



**Susan Jenkins | 24 ▶**  
New Rollingwood alderwoman shares top priorities for her two-year term

# Spanish Oaks continues to develop after foreclosure

Owner dedicated to completing his vision of mixed-use land

By Tiffany Young

When Daniel Porter bought 230 acres to build a ranch and home in Bee Cave in 1998, the city and surrounding areas were sparse, with few stores and businesses. After hearing land surrounding his was zoned for development, he bought more land, for a total of about 1,200 acres, and decided he would be the one to develop it.

The Corpus Christi native was drawn to the area because it was near natural attractions as well as more bustling areas.

"I liked the proximity to the Hill Country, to the City of Austin and being near lakes and creeks," Porter said.

Porter said while some people think of Spanish Oaks only as the gated community, he sees all of the original 1,200 acres as Spanish Oaks.

Today, he has sold much of his original land—some for the development of the Shops at the Galleria and others to residents

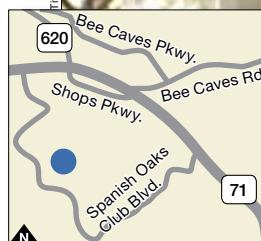
who bought homes within the gated community of Spanish Oaks—but there is still a great deal of land for the planned mixed-use development of the west and east villages. These projects will incorporate local retail, medical offices and more homes.

## Sticking to a plan

After purchasing the land, Porter formed CCNG Realty Inc., a development company in which he is chairman and CEO. Later, Porter formed Spanish Oaks Realty to help property owners buy and sell homes and home sites within Spanish Oaks.

Porter said much of his original vision from about 13 years ago—having a 1,200-acre mixed-use development, while keeping the Hill Country well-preserved—remains today.

A drawing board in his office shows what his team had envisioned for the land in 1998, including retail where the Shops at



Spanish Oaks owner Daniel Porter has been working on the mixed-use development in Bee Cave since 1998 and expects another 10 years before completion. This pavilion is near the Spanish Oaks' welcome center.

the Galleria now sits.

Porter said some minor things have changed, but the majority of the project remains the same.

"You have some mixed-use components that have retail, office and medical uses in the plan—all that's the same. Everything behind the creek is residential and golf and

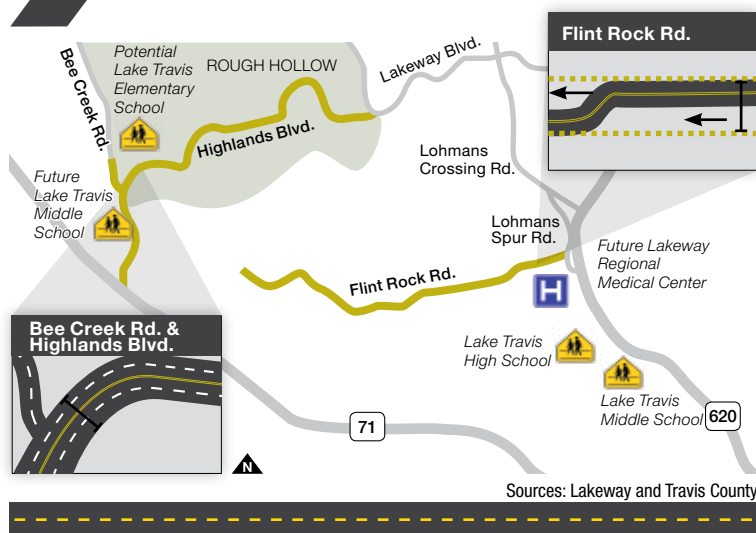
that has always been the plan."

There are still almost 100 acres of undeveloped land—77 planned for the west village and 20 for the east. In the west village, Porter said he is in the process of completing the master plan, in which he expects to have local, home-grown retailers in

See **Development** | 18

## Construction recommended for safer roads

Two road projects are being considered in the possible Travis County bond referendum in November.



# Projects in Lakeway being considered for possible county bond referendum

## Safety of Flint Rock and Bee Creek roads a concern for city

By Tiffany Young

Two projects are being considered for Travis County's possible bond referendum in November to address traffic and safety concerns: widening and straightening Flint Rock Road, near Lake Travis High School, and extending Bee Creek Road and Highlands Boulevard in the Rough Hollow development.

"We've had complaints and concerns from the people who live along Flint Rock Road for years, and the city's been trying to figure out a plan on how to make that a safer road," said Lakeway City Manager Steve Jones.

Jones said making improvements is complicated, since most of the roadway is in Travis County and not within Lakeway's jurisdiction.

Leigh Naftolin, a representative of Precinct 3 for the Travis County Citizens Bond Advisory

Committee, said the committee, along with residents who spoke at public hearings, have overwhelmingly supported both projects, based on new schools and a new hospital being built in the area.

The committee members were appointed by Travis County commissioners in February, with each precinct having three community resident representatives to determine the need for a bond referendum in November and, if needed, which projects should be included.

See **Projects** 19

## Local news online

Daily, online-exclusive community news and information

Community calendar, interactive maps, newspaper archives and more

Two websites. Twice the Impact.

◀ [impactnews.com](http://impactnews.com) : [impactdeals.com](http://impactdeals.com) ▶

## Local deals online

Hundreds of local and regional coupons, updated daily

Just click and print coupons for free



## **StDavid's EMERGENCY CENTER 24/7**

# **A SPECIAL INVITATION FOR YOU AND YOUR FAMILY.**



**LOCATED AT THE HILL COUNTRY GALLERIA IN BEE CAVE**

St. David's HealthCare invites you to join us for a Grand Opening Celebration and take a sneak peek at the new St. David's Emergency Center — an amazing facility built to provide peace of mind for you and your family.

### **COMMUNITY OPEN HOUSE**

**Saturday, July 30, 2011 · 10 a.m. – 1 p.m.**

**Hill Country Galleria** (In Front of the Bee Cave City Hall)

There will be delicious food, cool treats, fun activities for the kids, important health screenings and more! This event is free and open to the public.

*St. David's HealthCare has long been recognized as one of the top healthcare organizations in the nation for providing exceptional patient care and service to families throughout Central Texas. Now that care comes even closer to home.*

**STDAVIDS.COM**



[www.stdavids.com/connect](http://www.stdavids.com/connect)



# community Impact

NEWSPAPER™  
LOCAL. USEFUL. EVERYONE GETS IT.

821 Grand Avenue Parkway, Ste. 411  
Pflugerville, TX 78691 • 512-989-6808  
www.impactnews.com

**Publisher / Chief Executive Officer**  
John P. Garrett, jgarrett@impactnews.com

**Associate Publisher**  
Claire Love, clove@impactnews.com

## Lake Travis/Westlake

**General Manager** | Phyllis Campos  
**Market Editor** | Tiffany Young  
**Reporter** | Taylor Short  
**Senior Account Executive** | Lauren Itz  
**Sr. Graphic Designer** | Leah Prescott  
**Staff Writers** | Kate Hull, Bobby Longoria  
**Contributing Writers** | Wendy Rubick, Marcus Funk

## Editorial management

**Executive Editor** | Cathy Kincaid  
**Managing Editor** | Shannon Colletti  
**Copy Editor** | Andy Comer  
**Creative Director** | Derek Sullivan  
**Ad Production Manager** | Tiffany Knight

## Administrative management

**Chief Operating Officer** | Jennifer Garrett  
**Chief Financial Officer** | Darren Lesmeister  
**Business Director** | Misty Pratt  
**Circulation & Operations Manager** | David Ludwick

## About us

Community Impact Newspaper, owned by John and Jennifer Garrett, is Texas' fastest-growing news organization. We now distribute to more than 700,000 homes and businesses in 11 markets in the Austin, Houston and DFW metro areas.

## Subscriptions

Subscriptions to our other editions are available for \$3 per issue. Visit [impactnews.com/subscribe](http://impactnews.com/subscribe).

## Contact us

**Press releases** | [ltwnews@impactnews.com](mailto:ltwnews@impactnews.com)  
**Advertising** | [ltwads@impactnews.com](mailto:ltwads@impactnews.com)  
**Comments** | [ltwfeedback@impactnews.com](mailto:ltwfeedback@impactnews.com)



©2011 JGMedia, Inc., All Rights Reserved. No reproduction of any portion of this issue is allowed without written permission from the publisher.

## General Manager's Note



Whoever came up with the phrase "the dog days of summer" must not have been from Central Texas. My dogs can't even take the heat—I have to give them treats and praise to go outside because they consider it punishment. The only thing worse than the heat is people complaining about the heat and the drought. I recently heard that with the ensuing climate change, Austin's weather will be more like that of San Angelo in West Texas. I wonder if they're complaining there, too?

It is clear to me that we all need to evaluate and adapt to the new climate. The same seems to be true in the business climate, based on conversations I've had with business owners and executives lately. We might as well put this attitude in place with our landscaping, water and energy use as well. Is anyone doing business the way we

did five years ago? No, we've adapted. Eventually we stopped complaining about the fiscal fallout, got innovative, looked outside the box, made appropriate reductions and revisions and moved forward. It's the life lesson we teach our kids: The only thing constant is change.

I've taken to researching my options in adapting to climate change and resolved to make long-term changes in my family's lifestyle in an effort to conserve the water in our Central Texas lakes and streams. These waterways are critical to the health of our region, and I want to do what I can. The City of Austin has a great article on its website about water conservation, listing 50 ways to save water. I would urge anyone else who doesn't want to live in San Angelo to take a look.

**Phyllis Campos**  
[pcampos@impactnews.com](mailto:pcampos@impactnews.com)

## Reader Feedback

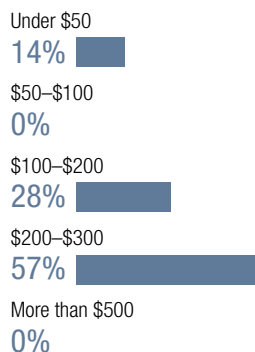
### Hybrids render state gas tax less effective

[more.impactnews.com/13009](http://more.impactnews.com/13009)

"The problem is not the hybrids, rather it is the politicians with their diversion funds and the federal 'skim.'"

—Paul Mattek

### How much does your electricity bill generally cost per month?



Results from an unscientific web survey, collected 06/08/11–06/17/11.

## Connect Online



Find online-exclusive content at [impactnews.com/ltw](http://impactnews.com/ltw).



Subscribe to our e-newsletter at [impactnews.com/signup](http://impactnews.com/signup)



Follow us on Twitter @impactnews\_ltw



Find us on Facebook at [impactnews.com/facebook-ltw](http://impactnews.com/facebook-ltw)



### Local jobs

Post your resume and search for local jobs at [impactnews.jobing.com](http://impactnews.jobing.com).

### May employment trends

Central Texas unemployment—**6.7%**

Down from 6.5% in April

State unemployment—**8.0%\***

No change from April

National unemployment—**9.1%\***

Up from 9.0%\* in April

In Austin-Round Rock-San Marcos, the leisure and hospitality sector added 1,500 jobs. Mining, logging and construction increased by 1,200 jobs. Professional and business services added 900 jobs.

Sources: U.S. Bureau of Labor Statistics, Texas Workforce Commission  
\*Seasonally adjusted numbers

## Contents

### News



#### 4 Impacts

#### 7 Calendar

#### 9 Environment

Tree ordinances

#### 11 Transportation

Lakeway's Capital Improvement Plan proposal

#### 13 City and County

#### 15 At the Capitol

#### ▲ 17 Inside Information

Turning water into electricity

### Features



#### 20 Business

Strum Music School

#### ▲ ..... Boat Tow

#### 22 Dining

The Grove Wine Bar and Kitchen

#### 23 Coffee with Impact

Brian Gildea

#### 24 People

Susan Jenkins

#### 25 Nonprofit

Colin's Hope

#### 26 Guide

Frozen treats

#### 29 History

Lakeway's Civil War-era cabin

#### 31 Regional

#### 34 Real Estate

## DRINK WINE *with a* STEIN

~Icy is Nice

Well, the middle of summer is fully upon us! I know I've tried every which way to beat the heat, from running up my AC bill to the cool waters of Barton Springs. However, the tried and true method that I've found is a cold glass white wine or a light cool red. Luckily for me, it also goes well with food! To me, there is nothing more refreshing than ice cold steely Sauvignon Blanc while I stand outside and grill. Or if I'm in the mood for red, I'll chill down some Pinot Noir

or a light Grenache. Lighter bodied reds are delicious ways to cool off and they pair really well with summer cuisine.

With our wine sale in full swing, now is the perfect time to swing in and try a few different wines. With over 4,000 wines to choose from, I know we have something that's right for you.

*Cheers! ~ Kevin Stein,*  
*Marketplace Manager & Wine Authority*

## SUMMER WINE SALE

**20% OFF**  
any **6** or more  
bottles of wine

*Ends July 30th*

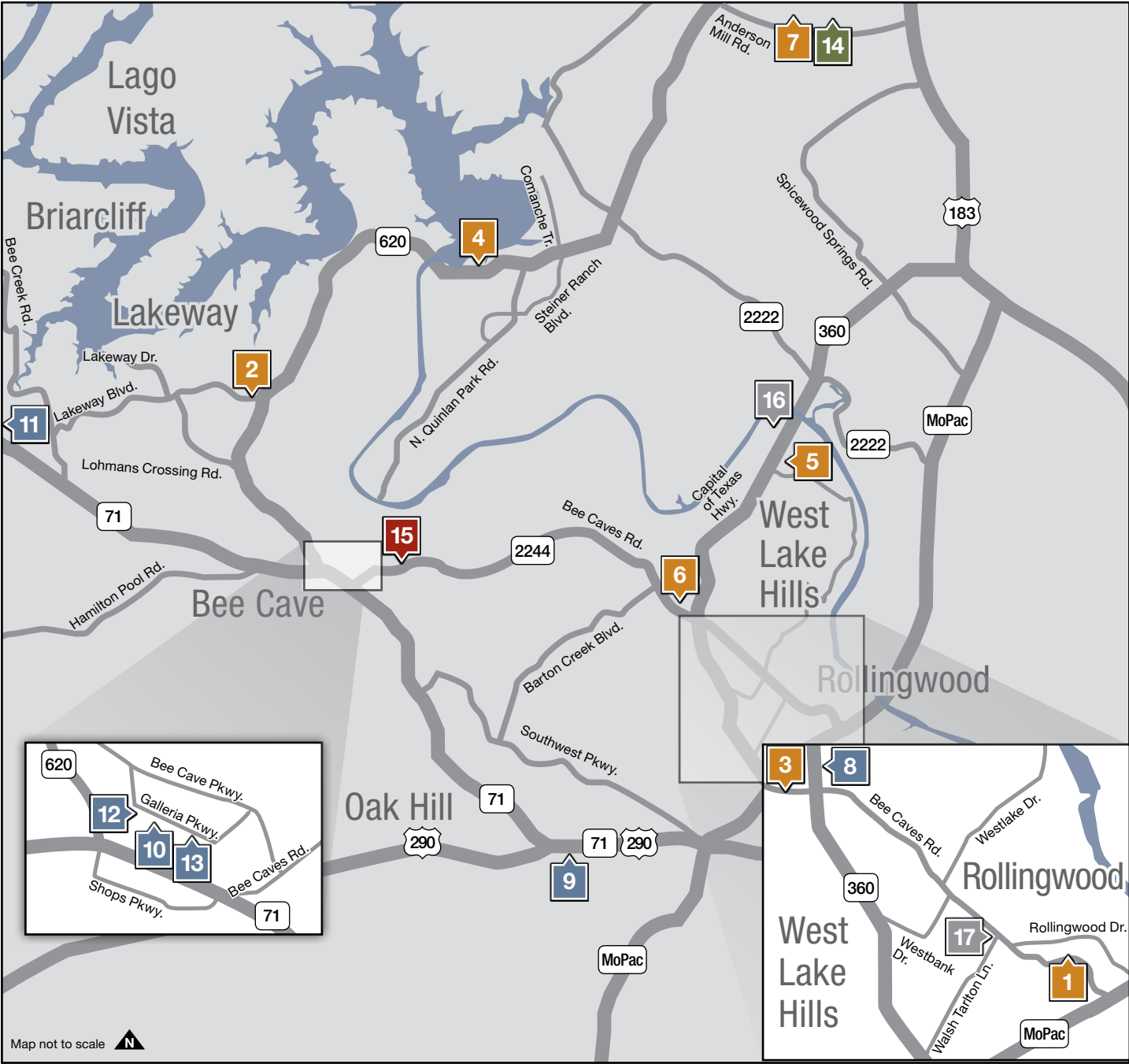
**TWIN**  
**LIQUORS**  
FINE WINE & SPIRITS

**MARKETPLACE**  
HILL COUNTRY GALLERIA

\*Valid on all regular priced wine.  
Excludes Twin Deals and Sale items.

Next to Dick's at Bee Cave & 71 • 402-0060 • [TwinLiquors.com](http://TwinLiquors.com)

IMPACTS



Now Open

- 1** **Westlake Premier Dental**, offering individualized, comprehensive dental treatment for all ages, opened in May at 2785 Bee Cave Road, Ste. 331, in Rollingwood’s Mira Vista Shopping Center. 782-0820, [www.westlakepremierdentistry.com](http://www.westlakepremierdentistry.com)
- 2** Lakeway resident Ori Yair opened **O Realty**, 900 S. RR 620, Ste. A-109, in Lakeway on June 14 to serve buyers and sellers in Lakeway and the Austin area. 517-5550, [www.orealtyservices.com](http://www.orealtyservices.com), Twitter: @O\_Realty
- 3** A second **Frozy’s Shaved Ice** location opened June 8 at 6420 Bee Caves Road in Austin, serving dozens of flavors from noon to dusk daily in the Westlake area. 970-5273, [www.frozysshavedice.com](http://www.frozysshavedice.com), Twitter: @FrozyShavedIce
- 4** **Chateau Tracy**, a vintage shop featuring furniture, accents, gifts and pin-up and retro finds, opened June 1 at 4610 N. RR 620 in Austin. Owner Tracy Mohme

- has been in the antique business for 23 years. 550-3161, [www.chateautracy.com](http://www.chateautracy.com)
- On June 1 Austin-based **HomeboyMedia** launched [www.homeboydeals.com](http://www.homeboydeals.com), a website dedicated to offering deals on products and services for homeowners. Twitter: @HomeboyDeals
- 5** **Westlake Hills Vision Center** opened in Davenport Village, 3801 N. Capital of Texas Hwy., Ste. C-100, in West Lake Hills on July 1. Doctors Adam Drees and Kevin Reynolds perform eye exams for contacts and frames. 651-5186, [www.westlakehillsvision.com](http://www.westlakehillsvision.com)
- 6** **Cryo Studio of Austin** opened in April at 6836 Bee Cave Road, Bldg. 2, Ste. 101. The business provides cryotherapy, which can reduce pain and inflammation, increase recovery time after injuries and have beautification effects. 900-3838, [www.cryostudio.com](http://www.cryostudio.com), Twitter: @austincryo
- 7** Chong Park, owner of **Facet Flowers**, 10700 Anderson Mill Road, Ste. 101,

- recently reopened her shop after it suffered damage from a fire at the dry-cleaning business next door in July 2010. Park provides flower arrangements and bouquets for weddings, funerals and church events, among other occasions. 219-6599, [www.facetflowershop.com](http://www.facetflowershop.com)
- Coming Soon**
- 8** Austin-based **Hat Creek Burger Co.**, which has locations on Burnet Road and 23rd Street, plans to open a restaurant at 5902 Bee Caves Road in West Lake Hills early this fall. [www.hatcreekburgers.com](http://www.hatcreekburgers.com), Twitter: @HatCreekBurger
- 9** Local donut chain **The Donut Hole** plans an early-August opening of its third location at 6863 W. Hwy. 290 in the Y at Oak Hill. The restaurants serve various styles and flavors of donuts, kolaches, coffee and tea. 394-0090, [www.donutholeaustin.com](http://www.donutholeaustin.com)
- 10** Adding to the many **St. David’s HealthCare** facilities in Austin, a new emergency center is set to open in

- Bee Cave at the Hill Country Galleria on Aug. 1. The hospital will be the first emergency room in the city, the first freestanding emergency room in Central Texas and will reduce the time it takes to get medical help for residents in the area. [www.stdavids.com](http://www.stdavids.com), Twitter: @StDavidsHC
- 11** **The Land Art Garden Center**, located at 22101 W. Hwy. 71 in Spicewood, plans an August opening. The company carries indoor and outdoor decor and furniture, and can provide landscaping services. 264-2622, [www.landartgardencenter.com](http://www.landartgardencenter.com)
- 12** An upcoming tenant of the Hill Country Galleria in Bee Cave, women’s fashion retailer **Charming Charlie** plans to move into an 11,000-square-foot space at 12700 Hill Country Blvd., Ste. O-120, in late summer or early fall. [www.charmingcharlie.com](http://www.charmingcharlie.com), Twitter: @Charm\_Charlie
- 13** The Bee Cave **Whole Foods** location is now under construction at the Hill Country Galleria, 12601 Hill Country Blvd. The 39,500-square-foot location was proposed in December 2010 and approved by the City Council in March. The store is scheduled for a 2012 opening. [www.wholefoodsmarket.com](http://www.wholefoodsmarket.com), Twitter: @WholeFoods

Relocation

- 14** **Reach Church** moved to 10700 Anderson Mill Road on April 19. The church launched Jan. 30 and was meeting at Mason Elementary School in Cedar Park. It is headed by Pastor Chris Gilkey and his wife, Melissa. Reach Church has services on Sundays at 10 a.m. and is planning Wednesday evening Bible study groups. 986-8686, [www.reachaustin.com](http://www.reachaustin.com)

School Notes

- Lake Travis ISD** launched new district and campus websites June 3 to “make it easier for mobile users to access our web content,” said Sean Casey, assistant superintendent for technology and information systems services, in a statement. The new platform allows for greater use of social media, video broadcasts and emergency alerts. [www.laketravis.txed.net](http://www.laketravis.txed.net)
- Former Texas Longhorn and current Cleveland Browns quarterback **Colt McCoy** is holding a football camp at Westlake High School July 8–9. McCoy will be on site to direct camp activities and provide instruction. [www.coltmc coy.com](http://www.coltmc coy.com)
- Anniversary**
- Texas Orthopedics**, which originated in Westlake, celebrated its 25th anniversary July 1. The company was founded in





Photos by Taylor Short

From left, Elena, James and Thomas Meigs enjoy snow cones at Frozy's Shaved Ice on June 13. The company opened a second location next to The County Line on the Hill on Bee Caves Road on June 8.



Ori Yair opened his real estate office, O Realty, June 14 in Lakeway.



Work continues at the St. David's 24/7 emergency care center, expected to open Aug. 1, near the Galleria in Bee Cave.

