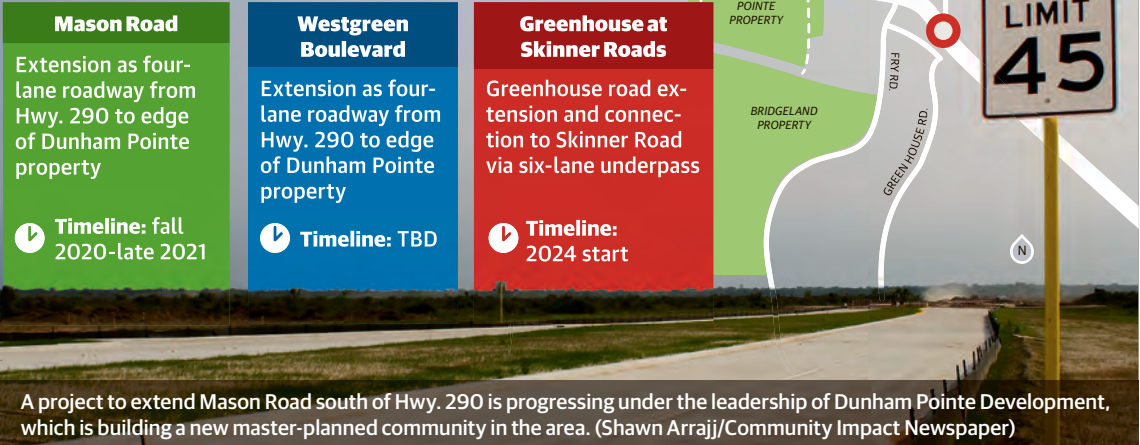


KEY CONNECTIONS



Population growth drives mobility needs

Cy-Fair projects connect new developments to major arteries

BY SHAWN ARRAJJ

Traffic congestion levels are on the decline in Cy-Fair, but mobility experts say those gains could easily be lost without other ongoing projects needed to keep up with population growth.

Widening Hwy. 290 throughout northwest Houston—a \$2.5 billion project that wrapped up in 2020—reduced travel times and congestion on roads throughout the region, according to research by the Texas A&M Transportation Institute, which ranks the most congested roads in the state each year.

However, with roughly 37,000 additional homes expected to be occupied in Cypress by 2030, focus has shifted to filling in connections around the master-planned communities where growth is happening, including Bridgeland, Towne Lake and the upcoming Dunham Pointe, where ground broke in February. Several road projects planned near Dunham Pointe have been part of the county's master thoroughfare plan for years, said Archie Dunham, the developer behind Dunham Pointe.

CONTINUED ON 28

Office outlook

Experts said the COVID-19 pandemic has lessened commutes and led to more remote work options among office employees.

38.7% of Houston's workforce has returned to the office as of mid-April	4.6% of Cy-Fair residents worked from home pre-pandemic	32 min. is the average Cy-Fair resident's commute length
---	---	--

SOURCES: KASTLE SYSTEMS, U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

Office vacancies rise as more work remotely

BY DANICA LLOYD

Less than 5% of Cy-Fair residents worked from home before the COVID-19 pandemic, according to data from the U.S. Census Bureau, but the global public health crisis forced many office employees into a full-time telecommuting arrangement.

By the end of March 2020, only about 24% of Houstonians were scanning into their workplaces, according to Kastle Systems, which offers managed security services to more than 40,000 businesses nationwide. A year later, that number is up to about 39%, meaning more than 6 in 10 office workers in the Greater Houston area continue to work remotely.

CONTINUED ON 30



IMPACTS

6

Jersey Village adopts Parks Master Plan

PARKS & RECREATION

13



DAY TRIP GUIDE

21



BUSINESS

23



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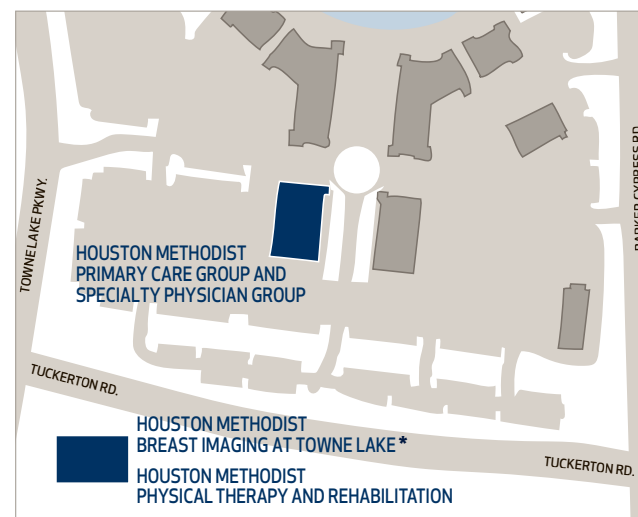


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Owners John and Jennifer Garrett launched the first edition of *Community Impact Newspaper* in 2005 with three full-time employees covering Round Rock and Pflugerville, Texas. We have expanded our operations to include hundreds of employees, our own printing operation and over 30 hyperlocal editions across three states. Our circulation is over 2 million residential mailboxes, and it grows each month with new residents and developments.

Community Impact Newspaper teams include general managers, editors, reporters, graphic designers, sales account executives and sales support, all immersed and invested in the communities they serve.

Our **mission** is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

Our **core values** are Faith, Passion, Quality, Innovation and Integrity.

Our **purpose** is to be a light for our readers, customers, partners and each other.

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THIS ISSUE

HIGHLIGHTS FROM THIS MONTH



FROM EMILY: When we are visiting with readers and business owners, we are frequently asked about the numerous road construction projects taking place across Cy-Fair. On Page 28, our editorial team takes a close look at several of our more congested roadways and provides updates on mobility projects. Be sure to check out our To-Do List page on Page 9 to find events and fun ways to enjoy our community throughout the month.

Emily Heineman, **GENERAL MANAGER**

FROM SHAWN: After serving as the editor of the Cy-Fair edition of *Community Impact Newspaper* for more than 5 years, the May edition will be my last. However, I am staying with the company and will lead editions in the Heights and Bellaire areas. Thank you to all the expert sources, passionate business owners and avid readers I have met over the years. Senior reporter Danica Lloyd will take over next month and continue to deliver the hyperlocal news that affects your life.

Shawn Arraji, **SENIOR EDITOR**



MARKET TEAM

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SENIOR EDITOR Shawn Arraji

SENIOR REPORTER Danica Lloyd

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ACCOUNT EXECUTIVE Karen Nickerson

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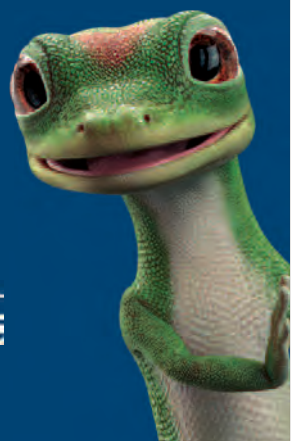
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The One Crawfish & Seafood

COURTESY THE ONE CRAWFISH & SEAFOOD

ing store filed for bankruptcy in mid-2019 and closed all of its locations—including a store at 6915 FM 1960, Houston—the company announced comeback plans later that year to open 15 new stores, including a location inside Willowbrook Mall. The store is known for its color-coordinated in-store setup of clothes, shoes, jewelry and other accessories. 281-890-8001. www.charmingcharlie.com

6 A new, upscale hair salon, **Lonesome Blonde**, opened Feb. 9 at 15626 Cypress Rosehill Road, Ste. 100, Cypress, near the Huffmeister Road intersection. Professional stylist and salon owner Maegan Willman said the business takes a holistic approach to professional hair services and seeks to provide a welcoming environment. Services include haircuts, coloring, styling and customizable treatments. 832-356-3394. www.lonesomeblonde.com

7 **Pediatric Smiles of Cypress** opened in late March at 17823 Longenbaugh Road, Ste. A, Cypress, near the Barker Cypress Road intersection. Run by Dr. Jessica Marshall, the practice offers a variety of treatments for children, including cleanings, fillings and white crowns. Marshall said she offers an interactive and gentle experience, and children can also watch movies during treatments. 832-684-0024. www.pediatricsmilesforcypress.com

8 **The Chef's Bag** opened in early 2021 at 7510 Cherry Park Drive, Ste. G, Houston, offering products from local chefs. Vendors sell specialty foods, baked goods and other items. 832-427-6189. www.chefsunitedhtx.com

9 Katie Benson opened **True Form Gym** on March 22 at 8737 Hwy. 6, Houston. The fitness center offers personal

NOW OPEN

1 Officials with **Mex Taco House** held a grand opening for the eatery's second location March 28 at 25410 Hwy. 290, Ste. B-1, Cypress. Menu items include tacos, tortas, gorditas, tostadas and quesadillas, and dishes feature handmade flour and corn tortillas. The new location has extended hours, more seating capacity and a drive-thru. 281-373-3737. www.mextacohouse.com

2 After facing delays prompted by Winter Storm Uri, **Mudslinger's**, a local drive-thru coffee spot, held a grand opening April 30 at 14123 Grant Road, Cypress,

near the Spring Cypress Road intersection. The shop serves specialty coffee, tea, infused energy drinks and breakfast/pastry items. Customers can also purchase specialty coffee blends to take home with them. www.mudslingershtown.com

3 **The One Crawfish & Seafood** held a grand opening March 20 at 10511 Jones Road, Ste. G, Houston. Crawfish, crab, shrimp, fried seafood, chicken wings, fried rice, and sides of corn, potatoes and sausage are on the menu. Diners can customize their meals with different flavors and spice levels. 832-756-2104. www.facebook.com/theonecrawfishseafood

4 A drive-thru daiquiri shop called **Daiquiritas** opened in March at **A** 9717 Jones Road, Ste. 400, Houston, near the Steeple Way Boulevard intersection, and a second location is set to open soon at **B** 7025 Fry Road, Ste. 600, Cypress, near the FM 529 intersection. Frozen cocktails on the menu include pina coladas, hurricanes and margaritas featuring mango, watermelon, peach, strawberry and other flavors. www.daiquiritas.net

5 **Charming Charlie** opened inside Willowbrook Mall near Dillard's at 2000 Willowbrook Drive, Ste. 1112, Houston, in late March. While the retail cloth-

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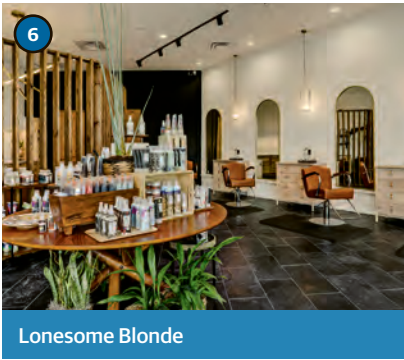
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Lonesome Blonde

COURTESY LONESOME BLONDE

training and group classes including cycling, high-intensity interval training, strength training and TRX suspension training. Benson said all fitness levels are welcome at the new boutique studio. 832-472-4105. www.trueformgym.com

10 Janet Chambers launched **The Sunny Day Ballroom** in late April with weekly daytime dancing for seniors at the Victory Fellowship Chapel & Banquet Room, 12311 Jones Road, Houston, near the Cypress North Houston Road intersection. Admission is \$25 per person, which includes music, dancing, games and lunch. Events take place every Wednesday and Thursday from 11 a.m.-2 p.m., and Chambers said she plans to add events for children starting in June. 713-715-8844. www.thesunnydayballroom.com

COMING SOON

11 Chef Paul Friedman, the founder and a former owner of Peli Peli, will be re-turning to Vintage Park this summer with a new concept, **The Chef's Table**. The eatery will open in June at 110 Vintage Park Blvd., Ste. P, Houston—the former location of Peli Peli. The Chef's Table will serve lunch and dinner daily as well as brunch on weekends. Friedman said the restaurant will feature both indoor and outdoor seating, a full bar, and a retail store with spices, sauces, wine and beer. www.chefstablehouston.com

12 **The Offices at Vintage Marketplace** are under construction by Read King Commercial Real Estate near the intersection of Louetta and Cullen roads. Four buildings totaling 9,000 square feet are split into four 2,250-square-foot



The Chef's Table

COURTESY THE CHEF'S TABLE

units, and owners will have the option to customize flooring, cabinetry and other finishes. The standard 2,250-square-foot unit is \$595,000 and features a reception area, a conference room, a break room, three offices, storage space and a restroom on the first floor. 713-782-9000. www.read-king.com/theoffices

13 Nurse practitioners Schwanna Fortenberry and Regine Patillo are bringing a new business to Reserve Salon & Spa. **Ultimate Drip Therapy and Wellness** is slated to hold a grand opening May 5 at 9945 Barker Cypress Road, Ste. 200, No. 26, Cypress. The IV hydration therapy and vitamin injection wellness spa offers services designed to increase energy, boost immune systems, improve endurance and performance for athletes, enhance weight loss and improve chronic disease symptoms. 346-299-1512. www.ultimatedriptherapy.com

RELOCATIONS

14 **Masones Pub & Grill** relocated from Louetta Road in Spring to Northpointe Boulevard in Tomball on April 1, according to bartender Lauren Schwaeble. Located at 24441 Hwy. 249, Tomball, the eatery offers a selection of tacos, wings and flatbreads as well as a drink menu. 281-374-0163. www.facebook.com/masonespub

RENOVATIONS

15 Dozens of **Aaron's** locations are getting a GenNext adaptation, providing technology upgrades and expanded showrooms at the national rent-to-own furniture, electronics and appliance

FEATURED IMPACT

NOW OPEN

After running an online floral design and delivery company for six years, local florist Amanda Bowman opened her own storefront March 22 at 7626 Fry Road, Ste. 400, Cypress.

