



ALL-NEW & COMPLETELY REDESIGNED

Volume 1, Issue 2 | May 7-June 3, 2015

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City officials: Here comes the boom

Completion of US 75 prompts city to annex land, prepare for expansion

By Marthe Rennels

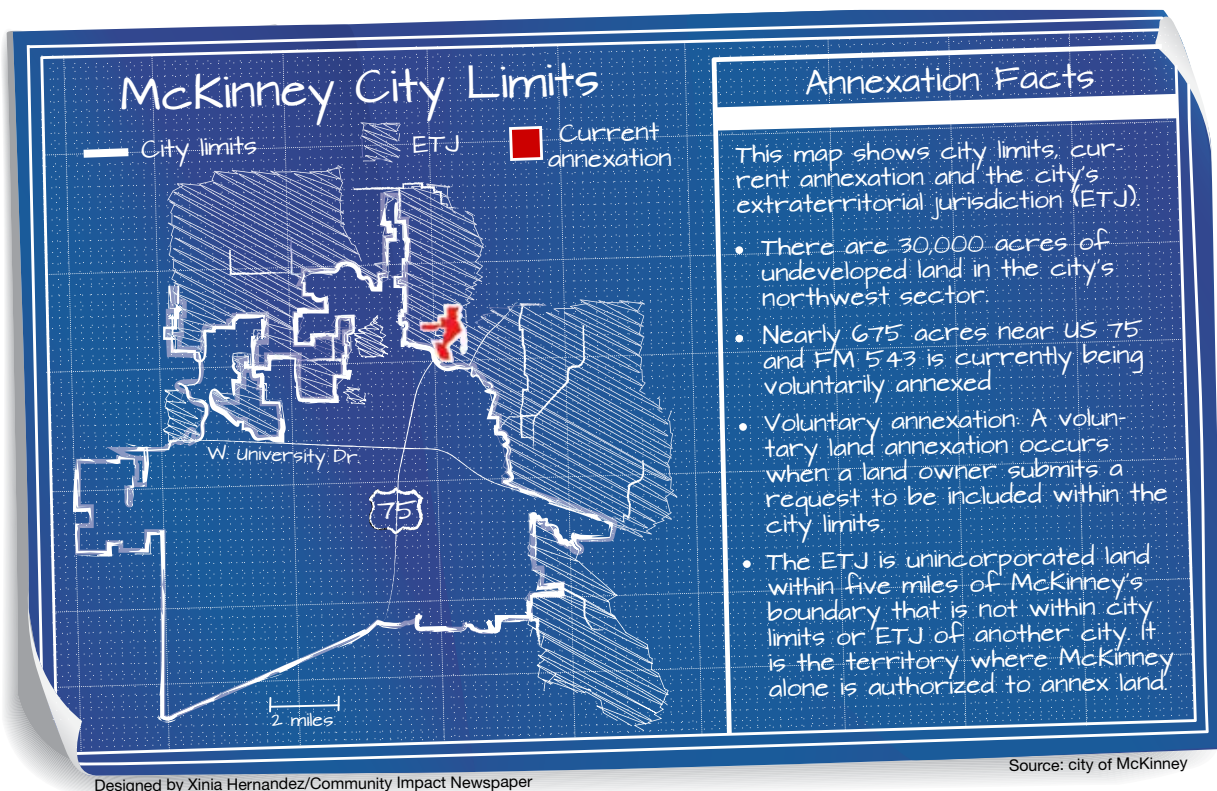
In the past 15 years, McKinney has seen an enormous population increase. In 2000 the city had 54,369 residents, according to the city. Today that number has almost tripled as officials estimate a current population of more than 155,000 people as of January.

According to city officials, this growing trend is not over and once construction is complete on US 75 this winter the city will soon be on the fast track to a development boom.

Economic development

For years business leaders have been moving their headquarters to blossoming areas of North Texas.

See **Development** | 18



The Information Center at Craig Ranch houses a 3-D model of David Craig's plans for development.

Craig Ranch in the sweet spot for area development

Residential units, entertainment venues in the works

By Regina L. Burns

In his 35-year career, Craig Ranch developer David Craig said he has never seen anything like the simultaneous deals that resulted in the relocations of the headquarters of Liberty Mutual, Toyota and FedEx to Collin

County-based locations. And 15 years ago when he bought the first 1,125 acres of Craig Ranch, he said he did not foresee that his property would be in a position to help fuel the economic engine for North Texas.

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Emmitt Smith Celebrity Invitational

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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. Now, with 20 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to nearly 1.5 million homes and businesses.

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FROM THE GENERAL MANAGER



Thank you, McKinney! Our launch has been a rousing success. We've had incredible support from the city and local businesses. We have received a lot of positive feedback from readers and advertisers all over the city. I'm very proud of my team and what we have accomplished. Our

mission to build a community of informed citizens and thriving businesses is clear as we continue to bring you hyperlocal community news.

This month we continue our coverage on the expansion of US 75 and what it means for the upcoming economic growth of McKinney. As highway construction comes to a close later this summer and in the early

months of 2016, we can expect an economic boom that will continue to propel us into the future. Speaking of future, we also take a look at the growth of Craig Ranch. David Craig had a vision 15 years ago when he purchased some farmland in southwest McKinney and will see it through to completion with the addition of more housing.

If you have any questions or ideas for the newspaper, please call 214-618-9026 or email lmcloda@communityimpact.com. We invite you to check out our newly redesigned website at www.communityimpact.com, follow us on social media and engage in the conversation about your community.

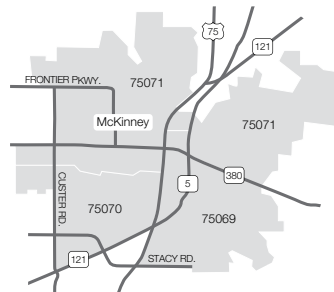
Larry McLoda

Larry McLoda

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WHO WE ARE



Publishers and founders John and Jennifer Garrett began *Community Impact Newspaper* after realizing the need for news with a hyperlocal focus in North Austin. It has grown to include eight editions in Central Texas and eight in the west Houston area. The Dallas/Fort Worth area has editions in Grapevine/Colleyville/Southlake, Frisco and Plano. Now this same unbiased coverage is being distributed to residents in McKinney.

WHY IS IT FREE?

Readers will not be billed because the paper is ad-supported. Editorial content is never paid for and has a journalistic integrity uncommon for a free publication.

WHO GETS IT?

The paper is mailed monthly to all homes and businesses in the coverage area. We do not mail to post office boxes, but copies are available at the McKinney Convention and Visitors Bureau, City Hall, McKinney Performing Arts Center, both city libraries, the *Community Impact Newspaper* office in Frisco and online at communityimpact.com.