1986 by two orthopedic surgeons and one physical medicine and rehabilitation specialist. Texas Orthopedics has 21 physicians and six locations in Central Texas. 439-1000, [www.txortho.com](http://www.txortho.com)

## Closing

**15** Bella Sera Italian Restaurant recently closed its location at 11905 Bee Caves Road, Ste. 100, in Bee Cave. 263-0455

## In the News

**16** Inc. Magazine named Medical Present Value Inc., located at 5000 Plaza on the Lake in Austin, as one of the 50 "2011 Top Small Company Workplaces" in the nation. The company was founded in 1998 and offers health care providers Internet-based payment solutions. [www.mpv.com](http://www.mpv.com)

**17** On June 8, Eanes ISD took possession of the property at 1100 Walsh Tarlton Lane for the purpose of constructing a new Adult Transition Services Building, formerly the 19+ program. Permitting, demolition and site preparation will begin immediately with the anticipated grand opening date of December 2011. [www.eanes.k12.tx.us](http://www.eanes.k12.tx.us)

Franko Camargo of Franko The Ice Man, an ice-sculpting business in West Austin,

won the 2011 Chef of the Year–Austin Chapter award from the American Culinary Federation Texas Chef's Association. In addition to being an ice sculptor, Camargo is a trained chef who has served his food creations at IBM, The Hills Country Club and the Summit at Westlake Hills. 266-1943, [www.frankotheiceman.com](http://www.frankotheiceman.com) [www.texaschefsassociation.org](http://www.texaschefsassociation.org)

Gables Residential, an apartment and mixed-use developer, sold an 11-acre site called the Enclave to Harris, Nicol & Straub Development Partners LLC of Austin, though details are not available. The tract is located near Capital of Texas Hwy. and Westlake Drive. Scott Felder Homes showed interest to build homes, ranging from \$650,000 to \$850,000.

Locally owned Tiff's Treats—with a location in Westlake—is opening a new storefront in Plano on July 9. It will be the fourth location of the cookie-selling company to open in Dallas. [www.cookieedelivery.com](http://www.cookieedelivery.com)

News or questions about Lake Travis/Westlake?  
E-mail [ltwnews@impactnews.com](mailto:ltwnews@impactnews.com).

# The Rough Life



*Best Served Chilled.*

Rough Hollow, the 1,787-acre lakefront community located in the heart of the Texas Hill Country, is redefining the word *rough*. Here, that word means lake living, resort-caliber amenities, and thoughtfully crafted homes by award-winning builders. It also means cocktails at The Grille overlooking Lake Travis. Stop by the Welcome Center to tour our models, view renderings of our new Highland Village water-themed amenity now under construction, and find out for yourself why our residents love The Rough Life.



Homes from the \$280's



Custom Homes from the \$600's



Lakefront Villas from the \$500's



Lifestyle Included

**ROUGH HOLLOW®**  
LAKEWAY  
THE LAKEFRONT COMMUNITY

[www.roughhollowlakeway.com](http://www.roughhollowlakeway.com)  
512.617.1776

Developed by Legend Communities in partnership with Crescent Resources. Exclusively marketed by Legacy International Resort Properties. Obtain the Property Report required by federal law and read it before signing anything. No federal agency has judged the merits of value, if any, of this property.

Proud Sponsor of the  
**DAVIS CUP**  
by BNP PARIBAS

Quarterfinals | USA v Spain | July 8-10, 2011

**f LIKE US ON FACEBOOK**  
FOR A CHANCE TO WIN TICKETS!



# ARE YOU READY TO TAKE YOUR BUSINESS TO THE NEXT LEVEL?

SEE US FOR A COMMERCIAL REAL ESTATE LOAN.

## 5.25%\*

7 YEAR  
FIXED RATE

20 Year Amortization • No Prepayment Penalty

Call Jim Howey (ext. 7317) or  
Jim Greenwood (ext. 7379) at  
512.302.5555 or 800.252.1310

FREE CHECKING  
250+ FREE ATMs  
21 METRO LOCATIONS



\*Rate applies to 1st lien commercial real estate loans with a loan to value of 80% or less; construction/development loan rates/terms may vary. Rates and terms are subject to change without notice. Austin Telco Federal Credit Union is federally insured to at least \$250,000 per member by the National Credit Union Administration.



Introducing...

# RIGBY ADVANCED DENTAL

Conveniently located in the *Hill Country Galleria*  
12912 Hill Country Blvd., Suite F-205, Austin, TX 78738

## NOW ACCEPTING NEW PATIENTS

Offering Family & Cosmetic Dentistry  
Dr. Rigby is a certified Prosthodontist and excels in dental implants, dentures, and complex dental needs. Please visit our website to find out more about Dr. Rigby's training.

• **\$82 New Patients** includes cleaning, exam, and full series x-rays.

• **50% off dental implants** with the purchase of a premium custom set of dentures.

\*New patients only. Cannot be combined. Restrictions may apply.

We accept most dental insurances!



**RIGBY**  
*Advanced*  
**DENTAL**

(512) 992.2822

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





# STANDARD PACIFIC HOMES

## CYPRESS RIDGE at ROUGH HOLLOW

Lakeway

From the \$320s





It's not out of reach! Be a part of the acclaimed Rough Hollow community in a Standard Pacific home nestled in the Cypress Ridge neighborhood. Our homes carry a signature of our long-standing commitment to excellence in design and craftsmanship that has earned the trust and respect of homeowners year after year.

Michelle Cohen  
512.261.5081 (office)  
512.917.2665 (cell)  
[mcohen@stanpac.com](mailto:mcohen@stanpac.com)



**ROUGH HOLLOW  
LAKEWAY**

[standardpacifichomes.com](http://standardpacifichomes.com)



Present this Coupon to Our Sales Representative on Your First Visit to Cypress Ridge at Rough Hollow and Receive an Extra

## \$1,000

IN FREE UPGRADES

from Our Design Center for Your New Standard Pacific Home.

Limit one upgrade credit per purchase.





## CALENDAR

### July

#### 12 'Harry Potter' craft day

Library visitors can make a variety of "Harry Potter"-themed crafts. • 2-4 p.m. • Free • Bee Cave Public Library, 4000 Galleria Parkway in the Hill Country Galleria, Bee Cave • 767-6620 <http://pl.beecavetexas.gov>

#### Lake Travis High School 9th grade Pre-AP English I Discussion Group

Six discussion groups take place for Lake Travis High School students to review required summer reading titles. The sessions include practice discussions, review of annotations and visits from former students. • 4 p.m. • Free • Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway • 263-2885 [www.laketralislibrary.org](http://www.laketralislibrary.org)

#### 13 Dr. Peter Ruff of Urology Austin

Dr. Peter Ruff of Urology Austin speaks at the Lakeway Men's Breakfast Club on robotic surgery. The breakfast is available to men residing in the Greater Lakeway area. No reservations or membership is required. Lakeway Activity Center, 105 Cross Creek, Lakeway • Breakfast at 7 a.m., speaker at 8 a.m. • \$1 continental breakfast • 363-5793

#### 14 Creating Sustainable Communities—How transportation linkages can help

A one-day workshop, hosted by the Capital Area Metropolitan Planning Organization, the Texas Transportation Institute and the Federal Highway Administration, discusses transportation, affordable housing and economics. • 8:30 a.m.-4 p.m. • Free • Austin City Hall, 301 W. Second St., Austin • 536-5952

#### 14, Aug. 11 Wine Walk

On the second Thursday of every month, the Hill Country Galleria and Twin Liquors holds a walk for sampling wine, listening to live street musicians and shopping in the Galleria. 6-9 p.m. • Free • Hill Country Galleria, 12700 Hill Country Blvd., Bee Cave [www.hillcountrygalleria.com](http://www.hillcountrygalleria.com)

#### 15, 29, Aug. 12 Body-shaping workout

Participants take part in a body-shaping class courtesy of Body Sculpting Consultants. Bring a mat and water bottle. • 9-10 a.m. • Free • Hill Country Galleria Amphitheater, 12700 Hill Country Blvd., Bee Cave [www.hillcountrygalleria.com](http://www.hillcountrygalleria.com)



#### 19 OverDrive Training

Download eBooks, audiobooks, music and video for free by accessing Lake Travis Community Library's new digital library. This training introduces the digital library to new users. • 7 p.m. • Free • Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway 263-2885 • [www.laketralislibrary.org](http://www.laketralislibrary.org)

#### 20 Coach Dan Daniels

Dan Daniels speaks at the Lakeway Men's Breakfast Club on his more than 40 years of coaching, including leading teams to the Cotton Bowl and Blue Bonnet Bowl and two NFL Europe championships. • Lakeway Activity Center, 105 Cross Creek, Lakeway • Breakfast at 7 a.m., speaker at 8 a.m. • \$1 continental breakfast • 363-5793 [speakers@thomasgcain.com](mailto:speakers@thomasgcain.com)



#### 20 Critterman

Critterman returns to the Lake Travis Community Library's program, bringing live animals, such as snakes, turtles and lizards, to provide children with the opportunity to learn about wildlife. 3:30 p.m. • Free • TexARTS, 2300 Lohmans Spur, Lakeway • 263-2885 [www.laketralislibrary.org](http://www.laketralislibrary.org)

#### 20 'Harry Potter' book/movie discussion

Teens discuss "Deathly Hallows" with an in-depth discussion and viewing of the last "Harry Potter" movie, recommended for middle-school-aged students and older. • 4-5 p.m. • Free • Bee Cave Public Library, 4000 Galleria Parkway in the Hill Country Galleria, Bee Cave 767-6620 • <http://pl.beecavetexas.gov>

#### 27 Morgan McMillian

Lake Travis Community Library librarian Morgan McMillian speaks at the Lakeway Men's Breakfast Club on the status of the planned 10,862-square-foot building being built in Tuscan Village at 1930 Lohmans Crossing Road. No reservations or membership is required. Lakeway Activity Center, 105 Cross Creek, Lakeway • Breakfast at 7 a.m., speaker at 8 a.m. • \$1 continental breakfast • 363-5793 [speakers@thomasgcain.com](mailto:speakers@thomasgcain.com)

#### 28 'Tales and Tunes'

Musician and storyteller Kim Lehman presents "Tales and Tunes" for guests of the Lake Travis Community Library. • 10 a.m. at Briarcliff Community Center, 22801 Briarcliff Drive, Spicewood • 11:30 a.m. at Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway • Free • 263-2885 [www.laketralislibrary.org](http://www.laketralislibrary.org)

#### Awards ceremony and magic show

Prizes are distributed to summer readers at the library, and Austin magician Kent Cummins entertains guests with magic tricks. 6:30-7:30 p.m. • Free • Bee Cave Public Library, 4000 Galleria Parkway in the Hill Country Galleria, Bee Cave • 767-6620 <http://pl.beecavetexas.gov>

### Andrea Marie & the Magnolia Band



Andrea Marie and Rusty Wier perform at a CD release party in Poodie's Hilltop Bar & Grill in Spicewood.

#### Aug. 13

Andrea Marie & The Magnolia Band, a twangy country singer and her band, play the Hill Country Galleria Summer Concert Series, sponsored by [www.kdrplive.org](http://www.kdrplive.org). • 7-10 p.m. • Free • Hill Country Galleria Amphitheater, 12700 Hill Country Blvd., Bee Cave [www.hillcountrygalleria.com](http://www.hillcountrygalleria.com)

### July 30-Jan. 22, 2012 Texas High School Football special exhibit

The Texas High School Football: More Than The Game exhibit tells the multifaceted stories of Texas high school football. The exhibit is coordinated by guest curator and author Joe Nick Patoski. Nearly 200 artifacts were gathered from every region of Texas to tell the story. Mon.-Sat. 9 a.m.-6 p.m.; Sun. noon-6 p.m. \$9 (adults), \$8 (college students), \$7 (seniors/military), \$6 (youth ages 4-17), free for ages 3 and under • The Bob Bullock Texas State History Museum, Albert & Ethel Herzstein Hall of Special Exhibitions, 1800 N. Congress Ave. 936-4649 • [www.thestoryoftexas.com](http://www.thestoryoftexas.com)

### August



#### 4 Lucas Miller

Singing zoologist Lucas Miller will perform at the Lake Travis Community Library Summer Reading Program Finale. • 2:30 p.m. • Free • TexARTS, 2300 Lohmans Spur, Lakeway 263-2885 • [www.laketralislibrary.org](http://www.laketralislibrary.org)

### Through Aug. 21 Vibrant Blooms

Catherine Flower's paintings on silk features flora and fauna. • Tue.-Sat. 9 a.m.-5:30 p.m. \$8 Ladybird Johnson Wildflower Center, 4801 La Crosse Ave., Austin • 232-0100

### Summer concert series



The Hill Country Galleria Summer Concert Series will feature different local bands throughout July and August. The program is sponsored by [www.kgrplive.org](http://www.kgrplive.org). • 7-10 p.m. • Free • Hill Country Galleria Amphitheater, 12700 Hill Country Blvd., Bee Cave [www.hillcountrygalleria.com](http://www.hillcountrygalleria.com)

#### July

9 The Vintage 15  
16 Tombstone Bullies  
23 Byrd & Street  
30 Jeff Whitehead

#### August

6 Rewired

### Online Calendar

Find more or submit Lake Travis-Westlake events at [www.impactnews.com/lake-travis-westlake/calendar](http://www.impactnews.com/lake-travis-westlake/calendar).

For a full list of Central Texas events visit [www.impactnews.com/austin-metro/calendar](http://www.impactnews.com/austin-metro/calendar).

To have Lake Travis-Westlake events, included in the print edition, they must be submitted online by the second Friday of the month.

Sponsored by

Roger Beasley





# Thrills, Chills & Miles of Hills.



GPS Coordinates: 30.295647, -98.041692  
Located 5 miles west of Highway 71  
on Hamilton Pool Road, 10 minutes from  
the Hill Country Galleria.

1-866-929-LOTS

Because of its rugged beauty,  
many people view the Texas hill country as a prime location  
to invest in land and build a place to call home.

Now is your chance to find the perfect 1 to 3 acre homesite in  
Belvedere on Hamilton Pool Road.

A destination that's just minutes from the near-secret Reimers Ranch Park  
with over 18-miles of mountain bike trails, world-class rock climbing,  
and 3-miles of frontage along the Pedernales River that's perfect for fishing,  
swimming or launching a kayak; or the natural wonder of  
the 50-foot waterfall at Hamilton Pool Preserve.

And if you want to be close to all the city conveniences you've grown to love;  
we're only a hop, skip and jump away from the new Hill Country Galleria,  
Lakeway, Barton Creek Square and Westlake Hills.

If you love being outside surrounded by the beautiful Texas hill country,  
Belvedere will surely make your heart race.

*A private, gated community in  
the Texas hill country*

*1 to 3 acre homesites  
from the \$130s*

*Luxury custom homes  
\$800,000 to \$2,000,000*

*Clubhouse with lazy river pool,  
80-acre nature preserve with  
trails & fishing pond,  
playscape & sportcourt*

*10 minutes from  
the Hill Country Galleria  
in the Lake Travis ISD*


*Facebook.com/BelvedereAustin  
Twitter.com/BelvedereTexas  
YouTube.com/BelvedereAustin*



## BELVEDERE

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

Another Premier Residential Community by Joel H. Robuck | 214.361.7830

 Obtain the Property Report required by  
Federal law and read it before signing  
anything. No federal agency has judged the  
merits or value, if any, of this property.



ENVIRONMENT

# City ordinance aims to preserve area’s wooded atmosphere

By Taylor Short

Following the founding of West Lake Hills in 1953, the city’s original leaders established a set of policies—and a precedent that would remain for decades—to protect and preserve the trees that blanket the city.

Today, the current City Council and staff maintain the stringent standards to protect the trees when residents want to build a new home, expand an existing structure or erect a new business.

“That was the original intent,” Mayor Dave Claunch said. “We have what’s, in effect, a rural look and feel because we have such restrictive policies.”

While other cities, including Austin, have their own rules regarding trees in the city, West Lake Hills has possibly the strictest, Claunch said.

In the City of Austin, a variance is required to remove protected species of trees with a diameter of 24 inches or more—called heritage trees.

In West Lake Hills, however, the removal of any trees greater than or equal to 14 inches in diameter measured at a point 54 inches above the ground is prohibited. If a tree is removed, “it should be replaced with a non-invasive species so that the native, natural landscape of the city is preserved for future generations,” according to the ordinance.

The fees for a violation in West Lake Hills can be up to \$2,000 per violation and are considered a Class C misdemeanor. Exceptions to the rules in both cities are dead or dying trees and trees that present an imminent hazard.

“We did rework the tree ordinance to make it easier to understand, but it didn’t lessen the restrictions,” Claunch said. “The old one led to a lot of confusion.”

West Lake Hills works closely with some businesses, like American Bank on Bee Caves Road, to save as many trees as possible during construction.

Although the wooded areas can also present a wildfire danger with flammable cedar trees, Claunch said the city is constantly working to keep both residents and the trees safe for those who call West Lake Hills home.

“We often tell people who are new to the community that want to have beautiful landscaped yards,” he said, “we just want to see the woods.”



The City of West Lake Hills worked with American Bank at 3520 Bee Caves Road to preserve as many trees as possible during construction.

### Protecting local trees

City Inspector Christy Shull, who also serves as the city arborist, is West Lake Hills’ point person when trees are in question. Shull shared the details of the city’s ordinance, which is designed to protect the rural atmosphere of the area.

The ordinance states that existing vegetation “shall be left undisturbed to the maximum extent possible.”

#### Removal process

Trees less than 6 inches in diameter (measured at 54 inches above the ground) or those between 6 inches and 14 inches in diameter may be removed with a permit.

The removal of trees greater than or equal to 14 inches in diameter (measured 54 inches above the ground) is prohibited and requires a variance from the City Council.

Property owners with new construction on an undeveloped lot without existing structures must provide the city inspector with a tree survey.

For new construction on a developed lot with existing structures, “the city administrator at his sole discretion may allow the property owner to submit a tree survey of less than the entire property,” the ordinance states.

Tree surveys must be conducted by a “Texas registered surveyor or engineer prior to a permit being issued.” The survey must include all trees with trunk diameters of “3 inches or greater at 12 inches above the ground” and all trees to be removed must be highlighted.

Trunk diameters of trees to be removed shall be measured at a point 54 inches above the ground.

“If a tree trunk splits at a height of less than 54 inches, the tree diameter shall be calculated by adding the sum of the diameter of the largest stalk, plus half of the diameter of all remaining smaller stalks all measured at a point 54 inches above the ground.”

#### Violations

Any violation of the ordinance is a Class C misdemeanor with a fine of up to \$2,000 per violation, with each removed tree considered a separate violation.

Trees are measured at the widest portion of the trunk—or estimated by the city inspector if no trunk is available—to determine replacement requirements.

“A person does not commit an offense under this section unless the person intentionally, knowingly, recklessly, or with criminal negligence engages in conduct as the definition of the offense requires.”

Failing to replace trees or vegetation or paying the fines within 60 days of the city’s order is a violation in itself.

Source: West Lake Hills

## The Services You Need The Locations You Want

### SUMMIT WESTLAKE HILLS Services

Independent Living  
Personalized Assisted Living  
Rehabilitation and Skilled Nursing  
Home Health/Companion Services  
Outpatient Rehabilitation Services

1034 Liberty Park Drive  
Austin, Texas 78746  
(512) 328-3775  
Facility No. 000745 Facility No. 0213

### SUMMIT LAKEWAY Services

Personalized Assisted Living  
Alzheimer’s and Dementia Care  
Rehabilitation and Skilled Nursing  
Home Health/Companion Services  
Outpatient Rehabilitation Services

1915 Lohmans Crossing Road  
Austin, Texas 78734  
(512) 261-7146  
Facility No. 030272 & 030273 SNF No. 120133

### BROOKDALE® SENIOR LIVING

Our People Make the Difference<sup>SM</sup>  
[www.brookdaleliving.com](http://www.brookdaleliving.com)

Our People Make the Difference is a Service Mark of Brookdale Senior Living, Inc., Nashville, TN, USA. © Reg. U.S. Patent and TM Office. L30014-REG2011-1019

To schedule a personal visit, call one of our beautiful communities today. Plan to stay for a meal and see what The Summit Lifestyle is all about.



# Roger Beasley IHG

## IMPORT HIGH-LINE GROUP

AUDI • FISKER • MASERATI • PORSCHE • SAAB • SPYKER • SUBARU • VOLVO



Visit **www.RogerBeasleyIHG.com** for the latest offers and specials.



Audi North Austin

12971 Pond Springs Rd.  
512-219-3150  
audiaustin.com

MagnaSociety

**\$369** Mo.  
36 Mo. Lease



**2011 Audi A4 2.0T Premium CVT**

Closed-end leases offered to qualified customers by Audi Financial Services through participating dealers. A4 with heated seats, chrome exhaust tips, Homelink and bluetooth iPod interface based on MSRP \$34,755. \$1,999 down + \$695 acquisition fee + \$0 security deposit + 1st mo. payment = \$3,063 due at inception + TT&L. Purchase option at lease end for \$18,768. 36 monthly payments of \$369. TT with metallic paint, heated front seats, fine Napa leather pkg., Audi navigation pkg. and iPod interface based on MSRP \$43,170. \$1,999 down + \$695 acquisition fee + \$550 security deposit + 1st mo. payment = \$3,793 due at inception + TT&L. Purchase option at lease end for \$21,154. 36 monthly payments of \$549. Advertised offers require dealer contribution; final negotiated price may vary by dealer. Lessee responsible for insurance, maintenance and repairs and may have some financial liability at lease end. Lessee responsible for \$0.25/mile over 10,000 miles per year and a disposition fee of \$375 due at lease end. See dealer for details. Higher MSRP will affect lease price. Offers expire 7-5-11.

**\$549** Mo.  
36 Mo. Lease



**2011 TT Coupe S-tronic quattro**



Fisker of Austin

200 E. Huntland Drive  
512-371-1155  
fiskeraustin.com

**World's first luxury  
plug-in hybrid  
electric**



Roger Beasley Subaru  
of Georgetown

7501 S. IH-35 - Exit 257  
512-930-2111  
subarugetown.com

**\$259** Mo.  
42 Mo. Lease



**2011 Forester 2.5x Alloy Pkg. - 4EAT**

Closed-end leases offered to qualified customers with approved credit, no security deposit required. Advertised offers require dealer contribution; final negotiated price may vary by dealer. Lessee responsible for insurance, maintenance and repairs and may have some financial liability at lease end. Lessee responsible for \$0.15/mile over 10,000 miles per year. See dealer for details. Higher MSRP will affect lease price. Legacy model B8B P01, Stk# Z5219 based on MSRP \$22,291. \$2,999 total due at inception. Purchase option at lease end for \$13,151. Forester model B8B P21, Stk# Z5945 based on MSRP \$23,276. \$2,999 total due at inception. Purchase option at lease end for \$13,034. Offers expire 7-5-11.

