

Lamar Smith | 33 ▶
U.S. Representative for District 21
discusses primary dates and the
Stop Online Piracy Act



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Volume 3, Issue 2 | March 16–April 12, 2012

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West Lake Hills appoints subcommittee to evaluate residential-area zoning

Duplexes may be rezoned to single-family housing

By Tiffany Young

Although West Lake Hills decided not to rezone a multi-family residential area to single-family residential on Reveille Road on Feb. 8, the duplex owners who spoke against the change still face the possibility of rezoning. West Lake Hills City Council formed a subcommittee Feb. 22 to review the city's entire R-1 single-family and R-2 multi-family residential areas, with the possibility of changing all of the city's residential areas to single-family.

Reveille Road

The council needed a super-majority vote to rezone the

properties on Reveille Road, meaning four of the five members would have had to vote for the change. The vote fell one short.

Councilman Stan Graham said he voted against rezoning, not because he disagrees with what would be done, but because of the process being used to accomplish the council's goal.

"Zoning is the wrong way to go about this. Why not [rezone] the whole city, instead of just singling out [one area]?" Graham said.

Councilman Andrew Schwartz agreed.

"I, too, am against downzoning

See **Zoning** | 23

Definitions of R-1 and R-2 zoning

R-1

One-family residential district

Purpose: The R-1 district is intended to establish and preserve peaceful, attractive and safe low-density residential neighborhoods of single-family detached dwelling units and to protect the integrity of such areas by prohibiting the intermixture of residential and incompatible nonresidential uses.

Permitted uses:

- One-family dwelling, limited to no more than one such building per lot occupied by no more than one family
- Accessory structures and uses customarily incidental to the uses permitted under this subsection
- Special uses permitted upon authorization of the City Council are as follows: Guest or domestic employee quarters, home occupation, riding stable

R-2

Two-family residential district

Purpose: The R-2 district is intended to recognize and is limited to pre-existing properties and annexed areas where such one-family residential and two-family residential units previously existed. Vacant land is not eligible for this zoning district designation

Permitted uses:

- Two-family dwellings, limited to no more than two such buildings per lot and occupied by no more than a total of four families.
- Condominium regimes that have been reviewed by City Council
- Accessory structures and uses customarily incidental to the uses permitted under this subsection
- The following special uses are permitted upon authorization of the City Council: Special uses permitted in the R-1 district upon authorization of the City Council

Source: West Lake Hills

County passes laws to protect Trinity Aquifer

Well monitoring and required drought plans are among new rules

By Joe Olivieri

After waiting 20 years for state intervention, Travis County passed new laws intended to protect its western groundwater supply.

During its Jan. 31 meeting, the Travis County Commissioners Court unanimously approved water availability rules, requiring any new subdivisions being built over the Trinity Aquifer to offer sustainable water sources, drought contingency plans and fire protection. Existing subdivisions will not be affected.

Precinct 2 Commissioner Sarah Eckhardt has said that it is safe to assume that water supplies are already oversubscribed because of the reports of shortages and the fact that Travis County does not know how many wells are drawing groundwater.

"I believe that we would be irresponsible or shirking our civic responsibility at this point if we did not proceed," Precinct 3 Commissioner Karen Huber said. "The news is rife with wells going dry and subdivisions without water. I believe that we need to do what we can to provide at least a basic level of water availability assurance."

The new laws will offer some of the oversight offered by a groundwater conservation district, the state's preferred method of water management.

By law, the state was supposed to

Morningside development moving forward in Bee Cave

Housing development could be catalyst for new hike and bike trail, developer says

By Gene Davis

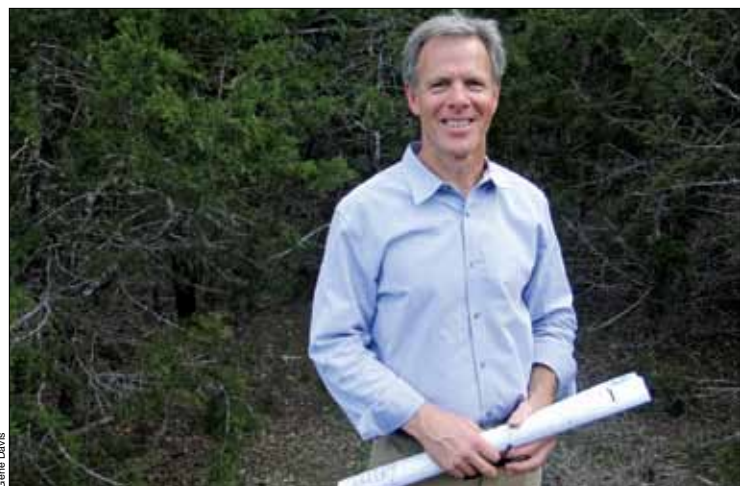
The plans for a development that would bring more than 350 new condos and single-family dwellings to Bee Cave were submitted mid-March to city leaders for approval.

Plans for the Morningside development are for 316 condos and 62 single-family dwellings on 35.6 acres of land off RR 620 between the Falconhead

subdivision and Home Depot. Ash Creek Homes President Scott Morledge, the developer of the project along with Embry Partners, said he hopes the city will complete its review of the development plans by late summer and that construction can start by the fall.

"I think this project makes sense for Bee Cave," he said.

See **Morningside** | 25



Scott Morledge, president of Ash Creek Homes, a developer of the Morningside project, said the housing development will retain a majority of the area's existing trees.

See **Aquifer** | 27



◀ Northwest Hills in Davenport | 29

Locally owned pharmacy and gift shop to celebrate 50 years of business in Austin in October



◀ Blues Day Studio | 28

Facility aims to support Lakeway's artistic community

Sandeez Hamburger Hut | 31 ▶

Restaurant has been serving lake area burgers for more than 30 years



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Austin approves March 2013 single-use bag ban

The Austin City Council unanimously passed a bag ban ordinance March 1 on paper and plastic bags.

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John and Jennifer Garrett began *Community Impact Newspaper* in 2005, in Pflugerville, Texas, with a mission to provide intelligent, unbiased news coverage with a hyperlocal focus. Now, with 12 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 750,000 homes and businesses.

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Who doesn't remember the line from Kevin Costner's character Ray Kinsella in "Field of Dreams": "If you build it, they will come"?

Of course, in the film the line referred to the building of a baseball field so that a son could, although posthumously, get to know the spirit of his own father.

But I am hearing this phrase again as a reference to the enormous growth of our western Travis County region.

Maybe if the city build's a hospital and develops new housing options with brand-new neighborhoods and new schools, "they" will come. Is that really how it works?

Area commercial, retail and residential developers tell us it seems to be more the case of "they're coming, so now is a good time to build it."

A recent study released by the city estimated that an average of 88 people per

month are moving to the Austin area, and with more land available for residential development in our area, we continue to see more communities like Sweetwater, Ladera and Serene Hills breaking ground.

Another new community, Morningside, looks to be a different kind of development, providing a relatively affordable housing concept for Bee Cave residents, with the majority of homes being condos and some detached housing.

The natural beauty of this area is a big attraction, and with the intent to keep many of the trees on the property and add a hike and bike trail, it's expected that "they will come" to this project as quickly as any other.

Here's to growth, while keeping the trails and greenbelts everyone loves!



Phyllis Campos
General Manager
pcampos@impactnews.com

Reader Feedback

These are comments from our readers, posted on impactnews.com/ltw and Twitter: @impactnews_ltw.

Steiner Ranch residents form neighborhood Association

"Great initiative! An evacuation route via River Place is a fantastic idea—and could serve both Steiner and River Place in case of emergency (though River place has already 2 exits!)."

—Posted by Nat, Feb. 21

Steiner Ranch Neighborhood Association

"Thanks to @impactnews_ltw for the article on the Steiner Ranch NA."

—Posted by Kirt Gani, Feb. 17

Buenos Aires Café

"Lovely! She cooks from the heart ... every day!"

—Posted by Paola Guerrero, Feb. 21

ABOR Realtors

"Thank you for spreading the word about the ABOR Foundation scholarship program! Great opportunity for HS seniors."

—Posted by @ABOR_REALTORS, Feb. 15

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DRINK WINE *with a* STEIN

As Twin celebrates its 75th anniversary, I can't help but look back at the 11 years I've been part of the Twin Family. Twin has grown with the Austin community, and it has been a wonderful experience to grow with them. When I stop to think of the customer relationships and friendships that I have been able to develop over the last decade, I am truly amazed. I've helped so many customers find the right bottle to celebrate birthdays, anniversaries, engagements, and other special occasions that I can't even begin to remember them all. However, the one bottle I do remember is the one I sold to myself. In 2002, I bought a bottle of Dom Perignon

1990 to drink with my girlfriend after I proposed to her. As my now wife and I celebrate 10 years after she said "YES!" it has been, by far, the most delicious glass of wine I've ever had!

So this year as Twins celebrates its 75th, raise a glass to celebrate a special moment in your life (and in ours). Here's to 75 more!

Cheers! ~ Kevin Stein,
Marketplace Manager & Wine Authority

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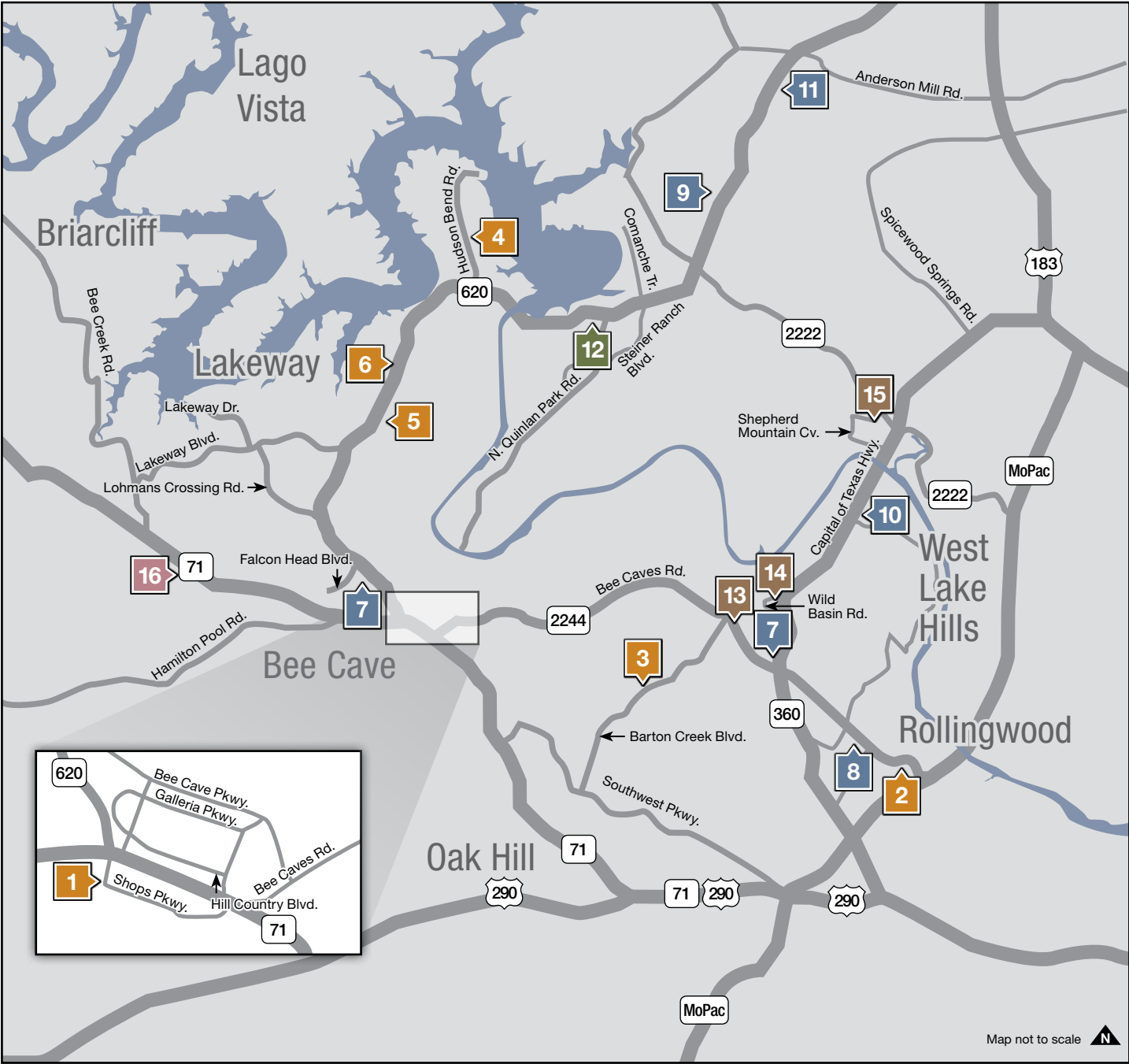


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IMPACTS



Now Open

- 1** **Two Saints Bakery Co.** plans to open in the former Bountiful Cafe location in the Shops at the Galleria, 13011 Shops Parkway, Ste. 600, the third week of March. The bakery and cafe serves breakfast, lunch and an assortment of desserts. www.twosaintsbakingcompany.com
- 2** **5 Fitness Training and Yoga** recently opened at 2745 Bee Caves Road, Ste. 105. The Rollingwood facility is a personal training and yoga studio focusing on holistic pillars such as strength training, cardiovascular health and nutrition. 207-0197, www.5fitnesstraining.com
- 3** **Austin Cosmetic Dentistry** opened in January at 2700 Barton Creek Blvd., Ste. 130. The cosmetic dentistry practice founded by Dr. John Schiro provides services such as dental implants, crowns and reconstructive dentistry. 382-5888, www.austincosmeticdentistry.com, Twitter: @austinsmilesdds

- 4** Owner Jeff Williams opened **Sinners Cycle Shop**, formerly Texas Custom Choppers, on March 6 at 4601 Hudson Bend Road, Ste. 100. Continental Collisions will be taking over Texas Custom Choppers' former location at 2203 N. RR 620. Sinners Cycle Shop is a motorcycle repair shop. 656-6380, www.sinnerscycleshop.com
- 5** **Aqua Haven Chiropractic**, which offers a full range of chiropractic services, opened in March at 107 S. RR 620, Ste. 105. Through the end of March, the chiropractic office is offering a special: For a \$40 donation to Lake Travis Crisis Ministries, patients will receive a chiropractic consultation, complete examination, report of findings and X-rays, if needed. 266-7684
- Gusto Dogs**, a dog-walking service that serves Lakeway, opened in January. Gusto Dogs gives customized walks to dogs and can provide activities to engage high-energy dogs with active minds. 940-1926, www.gustodogs.com

- 6** **Lakeway Mattress Center** recently opened inside the Patio Lounge at 1700 N. RR 620. The store has a variety of styles and sizes of mattresses. 266-7733
- 7** **Frozy's Shaved Ice**, which sells shaved ice served with more than 35 flavors, is reopening its location at 3595 S. RR 620 in March and at 6420 Bee Caves Road in April. Frozy's is planning to open a third location, potentially in May, at a kiosk in the amphitheater at the Hill Country Galleria. 970-5273, www.frozysshavedice.com, Twitter: @frozysshavedice
- 8** **Bruegger's**, a chain that sells freshly baked New York-style bagels, is expected to open the week of March 19 in the Westwood Shopping Center, 3267 Bee Caves Road, next to the Meat House. In addition to bagels, Bruegger's sells made-to-order sandwiches, paninis, salads and soups. Bruegger's Texas franchise owner Karlene Cusick said she is looking to

Coming Soon

- open two more locations in the Austin area. 394-7174, www.brueggers.com, Twitter: @brueggers
- 9** **Highlights Gametime Grill** is aiming to break ground in May and open in November at The Trails at 620, which is near Concordia University Texas. The family sports grill will have a 3,000-square-foot patio, restaurant co-owner David Pikoff said.
- 10** **Firehouse Animal Health Center** is scheduled to open in mid-April in Davenport Village at 3801 N. Capital of Texas Hwy., Ste. F-100. The full-service veterinary hospital will offer a full range of medical and surgical services for dogs and cats. 765-9009, www.firehouseaustin.com
- 11** **How Do You Roll** is aiming to open a location in mid-May at the Plaza Volente shopping center, 11521 N. RR 620. How Do You Roll is a custom sushi shop that specializes in quick, affordable sushi. There are seven locations in Texas. www.howdoyouroll.com, Twitter: @how_do_you_roll
- Ribbon Cutting**
- 12** The **Randalls** at Quinlan Crossing is having a ribbon-cutting ceremony March 21. The free event begins at 8 a.m. at 5145 N. RR 620, Austin. 551-0390. <http://fourpointschamber.chambermaster.com>
- Relocations**
- 13** **Ann Shippy MD Wellness Center** is expanding and relocating from 5121 Bee Caves Road to 6836 Bee Caves Road, Ste. 114. Shippy's practice, which specializes in functional medicine, has grown to include a nutrition consultant. The Wellness Center will open in its new location in April. 732-9975, www.shippymd.com
- 14** **Smarter Security Inc.**, a security firm that specializes in entry and outdoor security, announced in January that it would move to a new location at 110 Wild Basin Road, Ste. 200. The new location is about twice as large as the firm's previous location. 800-943-0043, www.smartersecurity.com
- 15** **Independence Title Co.** announced in March that it is moving its Arboretum-area headquarters in 2013 to 5900-2 Shepherd Mountain Cove. Independence Title Co., which launched in 2005, operates 32 offices in Texas. 454-4500, www.independencetitle.com

Closings

Managing Partner Jeffrey Weinberger and co-owners Peggy and Ron Weiss recently



Courtesy of How Do You Roll

How Do You Roll, which is coming to the Plaza Volente shopping center, lets customers choose how their sushi rolls are made.



Courtesy of Gusto Dogs

Sinners Cycle Shop owner Jeff Williams opened the motorcycle repair shop in March.



Courtesy of Gusto Dogs

Gusto Dogs is a new dog-walking service available in Lakeway.



Courtesy of Independence Title Co.

In 2013, **Independence Title Co.** is moving its headquarters to 5900-2 Shepherd Mountain Cove, pictured.

closed their long-standing restaurant, **Shoreline Grill**. The restaurant, which was located at 98 San Jacinto Blvd., first opened in 1989 on the shores of Lady Bird Lake. It served sustainable seafood and was the only restaurant partner of the Seafood Watch program of Monterey Bay Aquarium in Texas.

In the News

The **Lakeway Municipal Court** has received a Safety Initiatives Award from the Texas Municipal Courts Association. The award recognizes nine municipal courts for creating and implementing traffic safety programs, according to the City of Lakeway. The award was presented March 19 at the Annual Texas Municipal Courts Education Center Traffic Safety Conference in Addison.



Courtesy of Spicewood Long-Term Recovery Committee

The **Spicewood Long-Term Recovery Committee**, which helps survivors of Central Texas wildfires, received a donation from **United Way Capital Area**.

United Way Capital Area in February donated \$118,000 from its Central Texas Wildfire Fund to three nonprofits it says have continued to rebuild and support communities impacted by last fall's wildfires. Adopt A Family, the Society of St. Vincent de Paul-South Central Region and the Spicewood Long-Term Recovery Committee were the recipients of the UWCA fund.