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TAKE THE POLL

**What do you think about a mall
or major retail center coming to
McKinney?**

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IMPACTS

Map not to scale



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Now Open

1 North Texas Yoga, 104 1/2 N. Tennessee St., opened April 6 and offers a full schedule of yoga classes in several styles, including Vinyasa flow, Hatha, gentle and prenatal. 214-471-5920. www.northtexas yoga.com

Coming Soon

2 First Choice Emergency Room 5000 Eldorado Parkway, will open in July. FCER locations feature free standing, fully equipped emergency rooms with state-of-the-art diagnostic technology and on-site labs. 866-993-4778. www.fcerc.com

3 Emerald Cottages of Stonebridge will be opening July 1 at 2551 Alma Drive. The independent living center will aim to create a campus environment in its continuing care retirement communities and gives the option for assisted-living services in single-family environment. 972-885-8610. www.emeraldcottages.com

4 Piazza on the Green, 6200 TPC Drive, will open July 11. The Piazza is a wedding destination that features in house catering, unique decor and architecture, and state-of-the-art technology. The Piazza will be the only all-inclusive wedding venue at Craig Ranch. 817-520-0026. www.piazzaonthegreen.com

5 Townplace Suites by Marriott, 1832 Marketplace Drive, will open in August. The hotel will specialize in extended stays and features neighborhood-style living and casual suites. 214-726-9030. www.marriott.com/hotels/travel/daldm-townplace-suites-dallas-mckinney/

6 Hampton Inn & Suites, 2008 N. Central Expressway, will open June 1. The hotel is located near the intersection of US 75 and US 380. Guests can enjoy free local calls; room service; laundry; internet; free parking and has an indoor pool; whirlpool and health club. 972-542-6622. www.hamptoninn.com

Relocations

7 Richardson Communications, 201 W. Virginia St., relocated to its new location April 16. It is a boutique technology and communications consulting firm offering voice, data and cloud/IT execution strategies. 214-377-1743. www.richardsoncom.com

8 Towne Square Realty & Property Management relocated to 101 W. Louisiana St., Ste. 205 on April 1. Towne Square Realty specializes in property management of rental houses and apartments. 972-523-8919. www.movewithsunny.net

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9 Do It Yourself Pest and Weed Control, 1205 E. University Drive, relocated at the end of April and is celebrating 30 years of business in Collin County this spring at their Plano location. The company specializes in removing unwanted pests and weeds. 469-952-2847. www.diypestweed.com

Anniversaries

10 Pioneer Ridge Gracious Retirement Living at 7210 Linkside Point Drive, celebrated its one-year anniversary April 19. The independent living center offers home-cooked meals and transportation to appointments and shopping trips. Pioneer Ridge also plans day trips and special excursions to cultural events, museums and places of interest. 972-752-8014. www.seniorlivinginstyle.com

New Ownership

11 Heirlooms Antiques and Collectibles, 211 E. Louisiana St., is now owned by Shannon Dowlen and Craig Herbert.. The store features a collection of antiques and vintage finds, including painted furniture, vintage accessories, jewelry, glassware and dishes. 214-478-3214.

12 McKinney Gold & Diamond, 3050 S. Central Expressway, Ste. 15, is now owned by Duke Dwyer. The store features fine jewelry, diamonds and sports memorabilia. The store also buys previously owned gold jewelry and diamonds. 972-548-9995. www.mckinneygoldanddiamond.com

Name Change

13 The Tom Thumb grocery store located at 3001 Hardin Blvd. has been renamed to **Minyard Sun Fresh Market**. The market is a locally owned supermarket chain that operates 12 locations in the Metroplex. Minyard operates these markets in a fresh-focused format. 972-547-7100. www.minyardsunfresh.com

14 Imaging on the Square is now **The Martin Place**, 1799 N. Graves St. The Martin Place focuses on photography, custom printing and custom framing. 972-548-7575. www.imagingonthesquare.com

Compiled by Marthe Rennels

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



1

North Texas Yoga offers hands on yoga classes for all experience levels.



2

First Choice Emergency Room is set to open in July.



10

Pioneer Ridge is an independent living center with a management team available 24-7.



12

McKinney Gold & Diamond offers a range of jewelry services including jewelry repair.

In the news

15 Subtly Southwest, 2750 S. Central Expressway, Ste 106 is still open. Subtly Southwest specializes in unique designs and accessories made in ostrich, caiman, alligator, lizard and calf. The store also sells fine turquoise jewelry. 214-592-9800. www.subtlysouthwest.com

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BUSINESS

Nature Nate's Honey

Company focuses on quality, faith

By Lindsey Juarez

As the owner of a honey company, Nathan Sheets put his title as president on his business card. But Sheets also has a second title on his card: chief steward.

"I don't view myself as a CEO," Sheets said. "I think God is the CEO. I view my responsibility as stewarding the resources and the people in the company that God has given to us for his purposes and not mine."

Sheets said he credits his faith for the success of his honey company, Nature Nate's Honey. The company began in 1972 and was originally called North Dallas Honey Co. Sheets did not become involved in the company until 1996 when his wife suggested the two of them find a hobby together.

Sheets got the idea to try beekeeping after seeing a TV commercial that showed a woman wearing a bee suit. He researched beekeeping and found North Dallas Honey Co.

Sheets contacted the owner at the time, Fred Richardson, and asked if he could buy a beehive from him.

"So I bought it, but we lived in this little apartment," Sheets said. "So I asked my parents if I could put a beehive in their backyard."

Sheets' parents allowed him to move the hive to their backyard. By 1997, Sheets started helping Richardson keep up with all of his beehives.

One day Richardson proposed that Sheets buy the honey company. Sheets was already working full time at a design agency, but he still decided to buy the company in September 1997.

A few months later Sheets went into

full-time ministry. But the stress of the ministry started getting in the way of his family, he said. By June 2010, his only job was the honey company.

The company wasn't financially stable enough to support his family, Sheets said. Sheets and his wife agreed to pray about it for two weeks, and one morning the two were reading Psalm 81 in the Bible.

"The last verse of Psalm [81] says, 'And from this rock, I will feed you with honey,'" he said.

A week after reading that verse, a buyer for Wal-Mart called Sheets and asked if he could supply honey for the stores. The total for Wal-Mart's first order came to \$107,000.

"We have just been incredibly blessed with God giving us increased sales and growth of the company and always bringing in the right people at the right time," he said.

Sheets said he prides his honey on being raw because it is heated to 120 degrees and contains pollen. Other companies heat honey to 140 degrees or more to remove the pollen, Sheets said.

"The honey is a carbohydrate, and the pollen is protein," he said. "So it's actually the only food you can eat that has both carbs and protein."

Sheets said he aims for his honey products to be as pure as possible.

"We want to make it as real as coming out of the beehive as we're able," he said.

Sheets said he wants to provide a high-quality product that offers health benefits and points back to his faith.



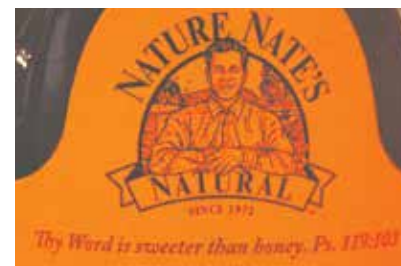
Owner Nathan Sheets said he credits his faith for the success of his company.



