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NEW PRECINCTS

Harris County commissioners selected a new boundary map for the county's four commissioner precincts in a split vote in late October. The existing Precinct 3 will now largely become Precinct 4, and the existing Precinct 4 boundaries will now largely be Precinct 3.

SOURCES: HARRIS COUNTY, U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

KEY

Precinct 1

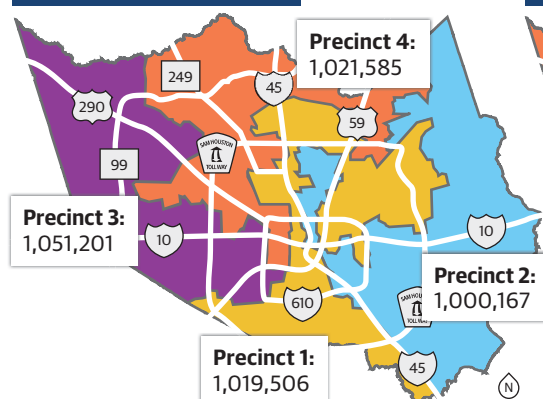
Precinct 2

Precinct 3

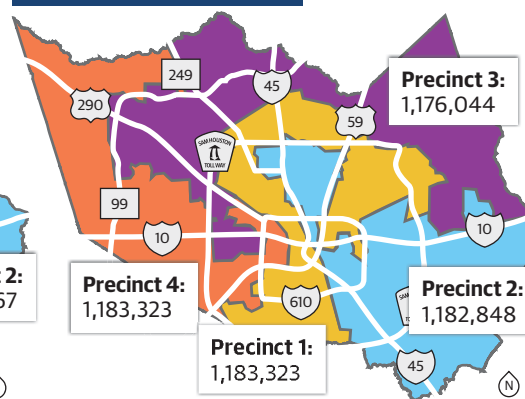
Precinct 4

Population

2010 precinct boundaries



2020 precinct boundaries



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ALONG."**

JACK CAGLE, HARRIS
COUNTY PRECINCT
4 COMMISSIONER

Cy-Fair's decennial redistricting maps draw criticism

BY DANICA LLOYD & JISHNU NAIR

New electoral maps are set for the next decade in Cy-Fair, which gained a new congressional district, a more convoluted map for state representation and significant changes to its county commissioner territories.

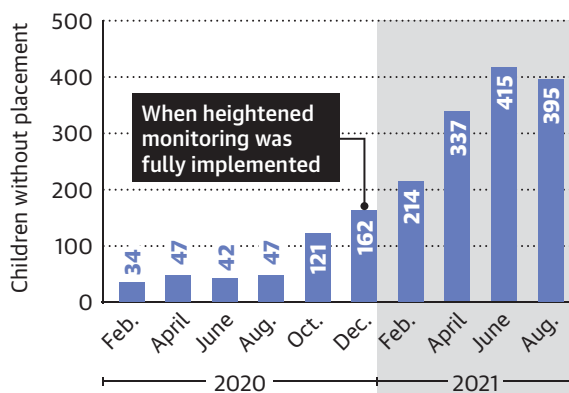
The Texas Legislature wrapped up redistricting for the state in October. After every decennial census, states are required to redraw the boundaries of representation to accommodate for population changes over time. Texas,

CONTINUED ON 28

A GROWING PROBLEM

The number of children without placement in the Texas foster care system, or CWOP, has risen since 2020.

The average number of days spent in CWOP rose from 2 days in February 2020 to 18.2 days in August 2021.



SOURCE: TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES/
COMMUNITY IMPACT NEWSPAPER

Foster children without placements rise, CPS staffing falls across Texas

BY WESLEY GARDNER

The number of children without placement in the Texas foster care system has skyrocketed over the last two years, increasing by more than 1,100% since October 2019, according to data provided by the Texas Department of Family and Protective Services.

According to DFPS officials, individuals in the state's foster care system receive a "child without placement" designation, or CWOP, when the state cannot find a suitable and safe placement for that child, requiring the DFPS to provide temporary emergency care until a placement can be secured.

Over the last two years, the state has increasingly relied on placing children in unlicensed placements—often motels or office buildings—overseen by caseworkers. In October 2019, 32 children were in such placements statewide, according to DFPS data. By

CONTINUED ON 30

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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: The holiday season is upon us, and soon we will all be making shopping lists and filling our calendars with fun events to celebrate the season. Our Holiday To-Do List (see Page 9) and our Holiday Gift Guide (see Page 23) feature lots of ideas to help you make the most of your holiday season. Merry Christmas and Happy New Year from all of us at Community Impact Newspaper.

Emily Heineman, **GENERAL MANAGER**

FROM DANICA: Did you know your county, state and/or federal legislative districts will likely be different when you head to the polls next year? Our front-page story this month takes a deep dive into redistricting (see Page 28), a process designed to balance the number of residents living in each district after each decennial census. Cy-Fair's population has grown about 24% in the past decade.

Danica Lloyd, **EDITOR**



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CORRECTION: Volume 13, Issue 3

On Page 9, the Jersey Village High School FFA Craft Show was previously scheduled for Nov. 6-7 and will now take place March 26-27. www.jerseyvillagecraftshow.com

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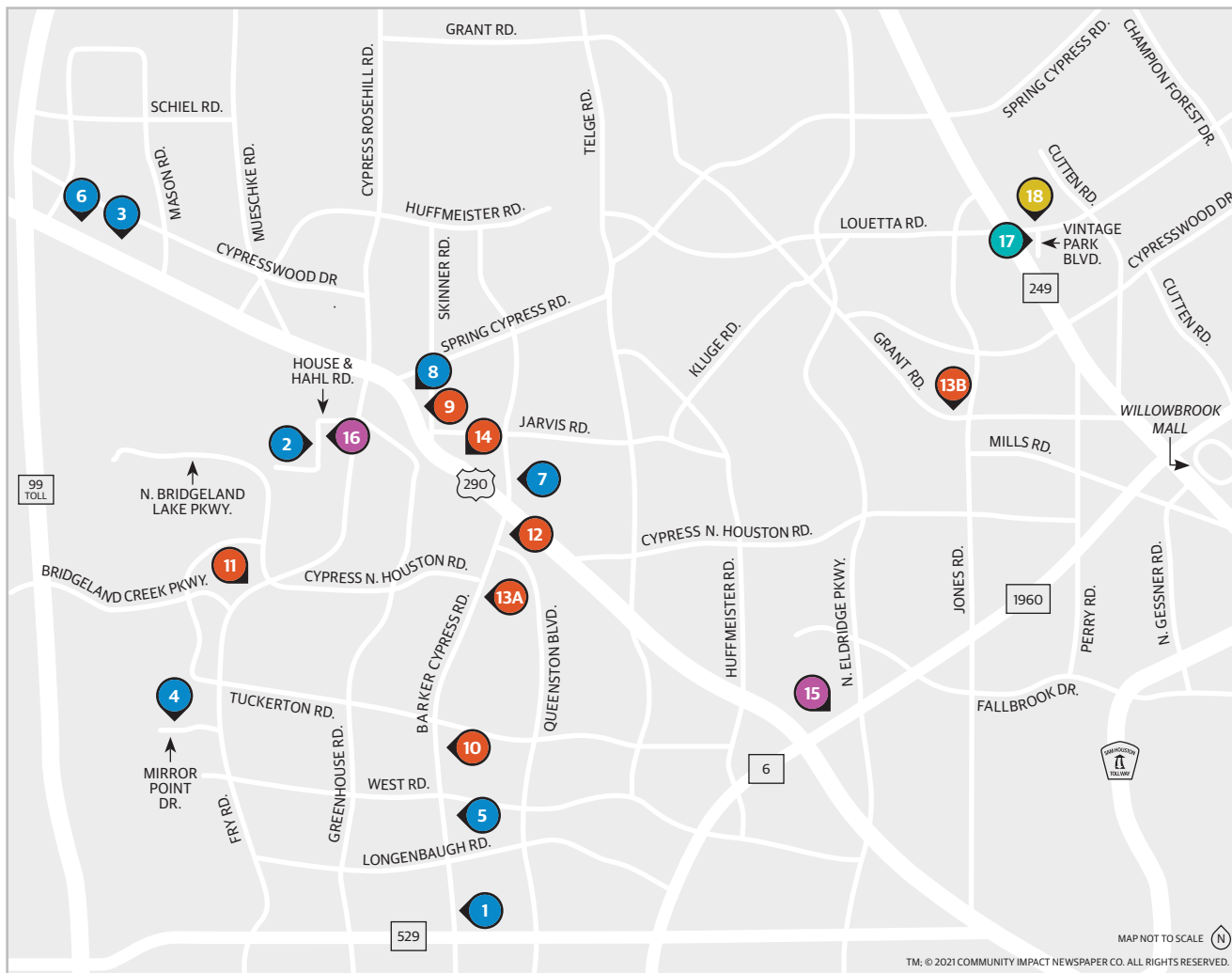
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Krazy Dog

COURTESY KRAZY DOG

The business has additional locations on Fry and Barker Cypress roads. Services include haircuts, blowouts, coloring and balayage, perms, conditioning treatments, facial waxing, and makeup and eyelash applications from Aveda-trained stylists. www.factorysalon.com

7 Bruce and Kristie Williams opened a new location of **Jersey Mike's Subs** on Nov. 3 at 12343 Barker Cypress Road, Ste. 210, Cypress. Jersey Mike's Subs offers a variety of cold and hot subs as well as wraps and salads. Diners can place orders online, and delivery is available through third-party apps. This location is open daily from 10 a.m.-9 p.m. 832-684-0118. www.jerseymikes.com

8 **Burro & Bull** opened in November at 25618 Hwy. 290, Cypress, the former location of Corky's Ribs & BBQ. The new eatery's barbecue menu features smoky queso, boudin balls, smoked brisket flautas and the entire sausage lineup from Henderson & Kane General Store. An indoor/outdoor bar highlights Texas spirits and craft beers. www.facebook.com/burroandbull

NOW OPEN

1 **Krazy Dog** opened Nov. 12 at 7160 Barker Cypress Road, Ste. C, Cypress. Owner Min Ju said the business serves Korean corn dogs, which are made with rice flour, as opposed to traditional American corn dogs, which are made with cornmeal. Additionally, filling options include a whole-beef sausage, mozzarella cheese or a combination of both. Corn dogs can also be topped with potatoes, sweet potatoes, ketchup and mustard, cheese, soybean powder and condensed milk, or crushed Hot Cheetos. 832-683-4194. www.mykrazydog.com

2 A new bakery called **Glitter Quake Cupcakes** opened at 16718 House & Hahl Road, Ste. J, Cypress, on Oct. 22. The veteran-owned business offers home-made cupcakes and cookies, among other sweet treats. 832-402-2302. www.glitterquakecupcakes.com

3 **Kohl's** opened a new location Oct. 31 at Fairfield Town Center, 28916 Hwy. 290, Cypress. The department store chain sells clothing, shoes and accessories for women, men and children as well as home decor and electronics. 346-254-6765. www.kohls.com

4 **Bridge Creek** celebrated the grand

opening of its new amenity complex Nov. 13-14 at 20810 Mirror Point Drive, Cypress. The Commons at Bridge Creek has a pool, a fitness center and a dog park, according to a news release. www.bridgecreekhouston.com

5 **Raising Cane's** opened a new location Dec. 1 at 8956 Barker Cypress Road, Cypress. This is the franchise's 45th Houston-area store. The fast-food eatery serves chicken finger meals, chicken sandwiches and french fries. www.raisingcanes.com

6 Officials with **The Factory Salon** opened their third location Nov. 16 at 29040 Hwy. 290, Ste. A07, Cypress.

COMING SOON

9 **House of Pies** is slated to open its fifth location in December at 25686 Hwy. 290, Cypress. The eatery specializes in pies with flavors ranging from lemon icebox and strawberry cream cheese to sweet potato, buttermilk, coconut cream, German chocolate and French silk. Cakes, cheesecakes and other baked goods are also on the menu. House of Pies also offers an extensive breakfast menu; burgers; sandwiches; and lunch and dinner options such as chicken fried chicken, fish

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Voodoo Doughnut

COURTESY VODOO DOUGHNUT

and chips, grilled pork chops and steak. www.houseofpies.com

10 Voodoo Doughnut is slated to open in the first quarter of 2022 at 9320 Barker Cypress Road, Cypress—the former location of Slim Chickens. The Portland-based shop offers a variety of raised yeast doughnuts, cake doughnuts and specialty doughnuts, and it has locations in Oregon, Colorado, Texas, California and Florida. www.voodoodoughnut.com

11 Pure Barre is set to open a new studio by the end of 2021 at Bridgeland's Lakeland Village Center, 10539 Fry Road, Ste. 400, Cypress. Classes target strength, cardio and flexibility for all levels of experience, according to a news release. The Pure Barre technique is based on small isometric movements for a low-impact, high-intensity workout. Brandi Lehmann owns the new location and has years of experience teaching at other local studios. www.purebarre.com