16 The initial builders of the **Sweetwater** master-planned community were recently announced as being Ryland, David Weekley, Ashton Woods, Taylor Morrison and Coventry. Pre-construction sales started in early March for homes in the 1,400-acre community. www.sweetwaterliving.com

News or questions about Lake Travis/Westlake?
E-mail ltwnews@impactnews.com.



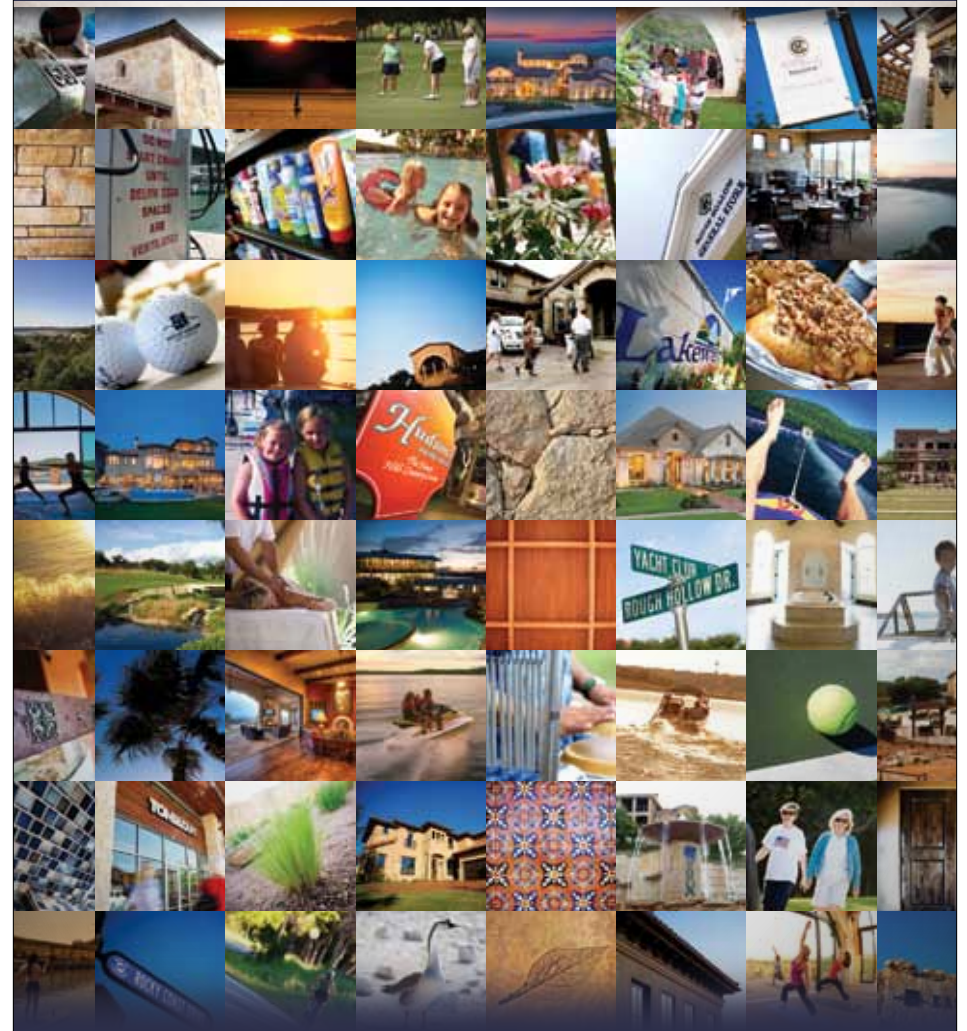
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CALENDAR

March

16–April 9 Big Band Bash

The City of Lakeway continues its Big Band Bash with a large dance floor and theater and table seating. David Cummings and Lisa Clark are featured with The Republic of Texas Band, a 17-piece band conducted by Kent Dugan. Attendees may bring refreshments. • 8–10 p.m., doors open at 7:30 p.m. • Free, donations to the band encouraged • Lakeway Activity Center, 105 Cross Creek • 261-1010

17 Texas Music Roadtrip exhibit opening

This exhibit, which explores the people and places that put Texas music on the map, opens with a concert by the Texas Tornados. The exhibit is on display until Oct. 14. • 1 p.m. Free admission to the concert, regular exhibit admission prices apply • The Bob Bullock Texas State History Museum, The Lone Star Plaza, 1800 N. Congress Ave., Austin • 936-8746 www.thestoryoftexas.com

18 Between Two Worlds: Tejanos and the Civil War

A lecture by University of North Texas’ Dr. Alex Mendoza commemorates the sesquicentennial of the Civil War. • 2:30 p.m. • Free • The Bob Bullock Texas State History Museum, The Lone Star Plaza, 1800 N. Congress Ave., Austin 936-8746 • www.thestoryoftexas.com

22 LTlov shopping event

Lake Travis Labor of Love hosts a night of shopping and cocktails. Point of Origin will donate 20 percent of purchases during the event to LTlov, a nonprofit organization that identifies needs, inspires community involvement and distributes contributions to empower families in the Lake Travis area. • 5–7 p.m. • Free • Point of Origin, 2300 Lohmans Spur, Lakeway • 263-4301

23–25 Texas Preserved

Texas Preserved, the second Foodways Texas symposium, explores the ways food is preserved in Texas. Topics include heritage breeds and sustainable farming and ranching and the history of the Southern cocktail. • Panel times vary \$225 (members), \$250 (general public), \$85 (panels only) • The Blanton Museum of Art Auditorium, 200 E. MLK Blvd., Austin • 232-8586 • info@foodwaystexas.com • <http://foodwaystexas.com>

24 Point of Origin’s Wreath Class

Point of Origin hosts a hands-on class to learn how to create an Easter or birthday wreath using deco mesh and ribbon. RSVP at 263-4301 or info@lakewaygifts.com. • 11 a.m.–1 p.m. • Free with \$50 purchase of materials • Point of Origin, 2300 Lohmans Spur, Lakeway • 263-4301 www.lakewaygifts.com

Rockin’ Roundup

Any Baby Can, with Northwestern Mutual, is hosting its 15th annual Rockin’ Roundup featuring the Grammy award-winning band Grupo Fantasma. The event includes live music, food from Pascal’s and a silent auction. • 6:30–11 p.m. • \$150 • Austin Music Hall, 208 Nueces St., Austin • 334-4432 • www.abcaus.org

24, 31 Friends of the Lake Travis Community Library book sale

The Friends of the Lake Travis Community Library is holding a book sale. A bag of books costs \$10. • 8 a.m.–1 p.m. • Free • Jack Brown Cleaners, 1508 S. RR 620 • 263-2885 www.laketralibrary.org

24–25 Disney’s ‘Alice in Wonderland’

Enter the wild world of Wonderland where an unsuspecting Alice tumbles down the rabbit hole

and is swept into the biggest adventure of her life. • 2 p.m., 6 p.m. daily • \$15 • TexARTS Kam and James Morris Theatre, 2300 Lohmans Spur, Lakeway • 852-9079



24–30 Austin Jewish Film Festival

The 2012 films hail from Denmark, France, Israel, Luxembourg, the Netherlands, Poland, United Kingdom and the United States. All films provide a window into the Jewish experience. • Times vary • \$150 (Friends of the Film Festival badge), \$60 (flex pass, good for 10 admissions), \$8 (general admission) Locations vary • www.austinjff.org

25 ‘Identity Theft: What You Need to Know’

Thrivent Financial for Lutherans hosts an educational workshop designed to help protect participants from identity theft. Complimentary shredding services by First-shred are offered to attendees following the workshop from 1–3 p.m. • Noon • Free • Acts Church Lakeway, 1304 N. RR 620, Lakeway 452-5733, ext. 303 www.identitytheftaustin.eventbrite.com

27–April 1 Point of Origin Easter celebration

Point of Origin hosts Easter festivities, including pictures with the Easter Bunny, springtime crafts for the children, gourmet tastings and store specials. Lake Travis FFA has rabbits at the event for pictures and for purchase. Photos are free, and parents can bring their own camera. Fri. 2–6 p.m., Sat. 10 a.m.–5 p.m., Sun. noon–5 p.m. • Point of Origin, 2300 Lohmans Spur, Lakeway • 263-4301 • www.lakewaygifts.com

29 ‘Lakeway: A Hill Country Community’

Lakeway resident and retired history professor Lew Carlson discusses his book, “Lakeway: A Hill Country Community,” including a discussion on how Mansfield Dam’s completion paved the path for what has become the City of Lakeway. 7 p.m. • Free Lake Travis Community Library, 2300 Lohmans Spur, Ste. 100, Lakeway 263-2885 • www.laketralibrary.org



30–31 ‘A Midsummer Night’s Dream’

The Austin City Ballet performs Shakespeare’s “A Midsummer Night’s Dream” and other contemporary works. This presentation is appropriate for audiences of all ages. • 7:30 p.m. \$15 (adults 13 and older), \$10 (ages 3–12 years old) • The Dougherty Arts Center Theatre, 1110 Barton Springs Road, Austin • 496-5937

Austin FOOD & WINE Festival



Andrew Zimmern, a James Beard Award-winning TV personality, chef, food writer and teacher, is one of the many celebrity chefs attending this year’s Austin FOOD & WINE Festival.

April 27–29

The Austin FOOD & WINE Festival, presented by *FOOD & WINE Magazine*, benefits The Austin Food & Wine Alliance. The festival includes cooking demos, wine seminars and tastings as well as celebrity chefs, such as Andrew Zimmern of Bizarre Foods America, pictured above. • Fri. 5:30–8 p.m., Sat. 9 a.m.–9:30 p.m., Sun. 11 a.m.–4 p.m. \$850 (VIP), \$250 (weekender) • Auditorium Shores, 950 W. Riverside Drive, Austin www.austinfoodandwinefestival.com/schedule

31 Lakeway’s Eggstravaganza

This Easter event is sponsored by the City of Lakeway. Children from the area are invited to participate in all the festivities, which include a petting zoo, a visit with the Easter Bunny, a cookie decorating craft, glitter tattoo artists and special musical guest Joe McDermott. Age-specific egg hunts begin at 2:45 p.m. Snowcones are available for purchase. 2 p.m. • Free • City Park, 502 Hurst Creek Road, Lakeway • 314-7530

Texas Sailing open house

Enjoy captained demonstrations of sails aboard *Beneteaus* and meet the Texas Sailing staff. Lakeway Resort & Spa provides tapas, an assortment of Texas wines, beer, sodas and water. • 1–4 p.m. • \$30 per person, tax-deductible donation to The AYC Fund, to participate in a captain charter • Texas Sailing, 101 Lakeway Drive, Austin • <http://texassailing.com>

31–April 1 ‘The Lion, The Witch and The Wardrobe’

The Austin City Ballet presents an original adaptation of “The Lion, The Witch and The Wardrobe.” Children wearing a costume receive a free cookie. Cast members greet the audience after each performance. This presentation is appropriate for audiences of all ages. • 1:30 p.m., 4 p.m. • \$12 (13 and older), \$8 (ages 3–12 years old), free (guests 3 and younger, sitting on laps) • The Dougherty Arts Center Theatre, 1110 Barton Springs Road, Austin • 496-5937

April

1 Cupcake demo

The Four Points Foodie Stacey Rider shares cupcake, fillings and frosting recipes. This event is kid-friendly, and everyone gets to create and devour their own flavored cupcake. Reservations are not required. • Noon–3 p.m. Free • Faraday’s Kitchen Store, 1501 N. RR 620, Lakeway • 266-5666

Lakeway Regional Medical Center community open house

LRMC hosts a community open house to give the Lake Travis community tours of the new hospital before it opens. LRMC staff share information on the services offered and answers questions. Activities are provided for children, ranging from face painting to getting an up-close look at one of Travis County Star Flight’s helicopters. • 1–4 p.m. • Free • Lakeway Regional Medical Center, 100 Medical Parkway Lakeway • www.lakewayregional.com



3 The First Picture Shows: Historic Austin Movie Houses reception

A reception, hosted by the Austin History Center Association, explores the many film venues throughout Austin’s history, from the first motion picture screening in 1896 to the rise of the multiplexes. • 6:30 p.m. • Free • Austin History Center, 810 Guadalupe St., Austin 974-7480 • <http://library.austintexas.gov>

5 An evening with author Ben Rehder

Lake Travis Reads Special Event presents author Ben Rehder for a reading and book signing of his newest book, “The Chicken Hanger.” • 7 p.m. Free • Bee Cave Public Library, 4000 Galleria Parkway, Bee Cave • 767-6620 <http://pl.beecavetexas.com>

7 Rollingwood Easter Egg Hunt

The Rollingwood Neighborhood Association holds its annual Easter egg hunt. • Time Free • Rollingwood Park, 403 Nixon Drive, Rollingwood • www.cityofrollingwood.com

Mighty Texas Dog Walk

Dog and family-friendly sponsors such as Petco, Purina and Mud Puppies share food samples and information on dogs. The Groovy Dog Bakery's Doggie Cake Walk returns as does the Canine Center for Training and Behavior's agility course. Proceeds benefit nonprofit Texas Hearing and Service Dogs. • 9 a.m. • \$30 per dog, \$25 per dog (preregistration) • Auditorium Shores, Austin • www.servicedogs.org

Book It, Texas! book club

Celebrate the breadth and depth of Texas writing in The Bob Bullock Texas State History Museum's monthly program highlighting Texas books, authors and writing traditions. This month focuses on "Sleuthing the Alamo: Davy Crockett's Last Stand and Other Mysteries of the Texas Revolution" by James Crisp. 10:30 a.m. • Free • The Bob Bullock Texas State History Museum, The Lone Star Plaza, 1800 N. Congress Ave., Austin • 936-8746 www.thestoryoftexas.com



10-15 Broadway's 'Mary Poppins'

"Mary Poppins," a co-production of Disney and Cameron Mackintosh, is based on P.L. Travers' stories and the classic 1964 Walt Disney film. The musical is the winner of 44 major theater awards around the globe. • Tue.-Fri. 8 p.m.; Sat. 2 p.m., 8 p.m.; Sun. 1 p.m., 6:30 p.m. Tickets start at \$30 Bass Concert Hall, 2350 Robert Dedman Drive, Austin • 477-6060 www.broadwayacrossamerica.com/austin

21 Willie Nelson in concert

Kicking off the third season at The Backyard is musician Willie Nelson with Paula Nelson and special guest appearances. • 6 p.m. • \$37.50-\$65 The Backyard at Bee Cave, 13801 Bee Cave Parkway, Bee Cave • www.willienelson.com, www.thebackyard.net

26-28 Graduation gift trunk show

Point of Origin hosts a graduation trunk show, featuring personalized gifts and jewelry. • Thu.-Fri. 10 a.m.-6 p.m., Sat. 10 a.m.-5 p.m. • Point of Origin, 2300 Lohmans Spur, Lakeway 263-4301 • www.lakewaygifts.com

Online Calendar

Find more or submit Lake Travis-Westlake events at www.impactnews.com/ltw-calendar.

For a full list of Central Texas events, visit www.impactnews.com.

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

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Chamber of commerce events

Four Points Chamber of Commerce

March 15 Monthly luncheon

The chamber holds a monthly meeting with a speaker and lunch. • 11 a.m.-1 p.m. • \$25 (members), \$30 (nonmembers) • River Place Country Club, 4207 River Place Blvd., Austin • 346-1114 <http://fourpointschamber.chambermaster.com>

March 21 Randalls ribbon cutting

A ribbon-cutting ceremony takes place at the Randalls at Quinlan Crossing. • 8-11 a.m. • Free Randalls at Quinlan Crossing Shopping center, 5145 N. RR 620, Austin • 346-1114 <http://fourpointschamber.chambermaster.com>

Lake Travis Chamber of Commerce

March 21 'How I built it'

Join Steve Zbranek of Zbranek & Holt Custom Homes for a discussion on entrepreneurship with Mandola's Italian Market owner Damian Mandola, Legend Communities Principal Haythem Dawlett, ABC Home & Commercial Services CEO Bobby Jenkins and *Community Impact Newspaper* CEO John Garrett. 11 a.m.-1 p.m. • \$25 (members), \$30 (nonmembers) Vintage Villas - Hotel and Events, 4209 Eck Lane, Austin • 266-9333 • www.laketravischamber.com

March 29 Lunch and Learn

Steve Zbranek, chair elect of The Lake Travis Chamber of Commerce, presents "sacred cows make the best burgers." • 11:30-1 p.m. • \$15 • Maudie's, 12506 Shops Parkway, Bee Cave • 263-5833 www.laketravischamber.com

Westlake Chamber of Commerce

March 14 Business Builder at Tres Amigos

Strengthen your networking skills with an intensive networking session. • 11:15 a.m.-1 p.m. • \$15 Tres Amigos, 1801 S. Capital of Texas Hwy., Austin cat@passionfororder.com

March 20 Networking Beyond Words

Learn about creating a professional image with a panel discussion between Sharon Schweitzer of Protocol & Etiquette Worldwide, Marjorie Burciaga of The Art of Imaging & Wardrobe and Kevin Leahy of Knowledge Advocates LLC. • 11:30 a.m.-1:30 p.m. \$28 (members), \$35 (nonmembers) • Austin Country Club, 4408 Long Champ Drive, Austin www.westlakechamber.com

Hill Country Galleria events

12700 Hill Country Blvd., Bee Cave • 263-0001 www.hillcountrygalleria.com

March

18 Wagathon Walkathon

This walkathon, beginning at the amphitheater and following the hike and bike trail, benefits Austin Pets Alive. • Noon • www.wagathonwalkathon.com

22 Hill Country Galleria block party

Join the Hill Country Galleria in welcoming its newest stores on the west end, near Dillard's. New tenants on the west block include All Star Burger, Authenticity Gallery, Café Blue, Chisos Grill, Chris Mayes Art Gallery and Rabiosa Fashion Footwear. Enjoy live music, games, drink specials, menu specials and special discounts. • 5-9 p.m.

April

7 Saturday Night Concert Series kickoff

Enjoy the beginning of the spring concert series at the Hill Country Galleria's outdoor amphitheater. 7-9 p.m. • Free

12 Wine Walk

Enjoy shopping and wine beginning at Twin Liquors and following a trail of retail stores throughout the Hill Country Galleria. • 6-9 p.m. • Free

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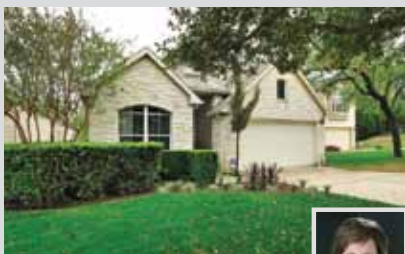
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Donna Mahlum REALTOR® 565.6400



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Bertina Schreiber REALTOR® 796.5740



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Julie Kuntz REALTOR® 619.5746



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TAXES

Public weighs in on proposed Lakeway hotel occupancy tax

By Gene Davis

A chance for public comment on the long-debated hotel occupancy tax proposed for Lakeway brought a full crowd to a February City Council meeting.

