

Coffee with Impact | 35 ▶

Richard Rhodes, Austin Community College District CEO and President, speaks on the future of the college



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Volume 3, Issue 11 | Dec. 13, 2012–Jan. 16, 2013

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Bee Cave approves tower signs, smaller housing lots

Business owner: 'This is not your grandpa's Bee Cave'

By Gene Davis

With Bee Cave's population growing every year, city leaders are facing proposals that differ from the city's comprehensive plan.

In October and November, Bee Cave City Council debated and approved allowing tower signs at the Shops at the Galleria and 50-foot-wide lots for the Masonwood housing development, both of which go against the city's comprehensive plan.

"I think it would be foolish to hang on to some of the ideas we may have had eight years ago that really no longer apply," Councilman Jack McCool said about the Shops tower signs.

The Bee Cave comprehensive plan approved in 2009 serves as the official policy of the city. In the introduction, the plan says it is meant to be a guide and not a rigid policy.

"Planning is not a single event but rather a continuous and ever-changing process," the comprehensive plan reads. "The city will undoubtedly encounter future development proposals that are inconsistent with the plan."

Signs at the Shops

On Nov. 13, Bee Cave City Council voted to allow tower signs at the Shops at the Galleria for stores that back up to Hwy. 71.

The tower signs will be up to 175 square feet in size.

"The last time I read [the comprehensive plan], I don't ever remember anything [in Bee Cave] being described as a shopping destination," McCool said. "But whether we like it or not, we've built one on both sides of the road."

Although the Shops at the Galleria is almost full, Daniel Myrick, vice president



Businesses at the Shops at the Galleria that back up to Hwy. 71 can now have tower signs.

of Christopher Commercial, which manages the property, said it is difficult to attract and maintain businesses in the current economic climate. The Shops often has to provide incentives such as rent concessions and tenant allowance, yet big stores such as Barbeques Galore and Famous Footwear have left, Myrick said.

When trying to attract new tenants,

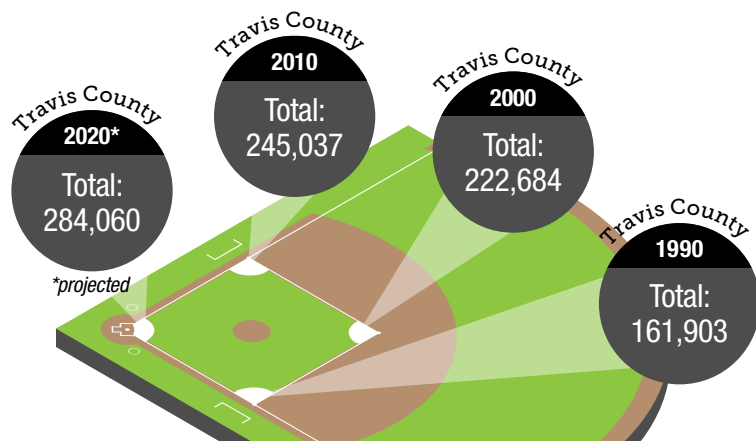
Myrick said not having tower signs for the buildings backing up to Hwy. 71 makes it a tough sell.

"It's a complaint that we hear time and time again when we go to market our space," he said.

Tenants at the Shops said they hear from many customers who did not know the

See **Bee Cave** | 25

Youth numbers increasing every decade



The under-18 population in Travis County has risen constantly over the past few decades, but it has been moving westward resulting in a rise of youth sports in Western Travis County.

Source: U.S. Census

Population trends lead to youth sports complexes

Western Travis County demographics shifting, census data says

By Kyle Webb

From 2000 to 2010, the Western Travis County area has seen some of the highest percentage of growth in population in Austin. The City of Austin itself saw the third-biggest rise nationally in population percentage during the same span and the highest percentage growth nationally from 2010 to 2011, according to U.S. Census Bureau data.

The under-18 population of Western Travis County residents rose as well, reaching 13,354, according to 2010 census data. The rise in youth population coupled with a focus on a healthy lifestyle has spurred a rise in youth sports complexes in the region.

"I think [population growth] is something we can lose sight of because we see it, we experience it on a daily basis, but it is still pretty remarkable," Austin Demographer Ryan Robinson said. "I think we have only seen the beginning of growth and development in the Austin area."

One reason that the youth population in Western Travis County may be on the rise is the number of families with children is decreasing in the Austin urban core.

According to census data, the families with children portion of the Austin urban core was 32 percent in 1970 and dropped to 14 percent in 2000. This, coupled with the fact that the share of families with children in the Lakeway/Westlake area is greater than 40 percent, gives the area a high population of under-18 residents, Robinson said.

See **Youth sports** | 27



◀ Hutson Clothing Co. | 32

Mens clothing store keeps West Lake Hills sharply dressed for more than a decade



◀ Lake Travis Thrift Shop | 34

Nonprofit shop uses proceeds to benefit area charities

Ronnie's Real Food | 33 ▶

Reservation-only eatery serves up European- and Northeast-style cuisines



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About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 13 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 850,000 homes and businesses.

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Holiday traditions run deep in many family, and ours have always been the Trail of Lights and the tree in Zilker Park.

I remember my daughter's first trip to the tree at 18 months old and spinning her under the tree, roasting marshmallows in the fire pit, and munching on roasted corn. Even with grown children now, we are anxious for the return of the Trail of Lights because we'll bring the grandchildren in on the tradition.

During this season of reflection, thanksgiving and bringing the year to a close, I'd like to thank the business owners and community leaders who support our efforts at *Community Impact Newspaper*. We are able to bring relevant, useful news and information to every deliverable address in our distribution area, at no cost to the reader, because of the businesses who support us through

advertising.

Please continue to support these advertisers by shopping local this holiday season. By keeping our spending local, we create more than three times the local economic impact than when spending at national chain stores or online, according to the Austin Independent Business Alliance.

