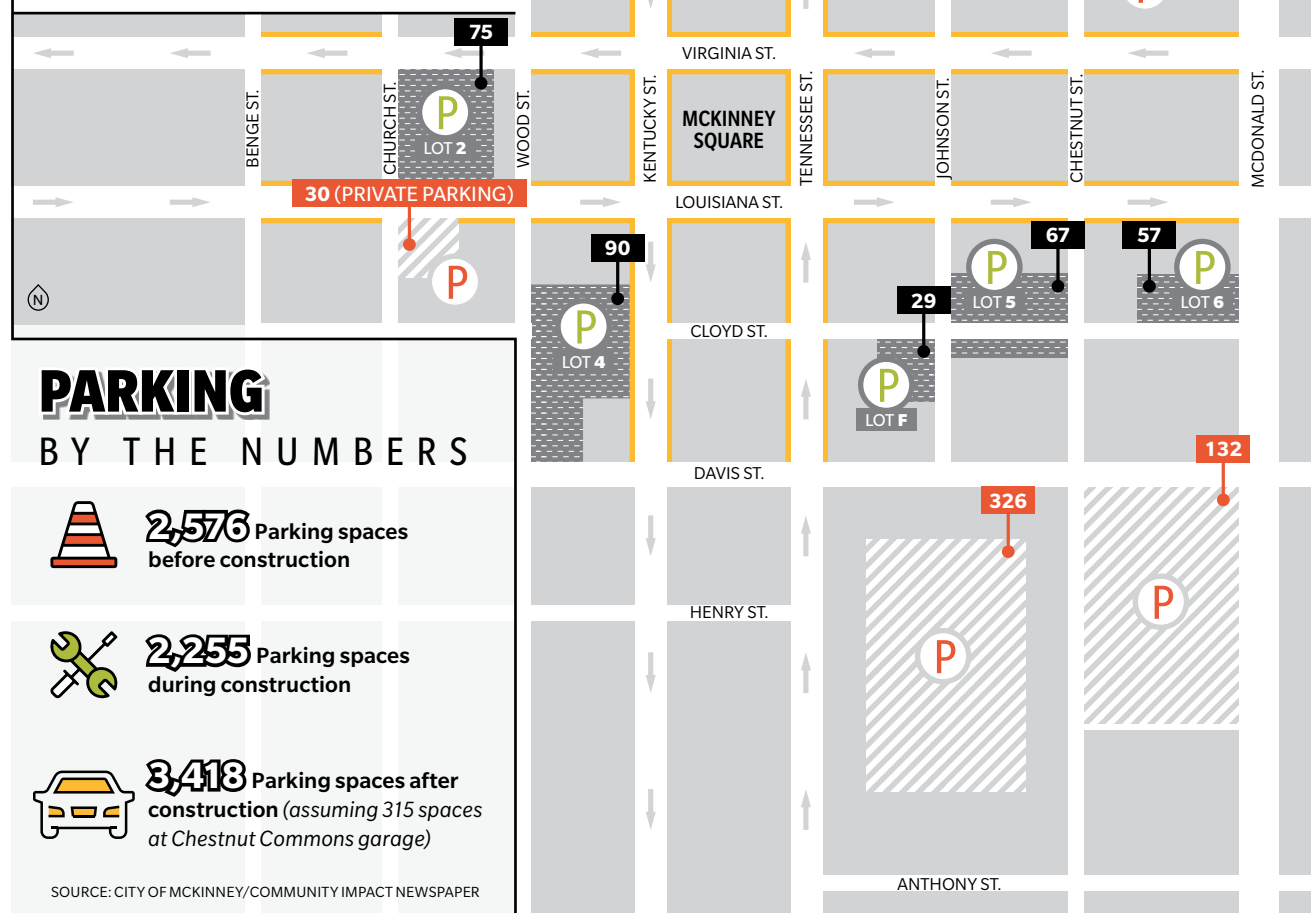
downtown McKinney

DESIGNED BY **JONATHAN MCGINNIS**
COMPILED BY **CASSIDY RITTER**

As holiday events begin in downtown McKinney, it is important drivers know where to park. Here is a map showing available parking spaces this holiday season along with the anticipated parking garages in downtown.