On Feb. 21, nearly a dozen people spoke before City Council on the proposed tax that would be levied on guests of hotels, motels, and bed and breakfasts within Lakeway city limits. The Lakeway City Council has the authority to set the tax between 2 percent and 7 percent without a public vote.

The public comments were generally split between local hotel operators who said a HOT tax would put their business at a disadvantage against hotels without a HOT tax and local business leaders who said the money generated from a HOT tax could help bring more tourists to the area.

A HOT tax in Lakeway, which would be in addition to the 6 percent tax levied on hotels by the State of Texas, has been debated by city leadership for five years. The Feb. 21 council meeting was the first chance for public comment on the HOT tax at a City Council meeting.

"There is a lot to be considered, and there's still a lot of homework to be done on it," Councilwoman Dee Ann Burns-Farrell said after the public comments.

Lakeway Resort and Spa Manager Troy Mathews said a HOT tax could have a negative impact on the resort's corporate and group clientele, which makes up more than half of the resort's business. He said a HOT tax could cause the resort to either lose out on the competitive group business market or force the resort to absorb the additional tax to compete with nearby hotels.

"If this tax wasn't going to so profoundly have a negative impact on our business, we'd obviously not be as opposed," he said.

But Laura Mitchell, Lake Travis Chamber of Commerce president, said the money generated by a HOT tax could help draw people to the area during a time

when many potential tourists are deterred by the low lake level.

A 2011 study found that visitor trends dipped significantly when Lake Travis is below 660 feet above sea level, she said. Lake Travis, as of Feb. 27, was at 631 feet above sea level.

"Unfortunately, there is no current mechanism to inform potential visitors that Lakeway and Lake Travis are and will always be open for business," she said. "The use of the hotel occupancy tax may be used to reach those potential visitors to draw them into Lakeway."

Lakeway Aquatic Therapy owner Barker Keith added that money generated from a HOT tax could let the city control the messaging of its brand.

"While I recognize the potential pain the hotel occupancy tax might give a few vendors here in the form of the hotels, I also look at the other 450 businesses in this community that could benefit from this," he said.

Distributing the money

If City Council approves a HOT tax, a commission consisting of involved stakeholders would manage where the money generated by the tax is spent. The money is required to go to specific areas that promote and enhance tourism or the convention and hotel industry.

Steve Dewire, general manager of the Hyatt Regency Lost Pines Resort and Spa in Bastrop, stressed that having a well-balanced committee of involved stakeholders is crucial to having a HOT tax work. Bastrop approved a HOT tax in 2010 that sent some of the money generated by the tax back to the Hyatt.

Mathews said the Lakeway Resort and Spa would be open to potential ways to reach a compromise on a HOT tax, and several council members suggested looking at ways in which group and corporate business clientele could be exempt from the tax.

Possible revenue for the city

Breakdown of costs for hotel visitors

A city can set a hotel occupancy tax at up to 7 percent. The graphic shows the impact on hotel bills if the minimum or the maximum amount is approved by Lakeway.

The following numbers are based on 2010 figures from the State Comptroller's Office and Lake Travis Chamber of Commerce estimates of average lodging costs at \$105-\$130 and a 70 percent occupancy rate of hotels, condos, and bed and breakfasts in Lakeway.



The Lakeway City Council meeting, at which the HOT tax was discussed, brought a large crowd Feb. 21.

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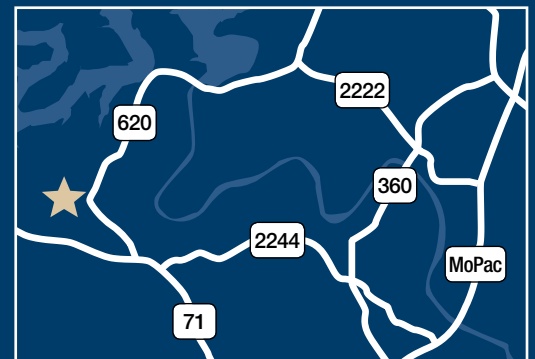


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ZONING

Lakeway rescinds permit for addiction recovery center

By Gene Davis

Following a large public outcry, the City of Lakeway announced Feb. 17 it would not permit an addiction recovery center to be built near Lakeway Elementary School.

The city rescinded its site development permit that allowed Recovery Ways, a post-detox addiction recovery center, to break ground on the project near Lohmans Crossing Road. The city also announced it would not issue a building permit for the center at the location.

The city's announcement came two days after a heated town hall meeting in which multiple Lakeway residents blasted city officials over the proposed addiction recovery center.

"After the (Feb. 15) public hearing, the city manager and I were convinced that the Recovery Ways business was not appropriate for the proposed location, and I believe the rest of the council felt the same way," Mayor Dave DeOme said.

Zoning

Recovery Ways had been approved for zoning at the location by the Lakeway Building Department. The facility technically qualified as a convalescent facility

and did not require review or approval from City Council or the Zoning and Planning Commission, Lakeway City Manager Steve Jones said.

DeOme said the city would immediately institute new procedures to require all site development permits for commercial projects on property next to residential or institutional zoning—which would include schools—to be reviewed by ZAPCO and City Council. He said he also requested an immediate formal review and update of site development permitting procedures.

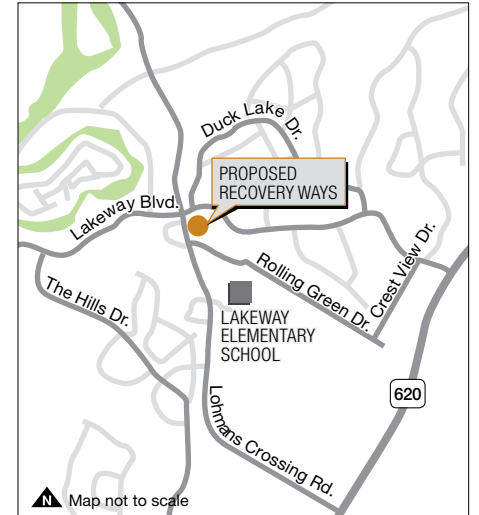
At a Feb. 21 council meeting, several community members apologized to Jones and city leadership for the verbal abuse they endured during the town hall meeting that brought approximately 300 people to the Lakeway Activity Center. Lakeway resident Karen Bradford said going on a witch hunt is counterproductive when trying to solve a problem.

"Remember, we are all in this together," she said. "It is our community; please be part of the solution and not part of the problem."

Lakeway attorney Don Little said his research led him to believe that city



Resident Mel Neese thanked Lakeway City Council for rescinding the permit for Recovery Ways.



leadership was not to blame for the recovery center controversy. He added that a representative of Recovery Ways was willing to put in writing that the facility would not take legal action against the city for issuing and then rescinding a permit.

Moving forward

According to an Oct. 4 letter from Recovery Ways Vice President Jim Petersen to the City of Lakeway, Recovery Ways is a quiet home in the community that serves people for 30 to 90 days. The facility offers experimental therapies such as fitness training, yoga, hiking, winter and summer sports, and therapy, the letter says.

"Recovery Ways will benefit from the

outdoor amenities offered in the area," the letter stated. "Our residential treatment program will utilize these amenities, and this allows clients to remain in treatment while gradually reintegrating into their community."

DeOme said Recovery Ways still wants to work with the city to open a location somewhere else within Lakeway. He added that regardless of the location, Recovery Ways would now have to get a special use permit that would be up for public review.

"They are willing to proceed on that basis," DeOme said.

A representative from Recovery Ways did not respond to multiple attempts for comment.

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DROUGHT

Water Management Plan approved by Lower Colorado River Authority

By Tiffany Young

After an 18-month process in which an advisory board investigated changes to the Lower Colorado River Authority's Water Management Plan, the LCRA board approved the plan 10-5 on Feb. 22.

The purpose of the plan is to govern how LCRA operates Lake Travis and Lake Buchanan concerning water allocation.

The plan, submitted by a 16-member advisory committee consisting of lakeside property owners, businesses and municipality representatives, had several red-line changes from the LCRA after public comments and meetings with organizations that had contracts with LCRA.

Many people spoke in favor of approving a plan, but said they believed the original plan provided by the advisory committee should be approved rather than the plan altered with red-line changes.

"We are in a crisis with our water," said Karen Huber Travis County Precinct 3 Commissioner, at the LCRA board meeting. "When LCRA was initially formed, we didn't have the population in the [Colorado River] Basin we have now. We did not have the economic dynamics we have now. I am representing my precinct that completely surrounds Lake Travis. We need action. We need to implement this plan today as the stakeholders presented it to you. We need to implement this plan and move to the next steps."

A Spicewood business owner spoke on how the lake levels had personally affected his home and his business.

Hill Country Trams owner Buster Cole said his lakefront property had lost 40 percent of its value because of lake levels. He also said he had to lay off 29 employees due to the drought. While he said he could empathize with rice farmers, he believed the lake's levels were important to those living and working on the lake.

"Devastation on the Highland Lakes is here now," Cole said.

Red-line changes

The red-line changes to the plan, which was approved, were:

- Using two trigger points during the year to determine how much stored water from the lakes is available for agriculture, mostly downstream rice farming. Jan. 1 would be used for the first rice crop and June 1 would be used for the second crop. The current plan contains only a Jan. 1 trigger point.
- Eliminating "open supply," or making unlimited water from the Highland Lakes available for downstream agriculture when the lakes are above a defined trigger point. In the future, the amount of stored water available from the lakes for downstream agricultural operations would be limited at all times.
- Asking firm water customers, mostly cities and industry, to reduce water use consistent with their drought plans only after interruptible water from the Highland Lakes for agriculture is restricted. Current practice can result in LCRA requesting firm customers implement voluntary conservation before agricultural water is restricted.
- Using two different projected future demand levels in the new plan to set triggers based on the amount of water used by cities and industry. The current plan is based on a single demand projection looking 10 years into the future. 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.

Now that the plan is approved, the LCRA will send the plan to the Texas Commission on Environmental Quality, which has final approval of the plan and can incorporate changes to the plan as it sees fit.



Lower Colorado River Authority Board President Tim Timmerman voted for the Water Management Plan on Feb. 22. If approved by the Texas Commission on Environmental Quality, the plan will guide the LCRA's operations of Lake Travis and Lake Buchanan.



"We are in a crisis with our water"

—Karen Huber, Travis County Precinct 3 Commissioner

Lower Colorado River Authority's Water Management Plan

The Lower Colorado River Authority's Water Management Plan was mandated by the state in 1989 and governs how the LCRA operates Lake Travis and Lake Buchanan.

The first plan was approved in 1989 and has been updated in 1992, 1999 and 2010.

LCRA wrote the latest plan, and an advisory committee was appointed to make suggestions. The advisory committee consisted of stakeholders, including city representatives, lake-area businesses and residents. The committee spent more than a year discussing the plan before making recommendations and proposing changes.

LCRA's board approved the plan, which will be sent to the Texas Commission on Environmental Quality for its final approval. The TCEQ must determine that the plan meets all of its administrative requirements and has a year to act on the plan. Once approved, the TCEQ would set an effective date for the plan to take place.

Public comments were collected from the LCRA between Jan. 24 and Feb. 9.

For more information, visit www.lcra.org/watermanagementplan.



Lake Travis' low lake levels have affected local businesses as well as home property values, which in turn affects the amount surrounding cities collect in taxes.

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LAKEWAY PROPOSES \$12.4 MILLION IN CAPITAL IMPROVEMENT PROJECTS

By Tiffany Young

The City of Lakeway held two informational meetings in early 2012 showing the public possible capital improvement projects that will be considered for the next 15 years.

“The most important goal [at these meetings] is for you to help us identify what is missing from this list,” Deputy City Manager Chessie Blanchard said.

A capital improvement project plan is a list of projects a city is considering to take on during a certain time period



PARKS

\$416,048

HAMILTON GREENBELT | \$94,512

Parking lot and restroom expansions

- Increase parking spaces from 10 spaces to about 20 spaces
- Add restroom facilities with two handicap-accessible stalls



HIGHLANDS TRAIL | \$88,435

Bridge

- Add 85-foot-long, 6-foot-wide natural, wooden bridge at low-water crossing



CITY PARK | \$92,330

Bathhouse

- Construct bathhouse with six toilets, four outdoor showers and possibly a small concession stand



that a City Council can use for long-term planning. On Lakeway’s list includes several park, road and facility improvements.

Atkins, an engineering and design consultant company, was hired by the city to produce a proposed list of improvements, which was presented in April 2011.

Last summer, the city held an online survey so residents could give feedback on proposed projects and add their own.

DRAGON PARK | \$10,560

Restroom rehabilitation

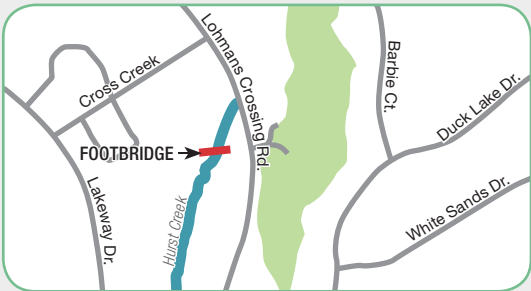
- Remove existing fixtures and replace with stainless steel,
- vandal-resistant fixtures
- Septic system reworked
- Interior walls redone



HURST CREEK AT JUSTICE CENTER | \$69,300

Footbridge and trail

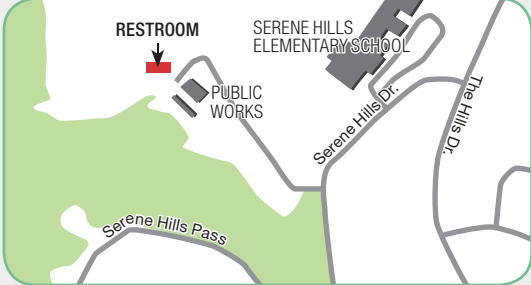
- Construct a 75-foot-long, 8-foot-wide footbridge to continue foot path from Justice Center to Hamilton Creek Greenbelt



CANYONLAND TRAIL | \$60,911

Restroom

- Build restroom with two handicap-accessible toilets



ROADS

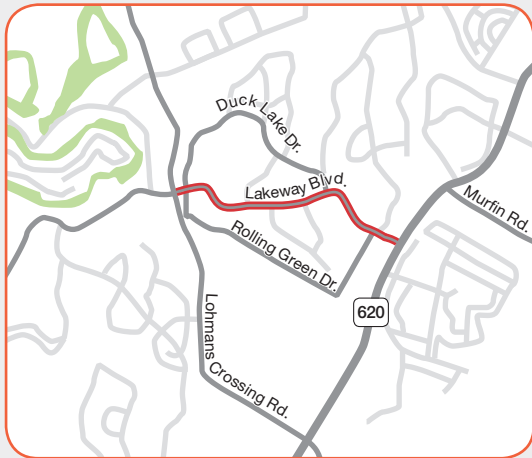
\$2.67 million



EAST LAKEWAY BOULEVARD | \$208,929

Irrigation and landscape improvements

- Renovate median with new sprinkler system
- Accent landscaping and lighting



EAST LAKEWAY BOULEVARD | \$292,228

Walking trail

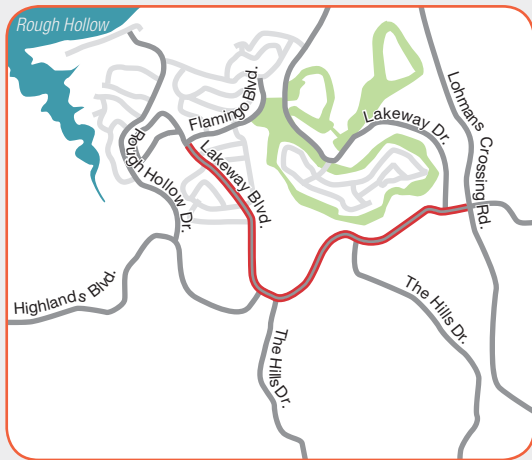
- Extend the Lakeway Boulevard West trail along Lakeway Boulevard East



WEST LAKEWAY BOULEVARD | \$543,000

Walking trail

- Make trail concrete, widen to 8 feet
- Add benches, water fountains



FACILITIES

\$9.31 million

LAKEWAY BOULEVARD | \$222,156

Walking trail and boardwalk

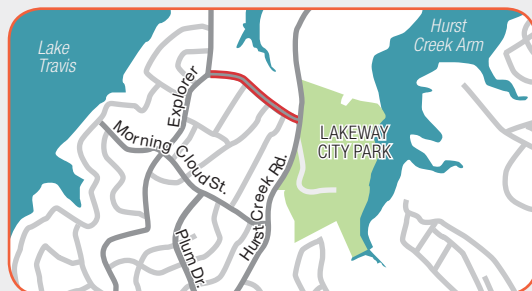
- Construct 8-foot-wide concrete walking trails
- Construct boardwalk to extend across pond



BROOKS HOLLOW DRIVE | \$187,400

Rehabilitation

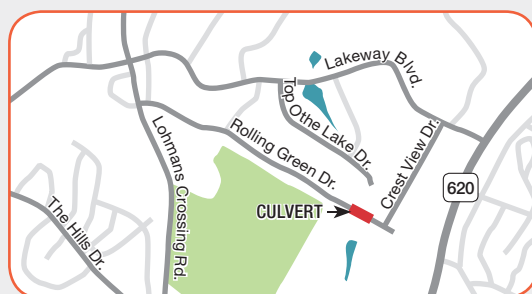
- New roadway construction between Hurst Creek Road and Explorer



ROLLING GREEN DRIVE | \$373,913

Culverts

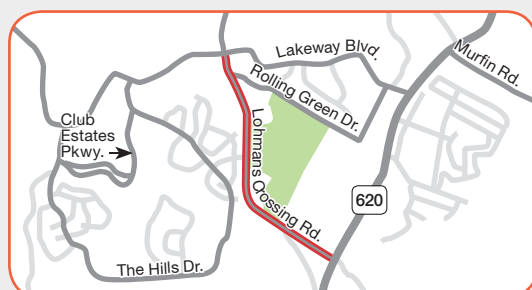
- Replace damaged culverts



LOHMANS CROSSING ROAD | \$841,992

Overlay

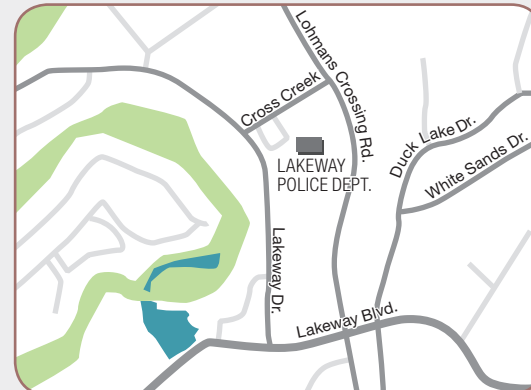
- Add an overlay to correct stress and wear and tear of roadway



POLICE BUILDING | \$6.78 MILLION

Build new facility

- Build a 22,500-square-foot facility to accommodate additional 57 officers needed in next 10 years



MUNICIPAL COURTS | \$363,275

Security and expansion/renovation

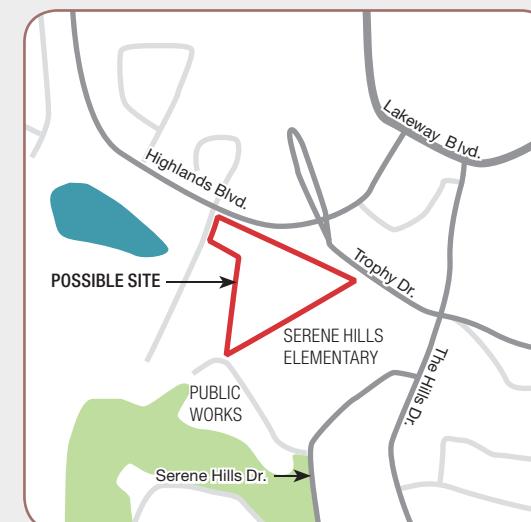
- Update security
- Turn police department into municipal court space



PARKS AND RECREATION BUILDING | \$1.63 MILLION

Build new facility

- Construct new 8,379-square-foot facility to house Parks and Recreation Department



PUBLIC WORKS | \$28,223

Expansion

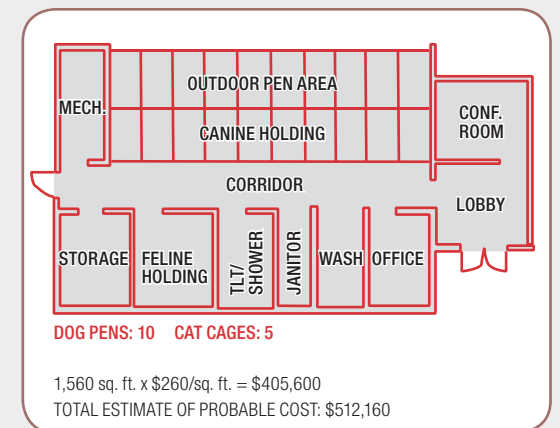
- Add office by renovating Public Works building and demolishing/renovating dog pound for Public Works office space



ANIMAL HOLDING SHELTER | \$512,160

Build new facility

- Construct 1,559-square-foot facility to hold stray animals temporarily



NEXT STEPS

The City of Lakeway will be revising this list online at www.cityoflakeway.com with feedback it receives from residents at the public meetings. This spring or summer, the city will mail a survey to each household in Lakeway for further feedback. A bond election to fund the projects is not expected to be held until at least 2013.