12 Happy Lemon is under construction at 11930 Barker Cypress Road, Ste. 700, Cypress. Officials confirmed the location is slated to open in the first quarter of 2022. Known for teas topped with salted cheese, the shop also serves classic milk tea, boba teas, teas with lemon, smoothies, fruity green teas and matcha lattes, among other beverages. www.happylemonusa.com

13 Harman Buttar and Jaswant Pandher plan to open **Vital Clinic and Spa** on Jan. 3 at **A** 11590 Barker Cypress Road, Cypress. The clinic will offer conventional, aesthetic and functional medicine services, including allergy testing, hormone testing and replacement, laser



Pure Barre

COURTESY PURE BARRE

hair removal, management of acute and chronic medical conditions, medical grade facial treatments, medical weight loss, preventative medicine and hair restoration. A second location is slated to open next summer at **B** 11004 Grant Road, Cypress. 832-533-8404. www.vitalclinicandspa.com

14 Oregon-based Dutch Bros Coffee is under construction in Cypress Village Station, located at 25250 Hwy. 290, Cypress, according to a news release from NewQuest Properties. Officials said the business is slated to open next spring. The 863-square-foot kiosk will feature two drive-thru lanes. Dutch Bros has an extensive coffee menu that offers cold brew, mochas, shakes, cocoas, smoothies, teas, and quick bites such as granola bars and muffin tops. www.dutchbros.com

ANNIVERSARIES

15 Bluewater Seafood will celebrate its 25th anniversary Dec. 10-11 at its Cy-Fair location, 12914 FM 1960, Houston. All three locations will be having food and drink specials and a prize wheel to celebrate. The restaurant's original location, located at 6107 FM 1960 W., Houston, will also have live music. The restaurant has an additional location in Spring. 281-894-9221. www.bluewaterseafoodonline.com

16 Casandra Ocampo is celebrating the 10th anniversary of her business, **Essence of Beauty Skincare**, on Dec. 9 from 6-9 p.m. at 16518 House & Hahl Road, Cypress. The event will feature wine, hors d'oeuvres, swag bags, demonstrations, raffles, and discounted packages and products. The studio offers plasma



Andy's Bar & Grill is slated to open in February.

COURTESY ANDY CORREA

FEATURED IMPACT

COMING SOON

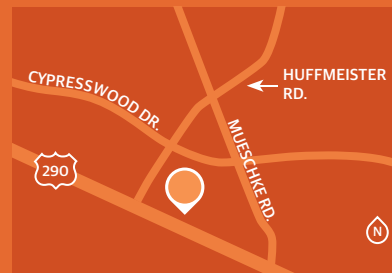
Andy Correa, owner of **Andy's Kitchen** on Mason Road and **We Wagon Catering** in Cypress, said he plans to open a new concept called **Andy's Bar & Grill** in February at 27200 Hwy. 290, Ste. 160, Cypress.

The space was formerly home to **Rio Lindo Mexican Grill**, which launched in January and closed in mid-August.

"We'll continue to have a neighborhood burger joint [at Andy's Kitchen], and then the new concept is going to be pretty much the neighborhood watering hole," he said.

The menu will feature American dishes,

Cajun pasta, wraps, flatbread pizzas and other classic bar fare, he said. Andy's Bar & Grill will also have a full bar with mixed drinks and host karaoke nights, live music and trivia events, among other activities. www.andys.kitchen



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RELOCATIONS

17 Foxfire Candle Works moved to a new location Nov. 11 from 126 Vintage Park Blvd., Ste. C, Houston, to a larger location at 122 Vintage Park Blvd., Ste. C, Houston. Foxfire Candle Works offers a custom-scent blending experience with more than 90 scents. Products include candles, reed and car

diffusers, wax tarts, hand soap, lotions and body mists. 832-458-5392. www.foxfirecandleworks.com

RENOVATIONS

18 Tumble 22 unveiled renovations with a grand reopening celebration Nov. 13 at its Vintage Park location, 10723 Louetta Road, Houston. The renovations include a new dog-friendly patio, an updated dining room and a full bar. The Austin-based eatery serves Nashville-style hot chicken with five heat levels ranging from Wimpy to Cluckin' Hot. 281-547-6300. www.tumble22.com

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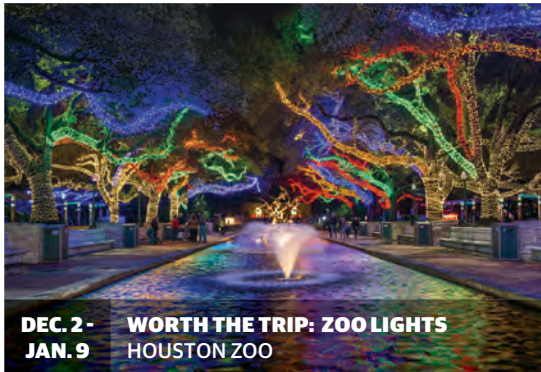
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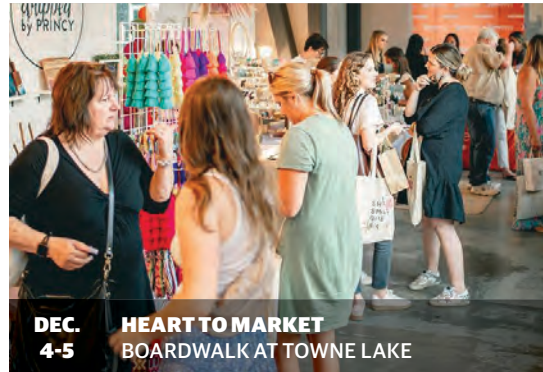
Visit CHRISTMASATSECOND.ORG/CYPRESS for more information on all December events at Second Baptist Church - Cypress

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DEC. 2 - JAN. 9 **WORTH THE TRIP: ZOO LIGHTS**
HOUSTON ZOO

TXU Energy presents the 10th annual Houston Zoo Lights for the holiday season. During this event, attendees will walk through the zoo after hours and see multiple light exhibits. 5:30-10:30 p.m. daily. Prices vary. 6200 Hermann Park Drive, Houston. 713-533-6500. www.houstonzoo.org (Courtesy Houston Zoo)



DEC. 4-5 **HEART TO MARKET**
BOARDWALK AT TOWNE LAKE

Small shops and local makers sell apparel, accessories, home decor, paper goods and other holiday gift options. A portion of the proceeds will go to local charities. 10 a.m.-4 p.m. daily. Free (general admission). 9945 Barker Cypress Road, Cypress. www.boardwalktl.com/heart-market (Courtesy Heart to Market)



DEC. 9-11 **CY-HOOPS INVITATIONAL**
LOCATIONS VARY

The Houston Methodist Cy-Hoops Invitational is an annual basketball tournament featuring 24 teams. The championship game will be held at 5:30 p.m. on Dec. 11 at the Berry Center. Proceeds fund student scholarships. Times vary. \$3 (students), \$5 (adults), \$10 (tournament pass). www.thecfef.org/events/cypress-hoops-invitational (Courtesy Cy-Fair ISD)

DECEMBER

02 REGISTER FOR CLASSES AT LONE STAR COLLEGE

Lone Star College-CyFair hosts a "Registration Wonderland" event offering help with admissions, advising, financial aid, orientation and registration for the spring semester, which starts Jan. 18. Attendees can take campus tours and win door prizes. 4-7 p.m. Free. Lone Star College-CyFair, 9191 Barker Cypress Road, Cypress. www.lonestar.edu/cyfair

03 BRING THE FAMILY TO A MOVIE NIGHT

TheMET Church hosts an outdoor movie night featuring pizza, hot chocolate, candy, popcorn, drinks and a miniature train. "The Polar Express" will be shown at 6:45 p.m. 6-9 p.m. \$10 per family. TheMET Church, 13000 Jones Road, Houston. www.themet.church/family

03 THROUGH 18 ATTEND A SHOWING OF 'ANNIE' AT A LOCAL THEATER

Playhouse 1960 presents "Annie," the Tony Award-winning musical about a young orphan who is adopted by a billionaire. 8 p.m. (Fri.-Sat.), 3 p.m. (Sun.).

\$20-\$23. Playhouse 1960, 6814 Gant Road, Houston. 281-587-8243. www.playhouse1960.com

03 THROUGH 5 CATCH A PERFORMANCE OF 'THE NUTCRACKER'

After being closed to the public for the 2020 season, the Houston Repertoire Ballet is returning for its 22nd annual performance of "The Nutcracker." A cast of more than 100 dancers as well as professional guest artists will perform five shows. 7 p.m. (Fri.-Sat.), 2 p.m. (Sat.) 1 p.m. and 4:30 p.m. (Sun.). \$18-\$23. Tomball High School, 3033 Quinn Road, Tomball. 281-940-4721. www.hrbdance.org

04 SEE SANTA, SNOW IN JERSEY VILLAGE

The city of Jersey Village hosts "Holiday in the Village," a family-friendly event featuring a holiday market with local vendors, a visit from Santa, a candy cane hunt, field games, bounce house and snow. Additionally, the city will hold its first ever holiday parade starting at 7:15 p.m. 4-7 p.m. Free. Jersey Village Civic Center, 16327 Lakeview Drive, Jersey Village. www.jerseyvillagetx.com

07 AND 10 ATTEND A LUNCHEON TO GIVE BACK

Harris County Precinct 4 Encore! hosts two senior luncheons featuring catered holiday meals. Donations of blankets Dec. 7 and canned goods Dec. 10 will be accepted for local families. 11:30 a.m.-2 p.m. \$10 per person. Champion Forest Baptist Church, 16518 Jersey Drive, Jersey Village (Dec. 7), Copperfield Church, 8350 Hwy. 6, Houston (Dec. 10). 713-274-4050. www.hcp4.net/encore/events

10 THROUGH 12 HEAD TO TOMBALL FOR GERMAN FEST

The annual Tomball German Fest and Christmas Market features live music, more than 200 vendors, food, a petting zoo and street performers. 6-10 p.m. (Friday), 10 a.m.-10 p.m. (Sat.), 10 a.m.-6 p.m. (Sun.). Free (admission). Downtown Tomball, 201 S. Elm St., Tomball. www.tomballgermanfest.org

10 THROUGH 19 SEE 'HOLIDAY FOLLIES' AT STAGWORKS

The "Holiday Follies" takes inspiration

from Vaudeville and Follies shows from the late 19th century through the 1970s and celebrates popular Christmas entertainment. 7:30 p.m. (Fri.-Sat.), 3 p.m. (Sun.). \$23-\$34. Stageworks Theatre, 10760 Grant Road, Houston. 281-587-6100. www.stageworkshouston.org

11 SING ALONG WITH THE HOUSTON CHORAL SOCIETY

The Houston Choral Society presents "Joy to the World," an annual Christmas performance led by Artistic Director Kevin Klotz. The show features classics such as "Have Yourself a Merry Little Christmas" and some contemporary selections including music from "The Polar Express." 7:30 p.m. \$15 (children ages 5-11), \$25 (seniors, military, students), \$30 (general admission). The Foundry Church, 8350 Jones Road, Houston. www.houstonchoral.org

12 ATTEND A TREE LIGHTING

Local nonprofit Cy-Hope hosts a Christmas tree lighting celebration for the community with hot cocoa, cider, s'mores, carols and Santa. 5:30-7:30 p.m. Free. Cy-Hope, 12715 Telge Road, Cypress. www.cy-hope.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.



Adam Lampe, CEO & Co-Founder

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Redistricting to affect ongoing local infrastructure projects

BY CHANDLER FRANCE & DANICA LLOYD

Harris County commissioners approved a new map of the four commissioner precincts following the 2020 U.S. census Oct. 28. Under the new map, most of Cy-Fair is contained within Precinct 3, but several local road projects were already planned or underway under Precinct 4.

One traffic signal installation is in the construction phase where Barker Cypress Road meets Old Greenhouse Road in Cypress. Additional traffic signal installation projects are in the design phase—one at Spring Cypress Road and Trail Cypress Boulevard in the Tomball area and another at the intersection of Jones and Charles roads west of Jersey Village.

Rob Maxwell, Harris County Precinct 4 director of infrastructure, shared how redrawing Harris County commissioner precincts

affects infrastructure projects during a mobility and transportation committee meeting Nov. 9 with the Greater Tomball Area Chamber of Commerce.

Precinct 4 will continue working on current Precinct 4 infrastructure projects that will soon be in Precinct 3's boundaries, Maxwell said. For projects under construction, Precinct 4 will finish construction.

For projects in the study or design phases, Maxwell said Precinct 4 will finish the study or design before sending it to Commissioners Court and Ramsey for the next steps.

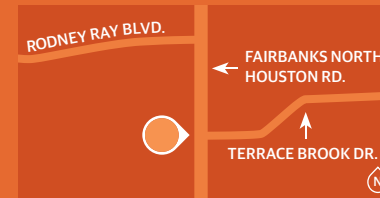
"We're going to keep the projects. We're going to keep them going until we give them to [Precinct 3 Commissioner Tom Ramsey]," Maxwell said.

Otherwise, county officials said the transition process for precinct changes will continue through the first quarter of 2022.