KEY

-  Current parking spaces
-  Parking under construction
-  Street parking spaces (not including residential)
-  One-way street



CONTINUED FROM 1

Prior to construction, downtown offered 2,576 parking spaces, according to the city's 2014 parking study. As construction continues throughout the holidays, there are 2,255 public parking spaces available, but that number is expected to increase to approximately 3,418 when the parking garages and the Playful Corp. lot opens, Shelton said.

"There's a squeeze on parking today, but once we build the lots and the garages we have planned, I think everyone will be happy with the results," he said.

GROWING PAINS TO END IN 2018

A planned parking garages and parking lot will be located south of the square, one will be located southwest of the square and another is planned northeast of the square.

The parking garage at Davis at the Square, located at the southeast corner of Davis and Tennessee Streets, will have 201 public parking spaces and expects to open in early 2018. When the 9-acre development surrounding the garage opens, an additional 119 street spaces will open nearby, Shelton said.

The Playful Corp. parking lot located at the southwest corner of

McDonald and Davis streets will offer 132 spaces to the public during nights and weekends. This is expected to be open summer 2018, Playful Corp. Operations Manager Jessica Spence said in an email.

McKinney City Council is re-evaluating the third parking garage, Chestnut Commons, located at the southeast intersection of Herndon and Chestnut streets.

Current plans for the structure include 315 spaces and leave Herndon open.

If council votes to close Herndon, the parking structure will offer about 400



Chestnut Commons will have 315-400 parking spaces when complete.



McKinney DASH is a free shuttle program that offers drop off and pickup in downtown.

DASH operates Monday-Wednesday from 11 a.m.-3 p.m., Thursday from 11 a.m.-6 p.m., and Friday-Saturday from 11 a.m.-3 p.m. and 6-10 p.m. with no operating hours on Sunday. However, times and traffic patterns may change during holiday events.

spaces. This structure plans to open in summer 2018, said J. Martin Sanchez, CEO of the Sanchez Group, which is developing the parking garage.

A fourth, private parking garage named 205 Louisiana garage will be added at the southeast intersection of Church and Louisiana streets that will only be open to building tenants.

"I feel with these downtown parking improvements and some of the developments ... [that they are] the right thing for downtown, but there are growing pains," Shelton said.

CURRENT PARKING

As holiday events, such as Home for the Holidays and Santa on the Square, begin in late November, the square and downtown businesses see an increase in traffic.

There are less parking spaces downtown now than there were during the 2014 holiday season.

Most public parking spaces can be found north of the square, Shelton said. There are eight parking lots to the north with 650 spaces, and four parking lots with 243 spaces are available to the south. An additional lot, which offers 75 spaces, is located between Virginia and Louisiana streets bordering Church Street.

In addition to parking garages, the city expanded two parking lots, adding

HOLIDAY EVENTS



NOV. 24-DEC. 17
Santa on the Square



NOV. 24-26, DEC. 15-16
MRT presents
"A Christmas Carol"



NOV. 25-26
Home for the Holidays



DEC. 2
Blind Nello Records
Christmas Party

*This list is not comprehensive

SOURCE: CITY OF MCKINNEY, VOLUNTEER MCKINNEY/
COMMUNITY IMPACT NEWSPAPER

at various times and does not operate on Sunday. However, times and traffic patterns may change during holiday events, Shelton said.

PARKING DIRECTLY ON THE SQUARE

The problem with downtown McKinney has always been that there are not enough parking spaces directly on the square, Shelton said.

"That's always been the struggle—getting parking downtown but also getting customers to know where the available parking spaces are," he said. "[Visitors] can go two blocks away and find available spaces. There's nothing you can do to add spaces on the square without tearing down buildings. That's not going to happen."

Some residents, such as Ronnie Thomason, owner of Thomason Tire, do not think the city has a parking problem but rather a walking problem, because people do not want to walk to the square and would rather find a place to park on the square.

Terry Box, a former Collin County sheriff and lifelong McKinney resident, said parking in downtown has been a hassle for the past 20 years when the area gained popularity and became a destination.

In the past year to year in a half, parking has improved, though, Box said.

"I've never failed to really find a parking space if I go downtown," he said. "It may not be convenient and [I've] had to circle several times, but the only time it's ever really a hassle is when they close the square off or they block all the streets off around the square."