**\$189** Mo.  
39 Mo. Lease



**2011 Legacy 2.5i PZEV Sedan - CVT**



Volvo Austin

512-452-0266  
volvoaustin.com

Volvo Georgetown

512-930-2111  
volvogetown.com

**\$499** Mo.  
36 Mo. Lease



**2011 Volvo C70**

36-month closed-end leases offered to qualified customers with approved credit through US Bank, no security deposit required. C70 (stk# V2597) based on MSRP \$41,475. \$0 down + TT&L due at inception. Purchase option at lease end for \$23,640.75. S60 (stk# V6011) based on MSRP \$31,850. \$3,293 + TT&L total due at inception. Purchase option at lease end for \$21,648. Advertised offers require dealer contribution; final negotiated price may vary by dealer. Lessee responsible for insurance, maintenance and repairs and may have some financial liability at lease end. Lessee responsible for \$0.18/mile over 10,000 miles per year. See dealer for details. Higher MSRP will affect lease price. Offers expire 7-4-11.

**2012 S60 T5**

**\$299** Mo.  
36 Mo. Lease



**All-new 2012 Volvo S60 T5**



Maserati of Austin

12925 Pond Springs Rd.  
512-219-3100  
mymaseratiofaustin.com

**2011 Maserati GranTurismo S**

New - Nero/Grigio leather

Paddle shift, Park sensors, 4.7L V8

MSRP \$132,815, Stk# M8206

Exp. 7-5-11

**Save \$10,000 \$122,815**

+TT&L



PORSCHE

Roger Beasley Porsche

200 E. Huntland Drive  
512-371-1155  
porscheaustin.com

**2011 Porsche Boxster**

**\$599** Mo.  
36 Mo. Special Lease

36-month closed-end lease offered to qualified customers from Porsche Financial Services with approved credit, no security deposit required. Stock# W7753 based on lease sale price \$49,000. \$5,800 total due at inception. Purchase option at lease end for \$30,509.25. \$350 disposition fee. Advertised offer requires dealer contribution; final negotiated price may vary. Lessee responsible for insurance, maintenance and repairs and may have some financial liability at lease end. Lessee responsible for \$0.30/mile over 10,000 miles per year. See dealer for details. Higher MSRP will affect lease price. Offer expires 7-5-11.



Roger Beasley Saab

12925 Pond Springs Rd.  
512-219-3100  
saabaustin.com

**All remaining new 2010 9-3 Convertibles**

**\$12,000** Off MSRP

**3 year / 36k mile FREE  
maintenance included**

Example: 2010 9-3 Convertible, Auto, All power, OnStar®, Touring package. MSRP \$43,465 - \$12,000 dealer discount = \$31,465 +TT&L. Valid in lieu of other offers including special financing. Expires 7-5-11.



**Spyker of Austin**

12925 Pond Springs Rd.  
512-219-3100  
spykertexas.com

**Austin's first and  
only Spyker dealership.  
In stock now!**



TRANSPORTATION

# Seven projects proposed for roadway improvements

By Tiffany Young

In a proposal of capital improvement projects, the City of Lakeway has recommended seven projects for roadways, with an approximate cost of \$2.67 million.

The City of Lakeway is asking residents for feedback on its proposed Capital Improvement Projects plan through a survey and will also be holding public meetings to determine which projects are needed. Eighteen total proposed projects fall under the categories of parks, roads and facility improvements.

“Once we identify the projects, we will prioritize them and make a schedule for implementation,” Lakeway City Manager Steve Jones said.

In 2009, the City of Lakeway hired PBS&J—now doing business under the name Atkins—to help the city develop a needs assessment for the next 10 to 15 years of its facilities. Later, city staff added roads and parks to the list. Jones also polled staff for recommendations on improvements.

Jones said the city has not allocated money for the projects and would likely need general obligation bonds for funding, giving Lakeway residents the opportunity to vote on the capital improvements in a bond election.

Road projects range from irrigation and landscape improvements and new walking trails along Lakeway Boulevard to overlaying Lohmans Crossing Road.

For the full proposal and to fill out a survey on the projects, visit [www.cityoflakeway.com/index.aspx?NID=508](http://www.cityoflakeway.com/index.aspx?NID=508).

Take a poll on which projects the city should take on at [more.impactnews.com/13504](http://more.impactnews.com/13504)

## Proposed projects

The City of Lakeway has proposed seven transportation-related projects to its Capital Improvement Plan. Residents can give feedback on the plan at the city's website, [www.cityoflakeway.com](http://www.cityoflakeway.com). There will also be public meetings—no dates are set yet—for residents to voice their concerns and opinions on the plan.

Proposed projects for parks and facilities are also listed on the city's website.

### 1 LAKEWAY BOULEVARD EAST

Irrigation/landscape improvements • Needs: New sprinkler system and controllers; wider ribbon curbs at medians; accent landscape lighting • Reason: Original system installed more than 20 years ago; maintenance has become expensive • Cost: \$208,929, plus demolition costs to be determined

### 2 LAKEWAY BOULEVARD WEST

Walking trail • Needs: Widening the trail from 4 feet to 8 feet; make the trail concrete; add water fountains and benches • Reason: Maintaining granite chips is difficult and trail is too narrow • Cost: \$543,000

### 3 LAKEWAY BOULEVARD EAST (PHASE 1)

New walking trail • Need: Construct a walking trail with water fountains and benches • Reason: To allow residents' use on the east end of Lakeway to have the same access to a walking trail as the west • Cost: \$292,228

### 4 LAKEWAY BOULEVARD EAST (PHASE 2)

New walking trail and boardwalk • Need: To connect to the trails along Lakeway Boulevard with a boardwalk across the pond • Reason: Make a continuous trail for residents use • Cost: \$222,156

### 5 BROOKS HOLLOW DRIVE

Rehabilitation • Need: Complete replacement of roadway • Reason: Constructed to less stringent specifications than today's standard; roadway deteriorating • Cost: \$187,400



Source: City of Lakeway

### 6 ROLLING GREEN DRIVE

Culverts • Need: Replace culverts and roadway • Reason: State inspection of 2008 determined culverts needed repair • Cost: \$374,913

### 7 LOHMANS CROSSING ROAD

Overlay • Need: Seal cracks and level; resurface with asphalt and coat overlay • Reason: Deteriorating pavement; signs of stress and wear • Cost: \$841,992

# FREE YOGA

balance YOGA

COME IN TODAY AND GET A WEEK OF UNLIMITED YOGA FOR FREE!

No obligation. New and local clients only.

COME SEE THE STUDIO THAT HAS THE LAKE TRAVIS YOGA COMMUNITY BUZZING

**POWER VINYASA • HOT YOGA • HOT POWER FUSION • RESTORATIVE**

BEGINNER CLASSES DAILY • ALL LEVELS OF EXPERIENCE WELCOME • YOGA GEAR & APPAREL

1010 RR 620 SOUTH, #100 • LAKEWAY 78734 • 263-8794 • [balanceyogaustin.com](http://balanceyogaustin.com)

adventure

community

transformation

▶ sending

acts CHURCH LAKEWAY

**Vacation Bible School: Pandamania!**

August 1 - 5

5:30 - 7:45 pm

Register: [info@actschurchlakeway.com](mailto:info@actschurchlakeway.com)

1304 RR 620 N. ▶ Austin, Texas 78734 ▶ (512) 263-8175

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



## Not just ordinary...Extra-ordinary!

Accredited Buyers Representatives • Relocation Experts • Certified Negotiation Experts • Certified Luxury Home Marketing Specialists • Neighborhood and Community Experts • Home Staging Specialists • Graduate Realtor Institute members • Seniors Real Estate Specialists

**LW LINDA WELSH | REALTY**

[info@LindaWelshRealty.com](mailto:info@LindaWelshRealty.com)

Linda Welsh Realty and NYTEX Auctions are a division of Linda Welsh Auction & Realty Group.

*Over 100 years of combined experience in Austin Real Estate*

Multi-Million Dollar Producers • Short Sale and REO Experts • Finance and Mortgage Specialists • Real Estate Investment Specialists • Auction Marketing Specialists • Members of Seven Boards of Realtors • Bilingual Realtors • Leasing Services

[www.LindaWelshRealty.com](http://www.LindaWelshRealty.com) | 512-263-1030





**Austin Window Fashions**  
**is excited to announce our**  
**NEW LOCATION in Lakeway**  
**is NOW OPEN!**



Come by and visit the beautiful showroom on RR 620 where you can see, touch and operate a wide selection of blinds, shades and real wood plantation shutters, now in our convenient Lakeway location.

## Blinds, Shades, Shutters & Service

**Real wood plantation shutters that are Made RIGHT Here in our Austin factory!**

- Premium Quality Shutters
- Arched Shutter Experts
- Limited Lifetime Warranty
- Buy Factory Direct and Save
- **Fast Delivery- Call Today!**

**Our Shutters are TOTALLY TEXAN!**



**HunterDouglas Gallery™**

**1905 RR 620 N.**  
 Three miles west of Mansfield Dam  
 (formerly Blind & Shutter Expo)

**512-266-0002**

Mon - Fri 8:30-5:00

OPEN SAT 10:00-4:00

**AustinWindowFashions.com**

# THE MUSIC IS HOT. THE BEER IS COLD.

EVERY THURSDAY  
 Ladies Night

UNCLE Billy's  
 LAKE TRAVIS  
 SUMMER  
 CONCERT  
 SERIES

Join us for live music every  
 Thursday, Friday and Saturday  
 night on the Honky Tonk Terrace.



UNCLE Billy's  
 6550 Comanche Trail  
 (next to The Oasis)  
 512.266.0111





## CITY AND COUNTY

### Lakeway

#### City Council approves some areas for annexation; delays North Brooks Hollow Road



Tiffany Young

Residents of North Brooks Hollow Road showed up at a public hearing May 23 wearing matching T-shirts to show their disapproval of the decision to annex their land into the City of Lakeway.

At its regular meeting June 20, the Lakeway City Council approved annexation of several areas, no one from the public spoke out against annexation.

However, the council delayed making a decision on the area known as North Brooks Hollow Road, whose residents have opposed the annexation at every public hearing held. The residents have a lawyer representing them to come to agreeable terms with the city before annexation.

Lakeway's zoning and planning commission did not recommend the annexation, while the city staff did. Staff

said if the decision were postponed, they preferred the delay be no more than three months. The council delayed the decision until its meeting Sept. 19.

Areas approved for annexation are:

- The Overlook at Pawnee Pass
- The Overlook at Flint Rock Hills
- The Bluffs of Flint Rock
- Lot 1 of Palomba, addition No. 2
- A 5.7-acre tract adjacent to Palomba
- A 4.06-acre tract along Pawnee Pass
- Waterfront and submerged areas

along the northern edge of the city

The land approved for annexation will take effect Aug. 1, 2012.

#### Enterprise drives into Lohmans Crossing Shopping Center

The Lakeway City Council approved a special-use permit for Enterprise Rent-A-Car, 2300 Lohmans Spur at Lohmans Crossing Shopping Center, on the condition that the business not park cars in front of their storefront overnight, although it can park the cars in other areas of the shopping center. The reason given by the council was to allow more parking for TexArts. Enterprise representatives said they would only be keeping six to seven cars in the lot at a time and would typically deliver cars to their customers' doors.

Although Enterprise representative Brooks Morris agreed to the condition, he said, "We're not any more impactful than any other business."

The new business will not wash cars on site.

Visit [www.enterprise.com](http://www.enterprise.com).



### Rollingwood

#### Home tax appraisals

Travis Central Appraisal District Chief Appraiser Patrick Brown gave a presentation at the regular Rollingwood City Council meeting June 15 on the city's preliminary housing appraisals.

"Since the City of Rollingwood's tax base is more than 70 percent residential, then the trends for single family properties are very critical to understanding where values are," Brown said.

He said Rollingwood fared about average

amongst other Travis County cities, placing 12th out of 21 for 2011 total market value appraisal roll changes, at a 2.51 percent increase. The estimated preliminary taxable value increased from the prior year by 5.21 percent.

The deadline for the chief appraiser to certify an appraisal roll to the taxing units—including cities—is July 25.

The city is expected to publicize its effective tax rate and rollback rate Aug. 8 or soon after.

### Travis County

#### Countywide polling places approved

Travis County residents shared hopes of greater convenience and fears about impersonal service during a June 21 public hearing about testing out countywide polling places during the November election.

Countywide polling places, or vote centers, allow registered voters to cast their ballots at any polling location, including those outside of their designated precincts, Travis County Clerk Dana DeBeauvoir said.

"In the vote centers, [voters] can go vote in your neighborhood or wherever they show up," she said. "Previously, if you went to the wrong polling place, you would be directed somewhere else or asked to fill out a provisional ballot."

The county clerk's office wishes to test out vote centers as a pilot program during the 2011 constitutional election and then receive public feedback. To do so, the Commissioners Court must vote to permit the clerk's office to apply to the Texas Secretary of State's office. The court was scheduled to discuss the matter in its afternoon executive session.

DeBeauvoir told the court that the county would keep "virtually all" neighborhood polling places as vote centers. She said the county hoped to reduce voter confusion and that the pilot program would be funded through the current election budget.

"Our version will work a little differently than other counties," she said. "We are not getting rid of neighborhood polling places and going to a 'big box' model."

Travis County Commissioners voted unanimously to authorize the DeBeauvoir to proceed with plans to implement a Vote Centers program in the next election.

### Bee Cave



Arcade Fire played at The Backyard in May.

#### Bee Cave grants new permit for Backyard after improvements

Despite issues following a concert in May, the Bee Cave City Council extended the event permit for The Backyard June 14 after the venue made improvements.

Bee Cave City Administrator Frank Salvato said while the venue still needs work, the improvements seem to be on track. Backyard Owner Tim O'Connor did not attend the meeting.

"They're pretty much on schedule," Salvato said to the council. "They've done more in the last 60 days than they did in the year before."

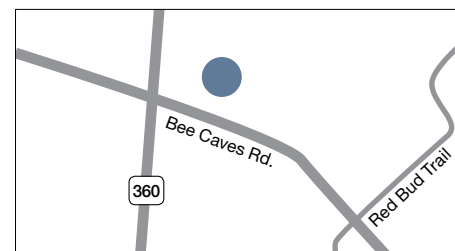
The permit, which expired June 30, was extended to Nov. 15, allowing the venue to hold the July 3 Rock N' Run event hosted by RunTex and an Aug. 14 performance by 311 and Sublime with Rome.

The discussion also turned to issues that occurred during a May 3 show for bands Explosions in the Sky and Arcade Fire.

"They could not have gotten a fire truck or an ambulance into that event," Salvato said. "It was a major traffic problem."

On April 12, the council voted to grant O'Connor two weeks to complete improvements to the venue's bathrooms, artist compounds, water quality pond and silt fencing. The permit was issued in May after staff approved the improvements.

### West Lake Hills



#### Hospital to add parking

West Lake Hills City Council will consider a site plan at its next meeting July 13 to reconfigure existing parking and add an elevated parking structure and ramp to The Hospital at Westlake Medical Center complex to add approximately 88 parking spaces at 5656 and 5858 Bee Caves Road.

The hospital has leased spots in the H-E-B Center and has a courtesy shuttle. The new parking garage would be positioned in the rear of the complex, farthest from Bee Caves Road, so it would not be seen from the street or by its neighbors.

Visit [www.westlakemedical.com](http://www.westlakemedical.com).

### Meetings

► **Bee Cave City Council**  
4000 Galleria Parkway • 767-6600  
<http://portal.beecavetexas.com>  
Meets the second and fourth Tuesday of each month at 6 p.m.

► **Lakeway City Council**  
1102 Lohmans Crossing Road  
314-7500 • [www.cityoflakeway.com](http://www.cityoflakeway.com)  
Meets the third Monday of each month at 6:30 p.m.

► **Rollingwood City Council**  
403 Nixon Drive • 327-1838  
[www.cityofrollingwood.com](http://www.cityofrollingwood.com)  
Meets the third Wednesday of the month at 7 p.m.

► **West Lake Hills City Council**  
911 Westlake Drive • 767-6600  
[www.westlakehills.org](http://www.westlakehills.org)  
Meets the second and fourth Wednesday of the month at 7 p.m.

► **Travis County Commissioners Court**  
314 11th St., Austin • 854-9425  
[www.co.travis.tx.us/commissioners\\_court](http://www.co.travis.tx.us/commissioners_court) • Meets every Tuesday at 9 a.m.





**Goodbye  
Apartment  
& Welcome  
To Your  
New Home**

### **Low fixed rate, low down payment and no closing costs**

Ready to stop writing rent checks and start living in your first home? It's easy with UFCU's First Time Homebuyers Program. It comes with everything you need to "get moving."

- **Low fixed rates** - to make your payments affordable
- **No closing costs\*** - which can save you thousands of dollars
- **Down payments as low as 3.5%**
- **Loans up to \$300,000**
- **Friendly mortgage experts who will help you each step of the way**

Home prices are down, mortgage rates are amazingly low and there are a lot of nice homes available. Go to [ufcu.org](http://ufcu.org) or call (512) 997-HOME for more details today. Then, start planning your house warming party.

\* Certain restrictions and requirements apply. UFCU will pay all normal buyer's closing costs including lender fees, third party fees and escrow items. Program subject to change without notice.



**(512) 997-HOME**

**[ufcu.org](http://ufcu.org)**



## **Now open in Bee Cave**

**15506 D Hwy 71 W, Bee Cave**  
(Only 3 miles west of the Galleria)

Others "do" lessons...  
**We TEACH Swimming!**  
...And MORE

**#1**  
Lessons Program Anywhere



Fastest swim team in Texas!  
2011 Texas Swimming Champ!



VISIT US ONLINE AT

**[WWW.NITROSWIM.COM](http://WWW.NITROSWIM.COM)**



**(512) 861-SWIM (7946)**

**1st location**  
Cedar Park/Round Rock  
N Austin  
**2nd Location**  
Bee Cave - on Hwy 71 -  
convenient from all areas!



AT THE CAPITOL

# After an extended session, the Lege calls it quits with a balanced budget

By Marcus Funk

With the state budget's funding plans passed to the governor, Lake Travis and Westlake's delegation in the Texas House of Representatives said the surprise special session has been an overall success. But what caught the most attention were two prominent Republican priorities—arguments that became more fueled as deadline after deadline continued to pass.

The Lege's highest priority, said freshman Rep. Paul Workman, R-Austin, was to balance the state budget without raising taxes. The Legislature did that, but it took longer than expected; a Spartan budget plan was passed in May along party lines, but it took an impromptu special session to solidify funding mechanisms determining how funding for health care and public education would be divided. Of special note is a bill granting more fiscal flexibility to local school districts, which will be allowed to reduce pay of teachers and administrators or institute furloughs instead of layoffs.

"All of those things, I think, were important to complete the entire package for the budget and get us on firm footing for the coming biennium," Workman said. "We've got some issues we'll have to

deal with next time, there's no question about it, and I think that the theme of the next biennium will be different than the theme this time."

What was left undone were conservative initiatives on so-called "sanctuary cities," or municipalities with lax enforcement policies concerning undocumented immigrants, as well as a bill banning invasive pat-downs by Transportation Security Administration officials at airports. Supporters called the pat-downs akin to groping. Both disintegrated in the final days and hours as Republican leaders in the House and Senate could not agree on dueling versions and conflicting amendments which had been added to each bill.

Republicans were united on the sanctuary cities bill in principle but had different minds concerning the TSA bill. A week before the session ended, House Speaker Joe Straus, R-San Antonio, publicly called the bill a publicity stunt after the House failed to reach a quorum to discuss it; on the final day, Rep. David Simpson, R-Longview, gave a highly critical speech of House leadership and the failure of the TSA bill. Both bills



Donna Howard, D-Austin, (left) said she felt the Legislature spent too much time on pet issues—such as the TSA bill—as part of the special session, when more time could have been devoted to education.

were added midway through the special session by Gov. Rick Perry; originally, only the funding mechanisms had been mentioned.

Many Democrats said both bills were a distraction. A Democratic filibuster in the Senate forced a special session, and Democrats had hoped to use the special session to secure additional funding for public schools and public education. Rep. Donna Howard, D-Austin, said she was disappointed in the Lege's special session direction.

"In my opinion, we could've done a better job using this time to actually improve what we're doing for public education," Howard said. "I'm on record as saying these additional bills are political posturing. These are strictly emergency issues in terms of creating campaign fodder for the Governor's potential national campaign. They have nothing to do with any emergency in terms of our state government."

Comment at [more.impactnews.com/13502](http://more.impactnews.com/13502)

## Lakeway Pediatric Associates

Helping you raise happy and healthy children.



When it comes to your children's health issues, place your trust with an experienced professional.

**SHUBHA ADENI, MD, FAAP**  
BOARD CERTIFIED  
WITH OVER 25 YEARS  
OF EXPERIENCE,  
and mother of three.

Open Monday–Friday 8.45 to 5 PM • SICK WALK-IN hours Monday–Friday 8.45 to 10.30 AM

900 RR 620 SOUTH, SUITE C 201 • LAKEWAY, TX 78734 | PHONE: (512) 328-2266 • FAX: (512) 328-2055  
LOCATED IN THE LAKEWAY COMMONS SHOPPING CENTER | [WWW.LAKEWAYPEDIATRICASSOCIATES.COM](http://WWW.LAKEWAYPEDIATRICASSOCIATES.COM)

**SPECIALIZING IN  
LAKEWAY AND BEE CAVE**

**JOE CONNORS**  
COMMERCIAL REAL ESTATE

TENANT AND LANDLORD REPRESENTATION  
BUYING AND SELLING REPRESENTATION

**CENTERPOINT**  
REAL ESTATE GROUP

**512.563.5360**

**FUN  
OUTDOOR AND  
POOL TOYS  
waiting for  
you!**

**Artist Workshop for infants  
and toddlers (ages 0-3)**  
Saturday, July 9, 16, 23 & 30  
at 9:00 a.m.  
PLEASE RSVP your Lil' One.

**Brilliant Sky**  
**In a rush?** **TOYS & BOOKS**  
Give us a call for curb-side pick-up, gift-wrapped and ready to go!

Located in THE VILLAGE AT WEST LAKE • 701 Capital of Texas Hwy D-480 (360 & Bee Caves Rd by HEB)  
347-TOYS (8697) • Hours: Monday-Saturday 10 a.m. - 7 p.m. Sunday 12 p.m. - 4 p.m.

Bee Caves Rd  
360

**Baby Bugaloo**  
A Unique Boutique for Hip Infants, Toddlers & Preschoolers

Clothing  
Accessories  
Shoes

Gear

Gift  
Registry

Holiday  
Goodies

Custom  
Embroidery

Best of Citysearch

Check out our  
Summer of Sales!  
Mon - Sat, 10a.m. - 6p.m.