The shop, **Amanda Bee's Floral Designs**, specializes in one-of-a-kind posey arrangements and delivery. Bowman said she and her team visit a local flower wholesaler every week to handpick the flowers used in arrangements, which she said is meant to ensure the quality, variety and uniqueness of each piece.

"Each and every posey is made up of fresh, seasonal flowers and artfully wrapped in pretty paper," Bowman said. "Though we have my favorite florals, the posies are never the same twice."

All arrangements are made in house and designed by Bowman, who said she does not replicate designs from other designers.

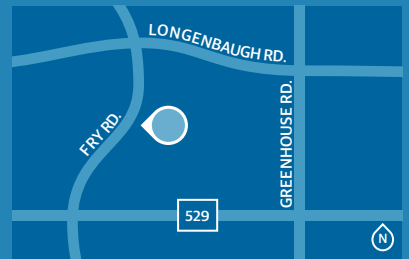
Customers can order one-time deliveries or sign up for a subscription service. The shop also offers design arrangements for weddings, special events, and sympathy and bereavement, and it can customize arrangements for other occasions. In addition, the shop features artisanal pieces made by Houston artists, including candles, jewelry and home decor, among other items.

832-427-1372.
www.amandabeefloral.com



Florist Amanda Bowman opened a storefront on Fry Road after running an online business for six years.

COURTESY AMANDA BEE'S FLORAL DESIGNS



store. A Cy-Fair store located at 10900 FM 1960, Houston, received the rollout in April. The GenNext model features larger and more colorful showrooms that consist of new items, and preleased items occupy a separate, smaller showroom. Same-day delivery services are available for much of the merchandise, and the former process of filling out paperwork for lease approval has been replaced by in-store computer kiosks and a mobile platform. www.aarons.com

IN THE NEWS

16 Former energy executive Archie Dunham and his development team broke ground in April on the master-planned community **Dunham Pointe**, located on 1,327 acres south of Hwy. 290 near Mason Road. Home presales are expected to start in August with six model homes opening this fall. New residents could move in by the end of the year. Homes will start in the \$300,000s, and builders include Coventry Homes, David Weekley Homes, Tri Point Homes and Toll Brothers.

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COURTESY IRUN PRODUCTIONS

MAY 08 WOMEN'S QUARTER MARATHON AND 5K
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iRun Productions hosts a live and virtual running event. Finishers medals will be awarded, and food will be available. The event also includes a 1.25-mile minimarathon. 7:30 a.m. (quarter marathon and 5K), 10 a.m. (minimarathon). \$20 (minimarathon), \$30 (5K), \$40 (quarter marathon). 21215 FM 529, Ste. 110, Cypress. www.womensquartermarathon.com



COURTESY HARRIS COUNTY PRECINCT 4

MAY 15 WORTH THE TRIP: FAMILY GAME DAY
 BURROUGHS PARK

Harris County Precinct 4 hosts family-friendly games, food trucks and a live DJ. Families can play games such as Jenga, Kerplunk and Connect 4 for up to 30 minutes. Games such as Yardzee, croquet and bocce ball can be reserved for up to one hour online. Noon-6 p.m. Free. 9738 Huffsmith Road, Tomball. 713-755-6444. www.hcp4.net/events

MAY

01 ENJOY CRAWFISH AND LIVE MUSIC

World of Beer at the Boardwalk at Towne Lake hosts a crawfish boil featuring live music from Sol Flair. Proceeds from the event benefit AIM Adoptions, a nonprofit Texas adoption agency. 2-6 p.m. Free (admission). World of Beer, 9945 Barker Cypress Road, Ste. 120, Cypress. 281-806-5353. www.worldofbeer.com

02 CELEBRATE CINCO DE MAYO AT TRADERS VILLAGE

The event celebrating the Mexican army's victory over France in the Battle of Puebla features music, dancing and traditional food. Local artists will perform regional Mexican, Tejano, cumbia, mariachi, salsa and merengue genres. Noon-5 p.m. Free (\$5 parking). Traders Village, 7979 N. Eldridge Parkway, Houston. 281-890-5500. www.tradersvillage.com

02 SUPPORT YOUNG ENTREPRENEURS

Acton Academy hosts a children's business fair featuring Houston-area

entrepreneurs ages 4-18 selling products or services. The event helps youth develop a brand, build a marketing strategy and open for customers at the marketplace event. Noon-3 p.m. Free (admission). Jersey Village City Hall, 16327 Lakeview Drive, Jersey Village. 713-882-7699. www.childrensbusinessfair.org

10 DONATE BLOOD AT THE WORK WELL BLOOD DRIVE

Local coworking space The Work Well partners with the Gulf Coast Regional Blood Center to host a blood drive in Cy-Fair. Donors will receive a free Bahama Bucks coupon. 1-5 p.m. Free. The Work Well, 13100 Wortham Center Drive, third floor, Houston. 281-955-9355. www.theworkwell.com

15 CELEBRATE THE 50TH ANNIVERSARY OF LOCAL ROTARY CLUB

The Rotary Club of Cypress Fairbanks hosts a milestone anniversary event, featuring a rotary partner showcase, community awards and club achievements. Dinner and live music from the band Horizon kicks off at 5 p.m. Paid admission includes dinner

for two adults, two drink tickets and the chance to win \$5,000 in gold coins. 3-8 p.m. \$100 (per couple). Juerger's Hall, 26026 Hempstead Road, Cypress. www.rotarycypressfairbanks.org

22 SUPPORT THE KOHRVILLE COMMUNITY AT A FESTIVAL

The Kohrville Community Association hosts a festival with funds supporting historical preservation and scholarships. Attendees can enter a raffle for prizes and enjoy food trucks, desserts, a waterslide, a car show, face painting and snow cones. 11 a.m.-4 p.m. Free (admission). Windwood Presbyterian Church, 10555 Spring Cypress Road, Houston. 713-416-0094. www.kohrvillecommunityassociation.com

27 THROUGH 30 SEE A PLAY AT BRIDGELAND HIGH SCHOOL

Ursa Major Theatrics at Bridgeland High School present "Little Shop of Horrors," a black comedy rock musical about a man who works at a flower shop and raises a plant that feeds on blood. 7 p.m. (May 27-30), 2 p.m. (May 29-30). \$15 (online), \$20 (at the door). Bridgeland High School, 10707 Mason Road, Cypress. 832-349-7600. <http://bridgeland.cfsd.net>

LIVE MUSIC

Jon Wolfe will play in Cypress this May.

COURTESY JON WOLFE

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MAY

08 Sol Flair, 9 p.m.
29 Artie V. and the Texxas Heat Band, 8 p.m.

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MAY

08 Ty Laramore with Full Band, 9 p.m.
14 Jon Wolfe with Matt Castillo, 6 p.m.

VIRTUAL EVENTS

09 TUNE INTO THE HOUSTON CHAMBER CHOIR'S SEASON FINALE

The Houston Chamber Choir's 2020-21 seasons comes to a close with a final virtual performance called A Time to Draw Closer. Choir officials describe the show as a combination of the exhilaration of a festival and the down-home welcome of a family reunion. Those who purchase the concert at any time. \$9.99 (three day rental), \$24.99 (unlimited access). Virtual event. 713-224-5566. www.houstonchamberchoir.org

Find more or submit Cy-Fair events at communityimpact.com/event-calendar. Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

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Construction on Willowbrook-area FM 1960 improvement project delayed for third time

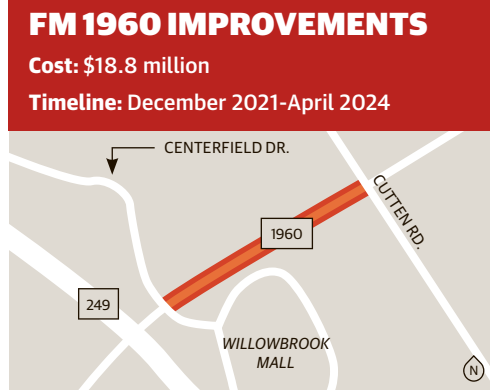
BY HANNAH ZEDAKER

An \$18.8 million project to alleviate traffic in the Willowbrook area has been delayed for the third time, according to Danny Perez, public information officer for the Texas Department of Transportation.

The project will add dual left turn lanes at Cutten Road, Breton Ridge Street and the Willowbrook Mall entrances as well as lengthening all turning lanes on FM 1960 between Centerfield Drive and Cutten to provide additional space for vehicles, Perez said. The project will also add a dedicated right turn lane at Willow Center Drive and at Cutten and add a thru lane east- and westbound from the Willowbrook Mall Center entrance to Cutten.

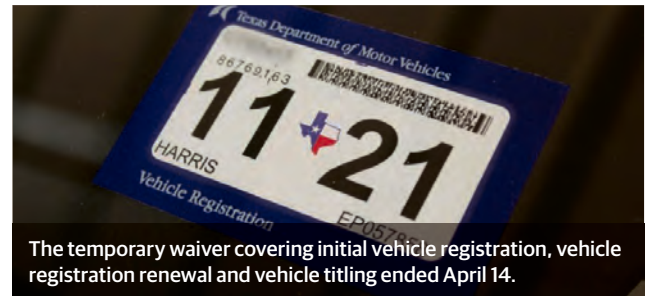
Additionally, the project will incorporate pedestrian and bicycle accommodations, replace existing pavement and upgrade traffic signals.

Originally scheduled to go out for bid in January 2018, the project had previously been delayed twice due to challenges associated with the right of way. As of early



January, Perez said all parcels needed for the project had been acquired; however, several utility relocations and adjustments still needed to be made ahead of the previously anticipated June start date.

As of April 19, Perez said the project had been pushed back a third time due to utility conflicts. Construction on the project is now expected to begin in December and will take roughly 28 months to complete.



Waiver for car title, registration ends with no grace period

BY HANNAH ZEDAKER

The temporary waiver covering initial vehicle registration, vehicle registration renewal, vehicle titling, renewal of permanent disabled parking placards and 30-day temporary permits ended April 14 with no grace period, officials with the Texas Department of Motor Vehicles announced.

The temporary waiver was first implemented by Gov. Greg Abbott last March and had since been extended several times throughout the coronavirus pandemic.

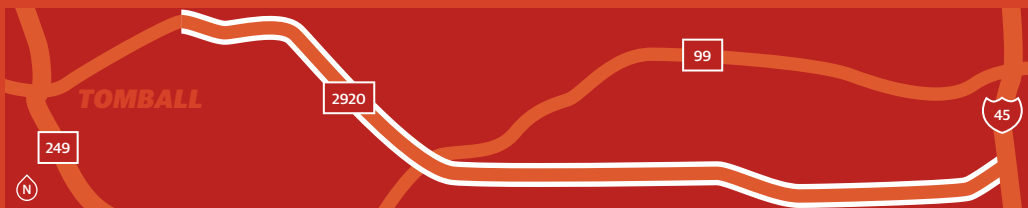
"After April 14, 2021, law enforcement may begin issuing citations to motorists operating a vehicle without a current registration sticker or current registration receipt," according to an April news release.

REGIONAL UPDATE

TxDOT holds virtual public meeting on FM 2920 safety improvements

BY ANNA LOTZ

The Texas Department of Transportation hosted a virtual meeting April 27 regarding safety improvements slated for the FM 2920 corridor between I-45 and Tomball.



The proposed project spans 11 miles from I-45 to North Willow Street and includes adding continuous raised medians from west of the Grand Parkway to I-45 as well as right turn lanes

throughout the project area. Currently, FM 2920 is a four-lane, undivided roadway, according to TxDOT information, and has a crash rate in the project area that is "significantly higher"

than the state's average.

As of press time, the virtual meeting was slated to involve a presentation and the hearing of public comments.

MAKE YOUR VOICE HEARD

MAY 12 Date comments must be received or postmarked by

CSJ 2941-02-062, ETC. should be referenced in comments

EMAIL sharmeen.rahman@txdot.gov

MAIL TxDOT Houston District Office, Advanced Project Development Director, P.O. Box 1386, Houston, TX 77251

ALL INFORMATION ON THIS PAGE WAS UPDATED AS OF APRIL 21. NEWS OR QUESTIONS ABOUT THESE OR OTHER LOCAL TRANSPORTATION PROJECTS? EMAIL US AT CYFNEWS@COMMUNITYIMPACT.COM.

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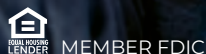
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Jersey Village adopts parks plan, setting vision for next 10 years

BY SHAWN ARRAJJ

A new plan adopted by the city of Jersey Village in March lays out priorities for how the city can improve its parks and trails system over the next 10 years.

The 113-page plan was produced by Burditt Consultants, a firm that specializes in community planning and landscape architecture, and includes roughly \$9.4 million in projects that range from adding restrooms at existing parks to the development of a new skate park.

However, the plan does not immediately commit funding to any specific projects, said Robert Basford, the city's parks and recreation director.

