



**Ross Milloy | 29**

President of the Greater Austin–San Antonio Corridor speaks on the future of transportation between the cities

## Growth continues in western Travis County

Belvedere, Rocky Creek communities developing new homes along Hamilton Pool Road

By Tiffany Young

Along Hamilton Pool Road, master-planned communities—large subdivisions that have one developer and generally work with a few chosen homebuilders—are slowly filling in areas that used to be ranches.

Coming from Hwy. 71, just past Verde's Mexican Parrilla, is the newly built Rocky Creek community on the south side of the road with the Belvedere on Hamilton Pool Road community a little further west on the north side of the road.

"West Travis County is going to continue to be a great place to be," Belvedere developer Joel Robuck said.

### Belvedere

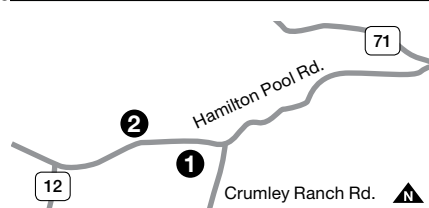
Robuck said Belvedere—with 223 home sites—was a professional dream come true for him. Having developed about 700 home sites in Lake Pointe on Bee Creek Road in the mid-'90s, when the road was just two lanes, he kept hearing that customers wanted more land in a gated, master-planned community.

From those purchasing lots in Lake Pointe, Robuck learned what residents were looking for.

"They would come to me and say, 'We love the Hill Country. We want to be in West Travis County. We want to be in the Lake Travis school district. But we want a little more land, more streets, more open space, a gated,



Courtesy Rocky Creek



1 Phase 2 construction of Rocky Creek will begin by the end of this year.

2 Belvedere developer Joel Robuck shares his vision for the community.



Tiffany Young

master-planned community—and that was the genesis of Belvedere," Robuck said.

He began searching for land along Hamilton Pool Road and had an opportunity to purchase

land for Belvedere around 1998, but, with a lack of potable water for the community, decided against purchasing the land.

A second opportunity to See **Developments** | 17

## Draft rules to curb future aquifer use

Travis County considers changing subdivision laws

By Joe Olivieri

Travis County wants to protect its underground water supply by changing laws affecting future subdivisions.

Precinct 3 Travis County Commissioner Karen Huber said that for more than 20 years, the county has unsuccessfully lobbied the state Legislature to establish a groundwater conservation district for the Trinity Aquifer in western Travis County.

"[Trying to establish a district has] been a long and arduous process," Huber said. "At some point, we have to move forward in some ways that we can ensure that we've got water availability in the future."

In 2010, the Commissioners Court started to consider amending county law to regulate future aquifer usage.

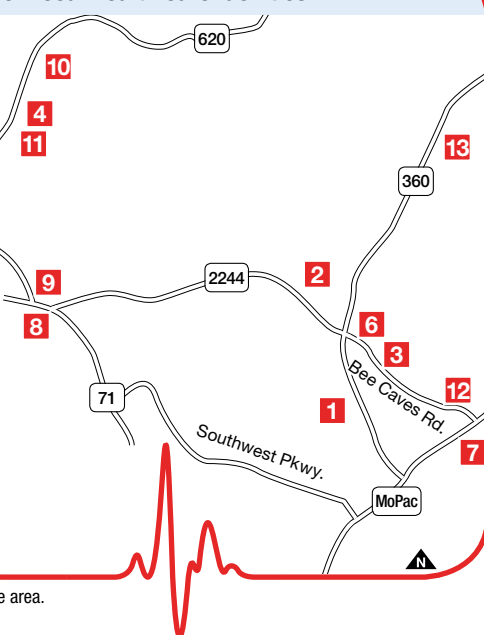
Last October, the Travis County Commissioners Court placed a yearlong ban on approving any new subdivisions that would use Trinity Aquifer water and appointed a stakeholder committee to study other counties' groundwater laws. The stakeholders were chosen for their knowledge of ranching and environmental issues, among other criteria.

Since then, the committee made recommendations (see sidebar on Page 21) that emphasized data collection, contingency planning and density

See **Groundwater** | 21

### Recently opened and coming soon local health care facilities

- 1 Austin Diagnostic Clinic
- 2 Cryo Studio of Austin
- 3 Heel Pain Center of Central Texas
- 4 Lake Travis Eye & LaserCenter
- 5 Lakeway Regional Medical Center
- 6 Texas Compounding Pharmacy
- 7 The Headway Neural Advancement Center
- 8 Soul emBody Acupuncture & Herbolgy
- 9 St. David's Emergency Center
- 10 Urology Austin
- 11 Westlake Dermatology
- 12 Westlake Premier Dental
- 13 Westlake Hills Vision Center
- 14 Wink Medical Aesthetics



This is not a comprehensive list of all facilities in the area.

## Health care facilities to serve growing population

Developers try to attract medical professionals

By Taylor Short

From dentists, dermatologists and urologists to plastic surgeons, acupuncturists and cryotherapists, just within the last few months, more than a dozen medical or health-oriented businesses opened in the Western Travis County region.

While some new establishments offer less traditional health care options or aesthetic services, others such as the St. David's Emergency Center in Bee Cave and the upcoming Lakeway Regional Medical Center are expected to add millions of dollars to the local economy and give residents more convenient access to significant medical resources.

"Historically, there has been a dearth of medical services

See **Health care** | 19



### Flamingos 'R' Us | 22

Philomena Rowlands brings celebratory business to Lakeway area

### Lake Travis ISD | 15

School district celebrates 30 years of educating local students



### Martha Paisley Ruth | 27

Artist's artworks are exhibited at shows throughout Central Texas

### Fore | 25

New restaurant opens in Lakeway



### Art cow auction

Jay Leno hosting art cow auction at ACL Live Moody Theatre on Nov. 13  
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## General Manager's Note



Upon seeing that most of our readers would be receiving this edition of *Community Impact Newspaper* on Nov. 11, 2011, or 11-11-11, I decided to do some research on the significance of this date. Turns out, not only is this a big day for weddings, but there is a great deal of fodder on the Web concerning the date. First of all, it's Veteran's Day, which must be acknowledged as we thank the thousands of military veterans in the Central Texas area who have served our country. This day also marks what is generally regarded as the end of "the war to end all wars," or World War I, on Nov. 11, 1918. I think it is very likely that this Veterans Day will be remembered, observed, and celebrated much more than usual. But the

online buzz ran the gamut from the significance of the number 11 on gambling luck, to biblical prophecies, interesting numerology, historical occurrences and possible "doomsday" implications. There is even a movie out Nov. 11—a spooky, supernatural thriller that touts 11-11-11 as more than just a date: It's a warning! Honestly, some people just have too much time on their hands.

If we're all still here as you read this, your time will be better spent on this issue of *Community Impact*.

How's that for a prediction?

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

## Reader Feedback

### How have lake levels affected your visiting Lake Travis for recreational purposes this year?

A lot—I live near the lake, but prefer when it's full  
**47.62%**

Some—closed marinas and docks make recreation more difficult  
**23.81%**

Other  
**19.05%**

None—I live near the lake to enjoy it  
**9.52%**

A lot—the lake is not close, so I only visit when it's worth it  
**0%**

Results from an unscientific web survey, collected 10/13/11–10/31/11.

### Projects in Lakeway being considered for possible county bond referendum

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

*"Jeff DeCoux has done a rigorous job of due diligence in reviewing the bond proposal. We all owe him a debt of thanks. I was on the fence about whether to vote for the proposal. It's hard for the average citizen like me to assess it."*

—Chris Wittmayer

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### September employment trends

Central Texas unemployment—**7.4%**  
Up from 7.3% in August

State unemployment—**8.5%\***, \*\*  
No change from August

National unemployment—**9.1%\***  
No change from August

In Austin-Round Rock-San Marcos, the government sector added 5,300 jobs; mining, logging and construction added 2,000 jobs; trade, transportation and utilities lost 1,800 jobs; and manufacturing lost 200 jobs.\*\*

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission

\*Seasonally adjusted numbers \*\*Preliminary data

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## DRINK WINE *with a* STEIN ~Go, Team Twins!

I've always considered Thanksgiving my favorite day, as it carries none of the baggage of other holidays. Thanksgiving is simply about family, friends, food and wine. It's a day to enjoy each other's company, raise a glass of wine and give thanks! This Thanksgiving I truly understand the idea of giving thanks. For my own part, and many others, it has been a difficult year. I want to give thanks for the support of family, friends, and coworkers this year, and I want all of us to raise a glass and remember those affected by the wildfires and drought of the past twelve months.

When you're raising your glass, how about enjoying the honey and apple qualities of a Chenin Blanc with your turkey? Viognier, with its floral aromas, is another wine fit to complete your Thanksgiving feast. If you aren't fond of white wine, there are some amazing red pairings as well. Cool, crisp Pinot Noir from Oregon; a brambly and earthy Grenache from France; or spicy, yet fruity Zinfandel. It's hard to choose just one! Hopefully, there will be lots of leftovers so we can try them all!

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

## The PERFECT PAIRING

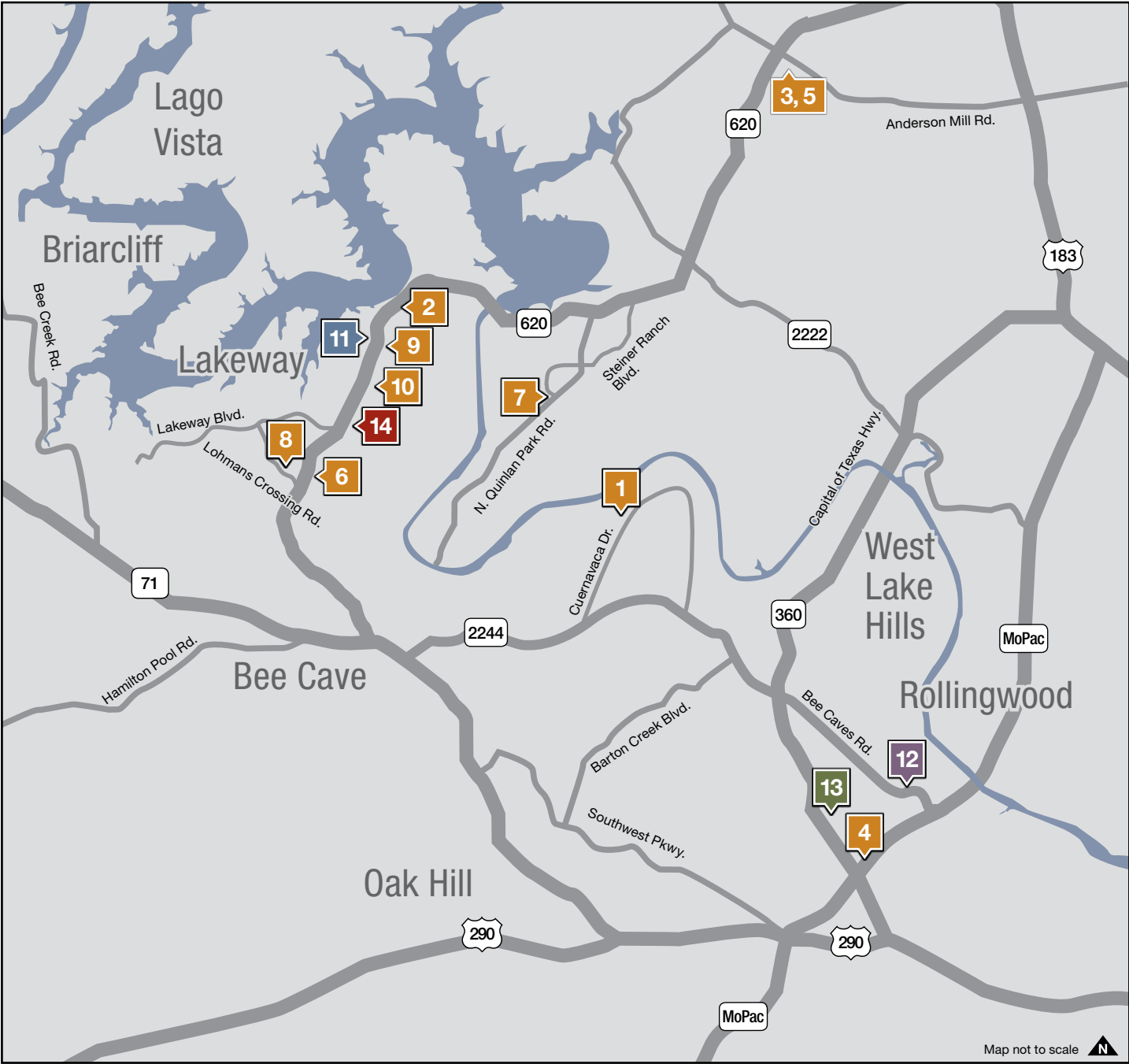
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IMPACTS



Now Open

**1** Co-founders Carl Natenstedt and Rob Bernabe recently started the **KidBuilderZ** mobile workshop with an office located at 1607 N. Cuernavaca Drive, Ste. 302, in Austin. The company offers projects promoting engineering, math and science skills for children and young adults. The company is available for parties, events and after-school camps. 263-KIDZ, [www.kidbuilderz.com](http://www.kidbuilderz.com), Twitter: @KidBuilderZ

**Remedy**, a West Lake Hills-based home business, opened Oct. 3. The company offers professional, organizational, concierge, shopping and wardrobe services. Owner Stephanie Eyster is a member of The National Association of Professional Organizers and serves Austin and its surrounding areas. 402-9556, [www.remedyaustin.com](http://www.remedyaustin.com)

**2** **Skermetta Guitars Inc.** opened a workshop at 2009 N. RR 620 recently. Peter Skermetta, a 26-year luthier by trade, along with co-owners Curtis Cole

and Kelly Koonce, produce handmade electric guitars, custom electric guitars and perform fretwork and repairs. Skermetta was the former head of shop at Fernandez Guitars, where he created instruments for The Edge of U2, Prince and Metallica. Guitars can be purchased from the company's website, South Austin Music and LarryLand Music Store in Bastrop. 266-9344, 294-4418, [www.skermettaguitars.com](http://www.skermettaguitars.com), Twitter: @SkermettaGuitar

Austin-based Structure 44 partnered with Wiley Publishing, which owns the "For Dummies" brand of reference books, to license the name "**Defensive Driving For Dummies**," through its website, [www.defensivedrivingfordummies.com](http://www.defensivedrivingfordummies.com), which launched in May. Structure 44 offers state-approved online courses to dismiss traffic tickets and keep insurance premiums low. 800-875-4409

**3** A new **Starbucks Coffee** location held its grand opening at 11521 N. RR 620 in Austin on Sept. 30. [www.starbucks.com](http://www.starbucks.com)

**4** Co-owners Hilary Simon and Wendy Brennan started **Whirled Peas Baby Food** in September, which makes and delivers foods for babies and toddlers using organic, locally sourced ingredients. The business has a booth at the Barton Creek Farmers Market at the Barton Creek Square Mall, 2901 S. Capital of Texas Hwy., on Saturdays. 222-7327, [www.whirledpeasbabyfood.com](http://www.whirledpeasbabyfood.com), [www.facebook.com/whirledpeasbabyfood](http://www.facebook.com/whirledpeasbabyfood)

**5** **Torchy's Tacos** opened its eighth Austin location Sept. 30 in the Plaza Volente shopping center near H-E-B at 11521 N. RR 620, Ste. 1000. Torchy's first opened in 2006 and serves tacos, including its specialty green chile pork and fried avocado, as well as breakfast tacos. 381-8226, [www.torchystacos.com](http://www.torchystacos.com)

**6** **Craig O's Pizza & Pastaria** opened its sixth location at 2501 S. RR 620, Ste. 100, in Lakeway on Oct. 19. The new location features a 4,500-square-foot dining area, patio and playscape for children. Catering and delivery is available for the restaurant's menu of

pizza, pasta, salads, sub sandwiches, beverages and desserts. 402-1600, [www.craigositalian.com](http://www.craigositalian.com)