Sheets watches honey go through a bottling process on the assembly line.



Employees prepare the assembly line.



A Bible verse is printed on every bottle.

All about bees



- About one-third of everything Americans eat can be directly and indirectly derived from bee pollination.
- In a honey bee colony there are three types of bees: the queen is the mother of the hive, a worker does all the labor for the hive and a drone mates with the queen.
- Though worker bees usually only produce 1.5 teaspoons of honey during their six- to eight-week life, they can fly the equivalent of 1.5 times the circumference of the earth in their lifetime.
- The peak population for a honey bee colony can reach up to 80,000 bees.
- A queen bee can lay up to 3,000 eggs per day.

Source: American Bee Federation

Nature Nate's Honey



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DINING

Bayou Jack's Cajun Grill

Restaurant aims to serve authentic Cajun flavors in downtown McKinney

By Marthe Rennels

Tucked away on Louisiana St. in downtown McKinney is a portal to the Big Easy called Bayou Jack's Cajun Grill. The Cajun restaurant aims to bring classic Cajun dishes to McKinney with recipes brought from Louisiana according to owner Jack Layman.

While growing up, Layman said he spent his summers at his aunt's house in Ragley, Louisiana—about 30 minutes north of Lake Charles, Louisiana. During his time there he said he discovered a love for authentic Cajun recipes that he never forgot. In fact, when Layman opened Bayou Jack's Cajun Grill in November 2013, he brought those recipes with him.

"I thought McKinney needed original, authentic, Cajun cooking," he said. "I think a lot of people try to do po'boys and gumbos, but they aren't trying to be authentic. That's where we come in. I took my aunt's recipes and brought them to my [business]partner and chef, Jose Mendez and told him we needed to reproduce it for 200 people. We tried to keep the same flavor profiles, seasonings and heat and came up with our recipe, which is perfect and true to home."

The Bayou Jack's Cajun Grill menu features classic dishes such as crawfish etouffee, which features sauteed crawfish tails, onions and celery in a dark roux with Cajun spices over a bed of white rice. Layman's gumbo, which is

a mixture of shrimp, chicken, andouille sausage and white rice, is Martinez's spin on a Layman family recipe. And when it comes to that gumbo, Layman said the recipe starts with a roux of butter and flour that Bayou Jack's Cajun Grill has perfected.

"Our recipes are a creation between me and Jack," Mendez said. "I'm no Cajun, but I have been eating these foods for 16 years and started from the bottom to bring the best recipes to the restaurant."

"We want people to come in, have some good food and just have fun."

—Jack Layman, owner

Mendez said the Big Easy Shrimp Pasta is his favorite dish at Bayou Jack's Cajun Grill. "It's made with a spicy cream sauce, shrimp, andouille sausage and penne pasta," he said. It's all made from scratch, like everything else here. Even our seafood is bought fresh and hand-breaded at the store."

Layman said he hopes to bring a little bit of New Orleans to the area by not only housing his restaurant in a historic location, but also by bringing a fun atmosphere to diners.

"We want someone to walk in and to feel like they just walked into a restaurant in New Orleans—and get an even better-tasting food than they would get there," he said. "There are only a few places in New Orleans that come close to our gumbo ... We want people to come in, have some good food and just have fun."



Chef Jose Mendez (left) and owner Jack Layman work together to create authentic Cajun recipes.

Owner's Favorite Cajun Classics

Shrimp grits: baby shrimp, andouille sausage, jalapenos, tomatoes, green onions and spicy bayou cream sauce over corn bread grits (\$14.99)

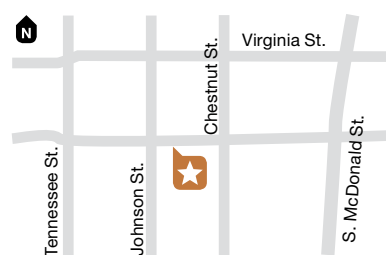
Gumbo: shrimp, chicken and andouille sausage with white rice (\$4.50)

Crawfish etouffee: sauteed crawfish tails, onions and celery in a spicy dark roux with cajun spices and white rice (\$12.99)



Bayou Jack's serves more than 4,000 pounds of crawfish per season.

Bayou Jack's Cajun Grill



218 E. Louisiana St., Ste. 300
972-388-7665
McKinney@bayoujackscajungrill.com
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Layman said he tries to bring New Orleans flair to McKinney with Cajun music and decor.

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CITY & COUNTY

News from McKinney and Collin County

Compiled by Marthe Rennels

Water restrictions eased in McKinney

MCKINNEY City Council began easing city water restrictions May 1 following a presentation given by the North Texas Municipal Water District.

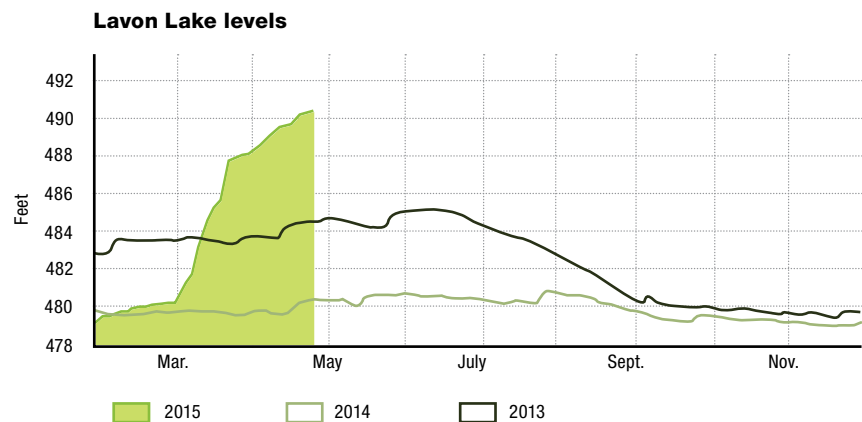
Beginning May 1 the NTMWD terminated all of its drought stages and implemented its Water Conservation Plan that limits landscape watering to no more than two days per week, according to www.ntmwd.com. Watering is prohibited between 10 a.m. and 6 p.m. or during precipitation.

Although the drought has not officially ended, water runoff from recent rains has increased the levels of both Lavon Lake and Chapman

Lake, which are major water suppliers for the district, according to the NTMWD.

Increasing lake levels and the NTMWD's ability to use water from Lake Texoma have eased drought restrictions throughout the area. Although the lightened restrictions allow for more watering, the NTMWD recommends consumers continue to keep their sprinklers off and continue to use smart water practices.

The NTMWD encourages residents to sign up for updates at WaterMyYard.org, which provides weekly news that informs residents about how much water they need to use when watering their lawns.



Source: U.S. Army Corps of Engineers

County commissioners hear updates on Mental Health Managed Counsel program

COLLIN COUNTY The county's Mental Health Managed Counsel Program is a service aimed at keeping mentally ill defendants out of the criminal justice system, thus saving the county costs associated with its jail.