"This plan is to be a guide, not necessarily an adopted budget," he said at a March 15 Jersey Village City Council meeting.

Projects were determined using a mix of resident feedback, consultant advice, and standards laid out by the National Recreation and Parks Association, Basford said. The plan divides projects up into three tiers: high priority, medium priority and low priority.

Ten projects were classified as high priority in the plan with a combined cost of \$595,000. High-priority projects include a \$100,000 project to build family restrooms at Carol Fox Park, a \$120,000 project to add a 120-foot baseball field at Clark Henry Park and \$80,000 to add amenities to the Jersey Meadow Nature Trail, such as benches, bike racks and picnic tables.

Another eight projects were

listed as medium priority, totaling \$361,000, and 42 projects were listed as low priority, totaling roughly \$8.5 million. Some projects that were panned in resident feedback and were under consideration to be removed from the plan entirely—including the development of a new \$2.4 million park on Pleasant Colony Drive—were placed under the low-priority category instead, Basford said.

The plan was first presented to the Jersey Village City Council at a Feb. 22 meeting, at which the council ordered a city Parks and Recreation Advisory Committee to make some changes and more clearly prioritize projects.

One project pitched in the February draft—the construction of a new gymnasium—was removed from the final draft after council members said it was not economically feasible. Language referring to the potential use of general obligation bonds to fund projects was also removed from the final draft at council's request.

The committee also provided its own list of 11 projects to be included in the plan that came from internal discussions, Basford said. Nine of those projects are also considered high priority, including the placement of bike repair stations at several city parks and the development of a skate park. However, where the skate park would be located is still to be determined.

Council Member Greg Holden said at the March 15 meeting that he disagreed with some of the projects

PARK PRIORITIES

A parks and recreation master plan adopted by the city of Jersey Village in March included 10 proposals considered high priorities across four amenities.

1 Carol Fox Park



\$100,000
New family restrooms



\$9,000
Exterior lighting

2 Clark Henry Park



\$150,000
New open fields



\$120,000
New 120-foot baseball field

3 Jersey Meadow Nature Trail



\$80,000
Site furnishing



\$75,000
Exterior lighting



\$28,000
Water fountains

4 Jersey Village Dog Park



\$20,000
Site furnishing



\$6,000
Exterior lighting



\$7,000
Water fountains

SOURCE: CITY OF JERSEY VILLAGE/COMMUNITY IMPACT NEWSPAPER



included in the plan, including a proposal for the city to build and operate its own fitness center, an endeavor Holden said should be left to the private sector. However, Holden said he supported adopting the plan as a reflection of what community members said they wanted.

"If it is representative of the input provided, then I think as a council we accept it and then we make those decisions down the road," he said. "Whether it's done or not, it represents someone's desire to do that."

Timelines for individual projects

are not set, and projects would be taken on as future councils choose to advance them, Council Member Bobby Warren said. He said he thought the projects listed as high priorities were a realistic goal for the next 10 years, and projects from elsewhere in the plan could rise up over time.

"Council is going to parse this out and take the things everyone can agree on and most of the community wants to do ... and we're going to pick up and try to run with [them] as soon as we can," Warren said.

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Greater Houston-area homeless population cites COVID-19 as root cause

BY HANNAH ZEDAKER

One in seven unsheltered individuals in the Greater Houston area attribute their homelessness to job loss or eviction as a result of the ongoing coronavirus pandemic, according to the results of the 2021 Homeless Count & Survey, which were released March 24. Of those who identified COVID-19 as a root cause of their homelessness, 45% said this was their first time experiencing homelessness.

Coalition for the Homeless and The Way Home conducted its annual point-in-time homeless count Jan. 19-29 to identify sheltered and unsheltered people experiencing homelessness across Harris, Fort Bend and Montgomery counties.

Results showed 3,055 individuals were homeless in the tricity area the night of Jan. 19—the night of record for this year's count. Though not directly comparable, this is a 23% decrease from the 3,974 homeless individuals counted in 2020.

Ana Rausch, vice president of programs for Coalition for the Homeless, said the pandemic played a significant role in this year's count. In addition to some homeless individuals being reluctant to stay in a shelter for fear of contracting COVID-19, Rausch said bed availability has also been cut significantly to allow for social distancing in shelters.

"So the lower sheltered numbers aren't necessarily a positive development; if people are in need of services, we want them to have access to them," said Mike Nichols, president and CEO for the coalition.

Additionally, the recent launch of the Community COVID Housing Program also affected this year's homeless count.

The \$65 million initiative by Harris County, the city of Houston and Coalition for the Homeless will provide permanent housing to 5,000 otherwise-homeless individuals over the next two years.

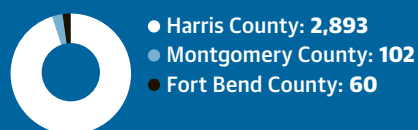
MAKING THE COUNT

The 2021 Homeless Count & Survey results showed 3,055 individuals across Harris, Fort Bend and Montgomery counties were experiencing homelessness on Jan. 19, the night of record for this year's count.

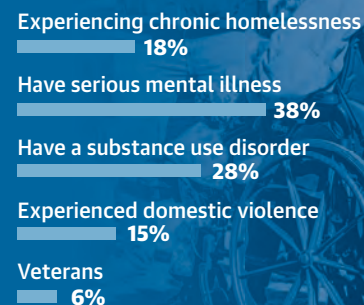
HOMELESS INDIVIDUALS



COUNT BY COUNTY



SELF-REPORTED FACTORS



COURTESY THE CIP GROUP

SOURCES: COALITION FOR THE HOMELESS, THE WAY HOME/COMMUNITY IMPACT NEWSPAPER

The plan was announced last summer and launched in October.

According to Rausch, as of Jan. 19 nearly 800 individuals had been permanently housed through the CCHP; as of March 24, that number had doubled to 1,600.

Overall, Rausch the two nonprofit

organizations have housed more than 21,000 people across the tricity area since 2012. These efforts combined with the ongoing eviction moratorium have likely contributed to the Greater Houston area's overall decrease in homelessness year over year, she said.

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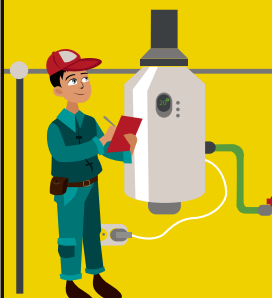
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Group launches public feedback campaign on Astrodome plans

BY SHAWN ARRARI

After a 2016 attempt to revive the Houston Astrodome for \$105 million failed to launch, officials are moving forward with a new effort to once again turn the vacant structure into something useful for Houston residents. This time, officials are seeking input from the public first.

The Astrodome Conservancy—a private nonprofit formed in 2016 with the goal of redeveloping the dome—embarked on a public engagement campaign in April to solicit feedback on what the dome should become, Executive Director Beth Wiedower Jackson said.

“This is in an opportunity to think holistically—how can we be smarter, greener [and] more creative around the reuse and redevelopment of the Astrodome,” she said.

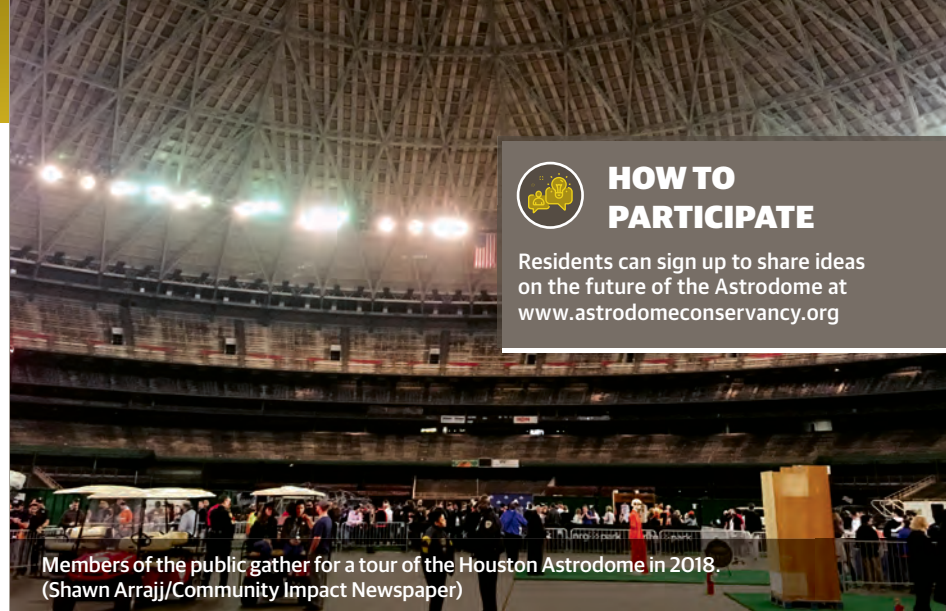
The conservancy is not a branch of Harris County government, but

the group does have an agreement with the Harris County Sports and Convention Corp. to work on the future development of the Astrodome, Wiedower Jackson said.

A \$105 million plan to renovate the Astrodome championed by former Harris County Judge Ed Emmett fell by the wayside after Lina Hidalgo took over as county judge in 2019. Hidalgo has since raised questions about the use of taxpayer dollars on a plan that did not involve public input.

Wiedower Jackson said the conservancy has worked with Hidalgo and county commissioners on how to proceed.

“What we learned during that process was that, to date, the plans for the Astrodome put forth have been created kind of around the kitchen table,” she said. “There has yet to be an opportunity for the general public in Harris County—the taxpayers who



HOW TO PARTICIPATE

Residents can sign up to share ideas on the future of the Astrodome at www.astrodomeconservancy.org

Members of the public gather for a tour of the Houston Astrodome in 2018. (Shawn Arraji/Community Impact Newspaper)

own that structure—to have a say or have their opinions voiced through a process.”

The conservancy raised about \$90,000 in private donations in 2020, which helped it bring the consulting and engineering firm Huitt-Zollars on board to craft the public engagement process, Wiedower Jackson said.

Throughout the campaign, which will run for a six- to eight-week period, people can submit feedback through online surveys at www.astrodomeconservancy.org. A virtual opinion session is also to be announced.

Some constraints have been identified that are intended to keep the cost of the project in check and to take contractual obligations into account, Wiedower Jackson said.

“There are some wonderful pie-in-the-sky ideas, but they are not possible because of the limitations on the Astrodome,” Wiedower Jackson said.

Following the campaign, Wiedower Jackson said the conservancy will spend two to three months turning the feedback into a vision for the Astrodome that can eventually be presented to commissioners.

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County 'close' to lowering threat level

BY HANNAH ZEDAKER

After nearly a year of being under a Level 1, or "severe," COVID-19 threat level, Harris County Judge Lina Hidalgo said the county is getting closer to lowering that threat to Level 2, or "significant," as vaccinations become more widely administered.

However, now that the statewide mask mandate has been lifted and businesses can operate at full capacity, Hidalgo said success hinges greatly on personal responsibility.

Harris County's COVID-19 threat level was first set at severe—the highest threat level possible in the system—on June 26, where it has since remained unchanged.

"I know we're all tired," Hidalgo said during an April 7 press conference. "We're well over a year into this [pandemic], and we want this virus to go away. The good news is there's hope in these vaccines; there's a light at the end of the tunnel; but it's not the time to give up now."

The threat-level system, which Hidalgo said was developed with the help of researchers and epidemiologists, is based on several factors, including the county's average number

of new cases reported daily, its COVID-19 positivity rate and hospitalizations.

While Hidalgo said she was "cautiously optimistic" to see COVID-19 numbers trending downward, she said she is concerned about the effect the state's latest attempt to reopen would have on the county's progress.

"Every time there's been a reopening, within about a month and a half the numbers have begun climbing back up," she said.



Threat levels explained

A COVID-19 threat level system is meant to inform residents on the dangers presented by the coronavirus.

Level 1 Severe (rank as of April 26)

Viral spread is uncontrolled, and residents are advised to stay home.

Level 2 Significant

Transmissions are ongoing, and residents should limit contacts.

Level 3 Moderate

COVID-19 is largely controlled, but residents should remain vigilant.

Level 4 Minimal

COVID-19 is controlled, and residents can resume normal contact.

SOURCE: HARRIS COUNTY/COMMUNITY IMPACT NEWSPAPER

PATIENT REUNION

Marissa Miller and her family gather to thank Cy-Fair FD crews for their compassionate care at a patient reunion at Cy-Fair FD Station 4 Tuesday, April 13, 2021, in Cypress.

On January 29, 2021, Cy-Fair FD crews responded to a 911 call for a reported fall at the Miller home. Medics quickly realized Marissa had suffered a stroke. Paramedics Katrina Arnold and Alexandra Rosales worked together to quickly assess, treat, and transport Marissa to Memorial Hermann – Cypress hospital where she works as a NICU nurse. Marissa was later transported to Memorial Hermann - TMC via Memorial Hermann Life Flight where she received life-saving surgery to remove a blood clot from her brain. "Thank you, you all were the first to respond to our home and I will never forget you all," Marissa said.

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Walk-ins now being accepted for COVID-19 vaccine at NRG Park

BY SHAWN ARRAJJ

Public health officials at NRG Park have begun administering COVID-19 vaccines on a walk-in and drive-in basis, Harris County Judge Lina Hidalgo announced April 19.