ENHANCING SAFETY

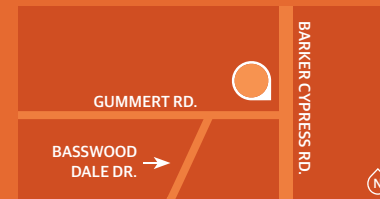
Harris County Precinct 4 will continue to oversee several road projects during the redistricting transition process.



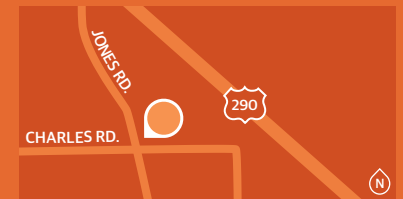
1 FAIRBANKS NORTH HOUSTON ROAD AT TERRACE BROOK DRIVE
Phase: completed
Timeline: Aug. 9-Nov. 11
Cost: \$300,000
Funding source: Harris County



3 SPRING CYPRESS ROAD AT TRAIL CYPRESS BOULEVARD
Phase: design
Timeline: starting first quarter 2022
Cost: \$300,000
Funding source: Harris County



2 BARKER CYPRESS ROAD AT OLD GREENHOUSE ROAD
Phase: construction
Timeline: Aug. 30-December
Cost: \$370,000
Funding source: Harris County



4 JONES ROAD AT CHARLES ROAD
Phase: design
Timeline: starting third quarter 2022
Cost: \$345,000
Funding source: Harris County

SOURCE: HARRIS COUNTY PRECINCT 4/COMMUNITY IMPACT NEWSPAPER

Harris County temporarily pauses I-45 expansion lawsuit to pursue negotiations

BY EMILY LINCKE

Harris County will be pausing its federal lawsuit against the Texas Department of Transportation over its I-45 expansion project after a unanimous Commissioners Court vote Nov. 15—but only temporarily while county officials attempt to negotiate with the department.

"I hope that this will lead us to the point of mutual respect and open communication and negotiation for

the betterment of our community to ensure that we are working in a spirit of transparency and openness with our collective partners," Precinct 2 Commissioner Adrian Garcia said.

Harris County's lawsuit against TxDOT was announced March 11 amid concerns over the planned \$7 billion expansion of I-45, dubbed the North Houston Highway Improvement Project, as previously reported by *Community Impact*

Newspaper. The lawsuit was not supported by Precinct 3 Commissioner Tom Ramsey or Precinct 4 Commissioner Jack Cagle. Both voted in favor of the temporary stay Nov. 15.

County Attorney Christian Menefee will negotiate the temporary stay, asking for 30 days to communicate with TxDOT. The stay can be extended another 30 days, should the county opt to continue negotiations, according to a news release.

However, the motion to pause the lawsuit does not mean the county is dismissing the lawsuit.

"The pause is a show of good faith by the county to remind TxDOT that we're in this to find solutions and address community concerns," Menefee said in a statement. "We expect TxDOT to work alongside us to achieve the same. If that does not happen, the county will resume the suit, and we'll let the courts decide."

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Cy-Fair ISD board incumbents unseated Nov. 2

BY DANICA LLOYD

Natalie Blasingame, Scott Henry and Lucas Scanlon defeated each of the three incumbents—John Ogletree, Don Ryan and Bob Covey, respectively—in the Cy-Fair ISD board of trustees election Nov. 2. About 35,000 votes were cast, according to the Harris County election administrator’s office.

The incumbents ran on a platform of “proven leadership,” touting a legacy of supporting opportunity for all students, balancing quality education with fiscal responsibility and maintaining strong property values. While school board races are nonpartisan, Blasingame, Henry and Scanlon were all endorsed by the Harris County Republican Party.

The victory was especially rewarding for Blasingame, who previously had three unsuccessful school board election runs in 2015, 2017 and 2019. She said throughout all her campaigns her platform has remained the same: voice, choice and values.

“I feel like just hearing from the community, the parents of students, making sure there’s two-way feedback is critical so that we understand what they’re looking for and the unmet needs,” Blasingame said. “People showed up to vote, and I think that’s a statement.”

The former educator said she wants CFISD to be every parent’s best education option for their children, and her goal is to uphold and represent the community’s values in addition to “protect[ing] the hearts and minds of kids in our schools.”

Blasingame said each of the newcomers brings their own set of strengths to the board, and she is excited to work alongside sitting members Tom Jackson, Julie Hinaman, Gilbert Sarabia and Debbie Blackshear.

Henry, a sales engineering manager, will be replacing Ryan, who has served on the board for more than 20 years. He said he ran on a platform of better support for teachers, more respect for family boundaries, a renewed focus on academics, transparency in board policy, and increased accountability and cooperation.

“I went to many of the school board meetings; I followed online virtually and ... saw that the

community was looking for some change. I felt like I had some better ideas that I can help implement, and I wanted to bring those forward and do that for Cy-Fair,” he said.

Scanlon is the director of business and transformation for information technology company Neudesic LLC. He defeated incumbent Covey, who served on the board since 2005. Scanlon did not respond to requests for comment as of press time.

The newly elected board members will be sworn in at the board’s Dec. 9 work session.

Outgoing incumbents

The three outgoing incumbents reflected on their time in office and expressed their appreciation for the community at their last board meeting Nov. 8.

Their tenure includes hiring two superintendents and navigating challenges such as budget cuts brought on by drops in state funding, significant growth in student population, natural disasters and COVID-19. They also supported multiple bond programs, lowered property tax rates over time and built relationships with state legislators.

Each incumbent said they made lifelong friendships during their service and stood up for all CFISD students.

“Twenty-one years ago when I was elected to the board, my goal was to do what was in the best interest of the students of the community and actually my second goal—y’all will probably believe this—was to have fun doing it,” Ryan said.

Covey said despite his years of volunteering before serving on the board, he learned more about the district than he ever expected once elected. He said he is proud of the work the board has accomplished and of the community’s support for public education.

“This district has a rich heritage of educational excellence that is known across this state of Texas and the nation,” Covey said. “That’s attributable to the community support, the administrative insights and applications, and especially to our vast teaching staff and how wonderful a job that they do.”

Community members and board members

RESULTS

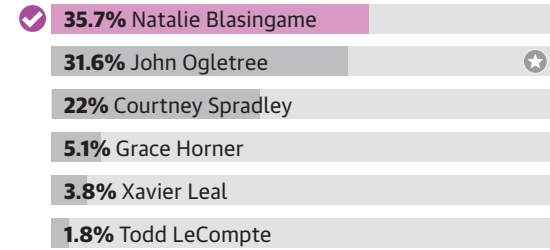
BREAKDOWN

About 35,000 local residents cast ballots in the Cy-Fair ISD school board election in November.

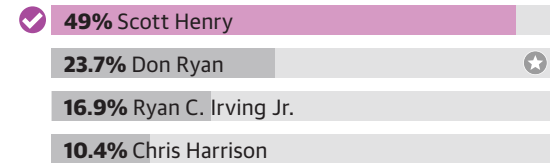
★ Incumbent ✓ Winner

CY-FAIR ISD BOARD OF TRUSTEES

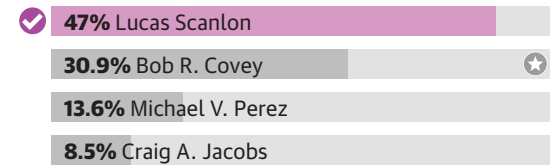
POSITION 5



POSITION 6



POSITION 7



SOURCE: HARRIS COUNTY ELECTIONS ADMINISTRATOR’S OFFICE/ COMMUNITY IMPACT NEWSPAPER

commended Ogletree for his continuous advocacy of academic achievement for all student groups. He highlighted the district’s motto and charged the board to continuing supporting that mission.

“I have no regrets, and I have no tears over my time,” Ogletree said. “I believe I’ve made a significant difference in this district that will not be erased. I will continue to pray that this district lives up to its motto, ‘opportunity for all,’ and I pray that there will be no reversal of the idea of trying to make sure that we deliver to every child.”



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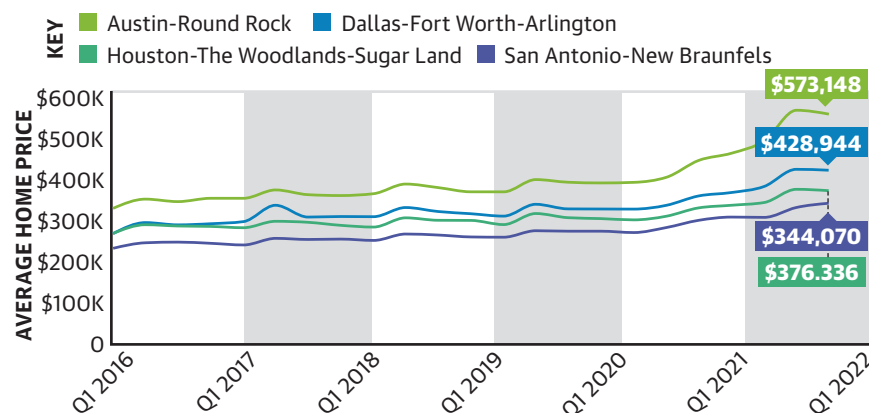
REAL ESTATE

HISTORIC HOUSING COSTS



Since before the pandemic, the average home price has increased 45%, 31%, 26% and 29% in the Austin, Dallas, Houston and San Antonio metros, respectively. Real estate experts said they do not expect the value of homes to depreciate back to pre-pandemic levels.

HOME PRICE INDEX FOR TEXAS METROS



SOURCE: TEXAS A&M UNIVERSITY TEXAS REAL ESTATE RESEARCH CENTER/COMMUNITY IMPACT NEWSPAPER

Region's real estate market cools as monthly home sales decline

BY HUNTER MARROW & TRENT THOMPSON

For the second time in 2021, single-family home sales in the Houston-area real estate market experienced year-over-year declines in October.

Single-family home sales fell 5.23% versus October 2020 with 8,703 units sold compared to the 9,183 sales a year ago, according to the Houston Association of Realtors. Year to date, however, local home sales still remain 12.9% ahead of 2020's pace and 21.6% ahead of 2019.

The housing segment priced \$500,000-\$1 million had the greatest sales volume for the month with a 23.1% year-over-year increase. The luxury market—homes priced from \$1 million and above—came in second with a 20.4% gain, followed by the \$250,000-\$499,999 housing segment, which rose 17.5%.

However, the \$1-\$99,999; \$100,000-\$149,999; and \$150,000-\$249,999 segments experienced single-family home sales decreases of 20.8%, 42.3% and 39.1%, respectively.

This comes as single-family home inventory reached a 1.8-month supply in October, down from 2.3 months in October 2020.

"Housing markets move in cycles, especially after churning at record levels for months on end, and we

cannot rule out the possibility that some homebuyers are holding off until there is more inventory from which to choose," HAR Chair Richard Miranda said in a statement.

Statewide, housing prices and supply are beginning to return to a steadier level, according to Luis Torres, a research economist for the Texas Real Estate Research Center at Texas A&M University.

Factors such as depressed mortgage rates, more people preferring to buy homes, lessening pandemic effects on homebuyers and federal government transfer payments are keeping demand strong, he said. Home sales are increasing as supply also increases.

There is enough supply for homebuyers after more than a year of buyers frantically buying houses in a market where housing prices are over 30% higher statewide than one year ago, according to data from the research center.

"The strong activity within the housing market has reached a peak, so now the market is returning to a more normal level," Torres said. "To give an example, imagine you're driving at 120 miles per hour. You max out at this speed and then return to 70 or 80 miles per hour. You're still driving fast, but you're no longer at such a high speed."



The Cypress Baker's Network launched this fall with a "meet and mingle" event at AR Workshop in Cypress. (Courtesy Cypress Baker's Network)

Cypress Baker's Network aims to support, educate rising bakers

BY DANICA LLOYD

Velma Perez launched her business CookieGram out of her Cypress home in spring 2017. She considered herself a hobby baker until that point but did not know where to start when it came to operating a business.

"Especially as a cottage baker, we're everything—we're marketing, photography, accounting, scheduling; we're the purchaser," she said. "There's so many facets to what we do; it's literally a merry-go-round."

Perez said when she reached out to local bakers for support, she got little in return. But with time and practice, she was able to build her clientele and her business to the success it is today.

When the COVID-19 pandemic hit in spring 2020 and many residents were stuck at home looking for new hobbies or ways to bring in extra income, Perez said she noticed more cottage bakers starting businesses and promoting their products on Facebook foodie groups.

"I started talking with another local baker, and I just said, you know, I'm really seeing how a lot of these up-and-coming bakers are cutting themselves short. While the skill [level] might be different, we're essentially still putting in the same amount of work, ... time and money," Perez said.

Perez teamed up with Courtney Nguyen, a fellow home baker and owner of The Flour Petal Bakery in Cypress, to launch the Cypress Baker's Network, a group intended to promote community over competition.

They kicked off the network with a social event in mid-September to connect with local bakers and learn more about how they could

help support them. About 25 people attended that first event and shared how learning from the experiences of more seasoned bakers would help them grow their own businesses.