The square closes to through traffic for Home for the Holidays, Scare on the Square and other major city events, which take place about eight times each year.

The city typically conducts a parking study every three or four years and plans to conduct another one when some parking garage projects are complete, Shelton said.

"I would say that there's no silver bullet," he said.

"There's no one thing we can do that's going to solve all the problems for parking downtown. These are steps in the right direction, but they're not the only steps, and we'll continue looking at parking and constructing parking over the next several years as we need it."

"I FEEL WITH THESE DOWNTOWN PARKING IMPROVEMENTS AND SOME OF THE DEVELOPMENTS ... [THAT THEY ARE] THE RIGHT THING FOR DOWNTOWN, BUT THERE ARE GROWING PAINS."

—ASSISTANT CITY MANAGER BARRY SHELTON

supplementary parking spaces. These lots reopened Sept. 22.

Lot 1, located at the northeast corner of Tennessee and Hunt streets, now offers 172 spaces compared to the 106 it offered prior to construction.

The First United Methodist Church parking lot, also called Lot H, located at the northwest corner of Logan and Kentucky streets was also revamped to add an additional 47 public spaces. This lot now offers 91 public spaces.

"I think in the meantime, [these projects] will cover our parking needs," Shelton said.

Those visiting downtown also have the option to take McKinney DASH, or the Downtown Area Shuttle, to and from the square and parking lots. The free downtown shuttle

program launched in June with hopes of alleviating downtown parking congestion, according to city officials.

"DASH has been very successful, and the idea is to help get people from some of the more perimeter parking lots down to downtown and back with all their stuff they bought from our downtown merchants," Shelton said.

DASH operates Monday-Saturday

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HARVEY'S EFFECT ON NORTH TEXAS

Experts say North Texas will not feel the financial effects of Hurricane Harvey until between the end of November and January because Houston residents need to evaluate the damage and cleanup before rebuilding what was lost.

DESIGNED BY JONATHAN MCGINNIS | COMPILED BY CASSIDY RITTER



● **AUG. 25**

Harvey hits Houston and parts of South Texas.



Homeowners and developers file insurance claims.



Homeowners and developers may begin repairs, if they take photos of the damage first. Adjusters will visit the site and assess the damage.



Funding is released to homeowners and developers.



● **END OF NOV.-JAN.**

Construction to rebuild begins.

- At this time North Texas construction workers may go to Houston.
- Material costs are likely to increase as the demand in Houston increases.

SOURCES: METROSTUDY AND FEDERAL EMERGENCY MANAGEMENT AGENCY/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

McKinney Mayor George Fuller, who has been a developer for more than 30 years. “Will they be sustained? Hopefully not, but it’s tough once prices get up to a certain level and labor will go to the highest bidder.”

Harvey made landfall in Houston and nearby towns Aug. 25. However, developers and real estate consultants say the full effects from the storm would not be felt in North Texas until the end of November at the earliest.

“It’s a process, so I really think it’s about 90-150 days from when Hurricane Harvey hit that we’re going to start seeing [its effects],” said Paige Shipp, regional director at Metrostudy, a real estate consultant company in the Dallas-Fort Worth area.

When the full effect is felt in North Texas it will leave an impression on developers and new homebuyers.

“What you will find is that everybody along the chain will try to absorb some of that cost, but ultimately that costs will be passed on to the final consumers,” said J. Martin Sanchez, CEO of the Sanchez Group, a planning, civil engineering and real estate firm.

WHY THE DELAY?

North Texas has not yet felt the full effects of Harvey because cleanup work has to be done in Houston and nearby cities prior to rebuilding, Shipp said.

Houston is still assessing storm damage, which Gov. Greg Abbott estimates to be between \$150 billion and \$180 billion.

Homeowners, businesses and developers have to go through the insurance

claims process before funding is available for rebuilding, Shipp said. As rebuilding begins, the cost of materials and labor is expected to increase.

As of Oct. 26, the National Flood Insurance Program has paid out \$2.821 billion to people affected by Hurricane Harvey, according to John Miles Jr., Federal Emergency Management Agency Region VI representative, and approximately 90,000 claims have been filed in Texas since Harvey hit. Due to the increased number of claims filed, all timelines for adjusters to visit sites has “gone out the window,” Miles said.