The move means people seeking vaccines no longer need to sign up for appointments if they go to NRG Park during the hours the site is in operation. However, people still have the option to make an appointment if they want to and will still be required to make appointments at other vaccine sites run by the county.

The hours for the NRG site also changed to noon-9 p.m. in April instead of 8 a.m.-5 p.m.

"Each day this site is running, lives are being saved," Hidalgo said.



"We want to do everything possible to make sure that when it comes to beating COVID-19, we're not leaving anything on the table."

After opening in February as part of a partnership with the Federal Emergency Management Agency, the NRG Park site had been vaccinating about 6,000 people per day, Hidalgo said. However, vaccinations fell to about 2,000-3,000 per day in April as the demand for vaccines declined.

The site will stay open through May 18, but officials said it could close sooner if demand remains low.



Jersey Village officials hosted a groundbreaking April 1 on a flood-control project at the Jersey Meadow Golf Course. (Shawn Arrajj/Community Impact Newspaper)

Jersey Village breaks ground on golf course flood-control project

BY SHAWN ARRAJJ

JERSEY VILLAGE In just under five years since the Tax Day floods of 2016 flooded 238 homes in Jersey Village, city officials broke ground on a project that is expected to prevent roughly \$757,000 in damages during a 100-year storm.

The project entails building a 4-foot earthen barrier, or berm, around the Jersey Meadow Golf Course at a cost of \$1.3 million. At the same

time, a joint \$5.7 million project will be underway to complete drainage improvements on some of the city's most flood-prone streets, including Wall, Crawford, Carlsbad and Tahoe streets as well as Capri Drive. The city was authorized by the Jersey Village City Council to approve both contracts at a Feb. 22 meeting.

"This isn't something that is just a flash in the pan to make everyone feel good; this is something that will

make a difference for many years to come," Jersey Village Mayor Andrew Mitcham said at an April 1 groundbreaking event.

The project was conceptualized in a flood recovery study the city embarked on after the Tax Day flood. In an effort led by City Manager Austin Bless, the city managed to secure roughly \$6 million in grant funding for the projects. As a result, Mitcham said the city's 180-day reserve fund was not affected by the project.

The berm will travel around part of the perimeter of the golf course, roughly along the golf cart path with some deviations, officials said. Golf will continue during construction with minimal interruptions.

Both contracts have a length of 300 days, but officials said they hope to finish work by year's end.



Harris County puts \$3M toward law enforcement overtime pay

BY SHAWN ARRAJJ

HARRIS COUNTY With violent crime on the rise, Harris County commissioners unanimously voted to invest \$3 million into overtime pay for law enforcement officials March 30 that is meant to help investigators target several key areas.

The approved funding was based on a proposal from the Harris County Sheriff's Office that involves investing the money across six units.

The plan will involve using "crime analysis to identify hotspots and delayed investigations due to staffing shortages and caseloads," according to the proposal.

"We want to make sure that the sheriff's office crime reduction units have the resources to prioritize these violent crimes, to go after them and to show them the door to the county jail," said Precinct 2 Commissioner

OVERTIME NEEDS

A nearly \$3 million boost for the Harris County Sheriff's Office will help fund overtime pay for officers in the following departments.

Adults special crimes units:	\$655,000
Violent crimes unit:	\$500,000
Child abuse unit:	\$500,000
Criminal warrants division:	\$500,000
Patrol crime reduction unit:	\$500,000
Domestic violence advocates:	\$200,000
Unit lieutenants:	\$144,828

SOURCE: HARRIS COUNTY/
COMMUNITY IMPACT NEWSPAPER

Adrian Garcia, who authored the motion.

The funding will not be used to create any new positions. Funds will be dispersed in tranches according to a schedule that will be worked out by the sheriff's office and budget management office. Harris County Sheriff Ed Gonzalez said his office will collaborate with constables to get feedback on what they are seeing in their coverage areas.

Commissioners vote to support creation of new criminal district court

BY HANNAH ZEDAKER

HARRIS COUNTY Harris County commissioners unanimously passed a resolution April 13 in support of efforts in the 87th Texas Legislature to create a new criminal district court. If passed, it would be the county's first new criminal district court since 1984.

Spearheaded by state Rep. Gene Wu, D-Houston, the new court would expand the capacity of the county's criminal court system in hopes of reducing its backlog, which stood at 70,951 total cases pending as of April 8. According to Precinct 3 Commissioner Tom Ramsey, this is up from a backlog of 47,238 cases at the start of the COVID-19 pandemic in March 2020.

According to county staff, the new court would cost the county around \$800,000-\$1 million per year.

QUOTE OF NOTE

"WHEN MY DAUGHTERS... GROW UP AND THEY ARE LOOKING FOR A HOME, THEY ARE GOING TO LOOK IN OUR CITY, AND THEY ARE NOT GOING TO BE AFRAID TO BUY A HOME HERE BECAUSE OF FLOODING."

ANDREW MITCHAM,
JERSEY VILLAGE MAYOR

OTHER HIGHLIGHTS

HARRIS COUNTY After months of arguments and withheld payments, Harris County Emergency Services District No. 11 and Cypress Creek Emergency Medical Services agreed to a \$10.8 million budget for the remainder of their contract. The two entities met during an April 1 special meeting after tempers flared during budget discussions. According to ESD 11, CCEMS asked for regular payments of \$1.36 million per month or its final day of service would be April 17. The commissioners eventually agreed to this amount.

HARRIS COUNTY Black and Hispanic populations are still being vaccinated by the Harris County Public Health Department at a disproportionately low rate when compared to the county's population, prompting new initiatives to increase vaccine access for marginalized populations. Initiatives include bringing vaccines to the ZIP codes hit hardest by COVID-19, offering transportation to appointments for those who need it, visiting homeless shelters and nursing homes to register residents, and setting up a vaccine hotline at 832-927-8787 for individuals without the capabilities to register online. New equity efforts focus on providing the option to register over the phone instead of exclusively online, ensuring residents know the vaccine is free, and removing ID requirements that might discourage uninsured residents or residents living in the country illegally from registering.

MEETINGS WE COVER

Jersey Village City Council
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Cy-Fair ISD calls on state leaders to release federal funding for pandemic expenses

BY DANICA LLOYD

As Cy-Fair ISD officials finalize plans for the 2021-22 school year, state leaders are holding on to \$17.9 billion in federal stimulus funds intended for public schools to address the effects of the pandemic.

In an April 14 presentation to the State Board of Education, Texas Education Agency Commissioner Mike Morath promised federal funding is on the way to school districts but was unable to say when or how much they would receive.

"The legislative leadership is actually very interested in making sure that all districts are made whole in their COVID expenses," Morath said.

Texas was allotted \$1.3 billion in the first round of the Elementary and Secondary School Emergency Relief Fund, which Morath said was used to fund the hold-harmless guarantee, ensuring districts received funding based on projected enrollment despite attendance declines.

Another \$5.5 billion and \$12.4 billion, respectively, from the second and third rounds of ESSER funding was set aside for Texas public schools but had yet to be allocated as of press time. Morath said the Legislature is awaiting guidance from the federal government on certain conditions tied to the funding.

According to the two most recent rounds of ESSER funding, states are required to maintain the same percentage of funding to support education allocated prior to the pandemic through fiscal year 2022-23. Morath said Texas faces a unique challenge here because House Bill 3 passed in 2019 infused a net \$4.4 billion of new revenue year over year into school district budgets in FY 2019-20.

CFISD board member Julie Hinaman called on Gov. Greg Abbott at the April 8 board meeting to ensure Texas public schools receive their federal

funding. Public education advocacy nonprofit Raise Your Hand Texas estimates CFISD would receive nearly \$265 million across all three rounds of ESSER funding, and their research shows more than 40 states have at least started flowing second-round funding to their school districts.

"These are our taxpayer dollars that are supposed to help schools pay for the extensive costs of dealing with the pandemic and to address the learning needs of our kids," Hinaman said. "While the vast majority of other states in the U.S. have already distributed these federal stimulus funds to schools, Texas has not."

CFISD Chief Financial Officer Karen Smith said the school district has received about \$700,000 in additional funds since the start of the pandemic despite applying for more financial assistance.

According to CFISD, the district has incurred nearly \$227 million in unexpected pandemic-related expenses that could be covered through the stimulus money, from personal protective equipment to additional tutoring and accelerated learning programs designed to remedy pandemic-

related learning loss.

Morath said the state's pre-existing achievement gap has grown amid the pandemic. In addition to high-quality tutoring and more rigorous instruction, he said educators will be faced with the challenge of catching students up to grade level.

"The job that a teacher has to do in order to pull this off is mind-numbingly difficult," he said.

Nikki Cowart, president of the Cy-Fair American Federation of Teachers, asked CFISD officials to consider employee compensation as they finalize the 2021-22 budget. She said she is concerned the demands of teaching during the pandemic will lead

"WHILE THE VAST MAJORITY OF OTHER STATES IN THE U.S. HAVE ALREADY DISTRIBUTED THESE FEDERAL STIMULUS FUNDS TO SCHOOLS, TEXAS HAS NOT."

JULIE HINAMAN, CY-FAIR ISD SCHOOL BOARD TRUSTEE

SUPPORTING SCHOOLS

Public education advocates across the state are asking the Texas Legislature to support public schools' pandemic recovery through three different revenue sources.

✓ Approved funding ✗ Awaiting approval

✓ **HOUSE BILL 3**
Preserving the increased funding commitments laid out in 2019's school finance reform legislation

✓ **HOLD HARMLESS**
Guaranteeing public schools receive the level of state revenue based on anticipated 2020-21 enrollment despite attendance declines

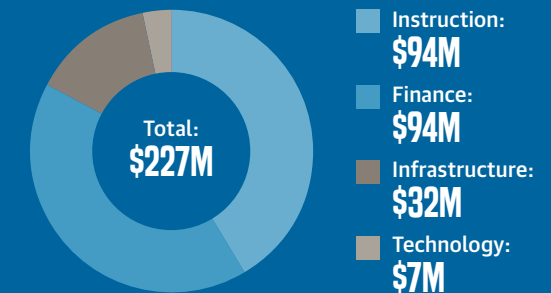
✗ **FEDERAL STIMULUS**

Ensuring school districts receive their share of federal stimulus funding intended for them

SOURCE: RAISE YOUR HAND TEXAS/COMMUNITY IMPACT NEWSPAPER

COVERING THE COSTS

Cy-Fair ISD estimates nearly \$227 million in unexpected costs due to the pandemic—from sanitation supplies and technology needs to tutoring, intervention and accelerated learning programs.



SOURCE: CY-FAIR ISD/COMMUNITY IMPACT NEWSPAPER

to increased burnout and resignation rates.

"One way that we can show our appreciation and respect is by offering a real pay raise, one that is not eaten up by health care premiums," she said. "This year more than ever, we must respect, recognize, reinvest and retain our hardworking current employees."

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Summer Day Trip Guide

Attractions within 100 miles of Cy-Fair offer something for everyone's interests—from antique shopping and water parks to museums and wineries.

COMPILED BY DANICA LLOYD

ART Arts and culture **A+** Educational **FOOD** Food and drink **OUT** Outdoor fun **SHOP** Shopping



FAYETTE COUNTY

1 Round Top shopping

Visit dozens of local shops and vendors selling antiques, artwork, seasonal decor, furniture and clothing. **SHOP**
www.explore-roundtop.com/shop
 Hours: vary by storefront

2 The Stone Cellar & Round Top Dance Hall

Enjoy live music every weekend, freshly baked pizza, and an extensive wine and craft beer menu. **ART FOOD**
 550 N. Washington St., Round Top
 979-249-3390
www.stonecellarwines.com
 Hours: Thu. 5-10 p.m., Fri. 5-11 p.m., Sat. 11 a.m.-11 p.m., Sun. noon-9 p.m., closed Mon.-Wed.

3 Texas Quilt Museum

Two historic buildings house antique and contemporary quilt art with a flower garden located outside. **A+**
 140 W. Colorado St., La Grange
 979-968-3104 | www.texasquiltmuseum.org
 Hours: Thu.-Sat. 10 a.m.-4 p.m., closed Sun.-Wed.

GALVESTON COUNTY

4 Ghost Tours of Galveston

Several ghost tour options for all ages are available at sites throughout the island. **A+**
 Various locations, Galveston
 409-356-9266
www.ghosttoursofgalvestonisland.com
 Hours: vary by tour

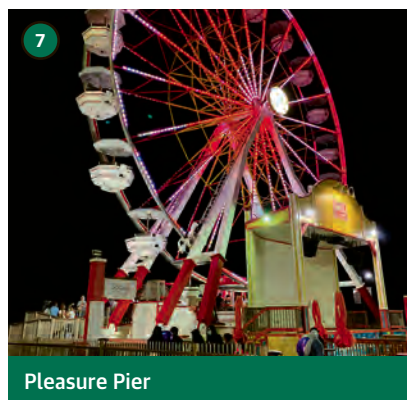
5 Moody Gardens

Moody Gardens features an aquarium, 3-D and 4-D theaters, the Discovery Museum, golf and a spa. **A+ FOOD**
 1 Hope Blvd., Galveston
 409-744-4673
www.moodygardens.com
 Hours: 10 a.m.-4 p.m. daily

6 Moody Mansion

One of many historic homes in Galveston, the Moody Mansion is open for public tours.