The Cypress Baker's Network has since held a series of workshops where experienced local bakers have covered topics such as social media and websites, photography tips, customer relations and retention, pricing and burnout.

Perez said after the first workshop, three of the local bakers posted increased pricing to better reflect the time and effort put into their work.

"When I first started, I was building my clientele, so I was willing to take anything and everything. But at the end of the day, I wasn't making anything, and then I quickly realized I wasn't having as much fun as I thought I was because I was working myself to death," Perez said. "So I just thought, 'I don't want that for other people in my community, and if I have resources, if I have experience or knowledge, I'm happy to share that.'"

Longer-term goals for the group include hosting dessert festivals that support local charities, Valentine's Day pop-up markets and "sweet retreats" for disadvantaged children to decorate baked goods, Perez said. The leadership recently launched a Facebook page, and Perez said community members will soon be able to use it as a resource to solicit local bakers for special events.

Joining the network is free, but some workshops may have fees.



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Cy-Fair ISD superintendent namesake for new administration building

BY DANICA LLOYD

The Cy-Fair ISD board of trustees unanimously voted Nov. 8 to name the district's new administration building after Superintendent Mark Henry.

"There is no greater honor for me than to receive a building name-sake in a premier school district, Cypress-Fairbanks ISD," Henry said in a statement. "This is a special community where every campus and support facility is dedicated to supporting student success, and I am proud to call it home."

Henry has been an educator for four decades and has served as CFISD's superintendent since 2011. He was named Region 4 Education Service Center Superintendent of the Year in 2018.

Previously, Henry served a seven-year stint as superintendent of Galena Park ISD in east Harris County. He started his superintendency in Milford ISD in 1991 before moving

on to Collinsville ISD in 1993 and Sulphur Springs ISD in 1998.

Henry expressed his appreciation for the Cy-Fair community at the board meeting and the district's commitment to offering every student the support they need.

"I'm for equality, but I'm for equity, too—equity in the sense that every child in this community deserves an opportunity to succeed," he said. "It's been my goal over the last 10 1/2 years and the last 40 years as an educator to make sure that every child has that opportunity."

The Mark Henry, Ed.D. Administration Building was included in the \$1.76 billion bond program passed in 2019 and is slated to open in November 2022, according to the district. Officials at the time estimated the 220,000-square-foot facility would cost \$65.9 million.

The five-story facility will replace the current CFISD Instructional



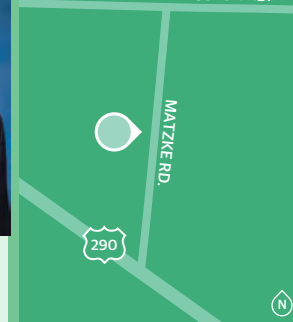
The new administration building will house hundreds of district employee offices, a board room and conference center space. (Rendering courtesy PBK Architects)

"THERE IS NO GREATER HONOR FOR ME THAN TO RECEIVE A BUILDING NAMESAKE IN A PREMIER SCHOOL DISTRICT."



MARK HENRY, CY-FAIR ISD SUPERINTENDENT

CYPRESS NORTH HOUSTON RD.



Support Center, which is located on Jones Road at Fallbrook Drive.

It will be located on a 26-acre property at 11440 Matzke Road, Cypress, next to Cy-Fair High School and the future districtwide visual and performing arts center. It will house

offices, workspaces and conference rooms for 700 employees. A 250-seat board room and a conference center will be on the first floor.

PBK Architects designed the building, and Satterfield & Pontikes is handling construction.

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Harris County elections administrator: 'A lot of learned lessons' on Nov. 2

BY DANICA LLOYD

HARRIS COUNTY A power glitch caused significant delays in election results Nov. 2, Harris County Elections Administrator Isabel Longoria said at the Nov. 9 Commissioners Court meeting. In previous Harris County elections, early voting results have been made public as early as 7 p.m. on election night, but they were not released until after 10 p.m.

State propositions, school board races and propositions from other local municipalities were on the ballot, bringing out 9.4% of registered voters countywide.

This was the first election using the county's new

secure paper-based voting machines, and Longoria said training about 700 election judges with the new process was another challenge due to COVID-19 restrictions.

"There's a lot of learned lessons as well," she said. "Primarily on election night, that power glitch that knocked out our uninterrupted power source—not good. It happened, thankfully, before our logic and accuracy testing started for the night, which means we were able to do a full safety reboot of those computers."

Longoria explained this reboot process took two hours, but early voting results legally cannot be processed until the logic and accuracy test is

completed. To better prepare for such power glitches in the future, she suggested purchasing commercial-grade uninterrupted power sources.

"The biggest learned lesson from me ... is just being better about telling folks what's going on in a timely manner: press conferences, press releases and making sure that our website has those banners with that information in a timely manner. Where I was

trying to do things on the fly and use social media; not everyone uses social media," Longoria said.

Precinct 3 Commissioner Tom Ramsey detailed a list of concerns, including workers being unfamiliar with equipment, the time it took to run logic and

accuracy testing, a lack of updates shared with the public, long lines for judges dropping off equipment, the difficulty some disabled individuals experienced using curbside voting and the fact that the power issues were not anticipated.

He called for an in-depth, independent audit to identify and address these issues.

Precinct 1 Commissioner Rodney Ellis accused Ramsey of suggesting the audit because the two Republicans on the court at the time opposed the creation of the elections administrator's office.

Commissioners ultimately did not take action on Ramsey's request.

"THE BIGGEST LEARNED LESSON FROM ME ... IS JUST BEING BETTER ABOUT TELLING FOLKS WHAT'S GOING ON IN A TIMELY MANNER."

ISABEL LONGORIA, HARRIS COUNTY ELECTIONS ADMINISTRATOR

HOUSING NEEDS

A study by the Kinder Institute and the Harris County Community Services Department released in October showed a need for more affordable housing countywide.

- Nearly 500,000 households in Harris County are "cost burdened."
- "Cost burdened" means housing costs are more than 30% of a household's income.
- 8,174 additional housing units would need to be added each year through 2031 to meet the needs of one-fifth of the county's cost-burdened residents.

SOURCE: KINDER INSTITUTE OF URBAN RESEARCH/COMMUNITY IMPACT NEWSPAPER

Housing survey results reveal county's needs

BY EMILY LINCKE

HARRIS COUNTY Fifty-three percent of Harris County residents worry about whether they will be able to stay in their current home due to the rising financial burden, according to a study by Rice University's Kinder Institute of Urban Research released Oct. 19.

Almost 500,000 households in the county are considered "cost burdened" by housing, meaning more than 30% of their income is used to pay for their residence. These individuals had careers ranging from medical assistance and home health care to truck driving, administrative assistance, fast food, retail and customer service.

To meet the need for additional more affordable housing for 20% of the 500,000 cost-burdened residents, 8,174 housing units would need to be added annually through 2031, according to the study.

NUMBER TO KNOW

10,888 As of Oct. 27, 10,888 domestic violence assault cases had been filed this year in Harris County. In total, between 2018-20, the county has received over 36,000 of these cases, according to data collected by the Harris County District Attorney's Office. To better help handle these case numbers, Harris County District Attorney Kim Ogg said she will be looking for more funding and more employees for the office's Domestic Violence Division in fiscal year 2022-23.

LOCAL HIGHLIGHTS

HARRIS COUNTY Commissioners unanimously approved Nov. 15 the launch of an investigation into what caused the deaths at rapper Travis Scott's Astroworld Festival. Hundreds were injured after chaos erupted in the 50,000-person crowd Nov. 5, and at least 10 had died as of Nov. 14. Precinct 2 Commissioner Adrian Garcia said the county attorney will evaluate "the security, fire, life and safety plans of all scheduled outdoor concerts on NRG Park property."

HARRIS COUNTY A new mobile unit that will be used to monitor the air quality across Harris County debuted Nov. 4. The county's system is called Rapid Ambient Air Monitoring. With environment data-collecting tools, monitors, its own generator and a drone, RAAM can monitor weather and air pollutants.

MEETINGS WE COVER

Jersey Village City Council
Will meet at 7 p.m. Dec. 20 at Jersey Village City Hall, 16327 Lakeview Drive, Jersey Village. 713-466-2100. www.jerseyvillagetx.com

Harris County Commissioners Court
Will meet at 10 a.m. Dec. 14 at 1001 Preston St., Ste. 934, Houston. 713-274-1111. www.harriscountytexas.gov

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SENIOR LIVING GUIDE

DIRECTORY

As the number of senior adults nationwide and in the Cy-Fair area continues to grow, so does the demand for residential options. The following list is not comprehensive.

Key/definitions

Independent-living communities cater to older adults with limited care needs. Most include amenities, such as fitness programs, housekeeping, communal meals and more.

Assisted-living communities specialize in providing care and supervision. These facilities frequently offer a full range of amenities as well as limited medical assistance.

Memory care facilities specialize in providing care to seniors with Alzheimer's, dementia and other cognitive issues. Staff members are trained to help residents manage these diseases.

Hospice care is intended to relieve symptoms and suffering associated with a terminal illness in those who have been given six months or less to live. Patients must choose to forgo further curative treatment.

Nursing home/skilled nursing facilities provide care to those with illnesses or mental conditions that require full-time monitoring and medical care.

Mixed-use facilities offer some or all of these services.

HOUSTON

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281-469-8800
www.apexoaks.com

2 ARELLA ON JONES

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832-321-8000
www.arellajones.com

3 THE AUBERGE AT CYPRESSWOOD

10225 Cypresswood Drive, Houston
281-955-0880
www.aubergecypresswood.com

4 AUTUMN GROVE COTTAGE AT COPPERFIELD

8524 Copperbrook Drive, Houston
281-849-8857
www.rcmseniorliving.com

5 AVALON MEMORY CARE

5A 9922 Grant Road, Houston
5B 15505 Tuckerton Road, Houston

888-522-1918

www.avalonmemorycare.com

6 BEEHIVE HOMES OF CYPRESS

16220 West Road, Houston
832-906-6460
<http://beehivehomes.com>

7 COPPERFIELD ESTATES

16820 West Road, Houston
281-688-1791
www.holidaysseniorliving.com

8 COPPERFIELD HEALTHCARE AND REHABILITATION

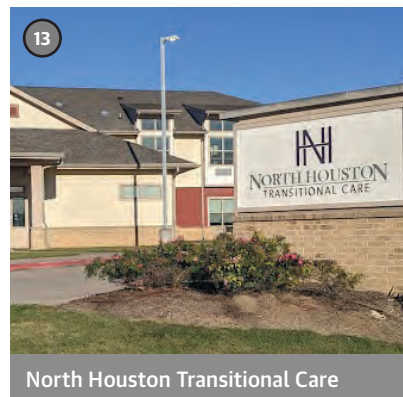
7107 Queenston Blvd., Houston
281-463-7333
www.copperfieldhealthcare.com

9 LEGEND OAKS HEALTHCARE AND REHABILITATION NORTHWEST HOUSTON

8902 West Road, Houston
713-849-0990
www.legendnorthwesthouston.com

10 MORADA SENIOR LIVING

11500 Fallbrook Drive, Houston



North Houston Transitional Care

PHOTOS BY JISHNU NAIR/COMMUNITY IMPACT NEWSPAPER

281-576-8436

www.moradaseniorliving.com

11 MANSIONS AT HASTINGS GREEN

11707 Fallbrook Drive, Houston
281-955-2500
www.mansionshastingsgreensenior.com

12 MISTY WILLOW HEALTHCARE & REHABILITATION CENTER

12921 Misty Willow Drive, Houston
281-469-7881
www.mistywillowhealthcare.com

13 NORTH HOUSTON TRANSITIONAL CARE

9814 Grant Road, Houston
281-547-0123
www.nh-tc.com

14 ORCHARD PARK AT WILLOWBROOK

13350 Perry Road, Houston
832-237-7000
www.orchardwillowbrook.com

15 PARK MANOR OF CY-FAIR

11001 Crescent Moon Drive, Houston
281-477-8877
www.parkmanor-cyfair.com

16 THE SOLANA PRESERVE VINTAGE PARK

14221 Vintage Preserve Parkway, Houston
832-263-2562
www.brookdale.com



Orchard Park at Willowbrook

17 THE SOLANA VINTAGE PARK

19929 Chasewood Park Drive, Houston
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www.brookdale.com

18 SOLEA COPPERFIELD APARTMENTS

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19 VILLAGE ON THE PARK—STEEPLECHASE

12102 Steepleway Blvd., Houston
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www.rcmseniorliving.com

20 WINDERMERE ESTATES

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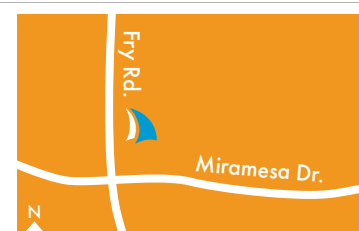
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GIFT GUIDE

DESIGNED BY MICHELLE DEGARD
COMPILED BY JISHNU NAIR

No matter who is left on the holiday shopping list, Cy-Fair has a number of local shops and businesses with gift ideas for people of all interests. This list is not comprehensive.