“We’ll know when lumber’s going to [increase],” said Phil Crone, executive officer at the Dallas Builders Association. “We’re going to know when sheet-rock [increases]; we’re going to know [when] brick [increases]; and it’s all just going to follow sequentially throughout the construction process because everybody is going to get started in that 90-day window when they have all of the finances sorted out.”

MATERIAL COST INCREASE

For homes affected by the hurricane, materials 4 inches from the ground and below will be in short supply when reconstruction begins in Houston, Shipp said. This includes appliances, cabinets, carpet, doors, lumber, sheetrock, baseboards, tile, windows and wiring.

Shipp said some Metrostudy members are reporting that lumber is already up 12 percent since the hurricane. Shipp said she thinks this is because suppliers are increasing prices now in preparation for what is to come.

“BASED ON WHAT WE SAW AFTER [HURRICANE] KATRINA ... I WOULD GUESS THAT IN SOME PRODUCTS FOR SOME PERIOD OF TIME WE WILL SEE INCREASES OF 20 PERCENT, EASILY. WILL THEY BE SUSTAINED? HOPEFULLY NOT, BUT IT’S TOUGH ONCE PRICES GO UP.”

— MCKINNEY MAYOR GEORGE FULLER

“There’s going to be spikes and I think we’re going to see increases in some products and some labor forces [up to] 20 percent, and then others won’t be effected near as much,” Fuller said. “Maybe on average it’s hopefully not anywhere near 20 percent, but it’s going to be enough to really impact any and everything that’s been planned to date based on pre-disaster numbers.”

Local developers, including Sanchez, are also keeping a close eye on the potential effects of Harvey.

Sanchez spoke to McKinney City Council during a September meeting about

the construction of a parking garage he is developing. During the meeting, council voted to delay construction on the structure for 60 days to further analyze options, including location and number of parking spaces, for the garage. Sanchez spoke in opposition to this delay, saying Harvey will likely increase the cost of materials for the structure.

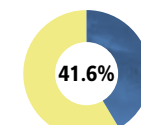
In a worst-case scenario, Sanchez said increases will be no more than 20 percent.

Aaron Graham, senior vice president of sales and marketing for Highland Homes, which is building homes in Trinity Falls, said in the Dallas region Highland has seen lumber increases ranging from \$1,200-\$1,400 per house in one month.

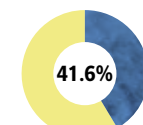
MARKET ANALYSIS

MetroStudy, a real estate consultant company, surveyed its members on Harvey’s impact. The majority of respondents were builders, developers, vendors or suppliers, and 51.1 percent of respondents were from the Dallas area.

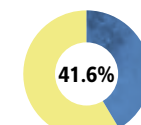
Over the next 12-18 months, what will be the impact of Harvey on your local market from a demand perspective?



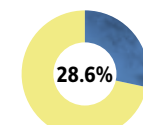
Increased rental demand



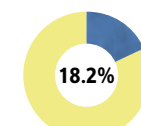
Increased new home demand



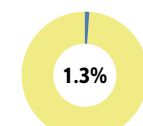
No change



Increased resale demand

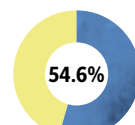


Increased remodeling demand

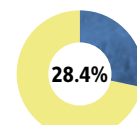


Decreased new home demand

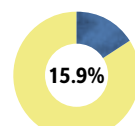
Has anything changed in your local office as a result of Hurricane Harvey?



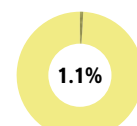
Not yet, but I expect there to be an impact



Some impact already



No, and I don't expect it to have an impact in the near future



Immediate huge impact

“There’s probably another round of a very similar type of increase coming [in November],” he said. “Street pricing usually lags behind what’s printed. Recent lumber updates have shown that increases are beginning to lessen, but we still anticipate increases coming. ... We just haven’t seen the full impact yet.”

Some of these costs will be passed along to customers, including homebuyers and businesses, but often times developers will reduce their margins, or experience margin erosion, meaning the developer will bring in less profit to accommodate for the increased cost of materials and labor, Graham said.

When the market is good and a lot of land is being developed, margins for builders are thinner, Crone said. Developers make up for thin margins by developing more, but margins will only shrink to a certain degree, he said. The rest of the costs will be passed to future homebuyers.