5700 W. Slaughter Ln. #220 • Austin, TX • 512.301.3800 • [www.babybugaloo.com](http://www.babybugaloo.com)



## AUTO LOAN

— RATES AS LOW AS —

# 3.99%

APR<sup>1</sup>

NEW | USED | REFINANCED

# Low rate AND cash in your pocket



## Receive a \$100 Visa® Gift Card<sup>2</sup>



With an auto loan from Broadway Bank, you get a rate as low as 3.99% APR<sup>1</sup> plus a \$100 Visa Gift Card.<sup>2</sup> But, it gets even better. This low rate applies to **NEW** and **USED** vehicles and even when you **REFINANCE** your existing auto loan. But act now, this offer is good for a limited time only.

**Hurry! Offer ends August 31, 2011.**



*We're here for good.<sup>SM</sup>*

BEE CAVE BANKING CENTER | 12101 BEE CAVES RD. BLDG. 3

512.465.6510 | 800.531.7650 | [broadwaybank.com](http://broadwaybank.com)

38 NEIGHBORHOOD BANKING CENTERS | **Member FDIC**

<sup>1</sup> APR = Annual Percentage Rate. Rates effective as of 5/15/11. All terms, rates and conditions are subject to change without notice. Rate shown assumes excellent borrower credit history and includes a 0.25% discount for automatic payments from a Broadway Bank account. Your rate may vary. Additional discount available for military customers who meet eligibility requirements. Minimum auto loan amount is \$5,000. Refinanced loans must be from another financial institution. All loans subject to credit approval, verification and collateral evaluation. Other conditions may apply. <sup>2</sup> One gift card per household. Gift is non-transferable. Cost of gift may be IRS reportable. Other conditions may apply. See representative for details. Offer valid through August 31, 2011.

## ELITE WIRELESS

**\$29.99\*** Free NFL Sunday ticket!



America's Top 150  
Free DVR Upgrade  
Free 4 Room Installation  
Free HD for Life  
Free Showtime for 1 Year

Samsung Galaxy or  
Google MyTouch 4G  
**\$99\*** your choice!

**T-Mobile**  
**\$79.99** per month  
unlimited talk, text and web



Cricket-Sanyo M6000 Android



**\$55** per month  
unlimited talk, text and web  
Please call for price of phone.

cricket

**\$24.99\***

Includes America's top 120  
Free 6 Room Installation  
Free DVR Upgrade  
Free HD for Life  
Free HBO, Showtime and  
Cinemax for 90 days



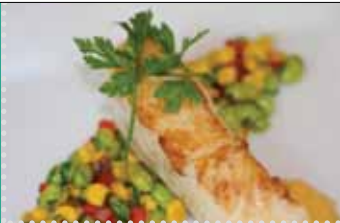
LIMITED TIME OFFER  
**GET \$100 CASH**  
WHEN YOU PURCHASE  
DISH OR DIRECT TV

3611 RR 620 North • 1500 S. Pleasant Valley Rd.  
**512-266-6512**  
**Opening 3rd location Aug. 1st**  
Inside Bee Caves HEB • 12400 W. HWY. 71

**We also buy, sell and repair computers!**

No credit check. No contract required for Cricket. Boost and Page Plus / Sin evaluaciones de credito, Sin contratos para Cricket, Boost y Page Plus. \*Other restrictions apply—SEE STORE FOR DETAILS.

## APATITE CAFE & catering



### Casual New American Dining

An eclectic mix of fresh and locally grown ingredients fused with international flavors in a chic but intimate neighborhood atmosphere.

SIP • SAVOR • SHARE

**15% off**

when you dine before  
6:30 p.m. on Tuesday  
and Wednesday night

Offer cannot be used with any other coupons or discounts. Expires 8/12/11

Hours

Lunch: Monday – Saturday  
10:30am-2:30pm

Dinner: Tuesday – Saturday  
5:30pm-9pm

Closed Sunday

12801 Shops Parkway, #200  
Bee Cave, Texas 78738  
(512) 402-1919

[www.apatitecafe.com](http://www.apatitecafe.com) • [apatite@live.com](mailto:apatite@live.com)

Shops at the Galleria near Lowes, next door to Bodhi Yoga



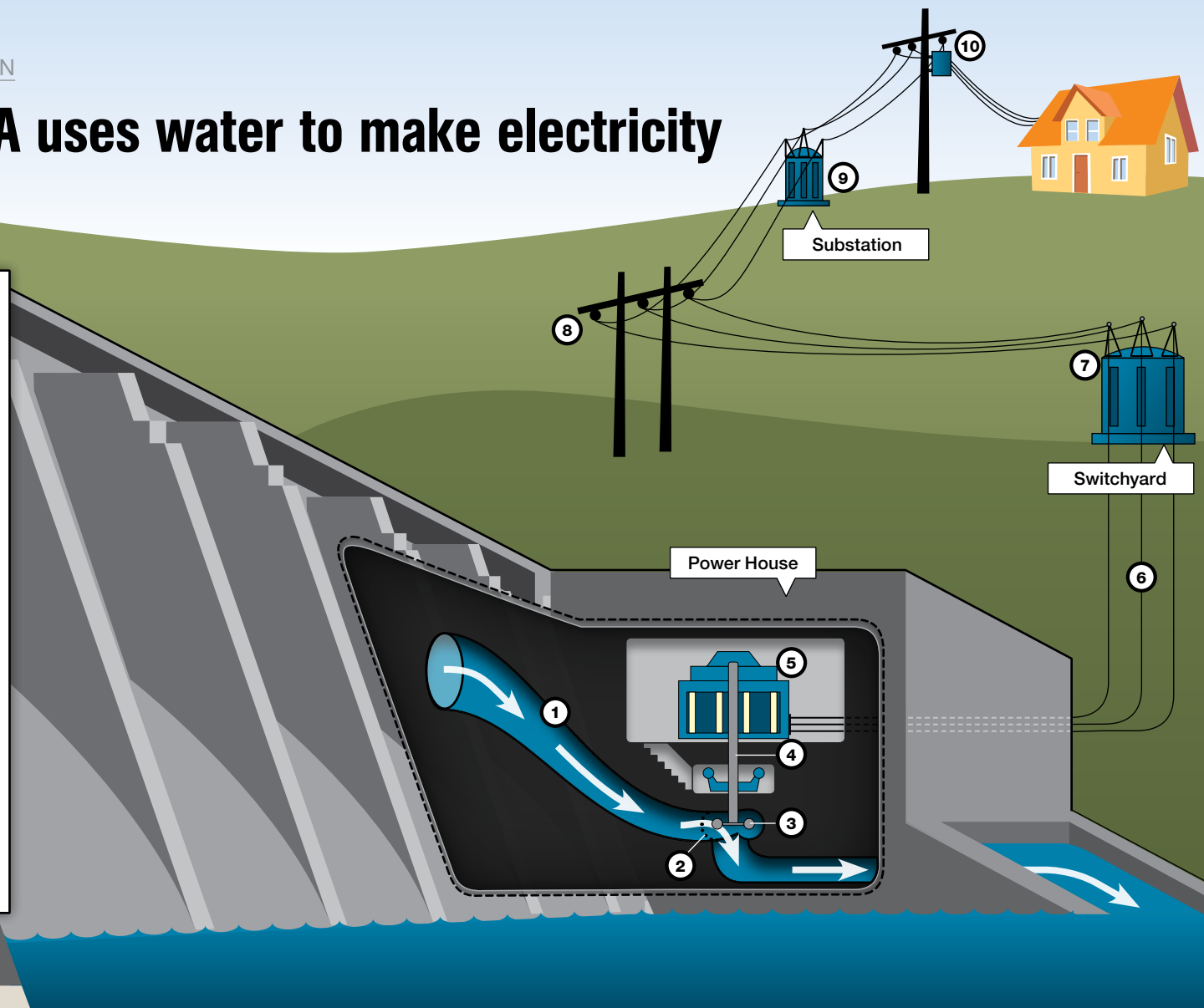
# How LCRA uses water to make electricity

When the wicket gates, or water valves, are opened, water flows out of a large pipe, called the penstock (1), through the wicket gates (2) and over the water wheel (3). The force of water on the water wheel turns the turbine shaft (4) and the generator (5).

The generator converts the spinning motion into electric energy, which flows through metal conductors called busses (6) to a switchyard (7). Here, large transformers increase the voltage, allowing the electricity to be transmitted many miles over power lines (8) to a substation (9). Another transformer decreases the voltage so it can pass over smaller lines to an electric-pole transformer (10), which further reduces the voltage so that you can use the electricity in your home.

What makes hydropower work is the force of falling water as it is released from the lake. The higher the level of the reservoir, the more the force and pressure of the falling water and the more electricity that can be generated. Heavy or constant rains tend to keep the water levels up, which is why more hydroelectricity can be generated during a rainy season.

Source: LCRA



## Summer Savings from Stanley Steemer®

Summer fun can be tough on your entire house.  
*Protect your floors with our Austin special.*

### Carpet Cleaning Special: \$33 per room

Minimum charges apply. Must present coupon at time of service. Not valid with any other offer. Residential Only. Combined living areas, L-shaped rooms and rooms over 300 sq. ft. are considered 2 areas. Baths, halls, large walk-in closets and area rugs are priced separately. Protector not included. Valid at participating locations only. Certain restrictions may apply. Call for details.

**Offer expires 8/31/11 • Promo Code: SC33**

### Full Service Cleaning

Carpet • Tile & Grout • Upholstery • Leather  
Area Rug • 24 HR Emergency Water Damage Restoration



Call today for one of our  
Austin specials:

**512-926-8549**

**stanleysteemer.com**





Development

Continued from I 1

walkable, boutique-type stores to support Spanish Oaks and its surrounding community.

Natural alignment

Unlike some developers, Porter said he has a personal reason for preserving the area: He lives there.

“I was particularly interested in the preservation of the land as an example of how a project could be developed responsibly from a livable, workable standpoint,” Porter said.

He said this was accomplished by working on creek setbacks and water quality issues as well as using drought-tolerant plants throughout the property. On the southeast side of Spanish Oaks, homes overlook the Barton Creek Habitat Preserve.

“Long-term sustainability was a crucial part of our vision—having projects that can be an example for others in environmentally sensitive areas,” Porter said.

A lapse in building

Last year, development slowed when Comerica Bank foreclosed on part of the gated community on Sept. 7, 2010. In 2005, Porter partnered with Hillwood Development Co. LLC and Discovery Land Co. LLC, with Hillwood and Discovery making up 80 percent ownership. When the property foreclosed, Porter’s offices began focusing most of their efforts on buying the land back from the banks. On March 10, Porter bought back 158 lots—90 built out and 68 still undeveloped—and the Spanish Oaks Golf Club, which reopened Memorial Day weekend.

Living within

The first finished home lots, of the 450 planned in Spanish Oaks, were sold in 2002.

About 134 homes are now occupied, with about 25 homes in some phase of the construction process at this time.

In addition to its traditional single-family homes, there are 66 condominium homes with four to five different floor plans. What sets the condominiums apart from other lots are that homeowner fees

allow common-area maintenance.

Although the neighborhood is a high-end, luxury community, the developers are looking to add new residential product lines.

“One of the things we learned in a recent focus group was there’s a component missing,” said Robbie Pigg, president and COO of Synchro Realty, another of Porter’s realty businesses focused on real estate in Spanish Oaks. “We got direct feedback from Realtors on what that product needs to look and feel like.”

Porter said some new homes, to be developed on land he owns outside the gated community, would include price points closer to \$300,000, whereas its earlier homes have been nearer the \$1 million and multimillion dollar range.

“It’s a lifestyle type of product—what would you like and how could that be factored in at your price point in Bee Cave?” is one of the questions the developers are trying to address, Pigg said.

Pigg said that currently there are people who would like the type of lifestyle offered at Spanish Oaks but do not have the income to support it, and he said the developers are looking to design products for that specific market.

What’s next

The entire development is not expected to be complete for another seven to 10 years, but the plans are already under way on the east and west villages.

While other developers have focused on the nearby Lakeway and West Austin areas since Porter’s project began, he sees the competition as a good thing.

“Overall, the development in the area has been good for our project and the Bee Cave community,” he said.

Spanish Oaks director of sales and broker Scott Michaels agrees.

He said when he first began working at Spanish Oaks, he wondered why H-E-B had moved to Bee Cave.

“There was literally Rosie’s Tamale House and Jim Bob’s Trading Post,” he said. “The residents don’t have to leave Bee Cave [to shop and eat] anymore.”

Comment at [more.impactnews.com/13509](http://more.impactnews.com/13509)

Inside Spanish Oaks

Spanish Oaks’ amenities include the Austin Tennis Academy, a homeowners association fish camp—or fishing pond stocked with fish—a lodge and swimming pool, private roads, 24-hour manned security and all underground utilities. A new clubhouse is also planned. Water and wastewater service to the community is provided by the Lower Colorado River Authority, Austin Energy is the electrical provider and AmeriGas provides propane through an underground distribution system with centralized tanks.



The Spanish Oaks’ community swimming pool





**trio life**  
FITNESS

**YOGA \$ SPIN \$ PILATES**  
*Come Grow Young With Us*

12101 Bee Cave Road, Suite 5-E, Austin, TX 78738 | (512)263-9600 | [www.TrioLifeFitness.net](http://www.TrioLifeFitness.net)

Join for 12 months  
by August 1st,  
**get two FREE**  
private pilates  
lessons (\$130 value)


**Stacy E. Miller, D.D.S., M.S.**  
CERTIFIED, AMERICAN BOARD OF ORTHODONTICS  
Member American Association of Orthodontists

*Specialist In Orthodontics  
for  
Children and Adults*  
(512) 263-1661

CALL FOR YOUR  
COMPLIMENTARY  
ORTHODONTIC  
EXAM

Mention this ad and  
receive **\$50 OFF**  
orthodontic records!  
Expires 9-30-11

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





# Projects

Continued from I 1

Commissioner Karen Huber's other appointees for Lake Travis and Westlake residents are Mark Taylor Evert and Carolyn Vogel.

Naftolin said the committee was asked to narrow the bond cost from a \$635 million wish list to \$150 million. As of June 30, the committee has narrowed it down to just more than \$200 million.

"Every one of the projects were considered worthwhile or they wouldn't have been considered," Naftolin said. "Some we decided were too expensive or, to us, didn't look like a necessary project to do at this time."

## Bee Creek/Highland project

On Nov. 8, Lake Travis ISD residents will vote on a \$158.5 million bond package, including \$53.72 million for a new Lake Travis Middle School to be built on land owned by the school district on Bee Creek Road, near Hwy. 71. The new school, along with the growth of the area, is expected to bring additional traffic to the roadway. The current Lake Travis Middle School facilities on RR 620 would be utilized as additional space for Lake Travis High School.

"When you hear schools [are] going in, you know you need good transportation, a good entrance, a good exit and safety, so that in and of itself certainly was approved by the citizens," Naftolin said.

However, the committee cut the cost of

the project. Rough Hollow developer Haythem Dawlett said he would help by widening Highlands Boulevard from a two-lane to a four-lane road.

The improvements to Bee Creek Road would cost the county \$7.37 million.

Highlands Boulevard, a four-lane, divided road through Rough Hollow, converges into two lanes near Bee Creek Road.

Jones said the city would like Bee Creek Road expanded to four lanes to Hwy. 71.

"The road's not real safe the way it is today," Jones said. "It's narrow, winding and has sight-visibility problems at intersections. It's in need of attention right now."

## Flint Rock Road project

Jones said the key concerns of Flint Rock Road are that the roadway is twisting and narrow, there are no shoulders and it is used extensively by Travis High School students—many of whom are new drivers.

Traffic is also expected to increase with the opening of the Lakeway Regional Medical Center on RR 620—which also has an entrance on Flint Rock Trace—in early 2012. In emergencies, ambulances will likely be using Flint Rock Road to get to Flint Rock Trace from Hwy. 71, since it is a more direct route from the southwest area than taking RR 620.

About six to seven wrecks are recorded each year on Flint Rock Road, but Jones believes there are a number of one-car accidents that go unreported.

"Much like Bee Creek, it's windy, it's

## Bee Creek/Highlands



The intersection of Bee Creek Road and Highlands Boulevard would accommodate higher traffic once the roads are extended.

## Flint Rock Road



The narrow Flint Rock Road winds to the Lakeway Regional Medical Center, currently under construction, as well as Lake Travis High School.

narrow and there are some elevation changes that don't meet the design criteria of today," Jones said. "Our concern is increased traffic with the new hospital going in and the opening of Serene Hills [Drive]. The school uses it for bus traffic, and we're concerned about the safety."

The plans would widen the road, add shoulders, flatten some hills and straighten some curves.

The total cost of the project would be \$6.2 million, with the city's share at \$2.4 million and the county's share at \$3.8 million. The Lakeway Regional Medical Center is also expected to handle some of the cost along its northern border, where Flint Rock Trace and RR 620 meet. Naftolin said this project has support from a variety of places, including the police and fire departments and the school district.

## Bond referendum process

Six meetings were held throughout the four Travis County precincts between June 20–30 to hear public feedback on the proposed projects.

On July 19, at a regular scheduled meeting of the Travis County Commissioners Court, the commissioners will hold public hearings, decide on a final projects list and decide whether to call a bond referendum election for November.

In addition to the county's November bond referendum, the City of Lakeway would also need to hold a bond election to raise its portion of the funding for Flint Rock Road, which would not happen until the following year. If the bond were approved by Lakeway residents, the earliest construction would begin in the first quarter of 2013.

➤ Comment at [more.impactnews.com/13506](http://more.impactnews.com/13506)

TEXAS' BEST SERVING THE SOUTHWEST

**CELEBRATE YOUR INDEPENDENCE!**

**Louis Shanks**

FINE HOME FURNISHINGS SINCE 1945

**2930 West Anderson Lane**  
**512.451.6501 or 800.880.8484**  
**Mon-Sat 10-6 • Sun 12-5**  
**Closed Mon July 4**  
**LouisShanksFurniture.com**

\*Selection varies at each location. See store for details.

**Louis Shanks Furniture Outlet**  
ORIENTAL RUGS & FINE ART

Buy an IN-STOCK item at LIST price and get another IN-STOCK item of equal or lesser LIST price

**FREE\***

**FOR THE 4TH**

**FOR EXAMPLE:** Buy a beautiful piece of in-stock Bernhardt furniture at list price and get the second in-stock piece of equal or lesser list price

**FREE\***

BERNHARDT

**50% TO 80% OFF**

HOME FURNISHINGS  
MATTRESSES, RUGS & ART

**NEW SHIPMENTS HAVE ARRIVED!**

**9503 RESEARCH BLVD.**  
 IN GATEWAY CENTER (183 & MOPAC) BETWEEN GATEWAY THEATER & MARIE CALLENDER'S  
 512-795-1200





Strum Music School owner and teacher Steve Glazer warms up the crowd during the 2011 Spring Recital on May 22 at Momo's.

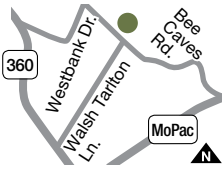
Pricing

Lessons are available to all ages for guitar, bass, drums, piano and vocals.

|                              |                                   |
|------------------------------|-----------------------------------|
| Private one-hour lessons*:   | Private half-hour lessons*:       |
| • \$50/hour for one lesson   | • \$30/half-hour for one lesson   |
| • \$45/hour for four lessons | • \$25/half-hour for four lessons |
| • \$42/hour for 12 lessons   | • \$22/half-hour for 12 lessons   |

\*Add \$10/hour for voice lessons

**Strum Music School**  
3316 Bee Caves Road, West Lake Hills  
328-5878 • strumaustin@yahoo.com  
www.strumaustin.com  
Twitter: @StrumAustin



BUSINESS

# Strum Music School

## Students display talents at spring concert

By Taylor Short

Dozens of young musicians, some more visibly nervous than others, waited for their first time on stage in the live music capital of the world May 22.

Families filled the seats at Momo's, where students of Strum Music School held a spring recital—performing songs from Mickey Mouse to Metallica.

“Just remember,” said Strum Music School owner and teacher Steve Glazer before the show, “if you make a mistake, it’s OK.”

The sentiment rings true for Glazer as well, whose journey to Austin and entrepreneurship included many detours along the way.

He began playing guitar at age 16, practicing up to four hours a day. It was an epiphany, he said, and from there the instrument dominated his life.

“When I started playing it was the mid-’80s—the heyday of rock and heavy metal,” Glazer said. “I started with a love for Motown and pop and when I started playing guitar, I really got into heavy metal—Iron Maiden,

Judas Priest, Jimi Hendrix [and] Led Zeppelin.”

Glazer lived in Los Angeles for about seven years, where he gained some interest from record labels, published songs and produced some independent films. There were several “close calls,” he said, but eventually he had enough of Los Angeles.

“Austin just kept coming up—the [South by Southwest] thing, and I had a friend from Dallas who talked about Austin all the time,” he said.

Eight years ago, Glazer made the move to Texas with a communications degree and his musical abilities, though he knew no one here and said he did not have much of a plan.

He considered returning to school to study architecture, but on a whim, decided to advertise guitar and vocal lessons instead. Soon, Glazer was teaching 30 hours a week and nurturing an idea for a business.

A few months later, Glazer and a friend were struck by a drunk driver in Austin. The two walked away from the accident, but not without some

injuries. His pain led him to a massage business in West Lake Hills that would eventually be the home of his music school.

“A little light bulb went off,” he said. “I always thought that this [studio] was a great place with Eanes ISD and all the kids around.”

The school took off as children and young adults signed up to learn piano, guitar, bass, drums and vocals in rooms decorated with rock legends—The Beatles, Jimi Hendrix, Bob Dylan and Led Zeppelin—to give students a creative environment to learn in.

Many of those students performed at the recital. Houston Bradley, 18, who had been honing his guitar and singing skills at Strum since its founding in 2006, performed a song he wrote.

“For me, it’s all about writing songs that you can call back on and remember how you felt then,” Bradley said.

The recital was a showcase of the students’ inherent talent, but also of the ability of Strum’s instructors to teach the nuances of musicianship.

Ariana Derderian, 14, performed an acoustic version of The Beatles’ “Eight Days a Week.” More excited than nervous, she said the school’s guidance helped her feel confident in her own voice.

“It’s my way to get out feelings and express myself,” she said.

# Bikram Yoga

## Now in Lakeway!

# beneFIT

# bikram yoga

### Discover the

## beneFITs of Bikram Yoga

Grand Opening Special

10 Consecutive Days of Unlimited Yoga for \$20

Sign up Now! [beneFITby.com](http://beneFITby.com)

[facebook.com/beneFITby](https://facebook.com/beneFITby)

1607 RR 620 N  
Lakeway, TX 78734  
512.215.4022

Child Care available!

# COUNT ON US

1,350 locations. All 50 states.  
300 showrooms. 17,000 associates.

58 years in business.

At Ferguson, it's true that our inventory is huge with thousands of your top items in stock every day. But there is one thing we supply that building professionals have come to rely on again and again for over 58 years - our people. Our associates make certain you can count on Ferguson - where friendly service, expertise, and a willingness to go the extra mile are never in short supply.