During a Collin County Commissioners Court meeting April 20 the program presented recent figures regarding the number of inmates who received early identification as being mentally ill. In 2014, 20,437 inmates

were booked into the jail. Of those, 5,140 individuals—or 25 percent—were identified as having some form of mental illness. The program was able to serve 2,444—or about 48 percent of those individuals.

The commissioners approved the program's request to apply for a multi-year discretionary grant from the Texas Indigent Defense Commission because of the program's service to the county and proven record of meeting its goal of helping inmates.

Heritage Guild names executive director

COLLIN COUNTY Jaymie Pedigo was named in April as the new executive director of the Heritage Guild of Collin County, which oversees the Chestnut Square Historical Village in McKinney.

Pedigo has been acting as interim executive director since January when previous director Cindy Johnson left the organization. According to the Guild, Pedigo is a McKinney resident and has a history of work in nonprofit organizations.

"The board of directors has been impressed with the level of leadership

that Jaymie has brought to the organization in the short time that she has worked with our staff and community," said board chairman, Wayne Hill, in a news release. "We have seen the type of enthusiasm, creativity and positive interaction that we were seeking when we asked Jaymie to help us during this period of transition. She has already had a huge, positive impact, bringing new ideas and methods to the activities [that] she has managed. We feel fortunate to have the opportunity to bring her on board on a permanent basis."

Meetings

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

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

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

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TRANSPORTATION UPDATES

Major projects in the area

Compiled by Marthe Rennels



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



US 75 Widening project



Marthe Rennels/Community Impact Newspaper

1 US 75 from SH 121 to White Avenue

This Texas Department of Transportation project will widen US 75 to four main lanes as well as three frontage road lanes in each direction from SH 121 to White Avenue. Currently, TxDOT is working on the northbound main lanes between Eldorado Parkway and Wilson Creek. Officials say they expect a traffic switch in early May to allow TxDOT to wrap up construction near Eldorado Parkway, finish the southbound main lanes between Wilson Creek and SH 121 and complete the remaining pieces of the northbound main lanes from Virginia Parkway to US 380. Construction is scheduled to be complete in December.

Timeline: January 2012-December 2015

Cost: \$106.5 million for widening project

Funding sources: Regional toll revenue

2 US 75 expansion from Wilmeth Road to Telephone Road

TxDOT is widening US 75 to four main lanes in each direction and two frontage lanes each direction from Wilmeth Road to Telephone Road. Crews are currently working on the northbound main lanes and main lane bridges.

Timeline: January 2012-July 2015

Cost: \$106.5 million for widening project

Funding sources: Regional toll revenue, Proposition 12 funds

3 US 380 Access Management Study

Through an ongoing study the city is establishing a plan for future traffic signals, median openings and modifications, and driveways along US 380 from Coit Road to Hardin Boulevard. City officials said they are conducting the study to assist development in the area by providing clear, consistent policies about what access will be possible along US 380 under TxDOT and city standards.

Timeline: Fall 2014-June 2015









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ELECTION GUIDE

2015

COMPILED BY MARTHE RENNELS

COMPLETE COVERAGE AT COMMUNITYIMPACT.COM/VOTE-DFW-METRO

MCKINNEY ISD BOARD OF TRUSTEES CANDIDATE QUESTION & ANSWER

*Incumbent

Why are you running for a place on the McKinney ISD board of trustees?

LYNN SPERRY - PLACE 5*



I'm experienced, I'm proved, I'm progressive and ready to continue!
My dedication as an MISD trustee is not done. My desire for quality education for each student in our district is my highest priority. My energy and enthusiasm for students in MISD are stronger than ever! Thirty-one years as Trustee, provide valuable continuity and history to the board.

www.lynnsperry.com

TOMMY STANLEY - PLACE 5



I am running to bring a fresh perspective to the board as my opponent has served for 31 years. I want to give parents a voice in their children's education, embrace technology and equip teachers for the 21st century. We need to improve communication, transparency and accountability of the board of trustees.

www.facebook.com/tommymisd

STEPHANIE O'DELL - PLACE 6*



I understand the issues facing us and I want to continue to represent our community in solving them. ... I have developed the trust of teachers, parents and administrators. I have always been involved on school campuses, and I have a child in the district. Thus, I have a vested interest in making sure that our schools are excelling in every way.

www.stephanieodell.com

CURTIS RATH - PLACE 6



Test scores prove that MISD's forced busing for socioeconomic balance has failed. Yet, MISD firmly rejects parental choice and involvement, while replacing teachers, with administrators and expensive electronic gadgets.

I am the only candidate committed to standing accountability and innovations that meet the needs of our children, not the whims of the administration.

www.facebook.com/rath4thekids

POLLING LOCATIONS

On election day, registered Collin County voters may vote at any polling location in Collin County open under full contract services with the Collin County Elections Administration. For information about city council candidates, read the April edition online at communityimpact.com.

John and Judy Gay Library
6861 W. Eldorado Parkway

McKinney City Hall
222 N. Tennessee St.

McKinney Fire Station No. 5
6600 W. Virginia Parkway

Slaughter Elementary School
2706 Wolford Ave.

Source: McKinney ISD

TRACY RATH

FOR CITY COUNCIL AT-LARGE



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We Proudly Endorse These Candidates:

LYNN SPERRY

McKinney ISD Trustee, Place 5

STEPHANIE O'DELL

McKinney ISD Trustee, Place 6 At Large

BOB COLLINS

Collin College Trustee, Place 8

COLLIN KENNEDY

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CALENDAR

May

08 through 9, 15 through 17
McKinney Repertory Theatre
'Golden Age'

The McKinney Repertory Theatre presents a play about three aging superheroes who live together in the Silver Linings Nursing Home. The trio work together to thwart their old nemesis, who has just moved in, one more time. 8-10 p.m. (May 8, 9, 15 and 16), 2:30-4:30 p.m. (May 17). \$17 (adults), \$14 (students and seniors), \$12 (children). Courtroom Theater, 111 N. Tennessee St. 214-544-4630. www.mckinneytexas.org



Courtesy Emmitt Smith Celebrity Invitational Tournament

09 Emmitt Smith Celebrity Invitational Tournament

The tournament follows the Friday Night Party at the Omni Dallas Hotel. The morning starts with registration, a provided breakfast and an available driving range. At 9:30 a.m., the tournament begins with a shotgun start. Closing the tournament is a lunch catered by Cattleack BBQ and an awards ceremony for players, which is presented by Bethany Healthcare. 7:30 a.m.-3:30 p.m. \$50. TPC Craig Ranch, 8000 Collin McKinney Parkway. 214-654-0402. www.emmittsmith.com/celebrity-invitational

09 Second Saturdays

Many businesses in downtown McKinney stay open from 7-10 p.m. for an evening of art, music, food and spirits every second Saturday in Downtown McKinney. Guests can explore local art galleries, listen to great local and regional talent and taste specialties in some of the area's best eateries. www.mckinneytexas.org

14 through 16
'Little Shop of Horrors'