Check out our holiday shopping guide on Page 28 to pick up those last-minute gifts.

Happy holidays from your entire team at *Community Impact Newspaper*! And keep an eye out in January for "The January issue"—a review of many of our big stories from 2012 and trends to watch in 2013.



Phyllis Campos
General Manager
pcampos@impactnews.com

Reader Poll

What do you think about the holiday decorations on the trees along Capital of Texas Hwy.

- ☐ I love that families get into the holiday spirit and actually participate with my family
- ☐ Although I don't participate, I like the idea of individuals, families and businesses decorating the trees
- ☐ I think it looks tacky, and if decorating were to be done, the local government would make something more uniform
- ☐ I am indifferent about the decorating, but I am worried about the cleanup involved
- ☐ I am fine with the decorations as long as they are nondenominational
- ☐ Other

Vote at impactnews.com/austin-metro/lake-travis-westlake

Clarification – Volume 3, Issue 10

In the November issue of *Community Impact Newspaper*, Margaglione Law PLLC focuses on wills, trusts, probate, divorce, child custody and other family matters. *Community Impact Newspaper* apologizes for any confusion.

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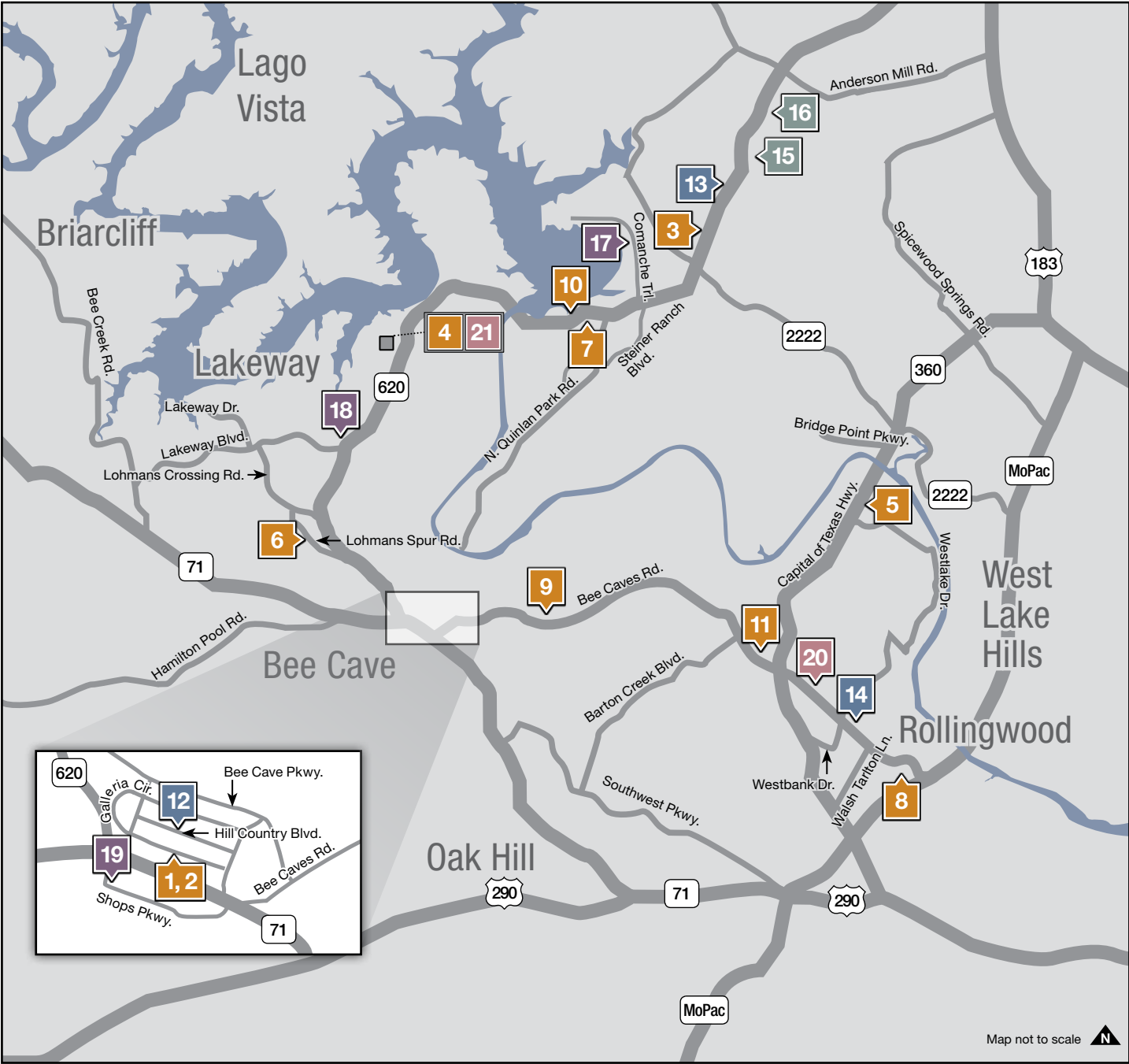
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IMPACTS



Now Open

- 1** **Verts Kebap** opened Nov. 23 at its new location at the Hill Country Galleria, 12800 Galleria Circle, Ste. 101. The restaurant features the döner kebab, a German street food made with beef or chicken grilled on a vertical spit and wrapped in a flatbread or a tortilla. www.vertskebab.com, Twitter: @vertskebab
- 2** On Nov. 16, **Mattress Firm** opened in the Hill Country Galleria, 12800 Galleria Circle, Pad 4. www.mattressfirm.com, Twitter: @mattressfirm
- 3** **Nik's Italian Kithen + Bar** opened in October at 7900 N. RR 620. The restaurant serves sauces that are made fresh daily and has dishes such as eggplant parmesan, spaghetti and ravioli. 512-487-5999, www.niks620.com
- 4** **Dirty Dog** opened in October in Lakeway at 1700 N. RR 620. The self-service dog wash and full-service dog-grooming business in Lakeway is Dirty