FAUCETS.

FIXTURES.

APPLIANCES.

LIGHTING.

Lakeway:

2300 Lohmans Spur, Suite 170

(512) 402-9223

[FERGUSON.COM](http://FERGUSON.COM)

Nobody expects more from us than we do®

© 2010 Ferguson Enterprises, Inc. All rights reserved.





Joshua Curttright, owner of Boat Tow, aboard the *Sea Cat* at Sail & Ski Yacht Club in Lakeway.

BUSINESS

## Boat Tow Like 'Triple A on the lake'

By Wendy Rubick

After 10 years in technology sales and a foot in the door in broadcast journalism for Cox Radio, Joshua Curttright decided that it was time for a career change.

In February 2010, the entrepreneur opened Boat Tow—a membership-based program providing 24-hour towing, fuel delivery and salvage services to stranded boaters.

“Basically, we’re Triple A on the lake—Triple A for boats,” he said.

Curttright’s idea for Boat Tow came after college, where he studied marketing management. He spent summers on the lake dreaming of a marine service, water taxi or rental company.

“I always knew that I wanted to open my own business, either parttime or fulltime,” Curttright said.

Eight years of following business plans that did not pan out, he incorporated Boat Tow with the Texas Secretary of State in 2010. A business model sprouted from researching previous companies providing nonemergency services to boaters.

“A 24/7, 365 day-a-year dispatch job grinds on you, but that’s just everything behind the scenes. When I actually get down to the lake, I’m just always thinking to myself, ‘I love this job,’” Curttright said.

Blue waters surround boats docked in the Sail & Ski Harbor, home of the *Sea Cat*, one of seven boats Boat Tow operates on lakes Travis, Austin, Lyndon B. Johnson, Texoma and Lewisville. Waves rippled around the *Sea Cat* as Curttright started the engine, discussing his company’s structure.

Calls made for assistance are directed to one of three dispatchers who work 24-hour shifts from home and forward information

to area “captains.” Captains arrive to assess boaters’ needs and provide aid. Curttright oversees business operations and also steps in to provide dispatching and boating assistance.

When boaters call for help due to exhausted gas, an underlying problem, such as a blown starter, is usually found, Curttright said. Bad fuel is also an issue, as marine gas vendors often dispense fuel containing 10 percent ethanol, an ingredient that wreaks havoc on fuel lines and boat motors, he said.

In cases in which law enforcement is contacted and damage to a boat exceeds \$1,000, Boat Tow may be called to salvage it. The company contacts the boater’s insurance company and hauls the boat to land.

“If someone runs over a rock and damages their propeller shaft, they could possibly break a seal, start taking in water, and they could be in the situation where their boat would sink and it would be a total loss,” Curttright said. “If they call us immediately, we can go out there with pumps and air bags and make sure the boat doesn’t sink.”

Curttright recommends safety precautions for boat owners, such as signing up for the Texas Boater Education certification and signing up for Boat Tow services before leaving the dock.

“You could run out of gas and it might not be the boat’s fault, but you’re going to need help at some point in time; everyone does.”

### Membership

Annual membership fee for Boat Tow is \$99 and includes:

- Towing
- Fuel delivery (plus the cost of fuel)
- Jump starts
- Propeller disentanglements
- Soft ungroundings

### Boat Tow

Lake Travis & Lake Austin • 328-5252  
Lake LBJ • 830-798-1555  
[www.boattow.net](http://www.boattow.net)

# YOUR Neighborhood Hospital



**Austin Surgical  
Hospital**  
*...Specialty Care with a Personal Touch*

For a Specialist Referral please  
call **512.314.7125**

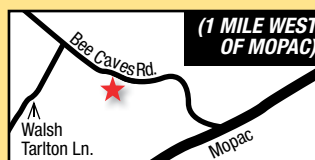
**Austin’s Top Board Certified Surgeons Specializing in both Inpatient and Outpatient Treatment • #1 Joint Replacement Hospital in Texas by Healthgrades • The Centre for Weight Loss Surgery for Bariatrics • Austin Fertility Institute • Competitively Priced Imaging Department • Private Scenic Balconies Attached to Each Over-sized Room • Gourmet Chef and Culinary Team on Site**

*Your Neighborhood Hospital*

**24/7! URGENT CARE-  
MINIMAL TO NO WAIT!**

**MOST INSURANCES ACCEPTED**

*ER Doctors on Staff*



**512.314.3800** Main Line  
3003 Bee Caves Rd., Austin, TX 78746  
(1 mile west of MoPac)

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



DINING

# The Grove Wine Bar and Kitchen

Pairing a casual atmosphere with gourmet food and wine

By Kate Hull

Bringing his deep-rooted history in the Austin restaurant business, Reed Clemons—along with partners Matt Berendt and Beth Selba-Lasita—has turned The Grove Wine Bar and Kitchen into a hotspot for area residents, combining gourmet food and wine pairings with a casual, cozy Hill Country atmosphere.

Clemons got into the restaurant business in the late '80s after attending The University of Texas and deciding to expand on his love for cooking. Along with his wife, Betsy, his culinary career began in the heart of downtown Austin. Former restaurants of his include Mez-zaluna, Reed's Jazz & Supper Club and a brewery, Bitter End, to name a few.

"I love food, I love wine and I love people, but I also love the creating aspect and I am a visionary type of guy," said Clemons, who has owned and run more than 15 restaurants at one time in Central Texas. "I usually broad stroke the concept and the food ... It is a collaboration of ideas."

Located near the Bee Caves Road and Capital of Texas Hwy. intersection, the Grove opened in 2008 with an initial vision of becoming a wine bar after Selba-Lasita found the location and encouraged Clemons to pursue the idea.

"Beth lives in and knows the neighborhood. She really helped develop this as the central place," he said. "She has been very influential of the build-out and design of the restaurant."

But after the initial positive response, Clemons expanded the menu to a full kitchen and brought in classic menu items from past restaurants and new ideas to create a diverse menu with everything from fried oysters to pizzas plus an extensive wine list the focuses on quality and value.

"We have weekly wine seminars with Matt Berendt," Clemons said. "Our intent is to give the best value for the wine we purchase."

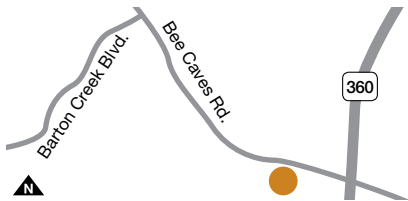
Berendt, whose professional background is rooted in the wine industry, focuses on boutique wines. He teaches his staff why a wine is good and how to compare the taste to a more familiar, mainstream wine the patrons may be more familiar with.

Clemons described the atmosphere as user-friendly, featuring something for everyone, whether patrons come in to sample the latest additions to the wine menu for happy hour or want a full entrée.

Local favorites include the specialty pizzas and entree salads for a lighter option. Clemons said the restaurant is dominated by regulars the staff knows by name who come in up to five times a week.

With the growing popularity of the neighborhood restaurant, Clemons and his team are in the process of expanding The Grove concept to a to-go business next door, offering a similar style menu with new creations by Executive Chef Mark Strouhal.

**The Grove Wine Bar and Kitchen**  
6317 Bee Caves Road, Austin  
327-8822 • [www.grovewinebar.com](http://www.grovewinebar.com)  
Sun.-Thu. 11 a.m.-10 p.m.;  
Fri.-Sat. 11 a.m.-11 p.m.



Chef Mark Strouhal (left), owner Reed Clemons and partner Matt Berendt are opening Good 2 Go.

## The Grove to go

Near the end of summer, The Grove is slated to open Good 2 Go next door.

The concept is to provide cooked meals onsite and a delivery service within a 5-mile radius of the restaurant.

The idea spurred from the need to expand the to-go services at The Grove since they are unable to offer them Thursday through Saturday because of a high volume of customers.

"They are so busy that at a certain point, they can't do to-go food," Chef Mark Strouhal said. "Initially, being able to duplicate and properly execute The Grove's food will be our biggest hit. Then, we will try and get people to open up and try different foods offered."

Strouhal described his cooking style as modern interpretations on American food, featuring familiar ingredients with new flavor combinations.



Good 2 Go will serve pizzas, sandwiches and salads, as well as some new menu items.

## Wine bar

Reed Clemons said the wine list at The Grove features boutique wines that are "the best value for the taste." Clemons and his partner, Matt Berendt, are passionate about encouraging patrons to try new wines outside their traditional palates.

They offer wines by the flight that feature three various pairings, giving people the chance to try new wines in smaller portions. Prices range from \$12 to \$23, depending on the selection. Wines are also available by the glass and bottle.



The Grove has a wide selection of boutique wines for various tastes.



**PSA Pain Specialists of Austin**  
RELIEF IS ON THE WAY

Relief from: Back Pain • Head and Neck Pain • Sciatica  
Herniated Disc • Sports Injuries • Joint Pain • Cancer Pain  
Pelvic Pain • Chest Pain • All Types of Pain

BOARD CERTIFIED ANESTHESIOLOGISTS  
FELLOWSHIP TRAINED IN PAIN MANAGEMENT

Austin • South Austin • Georgetown • Bastrop  
512-485-7200  
[PAINSPECIALISTSOFAUSTIN.COM](http://PAINSPECIALISTSOFAUSTIN.COM)

**620 CHIROPRACTIC & WELLNESS CENTER**

Now open in the Oak Grove Plaza near Faraday's Kitchen Store and Body Wise Gym.

512-266-8100  
1603 Ranch Road 620N  
Lakeway, TX 78734  
[www.620chiropractic.com](http://www.620chiropractic.com)

Most major insurance, personal injury and Medicare accepted. Affordable cash plans.

**Dr. Ryan Smith**  
Gonstead Practitioner, Palmer Graduate

**50% off first visit** *with this ad*

- GENTLE SPECIFIC CHIROPRACTIC
- FAMILY CARE • SPORTS REHAB
- AUTO/WORK INJURY

Also offering acupuncture, neuromuscular massage, naturopathic care, nutrition and more



COFFEE WITH IMPACT

# Brian Gildea

Austin Economic Growth and Redevelopment Services Office

By Bobby Longoria

Brian Gildea first started as the economic development manager for Austin's Economic Growth and Redevelopment Services Office in October 2009. He has helped negotiate the inclusion of more than 2,500 new jobs through incentive proposals the city has given to large companies such as Facebook, eBay, SunPower and Hanger Orthopedic.

He attended Indiana University, where he graduated in 1995. After working for Indiana's Department of Commerce, Merrill Lynch and Key Bank, he moved to Elkhart, Ind., where he started as the city's Enterprise Program director, which targeted business assistance and redevelopment in lower census tract areas.

It wasn't long until he became the city's economic development manager, a position he held for five years, with a concentration in redevelopment and providing low-interest loans to spur targeted businesses in the city's downtown area. He also helped develop numerous incentive proposals for the city.

*Editor's note: Coffee With Impact is a monthly forum at our headquarters featuring leaders in various sectors who are making a difference in Central Texas and beyond.*

**Since you began working with the city's Economic Growth and Redevelopment Services Office, how have incentive proposals changed?**

We had done incentives for projects. Samsung is a good example. Those incentives were all tied to property tax-based incentives—new developments with new property taxes levied.

What we saw were a lot of companies that were heavy on job creation but weren't building new facilities.

We changed the model so we could look at an incentive tied to job creation. That really was directed by the council, in terms of implementing that, right around when I started. And then the first project we took to council with that model was [in] December 2009, which was Hanger Orthopedic.

**How did the dot-com bust of 2001 prompt the city to develop a new economic strategy?**

Austin had been growing steadily, especially in the job creation area.

But when that bust hit and the jobs were lost, I think the community leaders said,

'We are too focused in one area. We need to broaden our economic development base so that when we have these types of cyclical moves we are not going to be as subjected to the extreme variations.'

The chamber launched Opportunity Austin [with the goal of raising] money to establish an economic development arm through the chamber. [The chamber] also sponsored a study from a company out of Atlanta that said the city needs to get involved in economic development by establishing an economic development office.

Really those things [came] together and the community [realized] we can't just sit back and let economic development happen. We have to be proactive so we position the community for the ups and downs that are inevitable.

**How did Austin fare during the most recent economic downturn?**

I think Austin and Texas as a whole fared very well because we weren't in the industries that got hit the hardest.

I think other communities can learn from it in looking at how they can diversify. A lot of communities around the country are looking at Austin and saying, 'What is Austin doing that maybe we can look at?'



Brian Gildea, economic development manager, has helped negotiate incentive proposals that have brought more than 2,500 jobs to Central Texas.

**What industries did your office focus on?**

[The] software industry. We wanted to continue to focus on the strengths Austin already has.

So you look at the semiconductor companies. You look at the software industry, but we wanted to broaden it out. We wanted to get into advanced manufacturing. Move into life sciences and biotech.

Actually, Opportunity Austin, while it was really focused on Austin, it was a five-county regional effort. So Pflugerville, Round Rock, all these communities are all participating in that because we realized certain companies may have a need that Austin can't meet, but the region benefits as a result.

**Where are we at in the recession? Are we recovering?**

I think the first half of this year, the end of last year, we saw some economic growth, but I think a lot of that was based on pent-up demand.

That can be illustrated through the auto industry. They reduced production for a period of time, then they got production back up, but there is pent-up demand. Once that's met, you get more of a normalized economy, and I think that's where we are, which is going to be slow growth, but I don't think it's going to be recessionary.

**What impacted Austin more, the dot-com bust or the most recent economic downturn?**

The dot-com bust was more detrimental to the Austin economy. The impact that had on the community was much more significant than the impact of the recent downturn over the last two-and-a-half years.

A large number of the employees involved were in the semiconductor industry. The downturn that we've seen was largely in the area of manufacturing. Auto industries, steel industries, things of that nature. Austin is not heavy in those industries.

**How has the recruitment of large businesses benefited small businesses?**

I think anytime you look at the larger businesses coming here, there is going to be that secondary effect, which is creating demand for other products.

While we focus on the larger companies, the higher payrolls, we are able to generate a net benefit to the community and use that benefit as an incentive to get back and lure those companies. The offshoot of that is that's going to spur additional demand and additional benefits for smaller businesses to hopefully take advantage of.

Comment at [more.impactnews.com/13496](http://more.impactnews.com/13496)

## Tours & Barbecue



REDEEM THIS COUPON FOR  
A \$25 GIFT CERTIFICATE FOR  
SOME OF THE BEST BBQ IN TOWN!

\*Must be 40 or older to qualify

THE SUMMIT  
LAKEWAY  
BROOKDALE SENIOR LIVING

From state-of-the-art rehabilitation and therapy, to professionals who combine clinical skill with compassionate care, at The Summit Lakeway Everything We Do Begins with Care<sup>SM</sup>. Come visit The Summit Lakeway, learn about our exceptional services and accommodations and we'll give you a gift certificate for some of the best BBQ in town!

To schedule your personal tour, call (512) 261-7146.

THE SUMMIT  
LAKEWAY  
BROOKDALE SENIOR LIVING

Personalized Assisted Living • Alzheimer's & Dementia Care  
Rehabilitation and Skilled Nursing  
1915 Lohmans Crossing Road, Austin, Texas 78734  
(512) 261-7146 • [www.brookdaleliving.com](http://www.brookdaleliving.com)



Respect for Individual Preferences. Daily Moments of Success and Everything We Do Begins with Care are Service Marks of Brookdale Senior Living Inc., Nashville, TN, USA. ©2010 BROOKDALE SENIOR LIVING



## Remodeling Lesson #1:

Texas law does not require a contractor working in your home to be covered by General Liability or Workers' Compensation Insurance.

If you hire an uninsured remodeling contractor, you could be held liable if an accident occurs during your remodeling project.

At CASE, we hire honest, professional, and experienced workers and insure them and their work, therefore ensuring a better outcome for your project. We stand behind our work with an industry-leading 5-year warranty.



Attend one of our upcoming remodeling seminars!



*Your most important choice is deciding on the "right" remodeling contractor.*

To find out if we are right for you, call to schedule a free in-home consultation.  
**512-300-CASE (2273)**

For more details visit our website:  
[austin.caseremodeling.com](http://austin.caseremodeling.com)

This business is independently owned and is operated under a license agreement with Case® Handyman & Remodeling Services, LLC. • Austin Case Remodeling dba Case Handyman & Remodeling



### PEOPLE

## Susan Jenkins

Rollingwood City Council's new alderwoman

By Tiffany Young

Susan Jenkins was sworn into the Rollingwood City Council as a new alderwoman May 26 after running for office unopposed. The University of Texas graduate has a degree in information technology, was formerly a technology consultant for Big Six consulting and is now the operations director at Whiteboard Selling.

Jenkins moved to Barton Creek West with her family in 2000 and then moved to Rollingwood in 2004. She has a 10-year-old son and 8-year-old daughter, both in Eanes ISD. She said she loves to cook and play tennis when she is not busy at work, at city meetings or spending time with her family.

Her term is for two years, and she said she welcomes residents' concerns and comments on any city matters. To contact Jenkins, email her at [susanjenkinsemail@yahoo.com](mailto:susanjenkinsemail@yahoo.com).

### What are your highest priorities during your term?

From my perspective, the role of city council is to represent the citizens of the city as best possible. I'm not looking to make drastic changes. I want to make sure that, from a city perspective, we have an understanding of what our long-term goals are, that we're serving the citizens of Rollingwood in a timely manner and communicating with them as efficiently and as prudently as possible. We are city servants.

### Were you surprised to run unopposed?

I was, because historically the City of Rollingwood has several candidates and they tend to be active, robust elections.

### What made you decide to run?

[My family and I] have been in Rollingwood for seven years now, and I just felt like with my background—I've been on seven private boards in addition to my business background—I could contribute leadership and thoughtfulness in the position. Key issues I'm looking forward to working [on] are the sale of the wastewater system, management of our water model and street pavings. There are a lot of ongoing things that require thoughtfulness and review. I think with my background, I can lend good judgment toward those things.

### What changes would you like to bring to the City Council?

I think that, like with a lot of things, the City Council needs a lot of different points of view. For me, I don't necessarily want to make changes to the council as much as I want to bring my expertise. I think it's just another perspective than the other current members [have]. I think we all bring value based on our backgrounds and the way we approach things—I just add to the mix.

### What do you think the city's highest priority should be now?

Making sure the sale of the wastewater contract is done with due diligence and detail and the most thorough review possible. That's my biggest concern, because [it] will be a long-term contract. The decisions we make over the next two years are going to impact the city's water bills, the rates and the level of service we receive from that company over the next 10 years. It's going to have a big impact over current developments; [and] residential services that are provided. It's not something people stop talking about, so I think it's our biggest concern at the forefront.

For ongoing issues, issues such as plat approvals, managing our water lines, repaving our streets, maintaining our parks, [and] assisting both commercial and residential constituents' needs, are just as important on an ongoing basis.



NONPROFIT

# Colin's Hope

One family's loss inspires education on water safety

By Taylor Short

Colin Holst was just like any other 4-year-old boy who loved to play and swim, until June 2008 when an incident in the water took his life.

More than three years later, Colin's family and friends continue their work to spread information about water safety—turning tragedy into drowning prevention for other community members.

In August 2008, after the accident, Colin's loved ones banded together to establish Colin's Hope to promote water safety for children, adults and lifeguards. The nonprofit now shares the message with any community that will listen.

"We go as far as we can reach, and we're getting better at empowering other communities," said Jeff Holst, Colin's father and chair of the organization's board of directors.

The group gears up during summer months, when children and young adults enjoy dips in a pool or lake. Executive Director Alissa Magrum said drowning is the most common cause of unintentional, injury-related death for children under the age of 4.

With July being the month with the

most drownings each year, she said it is more important than ever to share simple tips to keep swimmers safe.

"The main message is constant visual supervision," she said. "Lifeguards are watching 100 kids, so we give parents water guardian badges and encourage them to watch. It has to be a community effort."

Magrum, the Holsts and other volunteers host various events throughout the year to further the cause, including a Water Safety Walk, which target specific ZIP codes based on emergency management services statistics. The group passed out nearly 50,000 water safety packets during the event this year.

Colin's Hope also partners with community organizations like schools and swim centers, promotes the message through a billboard campaign and took part in a record-breaking swimming lesson at Schlitterbahn water park in June.

Another upcoming event is the Kid's Triathlon—a three-part marathon to get children and adults active and exposed to the water safety message—on Aug. 28.

"It's something we don't talk about a lot, but we should because drowning is



Colin's Hope Executive Director Alissa Magrum (right) and daughter Ella spread the message of how to be safe while swimming or playing in water.

100 percent preventable," Holst said.

During a recent event—a visit to Austin's Comacho Activity Center—Magrum and her daughter Ella advised a group of children on water safety through a game of bingo.

From a small group of kids to the world's largest swimming lesson, Magrum said the goal of Colin's Hope can be appreciated globally.

"We do a lot of programming locally," she said, "but the message is completely universal."



Children play bingo to learn about water safety at the Comacho Activity Center on June 10.

**Colin's Hope**  
524-6737 • [www.colinshope.org](http://www.colinshope.org)

CRAFTSMAN-STYLE • SINGLE STORY HOMES • FROM THE \$230'S



## Keep Your Family Close...

Spectacular location with views, quality crafted single-story homes, a lifestyle of comfort and efficiency, and the lowest property taxes in Travis County... Spillman Ridge is the perfect place to live for you or your extended family.

### Exceptional Amenities Include:

- Private Pool and Covered Pavilion
- Homes from the \$230's - low \$300's
- 51 Spectacular Single-Story Homes
- Full Lawn Maintenance
- Lowest Property Taxes in Travis County
- Wooded Homesites
- Certified Green Home Builder
- Lake Travis Schools



Call (512) 373-8977

**Spillman Ridge**  
FALCONHEAD

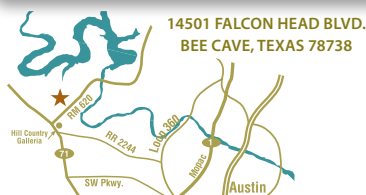
[SpillmanRidge.com](http://SpillmanRidge.com)

**ASHCREEK**  
HOMES  
Creative Communities

\* Limitations apply. See Sales Counselors for details and restrictions.

### FREE OUT DOOR LIVING PACKAGE

Purchase by July 31st and receive Expanded Patio, Ornamental Steel Fencing with Stone Columns and Stone Wall Grille Enclosure.\*



TEXAS A&M  
HEALTH  
SCIENCE  
CENTER  
COLLEGE OF  
NURSING

Interested in a Bachelor of Science in Nursing?

Whether you are an RN, college graduate, or beginning college, we have the program to fit your needs.

Locations in Round Rock and Bryan-College Station.

Scan this QR code with your smart phone.