ART A+



COURTESY GALVESTON ISLAND HISTORIC PLEASURE PIER

2618 Broadway Ave. J, Galveston
 409-762-7668 | www.moodymansion.org
 Hours: 10 a.m.-5 p.m. daily

7 Pleasure Pier

This waterfront destination features dining options, rollercoasters, carousel and other rides. **FOOD OUT**
 2501 Seawall Blvd., Galveston
 409-766-4950
www.pleasurepier.com
 Hours: Fri. 4-9 p.m., Sat. noon-10 p.m., Sun. noon-8 p.m., closed Mon.-Thu. (summer hours TBD)

8 Schlitterbahn Waterpark

Bring the whole family to slide, swim, float and lounge at the 26-acre water park. **FOOD OUT**
 2109 Gene Lucas Blvd., Galveston
 409-770-9283
www.schlitterbahn.com/galveston
 Hours: 11 a.m.-6 p.m. (open daily May 31-Aug. 15, open select weekends in May, August and September)

GREATER HOUSTON

9 Big Rivers Waterpark & Adventures

Entertainment includes a water park, ax throwing, rock mining, gator handling, aerial activities and more. **FOOD OUT**
 23101 Hwy. 242, New Caney
 832-509-1556
www.facebook.com/grandtexas
 Hours: 10 a.m.-7 p.m. (open daily May 31-Aug. 15, open select weekends year round)



COURTESY VISIT HOUSTON

10 Houston Zoo

Visit more than 6,000 animals, feed giraffes and take part in socially distanced animal encounters. **A+ FOOD OUT**
 6200 Hermann Park Drive, Houston
 713-533-6500
www.houstonzoo.org
 Hours: 9 a.m.-5 p.m. daily

11 Museum District

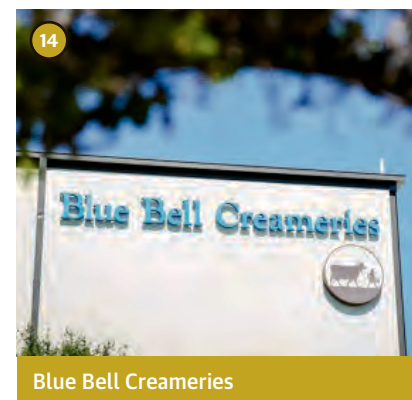
Spend the day touring museums in the heart of Houston, highlighting art, science, history and culture. **ART A+**
 1300 McGowan St., Ste. 129, Houston
 713-715-1939
www.houmuse.org
 Hours vary

12 Old Town Spring

Old Town Spring is home to several businesses, museums, art galleries, retailers and dining options. **ART FOOD SHOP**
 26302 Preston Ave., Spring
 281-353-9310
www.oldtownspring.com
 Hours vary by business

13 Space Center Houston

See spacecrafts, a collection of spacesuits, live presentations and exhibits highlighting NASA missions. **A+**
 1601 NASA Parkway, Houston
 281-244-2100
www.spacecenter.org
 Hours vary



COURTESY BLUE BELL CREAMERIES

WASHINGTON COUNTY

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 1101 S. Blue Bell Road, Brenham
 800-327-8135
www.bluebell.com/the-little-creamery
 Hours: Mon.-Fri. 8 a.m.-5 p.m., closed Sat.-Sun.

15 Brenham Art Walk

Appreciate murals on a stroll throughout the downtown streets of Brenham and Washington County. **ART OUT**
 115 W. Main St., Brenham | 979-337-7580
<http://link.visitbrenhamtexas.com/artwalkmap>

16 Pleasant Hill Winery

Sample award-winning wines and light bites along the Texas Bluebonnet Wine Trail. **FOOD OUT**
 1441 Salem Road, Brenham
 979-830-8463 | www.pleasanthillwinery.com
 Hours: Sat.-Sun. noon-5 p.m., closed Mon.-Fri.

17 Star of the Republic Museum and Washington-on-the-Brazos State Historic Site

Learn about early Texas history at the site of the 1836 signing of the Texas Declaration of Independence. **A+**
 23200-23400 Park Road 12, Washington
 936-878-2214 | www.thc.texas.gov/historic-sites
 Hours: 8 a.m.-5 p.m. daily (state historic site), 10 a.m.-5 p.m. daily (museum)



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Village Medical at Walgreens

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Houston, Texas 77070

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Sat & Sun – 9am – 5pm**

Village Medical at Vintage

10220 Louetta Road, Suite 100
Houston, Texas 77070

Mon – Fri: 8:00am – 5:00pm

Village Medical at CyFalls

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Houston, Texas 77095

Mon – Fri: 8:00am – 5:00pm

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PIECES OF ART

John King, owner of JK Welding, said he considers every project he takes on to be a piece of art in its own way.

KATY COMMUNITY FELLOWSHIP CHURCH CROSS

JK Welding constructed, delivered and installed a 50-foot cross for the Katy Community Fellowship Church in September. (Courtesy JK Welding)

RINGING SINGING TREE

King and his team constructed the Ringing Singing Tree, a 17-foot-tall, 20-ton wind powered sound sculpture, in 2015. The project is on display outside of Austin. (Courtesy JK Welding)

TOWNE LAKE BRIDGE

JK Welding was contracted to design and build the bridge near the Boardwalk at Towne Lake in Cypress. (Courtesy JK Welding)

JK Welding

Big challenges motivate, inspire at local welding company

For John King, the namesake behind the Cy-Fair welding company JK Welding, no project is too daunting. In fact, King said the more complex a project is, the more his interest is piqued.

“We like being known for accepting the larger, harder, bigger projects that nobody else wants,” he said.

King started welding in 1990 and launched JK Welding in 2005. He started the business in his garage before setting up smaller shops at a few different locations in Cy-Fair and eventually moving into his current location on FM 529 in 2015.

Motorists might recognize the facility by the large projects that can be seen from the street, which have included an oil derrick, a pirate ship and a massive wind chime.

King and his team operate two fabrication shops and a separate, segregated shop for stainless steel and aluminum projects, a necessity King said is meant to ensure pieces are not contaminated with rust. He described the business as a “one-stop shop,” capable of providing design, fabrication, coating, delivery and installation services.

The day-to-day work for the business largely involves commercial projects such as piping systems, structural frames and field welding. However, King said his favorite part of welding is the ability to be creative and think outside the box.

“There’s more to welding than people think,” he said. “Everything we do at JK Welding is a piece of art.”

The projects he is most proud of are the ones that involved solving

complex problems, he said, though he also takes on projects that inspire him personally. One such project involved building a 50-foot cross that would later be installed at the Katy Community Fellowship Church. Another involved helping an 85-year-old woman reconstruct a brass bench at her mother’s grave after it had been damaged, a project King said he did for no charge.

Inspiring others is also a big driver for King, who said attends welding competitions and regularly donates equipment and provides expertise to Cy-Fair ISD students.

“I like inspiring the kids and mentoring them because there are so many of them who want to grow up to do this,” King said. “We’re local boys and we like to support the local community.”



John King, owner of JK Welding, founded the business in 2005. (Shawn Arrajj/Community Impact Newspaper)

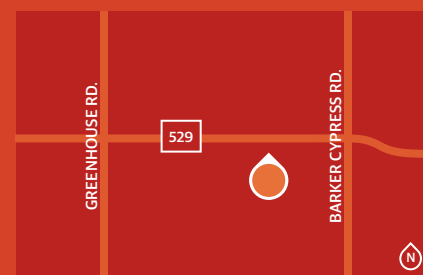
JK Welding

18433 FM 529, Cypress

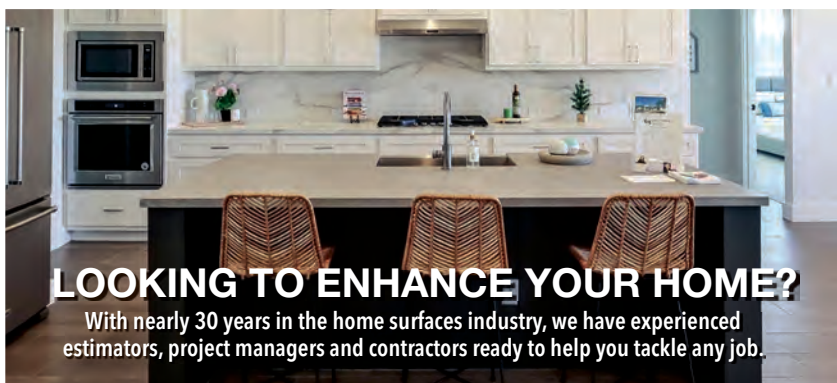
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DISHES TO TRY

1. Torta (\$8.50)
2. Street tacos (\$8)



Mini corn tortillas are filled with a choice of meat and served with charro beans, cilantro and grilled onions. (Danica Lloyd/Community Impact Newspaper)

DINING FEATURE

The torta contains beans, lettuce, tomato, cheese, crema, guacamole and a choice of meat. (Danica Lloyd/Community Impact Newspaper)

Mex Taco House

Houston couple brings dream of owning taco eatery to Cypress

BY DANICA LLOYD

Jessica and Abel Frausto's aspiration to open their own restaurant dates back to high school, when they took hospitality management and culinary arts classes.

The couple took a detour on their journey to business ownership when Abel got a job in the oil industry 14 years ago. Jessica has a background in the corporate world, and between their two full-time jobs and raising their children, their dream seemed out of reach, she said.

"We just went for it," Jessica said. "One day we just started looking for a place. Cypress was never the place we [thought we'd] open one."

The Fraustos live in the Heights and said as restaurant industry newcomers, they had little luck finding a location close to home. When they began to look outside the Loop, the owner of a Cypress property on Telge Road gave them their chance, Abel said.

Mex Taco House opened in May 2019 and quickly outgrew the space. The Fraustos celebrated the grand opening of their second location—with more seating capacity and a drive-thru—in March on Hwy. 290.

"Cypress has been great to us," Abel said. "Everybody here has welcomed us into their home, and we love it here. We love it so much that we're going

to move over here."

Everything at Mex Taco House is made from scratch from the flour and corn tortillas to the menudo and pozole served exclusively on the weekends.

"We take pride in what we serve. Even if a tortilla doesn't look appealing but it's still tasteful, we'd just rather not use it and go ahead and make a fresh tortilla," Jessica said.

Breakfast tacos are the most popular items on the menu, made with eggs and bacon, potatoes, ham, vegetables, chorizo or sausage. Specialty breakfast tacos such as the Taco Cypress come with extras such as chorizo potatoes and beans.

Chilaquiles, migas, and huevos rancheros are also available for breakfast. The lunch menu includes tostadas, street tacos, tortas and gorditas.

Diners can customize their dishes with a selection of toppings and sides. Jessica said orders are cooked as they are placed, and many of the recipes come from the Fraustos' parents.

Jessica said she plans to eventually expand the business and open additional locations of Mex Taco House in neighboring suburbs. Until then, the Fraustos will focus on serving local customers out of their two Cypress locations.



Abel and Jessica Frausto own and operate Mex Taco House in Cypress. (Courtesy Mex Taco House)

Mex Taco House

A 14030 Telge Road, Cypress

Hours: Tue.-Sun. 6 a.m.-2 p.m., closed Mon.

B 25410 Hwy. 290, Ste. B-1, Cypress

Hours: Tue.-Thu. 6 a.m.-2 p.m., Fri.-Sat. 6 a.m.-8 p.m., Sun. 7 a.m.-3 p.m., closed Mon.

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Hoodies 4 Healing Foundation

Local mom sells hoodies to serve families in need

Local boutique owner and single mother RoseMary Tucker said she leaned on her faith when her daughter, DyAnna, needed a life-altering brain surgery in late 2018. Tucker raised more than \$60,000 to cover medical expenses by selling hoodies with inspirational messaging.

Her daughter is thriving now, Tucker said, and ever since she received such an outpouring of support, she has served those in need through her Hoodies 4 Healing Foundation.

"I'm basically just giving back to the community, just trying to find a way to do more with the blessings God has given me," she said.

Tucker said she grew up regularly attending church, but she did not feel safe going in person when the COVID-19 pandemic hit. She decided to use some of the funds raised through hoodie sales at her store, Blessties Christian Apparel, to feed the homeless in downtown Houston on Sunday mornings instead.

She said she has served hot meals at the same time every week in the same location, near Franklin and Commerce streets, so people in that area know where they can find a comforting meal. Tucker said she helped serve nearly 300 meals on Easter Sunday.

"I want them to know that I'm there, and I want them to see the consistency," she said. "I don't go all over the place because I want them to know that every Sunday at 9 a.m., we're fixing to get a hot meal."

Even more recently, the Hoodies 4 Healing Foundation launched a new program that Tucker said hits especially close to home for her. Through the Mom of the Month initiative, Tucker is working to raise funds for single mothers whose children have significant medical expenses.

In March, Tucker highlighted the Georgia mother of a boy with Down syndrome who needed heart surgery, and April's Mom of the Month was a Louisiana mother whose daughter had heart and brain conditions.

Each child highlighted has a hoodie and T-shirt designed specifically for them, and half of the proceeds from online sales goes directly to the child's mother to spend on medical procedures and other essential bills.

"That's just my way of doing for these mothers what people did for me," she said. "I sold all those hoodies and raised all those funds to help my daughter, and so naturally, I have to be able to give back."