- Dog's sixth location. 512-266-1501, www.dirty-dog.com, Twitter: @austindirtydog
- 5** On Oct. 1, **Austin's Best IT Guy** opened in Westlake at 3801 N. Capital of Texas Hwy. The company specializes in computer sales and service. 512-522-3785, www.abitg.com
- 6** **Pure Barre** opened Nov. 5 at 2300 Lohmans Spur Road. Pure Barre is a fitness center that uses the ballet barre to perform small isometric movements for workouts. 512-771-5711, www.purebarre.com
- 7** A new **Chase Bank** branch opened Nov. 8 in Quinlan Crossing Shopping Center, 5145 N. RR 620, Bldg. K. 512-266-9623, www.chase.com
- 8** **Nothing Bundt Cakes** opened Nov. 30 in the Mira Vista Shopping Center. The store, located at 2785 Bee Caves Road, Ste. 333, specializes in gourmet and seasonally decorated bundt cakes. 512-329-8333, www.nothingbundtcakes.com, Twitter: @nothingbundt

- 9** Dr. Gina Cottle opened **Lake Austin Eye** Oct. 1 at 11614 Bee Caves Road, Ste. 110. The practice specializes in cataract, external diseases of the eye and LASIK surgery. 512-263-1113, www.lakeaustineye.com, Twitter: @LakeAustinEye
- 10** Sara-Mai Conway opened **Resolute Fitness** at 5145 N. RR 620, Ste. F-120, on Dec. 13. The studio specializes in cycling and yoga. 512-298-3400, resolutefitness.com, Twitter: @ResoluteFitness
- 11** **Snap Kitchen**, which sells healthy, freshly made food available for carryout, opened a location in Westlake on Dec. 3 at 6317 Bee Caves Road. 512-326-8600, www.snapkitchen.com

Coming Soon

- 12** **Fit Systems**, which offers personalized workouts that combine physical training and nutrition, is scheduled to open by the end of December. The facility is expected to open in the Hill Country Galleria,

12800 Hill Country Blvd., Ste. G-111. 512-296-5677, www.fitsystemsattx.com

- 13** In mid-January, **It's About Yogurt**, a self-serve frozen yogurt shop that has a toppings bar, is scheduled to open at the Trails at 620 Shopping Center, 8300 N. RR 620.

- 14** **Vom Fass**, a retailer of gourmet oils, vinegars, wines, spirits and liqueurs, plans to open a location in West Lake Hills at 3663 Bee Caves Road, Ste. 4-H in mid-December. The specialty shop carries the largest bulk selection of natural and organic culinary oils, fruit and balsamic vinegars in the world. 512-637-9545, www.austin.vomfassusa.com

Relocations

- 15** **New Height Fitness** relocated Nov. 1 to 10013 N. RR 620 from New Hope Drive in Cedar Park. The family-friendly facility offers personalized corrective training, health and wellness assessments, nutrition consulting and appetite tracking. The facility also has a children's room. 797-2929, www.newheightfitness.com
- 16** **Apple Sport Imports** finished construction on a new 5-acre dealership adjacent to its existing facility. The business moved Nov. 9 from 10907 N. RR 620 to 11129 N. RR 620. The new location has a 12,000-square-foot building with a children's center and an auto photo booth. The new lot has double the space for pre-owned luxury vehicles. 335-4000, www.applesi.com

Closings

- 17** **Uncle Billy's Brew and Que** on Lake Travis closed Nov. 12. The barbecue restaurant and live music venue was located at 6550 Comanche Trail, Ste. 201, and the original location at 1530 Barton Springs Road in Austin is still in business. www.unclebillys.com
- 18** **Java Dive**, the independent coffee shop that also served pastries, smoothies and Amy's Ice Creams, closed its second location at 900 S. RR 620 in October. The Java Dive at 1607 N. RR 620 is still in business. www.javadivecafe.com
- 19** In October, **Barbeques Galore**, which sold barbecues and barbecue accessories, closed at the Shops at the Galleria, 12918 Shops Parkway, Ste. 500. www.bbqgalore.com

School Notes

At the Boosting Engineering Science and Technology robotics event held in October, **Hill Country Middle School** placed first and will go on to the Texas BEST competition in Dallas. The middle school also won the best dressed award for its



Gene Davis

Dirty Dog, a full-service dog-grooming business, which opened its sixth location in October at 1700 N. RR 620, has employees such as Shahdi Hawley (pictured) available to help customers.



Gene Davis

From left: Kate Walker, Kelsey Heney and Kathy Walker are members of the family that owns **Nik's Italian Kitchen + Bar**.



Courtesy Snap Kitchen

Snap Kitchen, which serves healthy takeout dishes such as Crispy Scottish Salmon (pictured), opened in Westlake in December.



Phyllis Campos

Nothing Bundt Cakes opened a second Central Texas location in Rollingwood on November 30th.