At a meeting Jan. 24, a Lakeway resident gets a look at the City of Lakeway's proposed Capital Improvement projects, which consist of 18 parks, road and facility improvement plans.



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News Updates

In previous issues or online, we reported on the following story. Here is an update on what has happened since then.

Compiled by Gene Davis

Bee Cave denies temporary vending permit for Planet K

By Gene Davis

On Feb. 28, the Bee Cave City Council denied a temporary vending permit to allow Planet K Texas to sell its merchandise outside of the former Trading Post Wine Bar & Grill building.

The unanimous vote to deny the temporary permit came weeks after a district judge issued a temporary restraining order against the city from interfering with Planet K's business. Planet K sells imported cigarettes, pipes, erotica and more.

"I think this is indicative of how polarized both parties have become," said Terry Irion, an attorney for AusPro Enterprises, the parent company of Planet K.

Since March 2011, Planet K has sought approval of a building permit to open inside the former Trading Post building. The city rejected multiple Planet K applications because they did not

follow city ordinances, Bee Cave officials have said. A court is now expected to rule whether Planet K has a right to a building permit.

In December, Planet K began selling its products on the former Trading Post porch. More than 15 tickets have been given to Planet K employees for selling the store's merchandise outside without a permit.

On March 7, a judge is scheduled to determine whether to extend the restraining order against the city from interfering with Planet K's business, Irion said.

In violation of city ordinances?

The temporary vending permit considered by City Council would have lasted 30 days. Irion said Planet K was seeking a temporary vending permit to sell its goods outside because the business



Planet K at 11657 Research Blvd. is one of five locations in Austin. Planet K purchased land in Bee Cave but has not been granted permits to operate.



The owners of Planet K hope to be able to open inside the former Trading Post in the near future.

hoped to be able to open inside the building in the near future.

Councilman Bob Dorsett said it would be impossible for him to approve a temporary vending permit for Planet K since the business's outside vending operation is in violation of multiple city sign and light ordinances. The Planet K vending operation has Christmas lights, an inflatable Santa Claus and signs that do not follow city code, he said.

"We've sat here and we've

watched ourselves deny sign applications, deny sign variance requests that didn't comply with statute, and to sit here and say, 'It's OK to grant this temporary permit knowing that we have these multiple violations of our existing ordinances' just cannot be reconciled," he said.

But Irion said the city had been unclear on what is permitted for a temporary vendor. Bee Cave has never issued a temporary vending permit, and Irion said

the application did not exist until Feb. 13.





"This ordinance is not real well-thought out; it's not real comprehensive," he said.




Councilman Mike Murphy said he was hoping for a period of relative normalcy between Planet K and city leadership.

"I am a little disappointed that we don't seem able to move off the far ends of the fence posts on both sides," he said.

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POLITICS

Controversy surrounding Rep. Doggett’s district could delay primary

By Mitzie Stelte

Texas’ long-awaited primary date could still be in jeopardy due to controversy over the former district of U.S. Rep. Lloyd Doggett, D-Austin.

The San Antonio federal court issued an order March 1 setting the primary elections for May 29 and the runoff election date for July 31 with a reopening of candidate filing March 2–9.

The order was issued two days after the San Antonio court released interim congressional and state House maps, and approved the state Senate map agreed upon Feb. 15 by Texas Attorney General Greg Abbott and state Sen. Wendy Davis, D-Fort Worth. Failure to reach agreements on all redistricting maps by mid-February pushed back the April primary to May 29.

The interim maps resemble the Feb. 6 compromise plan between Abbott and the Texas Latino Redistricting Task Force, though the compromise had been quickly rejected by the San Antonio court, as it lacked support from several minority advocacy groups.

As in Abbott’s plan, the court-ordered congressional map would make half of Texas’ four new congressional seats Hispanic-controlled, including the newly created District 35, the former district of Doggett spanning from Austin to San Antonio.

Furthermore, the map resembles the original one drawn

by the Republican-led Legislature that divided Travis County into five districts, cutting at Doggett’s support base by reconfiguring his current district, District 25, and creating District 35 out of his former one. After the release of the San Antonio maps, Doggett stated he would run in District 35.

But most minority groups maintain District 25 is a coalition district and therefore protected under the Voting Rights Act. Margaret Moran, League of United Latin American Citizens national president, issued a statement March 1 expressing concern over the maps, including the changes in Travis County.

“Obviously the interim maps need more work. We hope that the D.C. court will deny Texas preclearance,” Moran said. “LULAC will continue to fight for a redistricting map that fully reflects the growth of the Texas Latino population.”

A U.S. federal court in Washington, D.C.—charged with approving the maps—requested more information by March 13 from TLRTF, which has claimed that “Anglo voters dominate the Democratic primary” in District 25 and therefore does not require protection.

According to Steve Bickerstaff, adjunct law professor at The University of Texas School of Law, the primary would be delayed if the D.C. court agrees District 25 needs protection, but the procedure does not allow enough time

to make changes by March 31, the deadline to have maps in place to uphold the May 29 date.

However, Bickerstaff said there are several scenarios that would avoid delay. He said the D.C. court could rule no changes are needed, or if it opts for changes, the U.S. Supreme Court could become involved.

“If the D.C. court concludes that CD 25 is protected, I think the state would seek a stay from the Supreme Court to leave the plan in place,” Bickerstaff said.

A third possibility, which he believes may be most likely in the event the D.C. court has objections, would be the San Antonio court deciding the district dispute is too disruptive to the 2012 elections.

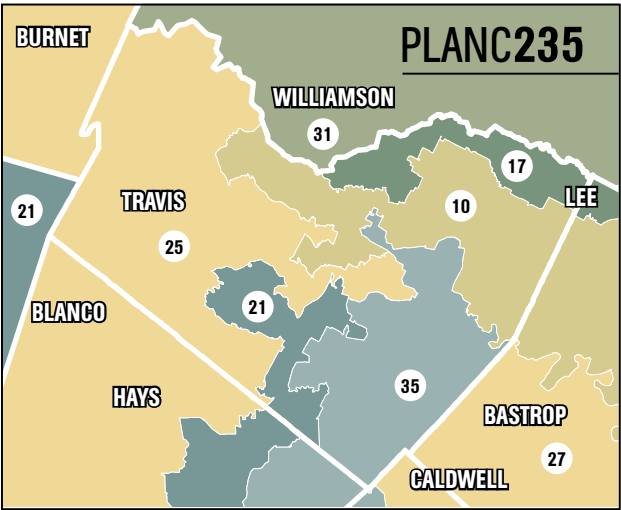
“The San Antonio court might plead it will make the changes in some time frame, but not necessarily for this election,” he explained.

Lawsuits have halted the enactment of the state Legislature’s maps—which were not precleared by the federal government—originally delaying the primaries from March 6 to April 3. The U.S. Supreme Court rejected maps in January drawn by the San Antonio court, instructing them to redraw the maps to more closely resemble the state’s plan.

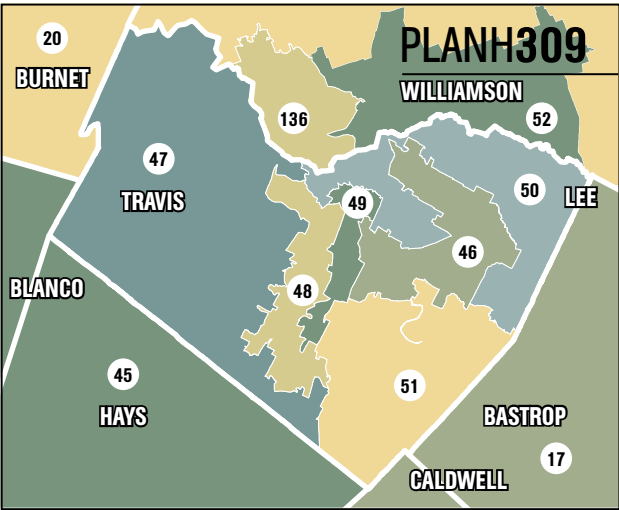
For continuing *Community Impact Newspaper* coverage of redistricting, visit impactnews.com

Redistricting maps: Central Texas

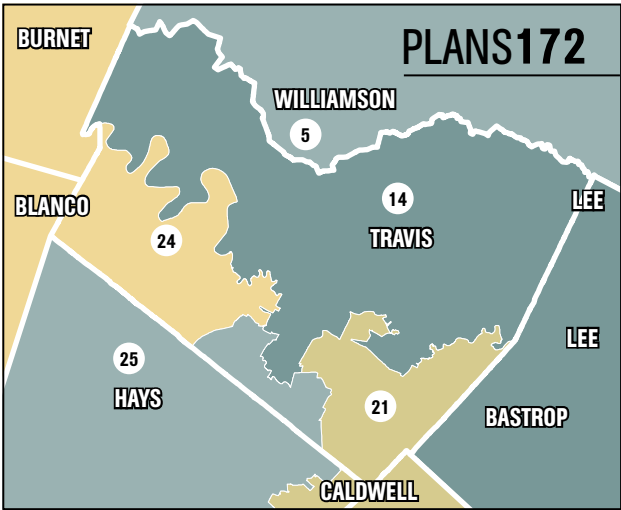
Source: Texas Legislative Council



The San Antonio federal court released the interim Congressional map Feb. 28 dividing Travis County into five districts.



The San Antonio federal court released the interim state House map Feb. 28, preserving many of the Travis and Williamson counties’ districts drawn in the original map from the state Legislature.



The San Antonio federal court approved the interim state Senate map Feb. 28, which was agreed upon Feb. 15 by Texas Attorney General Greg Abbott and state Sen. Wendy Davis, D-Fort Worth.

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2012 ELECTION COVERAGE



Election dates for 2012

- April 30:** Voter registration deadline for primaries
 - May 14– May 25:** Early in-person voting period
 - May 29:** Primary election
 - July 23–27:** Early in-person voting period for runoff election
 - July 31:** Runoff election
- (Source: Secretary of State)

Travis County Precinct 3 Commissioner candidates

Gerald Daugherty



Gerald Daugherty was Travis County Precinct 3 Commissioner from 2002–08. Daugherty, a Houston native, has been an Austin businessman for 28 years, owning and operating businesses such as the Pleasant Valley Sportsplex and a retail sporting goods store.

Albert Gonzales



Albert Gonzales has been an Oak Hill Area resident for more than 25 years. He is the president of Southwest Austin Democrats, Southwest Austin Precinct 358 Chair, a community and political activist, and an advocate for open government and transparency.

Karen Huber (Incumbent)



Karen Huber has more than 20 years of experience in real estate, economic development, conservation and consulting to electric/water utilities. She is a graduate of The University of Texas at Austin with a master's in political science.

Jim Strickland



Jim Strickland served on the Eanes ISD school board in Westlake for nine years and was president of the board for three years. He served as a member of the 2001 Citizen's Bond advisory committee. He is also involved in youth athletic leagues and the Rotary Club.

What do you see as the biggest issue for Precinct 3, and how do you plan to address it?

A. There are two big issues in my opinion: transportation and water. With transportation, given our limited resources, we must focus on identifying and funding an adequate road system. Managing our scarce water supplies in a time of protracted drought is a nonpartisan issue. My ability to build consensus on complex matters, as I did in my previous six years on the court, will serve Travis County well as we continue to address this most pressing of issues.

A. The biggest issue currently is traffic congestion, especially at the Y [at Oak Hill]. I would review the current partnership with the City of Austin and Travis County, which are providing \$4.5 million and \$1.5 million, respectively to TxDOT for an intermediate solution. I'll work towards allocating additional funds to enhancing the traffic flow to tie into a future free parkway speedway. I would propose selling the downtown lot the county just recently bought.

A. Water! We have a very short time to make and get plans implemented to assure a future water supply for our area. Travis County has the statutory authority to be more involved in water supply than it currently exercises. I am assessing these options. We are also working on our legislative agenda with our legislative delegation and the coalition that formed for the Lake Travis Economic Study is assessing "next steps."

A. The biggest issue facing the Travis County Commissioner's Court is the building of the new County Courthouse on a lot already purchased downtown. The County is considering a complicated public-private partnership to develop and construct the courthouse and office building complex. While on the Eanes school board, I oversaw projects of \$52 million and \$54 million that came in on time and on budget.

How do you plan to address the drought and water levels in Lake Travis?

A. We need continued research and an understanding of the science of water, particularly the geologic impacts of capturing water at various levels, and how drilling affects the water supply at different levels. I will call for a comprehensive water study to do just that. Additionally, I will revisit the outdated "rule of capture" law as it pertains to groundwater that grants landowners the right without liability to capture water beneath their land.

A. Working with the City of Austin, Lower Colorado River Authority and our surrounding neighbors to come to a fair and equitable Emergency Water Distribution Management Plan. Planning and working with all parties involved and keeping in mind the human element has to be considered foremost throughout the planning process.

A. See above. I also plan to continue to work closely with other decision makers to see that the State Water Plan gets implemented, that the Texas Commission on Environmental Quality accelerates its approval of the LCRA Water Management Plan, that LCRA moves to the next step for appropriate water management, and that lake interests continue to have and improve the forum for education and lobbying to get effective water policy in place.

A. While the drought is a very serious issue, the county should stay within its constitutional and statutory authority. Groundwater is a state-regulated issue, and the Texas Water Quality Board has made its recommendation on the drawdown of the Trinity Aquifer which was approved by Groundwater Management Area 9, which controls the area of the aquifer in Travis County. Lake water is controlled by the LCRA, which has experts who do a good job.

What would you name as your proudest accomplishment and why?

A. I am proudest of having served the people of Precinct 3 for six years from 2002 through 2008. I feel I was able to connect with my constituents and address their concerns in a collaborative and positive manner. I welcome the opportunity to serve once again.

A. For the opportunity and privilege to run as a candidate for commissioner of Precinct 3 to serve as a citizens' commissioner and not as a politician. To represent the constituents of Precinct 3 not as a wealthy or special interest candidate but just as one of you—a neighbor who will truly represent my neighbors in county commissioners court doing the "people's work."

A. The Lake Travis Economic Study. This study provides much-needed base-line information on the economic contributions of Lake Travis and the impact on the economy of various lake levels. It also provides cause for other areas along the Colorado Basin to evaluate their economic impacts. With good data from up and down the basin, better decisions can be made. I'm proudest, though, that we all came together in a coalition of common interest.

A. My proudest accomplishment is having a loving family and raising two children who have grown to be fine adults. For the area of service, it was to be part of a team that hired Nola Wellman as our superintendent who partnered with the board to make Eanes the pre-eminent school district in Texas and one of the best in the nation. When I was president of the board, we achieved the highest test scores while managing a difficult budget affected by the Robin Hood recapture.

In relation to growth, what do you consider the highest priority?

A. Transportation and mobility is absolutely the highest priority. Growth is inevitable. The theory of "If we don't build it, they won't come," hasn't worked very well so far. We must plan our road system to support the growth we know is on the horizon. We cannot wait until the situation gets further out of hand and the costs are even higher.

A. Controlling development where it is manageable and eco-community friendly. I would work toward mimicking the Mueller development for the Y in Oak Hill. With proper foresight and planning, the area can be developed without us having to reinvent the wheel utilizing the Mueller model. Creating a so-called suburban community plaza where neighborhoods, businesses and a pedestrian-friendly city with non-tolled roads strive together in unity.

A. Central Texas is growing rapidly—projected to double in population in the next 50 years—and we have limited resources in water and transportation financing. It is imperative that we work harder in planning our growth such that the infrastructure components complement each other—e.g. roads should be built where there is water, where jobs are, where schools and affordable housing are appropriately in the mix.

A. The county's reaction to growth should be one of managed, well-thought-out solutions. The county's responsibilities—public safety, roads and bridges, county parks and administrative and regulatory functions—need to be planned in advance of the growth to provide services to all parts of the county.

CITY AND COUNTY

Rollingwood



Ion Art senior graphic designer Paul Ross shows the proposed signage for the Mira Vista Professional Center along Bee Caves Road.

Mira Vista Professional Center sign variance approved

At its Feb. 15 meeting, the Rollingwood City Council approved a sign variance for the Mira Vista Professional Center’s monument sign.

Mira Vista Professional Center is a 16,472-square-foot medical office building at 2765 Bee Caves Road.

The request, which asked to increase the sign by 4 feet in height, came from Live Oak-Gottesman, a company that recently purchased a portion of Mira Vista.