LABOR SHORTAGE

Lit Chiropractic, a new business expected to open at the beginning of November on McKinney Ranch Parkway, has already felt the effects of Harvey, according to owner Kha Do.

“Basically, I had a set date to open. ... Then all of a sudden my contractor told me that all of his workers were headed towards Houston,” he said. “And then everything slowed down, and he had to find workers.”

Do said no work was done on his location for about a week, and then only one worker was willing to do the job. Having fewer workers and a week-long delay caused his opening to be pushed back a month.

Some builders and businesses will feel the effects, and some will not, Shipp said.

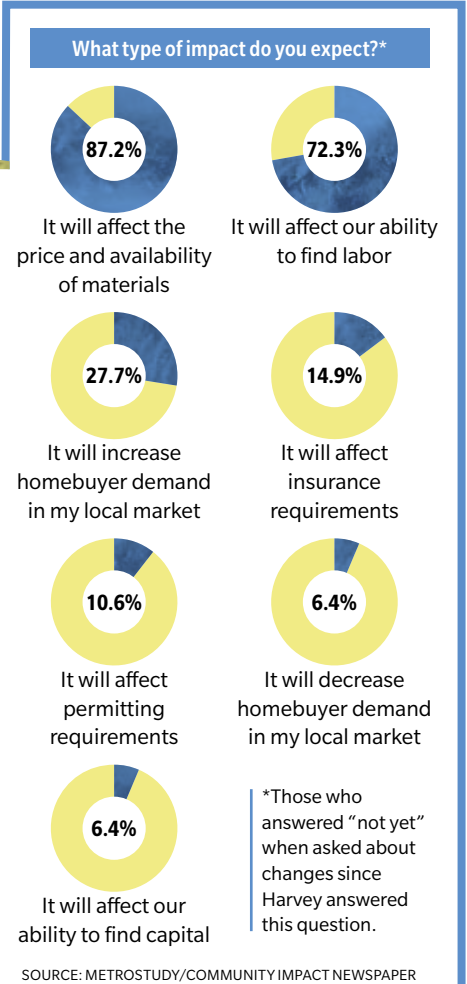
The Dallas Builders Association has approximately 400 members, many of which said labor is still their top concern, Crone said. Members said subcontractors already have all the work they can handle in the Dallas area with the workers in the area now.

Graham said Highland Homes has seen labor migrate to Houston, but not a substantial amount. To stay competitive, he said contractors have to remain competitive in pay and have enough work in the Dallas-Fort Worth region to keep workers busy.

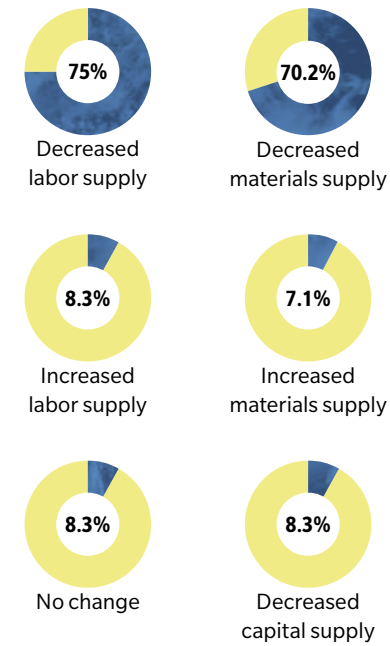
Small builders are going to struggle to keep contractors in the region more than large builders will, because larger builders have plenty of work to commit to the labor, Graham said.

“Labor is still first and foremost the biggest challenge that [contractors] face,” Crone said. “Fortunately for us, a hurricane isn’t going to make that situation worse, but it’s still bad, no doubt about it.”

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Over the next 12-18 months, what will be the impact of Harvey on your local market from a supply perspective?