For a customized gift

1 Direct Vinyl Supply offers adhesive and heat-transfer vinyls as well as glitter and other crafting supplies.

11911 Jones Road, Ste. 5, Houston
832-869-4767
www.directvinylsupply.com
Hours: Mon.-Sat. 10 a.m.-6 p.m., closed Sun.

For the creative

2 Sew Houston offers classes for all ages. Lessons can be taken privately, taken in groups or booked as parties.

7710 Cherry Park Drive, Ste. F, Houston
832-264-1119
www.sewhouston.com
Hours: Tue.-Sat. 10 a.m.-2 p.m., closed Sun.-Mon.

3 AR Workshop Cypress offers do-it-yourself workshops, including private, public and event classes. The shop can also create home decor or gifts.

16718 House & Hahl Road, Ste. C1, Cypress
832-653-7277
www.arworkshop.com/cypress
Hours: Mon.-Sat. 10 a.m.-2 p.m., closed Sun.

For the host

4 Sicola's Florist features bouquets and gifts for all occasions, including the holidays. Flowers can be ordered by color theme or type of flower.

4A 11901 Barker Cypress Road, Cypress
713-686-0627

4B 9516 Jones Road, Houston
713-686-6447
www.sicolasflorist.com
Hours: Mon.-Fri. 9 a.m.-6 p.m., Sat. 10 a.m.-5 p.m., closed Sun.

5 The Brook Home & Gift sells gift items including clothing, jewelry, home goods and decorations.

12344 Barker Cypress Road, Ste. 160, Cypress
832-653-3041
www.thebrookhomeandgift.com
Hours: Mon.-Fri. 10 a.m.-6 p.m., Sat. 10 a.m.-5 p.m., closed Sun.

For the foodie

6 Copper Kettle Chocolate Factory features a variety of holiday specialties, including peppermint bark, cordial cherries and assorted gift boxes.

15014 Spring Cypress Road, Ste. 145, Cypress
281-547-7878
www.copperkettlechocolates.com

Hours: Tue.-Sat. 10 a.m.-6 p.m., closed Sun.-Mon.

7 Popcorn Blast sells a variety of popcorn served in tins or its signature cones. Some of its specialty flavors include white chocolate peppermint, red-hot cinnamon and salted caramel.

8475 Hwy. 6, Houston
832-593-4300
www.popcorn-blast.com
Hours: Mon.-Sat. noon-7 p.m., closed Sun.

For the hard to shop for

8 Little Eclectic House offers clothing, furniture and jewelry. Themed gifts and baked goods are also sold for the holidays.

15515 Mueschke Road, Cypress
281-256-6242
www.facebook.com/littleeclectichouse
Hours: Wed.-Sat. 10 a.m.-5:30 p.m., Sun. 1-4 p.m., closed Mon.-Tue.

For the new in town

9 Anything Bling Boutique sells women's clothing and accessories, including bags, hats and jewelry. The store also has a holiday shop for themed gifts.

9A 126 Vintage Park Blvd., Ste. S, Houston
281-251-8844

9B 25905 Hwy. 290, Ste. H, Cypress
281-758-2661
www.shopanythingbling.com
Hours: Mon.-Sat. 10 a.m.-6 p.m., Sun. noon-4 p.m.

10 Suburban Girl offers women's clothing as well as accessories and bath and body products. Gift items, such as fragrances and candles, are also available.

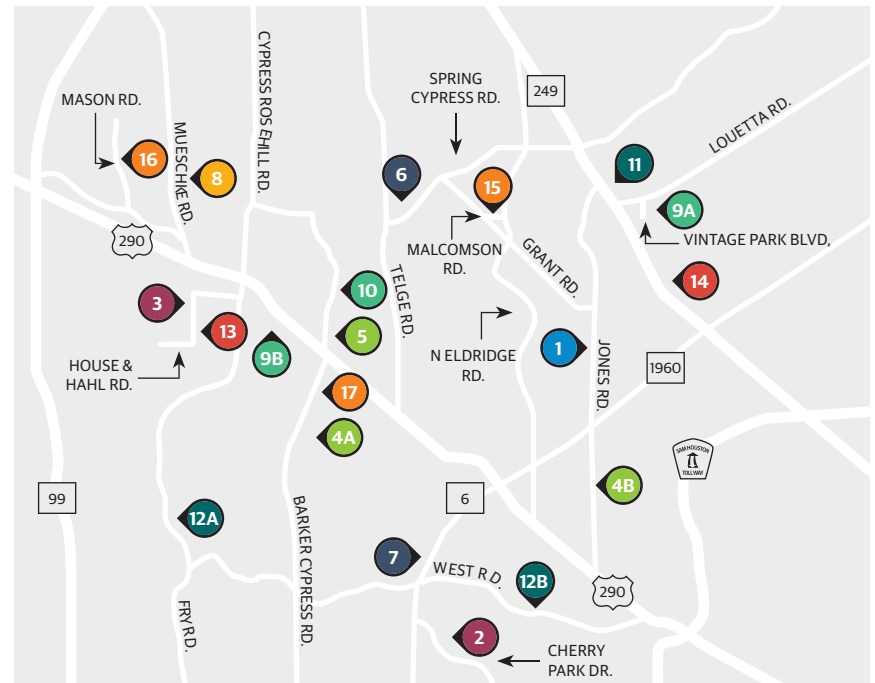
12320 Barker Cypress Road, Ste. 900, Cypress
281-758-3636
www.suburbangirlcypress.com
Hours: Mon.-Fri. 10 a.m.-6 p.m., Sat. 10 a.m.-5 p.m., closed Sun.

For the gamer

11 Dragon's Lair Comics & Fantasy offers comics, games and classes for guests to learn about and play tabletop and role-playing games.

21151A Hwy. 249, Houston
832-761-0072
www.dlair.net
Hours: Sat.-Thu. 10 a.m.-10 p.m., Fri. 10 a.m.-11 p.m.

12 The Comic Vault sells comic books; figurines; and game boards, cards and pieces. Customers can contact the store if they are searching for a specific item.



12A 8350 Fry Road, Cypress
832-220-6509

12B 15210 West Road, Houston
346-732-1350
www.thecomickvault.com
Hours: Mon.-Sat. 10 a.m.-9 p.m., Sun. 11 a.m.-6 p.m.

For the outdoorsy

13 Golf Carts of Cypress offers a variety of carts for the golfer on the go. The shop allows customers to schedule test drives to find the cart with the right fit.

16518 House & Hahl Road, Cypress
281-369-8332
www.golfcartscypress.com
Hours: Mon.-Fri. 9 a.m.-6 p.m., closed Sat.-Sun.

14 Vintage Cycle sells bicycles and bicycle gear, including lights and helmets.

20326 Hwy. 249, Ste. 300, Houston
281-547-8021
www.vintagecyclebikes.com
Hours: Tue.-Sat. 11 a.m.-7 p.m., Sun. noon-5 p.m., closed Mon.

For the unique

15 Angel's Rocks and Fossils offers rocks and mineral specimens including crystals and fossils for collectors, educators and decorators.

12918 Malcomson Road, Houston
346-336-6986
www.rocksandfossilsluke1940.com
Hours: Tue.-Sat. 10 a.m.-6 p.m., closed Sun.-Mon.

16 The Craft Cigar Company sells a variety of cigars and smoking accessories such as cigar boxes and humidification devices.



AR Workshop Cypress

COURTESY AR WORKSHOP CYPRESS



Sicola's Florist

JISHNU NAIR/COMMUNITY IMPACT NEWSPAPER

15103 Mason Road, Ste. B5, Cypress
281-213-2117
www.cigarshopcypress.com
Hours: Mon.-Thu. 11 a.m.-8 p.m., Fri.-Sat. 11 a.m.-9 p.m., Sun. Noon-6 p.m.

17 Forever Diamonds Fine Custom Jewelry sells necklaces, earrings and jewelry sets. The business also takes custom requests.

11930 Barker Cypress Road, Cypress
281-746-2009
www.foreverdiamondsfcj.com
Hours: Mon.-Sat. 10 a.m.-5 p.m., closed Sun.

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DEC 5

FAMILY MAN
DEC 12

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DEC 19

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ABOUT THE CLIENT
AND THEIR DESIRES."**

SUZANNE DICKINSON, OWNER
OF DICKINSON INTERIORS

Suzanne Dickinson founded her interior design business in 1999. (Photos by Jishnu Nair/Community Impact Newspaper)

Dickinson Interiors

Cy-Fair design veteran continues to adapt to industry trends

Two years ago, Suzanne Dickinson decided she wanted to open a boutique inside her interior design store, Dickinson Interiors.

Customer feedback indicated they would be interested in buying clothes tailored toward women—and there was space in her storefront on Louetta Road.

It was just one of many ways Dickinson learned to adapt her business to current trends while remaining a community store.

A Houston native, Dickinson and her husband returned to her hometown in the 1990s, settling in Cy-Fair to raise their family of three children. A University of Texas alumna, Suzanne said she has known since she was 7 years old that interior design is her calling.

Tragedy struck in 1995 when her husband died of leukemia, and Suzanne juggled raising the children while running Dickinson Interiors out of her home. Eventually, she decided to open a storefront, becoming the first tenant at Louetta Center in 1999.

"[Running the business] was consuming our house," she said. "Now I had a nice place to meet with customers outside their homes. And it helped me too to have a separation of work and home."

Dickinson said the business grew mainly through word of mouth, a model it still relies on today. Demand has only grown since she opened the store, as houses that were new when Dickinson Interiors opened became dated and in need of a refresh.

Other trends Dickinson has seen include a surge

in home offices, kitchens and bathrooms as her clients adapted to the COVID-19 pandemic.

"People couldn't take big vacations, so they used their funds as an investment in their homes," Dickinson said.

The business was also hit hard. Disruptions to supply chains have made it take longer for vendors to supply items such as appliances, lighting and furniture.

"Things that usually take six to eight weeks are taking 20-30 weeks," Dickinson said. "It's a nightmare."

The business overhauled how it handled furniture commissions due to the constraints of the pandemic. Dickinson said previously, she took the customers' specifications and ordered the furniture from an external vendor. Now, she has the furniture built by a local vendor in Houston.

When Dickinson meets with clients, she listens to what they want in their spaces before crafting a "game plan" for achieving their look. For larger-scale remodels of kitchens, bathrooms and homes, she visits the site before putting together a plan.

The scales of the projects she takes on can range from updating the look of the space with a lighter or darker finish or expanded cabinets to completely reorienting fixtures, such as shower stalls, windows and television cabinets.

"My personal style factors very little into the design," Dickinson said. "It's all about the client and their desires."

'TIS THE SEASON



Dickinson Interiors carries seasonal decorations, including items for the winter holidays.



Customers can choose from a variety of Christmas trees for their holidays, including predecorated versions.



Other winter-themed decoration options include both traditional and LED candles, such as these mistletoe-topped candles.



Customers wishing to decorate their own trees can find a range of ornaments at Dickinson Interiors.

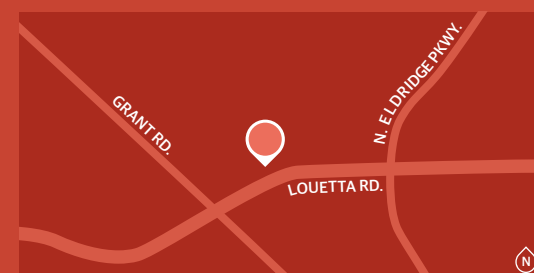
Dickinson Interiors

13040 Louetta Road, Ste. 252, Cypress

281-370-1025

www.facebook.com/dickinsoninteriors

Hours: Mon.-Sat. 10 a.m.-6 p.m., Sun. noon-5 p.m.





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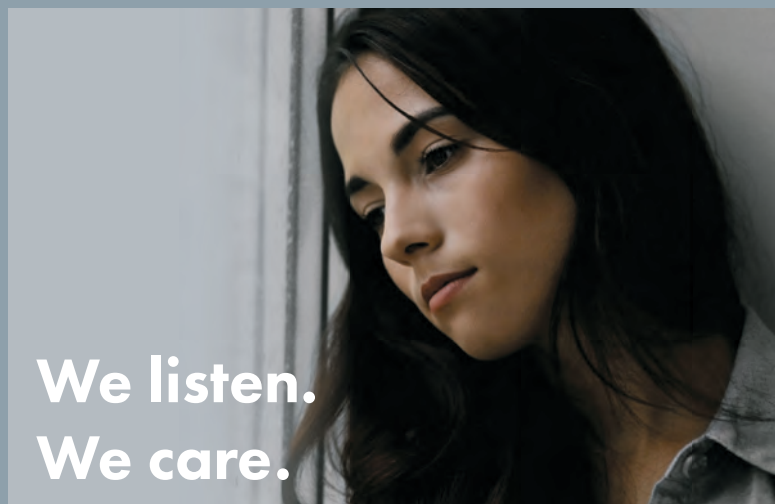


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The Annex Crafthouse

Vintage Park eatery welcomes sports fans, dinner dates alike

BY EMILY LINCKE

An outdoor patio, a maze of pipes keeping draft beer at exactly 29.3 degrees and Texas-themed decor are key features of the Annex Crafthouse at Vintage Park—a locale that represents the perfect balance of game night and date night, owner Reese Kimball said.