“Due to the unique topography of the area, if you’re driving down Bee Caves Road, you don’t see any of the signs in the center,” said Ion Art senior graphic designer, Paul Ross, representing Live Oak-Gottesman. “The only visibility option from Bee Caves [Road] is this little monument at the only entrance to the center, so this is why we feel a slightly larger sign would help each tenant in this development.”

The tenants include American Bank of Texas; Buckingham Center; C. Ron Byrd, M.D., ENT & Allergy; and 5 Fitness.

Wayfinding signs for Austin Surgical Center approved

Rollingwood City Council approved a waiver to allow wayfinding signs that will improve visibility of Austin Surgical Center’s emergency room entrance.

“It is of the hospital’s concern that our patients cannot easily find the entrance,” said Donna Lee McBride, director of business development and marketing at Austin Surgical Hospital. “It’s very difficult to locate the ER entrance [in the dark].”

McBride said it was common for staff to find ER patients in the main lobby when they needed immediate care.

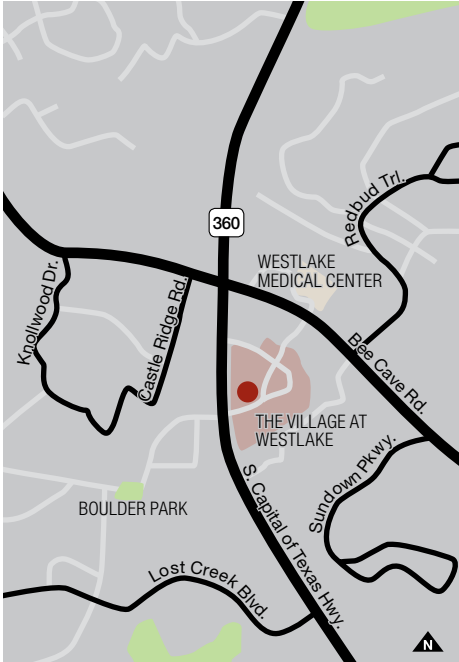
When Austin Surgical Hospital opened, it did not have ER services, so wayfinding signs were unnecessary.

The variance was to allow a bigger sign, backlighting for the ER sign as well as vertical letters and larger parking lot signs.

There will be no change to the monument sign facing Bee Caves Road.

The waiver will expire in six months if the signs have not been put into place.

West Lake Hills



University Federal Credit Union moving into the Village at Westlake

University Federal Credit Union is taking the place of the former Wells Fargo building in the Village at Westlake, 701 Capital of Texas Hwy., Bldg. J.

Wells Fargo consolidated its Westlake offices at its Bee Caves Road location.

Very few changes will be made to the outside of the building, aside from adding ATM machines where a drive-thru already existed, although the inside of the building will be undergoing remodeling.

The West Lake Hills City Council approved a sign variance for the UFCU to allow its corporate colors of orange and blue.

UFCU offers walk-in and drive-thru financial centers in Central Texas and Galveston, and shared branches throughout the United States.

For more information, visit www.shopvillageatwestlake.com or www.ufcu.org.

Lakeway

Lakeway City Council approves change to noise ordinance

On Feb. 21, Lakeway City Council approved amending its noise ordinance to require certain businesses to get a permit to have amplified outdoor sound.

The amendment requires businesses such as restaurants and bars that receive at least two outdoor noise-related complaints from two different people during a two-year period to apply for an outdoor amplified sound permit.

“This gives City Council the opportunity to address the problem locations without unnecessarily adding another layer of regulation to those businesses that aren’t generating (complaints),” said Shannon Burke, Lakeway Building and Development Services director.

If a business draws multiple outdoor noise-related complaints over a two-year period, the business owner will be notified that he or she must get a permit to continue having outdoor sound, Burke said.

The business owner will have to apply for a permit and a public notice will be sent to everyone living within 200 feet of the business’s property line, Burke said.

The outdoor noise permit application will be presented to the Zoning and Planning Commission for recommendation and to City Council for final approval. If approved, the permit will last for 10 years and can be suspended if a judge rules the permit’s terms were violated, Burke said.

In previous meetings, City Council members debated requiring all businesses that have amplified outdoor sound to get a permit. Councilman Joe Bain said he was hesitant to approve an ordinance that is based on complaints, though he added he



Lakeway Building and Development Services Director Shannon Burke said the city attorney recommended requiring businesses that receive noise-related complaints to get an outdoor amplified sound permit.

was fairly happy with how the ordinance turned out.

“None of the people I have seen where we have noise issues are very bashful, so I don’t think it will be an issue of people complaining,” he said.

Bee Cave

Bee Cave City Council considers bringing natural gas service to the area

The City of Bee Cave is considering bringing natural gas service to the area.

On Feb. 14, Bee Cave City Council voiced initial support for a franchise agreement with Texas Gas Service to provide natural gas service within city limits. City Administrator Frank Salvato said he wanted to get council’s comments before he sent the franchise agreement, which is necessary to bring natural gas to the city,

to Texas Gas Service for approval.

Texas Gas Service was approached by developer Taylor Morrison to bring natural gas to its Ladera subdivision, Salvato said.

The Ladera subdivision, which will be east of the Falconhead Golf Course near The Home Depot and the Backyard at Bee Cave, will eventually include 260 single-family lots. Ladera’s first lots are expected to be available in early spring 2012.

Franchise fee

City Council also gave initial support

for levying a 2 percent franchise fee on natural gas. The fee would be passed on to the natural gas customers.

Councilman Mike Murphy said a 2 percent franchise fee would be fair and help bring needed additional revenue to the city.

“Two percent, I think, is plenty,” he said. “I’m not looking to soak anybody here.”

If Texas Gas Service approves the franchise agreement, it will be brought back to City Council for approval. Parts of the franchise agreement and fee could be changed, Salvato said.

City Council Meetings

- ▶ **Bee Cave City Council**
4000 Galleria Parkway • 767-6600
<http://portal.beecavetexas.com>
Meets the second and fourth Tuesday of each month at 6 p.m.
- ▶ **Lakeway City Council**
1102 Lohmans Crossing Road
314-7500 • www.cityoflakeway.com
Meets the third Monday of each month at 6:30 p.m.
- ▶ **Rollingwood City Council**
403 Nixon Drive • 327-1838
www.cityofrollingwood.com
Meets the third Wednesday of the month at 6 p.m.
- ▶ **West Lake Hills City Council**
911 Westlake Drive • 767-6600
www.westlakehills.org
Meets the second and fourth Wednesday of the month at 6 p.m.

Zoning

Continued from I 1

on Reveille [Road]. But I do believe all of the city should become single-family homes at some point.”

The subcommittee consists of Graham, Councilman Earl Broussard, Zoning and Planning Commission member David Moore, City Administrator Robert Wood and City Planner Davin Fillpot.

In addition to rezoning, the subcommittee will be reviewing the city’s ordinances, codes and the zoning portion of the city’s master plan to see if it can accomplish its goal another way.

Graham said he plans on contacting all multifamily residential homeowners in the city to involve them in the discussion.

Recent events

For about 30 years, there have been residential lots on Reveille Road listed as multifamily lots on the city’s planning and zoning map.

A recent request was submitted by 310 Reveille Road property owner Ben Bailey to the city to rezone four properties along Reveille Road and Westlake Drive to allow building eight single-family homes on approximately 1.6 acres.

At a Zoning and Planning Commission meeting, the commission recommended the rezoning request be denied by City Council, but the process never got to council as Bailey withdrew his application before it got that far.

Because of the rezoning request, nearby residents were informed of the action by letter from the City of West Lake Hills. Some of those residents then asked City Council to rezone the multifamily lots to single-family lots.

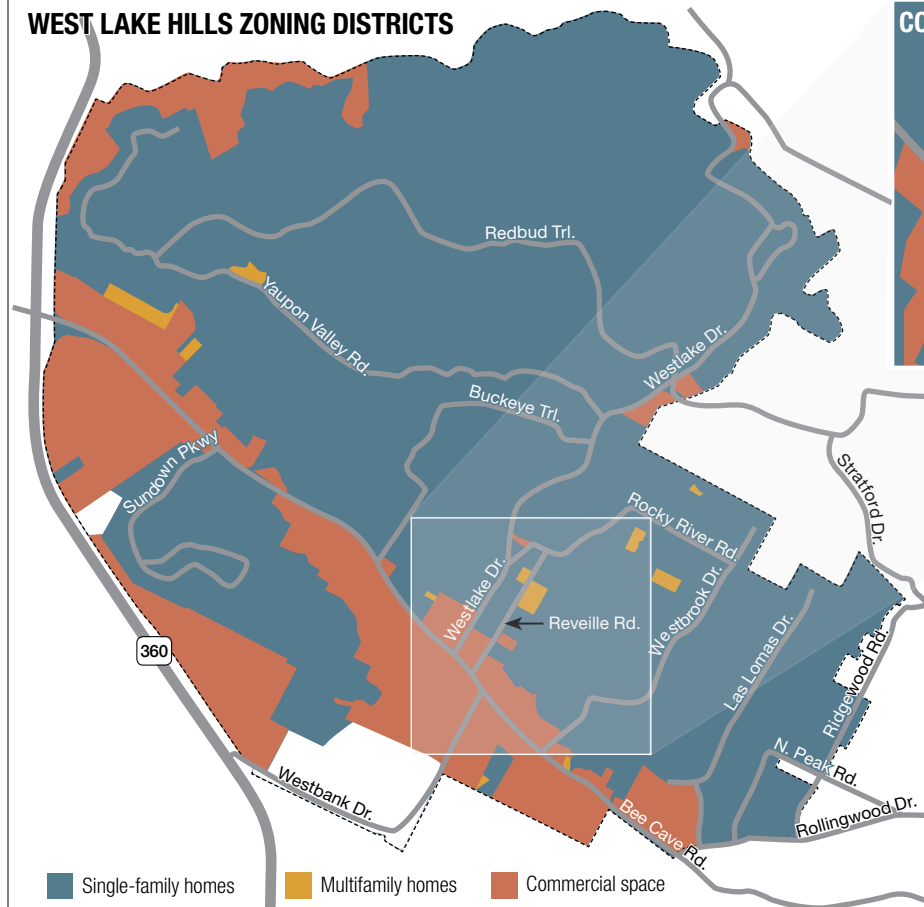
“The recent development threat has energized this neighborhood like nothing I’ve ever seen,” Reveille Road resident Mike Dewey said. “We’re not mad. We just think that building new multifamily projects on Reveille Road is a terrible idea. We’re united against it. The immediate threat seems to be evaded, but the larger threat still remains that if we don’t do something now consistent with the master plan, we’ll see this [happen] again. How many times is the neighborhood going to have to be asking you all to protect us? How many times will we have to ask what the overall vision of the city is?”

West Lake Hills’ ordinances allow just one home and one family per lot for its single-family residences but allows up to four families per lot on multifamily residences.

Several residents living in single-family homes said they were sympathetic to duplex owners, who, if the rezoning is approved, would have grandfather status. This means their property could remain as it is, but they would be unable to rebuild or renovate as multifamily if anything, such as a natural disaster, damaged their duplex greater than 50 percent.

Zoning districts vs. comprehensive master plan

WEST LAKE HILLS ZONING DISTRICTS



COMPREHENSIVE MASTER PLAN



Residential zoning

Two maps created in the early '80s are leaving West Lake Hills City Council and residents questioning the creators' intentions. The map to the left shows a zoning map, which includes multifamily housing in orange. However, the map above shows the master plan. The master plan states that "the goal of the master plan is to preserve the city's rural character. To this end, use should be limited to single-family detached residences. The minimum lot size should be 1 acre."

“It seems to me there is some language that could be developed that would address that issue, to make sure the economic issues associated with this zoning change could be put in place to give current duplex owners comfort that if something were to happen to their house that they would be able to replace it,” Dewey said.

However, under the new status, multifamily residence owners would also not be allowed to expand their homes or build additional homes on their existing properties.

Opposition to changes in zoning

Several duplex owners spoke at the West Lake Hills City Council meeting Feb. 8, citing that they had bought the properties under a certain zoning for a reason and that they believed the change would hurt them financially.

Pat Smith is a duplex owner who lives in one side of the home and rents out the other side as part of his retirement income strategy.

“You guys need to get perspective on this. I love this location, and I love my neighbors. There are R-1s making money on their properties, too. What’s going to happen to my taxes? My property value?” Smith said.

Why change zoning now?

While the city’s zoning map shows about 3 percent of West Lake Hills as multifamily residential, the city’s comprehensive master plan, which was approved around the same time, shows only one residential category, which is defined in the master plan as limited to single-family detached residences with a minimum lot size of 1 acre.

“You have commercial and residential categories on the [master plan] map, and it’s kind of like, ‘What do we want our city to look like when it grows up, or what do we want to look like 20 years down the road?’” Wood said. “They did this in the '80s here in West Lake Hills, and they designated areas as residential and designated areas as nonresidential, with the areas currently R-2 as single-family residential.”

Wood said the master plan is supposed to guide the city in its zoning maps, but since the two maps differ, the staff advised council to resolve the differences.

The council plans to have the issue back on its agenda for the March 28 meeting. Meanwhile, the council approved a temporary moratorium on building permits for areas zoned as multifamily residential.

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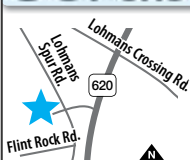
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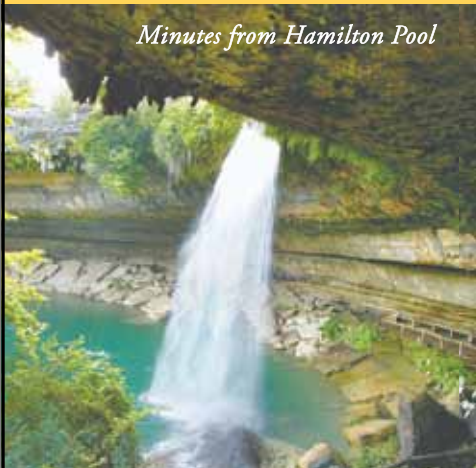
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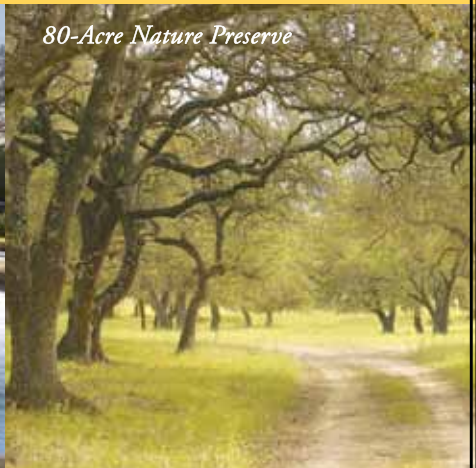
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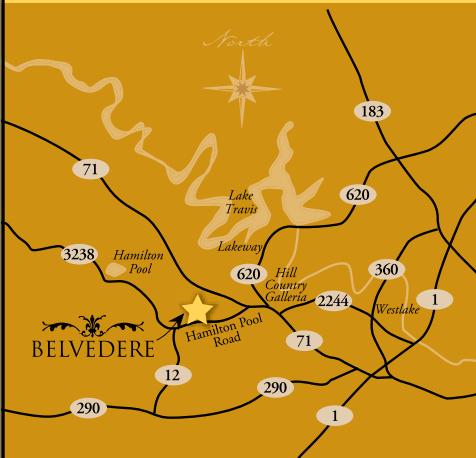
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Morningside

Continued from I 1

Medium-density residential

The tract of land where Morningside is planned has been owned by Barry Lewis since 1984. The plot was identified by Bee Cave's comprehensive development plan for medium-density residential use.

"This project just seems like what should be there because nothing else would work there," Lewis told City Council. "We've been around the horn a lot, and we think we've brought the right project."

Since Lewis had a series of development agreements on the property before the City of Bee Cave formed in 1987, Bee Cave City Council in December worked to amend the project's development agreement to bring it up to current city code. The approved amendments included increasing the amount of masonry used in the construction of the homes and limiting on-street parking.

City Council unanimously approved the amendments to the development agreement.

"This is a great project, and these folks have worked very hard with staff to come up with a way to get this done," Bee Cave City Attorney Patty Akers said.

Affordable living

Morningside is planned so the condos and houses are clustered in separate sections. A greenbelt separates the condos from the houses, and the infrastructure is designed to keep a majority of the property's existing trees, Morledge said.

"For all the residents that will live there, once they step outside their doors, right within their own property they have acres of unspotted areas where they can go out and walk around," he said.

All of the condos will be built

at once, and the houses will be built as buyers come, Morledge said. Construction on the condos should take about two years, he said.

The houses are expected to cost between \$240,000 and \$300,000 and the condos between \$160,000 and \$240,000. If the market does not improve, the condos will be leased, Morledge said.

The city will annex the property from its extraterritorial jurisdiction when the first building permit is issued, Morledge said.

Morledge said relatively affordable housing in the Bee Cave and Lakeway area is a commodity.

He added that Morningside would provide a relatively affordable place to live in Bee Cave, which as of 2009 had an average home or condo price of \$565,935, according to City-Data.com, which compiles data for different cities. He said the homes would be useful for employees at the Lakeway Regional Medical Center, the full-service acute care hospital scheduled to open in May.

"There are a lot of people that will work there that aren't brain surgeons making tons of money," he said. "[Morningside] will work towards a lot of the housing needs for many [LRMC] employees."

Bee Cave has a nearly 100 percent occupancy rental apartment rate, and Lakeway has no apartment complexes, he said. The developers of the LRMC campus have postponed a proposed 250-unit apartment complex near the hospital due to a lack of Lakeway city leader support.

Hike and bike trail

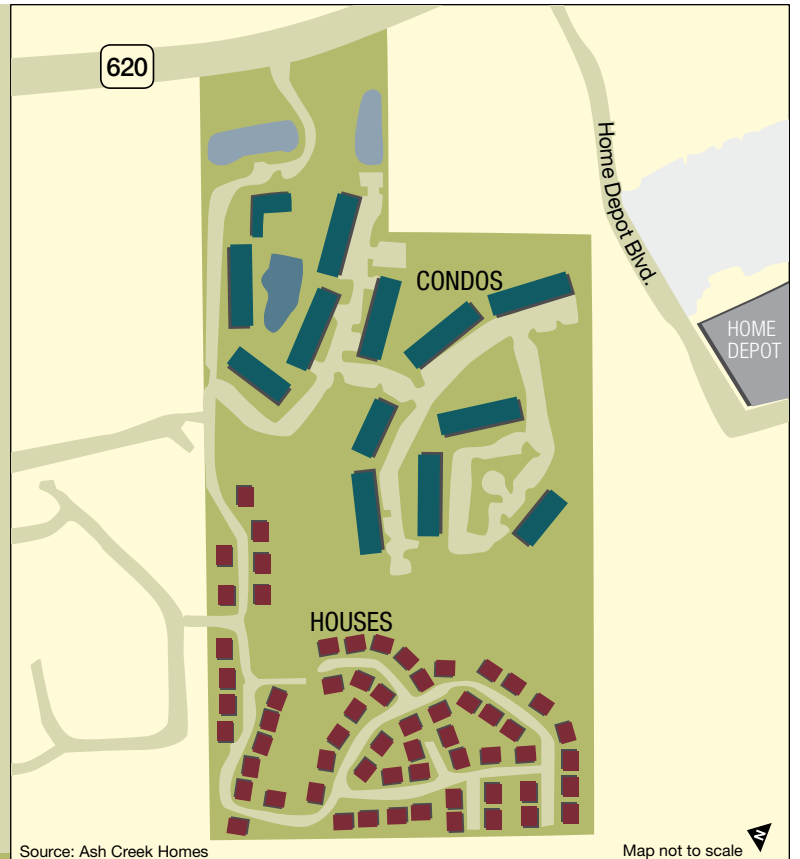
Morledge said Morningside could be a catalyst for building a new hike and bike trail in the area.