While this limited-edition Mom of the Month merchandise is exclusively available online, Tucker said a portion of proceeds from the merchandise sold at Blessties goes toward serving the homeless in Houston. Tucker has owned her boutique for six years now and said she hopes to continue to grow her business so her charitable efforts can also grow.

"I want to grow to be ... a bigger and better blessing to the community and to the children," Tucker said.



RoseMary Tucker founded the Hoodies 4 Healing Foundation when she needed money to pay for brain surgery for her daughter.

DANICA LLOYD/COMMUNITY IMPACT NEWSPAPER

SHOP TO SUPPORT

Hoodies 4 Healing Foundation raises funds through sales at Blessties Christian Apparel boutique, which is owned by RoseMary Tucker. A portion of proceeds from in-store merchandise goes to support homeless Houstonians.

Blessties Christian Apparel
18039 FM 529, Ste. D, Cypress

← GREENHOUSE RD.

529

BARKER
CYPRESS RD.



Blessties Christian Apparel sells graphic T-shirts, hoodies and accessories.

DANICA LLOYD/COMMUNITY IMPACT NEWSPAPER



Each Mom of the Month child has a T-shirt and hoodie designed for them.

DANICA LLOYD/COMMUNITY IMPACT NEWSPAPER



COURTESY HOODIES 4 HEALING FOUNDATION

RoseMary Tucker said she gives back to the community because of the support she received when her daughter DyAnna needed it most.

Hoodies 4 Healing Foundation

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www.hoodies4healing.com

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Diana Fernandez, MD

Neurologist, Mischer Neuroscience Associates



Dr. Fernandez is a board-certified neurologist and member of the American Academy of Neurology. Specializing in general neurology, she has broad experience with movement disorders, stroke, headaches, epilepsy and neuropathy. She completed a combined residency in neurology and internal medicine at the Medical College of Wisconsin in Milwaukee.

Dr. Fernandez is fluent in Spanish.

Clinical interests include:

- General neurology
- Headaches and migraine
- Stroke prevention

Sebastian R. Herrera, MD

Neurosurgeon, Mischer Neuroscience Associates



Dr. Herrera is a board-certified neurosurgeon specializing in neurological surgery and minimally invasive treatment of brain and spine disorders. Before joining Mischer Neuroscience Associates,

he was a clinical professor of surgery at the University of Arizona College of Medicine and a staff neurosurgeon at Southern Arizona VA Health Care System.

Dr. Herrera is fluent in Spanish.

Clinical interests include:

- Minimally invasive treatments for spine disorders

Sam P. Javedan, MD

Neurosurgeon, Mischer Neuroscience Associates



Dr. Javedan is a board-certified neurosurgeon specializing in general adult brain and spine surgery and surgical management for Parkinson's disease and tremor. He received his medical degree from

Johns Hopkins University and completed his neurosurgery residency and fellowship in spine surgery at Barrow Neurological Institute. In addition, Dr. Javedan completed a fellowship in neurosurgical oncology at the University of Texas MD Anderson Cancer Center.

Clinical interests include:

- Deep-brain stimulation (DBS) for movement disorders
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Hitting the ROAD

A number of mobility projects are underway or planned in Cy-Fair, including new connections and road widenings.

- North-south corridors
- East-west corridors
- Pedestrian/bike
- Highway project

INCOMING INHABITANTS

A handful of home communities in Cy-Fair are slated to see thousands of new homes built through 2030.

Homes built

- A Richfield Ranch: 760
- B Dunham Pointe: 1,540
- C Bridgeland: 3,669
- D Towne Lake: 1,129
- E Bridge Creek: 655
- F Land Tejas: 1,056
- G Canyon Lakes West: 1,179

SOURCES: POPULATION AND SURVEY ANALYSTS, HARRIS COUNTY, HOUSTON-GALVESTON AREA COUNCIL, TEXAS DEPARTMENT OF TRANSPORTATION/COMMUNITY IMPACT NEWSPAPER



CONTINUED FROM 1

“The county has worked hard over a long period of time,” said Dunham, who is partnering with transportation agencies to extend Mason and Mueschke roads south of Hwy. 290. “Those large collector streets are so the population has multiple entrances and exits into their developments.”

Demographers with Population and Survey Analysts project most of the growth in Cy-Fair over the next decade will occur around the Grand Parkway south of Hwy. 290. Around 3,700 new homes in Bridgeland will be occupied by 2030, along with more than 1,500 in Dunham Pointe and just over 1,100 in Towne Lake.

As a result, several road projects that have gotten the attention of local mobility experts involve connecting corridors to Hwy. 290—including Mason and Greenhouse roads. Other important projects involve widening major roads toward the Grand Parkway farther north, including Telge and Grant roads.

“Staying on top of growth is always hard, but I think the county precincts

are doing a good job of identifying the projects that will get us there,” said Jeff Collins, a board member of the Transportation Advocacy Group in the Houston region.

Upcoming construction

The Mason extension through Dunham Pointe kicked off last fall. Dunham said he hopes the project, which will serve as the primary entrance into the community, will be completed by the end of 2021.

However, the road will not yet connect farther south, and it will for now end at the end of the Dunham Pointe community. At some point, plans are to connect Mason through the Bridgeland community and farther south toward Katy, county officials said. Completing the connection will involve multiple landowners working together, with private developers likely taking the lead on bringing it to reality.

Aside from Dunham Pointe, other key players are the Howard Hughes Corp., which owns Bridgeland, and Richfield Ranch, which owns another tract nearby and has not announced

plans for development.

Dunham said a project similar to Mason will involve extending Westgreen Boulevard south from where Mueschke Road meets Hwy. 290. A separate but similar project in the Towne Lake area involves bringing Greenhouse Road north to Hwy. 290 and connecting it to Skinner Road.

The latter project is being led by Harris County Municipal Utility District No. 500 and funded partially with a federal grant. Construction is slated for kick off in 2024, but MUD officials said it could begin sooner if approved by the federal government.

The \$38 million project will involve building a six-lane roadway with 10-foot-wide hike and bike lanes along both sides of Greenhouse. Once construction begins, it will take roughly 20 months to complete.

Funding boost

Harris County commissioners approved a mobility funding boost in March in the county’s 2021-22 budget. Although a funding formula has been used in the past to determine how funding should be allocated among

the county’s four precincts, the funding was split equally this year while a new study determines how it should be allocated moving forward.

However, the overall boost resulted in each precinct receiving more than it did in the previous fiscal year. Precinct 3, which covers parts of Cy-Fair west of Hwy. 290, saw its funding go up from \$32.4 million in 2019-20 fiscal year to \$40.5 million in FY 2020-21. Precinct 4, which covers Cy-Fair east of Hwy. 290, went from \$36 million to \$40.5 million.

At an April 1 Transportation Committee meeting of the Cy-Fair Houston Chamber of Commerce, Precinct 3 Commissioner Tom Ramsey said his precinct is working to advance an asphalt pavement program slated to bring the quality of 35 miles of road—including parts of Spring Cypress and Telge roads—up to standard within the next five years.

“That is getting it done,” Ramsey said. “We know what our mission is.”

Other local road projects address some of the roads on the Texas Transportation Institute’s list of the 1,000 most congested roadways in the state,

TRACKING CONGESTION ON CY-FAIR ROADS

Congestion has eased on Cy-Fair roads over the past three years. Projects are underway on some roads that remain among the state's most congested.

- Delay per mile
- Congestion cost*

Telge Road from Spring Cypress Road to Hwy. 290	Hwy. 290 from Hwy. 6 to Beltway 8	FM 529 from Stockdick School Road to Hwy. 6	FM 529 from Hwy. 6 to Hwy. 290	West Road from Barker Cypress Road to Hwy. 290
2019 Rank: 896 <div>33,338 hours</div> <div>\$3.7 million</div>	2019 Rank: 137 <div>124,268 hours</div> <div>\$12.5 million</div>	2019 Rank: 159 <div>110,344 hours</div> <div>\$16.6 million</div>	2019 Rank: 168 <div>109,456 hours</div> <div>\$11 million</div>	2019 Rank: 456 <div>61,446 hours</div> <div>\$7.3 million</div>
2018 Rank: 799 <div>40,043 hours</div> <div>\$4.2 million</div>	2018 Rank: 33 <div>316,985 hours</div> <div>\$31.5 million</div>	2018 Rank: 186 <div>110,301 hours</div> <div>\$17.2 million</div>	2018 Rank: 157 <div>123,451 hours</div> <div>\$12.1 million</div>	2018 Rank: 382 <div>72,505 hours</div> <div>\$8.4 million</div>
2017 Rank: 906 <div>36,457 hours</div> <div>\$2.7 million</div>	2017 Rank: 24 <div>433,195 hours</div> <div>\$40.8 million</div>	2017 Rank: 164 <div>130,382 hours</div> <div>\$18.8 million</div>	2017 Rank: 208 <div>114,156 hours</div> <div>\$10.6 million</div>	2017 Rank: 426 <div>72,228 hours</div> <div>\$8 million</div>

*INCLUDES LOSS OF PRODUCTIVITY AND FUEL WASTED

SOURCE: TEXAS TRANSPORTATION INSTITUTE/COMMUNITY IMPACT NEWSPAPER

including widening projects on Telge and West roads.

Collins said he was following the county's mobility study with interest in how mobility funding could be split across the precincts next year.

"We have to take care of what we got, but we also have to plan for future growth, and precincts 3 and 4 are where a lot of that growth is happening," he said.

Long-range planning

The Houston-Galveston Area Council is also in the process of updating its 2045 regional plan for the eight-county Greater Houston area.

The plan was last updated in 2019.

Among the proposed amendments this year is a re-imagining of long-term plans to expand Hempstead Highway parallel to Hwy. 290 between Loop 610 and the Grand Parkway. Under a new pitch from the Texas Department of Transportation, which is studying the project, the highway would no longer include tolls and would instead feature two elevated managed lanes in each direction and one transit lane in each direction.

Project design is still years away, with H-GAC listing timelines for six separate projects for various times between 2025 and 2040. Timelines and costs are subject to changes, officials said.

Transit improvements are also a big part of H-GAC's plan, said Adam Beckom, one of the council's transportation managers. Several of the proposed amendments this year coming from METRONext, a long-range plan by the Metropolitan Transit Authority of Harris County, he said. Projects in Cy-Fair include new Park & Ride stations near the Grand Parkway and Hwy. 290 intersection and a new transit center near Willowbrook Mall.

However, those projects are not expected to get underway in the short term, and the Fairfield Park & Ride is not slated until 2030. The plan does fund the construction of a ramp from Hwy. 290 to an existing Park & Ride at

Skinner Road, a \$38.2 million project slated for 2022, according to the H-GAC.

H-GAC accounts for projects that have multiple modes of transportation in its scoring process, such as projects with transit or pedestrian components, Beckom said. Over the past few RTP updates, it has become increasingly apparent that new roads cannot solve congestion issues on their own, he said.

"We do see and we do hear that transit is going to be how we move the needle on congestion," Beckom said. "We know we can't build our way out."



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HDIE20K0019

How Cy-Fair works

Working from home was an adjustment for most Cy-Fair residents at the start of the pandemic, and data shows many continue to work remotely more than a year later.



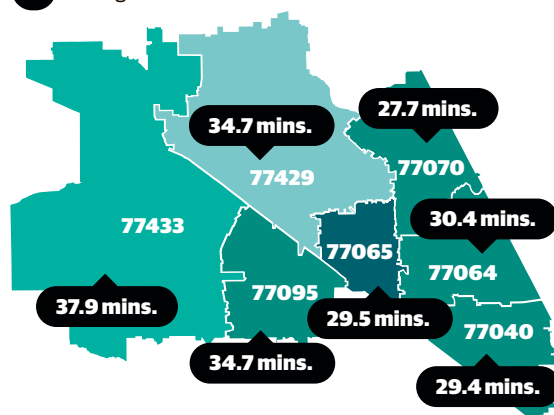
Pre-pandemic perspective

Few local residents worked from home in 2019, when the average commute to work was 32 minutes.

Worked from home pre-pandemic

1.0-3.0% 3.1-5.0% 5.1-7.0% 7.1%+

Average commute

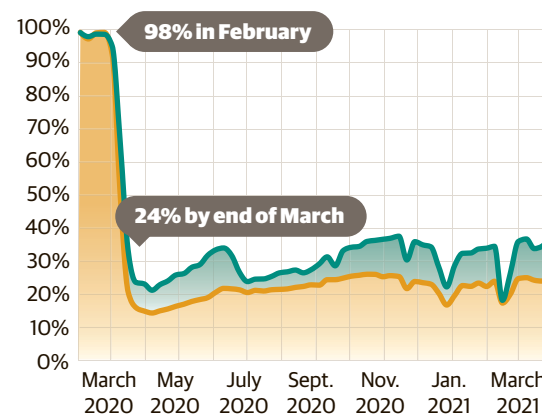


SOURCE: U.S. CENSUS BUREAU/
COMMUNITY IMPACT NEWSPAPER

Returning to the workplace

Houston and other Texas cities are leading the nation's top metros in the return to in-person work. Data shows the percentage of office employees working in person.

average top 10 U.S. metros Houston



SOURCE: KASTLE SYSTEMS/
COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

"People want to return to a work environment that they feel is safe, and so I think people are just more cautious until the vaccine gets fully rolled out," said Mike Slauson, a Houston-based general manager with Kastle Systems. "I think ... mid-summer, early fall—that's when we're going to start seeing some ramp-up as more people get vaccinated."