“I had a concept that I wanted ... you can come into the Annex, and you can have a nice sit-down date dinner, or you can come in and sit at the bar and get wings and beer, and watch a game,” Kimball said.

The eatery opened in September 2019 and serves American and Tex-Mex-style food, such as wings, street tacos and brisket quesadillas, as well as brews and cocktails. The restaurant’s name, Kimball said, is a nod to Texas’ 1845 annexation into the U.S.

Kimball, who worked in Texas restaurants back in the 1980s and 1990s, said he has fond memories of the industry, which is one of the reasons he decided to open his own restaurant.

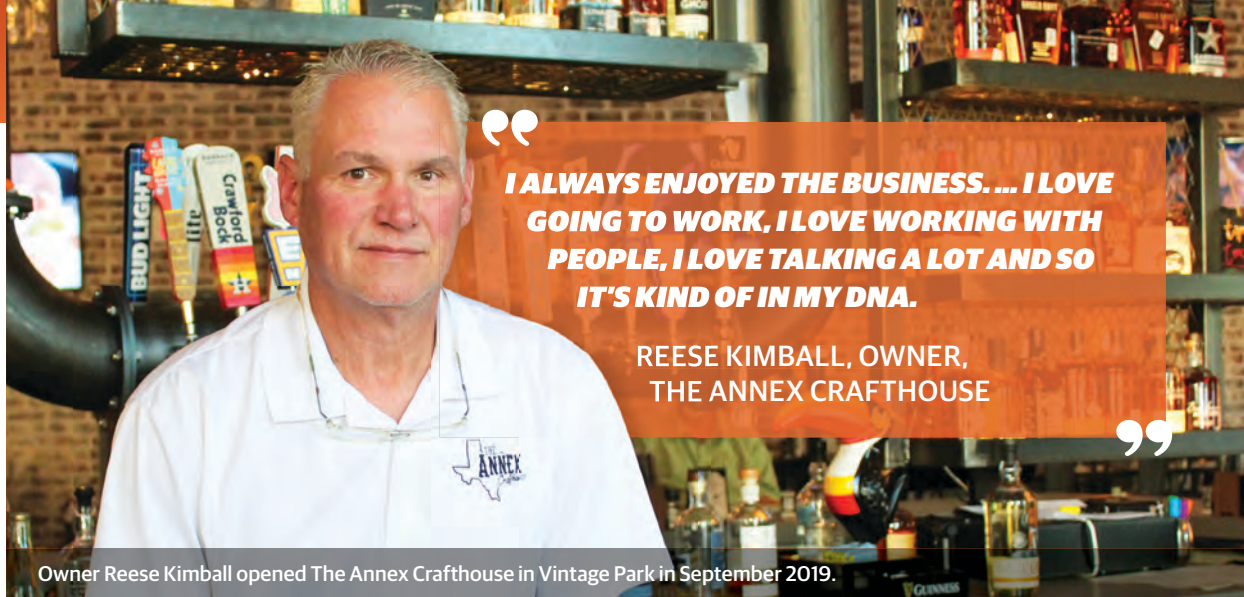
“I always enjoyed the business. ... I love going to work, I love working with people, I love talking a lot and so it’s kind of in my DNA,” he said.

Working alongside business partner George Norrell, Kimball said the duo prides itself on creating a positive atmosphere for both customers and staff.

“If your environment isn’t a positive one, people aren’t going to come,” he said. “So we try to focus on our culture for our employees here. ... [Management] does a great job of promoting that culture.”

Kimball said his favorite part of his job is interacting with customers and working with management to ensure every patron is satisfied with their visit.

“Every Saturday night that we fill up or every Friday that we fill up, and I walk around, and I see people smile, and I see people happy ... that just really makes my day,” Kimball said.



“**I ALWAYS ENJOYED THE BUSINESS. ... I LOVE GOING TO WORK, I LOVE WORKING WITH PEOPLE, I LOVE TALKING A LOT AND SO IT’S KIND OF IN MY DNA.**”

REESE KIMBALL, OWNER,
THE ANNEX CRAFTHOUSE

Owner Reese Kimball opened The Annex Crafthouse in Vintage Park in September 2019.

EMILY LINCKE/COMMUNITY IMPACT NEWSPAPER



TOP SELLERS

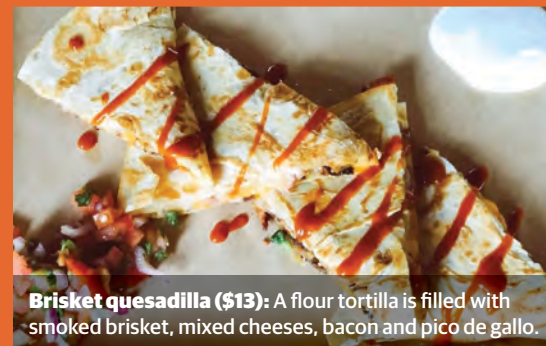
Blackened Snapper (\$24): A fillet of snapper is drizzled with lemon beurre blanc sauce and served with Brussels sprouts and roasted potatoes.

COURTESY THE ANNEX CRAFTHOUSE



Street Tacos (\$10): Three corn tortillas are stuffed with the patron’s choice of brisket, chicken, shrimp or jackfruit, and topped with onions and cilantro.

COURTESY THE ANNEX CRAFTHOUSE



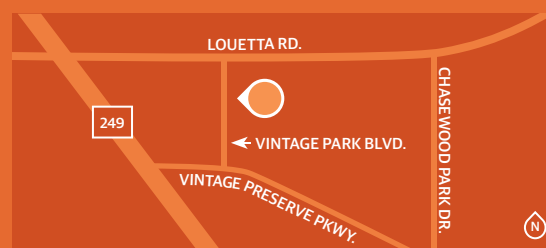
Brisket quesadilla (\$13): A flour tortilla is filled with smoked brisket, mixed cheeses, bacon and pico de gallo.

COURTESY THE ANNEX CRAFTHOUSE



Crafthouse Sliders (\$12.75): Four mini pretzel buns are topped with smoked brisket, barbecue sauce, coleslaw and onion strings.

COURTESY THE ANNEX CRAFTHOUSE



The Annex Crafthouse

122 Vintage Park Blvd., Ste. A, Houston

713-909-3051

www.annexcrafthouse.com

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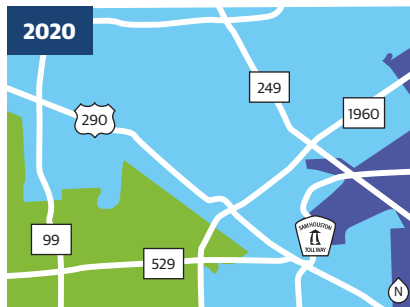
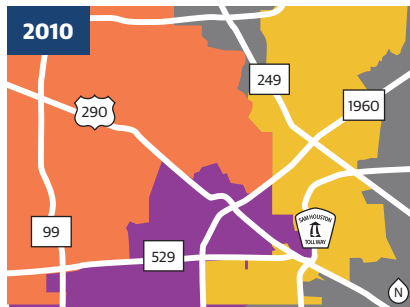


To accommodate for population growth in Cy-Fair, some districts have changed and been added to the region after the decennial census.

SOURCES: U.S. CENSUS BUREAU, TEXAS LEGISLATIVE COUNCIL COMMUNITY IMPACT NEWSPAPER

U.S. Congress

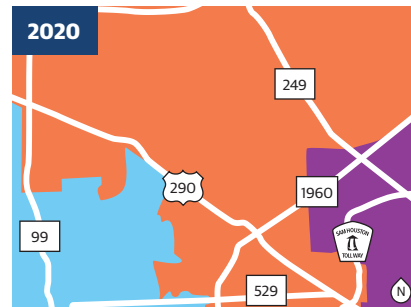
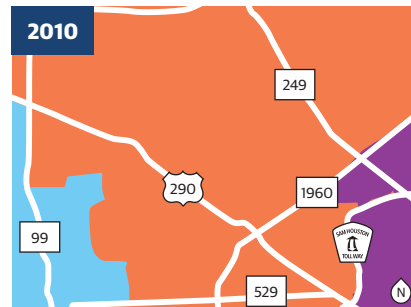
- 2nd District
- 7th District
- 10th District
- 8th District
- 18th District
- 38th District



*MAPS HIGHLIGHT COMMUNITY IMPACT NEWSPAPER'S COVERAGE AREA

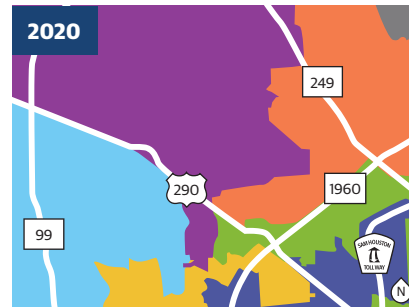
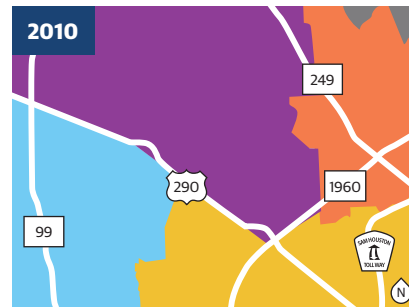
Texas Senate

- District 7
- District 15
- District 18



Texas House

- District 126
- District 130
- District 132
- District 135
- District 138
- District 148



which alleges the map violates voters' right to vote by forcing constituents in the new Precinct 4 to vote for a new commissioner in 2022 when Cagle's term is up.

The lawsuit asks the Harris County District Court to draw an interim map for the 2022 commissioner elections while also applying for an injunction to block the Ellis map from taking effect. Emily Berman, a professor at the University of Houston Law Center, said the suit relied on a precedent in which state courts can listen to cases alleging excessive partisan gerrymandering.

The court signed a temporary restraining order preventing Harris County from implementing the Ellis map Nov. 29.

U.S. congressional changes

The Legislature passed four bills—Senate bills 4, 6 and 7 and House Bill 1—on Oct. 19. The bills drew district maps for the state Senate, U.S. Congress, State Board of Education seats and the state House of Representatives, respectively.

Gov. Greg Abbott signed these maps into law Oct. 25, and they go into effect Jan. 18 with primary elections following in March.

The new congressional maps created by the state's redistricting process will result in Cy-Fair getting new congressional representatives—the 8th District's Rep. Kevin Brady, R-The Woodlands, who in April announced plans to retire, and whoever represents the new 38th District that resulted from the state's growth.

According to the Federal Elections Commission, seven candidates have filed to run for the new congressional district seat as of press time with all running as Republicans.

Brandon Rottinghaus, a political science professor at the University of Houston, said the 38th District drew in competitive parts of the surrounding 7th and 10th districts, represented by U.S. Rep. Lizzie Fletcher, D-Houston, and U.S. Rep. Michael McCaul, R-Houston, respectively. He described the district as "solidly conservative."

"In 2016 and 2018, you started to see suburbs gravitating towards Democrats," Rottinghaus said. "So for these maps, Republicans wanted to shore up support in their strongholds, places they knew they would win."

Fletcher called the redistricting process "a failure to reflect the population growth of Latino, Black, and Asian American Texans over the last decade in the additional seats gained as a result of that growth" in a statement.

CONTINUED FROM 1

which grew about 16% in the past 10 years, added two seats in the U.S. House of Representatives, including the 38th District, which covers much of the Cy-Fair area that had previously been covered by Rep. Michael McCaul, R-Houston.

Redistricting at the county level could result in new representation for parts of Cy-Fair as well. In a 3-2 vote, Harris County commissioners selected a new boundary map following the census release for the county's four commissioner precincts Oct. 28. This plan has drawn criticism from the two Republicans on the court: Precinct 3 Commissioner Tom Ramsey and Precinct 4 Commissioner Jack Cagle both voted against the proposal. Cagle and Ramsey have also joined a lawsuit against the county due to the redistricting results.

In a Nov. 9 Commissioners Court meeting, Cagle noted the vote on new maps has historically been unanimous

and both commissioners brought up the drastic "flip" of their precincts. Much of Precinct 3 is now considered Precinct 4 and vice versa.

"I don't think there's ever been a redistricting that's moved 2.3 million people. That's what we're talking about here," Ramsey said. "So the scope of it, even though it's been done before, ... it's just going to be one of those historical things."

County commissioner precincts

For the past decade, eastern portions of Cy-Fair including Jersey Village were contained within Harris County Precinct 4, and Precinct 3 included central and western portions of Cy-Fair. Now, nearly all of Cy-Fair east of the Grand Parkway and north of FM 529 is in Precinct 3. Precinct 4 mainly starts northwest of the Grand Parkway and extends south of FM 529. Precinct 1 now begins just east of Beltway 8 north of Hwy. 290.

The U.S. Constitution states commissioners court precincts should not

deviate from 10% more or less than an ideal population size, which for Harris County was 1.18 million.