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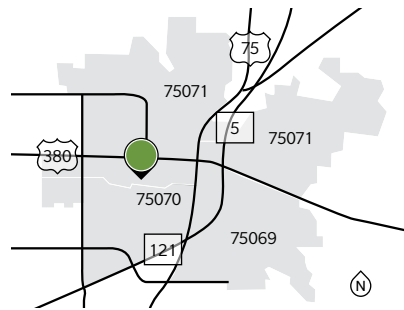
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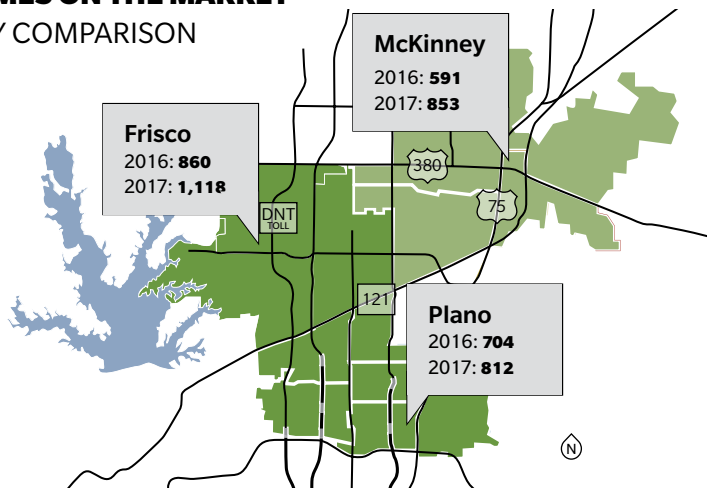
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The assisted-living community is caters to individual needs and choices of residents. The community will feature 91 apartment units, and each apartment will have a kitchenette and large bathroom with a curbless shower.



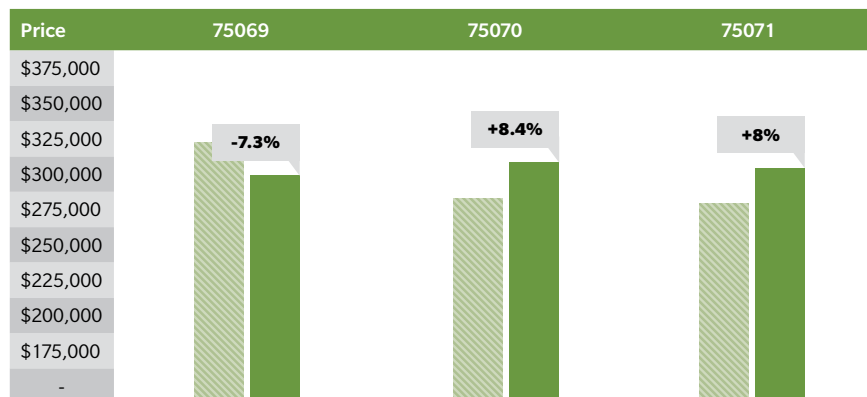
HOMES ON THE MARKET CITY COMPARISON



MARKET DATA

HOMES SOLD (SEPTEMBER 2017)

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



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

FEATURED DEVELOPMENT

LEGEND ASSISTED LIVING AND MEMORY CARE OF MCKINNEY

Builder: Legend Senior Living

Estimated completion date: March 1

Price range: \$3,495 and up

Square footage: 81,596 (total building; size per room varies on needs)

Bedrooms: 1-2

Bathrooms: 1

Number of units: 91

Amenities: emergency call system, day spa, restaurant-style dining, internet cafe, bistro, large kitchen, movie theater, personal care suite



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

MARKET DATA COMPARISON

SEPTEMBER 2016 SEPTEMBER 2017

Homes on the market
591 — — **853**

Average days on the market
32 — — **48**

Homes under contract
210 — — **230**

Median sale price
\$294,250 — — **\$315,000**

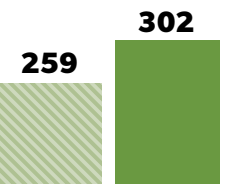
Percent of original price received
97.6% — — **95.9%**

NEW LISTINGS

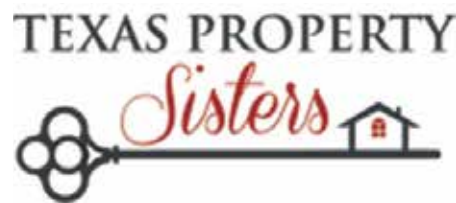
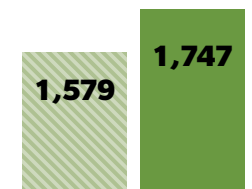
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DEALS THIS MONTH

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Cookies in Bloom	29
Pacific Tradewinds Coffee	29
Planet Smoothie	29
Rockfish Seafood Grill	28