The city's long-term comprehensive plan adopted in 2000 and updated in 2009 proposed a multi-use trail that would run from

Morningside development

In the proposed plans for the Morningside development, the houses and condos will be clustered into groups and be separated by a greenbelt.

The developers are aiming to start construction, which will last about two years, this fall. The city must first review and approve the project's development plans.



Source: Ash Creek Homes

Map not to scale

Possible trail route



A walking trail connecting Central Park with other areas could become a reality.

After walking multiple potential routes, Ash Creek Homes President Scott Morledge said he decided the most practical trail would be near the sewer line that runs along RR 620. There is an existing easement that goes along the sewer line that was installed about 13 years ago.

The underground sewer line would not be visible from the trail, which would be flatter and more handicap-friendly than the alignment proposed in the city's comprehensive plan, Morledge said. He added that the easement might have to be modified to allow a trail.

"The alignment looks good, it feels good, the easement is in place. It's

kind of a big leap forward," he said.

The Lower Colorado River Authority owns the sewer line and its easement, but it will soon be transferred from the LCRA to the Coalition of Central Texas Utilities Development Corporation. The group consists of Central Texas communities including Bee Cave and is purchasing the water and wastewater system that serve the area.

Morledge said it would be easier to modify the easement after it is out of the possession of the LCRA.

"LCRA doesn't have a real vested interest for wanting [the trail] to happen or not wanting [it] to happen," he said. "We're optimistic we can get this done."

Falcon Head Boulevard to Bee Cave Central Park. Bee Cave City Manager Frank Salvato said the city has had other priorities and has not obtained any easements needed for the trail that would go near Morningside.

Morledge has suggested channeling part of Morningside's permit and development fees to help

fund the trail's construction. He said the Morningside developers could also help secure the necessary easements for the trail.

"That's the kind of thing that we do all the time, so it's actually a lot easier for us to go knock on those doors and make those things happen," he said of easements.

Hill Country Galleria developer

Adrian Overstreet said an additional trail that would go to Central Park, which connects to the Galleria, would be appreciated by the Galleria's retail stores.

"It's a community amenity that we think is good for business," he said. "It also gives people a reason to get out and do healthy things."

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Be Well

Aquifer

Continued from I 1

establish a district in western Travis County in the 1990s after the area was declared a priority groundwater management area, but that never happened.

Supporters, including the Save Barton Springs Association, praised the county for taking action. Western Travis County resident Gene Lowenthal, president of the Hamilton Pool Road Scenic Corridor Coalition, endorsed the county laws.

“The outdated rule of [water] capture should be replaced by a legitimate water management system because, as everyone knows, population is growing rapidly in Texas, and water is a finite resource,” he said.

Some residents also opposed provisions for decorative water features and impervious cover—areas where rain cannot be absorbed back into the ground.

Conservation districts

Western Travis County draws groundwater from the Trinity Aquifer, a huge layer of porous rock that collects and distributes water.

In 1990, the Texas Water Commission dubbed parts of the county as a priority groundwater management area—an area that has critical shortages— said Planning and Engineering Program Manager Anna Bowlin.

State law then gave residents two years to create a conservation district after being named a priority area. Since a district was not created at that time, the law required the Texas Commission on Environmental Quality to establish one.

Speaking at the Jan. 31 meeting, state Rep. Paul Workman, R-District 47, said he has legislation ready to submit on the first day of the 2013 legislative session to create a district.

“I’ve done the research, and no one has ever filed legislation to create a groundwater conservation district in southwest Travis County,” he said. “I can’t imagine any reason why we wouldn’t be able to get this passed through the Legislature because this is the preferred method for managing groundwater in the state of Texas.”

Workman had made a similar statement

in September; Huber had then responded that while she applauded Workman’s efforts, “at some point we have to move forward in some way that we can ensure we have water availability in the future.”

Resident Debra Trejo said the county’s rules could overlap with a future conservation district.

Recent history

In October 2010, Travis County placed a yearlong ban on approving any new subdivisions that use Trinity groundwater. It then convened a stakeholder committee to study how other counties regulate aquifers.

The stakeholder committee and county staff delivered recommendations last fall. The Commissioners Court extended the ban from Oct. 31, 2011, to Jan. 31, 2012, to give staff time to answer questions raised during public hearings.

“We found that there were two issues in our initial proposal that we presented last September that we didn’t anticipate originally having to include in this regulation: One was developing intensity [requirements] for subdivisions not using groundwater, and the other was fire protection,” Bowlin said.

The laws

The laws emphasize data collection, using sustainable water supplies and having contingency plans.

Subdivision applicants must identify water sources and show sufficient supply. They may only draw groundwater from the Trinity and Edwards aquifers.

A required service plan will include estimates of water demand and how much wastewater will be treated, as well as a description of the facilities that will serve the development.

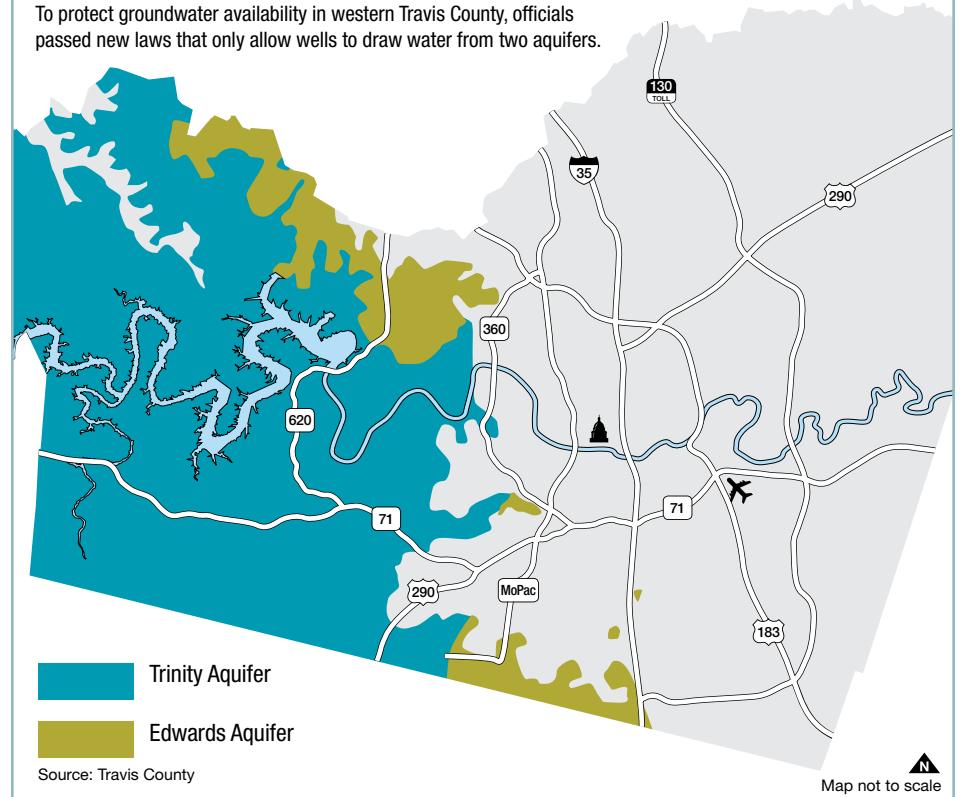
Subdivisions with 15 or more units will show there is sufficient water for fire protection and drought contingency plans.

Applicants must also detail all wells within 1,000 feet of the subdivision, a list of nearby landowners and proof of well water quality.

Larger subdivisions that use more than 100,000 gallons per month will install water-level monitors on one well and allow the county to monitor the equipment.

Future buildings over the Trinity Aquifer must meet new restrictions

To protect groundwater availability in western Travis County, officials passed new laws that only allow wells to draw water from two aquifers.



Amenity ponds, impervious cover

The new laws state that subdivisions with a centralized wastewater system may use groundwater for landscaping common areas until there is enough wastewater discharge to do the job.

They also limit the size of decorative water features such as amenity ponds and cut off irrigation during water restriction times.

Stakeholder group member Jennifer Walker, of the Sierra Club, said using groundwater for amenity ponds was an unnecessary use of a limited resource.

The new laws limit impervious cover at 45 percent of the total land area for commercial subdivisions and 30 percent for residential subdivisions.

“Development intensity is relevant to Travis County’s water supply because the land, surface water and groundwater of a watershed are all interconnected,” according to background documents for the Jan. 31 meeting.

The documents note that land development can not only inhibit recharge, but it can also pollute both the rainfall that seeps

into the ground and runs off into lakes and streams.

Stakeholder group member Raymond Slade, a hydrologist, called the residential limit for impervious cover very high.

Carlotta McLean, Real Estate Council of Austin board member, said that different groups of people would have participated if they knew the county was going to make rules about impervious cover.

Southwest Travis County landowner John Hatchett said he had to turn away a roughly \$1.5 million sale due to the approval ban.

“Expanding those rules to cover things like impervious cover and fire protection are not part of the groundwater protection agenda and are causing me to have a loss of value with my property,” he said.

After adoption, the laws took effect immediately. County Judge Samuel T. Biscoe said the court will gauge the laws’ effects in a year.

Workman’s office confirmed that the representative will still introduce legislation in 2013. He also requested a legal opinion from the Texas Attorney General’s office about the legality of the county laws.

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Blues Day Studio co-owner Eric Sims aims to support Lakeway's artistic community.

BUSINESS

Blues Day Studio

Facility provides art and music space for local community

By Gene Davis

Blues Day Studio is looking to strike a positive chord with the Lakeway artistic community.

The facility is a music, art and academic studio that opened last year. The brain-child of Eric and Janet Sims, the facility boasts rehearsal and recording studios for musicians, study areas and tutors for students, and space for local visual artists to show their work.

"We wanted to create a space for local creative people to be able to develop their skills and their professional opportunities," Eric said.

Eric said Blues Day Studio is aiming to complement nearby schools. The studio sells reeds and strings for band instruments and is looking to develop a positive relationship with nearby schools, Eric said.

Blues Day Studio can also facilitate one-on-one tutoring in almost any subject for a student.

"We really want to be a resource for the school and everybody out here," he said.

Blues Day Studio has the rooms and gear to record a band or musician's demo CD or album. For \$50 an hour, people get access to Blues Day Studio's recording facilities and a sound engineer to help record songs.

Eric said the recording studio has come in handy for students who need demo CDs for college music school applications.

Blues Day Studio can also rent out rooms for karaoke parties where people take turns singing their favorite songs

in the recording studio. In an adjoining room, friends and family can watch, eat snacks and cheer on the singer.

Party members can then go home with a recorded version of their karaoke performance.

"It usually turns into a real fun time," Eric said.

Blues Day Studio also offers a variety of workshops. Recent workshops have been on subjects such as songwriting and recording.

Eric said the workshops are part of the studio's effort to give people all the tools they need to get to the next level.

"We really want to help people develop musically," he said.

Visual art

Blues Day Studio features work from a different visual artist each month. Since opening, the featured art has ranged from watercolor to photography.

The studio celebrates each new art exhibit with an evening party in which people can meet the artist, enjoy live music and eat light appetizers.

"It gives people an opportunity to see a fantastic local artist," Eric said. "It's also a great opportunity to meet other folks who like art and to have a good time."

Eric, who has worked for years in pharmaceutical research, said he is hoping to retire in the next few years and run Blues Day Studio full time. A lifelong music lover, he recently bought a few new saxophones and put together a blues band last year.

"I've always liked music, my wife does art, so we thought we should do something to support the creative community out here," he said.

Blues Day Studio
900 FM 620, Ste. B100
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BUSINESS

Northwest Hills in Davenport

Pharmacy serves Austin for three generations

By Tiffany Young

Celebrating its 50th year of business in October, Northwest Hills in Davenport, a pharmacy and gift shop, is doing its part to keep the local drug store alive in the Austin area.

What started in 1962 as Highland Park Pharmacy in the Highland Park Shopping Center in Hancock by the late Clyde Sansing has moved three times over the years and expanded into gifts, wedding invitations, and at one time had a florist department.

After the pharmacy moved the first time, in 1978, to Far West Boulevard in Northwest Austin, Sansing became ill and his sons, Tom and the late Jack, took a more active role in the business.

Jack envisioned a community gift shop, whereas Tom followed his father's footsteps by becoming a pharmacist, getting his degree from the University of Houston.

"I first started working for my dad after school when I was in fifth grade. In junior high, I started working summers," Tom said.

Tom, who still owns and runs the pharmacy, said following in his dad's footsteps

was his motivating factor for becoming a pharmacist.

"I always admired my dad, I really did. So, I wanted to be a pharmacist in third or fourth grade," Tom said. "What I like about [being a pharmacist] now, as opposed to then—when I just wanted to be like my dad—is working with people. It's the most gratifying part. Now I'm working with people who have literally seen me grow up."

The pharmacy still delivers pharmaceuticals to people's homes for free within a certain distance from the store, and medicine can be delivered to most homes in the Central Texas area for \$6–\$10.

Tom's son Greg and his wife, Caitlin, now run the retail side of the business.

Like his father, Greg wanted to carry on the family tradition of running the business and attended Texas Christian University for a degree in marketing.

He began working in the store as a young boy and didn't want to see the business stop because of him.

"I've always wanted to do this. Originally I was even trying to be a pharmacist, but I couldn't pass the biology exam. Chemistry



Northwest Hills in Davenport owner Tom Sansing runs the business with his son Greg and Greg's wife, Caitlin.

wasn't hard, but biology was, so I switched my major about halfway through and still finished in four years," Greg said.

But the change in majors suited Greg's personality.

"I knew I always wanted to come back and do this. I like interacting with the customers and buying the merchandise a little bit better than counting by five all day," he said.

While at college, he met Caitlin, who also has a degree in marketing.

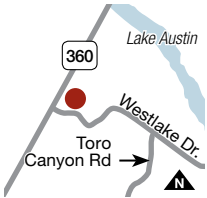
In 1998, the Davenport Village location opened, and the family was running two stores at once until they decided to close

the Far West location in 2008.

Now the owner plans on focusing his efforts on building the Davenport clientele.

"We like the neighborhood we're in over here and have been able to maintain relationships in Northwest Austin as well," Tom said.

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DINING

Sandeez Hamburger Hut

Eatery has been serving Lake Travis since 1979

By Mitzie Stelte

A tradition in the Lakeway area for more than three decades, Sandeez Hamburger Hut has kept customers coming back for years to the old-fashioned, mom and pop-style diner where the staff knows most orders by heart.

Imre Szekelelyhidi has lived on Lake Travis for more than 20 years and has been eating at Sandeez just as long.

“They have the best hamburgers in town,” Szekelelyhidi said. “I recommend them wholeheartedly.”

It wasn’t hard to find others like Szekelelyhidi as owner Sandy Lairsen pointed out several longtime customers during a recent lunchtime rush who were either dining inside or at picnic tables located out front. The diner also serves breakfast and dinner, and offers call-in orders and drive-thru service.

“We have a pretty steady clientele,” Lairsen said. “The burger business has been pretty good to me.”

The business first opened in 1979 and was simply called Hamburger Hut. It was a small walk-up location on the lake not far from the current location on RR 620 near the Mansfield Dam, where it relocated to in 1984.

When Lairsen bought the diner in 1994 from the original owners, it became Sandy’s Hamburger Hut. It was eventually renamed to avoid confusion with a different local business, Sandy’s Hamburgers, located on Barton Springs Road.

Lairsen moved to the area from Dallas in 1981 with her then-husband, and together they owned Lake Travis Lodges Marina. She also had a special-events business, where she made cakes for the Hamburger Hut’s original owners, who let her know they were moving out of town and would be selling the business.

Lairsen said she has bought other real estate in the area, and the popular eatery was in a great location.

“I knew it was a great piece of real estate and had good burgers,” she said.

When Lairsen took over, she made several much-needed upgrades including adding air conditioning.

“I don’t know how they did it—the cooks were back there in 115-degree heat,” she said.

But one thing she left unchanged was the menu, including the award-winning burgers, which can be ordered with all the fixings in a small, one-sixth pound portion or the large portion, which is a quarter-pound. Customers can add traditional sides such as homemade, hand-cut french fries, onion rings and fried okra.

Lairsen insists on all fresh ingredients and said she has come from a long line of Southern aristocratic women who threw events and luncheons with incredible menus, including her grandmother, who provided invaluable cooking advice.

“It’s the ‘old-timey’ way of making it,” she said. “It’s pretty much like a diner or café—a little bit of homemade touch.”

The menu also includes items such as breakfast tacos, chicken-fried steak, grilled chicken breast, along with the option of “a low-carb patty with cheese.”

While the old staples have remained, the menu has expanded with the help of Lairsen’s son, Travis, who became general manager in 2007.

Travis has a business degree, and Lairsen has credited him with doubling her business by finding smart ways to cut costs, expanding the store’s hours, adding beer to the menu as well as more food options, which are often offered on a seasonal basis, such as buffalo chicken sandwiches and hot wings.

While the business has done well, Lairsen said it has not been bulletproof due to a number of factors, including more competition in the growing area, higher taxes, and in particular, the drought.



Travis Lairsen, general manager; Alicia Wilson, cashier; and Sandy Lairsen, owner of Sandeez Hamburger Hut, take a break at the picnic tables outside the restaurant on RR 620.



The inside of Sandeez Hamburger Hut received air conditioning in 1994 once Sandy Lairsen became owner.



A Sandeez Hamburger Hut cheeseburger and fries are served in a red plastic basket.

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266-1524
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Sun. 9 a.m.–3 p.m.
Fridays at noon: Classic car show in the Sandeez parking lot



“I’ve been through droughts and the lake being low, but nothing like this drought,” she said. “We need the lake to be full—not just us, everyone needs the lake to be full.”

In addition, the poor economy has also negatively affected business including high fuel surcharges resulting in

significantly higher supply costs. Overall, however, Lairsen is not worried.

“We really do make a great burger and have great people working for us,” she said. “We’ll still be here—even if I have to put on an apron and start cooking—which I do love.”



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COFFEE WITH IMPACT

Lamar Smith

U.S. House of Representatives, R-District 21

By Andrea Leptinsky

Rep. Lamar Smith, R-District 21, was first elected to the U.S. House of Representatives in 1986. Smith serves as a member of several congressional committees, including the Homeland Security Committee. He also is a member of the Committee on Science, Space, and Technology, which oversees renewable energy policies; the Subcommittee on Research and Science Education; the Subcommittee on Technology and Innovation; and the National Aeronautics and Space Administration (NASA). He is also the first Republican chairman of the House Judiciary Committee from Texas.