"The map we passed here today stands in stark contrast to the radical gerrymandering passed in Austin, which was designed solely to preserve the power of the governor and Republican legislators at the expense of fair representation for all Texans," said Precinct 1 Commissioner Rodney Ellis, who proposed this map, in a statement.

Cagle criticized the Ellis maps, calling them a "joke." He also alleged the county violated the one-person, one-vote principle used in redistricting.

"Right now, the rules are being made up as we go along," Cagle said. "Instead of slightly adjusting for population, we transmigrated precincts."

County officials said the deadline to transition responsibility is not officially until Jan. 1, 2023, but commissioners agreed Nov. 9 to complete the transition by March 31.

However, Cagle and Ramsey joined a lawsuit against the county Nov. 16,

Demographic trends

The state's population growth over the past 10 years was driven by racial minorities. However, when considering citizen voting-age populations, the total number of districts with Hispanic and Black majorities decreased.

Texas added nearly
4 million people
between 2010 and 2020.

Roughly
95% of that
population growth
came from people
of color.

STATEWIDE

- + Congressional districts with white majorities increased from 22 to 23.
- Districts with Hispanic majorities decreased from 8 to 7.
- Districts with Black majorities decreased from 1 to 0.

- + Districts with no majorities increased from 5 to 8.

SOURCES: U.S. CENSUS BUREAU, TEXAS LEGISLATIVE COUNCIL/ COMMUNITY IMPACT NEWSPAPER

Fair Maps Texas Action Committee filed a lawsuit against Abbott on Nov. 16, claiming the Legislature racially gerrymandered electoral districts. Anthony Gutierrez, executive director of Common Cause Texas, said he believes the state's redistricting process lacked transparency and the final maps ultimately diluted the power of these communities of color.

"Since the passage of the Voting Rights Act [in 1965], Texas hasn't gone a single decade without a federal court finding its state had violated federal protections for voters of color," Gutierrez said in a Nov. 17 media briefing held via Zoom. "And it seems this time around Texas is intent on repeating the exact same mistakes made in 2011 by using an opaque, procedurally inadequate process to push through redistricting plans containing blatant gerrymanders."

State district changes

Cy-Fair also saw new divisions in its state legislative districts to accommodate its 24% population growth since 2010. Republican state Reps. Tom Oliverson, Sam Harless and Mike Schofield will continue to serve parts of Cy-Fair in addition to Democrat Rep. Jon Rosenthal. State Reps. Penny Morales Shaw, D-Houston, and Lacey Hull, R-Houston, picked up a portion of the region.

The less than 5-mile stretch of West Road between Queenston Boulevard and Hwy. 290 touches five state House districts in the new map, whereas that entire stretch was contained within House District 135 in the previous map.

"We worked in a bipartisan fashion as the adults in the room, and we respected one another and made sure that different communities of different interests in our community

had representation," Oliverson said at a Nov. 16 Cy-Fair Houston Chamber of Commerce luncheon. "It's a very strong contrast, I think, to some of the childish antics that have been going on in commissioner's court with regards to their redistricting."

His colleague, Rosenthal, said while the House deliberations were amicable in Harris County, he called the state's maps overall "egregious" at a virtual League of Women Voters of Cy-Fair meeting Nov. 17.

"The maps were drawn to preserve incumbency, which I think is anti-democratic, if you ask me," he said. "[Maps] should be drawn to benefit the most voters so they can choose representatives of their choice. It shouldn't be us choosing them; it should be them choosing us."

Bonnie Foster, president of the Cy-Fair Republican Women's Club, said there was "a whole lot of frustration" within the club at the redrawing of District 135, which cut out Justin Ray, Republican challenger and former Jersey Village mayor, leaving him ineligible to run against Rosenthal.

Cy-Fair's three state Senate districts—7, 15 and 18—saw slight tweaks. State Sen. Paul Bettencourt, R-Houston, maintained most of Cy-Fair, and state Sen. Lois Kolkhorst, R-Brenham, gained more territory in the southwest portion of Cypress. State Sen. John Whitmire, D-Houston, will continue to cover part of the area starting near Beltway 8.

Representatives could change within the next year as primary elections for the November 2022 general election are scheduled for March.



For more information, visit communityimpact.com.

Who represents you?

The Cy-Fair area saw several changes in representation following the redistricting process. All positions will be up for election in 2022 with the exception of Harris County Precinct 3 commissioner, which is held by Tom Ramsey.

SOURCES: TEXAS LEGISLATURE, HARRIS COUNTY/COMMUNITY IMPACT NEWSPAPER

*DENOTES REPRESENTATIVES WHO ARE NEW TO THE CY-FAIR AREA

U.S. Congress



8TH DISTRICT*
Kevin Brady (R)



18TH DISTRICT*
Sheila Jackson Lee (D)



38TH DISTRICT*
Vacant

Texas Senate



DISTRICT 7
Paul Bettencourt (R)



DISTRICT 15
John Whitmire (D)



DISTRICT 18
Lois Kolkhorst (R)

Texas House



DISTRICT 126
Sam Harless (R)



DISTRICT 130
Tom Oliverson (R)



DISTRICT 132
Mike Schofield (R)



DISTRICT 135
Jon Rosenthal (D)



DISTRICT 138*
Lacey Hull (R)



DISTRICT 148*
Penny Morales Shaw (D)

Harris County



PRECINCT 3
Tom Ramsey (R)



PRECINCT 4
Jack Cagle (R)

Planning to vote



Many federal-, state- and county-level representatives will be on the ballot in 2022. Important upcoming election dates are listed below.

Primary election

Dec. 13 Candidate filing deadline
Jan. 31 Voter registration deadline
Feb. 14-25 Early-voting period
March 1 Election day

Primary runoff election

April 25 Voter registration deadline
May 16-20 Early-voting period
May 24 Election day

General election

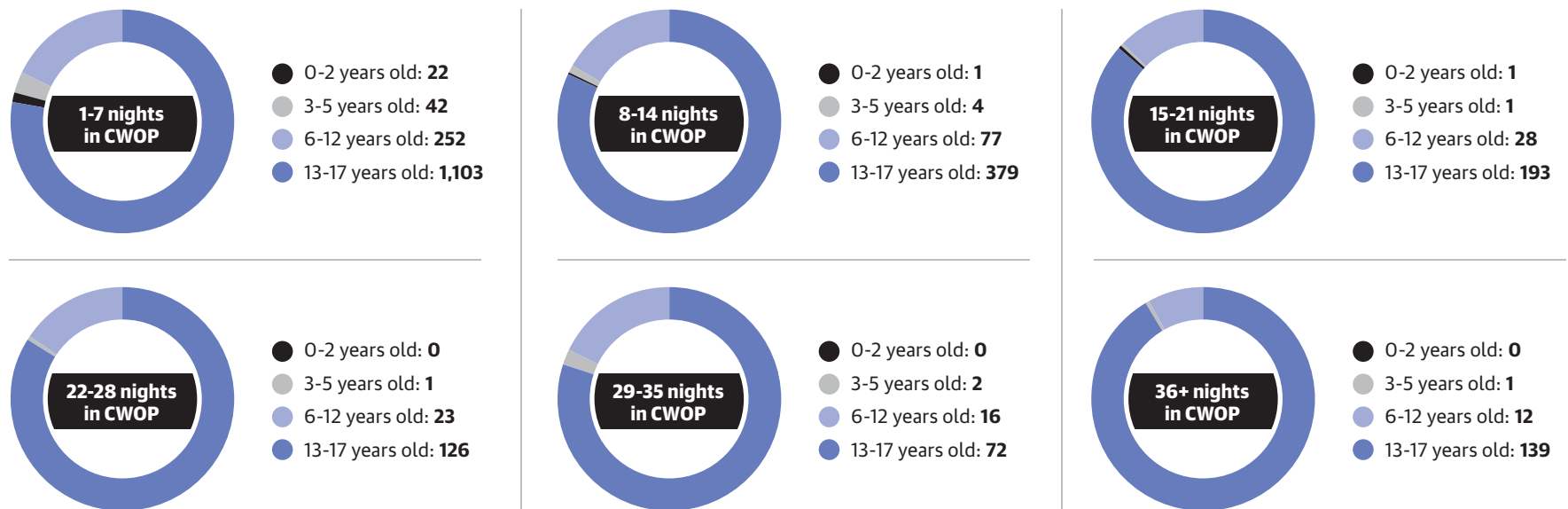
Oct. 11 Voter registration deadline
Oct. 11-Nov. 4 Early-voting period
Nov. 8 Election Day

SOURCE: TEXAS SECRETARY OF STATE/COMMUNITY IMPACT NEWSPAPER

AGE EFFECTS ON PLACEMENT

Officials within the Texas foster care system have pointed to age as an indicator of a child's chances to be placed in CWOP as well as how long that child will remain in CWOP. The following data represents 2021 through September.

CWOP: Children without placement occurs when the state cannot find a suitable, safe placement for a child, requiring DFPS to provide temporary emergency care until a placement can be secured.



SOURCE: TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

August 2021, that number had risen to 395 children.

Entrusted Houston is a Cypress-based nonprofit that supports the DFPS in its goal of family reunification.

"We are definitely trying to handle the crisis that is the CWOP, and the caseworkers, the supervisors—they're trying to do every-

thing they possibly can," said Lisa Johnson, Entrusted Houston executive director and a longtime foster

parent. "The pandemic has burned them out. Just like in every field out there, people are retiring early; people have left their

positions on every level of [Child Protective Services]."

In Harris County, the number of CWOP has also trended upward over the last year. In September 2020, two of the 1,635 children receiving

DFPS services

were placed in CWOP. By September of this year, eight of the 1,415 children receiving services had been

placed in CWOP.

DFPS officials have attributed the increase to challenges associated with the ongoing coronavirus pandemic as well as caseworker turnover and recently enforced regulations.

Extenuating circumstances

In an August CWOP report, DFPS officials said the number of children in CWOP had risen, in part, because of heightened monitoring regulations mandated after U.S. District Judge Janis Graham Jack ruled in 2015 that foster children in Texas "almost uniformly leave state custody more damaged than when they entered."

The lawsuit alleged youth in the foster care system were often bounced between homes, had too little contact with overworked caseworkers, and were not sufficiently protected from physical and sexual abuse.

Resulting system reforms included heightened monitoring, which is implemented when certain foster care system entities have had a high rate of standard and contract violations.

Entities placed under heightened monitoring are given a remedial plan by court monitors to address deficiencies and are subject to weekly unannounced visits to ensure they are complying. Operations that fail to address the issues within a year can have their licenses revoked, placements suspended, contracts terminated or can incur fines.

Since the beginning of 2020, 21 general residential operations—facilities housing 13 or more children—have been shut down or had their licenses revoked statewide, resulting in the loss of roughly 1,200 beds, according to a court monitor update issued in September. Moreover, several

"THE PANDEMIC HAS BURNED [CPS STAFF] OUT. JUST LIKE IN EVERY FIELD OUT THERE, PEOPLE ARE RETIRING EARLY; PEOPLE HAVE LEFT THEIR POSITIONS ON EVERY LEVEL OF CPS."

LISA JOHNSON, EXECUTIVE DIRECTOR OF ENTRUSTED HOUSTON

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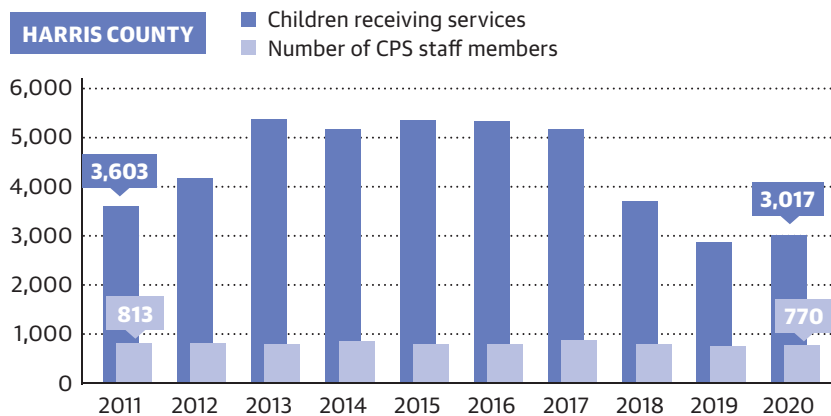
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ParkCreekActiveLiving.com



FLUCTUATING RESOURCES

The number of children receiving services through the Texas Department of Family and Protective Services and the number of Child Protective Services employees assisting them locally has fluctuated over the last decade.



SOURCE: TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES/COMMUNITY IMPACT NEWSPAPER

HOW TO HELP

Community members can make financial contributions or donate items for basic needs, such as beds, clothing, shoes, diapers, hygiene items and car seats, to local organizations working with foster and adoptive families.