Commercial real estate experts said they expect to see an uptick in Houstonians returning to in-person work as the spread of COVID-19 diminishes. But after months of using remote collaboration platforms, that return will likely look different than it did pre-pandemic.

Miranda Hadamik, senior vice president of investment and operations at Caldwell Companies, said she believes a portion of the workforce will seek to work closer to home—whether from a coworking site or one of the many new local office condos.

"We did a worldwide test run of working from home, and I think now people know if that works for them or if it doesn't," she said. "Employers can make those informed decisions and create solutions. People can figure out how to have that flexibility and that work-life balance where you're spending more time at home than commuting."

Even before COVID-19, local experts said office vacancies in Houston were notably high due to overbuilding for the energy industry before the 2014 oil and gas downturn. Vacancy rates in Cy-Fair's office market were on the rise before the pandemic and reached 18.5% by the first quarter of 2021.

Leslie Martone, president of the Cy-Fair Houston Chamber of Commerce, said companies continuing telework policies might save some costs, but she expects to see more Cy-Fair residents return to the office setting as the COVID-19 vaccination rolls out. About 25% of Cy-Fair residents were fully vaccinated against COVID-19 as of press time, according to the Texas Department of State Health Services.

"I think there will always be a telecommuting component to our 'new normal,' but those that I have visited with said they miss the face-to-face

"WE DID A WORLDWIDE TEST RUN OF WORKING FROM HOME, AND I THINK NOW PEOPLE KNOW IF THAT WORKS FOR THEM OR IF IT DOESN'T."

MIRANDA HADAMIK, SENIOR VICE
PRESIDENT OF INVESTMENT AND
OPERATIONS AT CALDWELL COMPANIES

relationships," Martone said.

State of the market

Colliers Houston President Patrick Duffy said before COVID-19, Houston had the highest office vacancy rate of any major city in the U.S., largely due to a rush in construction to accommodate upstream energy companies expanding from about 2010-14.

"We build whole buildings for these large companies and then the crash hit, and they never even took up occupancy; they just dumped it in the sublease market," Duffy said. "And we've never recovered from that."

Many Cy-Fair residents commute into Houston for these jobs, and plenty of the ancillary energy services operate from the suburbs, so local residents feel the ripple effects from energy downturns as well, said Tracy Eddy, principal and associate broker with Texas Commercial Real Estate.

Between complications in the oil and gas industry and COVID-19, Duffy said depending on the submarket, it could take at least 10 years to stabilize.

Cy-Fair's office market has grown by 1.1 million square feet in the last five years, and rental rates have remained between \$21.70-\$22.80 in that time, according to Caldwell Companies. Duffy said while rent costs might not be drastically changing, landlords are offering more generous incentives in hopes to attract tenants to fill their empty space.

"Rental rates will remain fairly static," Duffy said. "Most landlords are trying to give more free rent and

"PEOPLE WANT TO RETURN TO A WORK ENVIRONMENT THAT THEY FEEL IS SAFE, AND SO I THINK PEOPLE ARE JUST MORE CAUTIOUS UNTIL THE VACCINE GETS FULLY ROLLED OUT."

MIKE SLAUSON, GENERAL MANAGER
WITH KASTLE SYSTEMS

more tenant improvement dollars and hold the rate so that they don't long-term devalue their building. ... They're just accelerating the leasing by saying to the tenant, 'We'll give you the first year free on a 10-year deal.'"

Eddy said retail real estate has been more resilient this past year, but local office vacancy rates have been significant as businesses choose not to renew or break their leases.

"Companies that used to have larger office spaces have realized that with all of our new capabilities technology-wise, that even if people could come back they don't want to, and they're actually more efficient from home," she said. "Basically, workers are available 24/7 now. You never leave your office; your office is your home."

But even as companies downsize, Eddy said most still want to keep some sort of a home base to send clients and at least have a conference room for meetings. The focus is now on necessities compared to expansive facilities with multiple private offices, she said.

Local businesses respond

Jerry Mogyorody, president and CEO of office furniture company Cubiture, said sneeze guards and high-wall cubicles with glass and doors have become popular as businesses look to safely reopen. But despite these trends, sales have been down about 40% for the local company.

"I still think there's tons of businesses that haven't gone back yet. When I leave my house in the morning, I'm the only one going to work at 6:15," he said.

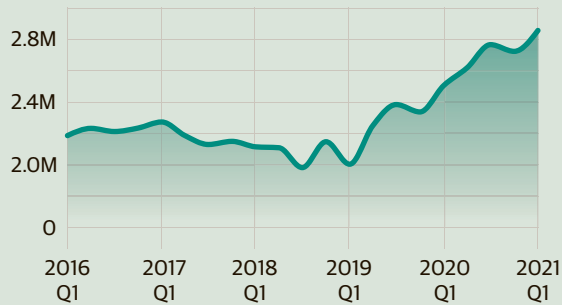


Local office market trends

While rental rates have remained fairly stagnant, Cy-Fair office vacancy rates have been on the rise since before the pandemic. New office space construction was down in 2020, but office condos and other workspaces continue to open locally.

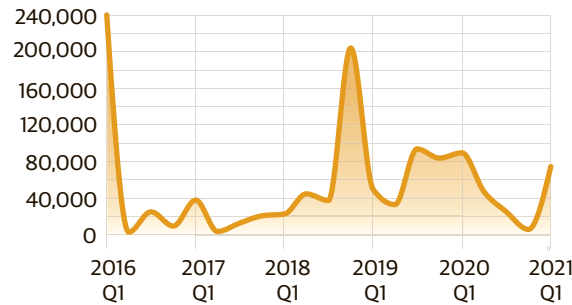
Vacancy data

— Total office vacancy (in square feet)



Construction data

— New office construction completed (in square feet)



Rent data

— Rental rates per square foot



SOURCE: CALDWELL COMPANIES/
COMMUNITY IMPACT NEWSPAPER



"THE VALUE FOR FLEX SPACES HAS JUST BECOME SO MUCH MORE APPARENT BECAUSE OF THE PANDEMIC."

MIKE THAKUR, FOUNDER
OF THE WORKLODGE

According to the U.S. Census Bureau, the average Cy-Fair resident had a 32-minute commute to work before the pandemic. A portion of the workforce could eliminate their commute entirely as they transition to working from home indefinitely, including several employees of First Community Credit Union, said Katie Rigby, senior vice president of human resources.

During the COVID-19 pandemic, employees who do not interact directly with credit union members such as marketing and support staff worked from home. Rigby said as many as 42% of the company's 360 employees worked remotely during the pandemic, and that number was still 15% by April.

"There were some permanent changes in terms of our flexibility with people working remotely as a result of us having to adapt and change very quickly

with COVID," she said.

While remote work can be isolating, Rigby said many are more satisfied as they can spend more time with family and take care of to-do list items such as exercise and laundry during lunch breaks.

Duffy said employers will likely continue to offer more flexible work schedules with some level of a remote option. However, employees are more likely to stay engaged if they have friends at work, have adequate materials and feel their managers care about them. These items are all more easily accomplished from an office, he said.

"I think if you want to recruit and maintain your intellectual capital, which is your people, it's going to be very difficult to replace the benefits of working in an office," he said.

Becoming more flexible

Mike Thakur opened a coworking space with executive suites in 2015 after working from home and realizing small businesses had few versatile, impressive office options. The WorkLodge was designed to offer the flexibility to scale up or down as needed in a vibrant, collaborative environment.

"The value for flex spaces has just become so much more apparent because of the pandemic," he said. "Here, you can grow or shrink almost on

demand. You can't do that with a traditional lease or a traditional landlord."

Thakur said after months of remote work, some have realized it is no longer a good fit because of distractions at home or mental health concerns.

"In the majority of companies, working from an office [is] there for a reason," he said. "History has proved for collaboration, communication and for efficiency overall between teams, you just can't beat it."

Hadamik said she is also seeing increased interest at The Work Well coworking space and Creekstone Office Condos, and some companies with corporate offices downtown are giving employees a stipend to work out of satellite offices closer to home.

Coworking spaces offer a range of flexible packages, and office condos allow businesses to purchase their own space rather than committing to long leases. Hadamik said these options can accommodate entrepreneurs as they re-evaluate what comes next.

"Now that they have skipped the commute ... I think they're used to it, and they don't want to go back to downtown or in the loop or wherever they were traveling every day," she said.

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Russell Shepard, CEO

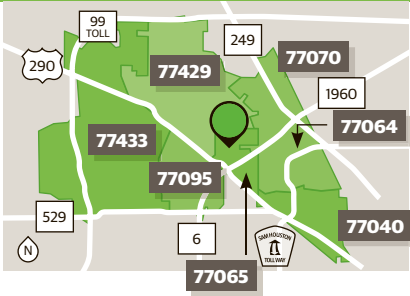


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Homes sold in the past year
20

Homes under contract
3

Median annual property taxes
\$6,019

Median price per square foot
\$106.49

Average days on the market*
13

Build-out year: 1994
Sale price: \$200,000-\$311,800
Square footage: 2,130-3,386
Home values: \$218,000-\$267,000
HOA dues (estimated): \$550 annually
Schools (Cy-Fair ISD): Adam Elementary School, Arnold Middle School, Cy-Fair High School
Property taxes (in dollars):
Lone Star College System 0.11
Harris County 0.41
Harris Co. Dept. of Education 0.01
Harris Co. ESD No. 9 0.06
Harris Co. Flood Control Dist. 0.03
Harris Co. Hospital District 0.17
Cy-Fair ISD 1.37
Port of Houston Authority 0.01
Harris Co. MUD No. 222 0.32
Total (per \$100 valuation) **2.49**

NEIGHBORHOOD DATA PROVIDED BY DEBBIE MARSHALL
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*AS OF APRIL 1

Recently sold homes in Wortham Park



12915 Magnolia Leaf St.
4 bedroom/2.5 bath 2,580 sq. ft.
Sold for \$285,001-\$325,000 on March 10



12914 Birch Falls Road
3 bedroom/2.5 bath 2,694 sq. ft.
Sold for \$250,001-\$285,000 on Nov. 24



12511 Fern Vale Court
4 bedroom/3.5 bath 3,134 sq. ft.
Sold for \$285,001-\$325,000 on Dec. 11



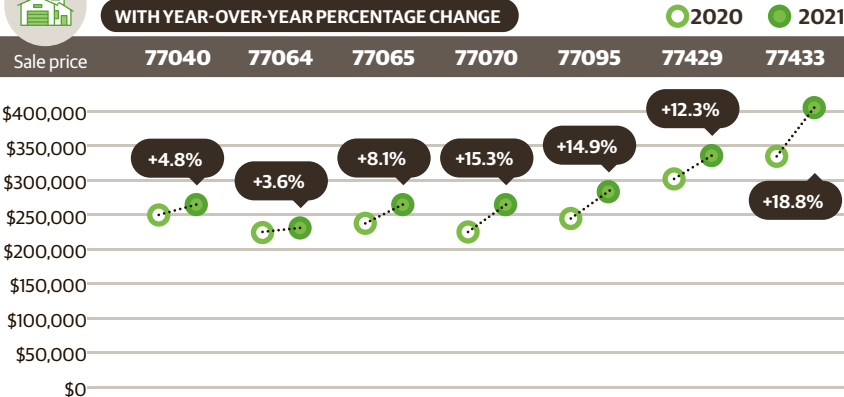
12823 Birch Falls Road
3 bedroom/2.5 bath 2,864 sq. ft.
Sold for \$250,001-\$285,000 on Jan. 15

MARKET DATA FOR MARCH

HOMES SOLD/AVERAGE DAYS ON THE MARKET

	77040	77064	77065	77070	77095	77429	77433
\$1 million+	-	-	-	-	-	-	2/128
\$800,000-\$999,999	-	-	-	-	-	-	2/11 2/52
\$600,000-\$799,999	-	-	-	-	-	3/3	32/56
\$500,000-\$599,999	-	-	-	-	1/85	4/137	26/44
\$400,000-\$499,999	2/4	-	-	-	4/6	20/53	69/40
\$300,000-\$399,999	3/48	3/12	8/84	10/30	15/20	43/36	42/10
\$200,000-\$299,999	16/38	13/25	12/30	33/28	38/11	56/20	7/9
\$150,000-\$199,999	3 /49	7/7	6/8	2/21	4/6	5/25	1/5
\$149,999 or under	1/31	-	-	1/2	-	-	-

MEDIAN PRICE OF HOMES SOLD
WITH YEAR-OVER-YEAR PERCENTAGE CHANGE



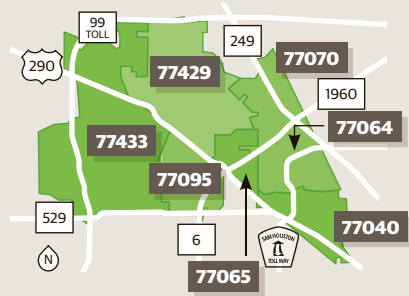
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CY-FAIR APRIL 2021 COMMERCIAL REAL ESTATE DATA

As construction continues on industrial projects with 11 buildings underway in the Cy-Fair area, rental rates have leveled off in the first quarter of 2021. Meanwhile, vacancy rates in the industrial sector are up slightly year over year.