Gene Davis

Sobani Wine Bar owner Taako Parker and Head Chef James McMillan reopened the restaurant in November after implementing a new menu.

to transition to 10-digit dialing when making phone calls. **The Public Utility Commission** of Texas estimates that it will run out of area code 512 phone numbers by late 2013 and has approved an area code 737 overlay. From Dec. 1–May 31, customers in affected counties can use either seven- or 10-digit dialing. Mandatory 10-digit dialing begins June 1, and 737 phone numbers will begin to be issued July 1. Customers who currently have 512 phone numbers will not need to change them. www.puc.texas.gov/agency/topic_files/tx512_first_customer_notice_eng-sp.pdf

“Star Wars” theme. www.bestinc.org

In the News

20 In September, Dr. Samira Toloue joined **Periodontal Health Professionals**, a dental office led by Dr. Steve Flores. Periodontal Health Professionals is located at 4613 Bee Caves Road, Ste. 203. 443-5704, www.periohealthaustin.com

21 **Sobani Wine Bar**, 1700 N. RR 620, Ste. 110, reopened Nov. 26 with a new look and new menu. Sobani now has an expanded bar menu, interior renovations and cheaper pricing. 512-266-3900, www.sobani620.com, Twitter: @sobaniaustin

On Dec. 1, residents in 19 Central Texas counties—including all or parts of Hays, Travis and Williamson counties—began

News or questions about Lake Travis/Westlake?
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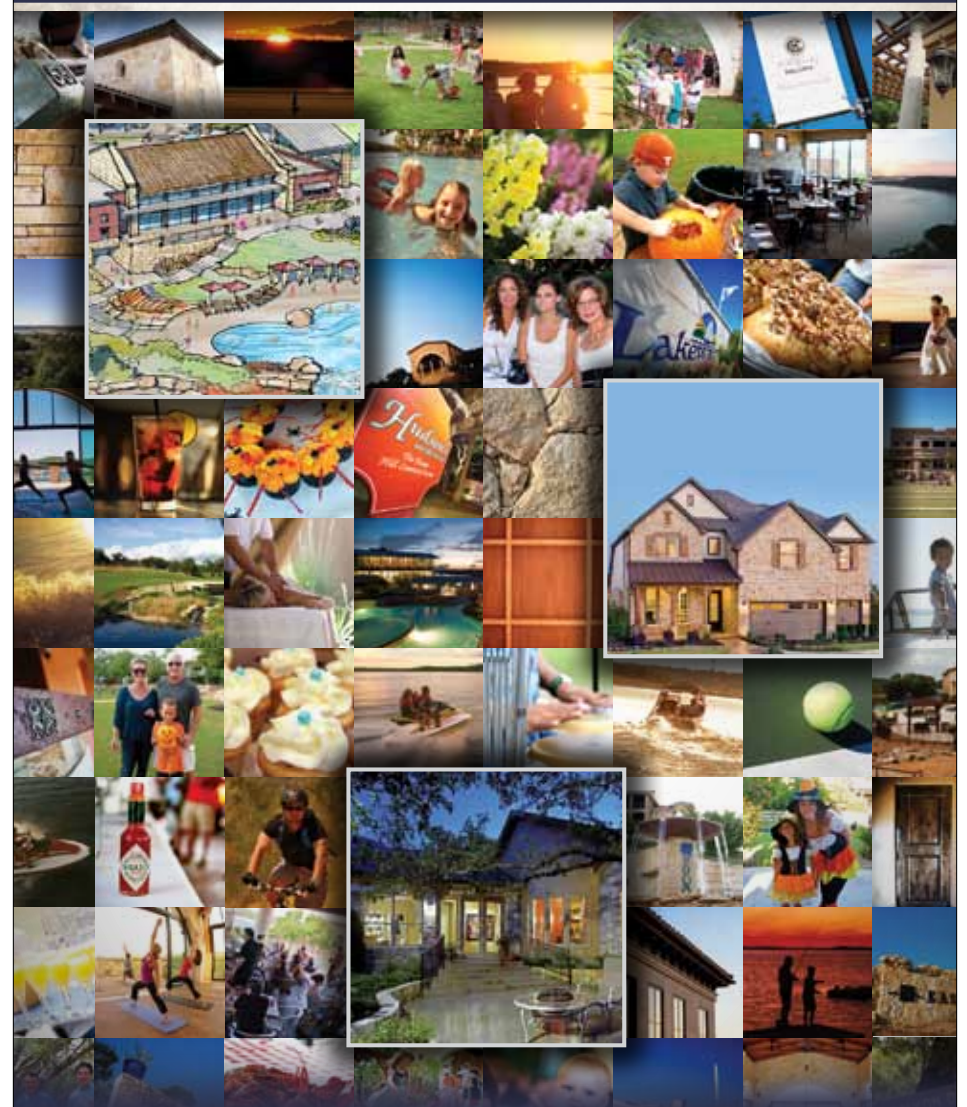


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CALENDAR

December

8–23 Golden Anniversary production of ‘The Nutcracker’

At 50 years, Austin has the longest-running production of “The Nutcracker” in Texas. More people attend the Ballet Austin’s performance of “The Nutcracker” each year than any other performance in Central Texas. This year also marks 40 years of live musical accompaniment by the Austin Symphony Orchestra. 7:30 p.m. Dec. 8, 14–15 and 19–22; 2 p.m. Dec. 9, 15–16 and 21–23. \$15–\$75. The Long Center, 701 W. Riverside Drive, Austin. 512-476-2163. www.balletaustin.org



11–16 ‘Billy Elliot the Musical’

Based on the international film and featuring music by Elton John, “Billy Elliot the Musical” has earned critical acclaim throughout the world and was the winner of 10 Tony Awards including best musical, in 2009. Tue.–Fri. 8 p.m., Sat. 2 p.m. and 8 p.m., Sun. 1 p.m. Tickets start at \$30. Bass Concert Hall, 2350 Robert Dedman Drive. 512-477-6060. www.broadwayacrossamerica.com/austin

13 Food addicts in recovery anonymous

The food addict recovery program is based on the 12 steps of Alcoholics Anonymous. There are no dues, fees or weigh-ins. The program is a fellowship of individuals who, through shared experiences and mutual support, are recovering from the disease of food addiction. Thu. 6:30–8 p.m. Free. River in the Hills Church, 1310 S. RR 620, Ste. B10, Lakeway. 512-496-6723. www.foodaddicts.org