The McKinney Boyd Broadway Broncos presents a

performance of the musical that combines horror and comedy. In the play a florist named Seymour feeds an insatiable plant that prefers human flesh and blood. 7 p.m. \$15 (adults), \$10 (students). McKinney Boyd High School Auditorium, 600 N. Lake Forest Drive. 469-302-4087. www.mckinneyisd.net/finearts

15 5th Annual Allen Area Young Life Charity Golf Tournament

Golfers from throughout the area are invited to participate in this yearly tournament. Attendees can sign up as either individuals or teams, and the tournament kicks off after lunch, which is included with the admission fee. The evening ends with an awards ceremony and a dinner. The proceeds help the Allen Area Young Life organization provide scholarships for summer camps. 11:30 a.m.-6:30 p.m. \$110 (per player), \$20 (per individual for tickets). Heritage Ranch Golf and Country Club, 465 Scenic Ranch Circle. 214-364-5800. www.allenareayl.younglife.org

16 Chunk Your Junk

Residents who need to get rid of large trash items or other refuse can bring their trash to this citywide event. No household hazardous waste, such as pesticides, chemicals or electronics, can be disposed of at the event. Broken furniture, vegetation, tires and other large items are welcome, however. Staff members are available to check attendees' identification and to help them determine where to take their waste. 8 a.m.-noon. Free. Intersection of Fowler and Burrus streets. 972-547-7500. www.mckinneytexas.org

22 Bike the Bricks

The closed-course bicycle race gives racers the opportunity to compete for a \$25,000 prize. There is also live entertainment featuring headliner Jamestown Revival, refreshments including food trucks, and other activities available for both participants and observers. 3-11 p.m. Race fees vary, free (for spectators). Historic Downtown McKinney, 111 N. Tennessee St. 972-547-2660. www.bikethebricks.com

25 Historic Pecan Grove Cemetery Memorial Day Program

Residents, local politicians, and members of the McKinney police and fire departments gather to honor veterans on Memorial Day. Any veterans in attendance are encouraged to wear their uniforms. Seating is not provided, so guests should bring lawn chairs. McKinney Mayor Brian Loughmiller is scheduled to speak. 10 a.m. Free. Pecan Grove Cemetery, 1701 S. McDonald St. 972-542-4029. www.pecangrovecemetery.com

Worth the **TRIP**

Courtesy Margaritaville

MAY 30 Jimmy Buffett and the Coral Reefer Band Concert

Jimmy Buffett and the Coral Reefer Band perform with guest Huey Lewis & The News at 7 p.m. Toyota Stadium, Frisco. Tickets can be purchased by calling 855-492-8053. www.fcdallas.com

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May

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8 Lance Lopez, 9 p.m.

Hank's Texas Grill

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May

21 Dalton Domino, 9 p.m.
30 Charlie Robison, 8 p.m.

Churchill's British Restaurant & Pub

100 N. Tennessee St.
972-562-2929 • www.churchillsmckinney.com
May 16 Irish Rogue, 8 p.m.

Online Calendar

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

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

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NONPROFIT

The Samaritan Inn

Program aims to provide individuals with tools to escape homelessness

By Marthe Rennels

The Samaritan Inn is the only non-profit comprehensive homeless program in Collin County. And with that responsibility comes great reward, according to Executive Director Lynne Sipiora.

Since 1984 The Samaritan Inn has been serving the growing population of homeless individuals in Collin County.

"We started as this small, little shelter that gave people food and bus tickets," Sipiora said. "Now we are the largest residential homeless program in the county. The whole point of the program is to give people the tools they need to rehabilitate them and give them back their independence. It works—72 percent of the people who come here leave with a full-time job."

Sipiora credits the success of the Inn to its homeless prevention programs, which are only offered to individuals who pass a drug test, a criminal background check and undergo an extensive psycho-social assessment. Those programs include job training, GED courses, budgeting courses and "any other program the individual needs to succeed," Sipiora said.

In the organization's past 30 years, more than 30,000 individuals have received food, shelter and assistance from the Inn. However, although most homeless shelters aim to provide a warm, safe place to individuals seeking shelter, The Samaritan Inn is very different, Sipiora said.

"We are trying to figure out why they are homeless and how they got here," Sipiora said. "The Samaritan

Inn is very different than an urban shelter. We see episodic homelessness. It's important that society helps people get back on their feet. It's not only the right and moral thing to do, but we turn them back into tax-paying, contributing members of the community so it's the cost-effective thing to do as well."

Once individuals complete the programs offered by The Samaritan Inn, they have the ability to slowly ease back into paying market-value rent because of the Gateway Apartments.

"The biggest problem we saw a few years ago was that people were being rehabilitated and were working full-time jobs, but they weren't able to afford market-value rent," Sipiora said. "We solved that by building the Gateway Apartments. We are able to ease people back into society by letting them stay there for 18 months at a subsidized rate that increases every four months. By the time they are ready to move out, they are paying market value for an apartment."

The programs have seen success, according to Sipiora. Because of the popularity of the programs and growing population of homeless individuals in Collin County, The Samaritan Inn is faced with consistently reaching capacity—the Inn can only hold 160 people per night. Last year the Inn turned away more than 3,600 people.

"Everybody thinks we are living the good life in Collin County, but there is a huge divide between the haves and the have-nots," Sipiora said. "Many jobs that used to support a family are



Courtesy The Samaritan Inn

This fall officials will be breaking ground on a new facility located 30 yards from the existing Inn.

nonexistent now. There's a real segment of America that's having a hard time finding employment that pays a livable wage."

This fall officials will be breaking ground on a new facility located 30 yards from the existing Inn, enabling the nonprofit to serve 400 individuals per night, Sipiora said.

The three-phase facility will first begin construction on Phase 1, which includes a state-of-the-art family unit with enough space to hold 50 families. Phase 2 will include a new and improved thrift store location, and Phase 3 will include two separate shelters for men and women.

For more information, visit www.thesamaritaninn.org.

From the executive director



Courtesy The Samaritan Inn

"The Samaritan Inn operates on a \$2 million yearly budget. Only 5 percent of the budget comes from the government. When we seek donations, we find that 95 percent comes from the faith community.

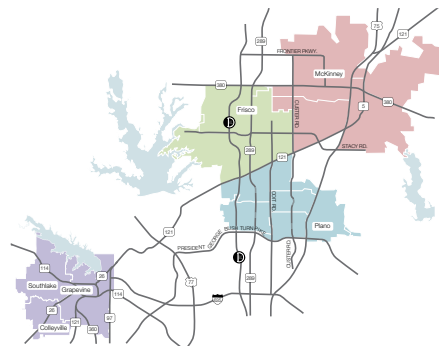
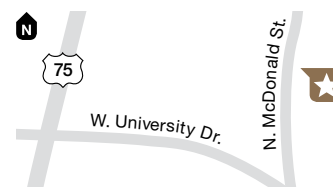
It's not just donations we need. We're always looking for volunteers and have a need for every skill. You can sign up by visiting www.thesamaritaninn.org."