**7** **Salon Hue** recently bought out Bluebonnet Salon and held a grand opening event and ribbon cutting Oct. 14, located at 2900 N. Quinlan Park Road, Ste. 230, in Austin. The shop offers men's, women's and children's cuts and styles as well as coloring, facial waxing and massage. 266-9225, [www.salonhueaustin.com](http://www.salonhueaustin.com)

**8** **Fresh & Fruiti Frozen Yogurt** opened recently at 2127 Lohmans Crossing, Ste. 304, in Lakeway. The shop offers more than 30 rotating flavors, including sugar-free flavors and dairy-free sorbets as well as an assortment of seasonal fresh fruits, nuts, sauces, sprinkles and other toppings. 520-8572, [www.freshandfruiti.com](http://www.freshandfruiti.com)

Co-founders Clif Haley, Carson Barker and Charles Haggas launched **Appspire.me** on Sept. 26 to meet the needs of startups, agencies and application developers with packaged marketing deals. The Web-based marketing company combines in-app advertising, online reviews, pay-per-click services, content writing and social media strategies in monthly, one-time, advertising and launch packages. 485-3016 ex. 1446, [www.appspire.me](http://www.appspire.me)

**9** **Tugs Bar-B-Que** opened Sept. 23 at 1113 N. RR 620 in Lakeway. The family-friendly restaurant serves burgers and tilapia in addition to Texas barbecue staples such as ribs, brisket and sausage. It also features a full-service bar with draft beers. 266-8847, [www.tugsbbq.com](http://www.tugsbbq.com)

Certified florist Carmen Hernandez and her husband, Demetrio, opened their home-based florist shop, **It's All About You Today**, recently offering floral arrangements for weddings, showers and other events. The shop serves the Greater Austin area from Round Rock to San Marcos. 658-5944, [www.itsallaboutyoutoday.com](http://www.itsallaboutyoutoday.com)

**10** **Crown Donuts** opened recently at 325 S. RR 620 in Lakeway. The shop, which serves donuts, kolaches and breakfast tacos, also has a location in North Austin on Anderson Mill Road. 230-4247

Austin-based designer Bryan Joseph launched **Naked Designer**, an online store, Sept. 24. Joseph produces hand-drawn designs printed on 100 percent organic cotton shirts using water-based inks and works to raise money for local organizations such as Texas School for the Deaf and Livestrong. <http://thenakeddesigner.storenvy.com>





Co-owners Hilary Simon (left) and Wendy Brennan started **Whirled Peas Baby Food** in September to offer organic, locally sourced baby food for the Greater Austin area.



Lakeway Mayor Dave DeOme presented Lake Travis Chamber of Commerce President Laura Mitchell with a proclamation of **Chamber of Commerce Week** on Oct. 17.



Carl Natenstedt and Rob Bernabe cofounded **KidBuilderz**, which uses trailers to host fun and educational activities for children and young adults.

## Coming Soon

**11** **Service King Collision Repair Center**, a Texas-based business, is opening a vehicle repair shop soon at 1403 N. RR 620 in Lakeway next to the Oak Grove Shopping Center. Service King recently announced it would purchase B&B Body and Paint, a provider of collision repairs in the Austin area. [www.serviceking.com](http://www.serviceking.com)

## Relocations

**12** Michele's Estate Jewelry and Silver, a family-owned Austin business since 1975, relocated to 2808 Bee Caves Road, Ste. C, in October. The business buys, sells and trades gold, diamonds, sterling silver flatware and hollow ware and performs sterling silver repairs. 263-3235, [www.michelessilver.com](http://www.michelessilver.com)

## Expansions

**13** **JoyMoves**, a Pilates studio located at 2499 S. Capital of Texas Hwy., Ste. 202, expanded its facility by 600 square feet. The additional space will be devoted to private and duet Pilates sessions, allowing the current 1,200 square-foot space to be devoted to 35 weekly Pilates classes. 328-4440, [www.joymoves.com](http://www.joymoves.com)

## Anniversaries

**14** Private institution **Abercorn International School** celebrated its first year in September. The school, located at 610 S. RR 620 in Lakeway, caters to students age 2 to 11 years. 263-8160, [www.aberncorninternational.org](http://www.aberncorninternational.org)

## In The News

Nineteen **Concordia University Texas** students and staff volunteered at the Special Olympics Texas' inaugural flag football competition Oct. 1. Staff served as directors and coordinators while student-athletes kept scores, times and participated in other roles. The event kicked off Concordia's partnership with Special Olympics Texas, officially announced April 19. 313-3000, [www.concordia.edu](http://www.concordia.edu)

Bee Cave and Lakeway recently proclaimed Oct. 19-23 as **Chamber of Commerce Week**, recognizing the impact of local chambers on the growing business community. Three chambers—Lake Travis, Westlake and Four Points—serve the western Travis County area, together comprising almost 700 business members. [www.laketravischamber.com](http://www.laketravischamber.com), [www.westlakechamber.com](http://www.westlakechamber.com), [www.fourpointschamber.com](http://www.fourpointschamber.com)

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CALENDAR

November

11 Veteran's Day Mass and celebration

Father Jim Evans returns to the parish to celebrate with an evening Mass to honor the men and women who serve the United States. All active duty and veteran members of the armed services may participate in uniform and attend a reception following Mass. • 7 p.m. Free • St. John Neumann Catholic Church, 5455 Bee Caves Road, Austin • 328-3220

Mercedes-Benz raffle drawing party

The 10th annual car raffle, sponsored by the Rotary Club of Lakeway/Lake Travis, holds a drawing party to announce the raffle winners. Music, a silent auction, appetizers and a cash bar take place at the drawing party from 7–8:30 p.m., with the drawing for runner-ups and the overall winner following. The purchase of a \$100 raffle ticket includes more than \$100 in coupons from local restaurants and businesses. Proceeds go toward scholarships for Lake Travis High School students, ShelterBox and other charitable projects. 7 p.m. • \$100 per raffle • Lakeway Resort and Spa, 101 Lakeway Blvd., Lakeway [www.laketravisrotary.org](http://www.laketravisrotary.org)

11–13 ‘South Pacific’

This new production of Rodgers & Hammerstein’s “South Pacific” is based on the 2008 Tony Award-winning Lincoln Center Theater production directed by Bartlett Sher. 8 p.m. (Fri.), 2 p.m., 8 p.m. (Sat.), 1 p.m., 7 p.m. (Sun.) • Tickets start at \$25 • 2350 Robert Dedman Drive, Austin • 477-6060 [www.broadwayacrossamerica.com/austin](http://www.broadwayacrossamerica.com/austin) [www.southpacificontour.com](http://www.southpacificontour.com)

11–20 ‘360 (round dance)’

The University of Texas Department of Theatre & Dance presents “360 (round dance),” newly adapted for the stage by playwright Steven Dietz. The performance follows five women and five men caught in a web of their desires leading to a circle of seduction, betrayal and deceit. • Nov. 11, 12, and 16–18 at 8 p.m.; Nov. 13, 20 at 2 p.m. • \$20 (adults), \$17 (UT faculty and staff), \$15 (student) • Oscar G. Brockett Theatre, 300 E. 23rd St., Austin • 477-6060, 800-982-BEVO • [www.texasperformingarts.org](http://www.texasperformingarts.org)

12 ‘Empire of the Summer Moon’

The Book It, Texas! series continues with “Empire of the Summer Moon” by S.C. Gwynne. In this critically acclaimed book, Gwynne chronicles the turbulence and power of the Comanche empire, focusing in particular on its final years under the leadership of Quanah Parker. • 10:30 a.m. • Free • The Bob Bullock Texas State History Museum, 1800 Congress Ave., Austin • 936-8746 [www.thestoryoftexas.com](http://www.thestoryoftexas.com)

Flying Whale Tech Help

A Lake Travis High School senior and computer science student is offering his expertise for training on laptops, tablets, cell phones and digital cameras free of charge to local residents—no appointment necessary. • Noon–2 p.m. • Free • Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway 263-2885 • [www.laketravislibrary.org](http://www.laketravislibrary.org)

Couples of Faith

This is a “come as you are” and “come when you can” enrichment program for married couples. Meets on the second Saturday of the month. • 7 p.m. • Free • St. John Neumann Catholic Church, St. Timothy Room, 5455 Bee Caves Road, Austin • 328-3220 [www.sjnaustin.org/couplesoffaith](http://www.sjnaustin.org/couplesoffaith)

13 Thanksgiving concert

The combined choirs of Emmaus Catholic Parish, the Lake Travis United Methodist Church and The Lakeway Church present their annual concert benefiting the Lake Travis Crisis Ministry. This combined choir will present a service of praise and thanksgiving through musical selections accompanied by piano, organ and trumpet. • 2:30 p.m. • Free, offerings accepted for the Lake Travis Crisis Ministry • Emmaus Church, 1718 Lohmans Crossing [mark@lakewaychurch.net](mailto:mark@lakewaychurch.net), [music@ltumc.org](mailto:music@ltumc.org), [music@emmauslakeway.com](mailto:music@emmauslakeway.com)



14 OverDrive Training

Download e-books, audiobooks, music and video anytime and anywhere for free. Lake Travis Community Library’s new digital library allows media downloading to computers and most mobile devices. Get an introduction to the digital library or troubleshoot a device with others from the community. • 7–8 p.m. • Free Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway • 263-2885 [www.laketravislibrary.org](http://www.laketravislibrary.org)

15 ‘Secrets of Success, Everyday’

“The Secrets of Success, Everyday” by partner of Zbranek & Holt Custom Homes and chairman of the Lake Travis Chamber of Commerce Steve Zbranek, covers topics such as defining success and creating your own luck. Reservations are required. • 11:30 a.m.–1 p.m. • \$28 (members), \$35 (guests) • Austin Country Club, 4408 Long Champ Drive, Austin [www.westlakechamber.com](http://www.westlakechamber.com)



17 Little Yoga

On the third Thursday of each month, 3 to 6 year olds are invited to attend a 30-minute yoga class. With adult participation, children practice breathing and age-appropriate stretching. • 11:30 a.m.–noon Free • Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway 263-2885 • [www.laketravislibrary.org](http://www.laketravislibrary.org)

18 2011 Music For The Soul Gala featuring Blues Traveler

The Grammy Award-winning group performs a special concert with a catered dinner, cocktails and auction. Blues Traveler is traveling to Austin to support the Austin-based nonprofit Kids In A New Groove, which offers private music lessons to youth in foster care. 6:30–11 p.m. • \$250 • One World Theatre, 7701 Bee Caves Road, Austin • 330-9500 [www.kidsinaneewgroove.org/musicforthesoul](http://www.kidsinaneewgroove.org/musicforthesoul)

Lakeway City Manager Steve Jones



Lakeway City Manager Steve Jones will share new developments at the Lakeway Men’s Breakfast.

Nov. 16

Lakeway City Manager Steve Jones delivers an update on the City of Lakeway for 2011 at the Lakeway Men’s Breakfast. Meetings are open to men residing in the Greater Lakeway Area. Reservations and memberships are not required.

7 a.m. (breakfast), 8 a.m. (speaker) • \$1 continental breakfast • Lakeway Activity Center, 105 Cross Creek Road, Lakeway • 363-5793 • [speakers@thomasgcain.com](mailto:speakers@thomasgcain.com)

19 Alejandro Montiel at the Hart House

The Austin Classical Guitar Society and the Heritage Society of Austin present the Austin Guitar Salon Fall Series, two evenings of intimate classical guitar concerts, with cheese and wine receptions, featuring top Texas talent performing in historic Austin homes. The Austin Guitar Salon Fall Series is sponsored by the Kinney Company, with additional support from Twin Liquors and Antonelli’s Cheese Shop. • 7 p.m. • \$40–\$50 • Hart House, 1800 Forest Trail, Austin • 300-2247 [www.austinclassicalguitar.org](http://www.austinclassicalguitar.org)

20 Wine and cheese open house

Get a peek at St. John’s new church building at an open house and wine and cheese preview. Tours and child care for children 5 years old and younger can be made by reservation only at [sjnopenhouse.eventbrite.com](http://sjnopenhouse.eventbrite.com). • 1:30–4:30 p.m. Free • St. John Neumann Catholic Church, 5455 Bee Caves Road, Austin • 328-3220 [www.sjnaustin.org](http://www.sjnaustin.org)



22–27 ‘A Tuna Christmas’

“A Tuna Christmas,” a sequel to the hit comedy “Greater Tuna,” returns to Austin. Spend the holidays with the citizens of Tuna, Texas, where the Lion’s Club is too liberal and Patsy Cline never dies. • Tue.–Wed. 8 p.m., Fri.–Sat. 2 p.m., 8 p.m., Sun. 2 p.m., 7:30 p.m., no performance Thanksgiving Day • \$28–\$61 • The Paramount Theatre, 713 Congress Ave., Austin • 474-1221 [www.austintheatre.org](http://www.austintheatre.org)

25 Read, Play, Shop! story hour

Build-A-Bear and Gymboree Play & Music partners with Lakeline Mall for readings of “Olivia Talks Turkey,” “I’m Here,” “Click, Clack, Moo Cows That Type,” “You Can Do It!” and “Square Cat” along with raffles for books. 10 a.m.–noon • Free • Lakeline Mall, 1200 Lakeline Mall Drive, Cedar Park, Kidgits Korner Play Area • [www.simonandschuster.com](http://www.simonandschuster.com)



28 Tony Curtis-Wellings

Owner of Faraday’s Kitchen, Tony Curtis-Wellings (right), speaks on “Fun with Food for the Holidays” at The Women’s Club of Greater Lakeway luncheon. The meeting is open to all Greater Lakeway residents. • 9:30 a.m. (coffee), 10 a.m. meeting • Free • Lakeway Resort and Spa, Rio Grande Ballroom • 261-4489, 263-1274 • [www.faradayskitchenstore.com](http://www.faradayskitchenstore.com)

29 College Planning Workshop Presented by College InRoads

Learn what it takes to find the right college at the lowest cost. Get the inside scoop on how to beat today’s college costs, what colleges are looking for and three simple rules for college admissions. RSVP with College InRoads at 200-3626. • 6–7:30 p.m. • Free • Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway • 263-2885 [www.laketravislibrary.org](http://www.laketravislibrary.org)

30 UT Professor Mary A. Steinhartd

Mary A. Steinhartd, a professor of health education kinesiology, speaks on “Resilience and Change: Making Stress Work For You” at



the Lakeway Men's Breakfast. Meetings are open to men residing in the Greater Lakeway Area. Reservations and memberships are not required. • 7 a.m. (breakfast), 8 a.m. (speaker) \$1 continental breakfast • Lakeway Activity Center, 105 Cross Creek Road, Lakeway 363-5793 • speakers@thomasgcain.com

## December

### 2 'Lights On!'

Lakeway Parks and Recreation Department hosts "Lights On!" Santa, Mrs. Claus and Rudolph attend the Trail of Lights display. Gingerbread and hot chocolate are available. Donations of nonperishable food items to benefit Lake Travis Crisis Ministries are accepted. • 6:30-9:30 p.m. • Free • Lakeway Activity Center parking lot, 105 Cross Creek Road, Lakeway • 314-7530

### 3 St. John Neumann Gift Shop and Friends Christmas Market

Join St. John Neumann Catholic Church for holiday shopping. A variety of vendors set up booths with a variety of items for sell. 9 a.m.-5 p.m. • Free • St. John Neumann Catholic Church, Morris Hall, 5455 Bee Caves Road, Austin • www.sjnaustin.org

### 3-24 Artist receptionist for Rimi Yang

Russell Collection Fine Art Gallery ends the year with a monthlong exhibit of varied pieces from artist Rimi Yang. Approximately 15 works of art are on display in the gallery. An artist reception takes place Dec. 3 from 6-8 p.m. The reception is open to the public with an RSVP to info@russell-collection.com or by calling 478-4440. All art is available for acquisition. Tue.-Sat. 10 a.m.-6 p.m. • Free • Russell Collection Fine Art, 1137 W. Sixth St., Austin 478-4440 • www.russell-collection.com info@russell-collection.com