NON PROFIT

Myers Park & Event Center	29
Habitat for Humanity and ReStore	28

OTHER

1911 Academy	28
--------------------	----

PET HEALTH/SUPPLIES

Wild Birds Unlimited	27
----------------------------	----

RETAIL

Distinctively Hers	29
Dobson Flooring America	31
Escovedo Consulting	30
Experimac	28
Snug on the Square	28

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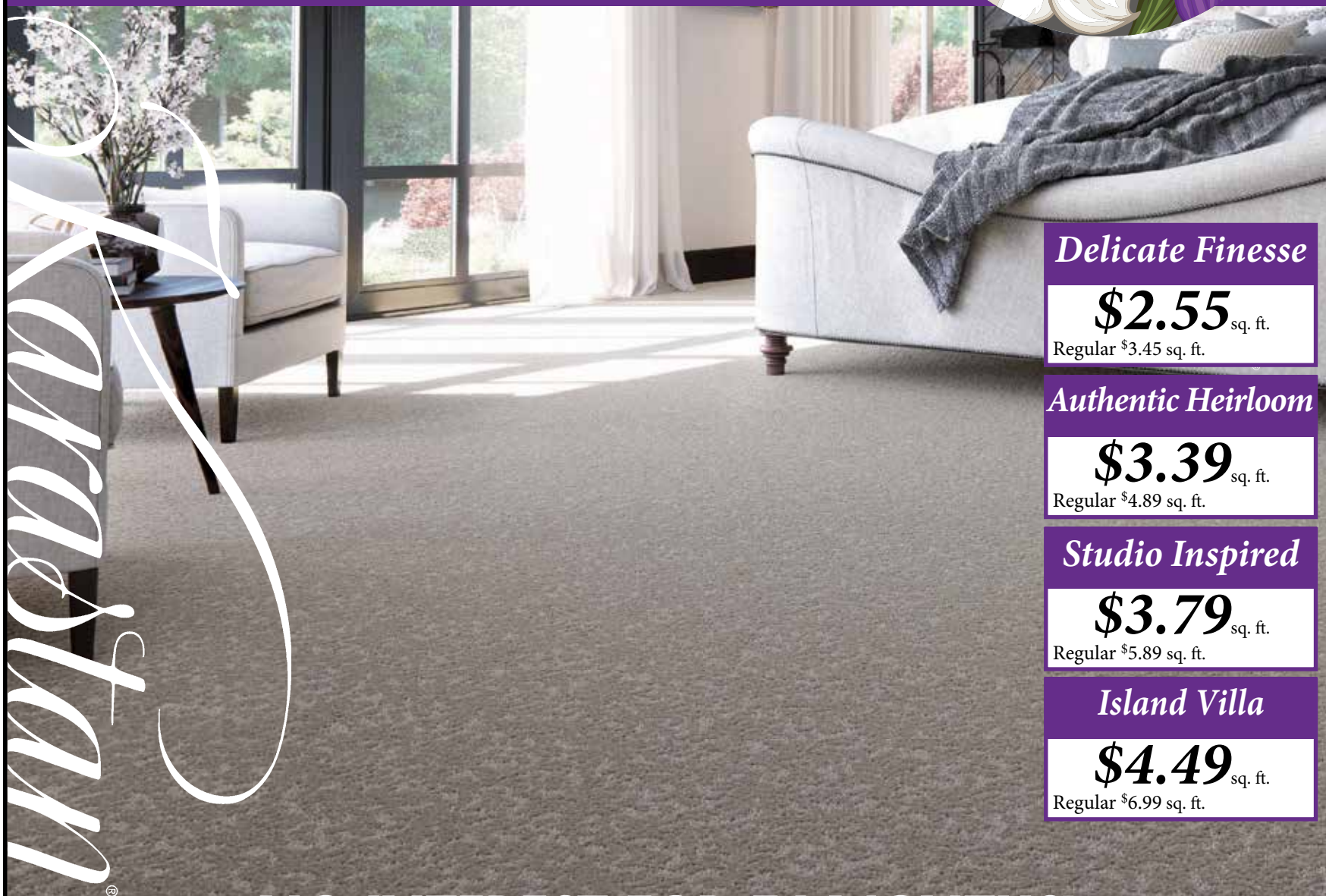


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