979.436.0110  
[nursing.tamhsc.edu](http://nursing.tamhsc.edu)





# FROZEN Treats GUIDE

## Rollingwood

**1** The Rollingwood location of **Amy's Ice Creams**, an Austin-based ice cream shop chain owned by West Lake Hills residents Amy and Steve Simmons, has moved across the parking lot of the Mira Vista shopping center, 2805 Bee Caves Road, to Suite 416, next to Panera Bread. 328-2697, [www.amysicecreams.com](http://www.amysicecreams.com), Twitter: @AmysIceCreams

## Westlake

**2** **FroYoYo**, 3201 Bee Cave Road, is located in the West Woods Shopping Center, next to Thundercloud Subs. This frozen yogurt shop has more than 30 toppings and specializes in low-cal, low-carb and gluten-free yogurts as well as tart yogurt—made with White Mountain yogurt—and creamy yogurt. 852-8528, [www.froyoyo.com](http://www.froyoyo.com), Twitter: @froyoyo

**3** **Frozy's Shaved Ice** opened a new location at 6420 Bee Caves Road on June 8 between Capital of Texas Hwy. and The County Line on the Hill. It carries 29 flavors made with pure cane sugar, four sugar-free and two dye-free flavors with sweet cream to top it off. 970-5273, [www.frozysshavedice.com](http://www.frozysshavedice.com), Twitter: @frozysshavedice

**4** West Wood's **Rita's Ice Custard**, 3267 Bee Caves Road, Ste. 126, is located in the West Woods Shopping Center near Dancer's Closet. The year-round store sells cakes and ice custard and is open until 10 p.m. daily. 347-8000, [www.ritasice.com](http://www.ritasice.com), Twitter: @RitasWestWoods

**5** **Westlake Yogurt**, 3300 Bee Caves Road, Ste. 210 is located in the Randalls Center in West Lake Hills. 328-8002

**6** Located in Davenport Village at 3801 N. Capital of Texas Hwy., Ste. G-100, **360 Uno Trattoria**, while primarily known as a coffee shop, also carries many flavors of homemade gelato. 327-5505, [www.360uno.com](http://www.360uno.com)

## Bee Cave

**7** The Hill Country Galleria's location of **Amy's Ice Creams** is located behind the Galleria's amphitheater at 13420 Galleria Circle, Ste. 140. Customers can purchase sweet treats and enjoy them on Amy's patio. The Hill Country Galleria's summer concert series is being held at the amphitheater on Saturdays from 7–10 p.m. through Aug. 13. 263-2903, [www.amysicecreams.com](http://www.amysicecreams.com)

**8** **Vista Frozen Yogurt**, a make-your-own dessert shop with toppings ranging from gummy bears and sprinkles to raspberries and kiwi, opened in May 2010. The store is located at 12400 Hwy. 71, Ste. 76, next to Starbucks and H-E-B at the corner of Bee Caves Road and Hwy. 71. 263-9909

**9** Self-serve frozen yogurt shop **Yogurt Planet**, 12801 Hill Country Blvd., Ste. C1-103, is located next to James Avery at the Hill Country Galleria. The locally owned eatery, which offers 14 flavors of yogurt and approximately 40 fruit and dried toppings, also has a location at The Domain and The Triangle. 263-9789, [www.yogurtplanet.com](http://www.yogurtplanet.com)

## Lakeway/North RR 620

**10** **Cups & Cones** owners Rick and Kristi Nordin opened their ice cream parlor at 2900 N. Quinlan Park Road, Ste. 290 in 2007 after moving from the north and noticing there were no ice cream shops nearby. They liked the idea of a place that serves coffee and ice cream as it is served in Italy. All of their products are local. 266-2444, [www.cups-and-cones.com](http://www.cups-and-cones.com)

## Four Points

**11** **Fresh & Fruiti Frozen Yogurt**, a self-serve, pay-by-the-ounce shop is opening a new location in the Lakeway Town Centre, 2125 Lohmans Crossing Road, Ste. 304. The original shop is in Marble Falls. [www.freshandfruiti.com](http://www.freshandfruiti.com)

**12** **Frozy's Shaved Ice** opened March 1 and will be open at 11 a.m. daily through Dec. 1. The company, located at 3205 N. RR 620, is north of Hudson Bend Middle School on the east side of the road. Customers can check the Frozy's Facebook page and Twitter for daily specials. 970-5273, [www.frozysshavedice.com](http://www.frozysshavedice.com), Twitter: @frozysshavedice

**13** **Komana I Wana Hawaiian Shaved Ice** serves snow cones at 2111 RR 620 N. Cool off with selections by ordering at the walk-up window or the drive-thru.

**14** **Orange Leaf Frozen Yogurt**, a self-serve, choose-your-own-toppings yogurt chain with 90 stores in 20 states, opened a location at Plaza Volente, 11521 RR 620 N., Ste. F-940, in Austin on April 1. 258-1599, [www.orangeleafyogurt.com](http://www.orangeleafyogurt.com), Twitter: @myorangeleaf



Taylor Short

3



Wendy Rubick

7



Taylor Short

9



**Rajat Gupta, MD**

Board Certified in Neurology & Pain Medicine  
Former Instructor of Pain Management at  
Johns Hopkins University



## HEADACHE & PAIN CENTER

— in Westlake —

### TREATMENT FOR:

- Headaches
- Spine Pain
- Fibromyalgia
- Other Chronic Pain Disorders

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

4407 Bee Caves Road, Ste 211 | Austin, Texas 78746 | 512-330-0961

**MAUDIE'S**  
TEX-MEX

**TEX-MEX** THAT'S GOOD FOR  
YOUR **BODY**  
AND **SOUL**

\*\*\*\*\* ALL NATURAL MEAT \*\*\*\*\*

NOT ONLY DOES OUR FOOD SATISFY YOUR STOMACH IT'S ALL NATURAL.  
OUR STOCK CONTAINS NO HORMONES, NO ANTIBIOTICS, AND NO GMOs

[WWW.MAUDIES.COM](http://WWW.MAUDIES.COM)





Compiled by *Community Impact Newspaper* staff



Taylor Short



Wendy Rubick



Taylor Short



Taylor Short



Taylor Short



Map not to scale

LAKE TRAVIS CHAMBER OF COMMERCE  
**10<sup>TH</sup> ANNUAL**  
BIRDIES BY THE LAKE

# CALLING ALL GOLFERS!

Presenting Sponsor: **O Realty**  
Real Estate Services  
[www.OREaltyServices.com](http://www.OREaltyServices.com)

## WEDNESDAY, NOVEMBER 9, 2011

Registration & Lunch: 10:30AM – 11:45AM  
Shotgun Start: 1 PM ● Taste of Lake Travis: 6PM – 9PM  
The Hills Country Club ● Flintrock Falls Course  
Registration Deadline: November 4TH

TEAM OF 4 : \$550    INDIVIDUAL PLAYER : \$160

[BirdiesByTheLake.com](http://BirdiesByTheLake.com) • [info@LakeTravisChamber.com](mailto:info@LakeTravisChamber.com) • 512.263.5833

Player registration includes  
Golf, Lunch, Taste of Lake Travis  
Dinner, 2 Drink Tickets, Door  
Prize Ticket and Swag Bag!







2011

Excellence in Leadership  
**G A L A**



Honoring  
**Rebecca Powers**  
Founder, Impact Austin

**Friday, August 26, 2011 - 6:30 p.m.**  
Four Seasons Hotel | Austin, Texas



For additional information on the Gala,  
to purchase tickets or learn about sponsorship opportunities  
please call Heidi Doering at 512-313-4110  
or visit [www.concordia.edu/EIL](http://www.concordia.edu/EIL)

**NOW OPEN IN WESTLAKE & LAKEWAY**



Finley's is a locally owned and operated, full service men's Barber Shop. Guys appreciate our friendly staff, our masculine interior, complimentary beverage bar, free wi-fi, and relaxed laid back atmosphere.

**Westlake - 512.520.8326**  
HEB Center Bee Cave @ Hwy 360  
near Jos. A Bank & Hangtown Grill

**Lakeway - 512.394.8684**  
Lakeway Blvd @ FM 620  
near Rocco's Grill & Java Dive  
book online @ [finleysformen.com](http://finleysformen.com)

Men's & Boy's Haircuts ~ Hot  
Towel Razor Shaves ~ Men's Color  
Treatments ~ Executive Manicures  
Chairman Facials ~ Shaving  
Hardware & Gear ~ Men's  
Products & Gifts



**\$6 off**  
any service of \$40 or more!

Expires : August 14, 2011  
Visit [finleysformen.com](http://finleysformen.com) for a complete menu of services.  
One coupon per person per visit. Can't be used with any other discounts or coupons. CI6711  
Lakeway - (512) 394-8684 Westlake - (512) 520-8326



**\$3 off**  
any service of \$20 or more!

Expires : August 14, 2011  
Visit [finleysformen.com](http://finleysformen.com) for a complete menu of services.  
One coupon per person per visit. Can't be used with any other discounts or coupons. CI3711  
Lakeway - (512) 394-8684 Westlake - (512) 520-8326

**WHY CHOOSE US...**





**Zbranek & Holt Custom Homes**  
[www.zcustomhomes.com](http://www.zcustomhomes.com)  
[www.facebook.com/ZHCustomHomes](https://www.facebook.com/ZHCustomHomes)  
(512) 261-0344



**2011 & 2010 National Master Builder of the Year**  
**2011 & 2010 Austin Custom Home Builder of the Year**  
**Texas Custom Home Builder of the Year**  
**Lake Travis Chamber of Commerce Business of the Year**

**Our Team of Builders are All  
Certified Master Builders & Certified Green Professionals**  
**We are a Fixed Price Custom Builder**  
**We Offer Complimentary Design Sketches and Lot Assessments**  
**Our Construction Process is FUN, with No Allowance Up Charges**  
**and 32 Years of Building Experience**



HISTORY

# Liebelt Cabin

## Lakeway Civil War-era cabin to be relocated

By Tiffany Young

While the City of Lakeway has not determined a spot for the relocation of a Civil War-era cabin at 1504 S. RR 620, Sears Home-town Store owner Greg White pledged \$2,500 to Lakeway Mayor Dave DeOme for the restoration and relocation of the log cabin on June 4.

A formal request to the City of Lakeway by a contractor to clear land, known as the Wunneburger tract for its owners Gwen and Joe Wunneburger, made staff aware that the owners would like the cabin to be removed from their property by the end of the year.

This is the only known log cabin in the

Lakeway area still mostly in its original structure from the mid- to late-19th century. Add-ons to the original structure were recently removed to keep the cabin's initial building plan.

In late April, the Texas Historical Commission recommended that the city consider restoration.

White, who had heard about the need, wrote an essay about the one-room cabin, winning a \$2,500 grant from Craftsman to assist with the project.

In May, documents were obtained from the Texas General Land Office in Austin, showing the cabin's original owner was 26-year-old immigrant

August Liebelt, who arrived in New Orleans from Germany in 1860. After serving in the Civil War, Liebelt, unmarried, settled on the then 80-acre property—northwest of Glen Heather Drive, south of Rolling Green Drive and northwest of RR 620—in the Hill Country with a creek running through it in 1869. He lived on the land until he was issued a title to the homesteaded land on June 13, 1874.

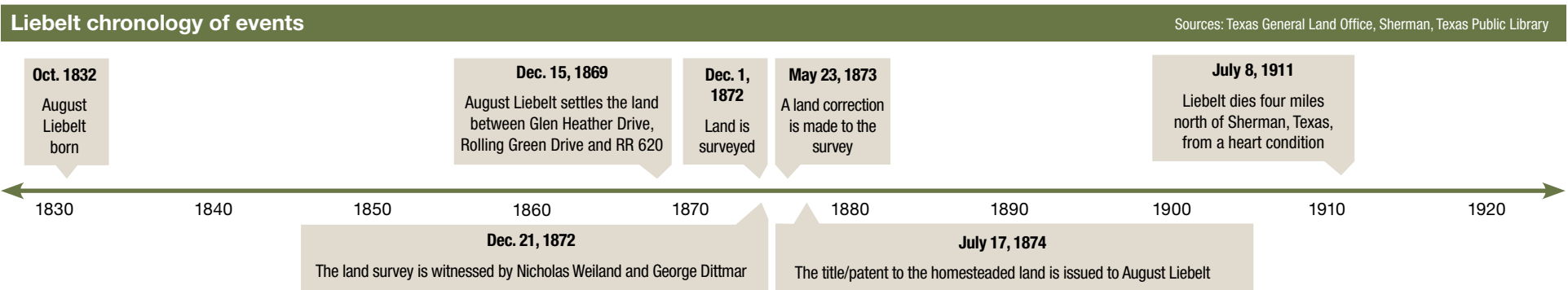
The Reinke family, a family with roots in Lakeway's history, was a part of the survey team for the property, and Paul Reinke was one of the witnesses when Liebelt was issued the tile to the property filed with the Travis County District Court.

Based on public documents, it is believed Liebelt, a farmer, died from heart problems on July 8, 1911, in Sherman, Texas.

Lakeway Heritage Center archivist Mike Boston is continuing his research on the cabin and its owner for the city's history.



August Liebelt built the cabin in the 1870s. It will be renovated and relocated in the coming year.



# Play on!

## CHECK IN FOR A CHECK UP

- ✓ Growth & nutrition monitoring
- ✓ Development assessments
- ✓ Family history screening
- ✓ Immunization updates

ARC-INFO (512-272-4636)  
Schedule your check up today.  
**ARCcheckup.com**

AUSTIN  
REGIONAL  
CLINIC



# more knowledge. more resources. more impact.

# moreland properties

25 years in Austin Real Estate



135 CLUBHOUSE DR  
4 Bdrm/3.5 Bath • \$534,995  
**April Womack 970-1031**



419 MALABAR  
1-Story with Pool • \$425,000  
**Terrie Kunec 771-4921**



18033 GLENVILLE COVE  
5 Bdrm/5F, 2H Bath • \$1,775,000  
**Mary Briggie 658-8705**



20717 HAMILTON POOL  
6 Bdrm/4 Bath • \$1,500,000  
**Donna Mahlum 565-6400**



313 S. RONAY  
3 Bdrm/2 Bath • \$224,900  
**Christine Prater 413-5855**



105 STONE SHADOW CV  
6 Bdrm/5F, 3H Bath • \$2,000,000  
**Jean Phillips 924-0175**



2104 RIVINA DR  
4 Bdrm/3.5 Bath • \$545,000  
**Jan Moreland 694-0494**



4300 INSHORE CV  
4 Bdrm/3.5 Bath • \$635,000  
**Sam Wachnin 656-3378**



8917 NORTHLAKE HILLS  
4 Bdrm/3 Bath • \$949,000  
**Eric Moreland 924-8442**



1101 OAK HURST RD # 201  
3 Bdrm/2 Bath • \$210,000  
**Bertina Schreiber 796-5740**



104 KERRY COURT  
3 Bdrm/3 Bath • \$375,000  
**Julie Kuntz 619-5746**



9901 WESTMINSTER GLEN AVE  
4 Bdrm/4.5 Bath • \$1,049,000  
**Victoria Wilson 748-7514**



401 OLD MILL  
4 Bdrm/3 Bath • \$413,900  
**Julie Kuntz 619-5746**



5413 CUESTA VERDE  
5 Bdrm/4.5 Bath • \$1,349,000  
**Mary Briggie 658-8705**



16 TOURNAMENT WAY #20  
1 Bdrm/1 Bath • \$125,000  
**Carolyn Hill 413-8387**



3500 RANCH ROAD 620 N  
4 Bdrm/4.5 Bath • \$3,950,000  
**Eric Moreland 924-8442**



1813 NELSON RANCH LP  
3 Bdrm/2 Bath • \$199,900  
**Barbara Erker 750-3866**



12510 PALFREY  
4 Bdrm/2.5 Bath • \$349,000  
**Sam Wachnin 656-3378**



12 PARKSIDE RD  
5 Bdrm/3 Bath • \$490,000  
**Jan Moreland 694-0494**



114 DOUBLE EAGLE # 114  
3 Bdrm/3 Bath • \$337,500  
**Jean Phillips 924-0175**



**m MORELAND PROPERTIES**  
Open 7 days a week

1005 Ranch Road 620 So. | Austin, Texas 78734  
3825 Lake Austin Blvd. #501 | Austin, Texas 78703

Get moving in the right direction. Call us today.

**512.263.3282**

LEADING  
REAL ESTATE  
COMPANIES  
OF THE WORLD

**MORELAND.COM**  
LUXURY  
PORTFOLIO  
INTERNATIONAL  
CLASSIC  
PROPERTIES  
INTERNATIONAL  
Exclusive Member



Top stories

# Austin's development, job growth continues with economic incentives

**Central Austin** In its most recent incentive agreement with a Northwest Austin company, the Austin City Council approved a 10-year, \$1.2 million economic incentive proposal to expand eBay's Parmer Lane facility by 1,000 employees with average salary wages of \$122,576 per year.

With 13 economic incentive deals under the city's belt, Austin is relatively new to the concept of giving city funds to large companies in exchange for jobs and regional investment. Other Texas cities such as Plano and Dallas have agreed to more

than 80 economic deals in the same span of time.

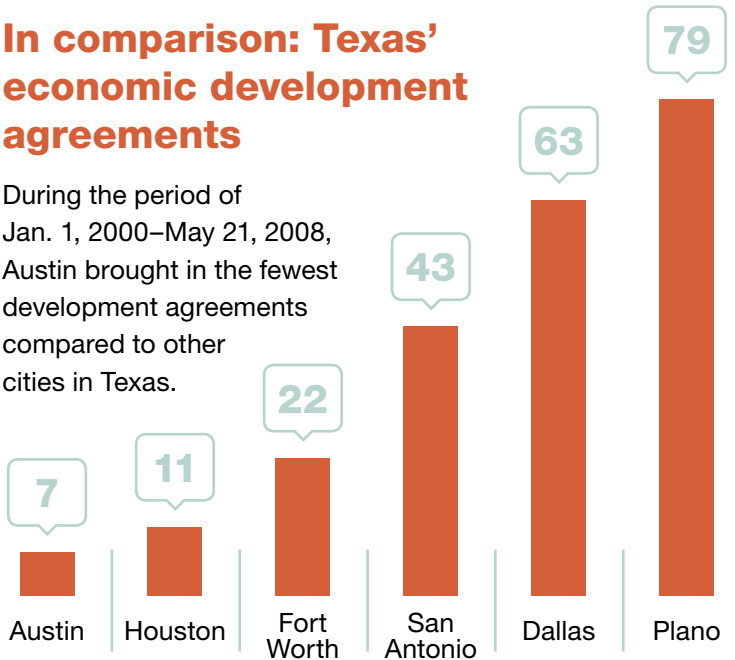
But city officials say that economic incentives are vital to the area's growth, having directly created 2,500 new jobs in Austin since 2009.

Brian Gildea, city economic development manager, said the city is in discussions with biotechnology and green energy companies for potential incentive agreements, but he could not go into detail as a result of nondisclosure agreements.

Full story by Bobby Longoria at [more.impactnews.com/13240](http://more.impactnews.com/13240)

## In comparison: Texas' economic development agreements

During the period of Jan. 1, 2000–May 21, 2008, Austin brought in the fewest development agreements compared to other cities in Texas.

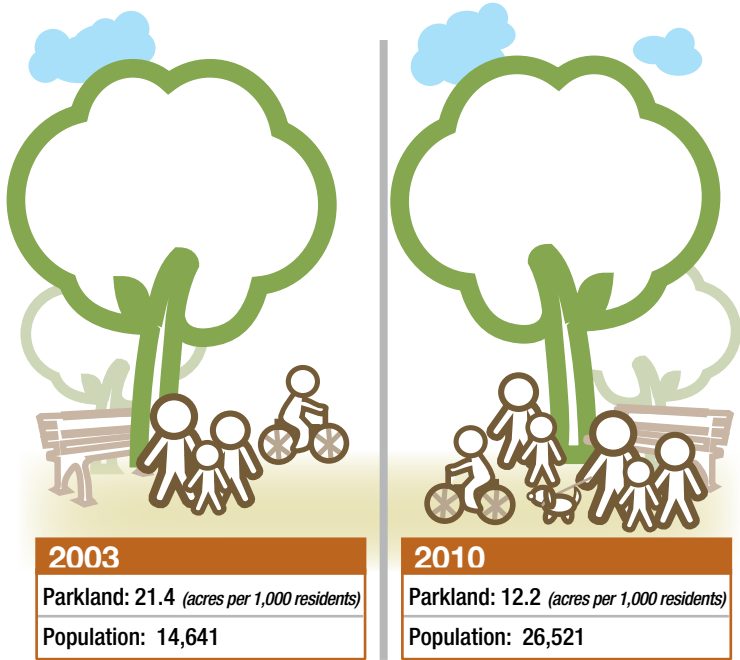


Sources: Texas Workforce Commission ([www.tracer2.com](http://www.tracer2.com)) and U.S. Bureau of Labor Statistics ([www.bls.gov/ces/home.htm](http://www.bls.gov/ces/home.htm)). [Last Chamber update: May 20, 2011]

# Leander parks vision receives makeover

## Tree's company: Population outpaces parks

Changes to Leander parks and people since 2003



Source: City of Leander Parks and Recreation Department

**Leander** The City of Leander is almost finished with an in-depth reimagining of its parks and facilities vision, making clearer the community's needs.

At the tail-end of fast growth over the last 10 years, Leander started the process for reviewing its 2004 Parks and Open Spaces Master Plan in late 2010.

"We're blessed with the parks we've gotten," Parks and Recreation Advisory Board Chairman Andy Sultenfuss said. "What we're trying to do currently is create a future and set some agenda. Building a park is not something you do in

an afternoon."

Officials are almost finished with an implementation plan that will outline the next five, 10 and 15 years in parks and recreation development.

"At the nucleus of quality of life in our community are our parks," city parks and recreation director Stephen Bosak said.

Priorities include park facilities in east Leander, sports facilities, water features, a multiuse community center and more, he said.

Full story by Victor O'Brien at [more.impactnews.com/13149](http://more.impactnews.com/13149)

# Local heavy hitters unite to form festival, highlight Austin's culinary talent



Dallas-based chef Tim Love, Uchi and Uchiko chef and co-owner Tyson Cole and C3 Presents co-founder Charlie Jones announced the festival's launch in May.

**Central Austin** Austin is now home to a new food and wine festival that its founders are hoping will become the next Austin City Limits Music Festival of the culinary industry.

In May, Charlie Jones, founding partner of Austin-based events company C3 Presents, chef Tyson Cole of Austin's Uchi and Uchiko restaurants, local restaurateur Jesse Herman and Dallas-based chef Tim Love announced the creation of the spring 2012 Austin Food & Wine Festival.

Utilizing the expertise of C3 as well as the festival's premier sponsor, *Food & Wine Magazine*, Cole said he envisions the event becoming so prominent that it will allow Austin to compete with other cities' popular

food and wine festivals.