### 4 'A Shepherd's Story'

The children's Christmas musical presentation of "A Shepherd's Story" by Hal Hopson is a musical presenting the Christmas story as experienced by the shepherds. • 5 p.m. • Free The Lakeway Church, 2203 Lakeway Blvd., Lakeway • 261-6331 • www.lakewaychurch.org

### 7 Casey Dietrich

University of Texas post-doctoral researcher for the Institute for Computational Engineering and Sciences Casey Dietrich speaks on hurricane forecasting at the Lakeway Men's Breakfast. Meetings are open to men residing in the Greater Lakeway Area. Reservations and memberships are not required. • 7 a.m. (breakfast), 8 a.m. (speaker) • \$1 continental breakfast • Lakeway Activity Center, 105 Cross Creek Road, Lakeway • 363-5793 speakers@thomasgcain.com

## 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.

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### 7 Grief Share

"Surviving the Holidays" is a seminar for those facing the season after the death of a loved one. The seminar follows the church's monthly supper. Those attending receive a free book with more than 30 daily readings providing additional insights and ideas on holiday survival. Call for reservations for supper and/or the seminar. • 7-8:30 p.m. • Free (seminar), \$8 per person (supper) • The Lakeway Church is located at 2203 Lakeway Blvd., Lakeway 261-6331 • www.lakewaychurch.org

### 10 'The Nutcracker'

Dancers Workshop's in-house ballet company Ovation, along with the Vandegrift Legacies, perform "The Nutcracker" by students ages 7-18 years old. It is shorter than the traditional performance but still features the Sugar Plum Fairy, Clara and The Prince. • 3 p.m., 6 p.m. \$10-\$20 • Vandegrift High School, 9500 McNeil Drive, Austin • 349-7197 info@dancersworkshopaustin.com

## Hill Country Galleria Events



Courtesy Hill Country Galleria

## November

- 18 Annual Christmas tree lighting and Santa's arrival with fireworks 5-9 p.m.**
- 19 Santa photos, noon-8 p.m.**
- 20 Santa photos, noon-6 p.m.**
- 25 Santa photos, noon-8 p.m.**
- 25 Black Friday (extended mall hours from 8 a.m.-9 p.m.)**
- 26 Santa photos, noon-8 p.m.**
- 27 Santa photos, noon-6 p.m.**

## December

- 1-2 Santa photos, 4-8 p.m.**
- 3 Santa photos, noon-8 p.m.**
- 3 Bluebonnet Montessori Choir 11 a.m.**
- 4 Reynold's Run 5K benefitting the Bee Cave Elementary School, 9:30 a.m.**
- 4 Santa photos, noon-6 p.m.**
- 8-9 Santa photos, 4-8 p.m.**
- 8 Wine Walk 6-9 p.m. start at Twin Liquors**

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**April Womack** REALTOR® 970.1031



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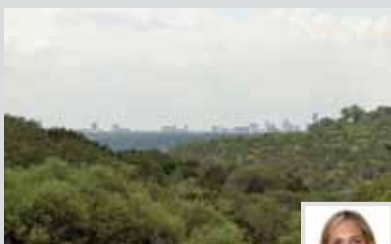
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**Eunice Martin** BROKER ASSOC. 913.5111



**7105 Malibu Cove**  
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**2919 Toro Canyon**  
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NEWS REPORT

# Austin residents get chance to share top city growth priorities

Draft of Imagine Austin complete, plan to be finalized by 2012

By Tiffany Young

Hundreds attended an Imagine Austin release party held by the City of Austin on Oct. 1 to share its comprehensive plan with residents.

“We’re projecting 750,000 people to move to Austin over the next three decades, so it’s critical we plan now,” said Matt Dugan, a City of Austin senior planner.

Since 2008, city staff have been working with consultants at Wallace, Roberts, and Todd as well as residents to plan Austin’s growth for the next 30 years. The 197-page plan is in its review stage, and the final plan will go before council in early 2012.

As of now, the plan states that, “In general, areas in the western portion of the city and its extra-territorial jurisdiction are least susceptible to change” in terms of land use, mainly because of environmental constraints.

The western portion of Austin includes Balcones Canyonlands Preserve. This year marks the Balcones Canyonlands Preservation Plan’s 15th year, which marked the first regional multispecies Habitat Conservation Plan in the nation—with more than 29,000

acres set aside so far—to benefit two endangered birds, the golden-cheeked warbler and black-capped vireo.

Another environmental reason for limiting development includes the 500-square-mile Edwards Aquifer Recharge Zone. The Edwards Aquifer is a sensitive aquifer, feeding many of Austin’s springs, including Barton Springs. The recharge zone runs north to south through the western part of Austin beneath approximately 42 percent of the city’s land area.

On Aug. 31, the City of Austin finalized the purchase of 611 acres in Spillar Ranch, the southern portion of subdivision Avaña-Esquel—a new development that started construction in November 2010 in Southwest Austin and northern Hays County. The city plans to prevent the development of more than 500 homes in the recharge zone and connect the land to the Violet Crown Trail, a 30-mile regional trail system.

Austin residents can weigh in on their top priorities for future growth until Nov. 14 at <http://imagineaustin.net>.

➤ For more information visit [impactnews.com](http://impactnews.com)

## Guidelines for Austin’s future

Imagine Austin sets guidelines for city staff to guide its policies for the next 30 years. Some of the policies that would affect West Austin’s sensitive environmental areas include the following:

- **Land Use and Transportation Policy No. 20:** Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the recharge of the aquifer.

- **Land Use and Transportation Policy No. 21:** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.

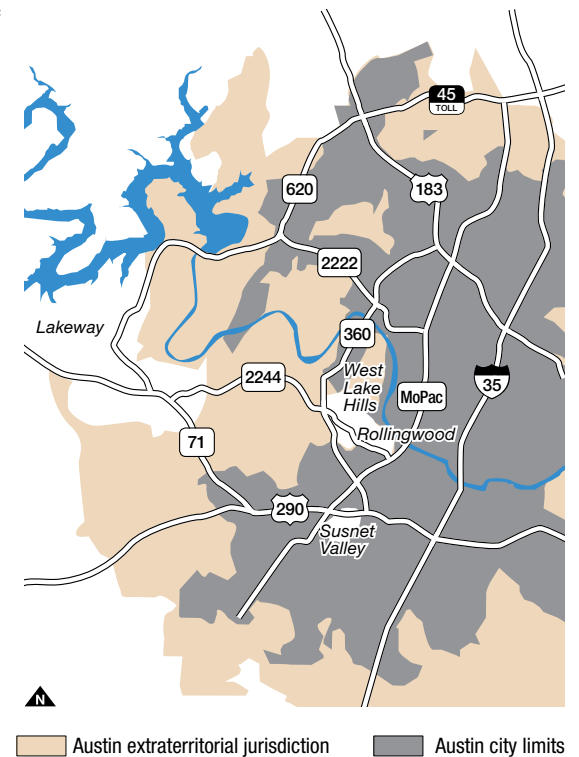
- **Conservation and Environmental Policy No. 2:** Conserve Austin’s natural resources systems by limiting development in sensitive environmental areas that include Edwards Aquifer and its contributing and recharge zones and endangered species habitat.

- **Recreation and Open Space Policies No. 6:** Expand the amount of permanently protected natural and environmentally sensitive areas for use as open space and passive recreational areas.

- **Historic Preservation Policies No. 7:** Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake and other public waterways.

- **Historic Preservation Policies No. 8:** Preserve and restore historic parks and recreational areas.

Visit <http://imagineaustin.net> to see the plan its entirety.



As an exclusive private club, The University of Texas Golf Club has elevated the standards of exemplary golf, premier junior golf programs, memorable dining experiences and quality family entertainment. Soon there will be another unique dimension to the club with the addition of the Edgar O. and Melanie A. Weller Tennis Center - the first facility of its kind in Central Texas.



Opening summer 2012, The UT Tennis Center will continue the tradition of offering pure Texas luxury that members have come to expect. The center will include six indoor and four outdoor courts, well-appointed locker rooms and tennis shop. The center will be for the year-round enjoyment of club members and also become an additional home for UT men’s and women’s tennis programs, one that will help with their pursuit of a national championship.

A limited number of both Local and Regional memberships are available. For information on how you can join the UT Golf Club, contact either Dana or Lisa at [membership@utgolfclub.com](mailto:membership@utgolfclub.com) or call 512-266-6464.

With a championship golf course, an elegant clubhouse, and now a world class tennis center, The University of Texas Golf Club continues to define the Texas Hill Country private club experience.



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NEWS REPORT

# Indoor sports complex planned within Bee Cave

League play, gym memberships to be available at new facility

By Tiffany Young

Athletes in and around Bee Cave could get the opportunity to play in indoor leagues as early as next September.

Lakeway-area residents Jeffrey Spillar, Chris Lupton and Josh McKay have teamed up to develop a two-story, 86,000-square-foot Hill Country Indoor Complex on approximately 8 acres.

"We're all entrepreneurs. We started this with our passion for sports and youth—then our business senses kicked in," McKay said.

The new facility—being constructed by AKA Builders Owner Robert Albanese, who served as director of design and construction for The Austonian—is located in between The New Backyard in Bee Cave and the proposed CVS/Pharmacy along the under-construction portion of Bee Cave Parkway. Bee Cave Parkway Phase 3 began construction Sept. 6 and is under contract with Ranger Excavating to be finished by September 2012. Across the street from the complex, the Ladera Ranch subdivision concept plan includes 259 new single-family homes.

"We all three live in the area, and two out of three of us have kids in sports. There's a huge demand for court space, field space [in Bee Cave]," McKay said. "Even on a community basis there's a need, and when you get to the select [teams], there's nothing. When you have a drought like we just had, it's even worse, because if the field use is [high], it kills everything."

The partners said they could start construction on the facility as early as January.

The complex will consist of three components: league play on fields and courts downstairs; fitness memberships in the health and exercise area upstairs; and about 10,000 square feet of retail space, available for rent, at the front of the building.

"I call it a one-stop shop for family and friends," McKay said.

## Leagues

The partners said leagues will be built around the Lake Travis Youth Association, a nonprofit that provides league play to area children, so that there will not be a conflict between schedules. The LTYA's Field of Dreams is just across Hwy. 71 from the planned Hill Country Indoor.

Along with league play, parents who want their children to have more training in a particular sport can obtain it from in-house specialists.

"We've been able to partner with individuals that specialize in their own sport, and these are individuals who live and breathe [the sport]," McKay said.

Former Tampa Bay Rays baseball player Scott Leon of Positive Baseball Development, a baseball training facility in Lakeway, is joining Hill Country Indoor as an associate. He's been training youth in Lakeway since 1999.

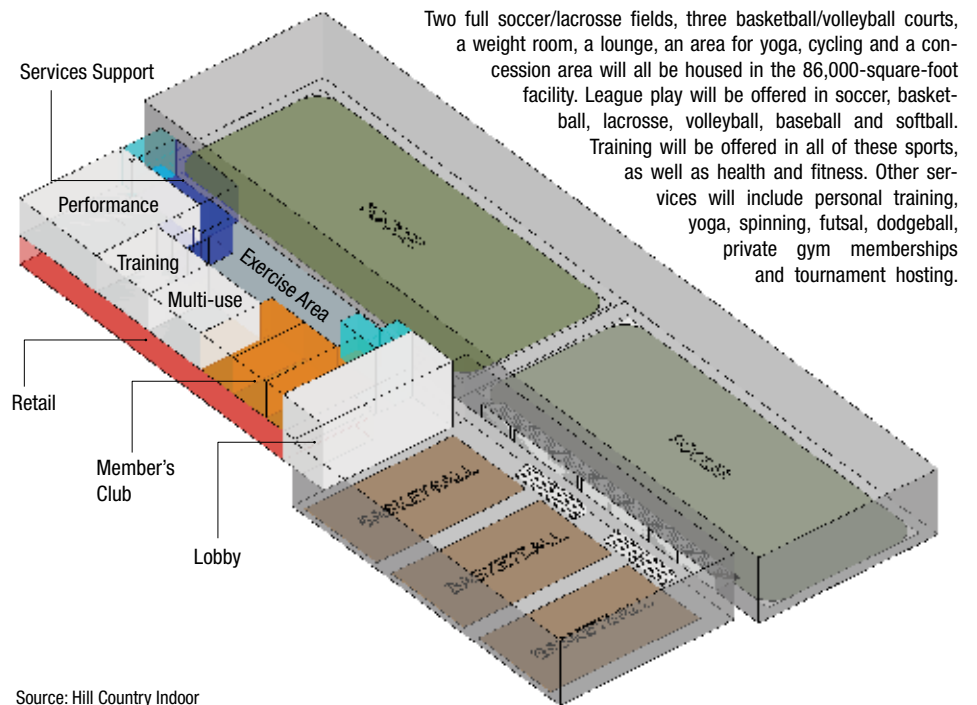
Luke Axtell of Luke's Hoops will also be bringing his business within Hill Country Indoor. Axtell played basketball for the University of Texas and professional basketball in Russia. He now coaches elementary- to high school-aged youth in Central Texas.

## Memberships

Those interested in memberships will be able to pick and choose from different options, such as classes, an exercise room, training and sports therapy.

"Another perk to the lounge upstairs is a parent could come in, sit down and access Wi-Fi or get on the treadmill and still see their kid below practicing or playing," Lupton said. "One thing we've heard from parents is you have to drive to Cedar Park, a 30- to 40-minute drive for an hour-long practice, and then they have to wait in the car or go across the street for coffee, whereas here, everyone can be together."

## Indoor sports complex plans



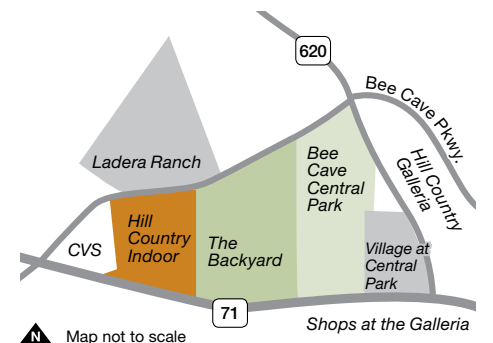
Hill Country Indoor Partners Josh McKay (left), Jeffrey Spillar and Chris Lupton said their love of sports and their desire to give families a way to stay together while working out made them want to build a sports complex in the Bee Cave area.

## Retail

The retail space will likely be filled with sports- and health-related merchandise, though no agreements have been signed yet.

"We're in negotiations. We've handpicked the ones that will be a perfect fit. We want something that is an absolute match for what we're doing," Spillar said.

For more information, visit [www.hillcountryindoor.com](http://www.hillcountryindoor.com).



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NEWS REPORT

# LCRA braces for worsening drought with water plan changes

By Taylor Short

The Lower Colorado River Authority approved a pro rata curtailment plan Oct. 19—a water-use cutback of 20 percent for all LCRA customers—that would be initiated if lakes Travis and Buchanan fall below 600,000 acre-feet.

LCRA staff believe the drought conditions could reach record levels this spring. The move is part of a water allocation plan to be reviewed by the board in January and sent to the Texas Commission on Environmental Quality for final approval.

An advisory group, made up of customers with interests in their cities, farms, residences, businesses or the environment, suggested the changes after spending a year looking into water management in the Colorado River system.

LCRA Board Chairman Tim Timmerman called the action “historic.” General Manager Becky Motal reiterated the importance of water and the organization’s mission to meet the demands in the region.

“The goal of updating the water management plan is to give LCRA the best tools possible to balance the diverse interests that depend on the Highland Lakes,”

she said in a statement.

Changes to the plan include two yearly “triggers” that will affect the amount of water available to be stored for agriculture—specifically rice farmers in South Texas counties like Matagorda.

Also, stored water from the Highland Lakes would be restricted regardless of water levels and allocated depending on the needs of all users.