—Lynne Sipiora

The Samaritan Inn

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Main Events

May 8-17 MRT's Golden Age, MPAC
May 9 Sidewalk Sale, Downtown McKinney
May 9 Election on the Square, Downtown McKinney

May 9 Second Saturday, Downtown McKinney
May 22 Bike the Bricks with free Jamestown
Revival concert, Downtown McKinney

ntown MCKINNEY

7

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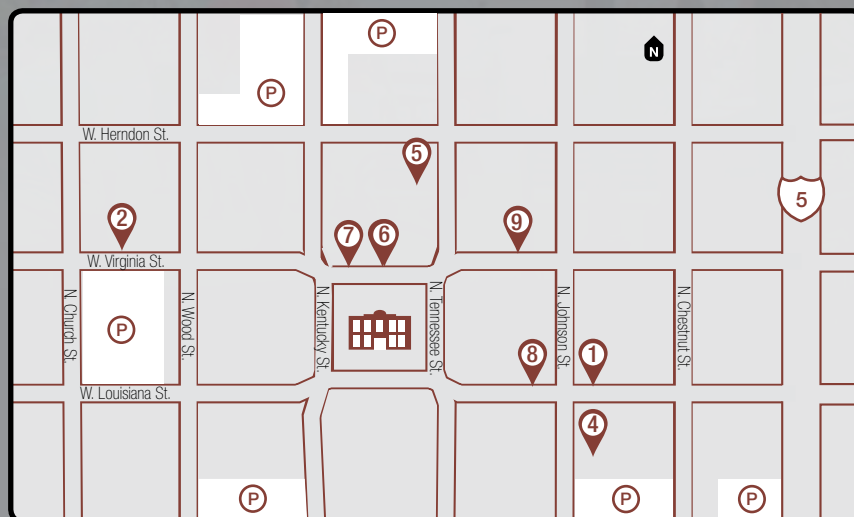
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May 29 The Goonies, Film Screening, MPAC

May 30 Coaching by Joey, MPAC

May 30 Morning Maniacs Classic Car Show, Downtown McKinney

May 31 Student Art Show, MPAC

Saturdays in May Farmer's Market, Chestnut Square

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ALL-NEW & COMPLETELY REDESIGNED

Craig Ranch

Continued from I 1

"A Toyota or a Liberty Mutual-type deal generally only happens maybe once every 10 years," Craig said. "But when you [also] take what's happening in Frisco in the \$5 billion mile ... Then you look at Nebraska Furniture Mart [in Denton County]. ... It's unbelievable that all of that is happening at one time," he said.

Collin County's quality of life, workforce, education, diverse housing opportunities and the proximity to DFW International Airport are among the reasons for the massive corporate moves, he said. Craig said he expects more large employers to join those already building new facilities in Collin County. He said he predicts Craig Ranch, a 2,200-acre master-planned lifestyle community in McKinney, will benefit even more.

"You take in all those factors that major companies are looking for. They're looking for, I think, a quality of life. And let's face it—the fact that we don't have a state [income] tax has been very beneficial for all of us," he said.

Toyota's new headquarters is being built in Plano's Legacy Business park, which is roughly 7 miles southwest of Craig Ranch, Craig said.

"Most of the available sites in Legacy are spoken for, so there's very little land inventory left," said Craig, who said he views his development as "the alternative" because it is located near US 75, the Sam Rayburn and Dallas North tollways.

"We have several [Toyota] executives who have acquired lots in The Estates at Craig Ranch and are building homes," Craig said. "We have a number of Toyota employees who came through the Information Center and toured the community. We have hosted several [Toyota-related] groups here at the Information Center and explained the vision [of Craig Ranch]."

To meet the residential needs of Toyota executives and current and future commercial customers, new amenities will be required, Craig said.

Two new developments

Moviehouse & Eatery plans to open a Craig Ranch location in April 2016.

"We're starting construction now," said Mark McLaughlin, director of operations for the Austin-based movie theater company. "We were fighting to get in the Craig Ranch development. We converted our model to a 10-screen [theater] to give folks in McKinney a lot of choices."

Plans are also in the works with Holiday Inn for its new prototype Holiday Inn Express along the Sam Rayburn Tollway, according to Craig.

McKinney Mayor Brian Loughmiller said the Moviehouse & Eatery and Holiday Inn Express developments will help support the corporate base.

"There's obviously going to be a different mix of development over there," he said. "And we are going to need hotels and restaurants and those types of amenities that will help support a corporate base and support people living in the area."

Those developments could benefit from the city's public-private partnership with Craig Ranch, which resulted in a 137-acre office park called the McKinney Corporate Center at Craig Ranch.

VanTrust Real Estate LLC built the 120,000-square-foot McKinney Corporate Center 1 in the office park. Currently, London-based Barclays Bank operates in the McKinney Corporate Center 1 building, and efforts are underway to land more commercial tenants for future development.

"We're obviously hoping to see more corporate development and more office development over there. But they're going to need to have a good mix of restaurants as well as places for people to stay," Loughmiller said.