"We started talking about this a couple months ago, and the whole idea was to continue the momentum of the city, the momentum of the food scene in Austin and really push the boundaries," Cole said. "If I can make a festival that's world-class, like the food and wine [festival in] Aspen or the food and wine [festival in] Miami, and can echo the food side similar to how the music side is in ACL, I think it's going to be an enormous addition to the Austin dining scene."

AFWF will replace the Texas Hill Country Wine & Food Festival following a merger.

Full story by Andrea Leptinsky at [more.impactnews.com/13241](http://more.impactnews.com/13241)

Impacts

## Coming Soon

**Leander** Terri Hiaumet is opening her fine fabrics and sewing studio, *Sew Something!*, 11880 W. Old FM 2243, Ste. 200, Leander, in mid-June. Sew Something! is a fully equipped sewing studio offering fine fabrics and sewing classes for all ages and skill levels. Open Tue.–Sat. 10 a.m.–6 p.m. 694-5912, [www.sew-something.com](http://www.sew-something.com)

**Southwest Austin**—Trudy's Tex-Mex Restaurant and Bar is opening its fourth restaurant in Austin, located at 13000 W. Hwy. 290 near the Belterra subdivision in the fall. The restaurant first opened in Austin in 1988 and features Tex-Mex and Southern-style cuisine. [www.trudys.com](http://www.trudys.com)

## Now Open

**Northwest Austin**—Jozito George, owner of Indian grocery store Apna Bazaar, opened *Maharaja Indian Cafe* on May 14. The restaurant, located at 8650 Spicewood Springs Road, Ste. 119, near US 183, serves a variety of dishes from throughout India, including George's hometown of Goa, where fish curry rice is popular. Other plates include fish fried with semolina, fish cutlets, tandoori chicken and naan. 249-9122

**Southwest Austin**—Offering vintage clothing, specialty antiques and more, *Vintage Vault* opened in early May at 6001 W. William Cannon Drive, Ste. 305B. Owned by Yolanda Palomarez, Vintage Vault hosts a Saturday vintage market the first Saturday of every month from 10 a.m.–4 p.m. 614-2162, [www.vintagevaultaustin.com](http://www.vintagevaultaustin.com)

**Central Austin**—AF1 Racing opened its new downtown store at 304 E. Cesar Chavez St. in late June. The shop, which specializes in parts, service and accessories for Ducati, Aprilia and other Italian motorcycles, will operate on a Tuesday-through-Saturday schedule. [www.af1racing.com](http://www.af1racing.com)





we're in a  
**great  
place**

With 50% off design  
center options, you can  
be in a *great place* too.

WHEN YOU PURCHASE BEFORE JULY 31, 2011

**JULY**  
NEW HOME SPECIAL



**Win a Trip to Hyatt-Lost Pines Resort**

Register at any of our local communities for your chance  
to WIN an all expenses paid Golf and Spa getaway.

**ENTER BEFORE JULY 22, 2011**



[taylormorrison.com/greatplace/austin](http://taylormorrison.com/greatplace/austin)



No purchase necessary to enter sweepstakes. For complete sweepstakes rules, visit any Taylor Morrison community. Design options and savings may vary by community. See a Sales Associate for details. Limited time offer for qualified purchases between July 5, 2011 and July 31, 2011 on accepted to-be- built purchases. May not be combined with other offers. Offer for qualified customers utilizing Taylor Morrison Home Funding, LLC, TX License: #149227. Services not available in all states. Rates, terms and conditions offered are subject to change without notice. All loans are subject to underwriting and loan qualification of the lender. Additional licensing or other details, including special financing incentives (as applicable), may be found at [www.taylormorrison.com/finance](http://www.taylormorrison.com/finance). Maximum seller contribution not to exceed LTV/lender guidelines. Offer void where prohibited or otherwise restricted by law. Visit [www.taylormorrison.com](http://www.taylormorrison.com) for additional disclaimers. © July, 2011, Taylor Morrison of Texas, Inc. All rights reserved.



# HOMES & COMMUNITIES

## CONTENTS

- 34 Neighborhood
- 35 Streetman Homes
- 36 Highland Homes
- 37 Mercedes Homes
- 38 Real estate listings

### REAL ESTATE

## Cool House Tour

Area homes show off energy-efficient techniques

By Huma Munir

For the 15th annual Cool House Tour, 16 homes from Round Rock, Austin, Westlake and Oak Hill were selected to serve as models of energy efficiency and conservation.

The Texas Solar Energy Society and the Austin Energy Green Building Program sponsored the event. They chose diverse houses in and around Austin that demonstrated energy efficiency and resource conservation, according to TSES' website.

The June 5 tour included the first green-rated and 5-star house in Round Rock, built by Solluna Builders, said Wayne Jeansonne, Solluna Builders president. Hundreds of people visited the home and asked questions about ways they can build and renovate their own homes, he said.

"The Cool House Tour organizers called [it] 'a classroom for the community,'" he said. "It's remarkable for several reasons."

Dan and Karen Cripe, owners of the showcased Round Rock home, designed and built a house that would have a low environmental impact, Jeansonne said.

He said the house was built with a reflective metal roof that prevents the heat from being trapped inside the house rather than a rooftop of black shingles that trap the heat and make it harder for the cooling system to work efficiently.

The house also includes solar panels on the rooftop, which sometimes generate more electricity than the house can use.

"Their [The Cripes'] most recent energy bill was an \$82 credit," Jeansonne said.

Jeansonne said the Cripes' house shows that people do not have to change their lifestyles drastically to be more energy efficient.

"You can live comfortably and conserve energy and resources at the same time," Jeansonne said.



▲ Dan and Karen Cripe's home on Johnson Way in Round Rock was showcased in the Cool House Tour June 5. They expect a net zero energy bill this year because the house is able to generate enough electricity for its use. The house originally cost \$295,000, but the green renovations brought the final price to about \$300,000, Solluna Builders President Wayne Jeansonne said.



Courtesy Solluna Builders



Courtesy Solluna Builders

▲ Energy-efficient appliances, such as the magnetic-induction cooktop, were installed in the kitchen.

◀ The Cripes' living room has four solar tubes that eliminate the need to turn on lights during the day.

## SIZZLING SUMMER SAVINGS!

**Davis Service Company**

Your Air Conditioning & Heating Experts



**Goodman**  
Air Conditioning & Heating  
Made in the USA

Call Us Today! (512) 335-6579 [www.DavisServiceCompany.com](http://www.DavisServiceCompany.com)

|                                                                                                                                                                               |                                                                                                                                                                               |                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>2 ton 16 SEER</b><br>A/C System with<br>Gas Heat Installed*<br><i>10 year warranty</i><br><b>\$3600</b><br>after rebates and<br>tax credits, plus tax.<br>Expires 8-5-2011 | <b>3 ton 16 SEER</b><br>A/C System with<br>Gas Heat Installed*<br><i>10 year warranty</i><br><b>\$4000</b><br>after rebates and<br>tax credits, plus tax.<br>Expires 8-5-2011 | <b>3 ton</b><br>R-22 condenser<br>installed*<br><i>5 year warranty</i><br><b>\$1800</b><br>plus tax.<br>Expires 7-15-2011        |
| <b>2 ton 15 SEER</b><br>Heat Pump System<br>Installed*<br><i>10 year warranty</i><br><b>\$3500</b><br>after rebates and<br>tax credits, plus tax.<br>Expires 8-5-2011         | <b>3 ton 15 SEER</b><br>Heat Pump System<br>Installed*<br><i>10 year warranty</i><br><b>\$3900</b><br>after rebates and<br>tax credits, plus tax.<br>Expires 8-5-2011         | <b>3 ton, slab</b><br>Evaporator Coil<br>Installed*<br><i>10 year warranty</i><br><b>\$1300</b><br>plus tax.<br>Expires 8-5-2011 |

TACLBO10746E



Financing Available

\* for most installations



REAL ESTATE

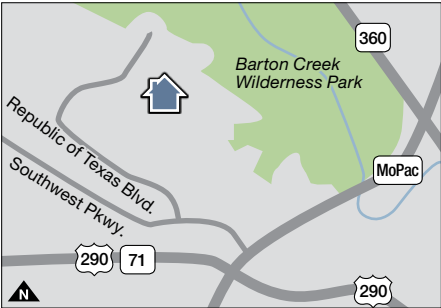
# Travis Country

## Travis County – 78736

Data compiled by  
Nason Hengst  
Keller Williams  
775-7900  
nason@nasoncompany.com



Overview



**Build-out year:** 2008

**Builders:** Morrison Homes, David Weekley Homes, Hammonds Homes, Legend Home Builders, Clark, Wilson Homes, Saldana Homes, D.R. Horton

**Number of homes:** 529

**Square footage:** 1,140–4,474

**Home values:** \$205,000–\$490,998

**HOA dues (estimated):** \$42 per month, mandatory

**Amenities:** Jogging and biking path, playground, community pool, sport courts, tennis courts

**Nearby attractions:** Blue Valley Pond, Edwards Aquifer, Gaines Creek Park, Barton Creek Wilderness Park

**Property taxes:**

|                                   |               |
|-----------------------------------|---------------|
| Austin ISD                        | 1.2270        |
| City of Austin                    | 0.4571        |
| Travis County                     | 0.4658        |
| Travis County Healthcare District | 0.0719        |
| Austin Community College District | 0.0951        |
| <b>Total (per \$100 value)</b>    | <b>2.3169</b> |

**Schools:**

**Austin Independent School District**  
1111 W. Sixth St., Austin, 78703  
www.austinisd.org

- Sunset Valley Elementary School
- Small Middle School
- Travis High School

On the market (As of June 20, 2011)

| No. of homes for sale | No. of homes under contract | Avg. days on the market |
|-----------------------|-----------------------------|-------------------------|
| 21                    | 15                          | 76                      |

Home sales (June 20, 2010–June 20, 2011)

| No. of homes sold in the last year | Square footage Low/High | Selling price Low/High |
|------------------------------------|-------------------------|------------------------|
| 74                                 | 1,352/3,654             | \$232,000/\$433,000    |

Featured homes



**5204 Magdalena Drive** **\$473,000**  
3 Bedroom / 2.5 Bath  
Agent: Sherri Williams  
732-3820



**5529 Hero Drive** **\$439,000**  
4 Bedroom / 3 Bath  
Agent: David McCollum  
306-1061



**5628 Republic of Texas Blvd.** **\$429,900**  
5 Bedroom / 3 Bath  
Agent: Mike Jones  
632-0037



**5717 Fort Benton Drive** **\$419,900**  
5 Bedroom / 4 Bath  
Agent: Yazmin Perez  
698-1655



**GATED COMMUNITY**

**4000 KAYWOOD COURT**

- The Uplands
- Lake Travis ISD
- Backyard Oasis with Pool



**CLOSE TO DOWNTOWN**

**1036 LIBERTY PARK #3**

- Maintenance-free Living in Westlake
- Eanes ISD
- Near Lady Bird Lake



**TRAVIS COUNTRY WEST**

**5717 MEDICINE CREEK**

- Travis Country West subdivision
- Great Access to Downtown
- Great Floor Plan



**UPGRADES AND GREENBELT**

**5205 CYPRESS RANCH**

- West Cypress Hills
- Hill Country View
- Exemplary Schools



**MORELAND PROPERTIES**  
512.263.3282 office  
www.moreland.com



For help to buy or sell a home, or more information on these great properties, call me.

**Linnann Guest** REALTOR®  
512.297.6283 • linnann@moreland.com • www.guestproperty.com





Streetman Homes Build on Your Lot

# Streetman Homes Guides Buyers Through Build on Your Lot Process

By Streetman Homes

Buyers wanting to build on their own land need look no further than Streetman Homes. With more than 120 years combined experience, Streetman Homes has the expertise to turn your dream home into a reality.

Streetman Homes is an Austin-based company that specializes in the creation of luxury homes. From more than 19 years, they have offered innovative home designs that inspire and invite. Streetman's Build on Your

Own Lot program features hundreds of floor plans from which buyers can choose. Their unique plans feature spacious and open living areas, gourmet kitchens and inviting elevations that utilize natural stone or stucco

with cedar accents to capture the essence of the Texas Hill Country. Optional features include children's retreats and wine cellars, among others. And, as with all Streetman homes, plans are flexible and can include an array of custom options.

"We work hard to make sure you get exactly what you want," explains Ryan Jackson, vice-president of Sales and Marketing, Streetman Homes.

Streetman guides buyers through every step of the Build-on-Your-Lot process. From the feasibility study to closing, Streetman makes the process practically seamless. They provide a level of customer service not found anywhere else.

"We're a privately-owned and local company," says Jackson. "We build between 125 and 175 homes a year. Because we build just a small number of homes, we are able to maintain extraordinarily high standards of construction and customer service."

The Streetman team constantly strives to provide a level of quality craftsmanship that distinguishes them from other homebuilders.

In 2010, Streetman Homes received 19 coveted MAX awards from the Home Builders Association of Greater Austin, including Builder of the Year, Construction Manager of the Year and Best Design Center.

They also were named Green Builders of the Year by the same organization for 2008, 2009 and 2010. "Every Streetman home is built to meet very high energy efficiency standards, far exceeding local codes," states Jackson.

Streetman Homes has built more 5-star Austin Energy Green Built homes than any other builder. To enhance energy efficiency of their homes, Streetman utilizes green-building standards such as radiant barrier roof decking and low-E double pane windows, among others.

But it is their homes' structural integrity that most buyers find engaging. "Everything is built on-site," states Jackson. "We engineer our slabs and frames. We don't use pre-fabricated parts."

To learn more about Streetman's build-on-your-lot program and areas in which they build, visit [streetmanhomes.com](http://streetmanhomes.com) or call 329-9966.

Better homes. Best locations.

**streetmanhomes.com • 512.329.9966**

©2011 Streetman Homes, Ltd., L.L.P. Terms, conditions, and pricing subject to change without notice. Restrictions may apply. See sales counselor for details.

**A** Barstow Court at Circle C Ranch  
COMING SOON!  
Barstow at Slaughter Lane  
(512) 329-9966

**B** Woodlands at Sendero Springs  
New Homes from the \$290's  
FM 1431 in Round Rock  
(512) 310-0127

**C** Meadows at Sendero Springs  
New Homes from the \$230's  
FM 1431 in Round Rock  
(512) 310-0127

**D** West Cypress Hills  
CLOSE OUT!  
West on Highway 71  
(512) 329-9966

**E** Mueller  
NEW HOMES COMING SOON!  
Minutes from Downtown  
(512) 329-9966

**F** Highland Horizon  
New Homes from the \$190's  
RR 620 in North Austin  
(512) 341-0777

**G** Pearson Place at Avery Ranch  
COMING SOON!  
Parmer at Avery Ranch  
(512) 329-9966

**STREETMAN**  
HOMES



# Highland Homes' Final Phase at Steiner Ranch

By Highland Homes

With Steiner Ranch nearing completion, buyers have only one more chance to build with Highland Homes in the award-winning master planned development.

The company's final phase at Steiner Ranch is Santaluz – a small, gated community which features 90-foot lots, superior amenities and some of the most spectacular views that Steiner Ranch has to offer.

"We tailor our homes to the sites they are built on," explains Lyn Richardson, Highland Homes sales consultant. "We take into account where the lot is situated and build the home to capture the best view."

All of the lots in Santaluz are oversized and offer either greenbelt views or stunning canyon views. Plans start at 3,300 sq. ft. and range in price from \$600,000 to almost \$1 million. All plans feature four to five bedrooms and at least three bathrooms.

And, unlike many builders, Highland Homes' in-house architects are able to accommodate semi-custom to custom designs. "We can offer buyers the best of

both worlds – beautiful, efficient floor plans that can be tailored to their specific needs," adds Richardson.

Many of the architectural details offered by Highland Homes in Steiner Ranch are considered upgrades with other builders. Some of their standard options include four sides clay brick with stone or stucco, soaring ceilings that slope to 15 feet in height, oversized windows, more than 250 standard tile selections, custom-built 40-inch raised panel cabinets and much more.

Residents of Santaluz have access to all of the amenities at Steiner Ranch, including private access to Lake Austin, three community centers, numerous pools, 750 acres of nature preserves and more. Santaluz is only minutes from Lake Travis, as well.

Steiner Ranch offers convenience like no other community, with several on-site restaurants and elementary schools, a daycare center, ice cream and coffee shops and gas station. In addition, a Randalls Signature grocery store is scheduled to open this



In addition to spectacular views, the 916 plan at Santaluz is 4,339 sq. ft. and has five bedrooms, five-and-a-half baths and three living areas with a three-car garage.

summer at the entrance to Steiner Ranch.

Santaluz is situated within Leander ISD and feeds into River Ridge Elementary, Canyon Ridge Middle School and Vandegrift High School. "The schools here are high caliber," adds Richardson. "And they're close – Santaluz is within walking distance to River Ridge."

With a strong reputation for quality homes and excellent customer service, it's no wonder Highland Homes is Texas'

premier home builder. "At Highland Homes, we are not 'done' when the customer closes on his or her house. We go above and beyond to provide excellent customer service and ensure that our customer is happy," states Richardson.

Home sites in this stunning community are selling quickly. To learn more about Santaluz, visit HighlandHomes.com or calling Lyn Richardson at 512-266-7117.



## Inner Space... Outer Beauty

Bring in this ad to receive \$2,500 in additional options or upgrades

There has never been a better opportunity to own a quality home in Austin's most sought after neighborhoods.

From large homesites in the Hill Country with views, to homes for first-time buyers in communities with amenities galore, Highland Homes offers home buyers more options, a higher standard of quality and design features like no other in the area.

Visit [www.HighlandHomes.com](http://www.HighlandHomes.com) for more information. Ask about the Highland Homes upgrade offer.

*Homes All Over Austin from the \$240's-\$600's*

- |                                                                                                           |                                                                 |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 1) THE VIEWS AT BELTERRA • From the \$240's<br>512-432-0200<br>BELTERRA • From the \$300's • 512-301-9110 | 5) CRYSTAL FALLS • From the low \$200's<br>512-260-8333         |
| 2) ROCKY CREEK • From the \$330's • 512-303-0112                                                          | 6) THE RANCH AT BRUSHY CREEK • From the \$250's<br>512-255-4454 |
| 3) STEINER RANCH • From the \$590's • 512-266-7117                                                        | 7) ARBOR PLACE • From the \$330's • 512-310-7911                |
| 4) WHITESTONE OAKS • From the \$210's<br>512-260-2222                                                     | 8) COMMONS AT ROWE LANE • From the \$150's<br>512-251-8900      |

**HIGHLAND**  
HOMES

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

Must bring in ad to receive \$2,500 allowance. Valid on new contracts only. Cannot be exchanged for cash. Valid in Austin area communities through 6/30/2011. Prices and information are subject to change at anytime without notice. See Sales Counselor for details.



# Breathtaking Vistas at Mercedes Homes

By Mercedes Homes

Mercedes Homes offers upscale living in a tranquil environment at the beautiful Vistas at Lake Travis. With gorgeous half-acre home sites and a low tax rate, Mercedes is the natural choice for a new home.

The Vistas is located off of State Highway 71 and Bee Creek Road, less than a mile from Lake Travis. All home sites are at least a half-acre, offering trees and level yards, perfect for children and gardening or landscaping projects. Prices start at \$370,000 and range in size from 2,976 sq. ft. to 4,241 sq. ft.

Homes at The Vistas feature spacious and open floor plans which are available with an array of custom options. And, Mercedes Homes will work to build each home to best suit the buyers' needs.

A quaint, small community, The Vistas at Lake Travis will have a total of 38 homes when completed. It is located within the Exemplary-rated Lake Travis ISD and has the lowest tax rate (1.95 percent) in the area. This prime location also provides easy access to Lake Travis,

upscale shopping and dining. In addition, Lakeway Regional Medical Center, slated to open next year, is only minutes away.

Mercedes Homes has been building quality homes for 25 years. Their distinctive design, coupled with research and innovation, has resulted in homes that are stronger, safer and more energy efficient.

"Our Green Logic program outlines 17 ENERGY STAR features, including insulated garage doors, high performance low-E windows, low VOC paint and much more," explains Mike Flanagan, sales professional for The Vistas at Lake Travis. "All 17 of these features are standard in every home we built."

In cooperation with their technology partners, Mercedes Homes also has developed features and options designed to increase structural strength and reduce the chance for water intrusion in storm conditions.

"Our mission is to build distinctive homes of outstanding and enduring value while providing an enjoyable experience for our customers," adds Flanagan. "And



Mercedes Homes builds a variety of luxurious plans in the Vistas at Lake Travis community, including the Tyler design, which serves as the model home.

that is exactly what we do."

Skill, experience, passion and commitment are all part of the craftsmanship that goes into each Mercedes home. Their family of dedicated employees and trade partners works diligently to build homes that will be enjoyed for years to come.

"In 25 years, we've grown from building 35 homes a year to building thousands. Our company continues to be an

industry leader not because of the number of homes we build, but because of how we build them," states Flanagan.

Mercedes Homes offers one- and two-year limited warranties, as well as a 10-year structural warranty. To learn more about The Vistas at Lake Travis, visit MercedesHomes.com.