13 Third annual Christmas Gala

The Lakeway Police Memorial and Benevolent Foundation, in partnership with the Lakeway Police Department, host the third annual gala to raise money for the foundation. The evening includes a seated dinner, cash bar, silent and live auctions and a casino event. 6–11 p.m. Lakeway Resort and Spa, 101 Lakeway Drive, Lakeway. 610-742-5434. www.lpmbf.org



15 Snow Day

It is guaranteed to snow at the Hill Country Galleria as the shopping center provides the snow. Play in the snow, build a snowman, make snow angels or throw a few snowballs. noon–4 p.m. Hill Country Galleria, just outside the Bee Cave Library, 12700 Hill Country Blvd. 512-263-0001. www.hillcountrygalleria.com



15 Trail of Lights 5K

The Trail of Lights 5K, presented by Humana, takes participants past the Zilker Tree, throughout the Austin Nature and Science Center, and into the Trail of Lights the night before it opens. Packet pickup Dec. 13–14. 6:30 p.m. \$35. Zilker Park. 512-499-6700. www.trailoflights5k.eventbrite.com

15–16 Santa at The Oasis

Whether you’ve been naughty or nice, Santa is coming to The Oasis. Bring your camera to capture the perfect shot with Santa. 3–7 p.m. Free. Oasis on Lake Travis, 6550 Comanche Trail. 512-266-2442. www.oasis-austin.com



15–16 ‘The Nutcracker’

TexArts Youth Ballet Theatre presents the classic story of “The Nutcracker.” See the land of snow and watch as the Sugar Plum Fairy hosts an array of dances directed and choreographed by Randall Marks. Sat. 2 p.m. and 6 p.m., Sun. 2 p.m. \$15. St. Michael’s Academy, 3000 Barton Creek Blvd., Austin. 512-852-9079. www.tex-arts.org/nutcracker.html

‘Noel’



“Noel” features special performances by Nada Stearns and guests in the story of a girl who finds out how working together and finding the best in each other is the best way to celebrate Christmas.

Dec. 15

“Noel” is a Christmas adventure down Candy Cane Lane with dance numbers, costumes and familiar holiday melodies. It follows the journey of a girl who must learn that if she can believe in herself, she can save Christmas. Noon. \$9 (child), \$12 (adult). One World Theatre, 7701 Bee Caves Road. 512-291-2179. www.putartinyourheart.com

17 Checkmate Chess Club

The club is a casual come-and-go setting for participants to practice their chess skills. Chess boards and chess clocks are provided. All levels of players are welcome. Mon. 5–6:30 p.m. Free. Laura’s Library, 9411 Bee Caves Road. 512-381-1400. www.westbanklibrary.com

18 All ages story time

Come join an afternoon story time for children of all ages. Ms. Mary Beth tells stories, sings songs and has crafts for the whole family. Tue. 3:30–4:15 p.m. Free. Westbank Library, 1309 Westbank Drive. 512-327-3045. www.westbanklibrary.com

18 Clothing drive

The Westlake Chamber of Commerce provides holiday support for Mobile Loaves & Fishes as the organization collects various items to provide for the homeless during the winter months. Bring items to any chamber gathering, luncheon, business builder, ribbon cutting or any other events, and the chamber will deliver them to the Miracles on Wheels team. Items to donate before Dec. 18 are hats, socks, coats and jackets, blankets and bags. 512-328-7299. www.mlf.org

19 Dine and donate

Show your server at Texas Land & Cattle Steak House your Westbank Library card, and the establishment will donate 15 percent of your dinner receipt to the Friends of the Westbank Libraries. The promotion runs on the third Wednesday of the month through February. 11 a.m.–10 p.m. Texas Land & Cattle Steak House, 1101 S. MoPac. 512-330-0030. www.texaslandandcattle.com

Worth the trip



20–22 Bowling with Santa

Bring your camera for two hours of bowling, and a meet and greet with Santa. Dec. 21 3:30–5:30 p.m., Dec. 20 3:30–5:30 p.m., 21–22 10:30 a.m.–12:30 p.m. \$6. Mel’s Lone Star Lanes, 1010 N. Austin Ave. 512-930-2200. www.melsonestarlans.com

21–22 ‘Coming Home For Christmas’

Courtney Sanchez and Matt Wilson kick off the new TexArts Caberet Series with the holiday-themed “Coming Home For Christmas.” Courtney and Matt deliver a mix of holiday standards and gospel songs. A cash bar is available. 7 p.m. \$30–\$45. TexArts Kam and James Morris Theatre, 2300 Lohmans Spur, Ste. 160, Lakeway. 512-852-9079. www.tex-arts.org



23 Preservation Hall Jazz Band

Four decades after the group's genesis, the Preservation Hall Jazz Band continues to honor the musical traditions of New Orleans despite the change of personnel. The group focuses on jazz and Dixieland music. 6 p.m. and 8:30 p.m. \$25.50-\$60. One World Theatre, 7701 Bee Caves Road. 512-330-9500. www.oneworldtheatre.org

31 New Year's at The Oasis on Lake Travis

Ring in the new year at The Oasis on Lake Travis. Dinner includes a three course-meal with your choice of Chilean sea bass, ratatouille veggie stack or beef tenderloin. Music is performed by Mr. Thrill and The Kopy Kats. Doors open at 6:30 p.m. Oasis on Lake Travis, 6550 Comanche Trail. 512-266-2442. www.oasis-austin.com

31 New Year's Eve with The Family Stone

Zach Theatre presents soul legends The Family Stone singing their hits. Champagne is served at the late show for a New Year's toast. VIP ticket holders receive an after-show champagne bar and hors d'oeuvres with the members of the band at midnight. 7:30 p.m. and 10 p.m. \$35-\$60 (7:30 p.m. show), \$85-\$135 (10 p.m. show.) Topfer Theatre at Zach, 202 S. Lamar Blvd., Austin. 512-476-0541. www.zachtheatre.org