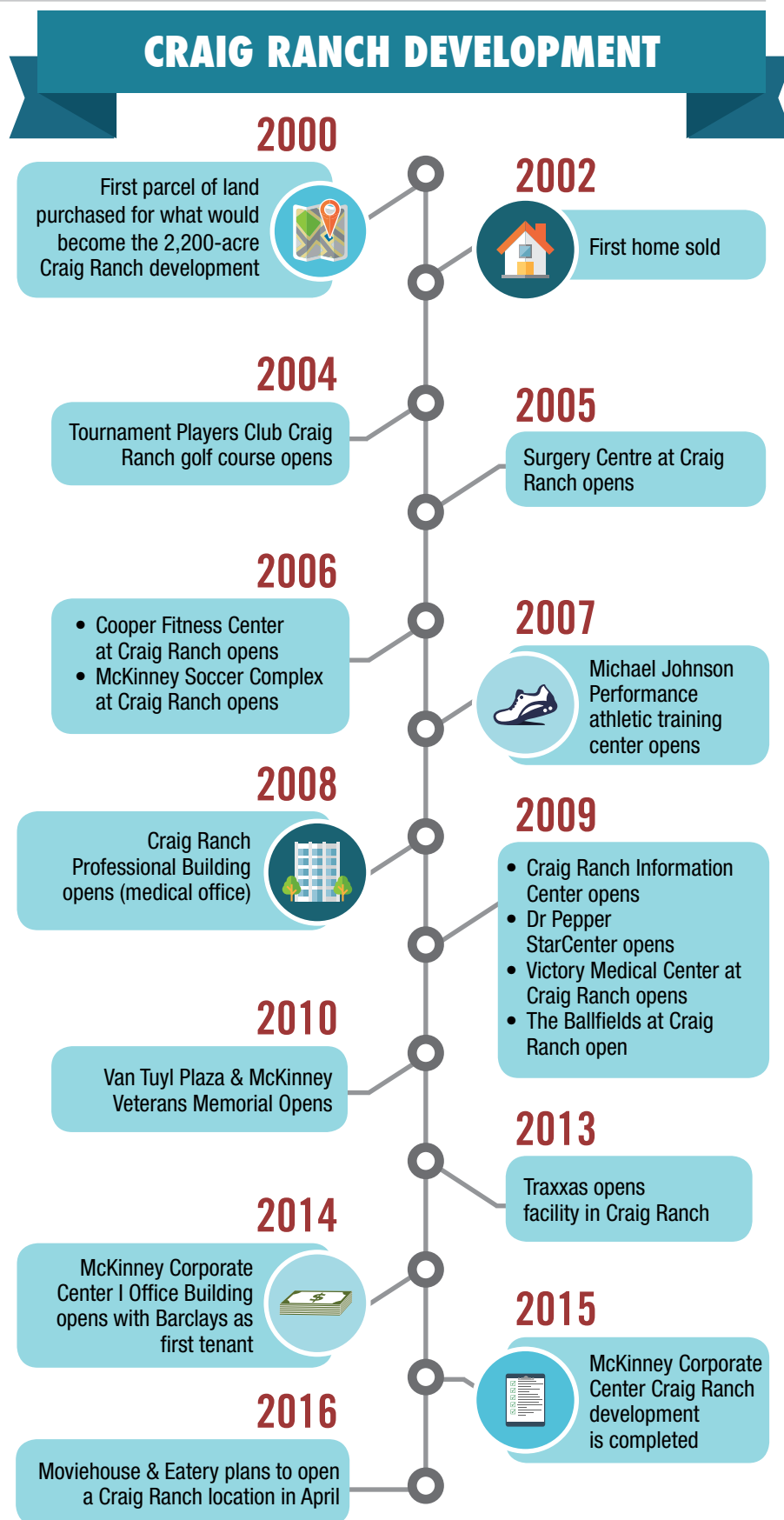
Residential development

Craig Ranch is opening its final residential section with more than 1,000 new lots expected to be for sale in the next few years. It has plans for 3,789 single-family homes with 2,359 already occupied. Plans are also in the works for 4,782 multifamily residences with 1,023 currently occupied, according to Residential Marketing Director Colleen Aldstadt.

Craig's real estate consulting firm Craig Ranch International's COO Miles Prestemon said several plots for future homes will be built by top homebuilders.

"Robert Shaw is building 2,100 multifamily units in their wrap product, [as] they call it. It's where you build the parking structure [internally], then you wrap it with apartments so you can drive in there and drive to the fourth floor and walk out of your car right into your apartment," he said.

"Part of the reason we want it there is to provide employment [and] housing for the corporate center. So you can actually have a lifestyle where you can live in that apartment, walk or take your bike to your office building. And on the way back you can walk through



Source: Craig Ranch

the corporate park," he said.

Jim Wehmeier, president and CEO of the McKinney Economic Development Corp., said he is excited about all of the projects in the works.

"We are on the front end of a very exciting time for McKinney. We are going to experience years of pretty strong economic development, tax base and diversification. We're going to have a lot of opportunity," he said.

When Craig bought the first parcel of

land Sept. 21, 2000, he said his property was in the country.

"We're 2,200 acres now, and typically a master-planned community of this size, the developer who starts it doesn't finish it. ... I'm blessed and fortunate that I was able to start it, and I'm finishing it," Craig said.

Tell us what you think.

Comment at communityimpact.com

ROAD TO DEVELOPMENT MCKINNEY PLANS FOR BOOM

City officials are preparing for a development boom in key parts of the city including the northwest sector, Craig Ranch and the Gateway development site. These are a few developments in the works.

LAND ANNEXATION

The city is working to annex nearly 675 acres near FM 543 and US 75 in hopes of securing a spot for major regional commercial development including office, retail, service, entertainment and residential uses.

COLLIN SQUARE

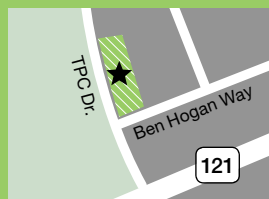
Zoning for a 41.6-acre, mixed-use development was approved in October 2013. Tentative plans include retail, residential, open space and office space.

GATEWAY

Several restaurant pads, corporate offices with structured parking and possible retail elements and a two-acre common area park are planned for the site.

CRAIG RANCH

Craig Ranch officials announced in April plans for a Moviehouse & Eatery and Holiday Inn Express.



..... City limits



LAND ANNEXATION

There are more than 30,000 acres within McKinney's city limits and extraterritorial jurisdiction, or ETJ, the city seeks to annex north of US 380 and west of US 75. Of those acres, 42 percent are within McKinney city limits. That means 58 percent of the land still requires annexation. The city does not have plans to involuntarily annex property. By landowner petition, McKinney may voluntarily annex property contiguous to the current city limits and located within the ETJ. Upon approval of an annexation the city will establish a service plan that provides the means and schedule for establishing full municipal services to the annexed area. Annexation is preceded by the zoning approval process.

STEP 1-PLAN SUBMITTAL



STEP 2-DRC REVIEW

City departments meet to discuss the details of the plan in a Development Review Committee meeting

STEP 3-STAFF COMMENTS

The planner assigned to review the plan will consolidate the comments from the DRC and send them back to the landowner to be addressed.



STEP 4-REVISIONS

The applicant will then be responsible for revising and resubmitting the plans, if needed.

STEP 5-FIRST PUBLIC HEARING



STEP 6-SECOND PUBLIC HEARING

STEP 7-THIRD PUBLIC HEARING AND ADOPTION



Source: city of McKinney

Development

Continued from I 1

Frito-Lay, J.C. Penney Co., Toyota and Legacy Bank are just a few corporations that have chosen the region for relocation.

Although these developments bring hundreds of jobs to Collin County—and

with them lucrative increases to city property tax bases—McKinney has been waiting on the cusp of its development boom, according to Economic Development Corp. President Jim Wehmeier. But with the addition of key developments, such as the McKinney Corporate Center at Craig Ranch, as well as the headquarters for Barclays

Bank, Traxxas and Emerson Process Management, Wehmeier said McKinney's wait is over.

"We had about 17 projects close last year that brought in a total of about 1,600 new jobs," he said. "We are coming off a great year with a lot of momentum, but we are on the front end of our boom. The fact that transportation

through McKinney will be so much better is going to help development within every sector of our city. It's an exciting time."

Wehmeier said US 75's expansion through McKinney will be a game-changer for the city, opening doors to the northwest sector and improving transportation within the city.

"It is a very important thoroughfare," he said. "It's going to play a key part in development all over the city. It affects everything we do. This really isn't just a minor expansion; it's more like a redo, and it's tough on existing businesses. You have to take the bad with the good, but this is going to open up some major opportunity once it's complete."

Golden opportunity

Some of that opportunity includes the city's Gateway site, at which 45 acres remain undeveloped. That will soon change, Wehmeier said, adding that the relocation of Emerson to Gateway and the completion of the Sheraton McKinney Hotel and conference center at the site brought major attention to Gateway.