The board also instructed staff to look into allowing more water for downstream farmers in wet years and possibly building reservoirs following several requests to be able to store excess water from rain.

During the Sept. 21 meeting, the board also sent applications to the TCEQ to stop diverting water to farmers “in the Gulf Coast and Lakeside irrigation divisions if the lakes contain less than 850,000 acre-feet of water on March 1, 2012” or cap the amount of released water at 125,000 acre-feet if the lake levels are between 850,000 and 920,000 acre-feet on the same date.

The LCRA expects the applications to be processed before the irrigation season begins in early 2012.

For more information, visit [impactnews.com](http://impactnews.com)



The Central Texas drought continues to drain Lake Travis, causing LCRA to change its water plan.

## LCRA board-approved changes to the water management plan include:

- Using two trigger points during the year to determine how much stored water from the lakes is available for agriculture, mostly downstream rice farming. One trigger point, Jan. 1, would be used for the first rice crop and a second, June 1, would be used for the second crop. The current plan contains only a Jan. 1 trigger point.
- Eliminating “open supply,” the practice of not restricting stored water from the lakes for downstream agriculture when the lakes are above a defined trigger point. Stored water from the lakes for the downstream agricultural operations would be limited depending on the demands of the cities and industries throughout the basin.
- Asking firm water customers, mostly cities and industry, to reduce water use consistent with their drought plans only after Highland Lakes water for agriculture is restricted. They pay considerably more than farmers and other “interruptible” customers pay for their water.
- Using two different levels in the new plan to set triggers based on the actual demand of cities and industry. The current plan is based on a single demand projection looking 10 years in the future. Using two levels is a more adaptive way to look at expected water needs. This new approach responds to actual growth in water use and could make more water available for agricultural needs until it is needed by cities and industry.
- Incorporating new scientific studies that better reflect the needs of the river and bay environment.

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NEWS REPORT

# LCRA board bans floating habitable structures

By Taylor Short

The Lower Colorado River Authority banned floating habitable structures—defined as “floating homes, residential developments, resorts and hotels that could potentially create water quality and public safety concerns”—on all Highland Lakes during a Sept. 21 board meeting.

The LCRA staff went on to define the structures as those used permanently or temporarily in which people may cook, eat and use sanitary facilities.

“We worked with key stakeholders, researched what others had done under similar circumstances, and conducted interviews with government entities and other river authorities before deciding that this is

what is best for the Highland Lakes from both a water quality and public safety perspective,” LCRA General Manager Becky Motal said.

## Water quality issues

The action comes after LCRA staff noted that the Highland Lakes Marina Ordinance does not address floating habitable

structures and that factors such as population growth and types of development considered in the area could lead to

adverse water quality and safety issues in the lakes.

The Travis County commissioners permanently banned the structures May 24 following a proposed 120-home development designed to float in a Lago Vista cove. About 35 residents

*“We are not talking about navigable houseboats ... We’re talking about habitable structures that are permanently anchored.”*

—Karen Huber,  
Travis County commissioner



The Lower Colorado River Authority has banned future habitable structures, such as this one, on Lake Travis.

urged commissioners toward the ban, citing water quality and additional costs of emergency services the structures require.

Commissioner Karen Huber, whose precinct includes Lake Travis and most of Lake Austin, clarified what the ban specifies.

“We are not talking about navigable houseboats,” she said. “People may live in them from time to time. We’re talking about habitable structures that

are permanently anchored.”

While LCRA staff continued to gather information about the issue, the board put a one-year moratorium on any new construction of floating habitable structures in October 2010.

## Grandfather status

Floating structures built before Oct. 20, 2010, are grandfathered into the new ordinance, but cannot, however,

be “modified, expanded or replaced except for maintenance and safety purposes,” according to the LCRA news release.

LCRA Spokeswoman Clara Tuma said staff continue to work on administrative aspects of the regulation and will begin visiting owners of floating structures after its November meeting on Nov. 16.

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

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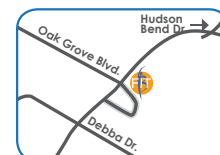
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## CITY AND COUNTY

## Rollingwood

## Moratorium on building front yard fences enacted

The City of Rollingwood's fence ordinance does not allow front yard fences, but because some former staff members and council members have allowed them in the past, the council approved a moratorium for 120 days stating no new front fences will be allowed to be built within city limits.

"Planning and Zoning has been asked to look into the issue. In the interim, since there is confusion, the attorney has drafted a moratorium," Councilman Barry Bones said.

The council said this would allow the Planning and Zoning Committee some time to review the fence ordinance to see if it needs to be re-evaluated.

At the September council meeting,



For 120 days, Rollingwood has put a moratorium on building front yard fences within city limits.

several residents spoke to the council about their wanting the ordinance to allow front yard fences because they wanted their children to be able to play in their front yard without worrying about them running into the road and into traffic.

The moratorium began Oct. 27.

## Suzi's China Grill reopening

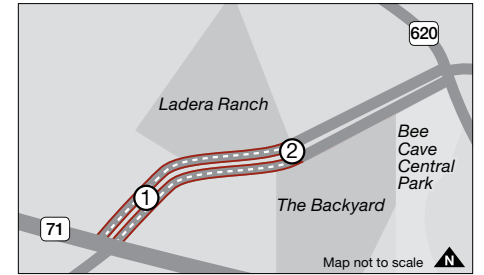
Suzi's China Grill is returning to Rollingwood after recently closing its doors in the Mira Vista Shopping Center.

It will reopen at 2712 Bee Caves Road, Ste. 124, in place of the former Bistro 88 restaurant.

On Oct. 19, Rollingwood City Council approved a special use permit for Suzi's to operate a restaurant in a commercial district. Next month, the council will look at a permit that would allow Suzi's to serve alcoholic beverages, as long as the Planning and Zoning Committee recommends approval between now and the council's Nov. 16 meeting. For more information, visit [www.suzischinagrill.com](http://www.suzischinagrill.com).



## Bee Cave



- ① Phase 3A—Small section of road built off Hamilton Pool Road, north of Hwy. 71, for a future CVS/Pharmacy store
- ② Phase 3B—Connects current end point with the Hamilton Pool Road and Hwy. 71 intersection with a four-lane divided road

## Bee Cave Parkway begins Phase 3

On Sept. 6, the City of Bee Cave allowed Ranger Excavating to proceed on constructing Phase 3 of Bee Cave Parkway.

City staff noted that Ranger Excavating was ahead of schedule. The contract is for one year, but staff believes it will be finished by the end of summer 2012. The first payment of about \$50,000 has been made.

## Lakeway

## City Council adds six new neighborhoods despite residents' protests

The Lakeway City Council annexed another six areas Oct. 17 in its goal of expanding the city's territory, but not without protest from residents.

During the meeting, City Council and staff discussed their reasoning behind the annexations—to direct the future of the city by ensuring control over building codes and zoning within unincorporated pockets of the city, Lakeway Mayor Dave DeOme said.

The Law's Addition, The Preserve at Lakeway, portions of Cardinal Hills and Lago Acres were annexed with a unanimous vote.

The Lochran Ora subdivision was annexed in a 6-1 vote. Councilman Bruce Harris voted against it, agreeing with the Zoning and Planning Commission, which suggested against annexation of the area.

"I'll have to agree with the [Zoning and Planning Committee] in their decision on this," he said, adding that while they could not legally enforce it, residents in

the area have pledged to follow city codes.

Residents of Travis Oak Trails, located east of Kohler's Trail and south of Gebron Drive, questioned the council about the benefit of the proposed annexation for residents.

"It's certainly not recognized as a benefit to the citizens of Travis Oak Trails, who by design and intent, moved there predicated on the basis that it was in the county and a freer, more cost-effective place to live," resident Rick Dielman said.

The appeals, however, did not lead the council to a vote in their favor. The council voted 5-2 to annex Travis Oak Hills, with Harris and Councilman Alan Tye dissenting. DeOme described a "clear inequity" between Lakeway residents and those living in unincorporated areas nearby who do not pay city taxes.

"I don't think this is right," Tye said before the vote. "I don't think this is the kind of decision that made Lakeway what it is today."

## West Lake Hills

## Councilman resigns to work in new city planner position

Councilman Davin Fillpot has resigned from West Lake Hills City Council Place 5 and the Board of Adjustment to become West Lake Hills' city planner—a position that is newly opened—effective Oct. 31.



Davin Fillpot

Fillpot, a resident of West Lake Hills since 2004, a Zoning and Planning Commission member from 2006-09 and a Building and Design Committee member from 2006-09, is familiar with the city ordinances and codes. He is also an architect, whose most current position was at Page Southerland Page in Austin, where he worked for three years.

In his new position, he will be responsible for reviewing site plans for the city.

Former Councilman Earl Broussard will serve in his place until the next city election in May, Fillpot said.

## Meetings

- ▶ **Bee Cave City Council**  
4000 Galleria Parkway • 767-6600  
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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**  
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EDUCATION

# Founders recall origins of Lake Travis ISD during 30-year anniversary event

By Taylor Short

Three decades of administrators, staff and students from Lake Travis ISD came together to celebrate 30 years of academic and extracurricular success Oct. 17.

With refreshments and music by the Lake Travis Fiddlers and a view overlooking the high school, dozens of people critical to the launch of the Exemplary-rated district reminisced about the challenges that faced them at the start in 1981.

"It was a very small group of people. We had 12 portables for the high school, the elementary school on [RR] 620 and another two portables for seventh and eighth grade," said Ann Hall, who served as the first Lake Travis Elementary School principal. "It was just an exciting time."

LTISD began as a component of the Dripping Springs district but separated in 1981 in what led to eight years of litigation. Following the split, the newly coordinated staff faced the challenge of creating the foundation of an educational environment.

"I remember having to order every beaker, every slide, everything in June before the first year began," said Becky Huffman, LTISD's first biology teacher who was brought over from Dripping Springs ISD.

Dick Alison and Frank Jennings contributed much to the district's origins as the first school board president and first superintendent. Even so, both are eager to direct praise toward each other and the "wonderful classroom teachers and school administrators" brought on during the formative first year, Jennings said.

"The parents were very supportive, but not always at first because it was very new for a lot of them," he said. "There were still feelings about Dripping Springs [ISD], and now all of a sudden we had a new identity."

That identity began with about 500 students in the first year. More than 7,000 students are enrolled this year, and growth continues to soar at 6 percent to 7 percent annually, pushing the need for the Nov. 8, \$158.5 million bond package that includes two new schools and expansions for existing campuses.

Interim Superintendent Susan Bohn stepped into the role July 11 following the resignation of Rocky Kirk on July 7, having most recently served as deputy superintendent. As the school board seeks a new candidate for the position and pushes for the passing of the bond, Bohn said she wanted to use the 30-year celebration as a chance to speak with the founders about their intent.



Interim LTISD Supt. Susan Bohn (left) speaks with Lake Travis ISD's first superintendent, Frank Jennings (center left), and first school board president Dick Alison (far right) during the 30-year celebration Oct. 17.

"It's a great opportunity to meet with many of the founders and talk to them about what their vision was for the district 30 years ago," she said.

For current students, arriving to school is a daily routine. But for the people who were the catalysts for what LTISD would become, returning three decades later can be a powerful reminder of their hard work.

"It was a wonderful experience, a life-changing experience," Jennings said. "It all took a while, and it was like a baby growing up, but it's the realization of a dream, and I'm very proud."



The Lake Travis Fiddlers played for the crowd during the meet-and-greet reception.

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# Developments

Continued from I 1

purchase land along Hamilton Pool Road did not arise until the 2000s.

“The first time I drove around this land in a pickup truck with the owner, I fell in love with it,” Robuck said.

But getting potable water to homes was still a problem.

Around 2004, Robuck and two other property owners worked with the Lower Colorado River Authority, which agreed to develop a water line as long as the property owners would fund it.

Once Robuck knew residents had water access, he began planning the lots in stages.

“We’ve got some tremendous vistas, so we put together a land plan that took advantage of the vistas and open space,” he said.

The site has 80 acres of preserve land and an amenity center for the homeowners.

In 2006, Robuck developed 66 homes in Phase 1 and in late-2007 and into 2008, when the economy slowed down, he found people were looking for land in Belvedere but did not want to commit to a custom homebuilder and purchase land all at once, causing him to begin a “Buy now, build later” campaign.

“It worked great, and we’re continuing to do that,” Robuck said.

Now Belvedere has about 50 residents, with 12 custom homes under construction and 15 more in the design stage.

“What we’re seeing is the continuation of that trend, where people want to buy their homesite and take it to a custom homebuilder later,” Robuck said.

While landowners can choose any custom homebuilder, the builder must be approved by the Architectural Control Committee.

Only two streets in the Belvedere development remain undeveloped, and Robuck expects those to be built-out in the next year or two.

“Master-planned communities are going to continue being the dominant desire,” Robuck said.

While there are a few new developments along Hamilton Pool Road, Robuck said that Belvedere was still surrounded by ranches, and he doesn’t believe there will be much more development nearby.

Homes in Belvedere are priced between \$800,000 and \$2 million.

## Rocky Creek

Dallas-headquartered Hillwood Communities purchased land that had been foreclosed along Hamilton Pool Road in August 2010.

“We didn’t seek out Bee Cave, but the investment opportunity presented itself,” Hillwood Communities Senior Vice President Brian Carlock said. “But when you look at the dynamics of Bee Cave and the school district, it’s something that really meets our investment profile as far as meeting our metrics of [having] high employment, good schools and quality of life.”

## Fire protection



Photos by Tiffany Young

- 1 The Belvedere Amenity Center is used as a community center for Belvedere residents.
- 2 Lake Travis Fire and Rescue Chief Jim Linardos (left) led the wildfire relief in July.

The Belvedere Amenity Center was the command center for the Lake Travis Fire and Rescue team during the Magnolia Ridge fire in July.

A helicopter used water from the retention pond in Belvedere to contain the fire.

“They did an absolutely wonderful service in putting out that fire,” Belvedere developer Joel Robuck said. “We had no homes destroyed, nobody injured.”

An appreciation event at Belvedere raised more than \$12,000 for the LTFR Benevolent Fund on Sept. 10.



Rocky Creek, with 300 acres of natural preserves, has high-end, custom homes ranging in price from \$350,000 to \$600,000, with the average home priced at \$450,000.

In January, the developers completed Phase 1 of the Rocky Creek development on the purchased land, with 151 finished homes and an amenity center. To date, about 80 of those homes—ranging in size from 2,500 to 4,000 square feet, built by Highland Homes and Drees Homes, have been sold.

About 75 percent of the families moving in have middle school-aged or younger children who will attend Lake Travis ISD.

“We’re seeing a large number of families who value Lake Travis ISD, and they love Austin, or they are relocating from another part of the state. When they are buying, they think of Austin as Hill Country views and open space, and this happens to be a community that offers all of that,” Carlock said.

The next phase breaks ground by the end of this year to add another 100 lots, followed by Phase 3, which will bring 150 lots. When complete, the development will have 5 miles of hike and bike trails.

“We have been pleasantly pleased and surprised with its success. It’s kind of the buzz of the housing market in Austin. A lot of people are surprised you can buy a home that affordable in Lake Travis ISD with a private pool and 35 percent of the property being a nature preserve. The sales have

been quite high,” Carlock said.

## Downsizing

Carlock said the developers are also seeing a number of people downsizing from Spanish Oaks or Belvedere, who are looking for a more affordable home.

“They might be in a \$1 million to \$2 million house deal in those communities and, like a lot of people in America, they’ve decided, ‘I just don’t need that much,’” Carlock said.

Spanish Oaks developers recently said they are also working to provide more affordable homes in their next phase with the developers looking to add new residential product lines.

“One of the things we learned in a recent focus group was there’s a component missing [in Spanish Oaks],” said Robbie Pigg, president and COO of Synchro Realty, a realty business focused on real estate in Spanish Oaks.

Spanish Oaks developer Daniel Porter said some new homes, to be developed on land he owns outside the gated section of Spanish Oaks, would include prices closer to \$300,000.