January

2 Krafty Kids

Join Ms. Kristi on the first Wednesday of the month and create a different craft each month. 6:30 p.m. Free. Westbank Library, 1309 Westbank Drive, Austin. 512-314-3582. www.westbanklibrary.com

5-26 Butter Bellies

Introduce your baby to the practice of infant massage taught by a certified infant massage instructor. Discover techniques that promote bonding, better sleep patterns and more. Bring your blanket or towel and a pillow. Sat. 11 a.m.-noon. \$115 (members) \$130 (nonmembers). Lakeway Activity Center, 105 Cross Creek Road. 512-261-1010. www.cityoflakeway.com

10 Brown bag luncheon concerts

Lakeway's brown bag luncheon concerts are held every Thursday through the end of February. Bring your own lunch and watch performances by professional entertainers. Noon. Free. Lakeway Activity Center, 105 Cross Creek Road. 512-261-1010. www.cityoflakeway.com

Ongoing

Nov. 17-Dec. 24 Pet food drive

Tomlinson's Feed & Pets hosts a food drive to benefit several local rescue organizations. Tomlinson's is matching donated pet food pound

for pound through the help of its suppliers. Donations can be made at any of the Austin Tomlinson's locations. www.tomlinsons.com

Nov. 27-Jan. 8 Pet portraits by Jack Reed

Drawings by Jack Reed, who has rendered pet portraits for more than 15 years, are on display at the Lakeway City Hall art gallery. Reed has done more than 3,000 commissions and has donated his efforts to various humane animal organizations to raise more than \$30,000. Mon.-Fri. 8 a.m.-5 p.m. Display is free, and portraits range from \$500-\$2,000, depending on size, technique and time. Lakeway City Hall art gallery, 1102 Lohmans Crossing. 512-314-7500. www.cityoflakeway.com

Dec. 1-Jan 1 Trail of Lights

Sponsored by the City of Lakeway, the Trail of Lights celebration continues nightly next to the police department in Lakeway. Parking is available at City Hall, Village Plaza on Sailmaster Street and at the Lakeway Police Department. Free. Lakeway Activity Center parking lot, 105 Cross Creek Road. 512-314-7530. www.cityoflakeway.com

Dec. 4-Jan. 5 Weavers & Spinners Society of Austin

Laura's Library exhibits the works of the Weavers & Spinners Society of Austin. The group has projects on display from a number of the society's members. Free. Laura's Library, 9411 Bee Caves Road, Austin. 512-381-1403. www.westbanklibrary.com

Jan. 7-Feb. 25 Fencing classes

Students can learn the basics of the three swords used in the Olympics. Skills in attacking and defending, footwork, blade work, agility, balance and more are taught. Classes are open to students in grades three through eight. All supplies are included. Mon. 4:30-6 p.m. \$130 (members), \$145 (nonmembers). Lakeway Activity Center, 105 Cross Creek Road. 512-261-1010. www.cityoflakeway.com



Jan. 16-Feb. 10 'The Lion King'

Disney's "The Lion King," now in its 15th year, recently became the highest-grossing Broadway show in history, grossing more than \$4.8 billion, and is returning to Bass Concert Hall. The score features Elton John and Tim Rice's music from "The Lion King" animated film with three new songs from the duo. Tue.-Fri. 8 p.m., Sat. 2 p.m. and 8 p.m., Sun. 1 p.m. and 6:30 p.m. Tickets start at \$29. Bass Concert Hall, 2350 Robert Dedman Drive. 512-477-6060. www.texasperformingarts.org

Jan. 22-March 5 AbrakaDoodle

In AbrakaDoodle classes, students develop new skills and talents while creating their own works of art. All materials are included in tuition. Ages 6-12. Tue. 3:30-4:30 p.m. \$112 (members), \$125 (nonmembers). Lakeway Activity Center, 105 Cross Creek Road. 512-261-1010. www.cityoflakeway.com

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Courtney Sanchez



Matt Wilson

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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Recent highlights



Kyle Webb

Christmas lights are on display at the Lakeway Lights On! Celebration held in the Lakeway Activity Center parking lot Nov. 30. Visitors could have their picture taken with Santa, enjoy hot chocolate and roast marshmallows.



Kyle Webb

The tunnel of lights was one of the many attractions on display at the Lights On! Celebration in Lakeway on Nov. 30.



Kyle Webb

The Lights On! Celebration on Nov. 30 in Lakeway had a large number of light displays for the public to view.



Courtesy Abercorn International School

Students from Abercorn International School show off their collection of food for their Thanksgiving food drive.



Lauren Itz

Musicians perform at the open house held Nov. 1 at the new Lakeway Regional Plaza in Lakeway.



Lauren Itz

Visitors to the new Lakeway Regional Plaza, 200 Medical Parkway in Lakeway, walk through the facility Nov. 1 during an open house for Star State Heart & Vascular, Hill Country OB/GYN Associates and Radiant Faces.



Kris Bates

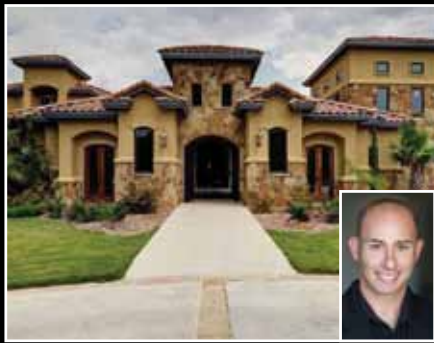
Local runway models surround Auggie Pena, recipient of an Operation Finally Home fund-raiser held Nov 30 at Young & Fabulous, sponsored by Capital Title and Young & Fabulous Boutique.

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NEWS REPORT

Formula One brings in business, not problems, to Lakeway area

Race weekend goes off without a hitch, area officials say

By Charlotte Moore

Before Circuit of The Americas hosted Formula One Nov. 16-18, there was chatter of impending chaos—miles of traffic logjams, downtown Austin being over-run, a helicopter-clogged airspace, and fans flocking to the waters and vistas just west of Austin.