TOTAL SQUARE FEET OF SPACE

Q2 2020 As of April 21

OFFICE

10.5 million
10.5 million

INDUSTRIAL

38.1 million
39.1 million

RETAIL

19.6 million
19.9 million



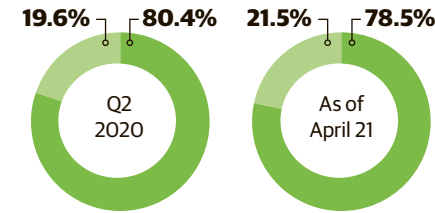
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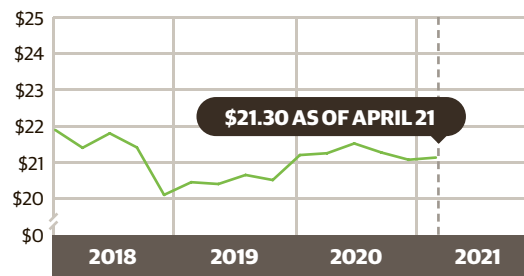
OFFICE

OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



RENTAL RATES PER SQUARE FOOT



UNDER CONSTRUCTION

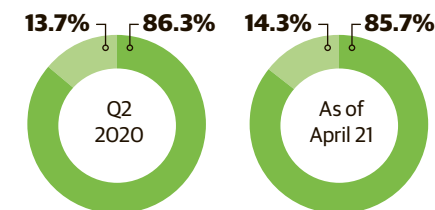
208,374 square feet

3 buildings

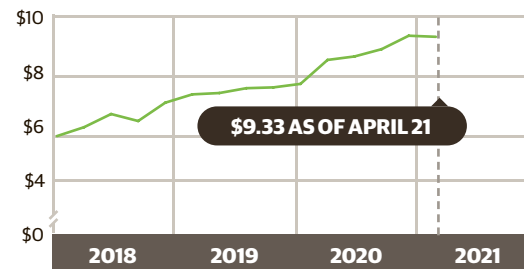
INDUSTRIAL

OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



RENTAL RATES PER SQUARE FOOT



UNDER CONSTRUCTION

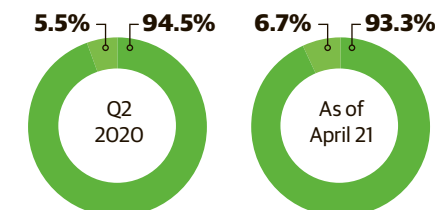
1.4 million square feet

11 buildings

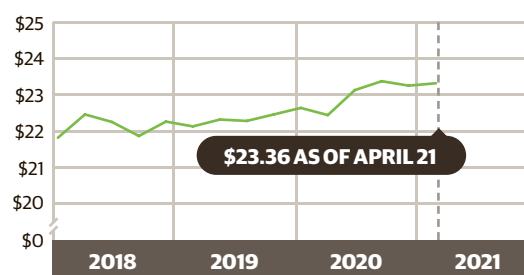
RETAIL

OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



RENTAL RATES PER SQUARE FOOT



UNDER CONSTRUCTION

96,355 square feet

6 buildings

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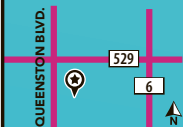
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recommended for kids
ages 6 and up



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TODAY & RECEIVE A

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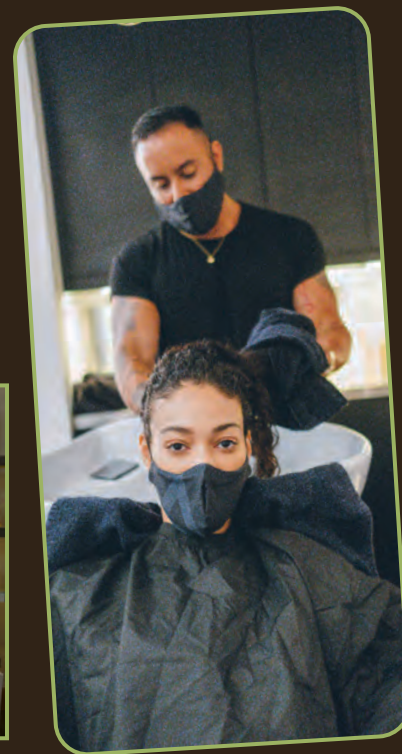


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Your Goals PT specializes in helping active adults get back to their favorite activities. We have created this Free Report that gives our best tips on how to stop knee pain and get active adults back to their favorite activities.
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\$5 OFF
Pet Grooming Services
Offer may not be combined with any other offers. One per family. Exp: 6/7/21

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\$50 OFF
the board & train program!
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Large Variety of Margaritas & Mexican Beer. Available Every Day!

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- BARBACOA TORTA & EGGS
- EGGS PIBIL
- BARBACOA & EGGS
- STEAK & EGGS
- CHEESE ENCHILADAS TOPPED WITH TWO EGGS
- HUEVOS RANCHEROS

OMELETTES \$11

TOPPED WITH MELTED MONTERREY JACK CHEESE & AVOCADO SLICES.
SERVED WITH POTATOES.

- CHORIZO, CACTUS, FRESH JALAPENO & ONIONS
- QUESO FRESCO, ONIONS, PEPPERS & TOMATOES
- PORTABELLA, CACTUS, AVOCADO & ONIONS
- GRILLED POBLANO PEPPER, BACON & ONION

BREAKFAST TACOS \$3

CORN OR FLOUR TORTILLA

- CHORIZO & EGG
- POTATO & EGG
- BACON & EGG
- HAM & EGG
- CACTUS & EGG
- PICO DE GALLO & EGG
- BARBACOA

HOMEMADE EMPANADAS (6) \$5

- PINEAPPLE
- PECAN
- MIXED

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CRISPY CORN TORTILLA STRIPS SIMMERED IN FLAVORFUL GREEN OR RED SAUCE. TOPPED WITH QUESO FRESCO, ONIONS AND SOUR CREAM.

- ADD 1 EGG **\$1.50**
- ADD TWO EGGS **\$2.50**

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LOS TIPPICOS \$9

- TOASTED BOLILLO BREAD SMOTHERED WITH REFRIED BEANS, CHORIZO, MELTED MONTERREY JACK CHEESE AND PICO DE GALLO

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- TOASTED BOLILLO BREAD SMOTHERED WITH HONEY, SMASHED AVOCADO, TOPPED WITH GRILLED QUESO FRESCO AND CRUSHED PEPPER

PANCAKES (3) \$10

- PECAN
- BERRIES
- PLAIN

DRINKS

COFFEE OR HOT TEA \$2.50

FRESH SQUEEZED JUICE

- ORANGE
- GRAPEFRUIT

12OZ \$5 16OZ \$6

MIMOSAS

MADE WITH FRESH SQUEEZED ORANGE JUICE AND GRAND MARINER

GLASS \$6 PITCHER \$28

BLOODY MARY

GLASS \$7 PITCHER. \$28

SOTO'S BLOODY MARY

MADE WITH CHOICE OF FRESH BASIL OR FRESH CILANTRO AND PREMIUM VODKA

16OZ **\$10**

ADD FRESH FRUIT OR
TWO BACON SLICES **\$1.50**

ASK ABOUT OTHER HEALTHY
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Cinco de Mayo
Street Tacos &
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MAY 3-7

CILANTRO BLOODY MARY



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MARGARITAS

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ANY SIZE, ANY BUDGET. WE OFFER PICKUP, DELIVERY OR FULL SERVICE CATERING OPTIONS. LET US BRING THE GREAT FOOD OF THE BACKYARD GRILL TO YOUR NEXT EVENT.

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BackyardCaters.com

9453 Jones Road, Houston, 77065
281.377.6127

THANK YOU FOR YOUR SUPPORT!

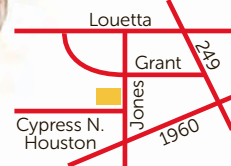


Custard is better!

50% OFF

Buy any item* and get the second item at 50% off

*Any item except pints, quarts, pies and brownies and get the second item of equal or less value at 50% off. Discounted item must be purchased at time of regular priced item. One coupon per visit. Offer expires 6/15/21



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Creamier & Smoother than ice cream!

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KIDS EAT FREE WEDNESDAY 5 PM-CLOSE
SATURDAY BREAKFAST 8AM-12PM

12 & under. One free kids meal w/ each adult entree purchased. Dine in only.

CHECK OUT OUR WEBSITE FOR OUR KID EVENT CALENDAR



Drink all 42 Beers and get your name on the wall!

JOIN OUR BYG BREW CREW

NOW HIRING FOR OUR FOOD TRUCK COMING SOON!



Introducing NEW
BREAKFAST TACOS



Order Online Individually or 6 Pack 7 DAYS A WEEK

BUY ONE ENTREE & 2 BEVERAGES AND GET THE SECOND ENTREE 1/2 OFF (\$9.00 VALUE)

Expires 5/24/21. The Backyard Grill - 9453 Jones Road, Houston, 77065

BREAKFAST

8am-Noon
Saturday & Sunday



MUDBUG MADNESS SATURDAYS \$5 OFF REGULAR PRICE FOR BOILING POT



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 <p>\$19.99 A/C Performance Check</p> <p>We'll check for worn hoses and seal & test your system for pressure leaks or contamination. Additional charges may apply for eval & recharge or full diagnostic. Redeem coupon in the lobby not valid with any other offers.</p>	 <p>\$5 OFF SEMI-SYNTHETIC OIL CHANGE — OR — \$10 OFF ANY FULL SYNTHETIC OIL CHANGE</p> <p>Most cars/light trucks. With coupon. Not valid with any other offers. Redeem coupon in the lobby.</p>	 <p>\$95 VALUE FREE DIAGNOSTIC W/ REPAIR</p> <p>Most cars/light trucks. With coupon. Not valid with any other offers. Redeem coupon in the lobby.</p>	 <p>\$7 OFF STATE INSPECTION</p> <p>Not valid with any other offers. Redeem Coupon in Lobby.</p>
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Delicious Craft Tex Mex & Mexican Street Food!

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LUNCH MENU IS AVAILABLE M-F 11AM-3PM. GOOD FOR DINE-IN ONLY, ONE PER CHECK, NOT VALID WITH OTHER OFFERS. EXPIRATION 7/15/2021.

ONE FREE SMALL QUESO
with the purchase of a Dinner Menu Entree and beverage.
GOOD FOR DINE-IN ONLY, ONE PER CHECK, NOT VALID WITH OTHER OFFERS. EXPIRATION 7/15/2021.

15% OFF BRUNCH
with the purchase of a Galiana's Brunch Menu Entree (up to \$12) and Beverage.
BRUNCH MENU IS AVAILABLE SAT & SUN 9AM-3PM. GOOD FOR DINE-IN ONLY, ONE PER CHECK, NOT VALID WITH OTHER OFFERS. EXCLUDES ALCOHOL. EXPIRATION 7/15/2021.

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\$10.00 off
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\$5 OFF Any Service
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Cannot be combined with any other offers. Expires 6/7/21

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EARLY BIRDS 6:30PM
BINGO BEGINS 7:00PM

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OUR DINING ROOMS ARE OPEN! DELIVERY WITH **DOORDASH and Uber Eats**
DINE IN TAKE OUT DRIVE THRU

FREE ONE MINI FROZEN CUSTARD SUNDAE
{ WITH UP TO 3 TOPPINGS }

Good for one mini specialty sundae with up to three toppings - no purchase necessary. Must present this coupon. Only valid at these Freddy's locations. One per guest, per visit. Some restrictions may apply. Expires 6/31/2021 FreddysUSA.com/locations

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LIVE LOUISIANA CRAWFISH DELIVERED DAILY

5 LBS. OF BOILED CRAWFISH FOR \$35
ALL DAY, EVERYDAY

BLUEWATER SEAFOOD

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Dine in only. Cannot be combined with any other offer.
one coupon per visit (Coupon Code: Community Impact)
Expires 6/7/2021

FREE APPETIZER
With purchase of an entree and beverage.
Dine in only. Cannot be combined with any other offer.
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\$55.99

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ENTREE
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(NEW GUESTS ONLY,
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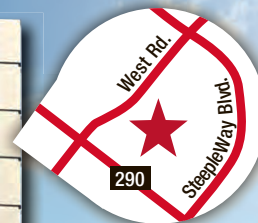
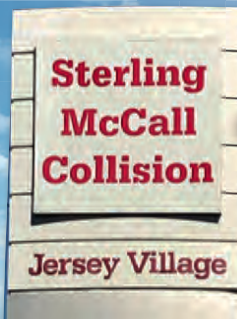
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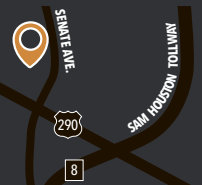
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\$5
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 MID-MAY**

Happy Hour
 Monday - Friday
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 LOUISIANA FAVORITES
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BUY ONE LOUISIANA FAVORITE

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with purchase of two beverages
 Up to \$9 Value. One offer good per order/
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 location only. Expires 6/5/2021

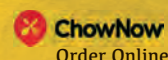
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 APPETIZER**

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