In 1980, Smith won the 57th District state representative race, and two years later, he was elected to serve as the Precinct 3 commissioner of Bexar County.

District 21, as it is currently organized, includes portions of Bexar and Travis counties and all of Comal, Real, Kerr, Bandera, Kendall and Blanco counties. The district's population is about 700,000.

When talking about redistricting Texas to accommodate four new districts, is it the one vote that really matters, or is it the political structure that's at hand?

I think it's a combination of both. And this is not widely known necessarily, but if there is a net change in the U.S. House of Representatives by 25 seats—if there is a net loss among the Republicans of just 25 seats—you're back to [Democratic Party] Speaker Pelosi. So it does have some impact on who may possibly control the House. My own guess is that control of the House is not going to come down to two votes, and it may not make any difference, but you never know.

What effect will Texas' delayed primary have on the presidential election?

If we held the earlier primary three months roughly before the May 29 date, that would have enhanced the influence of Texas in the nominating process. By the end of May, I think the Republicans will likely know who the nominee is by then, so Texas might have less of an influence. But it has now been decided by the state Republican party, and I suspect by the state Democratic party as well, that the delegates to the national convention are not going to be chosen in the primary. So it will be the type of primary where you don't choose the delegates—a beauty pageant.



Rep. Lamar Smith, R-District 21 (left), discusses redistricting, online piracy and the issues Texas will face as a result of its delayed primary date with *Community Impact Newspaper* Publisher John Garrett.

Have you endorsed a candidate?

I supported Mitt Romney four years ago, so it was not a surprise that I would endorse him this year as well, and I'm comfortable with that.

You recently pulled back the Stop Online Piracy Act, saying you wanted to reach a better agreement on its suggested solution. Do you still support SOPA?

Well, SOPA is not going to rise again in its current form. I do think we have to address the current concerns. I still feel there is a serious problem with online piracy. And a lot of folks in Austin will agree, whether they are musicians who

see their recordings stolen and downloaded for free ... there are a lot of individuals who are hurt by online piracy. But there was also a lot of misinformation about this particular piece of legislation. The language of the bill clearly limited our concerns to foreign websites primarily engaged in illegal activity. When we would get calls at the office about 'You're getting ready to shut down Facebook,' or 'You're getting ready to stop Google,' ... no one had really made a clear distinction between domestic websites and foreign websites primarily engaged in illegal activity. And we were simply overwhelmed by that misinformation.

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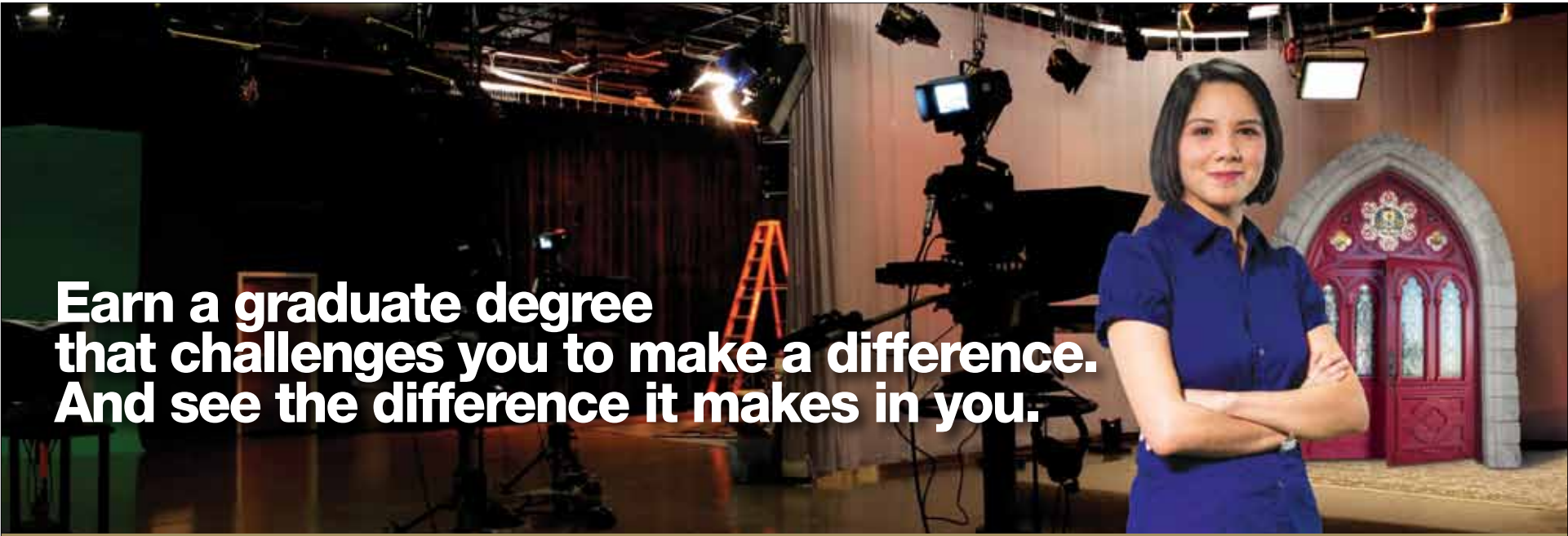
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HISTORY

‘Lakeway: A Hill Country Community’

Book details a look at the city’s past

By Gene Davis

Lewis Carlson didn’t envision himself writing a history book on Lakeway.

After all, the retired college professor and author and editor of multiple other books is almost 30 years older than the city itself and is not a lifelong Lakeway resident. But with a little persistence from the chair of the Lakeway Heritage Commission, Carlson, who moved from Michigan to Lakeway in 2001, accepted the challenge of writing a history book on a city he did not know much about at the time.

“I finally had to face that I would have to figure out what Lakeway was all about,” he said.

Carlson said he was most fascinated by the 100 years before Lakeway became a city in 1963. The two groups of people who populated the area during that time—German-Americans and Anglo-Americans—brought different skill sets to the area, Carlson said.

The German-Americans came with a love of learning, art and music, while the lower-class Anglo-Americans brought a strong work ethic. The Anglo-Americans were particularly drawn to the fine strain of cotton growing in the area, Carlson said.

“They were hoping this would be like paradise,” he said.

“Lakeway: A Hill Country Community” goes on to detail how Lakeway became an official city, its formative years and the organizations that helped it grow, and includes more than 100 photographs and paintings.

Disputes in Lakeway

Carlson said there were several significant disputes that helped shape

modern-day Lakeway. Luckily, the good guys won the battles, he added.

One significant dispute was about what should be done with the Hamilton Greenbelt donated to the city by Jack and Myrtle Hamilton. Some residents argued that opening the greenbelt for public use would result in hippies, drug use and nudity, while others thought it would improve the area, Carlson said.

The first phase of the Hamilton Greenbelt opened to the public in 1990.

“It ended up being a marvelous gift to the community,” Carlson said.

A second dispute came in 1991 over what do with City Park. Developers wanted to put big condos on the land, while some community members argued it was the last piece of land on Lake Travis that could be used for public purposes.

The vote for the city to purchase the land and turn it into a park passed by only 19 votes.

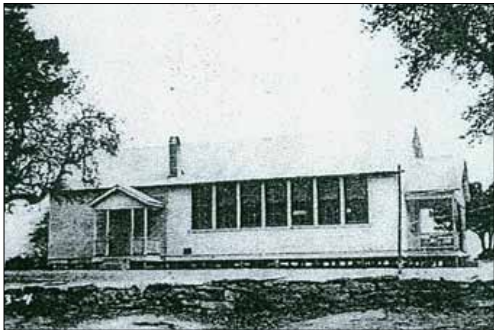
“Now you can’t find anyone who says they voted against it,” Carlson laughed.

Carlson, who has written, co-written or edited 14 books, said he came to appreciate the multiplicity of talents in Lakeway during the four years he worked on the history book. He said he promised his wife that “Lakeway: A Hill Country Community” would be his last book.

“Lakeway: A Hill Country Community” is available for purchase at the Lakeway Activity Center, Lakeway City Hall, Points of Origin and, soon, Barnes & Noble.



The 19th century–era Leibelt cabin was saved from destruction and moved to Lakeway City Hall in 2011.



The Teck School was located a couple of miles north of Lakeway.



When Lakeway was formed, residents discussed the need for a center, now Lakeway Community Center.



The Lakeway Heritage Center, which was dedicated in 2005, was designed by Lakeway architect Jim Little, who volunteered his time for the project.



The heavy rains that hit the Lakeway area in 2007 temporarily left City Park’s major trails underwater and unusable.

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Top stories

Charter Revision Committee recommends Austin switch to geographic representation

Central Austin New life has been breathed into an initiative to change the way Austin is represented by its City Council—a proposal that has been rejected by Austinites since the 1970s, the last time being in 2002.

The 2012 Charter Revision Committee, a council-appointed group of 15 citizens tasked with studying the issue, has voted in favor of replacing the current at-large system with geographic representation.

The committee established in August 2011 studied alternative representative options, such as single-member district systems or hybrid systems, with council members elected both at-large and geographically.

The group, which has been meeting since September 2011, made its final recommendation Feb. 2, voting in favor of a plan comprising 10 single-member

districts and one at-large mayor. Committee members acknowledged the rejection of single-member districts by voters in the past but agreed the proposal has a better chance in 2012 due to the city's rapidly growing population.

"The city is too large and too diverse for the type of government it has," committee member Fred Lewis said.

The committee held regular meetings as well as several public hearings where, in addition to the 10-1 plan, various hybrid options were considered, such as the 6-2-1 plan proposed by Mayor Lee Leffingwell, made up of six single-member districts, two at-large representatives and one at-large mayor.

Local advocacy group Austinites for Geographic Representation provided testimony and displayed posters at public hearings in support of the 10-1 plan.



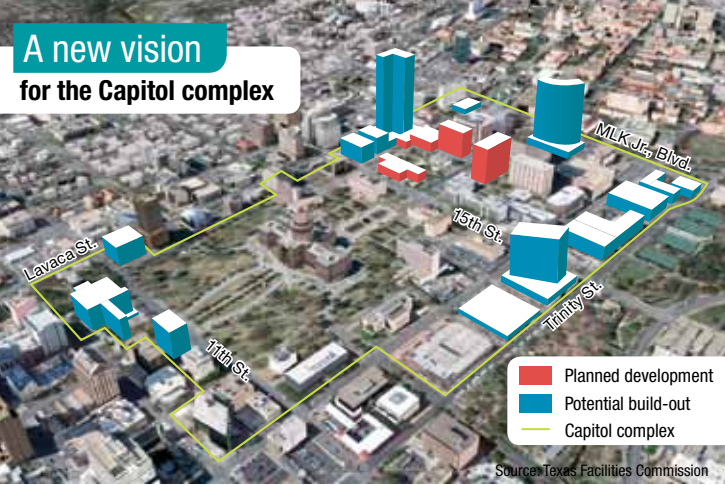
AGR member Roger Borgelt said he felt the at-large system is an unnecessary anomaly not found in many other systems of government.

"Effective representation requires enlargement of the council," Borgelt said.

Throughout the process, proponents of single-member districts said the system would result in more equality for underrepresented minority populations, an increase in voter participation and a reduction in campaign costs allowing for those with fewer resources to run for office.

Full story by Mitzie Stelte

State re-envision capacity, design of Capitol complex with development plan



Central Austin The Texas Facilities Commission is developing a plan that will drastically change the landscape of Austin's Capitol complex as well as relocate some state offices throughout Austin into the downtown district.

The Capitol Area Development Strategy, led by the TFC's Planning & Asset Management Division, seeks to consolidate space the state currently leases from the private sector primarily into the Capitol complex that is roughly bound by MLK Jr. Boulevard, Lavaca Street, Trinity Street and 11th Street, and also into state-owned land in the North Austin complex near 45th Street, 51st Street and North Lamar Boulevard.

While the project is still in its beginning stages, it aims to shift 12,000 state employees out of leased facilities throughout Austin into fewer facilities and to monetize strategic assets in order to pay for the development and maintenance of these new buildings.

But there is no one specific action that spurred this initiative to analyze every state government office; rather, it was a trend noticed by a TFC employee who realized that the State of Texas underutilizes the land it owns and spends too much on the land it does not.

"You drive around the Capitol Complex and you see the fortress of parking garages, and they just jump off the street at you," said Aundre Dukes, TFC's portfolio manager, public liaison and a principal employee in the strategy's development. "Before working for the commission and knowing who owned the sites, I wondered, 'Is there really a need for 11 contiguous parking facilities along the San Jacinto corridor? Years later, being [at the TFC], I recognized the commission was responsible for these assets and now work to identify higher and better uses, such that the assets generate revenue to help sustain the portfolio.'"

Full story by Andrea Leptinsky

Council talks Dream City religious facility, seeks new ordinance

Southwest Austin Dream City plans call for a multipurpose building with a worship center and an outdoor amphitheater with fixed seating for about 1,000 people.

The City of Austin has been reviewing issues related to Dream City, a religious facility being built by PromiseLand West Bible Church on West Hwy. 71.

On Dec. 15, the Austin City Council gave staff 90 days to draft an ordinance requiring land-use determinations be made during the site plan application process or during a pre-permitting

process that allows for public comment.

Although the council did not mention Dream City by name, the law would have addressed amphitheater opponents' complaint that the city approved the amphitheater concept two years before a formal site plan was submitted.

On Jan. 26, the council was briefed in executive session on legal issues related to Dream City. No action was taken.



Courtesy PromiseLand West Bible Church

By February, workers had built the worship center's steel structure and the amphitheater's pads and grounds.

Full story by Joe Olivieri and Kevin Stitch



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- Stress management
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Barbara Fry

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Business

Landing Pad Program



the Austin Technology Incubator, a division of The University of Texas' IC2 Institute.

Companies apply to the program, and, if accepted, rent space at ATI's office in UT's West Pickle Research building on Braker Lane and MoPac for about \$250

Northwest Austin When Michael Maniscalco describes moving his tech company, Ihiji [uh-HEE-gee], to Austin from West Palm Beach, Fla., in one weekend in 2010, the co-founder still betrays a hint of exasperation.

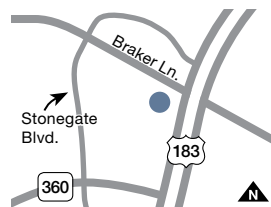
"In the weekend that we moved, we sold [another] business, launched our product at a trade show in Orlando, moved our families and picked up Monday morning and kept running with the new business, all in a three-day period," he remembers.

What helped make it possible for the team to transition in such a short amount of time was the Landing Pad Program, an initiative formally launched last year by

per month. After six months, the company may become a full-fledged member of the incubator.

In 2011, Landing Pad helped 13 early-stage companies relocate to or establish their national headquarters in Austin.

Full story by Sara Behunek



Austin Technology Incubator
3925 W. Braker Lane
305-0000
www.ati.utexas.edu

Dining

Mandola's Italian Market



Southwest Austin It was a visit to New York that inspired Damian Mandola to open a new restaurant concept reminiscent of food markets in New York City's Italian district.

Mandola loved the market feel but said he knew a market alone would not be able to get enough traffic—many of the goods he carries can also be found at Whole Foods and Central Market—so he opened a market and restaurant all under one roof.

"I looked at—what are Italy's treasures gastronomically? Well, it's their cheeses and meats, it's their coffee and pastries and gelato, and it's their olive oils and vinegars and balsamic vinegars

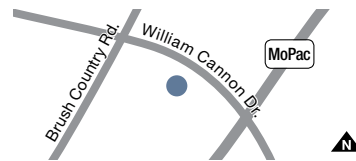
and pasta, of course. I just brought all of Italy's treasures and made a little store for people to come buy it," Mandola said.

The first Mandola's Italian Market opened in Central Austin at The Triangle in 2006, with a Bee Cave location

at the Shops at the Galleria following in 2009. The most recent store opened in February 2011 at The Shops at Arbor Trails in Southwest Austin.

"I love the center," Mandola said of The Shops at Arbor Trails. "It's done pretty well."

Full story by Tiffany Young



Mandola's Italian Market
4301 W. William Cannon Drive, Bldg. E-1
524-2222 • @Mandolas_Market
www.mandolasmarket.com

Impacts

Now open

Central Austin Front Gate Tickets opened a new ticketing venue at Beale Street Tavern, 214 E. Sixth St., on Feb. 13. Front Gate opened in 2003 and serves as an alternative ticketing service for venues throughout Austin.
www.frontgatetickets.com

Southwest Austin South Austin Brewing Company, Austin's newest craft brewery, held its grand opening party on Feb. 11. The event featured music and the opportunity to try the company's Belgian-style beer. The brewery is located at 415 E. Saint Elmo Road.
www.southaustinbrewery.com

Coming soon

Central Austin Houston-based Vista Host Inc. will open Hampton Inn at 1701 Lavaca St. this fall. The project will feature more than 130 guest rooms and underground parking.
www.hydeaustin.com, Twitter: HydeATX

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A Driving Seminar at The Summit Lakeway

Are you concerned about a loved one's driving skills? Is there a right time to stop driving? You're invited to join us on March 29 for a driving seminar presented by Jennifer Perez from St. David's Rehabilitation Center Adaptive Driving Program.

Discussion topics include:

- How specific component skills needed for driving are affected by aging
- Some of the medical diagnoses that impact driving
- How to initiate a conversation about driving safety with family members
- Ways to ease the transition from full-time driving to driving less

You'll also have an opportunity to get all of your important questions answered. Make plans now to be here for this informative event.

Thursday, March 29 • 5:30 to 6:30 p.m.

Complimentary admission & refreshments
Reservations and Information: Contact Julie at (512) 261-7146 by March 26

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REAL ESTATE

Rough Hollow

Travis County – 78734

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



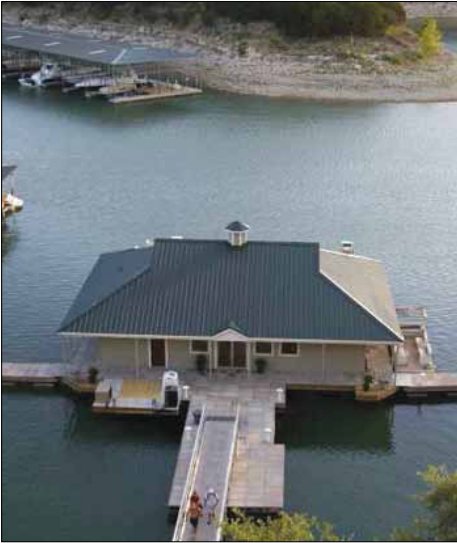
On the market (As of Feb. 27, 2012)

No. of homes for sale	No. of homes under contract	Avg. days on the market
18	1	147

Home sales (Feb. 27, 2011–Feb. 27, 2012)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
21	2,245/8,401	\$345,000/\$3.6 M

Overview



Build-out year: Not built out

Builders: Coventry Homes, Grand Haven Homes, Scott Felder Homes, Standard, Pacific Homes, Village Builders, Triton Custom Homes, Markee Construction, Rostrata, Builders, Gregory Sells Builder, Jenkins Custom Homes, Master's Touch Custom, Homes, Zbranek Custom Homes, VII Custom Homes and Victory Custom Homes

Square footage: 1,800–8,600

Home values: \$280,000–\$3.8 million

HOA dues (estimated): \$165.00 monthly

Amenities: Infinity edge pool, yacht club and marina, fitness center, activities director

Nearby attractions: Lake Travis, Hill Country Galleria, tennis courts

Property taxes:

Travis County	0.4855
Lake Travis ISD	1.3159
Travis County Healthcare District	0.0789
City of Lakeway	0.1996
Travis Co. ESD No. 6	0.1000
Travis Co. MUD No. 11	0.7725
Total (per \$100 value)	2.9524

Schools:

- Serene Hills Elementary
- Hudson Bend Middle
- Lake Travis High

Featured homes



133 Kildrummy Lane
3 Bedroom / 4 Bath
Agent: Warren Chirhart
925-9182

\$569,966
3,442 sq. ft.