None of that happened.

There were more people in town, there was a bit more traffic and the Lakeway hotels saw a spike in business, but chaos did not ensue.

“It went very smoothly,” said Robert Kisker, general manager at Lakeway Resort and Spa. “We see so many guests from overseas, it was really just getting prepared for any other meeting that would be here.”

The Resort and Spa was at 95 percent capacity for the weekend, turning what is typically a decent November into an exceptional one, Kisker said.

Over at the Lakeway Airpark, it wasn’t business as usual. The airport actually saw a decrease in expected traffic. In May, Austin Bergstrom-International Airport

officials warned the airpark to prepare for an influx of planes, and because the race was happening on a typically busy pre-holiday weekend, officials immediately began planning for more traffic.

“We were not overwhelmed,” said Chip Freitag, a Lakeway Airpark board of trustees member. “In fact, we never ran out of parking spots. We had empty spots.”

Freitag says three F1 fans showed up with their planes, and there was more than enough space to accommodate them.

With the lack of chaos, there is no reason to do anything different in planning for next year’s race, Lakeway Mayor Dave DeOme said.

“We’ll have the same plan we had this year. We’ll have people on call in case there are issues,” he said.

Although Lakeway only saw a minor blip in increased traffic because of F1, business owners liked the event and the way it was handled.

“It’s a great event for Austin,” Kisker said. “I hope it continues to do wonders for the economy for Austin, Lakeway and the surrounding areas.”



Racing action is seen during the U.S. Grand Prix on Nov. 18 at Circuit of The Americas.



Crowds take in qualifying races Nov. 17 at Circuit of The Americas.



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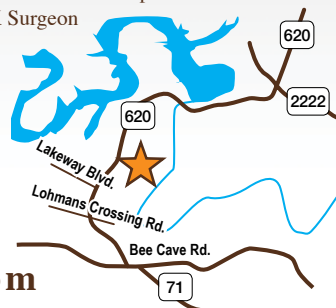
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NEWS REPORT

Flint Rock Road bond issue passes

Lakeway, Travis County set to split cost of improvement project

By Kyle Webb

Lakeway residents chose in the Nov. 6 election to approve issuing general obligation bonds to generate the needed revenue to fund the city's share to improve Flint Rock Road. The bond for Flint Rock Road, located just off of RR 620, was approved with 3,910 residents, or 63.69 percent, voted in favor of the bond, while 2,229 residents, or 36.31 percent, voted against the proposal.

The bond election, proposed by the Lakeway City Council on Aug. 20, authorized the city to issue up to \$4.3 million in bonds to improve the road and is expected to increase the city's debt service tax rate by \$0.0075, or roughly \$29 per year for the average home in Lakeway, which is valued at \$385,000, according to city officials.

"It's badly needed," Lakeway City Councilwoman Dee Ann Burns-Farrell said of the pending improvements to Flint Rock Road. "We can't put it off, so it must be done."

The city plans to add left-turn lanes at major intersections, add shoulders, flatten hills and straighten curves on Flint Rock Road. The plan would also widen a

portion of the roadway to four lanes.

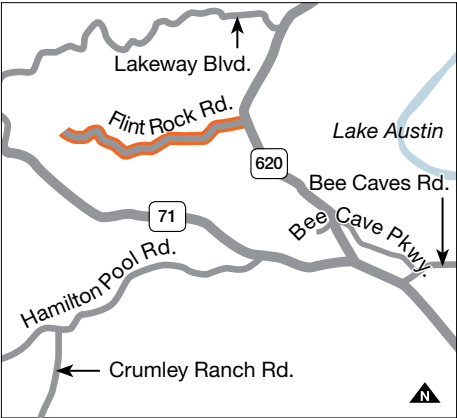
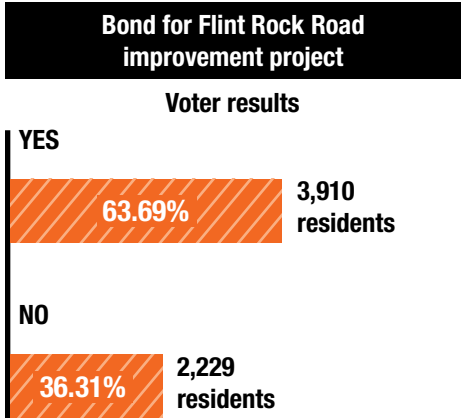
In 2011, Travis County voters approved a \$4.13 million bond referendum to improve its part of Flint Rock Road. The county and City of Lakeway have been working together on the project because the road alternates between county-owned and city-owned land. While roughly two-thirds of the property is in Travis County, the more expensive construction is on Lakeway property, which results in a near 50-50 split of the estimated \$9 million project.

Flint Rock Road has seen an increase in usage, according to the City of Lakeway, with the opening of the Lakeway Regional Medical Center, and future developments in the area will increase the road usage as well.

When fully built-out, which could take up to 10 years, LPMC could bring in more than 9,000 cars per day, according to a 2008 traffic study report.



Lakeway residents voted in November in favor of a bond initiative for Flint Rock Road (pictured) improvements.



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NEWS REPORT

Lake Travis Fire Rescue appoints interim chief

Fire Chief Linardos resigns to take position with Austin Fire Department in wildfire mitigation

By Kyle Webb

The Lake Travis Fire and Rescue board of directors unanimously appointed Assistant Fire Chief Robert Abbott to the role of interim fire chief effective Dec. 1.

The board made the announcement at a special meeting Nov. 13 after accepting the resignation of Fire Chief Jim Linardos, who will take a new position with the Austin Fire Department as the assistant director of the wildfire mitigation division.