Be a Resource for CPS Kids

3572 E. TC Jester Blvd., Houston
713-274-9850
www.bearesourcehouston.org

DePelchin Children's Center

4950 Memorial Drive, Houston
713-730-2335
www.depelchin.org/foster-care

Entrusted Houston Resource Center

12715 Telge Road, Cypress
832-454-6302
www.entrustedhouston.org

Fostering Family

PO Box 920545, Houston
www.fostering-family.org/the-riverside-project

entities facing heightened monitoring voluntarily closed during that time frame, resulting in the additional loss of 375 beds and 157 verified foster homes statewide.

According to Rebecca Mercer, regional director of statewide adoption agency Lonestar Social Services, heightened monitoring has also led to some foster parents removing themselves from the system altogether.

"[Heightened monitoring has] forced us to enforce stricter rules on our foster parents, and they have definitely felt the heat from that, which, in turn, turns foster parents away because it's just too stressful," Mercer said.

Still, Mercer said she understood why the restrictions have been imposed.

"We're trying to weed out those parents who may not have the best interests for the child because there are some out there," Mercer said.

Additionally, Mercer said difficulties arising from the COVID-19 pandemic have made finding suitable placements for children more difficult.

"We've had a lot of foster parents that will come to us and say, 'Until COVID is over, we're not interested in

taking placements anymore because it's just too much,'" she said.

Searching for solutions

The DFPS has identified a need for 669 additional beds throughout the state to meet growing demands on the welfare system. Additionally, the department said it is lacking an adequate number of CPS caseworkers with 236 vacancies statewide.

State Senate Bill 1896, which passed in May, revised and added regulations for the DFPS, including forbidding the department from housing a child in an office overnight and fully transitioning into electronic case management.

The DFPS requested an additional \$83.1 million as part of SB 1 to hire 312 caseworkers, which the Legislature fully funded. House Bill 5 passed in September and allotted another \$90 million to the DFPS to retain providers and increase capacity to serve foster youth.

"[This funding] is the difference between a real placement for these older children and continuing to live in a CPS office or hotel," said Melissa Lanford, the media specialist for

DFPS Region 6.

In the September report, DFPS Commissioner Jaime Masters said many providers have cited heightened monitoring as a reason for declining a placement, although she noted that did not indicate a disapproval of the mandate.

"DFPS is not 'blaming' the CWOP crisis on the court's heightened monitoring orders," Masters said in the report. "While the monitors have noted DFPS' 'collaborative' efforts of listening to concerns of its stakeholders, it is an undisputed fact that DFPS cannot do this alone."

Masters said caseworker turnover resulting from overworked employees has contributed to the growing number of CWOP. Between February and July, the DFPS hired 319 caseworkers, but 309 caseworkers terminated their employment during that time. According to 2021 exit surveys, 86% cited work-related stress as a reason for terminating their employment, up from 40% in 2020.

Despite the additional staff members, Masters said the average number of hours each employee spent supervising CWOP increased from 22.5 hours

in December 2020 to 35.7 hours in July.

In Harris County, the number of children receiving DFPS services rose by 141 from 2019 to 2020, while the number of staff members fell by 14, according to DFPS data.

In October, Gov. Greg Abbott approved the creation of a new expert panel to analyze the rising number of foster care children in CWOP. The three-person panel will issue recommendations to the governor's office by mid-December.

Tammy Hetmanik, executive director of Be a Resource, or BEAR, for CPS Kids, encouraged donating items such as clothing and food to support children in CWOP.

"It's important that we can make [children in CWOP] as stable as we possibly can, so when our contacts with the DFPS ask us for a resource for these children, we work to make sure that happens," she said.

Chandler France and Danica Lloyd contributed to this report.



For more information, visit communityimpact.com.

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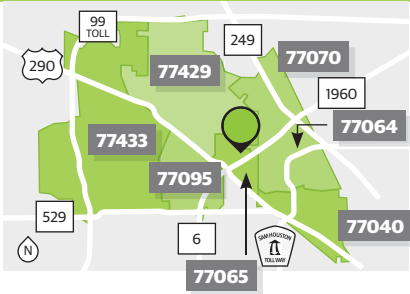


LoneStar.edu/Start

10.25.21.04

BARWOOD, 77065

Barwood is a neighborhood of just over 500 single-family homes located near North Eldridge Parkway and Cypress North Houston Road. The community is zoned to Cy-Fair ISD and is located near local dining and shopping options.



Median home value
\$182,621

Homes on the market*
3

Homes in the community
508

Median annual property taxes
\$4,437

Median price per square foot
\$105.18

Homes sold in 2020
24

Median year built: 1977
Median square footage: 1,990
Home values: \$162,000-\$206,000
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 0.39
Harris County Dept. of Education 0.01
Harris County Emergency Services District No. 9 0.06
Harris County Flood Control District 0.03
Harris Health System 0.17
Cy-Fair ISD 1.36
Port of Houston Authority 0.01
Harris County Fresh Water Supply District No. 61 0.29
Total (per \$100 valuation) 2.43

NEIGHBORHOOD DATA PROVIDED BY THE BAKER FOREMAN TEAM
BETTER HOMES AND GARDENS REAL ESTATE GARY GREENE,
15103 MASON ROAD, STE. A-1, CYPRESS. 832-334-0001.
MELISSA.BAKER@GARYGREENE.COM
TRACY.FOREMAN@GARYGREENE.COM



MARKET DATA FOR OCTOBER

HOMES SOLD/AVERAGE DAYS ON THE MARKET

	77040	77064	77065	77070	77095	77429	77433
\$1 million +	-	-	-	-	-	1/72	6/127
\$800,000-\$999,999	1/252	-	-	-	-	4/27	4/12
\$600,000-\$799,999	-	-	-	1/96	-	8/28	23/11
\$500,000-\$599,999	-	-	2/18	-	3/5	10/22	13/17
\$400,000-\$499,999	-	2/39	1/43	2/3	8/20	26/52	43/15
\$300,000-\$399,999	-	8/18	8/15	18/14	30/15	56/16	46/19
\$200,000-\$299,999	8/21	23/17	21/19	29/12	57/14	46/15	33/10
\$150,000-\$199,999	21/21	8/6	2/4	2/3	4/5	1/38	6/8
\$149,999 or under	5/8	-	-	-	-	2/6	-

Recently sold homes in Barwood



12814 Amado Drive
4 beds/3baths 2,159 sq. ft.
Sold for \$250,001-\$285,000 on Oct. 1



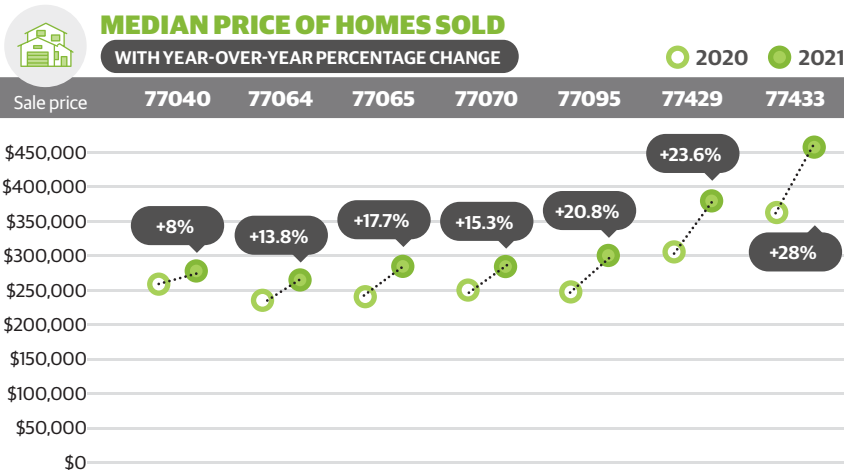
12406 Advance Drive
3 beds/2 baths 1,990 sq. ft.
Sold for \$250,001-\$285,000 on Sept. 30



12615 Amado Drive
4 beds/2 baths 2,289 sq. ft.
Sold for \$215,001-\$250,000 on Sept. 3



12510 Campos Drive
4 beds/2 baths 2,250 sq. ft.
Sold for \$215,001-\$250,000 on Aug. 25



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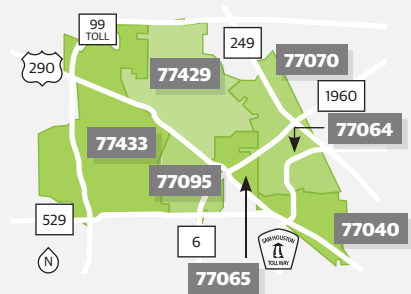
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Branch Manager/Coach, Cypress
832.457.1103



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NOVEMBER 2021 COMMERCIAL REAL ESTATE DATA

Cy-Fair's office real estate vacancy rates reached a new high this fall, and rental rates have dropped to the lowest point in recent years. Retail rental rates have also decreased to the lowest point since late 2019. Industrial rates, however, continue to rise as demand increases and new construction in that sector continues.

TOTAL SQUARE FEET OF SPACE

Q4 2020 As of Nov. 17

OFFICE

12.01M

12.24M

INDUSTRIAL

40.98M

41.70M

RETAIL

20.09M

21.63M



MARKET DATA PROVIDED BY CALDWELL COS.
7904 N. SAM HOUSTON PARKWAY, FOURTH FLOOR
HOUSTON, TX 77064
COLLEGE STATION | HOUSTON | THE WOODLANDS

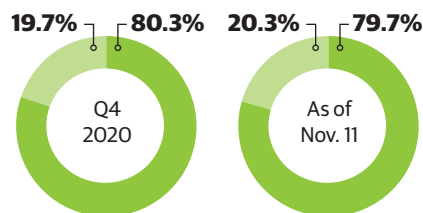
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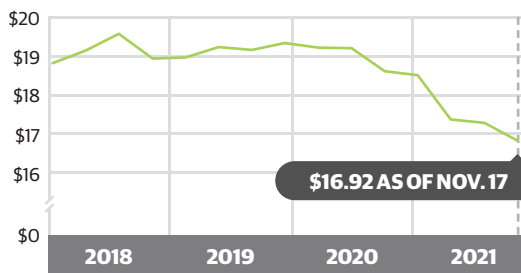
OFFICE

OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



RENTAL RATES PER SQUARE FOOT



UNDER CONSTRUCTION

108,850 square feet

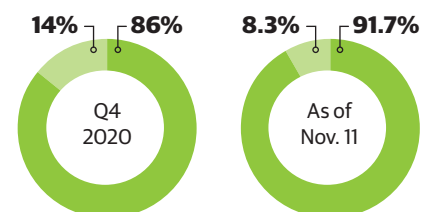
2 buildings



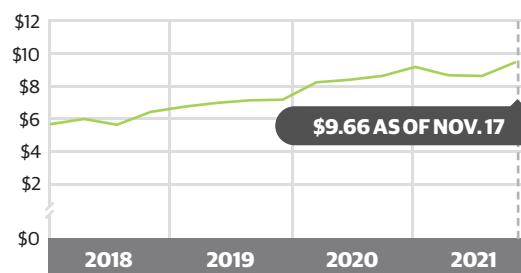
INDUSTRIAL

OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



RENTAL RATES PER SQUARE FOOT



UNDER CONSTRUCTION

1.35M square feet

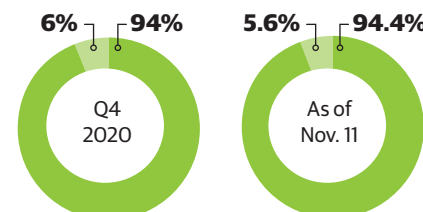
8 buildings



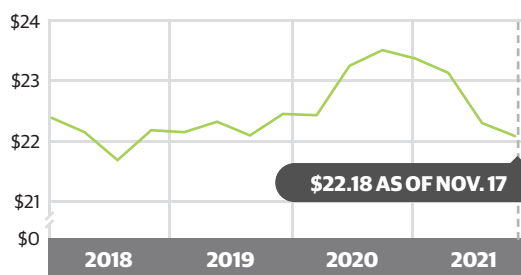
RETAIL

OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



RENTAL RATES PER SQUARE FOOT



UNDER CONSTRUCTION

667,580 square feet

16 buildings



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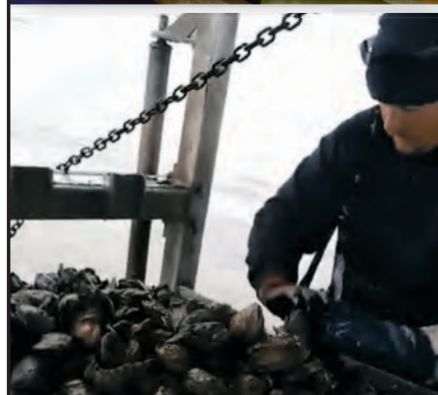
With purchase of an entree and beverage.
Dine in only. Cannot be combined with any other offer.
One coupon per visit. Max Value \$6.99
(Coupon Code: Community Impact)
Expires 12/31/21

\$10 OFF \$50 OR MORE

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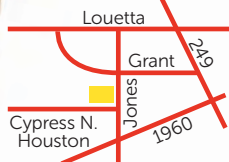
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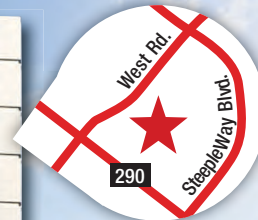


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