406 Bonaire Court
4 Bedroom / 2.5 Bath
Agent: Kevin Elliott
750-2725

\$399,000
2,761 sq. ft.



403 Rough Hollow Cove
4 Bedroom / 5 full, 2 half bath
Agent: Joseph Longton
633-5186

\$1.295 million
4,410 sq. ft.



209 Rocky Coast Drive
6 Bedroom / 5 Bath
Agent: Daniel Foreman
554-8293

\$589,990
3,967 sq. ft.



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Market Data Lake Travis/Westlake

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



On the market (Feb. 1–28)

Price Range	Number of homes for sale/average days on market							
	78726	78730	78732	78733	78734	78735	78738	78746
\$149,999 or under	-	3/137	1/95	2/80	12/169	3/143	2/58	-
\$150,000–\$199,999	-	34/7	-	1/81	17/135	2/110	5/63	1/4
\$200,000–\$299,999	5/89	21/89	9/37	4/142	49/110	6/17	8/140	6/109
\$300,000–\$399,999	11/111	3/470	24/81	3/25	46/118	11/33	31/105	7/27
\$400,000–\$499,999	2/28	10/128	23/91	4/97	36/116	5/237	42/116	13/96
\$500,000–\$599,999	-	7/168	19/105	5/69	34/129	1/48	22/103	7/47
\$600,000–\$799,999	1/290	27/68	25/108	12/74	24/151	9/77	22/70	24/121
\$800,000–\$999,999	-	14/114	14/162	3/27	13/98	5/131	16/206	17/60
\$1 million +	-	30/125	19/169	20/227	35/159	30/173	42/168	69/147

Monthly home sales (Feb. 1–28)

Month	Number sold/Median price			
	78726	78730	78732	78733
February 2012	3/\$275,000	13/\$431,000	18/\$395,787	6/\$326,200
February 2011	5/\$278,500	15/\$575,000	17/\$385,000	5/\$464,000

Month	Number sold/Median price			
	78734	78735	78738	78746
February 2012	22/\$303,775	17/\$322,600	30/\$447,500	18/\$802,500
February 2011	24/\$267,500	8/\$374,999	23/\$416,000	21/\$535,000

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78746	Austin	Davenport Ranch	3400 Riva Ridge Road	5br/4ba	\$649,900	4,169	Joanie Capalupo	480-0848	Moreland Properties
78746	Austin	Davenport Rim	2800 Waymaker Way	4br/3ba	\$575,000	2,909	Doatsy Shrake	565-3336	Amelia Bullock, Realtors
78746	Austin	The Greene at Toro Canyon	3807 Toro Canyon Drive	4br/3ba	\$864,990	3,167	Michael Hammonds	983-6603	Moreland Properties
78746	Austin	Westwood	309 Bulian Lane	4br/2ba	\$499,900	2,036	Susan Avant	917-9936	Realty Austin
78746	Austin	Davenport Rim	2800 Waymaker Way	4br/3ba	\$585,000	2,917	Liz Newell	426-1551	Realty Austin
78746	Austin	Knollwood	6413 Forest Hills Drive	3br/2ba	\$639,900	2,499	Susan Walker	965-5433	Keller Williams Realty
78746	Austin	Rob Roy	80 Pascal Lane	5br/5ba	\$3,490,000	8,364	Roselind Hejl	327-0385	Coldwell Banker United
78746	Austin	Beecave Woods	1702 Intervail Drive	4br/2ba	\$659,900	2,708	Roselind Hejl	327-0385	Coldwell Banker United
78746	Austin	Westlake Oaks	16 Sundown Parkway	5br/3ba	\$975,000	3,406	Eric Moreland	924-8442	Moreland Properties
78746	Austin	Countryside	1911 Stoneridge Road	3br/2ba	\$495,000	2,665	Leslie Kasen	769-8849	J.B. Goodwin, Realtors
78746	Austin	Preserve	4226 Hidden Canyon Cove	6br/7ba	\$1,895,000	7,331	Victoria Buttler	917-7026	Avalar Austin
78746	Austin	Reserve at Hudson Bend	6008 Diamond Head Drive	4br/3ba	\$639,900	4,308	Robert Kenney	922-4922	Turnquist Partners, Realtors
78746	Austin	Los Altos Village Condo	1821 Westlake Drive	3br/2ba	\$329,000	1,980	Clayton Bullock	480-0848	Moreland Properties
78746	Austin	Davenport Ranch	5904 Waymaker Cove	6br/6ba	\$1,500,000	5,364	Kathleen Bucher	784-7169	Keller Williams Realty
78746	Austin	Marina Club Condo	4408 Long Champ Drive	3br/3ba	\$949,000	2,896	Carol Strickland	426-2381	Amelia Bullock, Realtors
78746	Austin	Knollwood	6413 Forest Hills Drive	3br/2ba	\$589,900	2,309	Susan Walker	965-5433	Keller Williams Realty
78746	Austin	West Rim	2956 Westlake Drive	5br/5ba	\$3,900,000	6,191	Stephanie Nick	426-9183	Realty Austin
78746	Austin	Davenport Ranch	4304 Long Champ Drive	5br/6ba	\$1,975,000	6,164	Eric Moreland	924-8442	Moreland Properties
78746	Austin	Rob Roy	65 Pascal Lane	6br/5ba	\$3,500,000	6,212	Cord Shiflet	751-2673	Moreland Properties
78746	Austin	Treemont	2804 Regents Park	5br/5ba	\$1,650,000	6,187	Mary Briggie	658-8705	Moreland Properties
78738	Austin	Ridge at Alta Vista	217 Vailco Lane	4br/3ba	\$572,500	4,131	Marty Zuehlke	658-3165	Private Label Realty
78738	Austin	Villas at Flintrock	39 San Savio Court	3br/2ba	\$435,000	2,202	Elicia Gower	657-7510	Coldwell Banker United
78738	Austin	Hills Lakeway	506 Luna Vista Drive	5br/4ba	\$700,000	4,542	Gary Gentry	794-6728	Keller Williams Realty
78738	Austin	Lake Pointe	12105 Pleasant Panorama View	4br/4ba	\$775,000	4,238	Charla Housson	680-4344	Realty Austin
78738	Austin	Rough Hollow	406 Bonaire Court	4br/2ba	\$399,000	2,761	Kevin Elliott	347-7740	Keller Williams Realty
78738	Austin	Flintrock at Hurst Creek	213 Jack Nicklaus Drive	5br/5ba	\$1,190,000	5,043	Judy Bowen	422-7018	Keller Williams - Lake Travis
78738	Austin	Flintrock at Hurst Creek	117 Reflection Bay Court	4br/3ba	\$479,900	2,586	Linda Bush	633-4499	Prudential Texas Realty
78738	Austin	Lake Pointe	11712 Emerald Falls Drive	4br/2ba	\$329,000	2,734	Linnann Guest	297-6283	Moreland Properties
78738	Austin	Ridge at Alta Vista	226 Vailco Lane	5br/4ba	\$625,000	4,856	Todd Grossman	919-6524	Realty Austin
78738	Austin	Spillman Ranch	15201 Spillman Ranch Loop	4br/3ba	\$459,000	3,567	Julie Reistrup	638-7631	Keller Williams - Lake Travis
78738	Austin	Hills of Lakeway	15 Glen Rock Drive	4br/4ba	\$450,000	3,981	Gene Arant	261-1000	Keller Williams - Lake Travis
78738	Austin	The Hills	331 The Hills Drive	3br/3ba	\$550,000	3,129	Bertina Schreiber	796-5740	Moreland Properties
78738	Austin	Belvedere	8809 Bellancia Drive	4br/4ba	\$824,900	3,600	Mary Hickey	796-4245	Keller Williams - Lake Travis
78738	Austin	Hills of Lakeway	6 Cliffbrook Court	4br/3ba	\$489,000	3,300	Tracy Torres	694-0174	Private Label Realty
78738	Austin	Spillman Ranch	4100 Sugarloaf Drive	4br/4ba	\$750,000	4,290	Vince Martinez	785-4288	Keller Williams Realty
78738	Austin	Falconhead	14420 Broadwinged Hawk Drive	5br/4ba	\$374,995	3,516	Charla Housson	680-4344	Realty Austin
78738	Austin	Belvedere	17937 Flagler Drive	5br/4ba	\$1,249,000	4,871	Jana Birdwell	784-8600	Coldwell Banker United
78738	Austin	Lake Country Estates	4313 Travis Vista Drive	4br/3ba	\$950,000	3,975	Warren Chirhart	925-9182	Keller Williams - Lake Travis
78733	Austin	Austin Lake Hills	1101 Village West Drive	3br/2ba	\$218,000	2,067	Amber Gunn	922-4866	e-Executive Realty

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



1911 Stoneridge Road \$495,000



65 Pascal Lane \$3,500,000



117 Reflection Bay Court \$479,900



4100 Sugarloaf Drive \$750,000



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REAL ESTATE

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78738	Austin	Hills of Lakeway	35 Autumn Oaks Drive	4br/2ba	\$499,900	3,200	Warren Chirhart	925-9182	Keller Williams - Lake Travis
78735	Austin	Barton Creek	8609 Navidad Drive	5br/5ba	\$1,295,000	5,821	Cord Shiflet	751-2673	Moreland Properties
78735	Austin	Foothills Barton Creek	3542 Lost Creek Blvd.	5br/5ba	\$2,100,000	5,990	Sue Beal	658-5895	Moreland Properties
78735	Austin	Foothills Barton Creek	7605 Sandia Loop	4br/3ba	\$786,800	3,934	Eve Kush	330-0340	Coldwell Banker United
78735	Austin	Barton Creek	9205 Eddy Cove	4br/3ba	\$749,000	3,842	Sharon Davis	413-1280	Coldwell Banker United
78735	Austin	Estates Above Lost Creek	8504 Boxelder Cove	3br/3ba	\$839,000	3,516	Eve Kush	330-0340	Coldwell Banker United
78735	Austin	Village Park	5000 Crystal Water Drive	4br/2ba	\$389,000	2,519	Deborah Howden	567-6625	Moreland Properties
78734	Austin	Courtyard at the Preserve	36 Cypress Knee Lane	3br/2ba	\$259,000	2,173	Lynn Robin	736-8822	Capital City Sothebys Intl. Rlty.
78734	Austin	Preserve at Lakeway	15094 Barrie Drive	4br/4ba	\$549,000	3,260	Keri Chmelik	633-9680	Realty Austin
78734	Austin	Parker	1715 Buffalo Gap Road	3br/2ba	\$298,000	1,672	Linda Traylor	658-5823	Realty Austin
78734	Austin	Reserve at Hudson Bend	5600 Laguna Cliff Lane	5br/4ba	\$799,000	5,587	Jean Phillips	924-0175	Moreland Properties
78734	Austin	Cardinal Hills Estates	2909 Noack Drive	3br/2ba	\$284,000	1,961	Diana Thomas	970-4489	Capital City Sothebys Intl. Rlty.
78734	Austin	Marina Cove	1101 Oak Hurst Road	3br/2ba	\$194,900	1,570	Donna Mahlum	565-6400	Moreland Properties
78734	Austin	Vineyard Bay	16009 Fontaine Ave.	4br/5ba	\$1,500,000	6,769	Tommy Cokins	415-2256	Realty Austin
78734	Austin	Enclave at Commanders Point	4000 N. RR 620	3br/2ba	\$324,000	2,037	Bill Flood	327-9310	Stanberry & Associates
78734	Austin	Woods	17053 Trail of the Woods	4br/4ba	\$589,000	4,328	Michelle Jones	470-3173	Realty Austin
78734	Austin	Rough Hollow	117 Feritti Drive	4br/3ba	\$525,781	3,305	John Bawduniak	713-253-3080	Gatehouse Properties
78734	Austin	Apache Shores	2002 Big Horn Drive	4br/2ba	\$399,000	2,728	Lisa Wright	554-1252	Keller Williams Realty
78734	Austin	Cardinal Hills	15210 Falcon Drive	3br/2ba	\$289,000	2,212	Sandra May	626-5126	Keller Williams - Lake Travis
78734	Austin	Lakewind Estates	4515 Lago Viento	5br/3ba	\$652,000	3,799	Sandra Mann	496-9640	Keller Williams Realty
78734	Austin	Round Mountain	205 Bunny Hop Trail	4br/3ba	\$1,395,000	5,100	Bertina Schreiber	796-5740	Moreland Properties
78734	Austin	Villas on Travis Condo	2918 N. RR 620	2br/2ba	\$190,000	1,395	Jordan Johnson	468-5520	Goldwasser Real Estate
78734	Austin	Apache Shores	2211 Big Horn Drive	3br/2ba	\$699,000	1,476	Denny Holt	694-1103	Denny Holt Realtors
78733	Austin	Panorama Ranch	10914 River Terrace Circle	4br/3ba	\$799,000	2,050	Steve Orsborn	785-5949	Realty Executives, Austin N.
78733	Austin	Austin Lake Estates	2002 Cuernavaca Drive	3br/2ba	\$389,900	2,368	Lorelei Kattner	921-8113	Hardy Realty
78733	Austin	Rob Roy on the Lake	1104 Elder Circle	5br/4ba	\$825,000	4,533	Ryanne Vaughan	619-5034	Keller Williams Realty
78733	Austin	Austin Lake Hills	1013 Ogden Drive	4br/3ba	\$500,000	3,500	Amani Wang	762-7253	Keller Williams Realty
78733	Austin	Senna Hills	10527 Indigo Broom Loop	5br/3ba	\$725,000	4,715	Patricia Vincent	657-0772	Coldwell Banker United
78733	Austin	Aqua Monte	1709 Cliffwood Drive	3br/2ba	\$319,900	2,268	Jaymes Willoughby	347-9599	Keller Williams Realty
78732	Austin	Steiner Ranch	1905 Mariachi Court	5br/3ba	\$499,000	4,148	Gene Arant	261-1000	Keller Williams - Lake Travis
78732	Austin	Steiner Ranch	11605 Hunters Green Trail	4br/3ba	\$629,000	4,171	Elicia Gower	657-7510	Coldwell Banker United
78732	Austin	Steiner Ranch	11925 Granite Bay Place	4br/3ba	\$669,000	4,124	Elicia Gower	657-7510	Coldwell Banker United
78732	Austin	Steiner Ranch	12608 Belcara Place	4br/3ba	\$389,000	3,156	Gene Arant	261-1000	Keller Williams - Lake Travis
78732	Austin	Steiner Ranch	12601 Grimes Ranch Court	4br/2ba	\$311,500	2,940	Nancy LaBarbiera	964-3893	Coldwell Banker United
78732	Austin	Steiner Ranch	208 Summer Alcove Way	5br/4ba	\$702,356	4,200	Ryan France	773-3493	StoneHaven Realty
78732	Austin	Steiner Ranch	412 Summer Alcove Way	5br/4ba	\$676,527	4,200	Ryan France	773-3493	StoneHaven Realty
78732	Austin	Steiner Ranch	500 Dawn River Cove	5br/4ba	\$1,180,000	4,628	Maralee Schmidt	785-7343	Avalar Austin
78732	Austin	Steiner Ranch	4121 Seldalia Trail	3br/2ba	\$225,000	1,601	Sue Ellett	422-7182	Coldwell Banker United
78732	Austin	Steiner Ranch	11240 Woodland Hills Trail	4br/2ba	\$489,000	3,591	Chuck Jenner	502-7844	J.B. Goodwin, Realtors
78732	Austin	Steiner Ranch	12617 Belcara Place	3br/2ba	\$299,000	2,171	Gene Arant	261-1000	Keller Williams - Lake Travis
78732	Austin	River Dance	424 Dawn River Cove	4br/3ba	\$899,900	4,274	Jacqueline Holtzman	736-7653	Avalar Austin
78732	Austin	Riordan	13101 Lake View Drive	3br/2ba	\$1,184,460	3,117	Kathleen Bucher	784-7169	Keller Williams Realty
78732	Austin	Steiner Ranch	1408 Hawks Canyon Circle	4br/4ba	\$815,000	4,176	Gene Arant	261-1000	Keller Williams - Lake Travis
78732	Austin	Steiner Ranch	113 Tierra Grande Court	4br/2ba	\$440,000	2,968	Chance Mock	350-0070	Goldwasser Real Estate
78732	Austin	Steiner Ranch	12506 Capitol Saddlery Trail	4br/3ba	\$425,000	3,156	David Gould	699-7566	e-Executive Realty
78732	Austin	Steiner Ranch	417 Horseback Hollow	5br/4ba	\$585,000	3,874	Elicia Gower	657-7510	Coldwell Banker United
78732	Austin	River Bend	13441 Shore Vista Drive	5br/4ba	\$1,285,000	4,506	Gene Arant	261-1000	Keller Williams - Lake Travis
78732	Austin	Steiner Ranch	13200 Appaloosa Chase Drive	4br/3ba	\$415,000	3,484	Gene Arant	261-1000	Keller Williams - Lake Travis
78732	Austin	Steiner Ranch	11609 Pelican Bay Cove	5br/3ba	\$799,000	4,921	Timothy Heyl	330-1047	Keller Williams Realty
78732	Austin	Steiner Ranch	11601 Shadestone Terrace	3br/2ba	\$424,000	1,859	Ryan France	773-3493	StoneHaven Realty
78732	Austin	Steiner Ranch	11724 Shadestone Terrace	3br/2ba	\$369,000	1,859	Ryan France	773-3493	StoneHaven Realty



8609 Navidad Drive \$1,295,000



5600 Laguna Cliff Lane \$799,000



2002 Big Horn Drive \$399,000



1709 Cliffwood Drive \$319,900



500 Dawn River Cove \$1,180,000



11609 Pelican Bay Cove \$799,000

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a maternity
team that cares
about safety
as much
as I do.



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Seton Medical Center Austin.

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To learn more about the maternity services available at Seton Austin, please visit SetonBabyTalk.com/smcaustin



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