“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.

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# Health care

Continued from I 1

out here other than family practices,” said Lakeway City Manager Steve Jones, who commissioned a study showing the immense economic power of new health care options for the region. “That is turning around quickly.”

## New Developments

Construction of the Lakeway Regional Medical Center began in the middle of 2010 following more than a decade of formal and informal surveys of the Lakeway population asking what would improve the city. Lakeway Mayor Dave DeOme said a medical facility was consistently at the top of the list.

With this community desire in mind, organizers Surgical Development Partners began work on the nine-story—including three stories underground—274,000-square-foot acute care hospital. CEO David Kreye said the facility will open in late April or early May 2012 with 106 beds and the ability to expand by 40 more.

The LRMC will offer various services and specialties to people in the region otherwise only found at least 30 minutes away—cardiology and cardiothoracic work, women’s health, physical therapy and sports medicine, gastrointestinal, respiratory and speech-language pathology services.

Kreye said LRMC is meant to meet the community need with 22 emergency rooms, six operating rooms and two Caesarean section suites.

“The fact that Lake Travis ISD is so outstanding, and the projections for growth in the 10-mile radius are astounding, coupled with the number of outstanding physicians that live here makes it a desirable location for a hospital,” he said.

It will anchor a 54-acre development that will include a medical

office building also expected to open next year. In all, Jones’ study showed that the development will inject as much as \$200 million into the local economy.

The Hills Health Club and Wellness Center, located at 4613 Bee Caves Road, was built in 1979. But in 2004, when West Lake Hills was sure to get sewer infrastructure built by the Lower Colorado River Authority, Developer John Barzizza started construction of the 30,500-square-foot medical office building.

“I felt that a medical model that involved more integration between the health club and certain medical practices would be well positioned between the two much larger medical campuses,” he said.

Today, there are 10 medical tenants in the facility with another large medical prospect in the works.

While the St. David’s Emergency Center in Bee Cave, which opened Aug. 1, may not have the same economic impact as the LRMC, it gives nearby residents a place to go specifically for time-sensitive and serious health care needs.

Todd Steward, CEO of St. David’s South Austin Medical Center, said the location, off Hwy. 71 next to the Hill Country Galleria, gives people in the growing area easy access to its services.

The facility features radiological testing and a medical lab. Steward said once the facility is fully staffed, it will employ more than 25 full-time equivalents.

“More and more, people are using ER for their health care, and if you have a worrisome symptom, you’ll go to the place that’s closest,” Steward said.

## Growing demand

Census numbers show Austin is growing. The city’s reputation for entertainment, a strong business community, a burgeoning tech

industry and residential construction have drawn more than 450,000 people to the Texas capital over the past decade.

This growth, however, is just one driver of new health care services, said Rob Golding, CEO of Live Oak Gottesman, an Austin-based commercial real estate firm.

A recent development, the Mira Vista Professional offices has been open for roughly three months but has just one suite left. Golding said the property originally included retail and dining tenants, virtually all of which failed mainly because of a lack of visibility.

“We had watched that for the last 11 years, and so when we had the chance to buy it and repurpose it, it became more of a redevelopment opportunity than a new development,” he said.

The 20,000-square-foot project became a medical complex harboring specialized health care providers that want to offer their services in a different way—close to their patients and easy to access.

The growth may also correlate with the struggles of non-medical businesses in the unpredictable economy. Golding said doctors tend to make good tenants because of their long-term planning and investment of capital in their offices. This could explain why developers are more motivated to build projects that would be attractive to doctors, he said.

Live Oak Gottesman also plans to begin construction on two new office buildings. Both are being successfully pre-leased before the first shovel hits the ground.



St. David’s HealthCare recently opened an emergency room in the Hill Country Galleria.

“We’re beginning to see how medicine is practiced and delivered to people change,” Golding said. “I think doctors, and more importantly health care providers, are thinking about how to deliver their services on a retail basis.”

Laura Mitchell, president of the Lake Travis Chamber of Commerce, has also noticed the growth and said the influx is great for the business community also as large numbers of new employees begin to shop, eat and play at local businesses and possibly move into the area.

“When I first got here [eight years ago], there was a dentist, a general practitioner, an orthodontist, an aquatic therapy business and that was it,” she said. “We have just about every form of medical care we could need, and I think the hospital and St. David’s complement those.”

## Doctor’s reasons

Health care professionals have their own varied reasons for moving to western Travis County.

Dr. Kyle Rhodes, who opened Lake Travis Eye and Laser Center earlier this year, located at 401 RR

620, Ste. 210 in Lakeway, said he moved here for the large number of potential laser vision correction and cataract patients in the area.

“I wanted to stay in the Austin area, which is over-saturated with ophthalmologists, but still build quickly enough to pay the bills,” he said, adding that he would like to start a family and take advantage of the successful schools. “So, I wanted to move away from the Central Austin area.”

Dr. Craig Thomajan founded Austin Foot and Ankle Specialists at 5000 Bee Caves Road, Ste. 202, in Austin six years ago. In his experience, Thomajan disagrees with one of Golding’s theories—that doctors have been waiting for clarity in federal health care law and other national medical issues before opening their own practice.

Thomajan has been through a couple rounds of legislation anyway, he said, and whatever the reason a physician decides to make Lake Travis or Westlake their place of business, it’s a choice made for a more fundamental cause.

“This is a profession you do because you love it,” he said. “And you’re in it for the long haul.”

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# Groundwater

Continued from I 1

limits for future development. The court held two public hearings and a work session in mid-October.

The ban expired Oct. 31, but was extended by the commissioners court until Jan. 31 so the proposed rules can be thoroughly vetted, said Anna Bowlin, Transportation and Natural Resources division director.

During the hearings, resident Gene Lowenthal praised the county for taking action on the issue.

“The large landowners have a say. The ones who haven’t are the people who go turn on the tap and expect water to be there,” he said.

Southwest Travis County landowner Ted Stewart said he felt residents from other parts of the county were imposing rules on a small group of landowners.

“If you counted, I think you would find that [the rules would affect] fewer than 100 landowners,” he said. “Most people out in western Travis County live in a subdivision. The few large landowners left are paying for the sins of the previous folks. The concept of these rules protecting water for all of Travis County is a shell game. This will impact the value of my property.”

## Definitions

Western Travis County wells draw water from the Trinity Aquifer, layers of porous rock that collect and redistribute water.

Six of the seven counties that use Trinity groundwater were designated as a priority groundwater management area, an area designated as having critical shortages. Travis County is the only county in that area that does not have a groundwater conservation district for the Trinity Aquifer.

A groundwater conservation district, or GCD, has the authority to regulate how far apart wells are spaced and monitor well production, according to the Texas Water Development Board. GCDs develop goals for groundwater usage and waste prevention as well as addressing drought conditions and conservation.

## State versus county intervention

Speaking at the Sept. 20 Commissioners

Court meeting, state Rep. Paul Workman, R-District 47, called the Commissioners Court’s proposed revisions unnecessary and asked commissioners to wait until the Legislature established a GCD.

Workman said he would introduce legislation in 2013 to create a GCD in western Travis County and could not imagine why it would not pass.

When asked by Huber why this new effort would be any different than previous failed attempts, he said he was a good legislator.

“I can tell you this: If my efforts fail to get it passed, the [Texas Commission on Environmental Quality] will establish the groundwater conservation district by order,” he said. “That will set it up whether we like it or not.”

Commissioner Sarah Eckhardt said the county has waited a long time for a GCD.

“Without any knowledge of how many straws are out there now, it is certain that we are already oversubscribed on the aquifer,” she said. As evidence, she said that wells have run dry when the county was not in drought.

## Public concerns

County staff gave a detailed presentation of the proposed rules during two public hearings in mid-October.

Some attendees felt the law was too vague and offered the Commissioners Court too much discretion to issue variances. They took issue with well monitoring, how contingency plans would be enforced and minimum lot sizes.

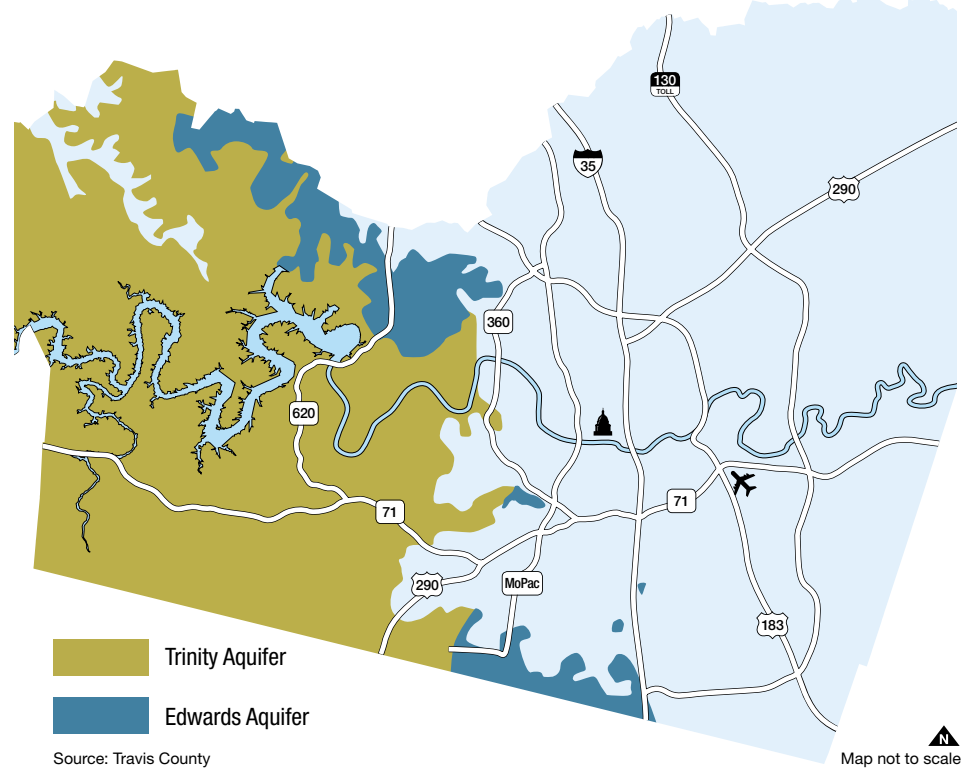
Assistant County Attorney Thomas Nuckols said well monitors would only gauge the height of the water level, not water usage. He said homeowners associations would likely coordinate contingency plans and that development density affected aquifer levels and firefighting.

Bowlin said that because county subdivision regulations are the only means of managing much of Travis County’s groundwater, officials felt it is appropriate for those rules to provide a wide margin of safety.

County staff will use feedback from the public, stakeholders and the Commissioners Court to create a revised draft.

County Judge Samuel Biscoe said the Commissioners Court plans to hold a

## Aquifer areas



## Stakeholder committee recommendations

- Travis County would only approve subdivisions that use water from the Trinity and Edwards aquifers.
- Subdivisions must create a report of all existing wells within a half mile.
- Subdivision lot layouts must comply with well spacing.
- Water could not be diverted to other sources, and new wells could not be drilled unless there was no adverse effect on the long-term water supply.
- Travis County would monitor water wells for large subdivisions.
- Subdivisions using groundwater must have contingency plans and a minimum storage capacity.
- All subdivisions must meet minimum infrastructure standards for firefighting.
- Subdivisions could not use groundwater for ponds or aesthetic features.
- To protect aquifer recharge, subdivisions over the Trinity and Edwards aquifers would have density limits.
- Lot geometry would be limited to prevent skirting the intent of the rules.
- To provide flexibility, variances could be granted if supported by data showing no adverse impact on water supply.

public hearing on the revised draft.

## Stakeholder feedback

Stakeholder committee member Ann Huthnance, a landowner and former earth science teacher, said there was not enough data to move forward with the proposed rules and suggested that the county pay for an independent study of the aquifer.

Stakeholder committee member John Dupnik, a senior regulatory compliance specialist with the Barton Springs/Edwards Aquifer Conservation District, said the proposed recommendations were good, but

not necessarily the final word on the topic. He said more monitoring and data collection were needed to see how the aquifer is affected by current and future demands.

Stakeholder committee member Hank Smith, owner of Texas Engineering Solutions LLC, said that rather than writing a set of rules that require variances for most of the items, “we need to be writing rules that could be applied and we can all live with,” he said.

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BUSINESS

# Flamingos ‘R’ Us

Business focuses on ‘flocking’ lawns to make people feel special

By Tiffany Young

When 70-year-old Philomena Rowlands strained a muscle in her forearm, her days of lifting heavy clothing from St. Johns Knits were finally over. But she says she did not see that as a sign to slow down, only to move on to something new.

She had always enjoyed seeing the plastic pink flamingos spread along the hill at Capital of Texas Highway and Bee Caves Road and said to her son, “If it makes me happy, I’m sure it makes others happy as well. What if I brought the flamingos to the people?”

The mother and son laughed and talked about it, but one day, Rowlands’ son, Jeff Hayes, came home with a truck full of pink, plastic flamingos in the back of his truck. On Rowland’s birthday, Hayes woke up early to decorate the lawn with pink flamingos. Rowlands was tickled as she walked out and said neighbors were stopping by to ask about them.

They were already working on their business plan for Flamingos ‘R’ Us, which would bring flamingos, signs, and, hopefully, joy to the lawns of Lakeway residents for special occasions, when someone who had seen her yard filled with flamingos left a note in Rowlands’ mailbox asking if she could replicate the flocked lawn.

Since Flamingos ‘R’ Us’ opening in August, Rowlands and Hayes, along with their four installers—friends who help them with the business—have booked about 70 jobs, with about a dozen more in

the works.

“What I love about this business is people don’t always remember what you gave them, but they remember how you made them feel,” Rowlands said. “It’s a great way to make people feel good.”

She tells stories about the different jobs as though her clients are old friends.

One husband called Rowlands to see if he could surprise his wife when they brought home their newborn twins. Flamingos ‘R’ Us did twice the flamingos and a sign for each baby welcoming them home, along with a congratulations sign for the parents’ arrival.

“The great thing is the neighbors found out they had had the babies from the signs,” Rowlands said.

The customer called her to tell Rowlands that through the flocking, the couple were blessed with many more gifts as the neighbors dropped in to congratulate them.

“I’ve had four or five businesses in my lifetime, and this is by far the most fun,” Rowlands said.

She had another customer in The Hills community call her to see if she could put out signs and flamingos wishing his neighbors a good week.

“There is not an occasion or reason not to do a flocking,” Rowlands said. “We leave people feeling valued and appreciated.”

Flamingos ‘R’ Us hopes to expand to other areas by franchising its idea.



Flamingos ‘R’ Us owners Philomena Rowlands and Jeff Hayes are expanding into events by delivering flamingo party favors, lighted wreaths and chandeliers.

## Packages



The Flamingos ‘R’ Us car features the same style sign used in yards.

Flamingos ‘R’ Us offers several packages for purchase. While an order is usually for 24 hours, it can be extended for a fee of \$29 per day. The business serves Lakeway and the surrounding areas.

- 50 pink flamingos, a sign, delivery, set up and breakdown (\$89)
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General managers Stacy Lynn (left) and August Crocker have extensive knowledge in the fly-fishing and firearms departments.

**BUSINESS**

# Sportsman's Finest

Provides niche expertise

By Taylor Short

When purchasing high-quality hunting or fishing equipment, knowledgeable service is a must. Sportsman's Finest in Bee Cave boasts several employees who know the ins and outs of each sport because it is not only their job, but also their passion.

The fly-fishing and fine firearms store, located near the Hill Country Galleria, is celebrating eight years in the business of providing personally tailored gear for their customers' next outing.

The business was founded by outdoorsman and firearm collector Charles Dorrance. The building was originally an office, but upon seeing the hunter's lodge-style facade with dark wood paneling, Dorrance thought it would complement the products he wanted to sell.