"We are working on a development agreement with Lincoln Properties to develop the remaining acres of the Gateway site with office space, restaurants and retail," he said. "We don't have any of the contracts signed yet. But we're looking at plans that include about eight different restaurant pads, six sites that will have corporate offices with structured parking and there may be a small retail element mixed in with some of the offices. Also planned is a 2-acre park common area, which will essentially be right outside the front door of the hotel."

Wehmeier said the contracts should be signed this summer, and construction could begin with Phase 1—a 160,000-square-foot office building—sometime in 2016. He added that total build-out of the site would take several years.

Zoning was approved for a multiuse development on the southwest corner of Bloomdale Road and US 75 in 2013. Initial plans include retail, residential and commercial space similar to Waters Creek in Allen or Legacy Town Center in Plano. According to City Councilman Randy Pogue, landowners are courting developers and could soon bring planning requests to the city.

Additionally, the McKinney City Council is working to annex nearly 675 acres of land near FM 543 and US 75 in hopes of paving the way for a retail center in what Pogue calls "the perfect spot for retail development."

"We need something in McKinney that will fill in the gaps of service we are missing, and that includes a major retail element," he said. "This is our last frontier of available landmass to do so. A mall is an integral piece of our future and viable economic base. Right now we get about 18 percent of our budget from sales tax, which means there's a

lot of sales tax leaving our city. We just don't have the product to keep residents from shopping somewhere else."

Mayor Brian Loughmiller said most major retailers refrain from opening locations of the same store within a 10-mile radius of another. The FM 543 and US 75 intersection would be outside that radius, he said.

"But you have to be patient," Loughmiller said. "You aren't going to get a developer to come in and spend \$50 [million] to \$60 million on a project when you have all of this construction. It's just not going to happen."

Poised and ready

While the city waits for completion of US 75 construction, officials are actively pursuing voluntary land annexations in the 30,000 acres of land in and near the northwest sector of the city. Of those acres, 58 percent are outside city limits but within the city's extraterritorial jurisdiction, meaning the city has no zoning authority and landowners do not pay city taxes, though they have access to city services such as the police and fire departments.

As growth inches closer to this sector the city must consider how to build infrastructure needed to sustain residential and commercial development. City Planning Manager Jennifer Arnold said the city is reworking its Future Land Use Plan and just completed a Northwest Sector Study to determine how it will proceed in developing its remaining land.

"We have had a lot of people who want to come out and potentially develop in the northwest sector of the city," Arnold said. "But costs are extraordinarily high because the infrastructure is not necessarily in place yet to allow them to quickly develop a piece of property."

Loughmiller said the upcoming November bond election, in which officials are hoping for voter approval to sell \$160 million in bonds over the next 10 years, would bypass a rise in taxes and would facilitate construction on that much-needed infrastructure.

"We are looking at costs and benefits of [selling those bonds] now versus waiting," he said. "You have to show the development community you are prepared for that development. So, annexing that land, selling the bonds and getting the infrastructure ready shows developers we are being proactive with our future development."

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This is the second article in a two part series. Tell us what you think.

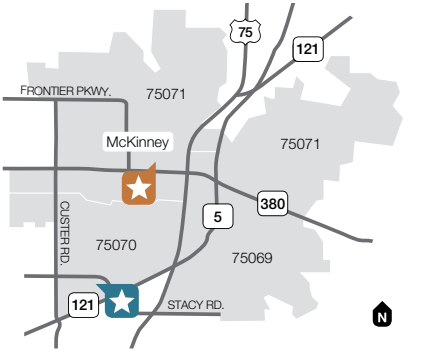
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REAL ESTATE

Established in 2007, Tucker Hill is a master-planned community located on rolling hills on the north side of US 380 between Custer and Ridge Roads. The community features traditional Southern home design and architecture. Tucker Hill hosts community events year-round, and amenities include hike and bike trails, a pool and residents club, parks and open space.

The Retreat at Craig Ranch is an active adult living community. Amenities include a pool, clubhouse, social membership to the Craig Ranch TPC Golf Club and access to Cooper Fitness Center and Spa at Craig Ranch.



Neighborhood Data provided by
Collin County Association of Realtors



FEATURED DEVELOPMENT

Tucker Hill



Build-out year: N/A

Builders include: Darling Homes, David Weekley Homes, Tim Jackson Custom Homes

Square footage: 1,800-5,000 sq. ft.

Home values: \$300,000-\$900,000

HOA dues (estimated): \$288 per quarter

Amenities: Resort-style pool, playgrounds, dog park, central park, nature trail

Schools: Prosper ISD—Baker Elementary School, Rogers Middle School Academy, Reynolds Junior High School, Prosper High School

Property taxes (in dollars):	
City of McKinney	0.5855
Collin County	0.2400
Collin County Community College	0.0863
Prosper ISD	1.6700
Total (per \$100 value)	2.5818



Median home value
\$457,588

Median price per square foot
\$157

As of 4/22/15

FEATURED NEIGHBORHOOD

The Retreat at Craig Ranch



Build-out year: 2017-18

Builders include: Nathan Carlisle

Square footage: 1,704-3,179 sq. ft.

Home values: \$275,490-\$355,000

HOA dues (estimated): \$295 per month to The Retreat, \$290 annually to Craig Ranch Capital Consultants Management Corporation

Amenities: 9,000-square-foot clubhouse with billiard room, large entertainment area

Schools: Frisco ISD—Ogle Elementary School, Scoggin Middle School, Liberty High School

Property taxes (in dollars): **2.356**
(Per \$100 value)

Residential homestead exemption: Over 65 or disabled, 100% disabled veteran, over 55 surviving spouse, school tax exemption

As of 4/28/15

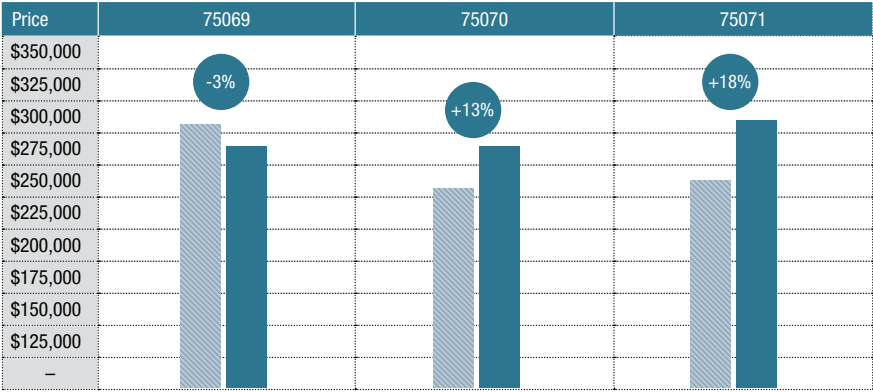
Market Data

Market Data Comparison

March	Homes under contract	Median sale price	Homes on the market	Percentage of original price received
2014	226	\$232,000	384	98.3%
2015	277	\$277,115	282	98.8%

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

Median price of homes sold March 2014 vs. March 2015



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