## Mercedes Homes

Present this ad to receive:

### \$1,000 TOWARDS CLOSING COSTS\*

- |                                                                                                     |                                                                                                        |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| ◆ <b>HIGHLANDS AT CRYSTAL FALLS</b> – Leander<br>From the \$210's • (512) 528-9911                  | ◆ <b>GARLIC CREEK</b> – Buda<br>From the \$210's • (512) 312-2150                                      |
| ◆ <b>THE FAIRWAYS AT CRYSTAL FALLS</b> – Leander<br>Now Selling • From the \$290's • (512) 528-9911 | ◆ <b>RIM ROCK</b> – Driftwood<br>From the low \$300's • (512) 858-4700                                 |
| ◆ <b>GRAND MESA AT CRYSTAL FALLS</b> – Leander<br>From the \$420's • (512) 528-9911                 | ◆ <b>LA VENTANA</b> – Driftwood<br>From the \$370's • (512) 858-4700                                   |
| ◆ <b>RANCH AT BRUSHY CREEK</b> – Cedar Park<br>From the \$240's • (512) 248-8125                    | ◆ <b>BRIDGES OF BEAR CREEK</b> – Southwest/Central Austin<br>From the \$270's • (512) 292-6008         |
| ◆ <b>THE VISTAS AT LAKE TRAVIS</b> – Spicewood<br>From the \$370's • (512) 699-1244                 | ◆ <b>BRIDGES OF BEAR CREEK ESTATES</b> – Southwest/Central Austin<br>From the \$420's • (512) 292-6008 |



CALL TODAY: 877-899-7999

\*Offer expires 7/31/2011. Offer, prices, plans, specifications and availability are subject to change and/or cancellation at any time without prior notice. May not be combined with any other offers or promotions. Additional details and restrictions are listed in Buyer's contract. Please contact community salesperson for additional details and restrictions.



www.MercedesHomes.com



# Market Data Lake Travis/Westlake

## On the market (May 1–31)

| Price Range         | Number of homes for sale/average days on market |        |        |        |        |        |        |         |
|---------------------|-------------------------------------------------|--------|--------|--------|--------|--------|--------|---------|
|                     | 78726                                           | 78730  | 78732  | 78733  | 78734  | 78735  | 78738  | 78746   |
| Less than \$149,000 | -                                               | 3/192  | 3/108  | 3/125  | 16/142 | 2/42   | 2/21   | -       |
| \$150,000–\$199,999 | -                                               | 34/12  | 1/99   | 1/74   | 22/162 | 5/40   | 2/22   | 7/141   |
| \$200,000–\$299,999 | 15/54                                           | 21/51  | 21/92  | 6/42   | 78/88  | 14/52  | 22/80  | 6/64    |
| \$300,000–\$499,999 | 21/52                                           | 3/252  | 22/100 | 10/18  | 55/146 | 30/106 | 27/127 | 8/132   |
| \$500,000–\$599,999 | 3/48                                            | 14/144 | 33/62  | 10/67  | 35/172 | 11/144 | 58/117 | 9/87    |
| \$600,000–\$699,999 | 2/116                                           | 5/115  | 24/75  | 10/45  | 28/122 | 3/152  | 35/89  | 21/51   |
| \$700,000–\$799,999 | 4/78                                            | 19/64  | 26/62  | 13/76  | 29/130 | 14/97  | 35/91  | 45/91   |
| \$800,000–\$999,999 | -                                               | 10/168 | 20/74  | 9/85   | 16/154 | 10/95  | 20/194 | 36/79   |
| \$1 million +       | 1/39                                            | 35/159 | 27/150 | 31/135 | 60/188 | 32/93  | 47/157 | 109/132 |

## Monthly home sales (May 1–31)

| Month    | Number sold/Median price |              |              |              |
|----------|--------------------------|--------------|--------------|--------------|
|          | 78726                    | 78730        | 78732        | 78733        |
| May 2010 | 12/\$320,500             | 9/\$605,000  | 39/\$391,500 | 16/\$492,300 |
| May 2011 | 9/\$378,500              | 21/\$445,000 | 27/\$428,100 | 9/\$570,000  |

| Month    | Number sold/Median price |              |              |              |
|----------|--------------------------|--------------|--------------|--------------|
|          | 78734                    | 78735        | 78738        | 78746        |
| May 2010 | 47/\$267,000             | 26/\$385,000 | 35/\$399,900 | 40/\$526,000 |
| May 2011 | 47/\$300,000             | 17/\$355,000 | 29/\$390,000 | 48/\$572,000 |

Market Data provided by  
Nason Hengst  
Keller Williams  
775-7900  
nason@nasoncompany.com



# Property Listings

| ZIP code | City   | Subdivision                | Address                      | Bed/Bath | Price       | Sq. ft. | Agent             | Phone    | Agency                        |
|----------|--------|----------------------------|------------------------------|----------|-------------|---------|-------------------|----------|-------------------------------|
| 78730    | Austin | Greenshores on Lake Austin | 7420 Oak Shores Drive        | 5br/4ba  | \$975,000   | 4,265   | Vince Martinez    | 785-4288 | Keller Williams Realty        |
| 78730    | Austin | Long Canyon                | 9205 Bell Mountain Drive     | 4br/4ba  | \$985,000   | 4,950   | Martha Hunke      | 217-2891 | Amelia Bullock, Realtors      |
| 78730    | Austin | Long Canyon                | 8103 Bell Mountain Drive     | 5br/5ba  | \$1,895,000 | 6,667   | Edward Askelson   | 656-2542 | Prudential Texas Realty       |
| 78730    | Austin | River Place                | 10206 Treasure Island Drive  | 4br/3ba  | \$549,900   | 3,741   | Aaron Lancaster   | 751-7533 | Keller Williams Realty        |
| 78732    | Austin | Comanche Canyon Ranch Area | 12701 Monte Castillo Parkway | 4br/4ba  | \$1,100,000 | 4,006   | Priscilla Hanson  | 919-6406 | Moreland Properties           |
| 78732    | Austin | Comanche Canyon Ranch Area | 12712 Monte Castillo Parkway | 4br/4ba  | \$1,199,000 | 4,306   | Priscilla Hanson  | 919-6406 | Moreland Properties           |
| 78732    | Austin | Comanche Canyon Ranch      | 12932 S. Luna Montana Way    | 3br/3ba  | \$999,000   | 3,674   | Edward Askelson   | 656-2542 | Prudential Texas Realty       |
| 78732    | Austin | River Dance                | 228 Mediterra Point          | 4br/3ba  | \$465,000   | 3,297   | Samuel Wachnin    | 656-3378 | Moreland Properties           |
| 78732    | Austin | Steiner Ranch              | 12904 Noyes Lane             | 4br/2ba  | \$398,000   | 3,160   | Sherry Scales     | 925-8928 | HomeNet Realty                |
| 78732    | Austin | Steiner Ranch              | 2112 Westfalian Trail        | 4br/2ba  | \$285,000   | 2,435   | Sally Nicely      | 809-2224 | Austin City Living            |
| 78732    | Austin | Steiner Ranch              | 13513 Country Trails Lane    | 4br/3ba  | \$625,000   | 3,841   | Gene Arant        | 261-1000 | Keller Williams - Lake Travis |
| 78732    | Austin | Steiner Ranch              | 12021 Rayo De Luna Lane      | 5br/3ba  | \$420,000   | 3,153   | Derrick Jones     | 657-8225 | Austin City Living            |
| 78732    | Austin | Steiner Ranch              | 600 Horseback Hollow         | 4br/4ba  | \$559,000   | 3,574   | Katherine Brooks  | 439-0411 | Keller Williams Realty        |
| 78732    | Austin | Steiner Ranch              | 12500 Rush Creek Lane        | 4br/3ba  | \$315,000   | 2,957   | Gretchen Woellner | 691-6808 | Coldwell Banker United        |
| 78732    | Austin | Steiner Ranch              | 11620 Woodland Hills Trail   | 4br/3ba  | \$539,900   | 3,773   | Ken Bartlett      | 418-1435 | Keller Williams Realty        |
| 78732    | Austin | Steiner Ranch              | 11805 Eagles Glen Drive      | 4br/3ba  | \$625,000   | 4,697   | Gene Arant        | 261-1000 | Keller Williams - Lake Travis |
| 78732    | Austin | Steiner Ranch              | 13305 Bright Sky Overlook    | 4br/3ba  | \$600,000   | 3,000   | Joy Brillante     | 423-4479 | Avalar Austin                 |
| 78732    | Austin | Steiner Ranch, River Dance | 513 Summer Alcove Way        | 5br/5ba  | \$592,561   | 4,222   | Ryan France       | 773-3493 | StoneHaven Realty             |
| 78732    | Austin | Steiner Ranch, River Dance | 617 Emerald Ridge Drive      | 4br/4ba  | \$589,712   | 4,000   | Ryan France       | 773-3493 | StoneHaven Realty             |
| 78732    | Austin | The View at Steiner Ranch  | 4401 Steiner Ranch Blvd.     | 3br/2ba  | \$489,000   | 2,211   | Elicia Gower      | 657-7510 | Keller Williams Realty        |
| 78733    | Austin | Lake Ridge Estates         | 10010 Lake Ridge Drive       | 3br/2ba  | \$215,373   | 1,392   | Pearl Jones       | 786-7355 | Keller Williams - Lake Travis |
| 78733    | Austin | Lake Ridge Estates         | 110 S. Lake Hills Drive      | 3br/3ba  | \$345,000   | 2,180   | Brian Fahey       | 970-8772 | Coldwell Banker United        |
| 78733    | Austin | Rob Roy on Lake            | 1109 Elder Circle            | 3br/2ba  | \$630,000   | 2,721   | Stephanie Nick    | 426-9183 | Capital City Sothebys Int'l   |
| 78733    | Austin | Senna Hills                | 2104 Rivina Drive            | 4br/3ba  | \$545,000   | 3,404   | Jan Moreland      | 694-0494 | Moreland Properties           |
| 78733    | Austin | Senna Hills                | 2329 Gilia Drive             | 2br/2ba  | \$559,000   | 3,185   | Michele Turnquist | 431-1121 | Turnquist Partners, Realtors  |
| 78734    | Austin | Apache Shores              | 14105 Fort Smith Trail       | 4br/2ba  | \$299,900   | 2,178   | Greg Young        | 587-1337 | Keller Williams Realty        |
| 78734    | Austin | Bella Montagna             | 108 Palazza Alto             | 5br/5ba  | \$1,895,000 | 7,448   | Kay DaSilva       | 426-1599 | Avalar Austin                 |
| 78734    | Austin | Cardinal Hills             | 404 Hummingbird Lane         | 2br/2ba  | \$266,900   | 1,756   | Susan Conti       | 750-9965 | Coldwell Banker United        |
| 78734    | Austin | Cardinal Hills             | 406 Hummingbird Lane         | 2br/2ba  | \$259,900   | 1,670   | Susan Conti       | 750-9965 | Coldwell Banker United        |
| 78734    | Austin | Cardinal Hills             | 408 Hummingbird              | 3br/3ba  | \$288,900   | 2,104   | Susan Conti       | 750-9965 | Coldwell Banker United        |
| 78734    | Austin | Cardinal Hills             | 404-A Hummingbird Lane       | 3br/3ba  | \$309,900   | 2,584   | Susan Conti       | 750-9965 | Coldwell Banker United        |
| 78734    | Austin | Cardinal Hills             | 406-A Hummingbird Lane       | 2br/2ba  | \$275,900   | 1,953   | Susan Conti       | 750-9965 | Coldwell Banker United        |
| 78734    | Austin | Cardinal Hills             | 408-A Hummingbird Lane       | 2br/2ba  | \$279,900   | 1,983   | Susan Conti       | 750-9965 | Coldwell Banker United        |
| 78734    | Austin | Cardinal Hills             | 15308 Joseph Drive           | 4br/3ba  | \$399,500   | 2,784   | Peg Braxton       | 263-6700 | Keller Williams - Lake Travis |
| 78734    | Austin | Costa Bella                | 207 Costa Bella Drive        | 4br/4ba  | \$2,350,000 | 7,842   | Dee Shultz        | 330-1031 | Keller Williams Realty        |
| 78734    | Austin | Costa Bella                | 202 Bella Cima Drive         | 5br/4ba  | \$1,650,000 | 7,725   | Shannon Schmitz   | 426-9069 | Turnquist Partners, Realtors  |
| 78734    | Austin | Courtyard at Preserve      | 27 Juniper Berry Way         | 3br/2ba  | \$250,000   | 2,255   | Michael DaSilva   | 423-8850 | Avalar Austin                 |
| 78734    | Austin | Lakeland Hills             | 15909 Allenwood Drive        | 2br/2ba  | \$224,900   | 2,151   | Todd Hower        | 636-3970 | Private Label Realty          |
| 78734    | Austin | Lakeway                    | 113 Carefree Circle          | 4br/3ba  | \$469,000   | 3,058   | Russell Eitel     | 633-1758 | Keller Williams - Lake Travis |

ZIP code guide

78726

Four Points

78730

River Place

78732

Steiner Ranch

78733

Bee Caves Road area

78734

Lakeway

78735

Barton Creek

78738

Bee Cave

78746

West Lake Hills/Rollingwood



13513 Country Trails Lane \$625,000



617 Emerald Ridge Drive \$589,712



108 Palazza Alto \$1,895,000



27 Juniper Berry Way \$250,000



REAL ESTATE

Property Listings

| ZIP code | City            | Subdivision                    | Address                       | Bed/Bath | Price       | Sq. ft. | Agent                  | Phone    | Agency                            |
|----------|-----------------|--------------------------------|-------------------------------|----------|-------------|---------|------------------------|----------|-----------------------------------|
| 78734    | Austin          | Lakeway                        | 405 New Lido Drive            | 2br/2ba  | \$342,000   | 2,062   | Warren Chirhart        | 925-9182 | Keller Williams - Lake Travis     |
| 78734    | Austin          | Lakewind Estates               | 4501 Lago Viento              | 5br/4ba  | \$690,900   | 7,309   | Russell Eitel          | 633-1758 | Keller Williams - Lake Travis     |
| 78734    | Austin          | Marina Cove                    | 1101 Oak Hurst Road           | 3br/2ba  | \$210,000   | 1,570   | Bertina Schreiber      | 796-5740 | Moreland Properties               |
| 78734    | Austin          | Travis Landing                 | 5600 Arroyo Road              | 3br/2ba  | \$399,900   | 2,400   | Andrea Martin          | 423-4969 | Keller Williams - Lake Travis     |
| 78734    | Lakeway         | Boulevard at Lakeway           | 24 Prestonwood Circle         | 3br/3ba  | \$345,000   | 2,130   | Jenny Palmieri         | 560-6104 | Moreland Properties               |
| 78734    | Lakeway         | Cardinal Hills                 | 522 Meadowlark St.            | 4br/3ba  | \$315,900   | 2,600   | Susan Conti            | 750-9965 | Coldwell Banker United            |
| 78734    | Lakeway         | Cardinal Hills                 | 522-A Meadowlark St.          | 3br/3ba  | \$294,900   | 2,251   | Susan Conti            | 750-9965 | Coldwell Banker United            |
| 78734    | Lakeway         | Lakeway                        | 222 Capri                     | 3br/2ba  | \$284,500   | 1,861   | Russell Eitel          | 633-1758 | Keller Williams - Lake Travis     |
| 78734    | Lakeway         | Lakeway                        | 109 Hurst Creek Road          | 3br/3ba  | \$325,000   | 2,526   | Gerald Thibodeaux      | 762-3401 | Avalar Austin                     |
| 78734    | Lakeway         | Lakeway                        | 123 Snapper                   | 4br/4ba  | \$775,000   | 5,163   | Mary Hickey            | 796-4245 | Keller Williams - Lake Travis     |
| 78734    | Lakeway         | Lakeway                        | 404 Explorer                  | 4br/3ba  | \$494,600   | 3,436   | Elaine Garner          | 261-4422 | Keller Williams - Lake Travis     |
| 78734    | Lakeway         | Lakeway                        | 1605 Flint Court              | 4br/3ba  | \$364,605   | 2,775   | Elaine Garner          | 261-4422 | Keller Williams - Lake Travis     |
| 78734    | Lakeway         | Lakeway                        | 422 Malabar St.               | 3br/3ba  | \$385,000   | 4,030   | Scott Bullard          | 573-6426 | Keller Williams - Lake Travis     |
| 78734    | Lakeway         | Lakeway                        | 602 Flamingo Cove             | 3br/2ba  | \$275,000   | 2,081   | Diana Thomas           | 970-4489 | Capital City Sothebys Intl Realty |
| 78734    | Lakeway         | Original City                  | 1117 Lohmans Crossing Road    | 3br/2ba  | \$239,499   | 1,824   | Patricia Smith         | 637-8277 | Keller Williams Realty            |
| 78734    | Lakeway         | Stoney Creek Villas Condo      | 12 Stoney Creek Cove          | 3br/2ba  | \$202,000   | 1,794   | Margaret Calbert       | 626-2933 | Keller Williams - Lake Travis     |
| 78735    | Austin          | Barton Creek West              | 2205 Wimberly Lane            | 5br/4ba  | \$830,000   | 4,138   | Francie Little         | 468-5753 | AvenueOne Properties              |
| 78735    | Austin          | Barton Creek West              | 1908 Wimberly Lane            | 5br/4ba  | \$875,000   | 4,706   | Dylan Everett          | 680-7523 | J.B. Goodwin, Realtors            |
| 78735    | Austin          | Barton Creek                   | 8409 Calera Drive             | 3br/4ba  | \$1,795,000 | 5,300   | Dee Shultz             | 330-1031 | Keller Williams Realty            |
| 78735    | Austin          | Barton Creek                   | 7508 Escala Drive             | 4br/4ba  | \$2,150,000 | 6,198   | Jeff Hayenga           | 695-6190 | Keller Williams Realty            |
| 78735    | Austin          | Parke at Travis Country Condo  | 5000 Mission Oaks Blvd.       | 2br/2ba  | \$341,000   | 2,075   | Bill Flood             | 327-9310 | Stanberry & Associates            |
| 78735    | Austin          | Woods Travis Country Condo     | 4404 Travis Country Circle    | 3br/2ba  | \$204,997   | 1,421   | Richard Cain           | 794-6601 | Keller Williams Realty            |
| 78738    | Austin          | Falconhead West                | 4909 Julian Alps              | 5br/4ba  | \$529,900   | 4,139   | Sandy Cary             | 589-1002 | Capital City Sothebys Intl Realty |
| 78738    | Austin          | Lake Pointe                    | 12015 Pleasant Panorama View  | 4br/4ba  | \$800,000   | 4,143   | Jeff Gifford           | 775-1797 | Keller Williams Realty            |
| 78738    | Austin          | Rocky Creek                    | 17101 Yellow Star             | 5br/4ba  | \$607,900   | 4,557   | Sandy Cary             | 589-1002 | Capital City Sothebys Intl Realty |
| 78738    | Austin          | Rocky Creek                    | 17209 Rush Pea Circle         | 5br/4ba  | \$526,900   | 4,132   | Sandy Cary             | 589-1002 | Capital City Sothebys Intl Realty |
| 78738    | Austin          | Rocky Creek                    | 17213 Rush Pea Circle         | 5br/5ba  | \$535,900   | 4,277   | Sandy Cary             | 589-1002 | Capital City Sothebys Intl Realty |
| 78738    | Austin          | Spanish Oaks                   | 12616 Grama Cove              | 4br/4ba  | \$1,490,000 | 4,261   | Kathleen Bucher        | 784-7169 | Keller Williams Realty            |
| 78738    | Austin          | Spillman Ranch                 | 15013 Spillman Ranch Loop     | 4br/3ba  | \$495,000   | 3,486   | Don Fry                | 944-9274 | Coldwell Banker United            |
| 78738    | Austin          | The Hills of Lakeway           | 12 Treehaven Lane             | 4br/4ba  | \$725,000   | 4,149   | E.H. (Bubba) Breazeale | 517-4247 | Turnquist Partners Realtors       |
| 78738    | Austin          | The Ridge at Alta Vista        | 214 Vailco Lane               | 4br/3ba  | \$600,000   | 4,772   | Rose Castro            | 656-3281 | EXIT-Options Realty               |
| 78738    | Austin          | Hwy. 71                        | 5005 Calabria Court           | 4br/5ba  | \$1,450,000 | 5,039   | Cord Shiftet           | 751-2673 | Moreland Properties               |
| 78738    | Austin          | Yaupon Creek                   | 209 Rivulet Lane              | 3br/2ba  | \$335,000   | 1,860   | Carol Verrengia        | 785-3505 | Private Label Realty              |
| 78738    | Austin          | Yaupon Creek                   | 203 Rivulet Lane              | 4br/3ba  | \$385,000   | 2,401   | Sue Ellett             | 422-7182 | Coldwell Banker United            |
| 78746    | Austin          | Countryside                    | 2002 Mistywood Drive          | 4br/2ba  | \$475,000   | 2,538   | Lee Allbright          | 413-9520 | Coldwell Banker United            |
| 78746    | Austin          | Beecave Woods                  | 1914 Holly Hill Drive         | 4br/2ba  | \$595,000   | 2,500   | Valerie Armstrong      | 423-0218 | Keller Williams Realty            |
| 78746    | Austin          | Davenport Ranch                | 5919 Bold Ruler Way           | 6br/6ba  | \$2,699,000 | 9,025   | Susan Avant            | 917-9936 | AvenueOne Properties              |
| 78746    | Austin          | Habidad Condo                  | 1707 Spyglass Drive           | 2br/2ba  | \$269,000   | 1,394   | David McCormick        | 794-6656 | Keller Williams Realty            |
| 78746    | Austin          | Hills Lost Creek               | 6628 Whitemarsh Valley Walk   | 4br/4ba  | \$875,000   | 5,000   | Bill Flood             | 327-9310 | Stanberry & Associates            |
| 78746    | Austin          | Lost Creek                     | 6514 Whitemarsh Valley Walk   | 4br/2ba  | \$459,000   | 2,458   | Tate Chiles            | 305-3720 | e-Executive Realty                |
| 78746    | Austin          | Preserve at Lost Gold Cave     | 2020 Cueva De Oro Cove        | 6br/5ba  | \$2,490,000 | 6,103   | Christina Harmon       | 417-5234 | Coldwell Banker United            |
| 78746    | Austin          | Rob Roy                        | 714 Beardsley Lane            | 5br/5ba  | \$1,180,000 | 6,179   | Kent Redding           | 306-1001 | Prudential Texas Realty           |
| 78746    | Austin          | Rob Roy                        | 5 Stegner Lane                | 5br/4ba  | \$1,550,000 | 4,603   | Kay Andrews            | 750-0183 | Amelia Bullock, Realtors          |
| 78746    | Austin          | The Greene at Toro Canyon      | 3807 Toro Canyon Drive, No. 1 | 4br/3ba  | \$864,990   | 3,495   | Michael Hammonds       | 983-6603 | Moreland Properties               |
| 78746    | Austin          | Timberline Terrace             | 4709 Timberline Drive         | 3br/2ba  | \$659,000   | 2,250   | Marybeth Hubenak       | 431-3179 | Amelia Bullock, Realtors          |
| 78746    | Austin          | Westlake Condominium Community | 1501 Allen Road               | 2br/1ba  | \$189,900   | 1,030   | Henny Suwono           | 705-5578 | J.B. Goodwin, Realtors            |
| 78746    | Austin          | Woods Westlake                 | 1600 Surrey Hill Drive        | 4br/2ba  | \$475,000   | 2,360   | Jaymes Willoughby      | 347-9599 | Keller Williams Realty            |
| 78746    | Austin          | Woods Westlake                 | 1500 Surrey Hill Drive        | 4br/2ba  | \$525,000   | 2,286   | Barbara Gremillion     | 775-2904 | Coldwell Banker United            |
| 78746    | West Lake Hills | Cortona                        | 444 Cortona Cove              | 5br/5ba  | \$2,850,000 | 6,766   | Susan Griffith         | 944-4052 | Amelia Bullock, Realtors          |



405 New Lido Drive \$342,000



222 Capri \$284,500



2205 Wimberly Lane \$830,000



17209 Rush Pea Circle \$526,900



5005 Calabria Court \$1,450,000



6514 Whitemarsh Valley Walk \$459,000



1500 Surrey Hill Drive \$525,000

For more residential real estate listings, visit [more.impactnews.com/13489](http://more.impactnews.com/13489)

Residential real estate listings added to the market between 06/09/11 and 06/23/11 were included and provided by the Austin Board of Realtors, [www.abor.com](http://www.abor.com). Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.



# We hear you loud and clear.

Explore the all-new

**IMPACT**DEALS.COM

Hundreds of local coupons. Available every day, where you live, work and play!