Sportsman's Finest carries dozens of brands and everything one needs for a successful fishing or hunting trip, including reels, rods, waders and accessories to new and used handguns, rifles, shotguns, automatic weapons, optics and even collector's items such as a Thompson submachine gun.

The store is split in two—Stacy Lynn, operations and fly-fishing manager, and firearms manager August Crocker run each of their departments day-to-day.

Crocker grew up on a South Texas ranch, exposed to hunting and shooting at an early age. At 12, he began competitive shooting and developed a fascination with gunsmithing. The master class-level clay shooter strives to bring aboard employees that can vouch for the quality of any given product.

"One employee is involved in Cowboy

**Nov. 12 events**

**10:30 a.m.–noon:** Diana Rudolph, holder of eight International Game Fish Association Fly Division records and the only woman in 30 years to ever win the prestigious Don Hawley Invitational Tarpon Tournament, will present a program on saltwater fly fishing and rigging.

**2–3:30 p.m.:** Jerry Siem, 18-year chief rod designer for Sage Fly Rods and former rod builder of nine years for R.L. Winston Rod Company, will discuss rod design and building concepts as well as a casting demonstration in the Sportsman's Finest pond.

Action Shooting, one is a pistol champion," he said. "Everybody has done something in the sport."

Crocker said the best way to compete with larger stores is to offer more specialized products coupled with this type of service.

"We really try to tailor a gun to a person's specific need or want," Crocker said.

On the other side of the store, Lynn uses her years of fly-fishing expertise to create the same experience.

Originally from New Braunfels, Lynn said the Guadalupe River runs through her veins. She was always an active person but began to immerse herself in the sport of fly-fishing while working in fly shops in the Austin area. She's now been involved in the sport and the industry for more than 15 years and is a Federation of Fly Fishers Certified Casting Instructor of more than 12 years.

The store may be specialized and carries collector's items, she said, but every product is high-quality, and Sportsman's Finest can compete price-wise with many other places.

"A big part of what we do comes from employing experts and people that can address different aspects of the sports," Lynn said. "That's the heart of being a true specialty store—carrying exceptional products and providing valuable service to go with it."

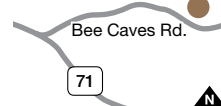
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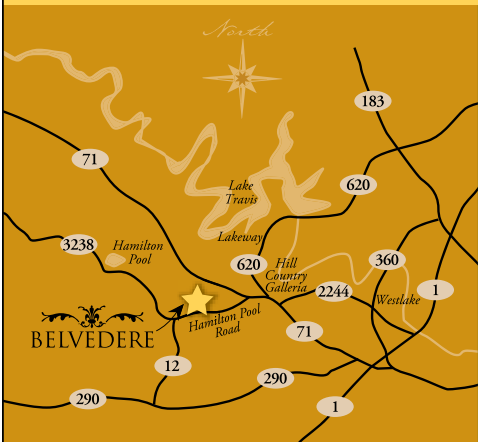


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DINING

# Fore

## Late-night dining option now available in Lakeway

By Tiffany Young

One of Lakeway's newest restaurants, Fore, held a soft opening Oct. 26 and is planning its grand opening for Nov. 19.

Owners James Dinwoodie and Ose Edebar worked in Austin's service industry for about 14 years, meeting at the downtown location of Iron Cactus years ago before deciding to start a restaurant of their own.

They both had worked their way up to managing bars and restaurants.

"It's the American dream—opening up a business of your own," Edebar said.

Former Silver and Stone restaurant owner and chef James Ramsey joined the team as head chef, helping create a menu of contemporary American comfort cuisine.

Affordable comfort food was something James said Lakeway-area residents had requested of them while planning the restaurant.

"We wanted to bring something Lakeway wanted, not what we thought they needed," Dinwoodie said.

Dinwoodie said country clubs from his childhood days inspired some of the restaurant's golf theme as well as its food. Hence the Monte Cristo sandwich with chipotle raspberry jam found on the menu, reminiscent of those he remembers having while growing up.

Other items on the menu range from specialty burgers and salads to Southwest-grilled pork chops and the Ultimate Club Sandwich.

While the restaurant is upscale, the

owners said they also tried to make it comfortable enough for customers to show up after a day on the golf course or coming home from the lake. They also wanted to keep the community feel that they associate with Lakeway.

"We're trying to bring interaction between our guests," Dinwoodie said.

Some of the things the owners did in order to make the restaurant more social was to add long custom-made leather couches in the front lounge with community tables and create a U-shaped bar so that guests could chat with the guests across from them.

"Lakeway is very social, so we wanted to have a social dining experience," Edebar said.

Another quality that differs from some of the other restaurants in Lakeway is that it plans to stay open for the late-night crowd, with a 1 a.m. closing time during weekdays and 2 a.m. close on weekends.

"We noticed there were not a lot of places to be after 10 p.m.," Dinwoodie said. "We're targeting people from very different groups—from the lunch hour crowd to happy hour to late-night crowds."

He hopes staying open late will also accommodate those who want to go out to eat after Lake Travis High School sports games.

Eventually they plan to add brunch on Sundays and to add catering as well.

The restaurant is still looking for quality, professional staff to join its team, who have kitchen experience.



Fore owners Ose Edebar (left) and James Dinwoodie (center) hired James Ramsey (right) as head chef.

### More about Fore

It took Fore owners Ose Edebar and James Dinwoodie a while to find the perfect location, but when they saw the former Mulligan's in Lakeway, they said they knew it made sense because of the building's layout, which is partitioned into three distinct areas.

Fore took advantage of the layout, using the left side for a sit-down restaurant, the middle section as a bar and the left side as a patio with TVs for viewing sports.

The owners hired Kelle Contine Interior Designers to complete their vision for the restaurant.

"Ose and I have very good ideas but no ability to put that on paper. She was able to do that," Dinwoodie said.



Fore owners say the restaurant caters to adults with its late hours and upscale dining area.

### Chef's choice

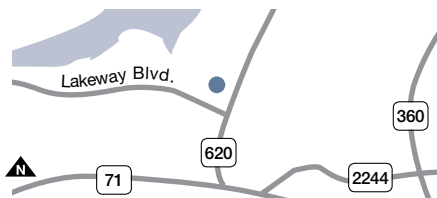
- **Truffled mac and cheese**, a cheese sauce, truffles and cellentani noodles (\$9)
- **Root beer baby back ribs**, ribs glazed with a root beer barbecue sauce and served with frizzled onions (half rack \$11, full rack \$14)
- **Brick-roasted chicken**, crispy and moist half chicken topped with a bacon honey mustard and truffled fries (\$13)
- **Sesame-encrusted Ahi tuna nachos**, Asian-roasted corn and cabbage slaw topped with a chili vinaigrette (\$11)



Chef James Ramsey said the Ahi tuna nachos are already a hit with dinner guests.

### Fore

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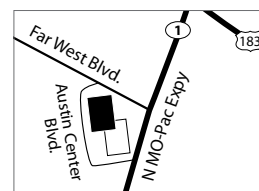
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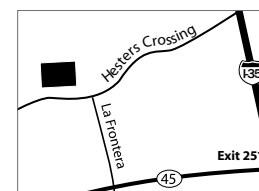
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ARTS & ENTERTAINMENT

# Martha Paisley Ruth

Artist displays work around Austin during holidays



Martha Paisley Ruth paints in her studio in Apache Shores. Ruth's award-winning water colored pencil paintings are on display at Lakeway City Hall Art Gallery through Dec. 6.

By Tiffany Young

When Apache Shores resident Martha Paisley Ruth was just 4 years old, she would travel with her mother into Kansas City to go shopping, and afterward, they would visit her father's office.

Her father sold a product that killed insects, so his office would have examples of dead bugs hanging on the walls. While Ruth was waiting, she would draw the insects.

"Everyone would say how good they were, so I got good feedback on my art from an early age," Ruth said.

She said she also grew up with a few neighbors who were professional artists, so she was raised believing artists could

make a living doing what they loved.

In fifth grade, she began taking after-school art lessons, which she continued through high school. In college, Ruth majored in communication design from the Rochester Institute of Technology in New York.

"It's a passion. It always will be. I'm happiest when I'm painting," Ruth said.

After graduating, Ruth worked as a graphic designer, which led to an art director position with a printer and later a graphic design firm with clients such as Masonite and General Electric.

At the time, her husband was working at IBM, and the couple moved to Tucson,

*"Art's a passion. It always will be. I'm happiest when I'm painting."*

—Martha Paisley Ruth, artist



Martha Paisley Ruth often takes a variety of photos to piece together one piece of artwork, with a foreground from a photo she took from one vantage point and then perhaps the background from another view.



This painting was inspired by a recent trip, where the colorful fall leaves contrasted with blue skies.

## Her works

Martha Paisley Ruth has about 10 to 12 shows coming up in the next few months, with some of her works available for viewing and purchasing at the Lakeway City Hall Art Gallery, 1102 Lohmans Crossing Road, through Dec. 6. The exhibit is available Monday through Friday, 8 a.m.–5 p.m. Visit [www.lakeway.org/lakeway\\_city\\_hall\\_art\\_gallery.htm](http://www.lakeway.org/lakeway_city_hall_art_gallery.htm).

## Other shows to see Ruth's work in the Austin area include:

- Nov. 11–1: Apache Shores Community Hall, 14919 General Williamson Drive
- Nov. 21–Jan. 7: Chase Bank Corridor of Art, 700 Lavaca St., downtown Austin
- Through Nov. 26: Georgetown Public Library, 402 W. 8th St., Georgetown
- Through Nov. 29: Round Rock Art Space, 231 E. Main St., Round Rock

Ariz., where Ruth began freelancing for different companies.

"When a designer went on vacation, I'd fill in," Ruth said.

Freelancing in a small town gave Ruth the chance to meet a lot of people from different companies, which eventually led to another art director position, but when her son was born, she went back to freelancing.

She continued freelancing when her daughter was born, and by the time her daughter entered kindergarten, the school had heard about her artwork and asked her to paint murals for the school.

The school also approached her about teaching a three-week summer program.

"I loved it. It was trial by error. I prepared so much for [the program], and I was surprised how well it went," Ruth said.

She said the students enjoyed it so much

the students asked her to continue giving lessons after school.

After she moved to Austin, she continued teaching classes out of her home in the Great Hills area. At that time, she had about five classes per week and about 45 students enrolled.

Ruth stopped teaching when she moved to Hudson Bend because travel was about 30 minutes one-way to or from her house to most of her students.

Now she produces art full-time from her home studio and co-chairs the Waterloo Watercolor Group. Her works range from colored pencils to watercolors and plein air acrylic paintings.

A typical watercolor painting takes Ruth about 60 to 70 hours.

Ruth has several exhibits going on now through the holiday season.

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COFFEE WITH IMPACT

# Ross Milloy

President of The Greater Austin-San Antonio Corridor Council

By Gene Davis

*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.*

For more than 16 years, Ross Milloy has been the president of The Greater Austin-San Antonio Corridor Council, a public-private partnership created in 1984 to aid infrastructure development, economic development and regional cooperation in Central Texas.

During his tenure, the council has helped secure nearly \$3 billion for projects in the Austin-San Antonio corridor, led efforts to build Toll 130 and crafted legislation creating the Lone Star Rail District aimed at building a passenger rail line between Austin and San Antonio.

## Why is there a focus on developing the I-35 corridor?

It's the spine of the area. All of our raw materials come in on I-35 and all of our manufactured goods leave on I-35 right now. I know the (Federal Highway Administration) did a study that to meet anticipated demand by 2025, you would have to expand I-35 to 18 to 20 lanes through downtown Austin to meet that demand. I can tell you something: that isn't happening. We've got to find other ways to do things.

## Why build a passenger rail line from Austin to San Antonio?

What we think would make sense is to take Union Pacific's existing freight that's moving up and down the existing line and move it to a new corridor ... and then take that existing line that runs right through the heart of downtown Round Rock, downtown San Antonio, downtown Austin, downtown San Marcos (and other central hubs) and convert that to a passenger system that will move 10,000, 20,000, 30,000 people a

day by rail ... Conceptually it's quite simple, unfortunately it gets back to an access to capital. It's kind of expensive.

## Can you explain how the funding will come about to complete the Lone Star Rail project?

I think it will be a combination of private, state, local and federal funding that will finance it.

## What are the options for relieving congestion in the corridor?

I think the thing to do is make what improvements we can to

I-35 and develop [Toll] 130 for the capacity that we can. I'm in favor of switching the designation, making 130 the interstate, making it free, and figuring out some way to toll I-35. That's a challenge because traditionally, tolling an interstate is a very, very politically difficult thing.

## Do you think Toll 130 has succeeded so far in its goal to relieve traffic from I-35?

It's already had a big impact on towns like Pflugerville, Hutto and so forth, and I think that's

going to continue all the way down ... I think because of some design flaws in State Highway 130 and some political decisions that were made to move it way, way away from I-35, the thing about what we know now about a reliever route is that it works better the closer it is to the primary highway. So when the political decision was made to move 130 way out there, you lost a lot of that traffic that would ordinarily go over there. But there are things we can do about that, and we're working on it.



Ross Milloy answers questions posed by *Community Impact Newspaper* Associate Publisher Claire Love.



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Dripping Springs High School Senior Chelsea West portrays Martha Gibson, who was buried in the Wallace Mountain Cemetery in 1933.

HISTORY

# Wallace Mountain Cemetery

## Students bring city founders' stories to life

By Taylor Short

**T**he Wallace Mountain Cemetery was filled Oct. 23 with ghosts of Dripping Springs' past solemnly presenting their stories to those looking to learn about the city's original inhabitants.

The mountaintop cemetery stands 1,286 feet high and overlooks the surrounding hill country. The Heritage Circle of Dripping Springs, an auxiliary group of the Friends of the Pound House Foundation, wants to "revive" the dead who lay there so the community can remember who founded the city they all enjoy.

"Our whole purpose in this is so that people are aware of these graves up here and this history," HCDS President Janie Botkin said. "If we can get that done and this [collection] into the right places, that's what we want."

The HCDS works to foster historical interest and preserve history in and around the Dripping Springs area, including help with genealogy research support.

Walking tour guests are welcomed by an actor playing the cemetery's namesake John Wallace, a Civil War veteran, sitting tall and silent on his horse at the foot of the hill. Following a short ride up, visitors enter the cemetery proper with 15 student actors from the Dripping Springs High School Thespian Club sharing the stories of their respective deceased for passersby.

Musician Alex Dormant, a local fiddler who provided music for the film "Lonesome Dove," added to the atmosphere with haunting Civil War-era songs.

Benjamin Jefferson Hinds, played by college sophomore Hamilton Jones, described his rough upbringing and life of danger and excitement—playing cards and defending himself with his trusty knife during and after the Mexican War.

Introducing herself as William M. Jordan, father of Franklin W. Jordan, who is buried below, freshman Jenny Figueroa told of Jordan's life as a teacher, preacher



Freshman Asher Parker plays the part of Dr. Joseph Pound, who became a founder of Dripping Springs when he built his home there in 1853.



Hamilton Jones plays Benjamin Jefferson Hinds, professional gambler, knife-fighter and "occasional killer," Jones said.

and creator of an academy that now stands as the Masonic lodge downtown.

A local Cub Scout troop joined the walking tour for a group event to learn about Dripping Springs' founders.

"I like listening to the stories with my dad and my friends," 7-year-old Ethan Smith said.

Freshman Tori Gahagan played Katie Howard Davis, who arrived in Dripping Springs at the age of 9, and, along with her husband, made a living raising cattle on the land locals now call Hazy Hills Ranch.

Like Gahagan, all the actors dressed for the role. From prairie dresses, doctor's smocks and cowboy hats, each actor looked the part down to the facial hair or makeup to create blemishes.

"My favorite part is the costuming," Gahagan said. "I like making people feel the way I'm feeling when acting."

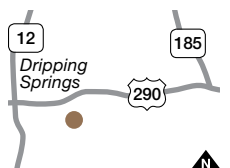
The collection includes a book with an inventory detailing who is laid to rest on

the hill, information about their lives and a DVD filmed by musician Jim Halfpenny. Botkin said the goal is to place the collection into historical repositories for current and future generations to access.

"This community is fighting not to be a bedroom community of Austin but to retain our own character," Botkin said. "As people come in, we're welcoming them into the history of Dripping Springs, and the only way to be a part of it is to know what the past was."

To learn more about the HCDS, visit [www.heritagecircle.org](http://www.heritagecircle.org) or call 858-2030.

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**Capital Area Food Bank** works to end hunger in the Austin area. Volunteers ensure donated food is suitable for distribution. 8201 S. Congress Ave., Austin 78745  
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**The Care Communities** organizes volunteer teams to provide services such as transportation meal preparation and socializing, to individuals living with cancer or AIDS. 4315 Guadalupe St., Ste. 303, Austin 78751  
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www.thecarecommunities.org

**Caritas of Austin** seeks to establish a continuum of services for impoverished people to link them with the tools they need to obtain self-sufficiency. Direct-service volunteers work to provide life skills training to clients. Indirect-service volunteers help with special events, clerical duties and food drives. 611 Neches St., Austin 78701  
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477-1566  
www.trailtamers.org

**College Forward** provides college access and college persistence services to motivated, economically disadvantaged students in order to facilitate their transition to college. Volunteer roles are adapted to fit individual knowledge, skills and preferences. 312 W. Murray Ave., Austin 78714  
452-4800  
www.collegeforward.org

**Dell Children's Medical Center of Central Texas** is the only dedicated pediatric hospital in Central Texas. Volunteers provide assistance to patients, families and staff and take part in fundraising and community outreach. 4900 Mueller Blvd., Austin 78723  
324-0161  
www.dellchildrens.net

**Family Link** is a nonprofit organization devoted to linking children who need homes with foster and adoptive parents in the Central Texas region. 8700 Manchaca, Unit 604, Austin 78748  
945-8953  
www.familylinkkids.com



**Foundation Communities** is a nonprofit organization providing service-enriched, affordable, quality housing to families and individuals with low incomes. Volunteers are financial coaches who assist clients in creating concrete short-term and long-term financial goals and provide them with the support and knowledge to reach the established goals. People can also volunteer to work in the Community Tax Center by providing tax preparation services.  
3036 S. First St., Austin 78704  
447-2026  
www.foundcom.org

**Foundation for the Homeless Inc.** mobilizes the resources of the community of faith to alleviate homelessness in the spirit of compassion, hope and love.  
P.O. Box 28006, Austin 78755  
453-6570  
www.foundationhomeless.org

**Front Steps** works to end homelessness in Austin. It manages the Austin Resource Center for the Homeless, the Recuperative Care Project and a housing program. Volunteers help in the computer lab with administrative tasks and more. Those interested in volunteering must be 18 or older.  
500 E. Seventh St., Austin 78701  
305-4174  
www.frontsteps.org

**Girlstart** volunteers work to encourage girls to pursue interests in math, science and technology through after-school programs and mentorship.  
1400 W. Anderson Lane, Austin 78757  
916-4775  
www.girlstart.org

**Goodwill Industries of Central Texas** employs people with disabilities. Volunteers work in retail locations performing stocking and customer service duties.  
150 W. Palm Valley Blvd., Round Rock  
388-2911  
1015 Norwood Park Blvd., Austin 78753  
637-7100  
www.austingoodwill.org

**Hands on Central Texas**, a program of United Way Capital Area, strengthens communities through meaningful volunteer action. The organization provides more than 400 volunteer opportunities and projects including Days of Service and Volunteer Leadership.  
2000 E. Martin Luther King Jr. Blvd., Austin 78702  
472-6267  
www.handsoncentraltexas.org

**Helping Hand Home for Children** provides therapeutic foster care for abused and neglected children. Volunteers read to children or help with homework.  
3804 Avenue B, Austin 78751  
459-3353  
www.helpinghandhome.org

**Helping the Aging, Needy and Disabled Inc.** is licensed by the Texas Department of Aging and Disability Services and has provided personal assistance services in clients' homes for more than 34 years. Its personal care attendants assist with activities of daily living so that clients may continue to maintain their independence at home. Volunteers help with special events, assist case managers and personal care attendants in the support of home maintenance activities. Volunteers also assist in providing "system navigation" for clients and elderly consumers who contact the agency.  
1640-B E. Second St., Ste. 200, Austin 78702  
477-3796  
www.handaustin.org

**Hospice Austin** has provided compassionate medical, emotional and spiritual care for terminally ill people and their loved ones in Central Texas for the past 30 years. As the only nonprofit community hospice in Austin, they offer extensive services including expert pain and symptom management, an in-patient facility, and volunteer and bereavement services in Travis, Bastrop, Williamson, Hays and Caldwell counties.  
4107 Spicewood Springs Road, Ste. 100, Austin 78759  
342-4700  
www.hospiceaustin.org

**Keep Austin Beautiful** works to beautify and enhance the living environment of the community. Volunteers work on service projects including creek and road cleanups.  
55 N. I-35, Ste. 215, Austin 78702

391-0617  
www.keeapaustinbeautiful.org

**Lady Bird Johnson Wildflower Center** was founded by former first lady Lady Bird Johnson and Helen Hayes in 1982 to protect and preserve North America's native plants and natural landscapes. The Wildflower Center offers volunteer opportunities in the garden, festivals, educational programs and the gift store.  
4801 La Crosse Ave., Austin 78739  
232-0102  
www.wildflower.org/volunteer

**LifeWorks** helps individuals, youth and families by providing counseling, education and housing. Volunteers are needed for Project Holiday Help and more.  
3700 S. First St., Austin 78704  
735-2475  
www.lifeworksaustin.org

**Livestrong** was founded in 1997 by cancer survivor and champion cyclist Lance Armstrong. Livestrong provides practical information and tools people with cancer can use to live life on their own terms and unites people to fight cancer. Livestrong offers both volunteer and internship opportunities.  
2201 E. Sixth St., Austin 78702  
236-8820  
www.livestrong.org

**Make a Wish Foundation of Central and South Texas** grants the wishes of children with life-threatening medical conditions. Volunteers assist in wish-granting, fundraising and event planning. The nonprofit is also looking for Spanish-speaking volunteers.  
2224 Walsh Tarlton Lane, Ste. 200, Austin 78746  
329-9474  
www.cstx.wish.org

**Meals on Wheels - Greater Austin Area** makes and delivers nutritious meals to housebound members of the community. Volunteers deliver meals by bike or by car.  
3227 E. Fifth St., Austin 78702  
476-6325  
www.mealsonwheelsandmore.org

**Mobile Loaves & Fishes Lake Hills Church** is a social outreach ministry for the homeless and indigent working poor. Its mission is to provide food, clothing and dignity to those in need. It accomplishes this mission by delivering food every night of the week. Volunteers help prepare and deliver meals.  
11521 Bee Caves Road, Austin 78738  
899-8333  
www.mlfnow.org

**Mobile Loaves & Fishes St. John Neumann** is a social outreach ministry for the homeless and indigent working poor. Its mission is to provide food, clothing and dignity to those in need. It accomplishes this mission by delivering food every night of the week. Volunteers help prepare and deliver meals.  
903 S. Capital of Texas Hwy., Austin 78746  
306-8036  
www.mlfnow.org

**Project School House** helps build educational opportunities in developing countries through various programs such as giving used books to schools. Volunteers help sort books, give away books at events and coordinate book drives.  
618 C Tillery St., Austin 78707  
853-9565  
www.projectschothouse.org

**Ronald McDonald House of Austin** provides housing and support for families of critically ill children. Volunteers prepare meals and perform administrative duties. Volunteers are also needed to staff the Ronald McDonald Family Rooms.  
1315 Barbara Jordan Blvd., Austin 78723  
472-9844  
www.rmhc-austin.org

**SafePlace** seeks to end sexual and domestic violence through safety, healing and prevention for individuals, families and the community. Volunteers work directly with families and individuals as well as provide assistance through indirect service in clerical or administrative roles. They accompany survivors to court, plan children's birthday parties, deliver toys to SafePlace for clients for the Holiday Giving Program and more.  
P.O. Box 19454, Austin 78760  
267-7233  
www.safeplace.org

**The Salvation Army** volunteers work in a wide variety of programs that assist the needy, including social services, character-building activities and collecting donations.  
501 E. Eighth St., Austin 78767  
476-1111  
www.salvationarmyaustin.org

**Sierra Club** strives to explore, enjoy and protect the wild places of the earth; to practice and promote the responsible use of the earth's ecosystems and resources; to educate and enlist humanity to protect and restore the quality of the natural and human environment; and to use all lawful means to carry out these objectives.  
P.O. Box 4581, Austin 78765  
cbyrd4@austin.rr.com  
www.texas.sierraclub.org/austin

**Southwest Austin Caregivers** is an organization established to provide support services that enhance the independence and quality of life for older adults in Southwest Austin.  
3801 N. Capital of Texas Hwy., Ste. E-240-77, Austin 78746  
364-6501  
www.swaustincaregivers.org

**Susan G. Komen for the Cure - Austin Affiliate** provides support, outreach and research in the fight against breast cancer. Volunteers are needed to help with Race for the Cure, special events, public policy, public relations, community outreach and more.  
3508 S. Lamar Blvd., Ste. 300, Austin 78704  
473-0900  
www.komenaustin.org

**Sustainable Food Center** is in charge of the Austin Farmers Market and creates opportunities for individuals to make healthy food choices and to participate in a vibrant local food system. Volunteer opportunities include clerical duties, school garden mentors, chef demos, child care, working in the information booth at the Austin Farmers Market and more.  
1106 Clayton Lane, Ste. 480W, Austin 78723  
236-0074, ext. 114  
www.sustainablefoodcenter.org

**Texas Advocacy Project** provides free legal services to victims of domestic violence and sexual assault throughout Texas. Volunteers help with hotline screening, administrative assistant tasks and more.  
P.O. Box 833, Austin 78767  
476-5377  
www.texasadvocacyproject.org

**Texas Youth Commission** has volunteer opportunities working with adjudicated youth in Austin. Volunteers are needed for a variety of roles, including serving as members of the Austin Community Advisory Council, mentors, substance abuse support group leaders, skills trainers, crafts and gardening projects, and internships.  
P.O. Box 4260, Austin 78751  
424-6090  
tammy.holland@tyc.state.tx.us,  
www.tyc.state.tx.us

**Therapy Pet Pals of Texas Inc.** provides pet therapy to patients and residents in about 70 health care facilities in the Austin area. Volunteers and their dogs visit assigned health care facilities twice a month and bond with the elderly and ill people they serve. Volunteer qualifying and training classes are held in Austin four times a year. Call to register and to get more information about the application process.  
3930 Bee Caves Road, Ste. C, Austin 78746  
347-1984  
www.therapypetpals.org

**United Way Capital Area** addresses critical social issues by bringing people and resources together to create opportunities for individuals, families and neighborhoods to prosper.  
2000 E. Martin Luther King Jr. Blvd., Austin 78702  
472-6267  
www.unitedwaycapitalarea.org

This guide is not a comprehensive list of all area organizations that need volunteers. If your organization is not included, please email us at [listsings@impactnews.com](mailto:listsings@impactnews.com), and we will add it to our online list.

**For more Central Texas volunteer opportunities, visit [impactnews.com/volunteerguide](http://impactnews.com/volunteerguide).**







# It's Time for a Heart-to-Heart

You put your heart into everything you do. So why wait another day to talk to your doctor about heart health? Heart disease is the No. 1 killer of women in the U.S. That's because women are less likely to experience the typical symptoms of heart disease, such as chest pain and left arm pain. As a result, it is often overlooked until there is a major event like a heart attack. Fortunately, heart disease is not only treatable, it's preventable.

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**Drive-Thru**  
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Sat 9AM - 2PM

**River Place**  
10815 Ranch Rd 2222  
Austin, TX 78730



REAL ESTATE

# Barton Creek West

Travis County – 78733

Data compiled by  
Mia Edwards  
Avalar Austin  
426-6995  
www.miasellsaustin.com



## On the market (As of Oct. 31, 2011)

No. of homes for sale	No. of homes under contract	Avg. days on the market
4	4	110

## Home sales (Oct. 31, 2010–Oct. 31, 2011)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
16	2,148 / 4,414	\$395,000 / \$595,000

## Overview



**Build-out year:** 1995

**Builders:** David Weekly, Doyle Wilson, Doug Moss, Jim Rado Custom Classics

**Square footage:** 2,082–5,421

**Home values:** \$400,000–\$1.4 million

**HOA dues (estimated):** \$266 quarterly

**Amenities:** Community pools and parks, greenbelt hiking and biking trails, tennis courts

**Nearby attractions:** Hill Country Galleria, Barton Creek Wilderness Park

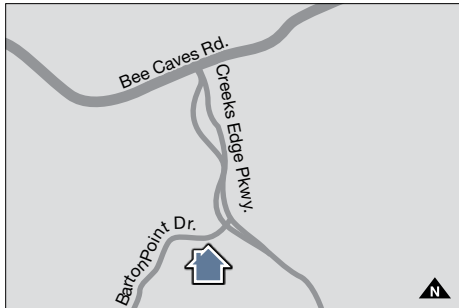
### Property taxes:

Travis County	0.4658
Eanes ISD	1.2025
Travis County Healthcare District	0.0719
Travis County ESD No. 10	0.1000
<b>Total (per \$100 value)</b>	<b>1.8402</b>

### Schools:

**Eanes Independent School District**  
601 Camp Craft Road, Austin 78746  
www.eanesisd.net

- Barton Creek Elementary School
- West Ridge Middle School
- Westlake High School



## Featured homes



**10028 Circlevue Drive** **\$594,900**  
4 Bedroom / 3.5 Bath  
Agent: Patricia Vincent  
657-0772  
3,378 sq. ft.



**9276 Scenic Bluff Drive** **\$589,900**  
4 Bedroom / 3.5 Bath  
Agent: Jack McLemore  
817-283-5134  
3,684 sq. ft.



**9405 Creeks Edge Circle** **\$585,000**  
5 Bedroom / 3 Bath  
Agent: Ashley Stucki  
217-6103  
3,544 sq. ft.



**3302 Barton Point Drive** **\$575,000**  
4 Bedroom / 3.5 Bath  
Agent: Nicole James  
466-4608  
4,254 sq. ft.



Welcome Home

## 4002 KAYWOOD COURT

The Uplands • Bee Cave, TX

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cul-de-sac lot ★ over ½ acre

gorgeous finishes

beautiful pool, spa & outdoor kitchen

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REAL ESTATE

Market Data Lake Travis/Westlake

On the market (Sept. 1–30)

Price Range	Number of homes for sale/average days on market							
	78726	78730	78732	78733	78734	78735	78738	78746
Less than \$149,000	-	3/187	1/219	-	11/130	2/100	3/127	-
\$150,000–\$199,999	-	34/11	1/109	3/56	21/140	5/57	4/94	3/36
\$200,000–\$299,999	9/66	21/53	14/75	9/110	53/113	8/111	18/149	3/115
\$300,000–\$499,999	17/83	3/593	35/69	8/104	52/118	17/93	40/104	3/47
\$500,000–\$599,999	4/74	14/108	28/96	3/95	34/165	6/204	43/129	11/125
\$600,000–\$699,999	-	11/99	17/94	11/80	24/119	1/403	25/103	20/95
\$700,000–\$799,999	5/114	19/131	25/95	10/93	22/171	8/64	25/143	26/128
\$800,000–\$999,999	-	16/107	13/178	4/146	7/120	6/80	13/203	24/107
\$1 million +	1/159	29/157	17/204	22/247	44/244	34/140	48/161	91/176

Monthly home sales (Sept. 1–30)

Month	Number sold/Median price			
	78726	78730	78732	78733
September 2011	8/\$301,000	7/\$443,900	22/\$387,500	11/\$533,500
September 2010	6/\$325,000	11/\$546,500	29/\$379,900	6/\$387,750

Month	Number sold/Median price			
	78734	78735	78738	78746
September 2011	31/\$308,000	23/\$342,600	17/\$468,000	29/\$640,000
September 2010	33/\$328,000	14/\$364,633	23/\$447,973	23/\$698,716

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78746	Austin	Bee Cave Woods	3024 Thousand Oaks Drive	4br/3ba	\$475,000	2,322	Desmond Milvenan	294-4740	Turnquist Partners, Realtors
78746	Austin	Beecave Woods	1900 Steamboat Springs Cove	4br/5ba	\$939,500	4,525	Stacy Brunson	626-0733	Amelia Bullock, Realtors
78746	Austin	Bull Mountain	4701 Peace Pipe Path	3br/2ba	\$815,000	2,210	Paula Greenfield	925-9225	Coldwell Banker United
78746	Austin	High Oaks	1157 The High Road	5br/6ba	\$3,195,000	5,450	Lisa Marie Contaldi	784-5111	Intero Real Estate Services
78746	Austin	Liberty Park Condo	1000 Liberty Park Drive	2br/2ba	\$315,000	1,257	Jack Goodman	732-3858	Keller Williams Realty
78746	Austin	Lost Creek	6301 Plum Hollow Overlook	4br/2ba	\$550,000	2,880	Trudy Tassin	415-8013	Keller Williams - Lake Travis
78746	Austin	St Tropez	1905 Rue De St. Tropez	4br/3ba	\$875,000	3,636	Flo Ann Randle	422-0941	Amelia Bullock, Realtors
78746	Austin	Stratford Place	3102 Above Stratford	5br/5ba	\$1,250,000	5,563	Dee Shultz	330-1031	Keller Williams Realty
78746	Austin	Wallingwood	2712 Bartons Bluff Lane	5br/3ba	\$699,000	3,731	Desmond Milvenan	294-4740	Turnquist Partners, Realtors
78746	Austin	West Rim	4313 Dunning Lane	5br/4ba	\$899,000	5,649	Amanda Tatum	788-6604	Capital City Sothebys
78746	Austin	Westlake Condominium	1501 Allen Road	2br/1ba	\$187,500	1,030	Henny Suwono	705-5578	J.B. Goodwin, Realtors
78746	Austin	Westlake Highlands	1414 The High Road	3br/2ba	\$599,000	1,593	Desmond Milvenan	294-4740	Turnquist Partners, Realtors
78746	West Lake Hills	Mayo	906 Live Oak Ridge Road	5br/4ba	\$1,550,000	5,486	Robert Kenney	922-4922	Turnquist Partners, Realtors
78746	West Lake Hills	Smith Joe	105 Reveille Road	3br/2ba	\$835,000	3,115	Gary Dolch	656-5627	Capital City Sotheby's
78746	West Lake Hills	Timberline Terrace	4818 Rollingwood Drive	5br/3ba	\$850,000	3,363	Katherine Brooks	439-0411	Keller Williams Realty
78738	Austin	Belvedere	7900 Lynchburg Drive	5br/4ba	\$1,559,000	5,088	Jana Birdwell	784-8600	Coldwell Banker United
78738	Austin	Belvedere	8041 Carlton Ridge Cove	5br/5ba	\$1,750,000	6,802	Jana Birdwell	784-8600	Coldwell Banker United
78738	Austin	Belvedere	18432 Flagler Drive	4br/3ba	\$859,000	4,032	Ashley Pope	534-8522	Coldwell Banker United
78738	Austin	Falconhead West	4304 Adirondack Summit	5br/4ba	\$598,900	4,225	Sandy Cary	589-1002	Capital City Sothebys
78738	Austin	Falconhead West	15316 Harrier Marsh Drive	5br/4ba	\$633,900	4,250	Sandy Cary	589-1002	Capital City Sothebys
78738	Austin	Flintrock at Hurst Creek	110 Golden Bear Cove	4br/3ba	\$1,100,000	4,531	Laurel Prats	636-7579	Turnquist Partners, Realtors
78738	Austin	Flintrock at Hurst Creek	507 Black Wolf Run	4br/3ba	\$598,000	3,078	Kathleen Bucher	784-7169	Keller Williams Realty
78738	Austin	Hills Lakeway	27 Tiburon Drive	4br/3ba	\$374,361	2,582	Stephen Sunshine	828-7074	Keller Williams Realty
78738	Austin	Hills Lakeway	6 Random Cove	4br/4ba	\$1,080,975	4,494	Kent Redding	306-1001	Prudential Texas Realty
78738	Austin	Homestead	4904 High Canyon Pass	4br/3ba	\$415,000	4,017	Tonya Nieto	914-8040	Coldwell Banker United
78738	Austin	Lake Pointe	3408 Benecia Court	3br/2ba	\$319,000	2,282	Sally Lee	415-0026	Turnquist Partners, Realtors
78738	Austin	Lake Pointe	2221 Windswept Drive	3br/2ba	\$334,900	2,626	Greg Young	587-1337	Keller Williams Realty
78738	Austin	Lake Pointe	11916 Preserve Vista Terrace	3br/3ba	\$1,050,000	3,878	Jill Turlington	422-3262	Amelia Bullock, Realtors
78738	Austin	Lake Pointe	2113 Sea Eagle View	5br/4ba	\$1,190,000	4,812	Susan Griffith	944-4052	Amelia Bullock, Realtors
78738	Austin	Lake Pointe	2120 Sea Eagle View	4br/4ba	\$720,000	3,640	Bryan Kelley	589-0007	Coldwell Banker United
78738	Austin	Lakeway Highlands	208 Tavish Trail	4br/3ba	\$396,900	3,246	Kevin Elliott	347-7740	Keller Williams Realty
78738	Austin	Lakeway Highlands	210 Tavish Trail	4br/3ba	\$388,860	3,068	Kevin Elliott	347-7740	Keller Williams Realty
78738	Austin	Rocky Creek Ranch	17500 Wildrye Drive	5br/4ba	\$486,900	4,184	Sandy Cary	589-1002	Moreland Properties
78738	Austin	Yaupon Creek	203 Rivulet Lane	4br/3ba	\$374,900	2,401	Sue Ellett	422-7182	Sisu Realty & Associates
78735	Austin	Barton Creek	2909 Maravillas Loop	4br/3ba	\$1,040,750	4,304	Carole Martin	633-5154	Sisu Realty & Associates
78735	Austin	Barton View	3214 Barton View Drive	3br/2ba	\$174,900	1,053	Mark Miller	538-5915	Capital City Sothebys
78735	Austin	Estates Above Lost Creek	3206 Sweet Autumn Cove	3br/3ba	\$859,000	3,369	Eve Kush	330-0340	Coldwell Banker United
78735	Austin	Gaines Ranch	3704 Agape Lane	5br/4ba	\$849,900	4,729	Amber Gunn	922-4866	Keller Williams Realty
78735	Austin	Lantana Single Family	7609 Journeyville Drive	5br/3ba	\$449,900	4,058	Diane Kennedy	750-2950	Private Label Realty

Data compiled by  
Mia Edwards  
Avalar Austin  
426-6995  
www.miasellsaustin.com



**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



2712 Bartons Bluff Lane \$699,000



18432 Flagler Drive \$859,000



4904 High Canyon Pass \$415,000



17500 Wildrye Drive \$486,900



REAL ESTATE

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78735	Austin	Mountain Shadows Cove Condo	8916 Mountain Shadows Cove	3br/2ba	\$225,000	1,802	Ryanne Vaughan	619-5034	Coldwell Banker United
78735	Austin	Ridge at Barton Creek	1508 Mesa Ridge Lane	4br/3ba	\$1,565,000	4,589	Carole Martin	633-5154	E-Executive Realty
78735	Austin	Trailwood Village	4713 Fieldstone Drive	3br/2ba	\$295,000	1,673	Leah Petri	239-9964	Coldwell Banker United
78735	Austin	Travis Country Green	5717 Republic of Texas Blvd.	5br/3ba	\$449,950	3,297	Steve Malachowski	633-0989	Keller Williams Realty
78735	Austin	Village Park	4200 Kachina Drive	4br/3ba	\$375,000	3,190	Helen Chiang	422-5902	Keller Williams Realty
78735	Austin	Y	7513 Old Bee Caves Road	4br/2ba	\$235,000	2,250	Wendy Papasan	297-9431	Keller Williams Realty
78734	Austin	Apache Shores	2000 Moeta Drive	3br/2ba	\$229,900	1,760	Linda Dittoe	947-6400	Private Label Realty
78734	Austin	Hudson Bend Colony	16003 Pool Canyon Road	3br/2ba	\$325,000	1,872	Jonna Juul-Hansen	663-8881	Coldwell Banker United
78734	Lakeway	Lakeway	406 Seawind	3br/3ba	\$237,500	2,379	Elaine Garner	261-4422	Keller Williams Realty
78734	Lakeway	Lakeway Condo	100 Lido Circle	3br/3ba	\$119,999	1,793	Warren Kull	633-0255	Turnquist Partners, Realtors
78734	Lakeway	Lakeway	217 Capri	3br/3ba	\$388,900	3,132	Tracy Nickens	789-7798	Pacesetter Properties
78734	Lakeway	Lakeway	202 Malabar St.	4br/3ba	\$285,000	2,560	Tara Donahue	751-6580	Keller Williams - Lake Travis
78734	Lakeway	Lakeway	923 Electra	4br/3ba	\$699,000	3,466	Elaine Garner	261-4422	Capital City Sothebys
78734	Lakeway	Lakeway	112 Blue Jay Drive	4br/3ba	\$378,000	3,160	Jeanne Ann Klein	439-7777	Capital City Sothebys
78734	Lakeway	Lakeway	104 Yacht Court	4br/2ba	\$399,000	2,887	Warren Chirhart	925-9182	Keller Williams - Lake Travis
78734	Lakeway	Lakeway	1916 Lakeway Blvd.	4br/3ba	\$599,000	3,864	Sandra Mann	496-9640	Keller Williams - Lake Travis
78734	Lakeway	Lakeway	327 Hurst Creek Drive	3br/2ba	\$285,000	2,146	Bertina Schreiber	796-5740	Keller Williams - Lake Travis
78734	Lakeway	Lakeway	102 Acapulco Drive	3br/3ba	\$259,900	2,396	Bill Flood	327-9310	Keller Williams - Lake Travis
78734	Lakeway	Lohmans Crossing Estates	111 Deerhorn Court	3br/2ba	\$287,000	2,396	Mary Hickey	796-4245	Keller Williams Realty
78734	Austin	Pinnacle at North Lakeway	161 Roberto Drive	3br/3ba	\$309,999	2,677	Kimberly McLaughlin	652-8132	Moreland Properties
78734	Austin	Rough Hollow	411 Rough Hollow Cove	4br/4ba	\$1,900,000	5,554	Susan R. Brown	327-4800	Stanberry & Associates
78734	Austin	Round Mountain Estates	107 Piazza Vetta Drive	4br/3ba	\$1,100,000	3,500	Bryan Kelley	589-0007	Keller Williams - Lake Travis
78734	Austin	Stewart	16106 Monks Mountain Drive	3br/2ba	\$165,000	1,280	Patrick McGinley	784-2142	Keller Williams - Lake Travis
78734	Austin	Travis Landing	15504 Checotah Drive	4br/2ba	\$299,000	2,506	Polly Clarke	658-6389	Amelia Bullock, Realtors
78733	Austin	Austin Lake Estates	2311 Balboa Road	2br/2ba	\$324,900	2,059	Brian Fahey	970-8772	Coldwell Banker United
78733	Austin	Barton Creek West	10028 Circlevue Drive	4br/3ba	\$594,900	3,378	Patricia Vincent	657-0772	Keller Williams Realty
78733	Austin	Barton Creek West	9405 Creeks Edge Circle	5br/3ba	\$587,500	3,544	Ashley Stucki	217-6103	Turnquist Partners, Realtors
78733	Austin	Rio Robles	1833 Carlotta Lane	4br/4ba	\$774,500	4,086	Judy Wickham	589-4150	Coldwell Banker United
78733	Austin	Rob Roy on Lake	1209 Weston Lane	5br/6ba	\$3,450,000	8,357	Rita Keenan	431-6171	Coldwell Banker United
78733	Austin	Senna Hills	2313 Rivina Drive	4br/2ba	\$515,900	3,021	Dee Shultz	330-1031	Keller Williams - Lake Travis
78733	Austin	Werkenthin	2815 Demona Drive	4br/3ba	\$754,900	5,100	Dylan Everett	680-7523	Keller Williams - Lake Travis
78732	Austin	Beverly Ridge Condo	12420 Beverly Villas Court	4br/3ba	\$669,000	3,075	Jenny Palmieri	560-6104	Moreland Properties
78732	Austin	Comanche Trail	7086 Comanche Trail	3br/3ba	\$1,275,000	3,799	Lynn Robin	736-8822	Keller Williams Realty
78732	Austin	Comanche Trail	14000 Panorama Drive	5br/4ba	\$1,300,000	6,072	Leslie Cartwright	695-1912	J.B. Goodwin, Realtors
78732	Austin	Legends of Steiner Ranch	2412 University Club Drive	5br/4ba	\$969,000	4,411	Margaret Parma	632-9519	Moreland Properties
78732	Austin	Steiner - River Dance	512 Summer Alcove Way	4br/3ba	\$666,493	4,126	Ryan France	773-3493	Capital City Sothebys
78732	Austin	Steiner - River Dance	533 Summer Alcove Way	4br/5ba	\$754,342	4,222	Ryan France	773-3493	Turnquist Partners, Realtors
78732	Austin	Steiner Ranch Parkside	2825 Centennial Olympic Park	3br/2ba	\$279,900	2,511	Ryan Rogers	413-9456	Capital City Sotheby's Realty
78732	Austin	Steiner Ranch	3810 Standfield Court	4br/2ba	\$315,000	2,851	Craig Smyser	735-7200	Stonehaven Realty
78732	Austin	Steiner Ranch	3509 Cowden Drive	4br/3ba	\$324,900	3,126	Roxanne Escobedo	825-4377	Stonehaven Realty
78732	Austin	Steiner Ranch	3421 Oxsheer Drive	5br/3ba	\$469,000	3,500	Elicia Gower	657-7510	Coldwell Banker United
78732	Austin	Steiner Ranch	1821 Val Verde Drive	5br/4ba	\$589,900	4,331	Margaret Reed	496-2281	Re/Max Capital City
78732	Austin	Steiner Ranch	1409 University Club	4br/4ba	\$799,900	4,695	Liz Ott	338-4771	Coldwell Banker United
78732	Austin	Steiner Ranch	12805 Little Dipper Path	4br/3ba	\$489,895	3,826	Mark Bowden	537-4389	Keller Williams Realty
78732	Austin	Steiner Ranch	13017 Bright Sky Overlook	4br/3ba	\$595,000	3,742	David White	992-3409	Keller Williams Realty
78730	Austin	Long Canyon	9308 Bell Mountain Drive	4br/3ba	\$799,000	4,981	Tosca Gruber	789-5253	Keller Williams - Lake Travis
78730	Austin	Manana West	2530 Pearce Road	3br/2ba	\$389,900	2,086	Dianne Bartlett	266-2606	Keller Williams Realty
78730	Austin	Oak Shores on Lake Austin	3203 Smoky	4br/3ba	\$500,000	3,067	Dianne Bartlett	266-2606	Keller Williams Realty
78730	Austin	Oak Shores on Lake Austin	3004 Patio Circle	3br/2ba	\$720,000	2,158	Marcus Cox	921-3111	Keller Williams - Lake Travis
78730	Austin	River Place	4204 Love Bird Lane	3br/2ba	\$395,000	2,623	Lou Cartwright	381-8869	Coldwell Banker United Realtor



4713 Fieldstone Drive \$295,000



406 Seawind \$237,500



111 Deerhorn Court \$287,000



1833 Carlotta Lane \$774,500



3810 Standfield Court \$315,000



12805 Little Dipper Path \$489,895

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