"The LTFR management team has excelled in working with our communities, and I believe this trend will continue," Linardos said. "I wish to thank our board of commissioners, the staff and the firefighters who supported our efforts over the last six years."

Linardos said that there are still many challenges the Lake Travis area will face. The limited revenue and the increase in traffic coupled with increased demand for services are on a collision course, he said.

"LTFR must prepare for this, or the community will suffer," Linardos said.

Board President Barker F. Keith II also said that LTFR has tough challenges ahead of it, but interim Fire Chief Abbott has the experience and confidence of the organization to work with the board and community to assure that the community will still receive the same great level of service.

Abbott has been in the fire service for 17 years, 16 of which have been with the LTFR. He started as a firefighter and worked his way up the ranks and



Kyle Webb

Interim Fire Chief Robert Abbott has the full support of the Lake Travis Fire and Rescue board of directors, board president Barker F. Keith II said.

became the assistant chief in 2004. He continues to maintain his operational certifications, including his paramedic certification, and is excited about the opportunity to continue what Linardos has done, he said.

"There are a lot of people who want to be in my position," Abbott said. "[Linardos] is leaving us in a good place. I know

my role, and right now that is my focus, and I will go from there.

"While I will be one of the first people to commend Chief Linardos for his style of management, it has been his leadership in building teams, both internal and external to the organization, that I will remember most of his tenure here. He brought groups



Robert Abbott



Jim Linardos

Abbott, who has served with LTFR for nearly 17 years, replaced Linardos on Dec. 1 and will serve as interim chief.

of people with opposing agendas to the table to work towards improving our overall performance as public safety providers at all levels."

Abbott will continue to deliver the quality service everyone has come to expect, and, when the time comes, will consider applying for the job on a non-interim basis, he said.



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Sam DeMaio, M.D., FACC, FSCAI, is a co-founder of Lakeway Regional Medical Center. He has been in practice for 22 years in Texas.

Dr. DeMaio only practices in Lakeway. He is proud to serve Lakeway and the surrounding communities.

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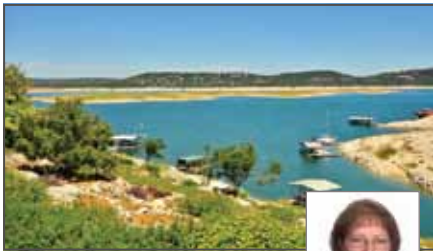
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NEWS REPORT

Southwest Texas rice farmers likely to receive Lake Travis water

LCRA decision favors downstream irrigators, advocates say

By Joe Lanane

The so-called “aqua cliff” may have been avoided after the Lower Colorado River Authority board voted Nov. 14 to endorse emergency drought relief that would potentially provide water downstream for southeastern Texas rice farmers.

LCRA’s application for emergency drought relief was sent Nov. 21 to the Texas Commission on Environmental Quality. If TCEQ’s executive director agrees to hear the proposed emergency drought order, the commission then has 20 days to approve or deny the request. No such action has been taken as of *Community Impact Newspaper’s* deadline Dec. 7, leaving it unclear whether the matter will be solved by year’s end.

Water Operations Committee Chairman Scott Spears said the river basin risks facing the worst drought on record—or the “aqua cliff,” as he coined it—unless the board approved his proposed plan to make available 121,500 acre-feet of water for agricultural irrigation if there is at least 775,000 acre-feet of combined storage in lakes Travis and Buchanan on either Jan. 1 or March 1.

LCRA held a two-day meeting focused

largely on the issue. The vast majority of the 200-plus attendees were in opposition to allowing lake water to flow downstream, including representatives from Austin, Cedar Park, Leander, Volente, Lakeway and the Steiner Ranch subdivision.

The board voted 10-4 to accept the resolution, which Spears said helped avoid reverting back to the 2010 water management plan that could have allowed at least 180,000 acre-feet of water to flow downstream.

Instead, the board is avoiding “disaster,” board Chairman Timothy Timmerman said, by not reverting to the 2010 approved plan and instead opting for a plan similar to the 2012 pending plan that is circulating through TCEQ.

Under the pending emergency plan, downstream rice farmers—if water does flow downstream in 2013—would be able to operate at 50 percent to 60 percent of normal capacity, said Ronald Gertson, a rice farmer and chairman of the Colorado Water Issues Committee, which represents the rice farmers. That is welcome relief, he said, after receiving practically no irrigation



Lower Colorado River Authority General Manager Becky Motal (center) speaks with Kyle Jensen, LCRA external affairs executive director, prior to the board’s vote to recommend emergency drought procedures in 2013.

water this year.

Janet Caylor, Riviera Marina and Lakeway Marina co-owner and Central Texas Water Coalition member, expressed equal dismay toward the board’s decision, suggesting LCRA overstepped its legal obligations by not providing water to all the authority’s firm—or guaranteed—customers such as municipalities that use lake water for consumption and public health purposes. State Sens. Troy Fraser and Troy Watson as well as state Sen. Paul Workman, all of whom represent western Travis

County, each sided with Caylor, with Fraser going as far as threatening action at the state level to ensure LCRA follows through on its appointed mission.

Without any new water flowing into lakes Travis and Buchanan, the Highland Lakes will enter into the worst drought on record, Caylor said.

“The rice farmers are being treated as firm customers despite what the law says,” Caylor said. “And now the lake area stands to lose thousands of jobs and millions of dollars in revenue and property value.”

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CITY AND COUNTY

Compiled by Amy Denney, Courtney Griffin and Joe Olivieri

Lakeway

Lakeway looks to become a Firewise Community

On Nov. 19, the City of Lakeway took the first step in becoming a Firewise Community. According to Lakeway city manager Steve Jones, wildfires have been an increased concern since the Labor Day fires of 2011, and the national Firewise Communities program offers a method to address the concern.

“While extreme droughts and wildfires are part of the natural history of this area, something has changed in the last few decades,” said Bob Kirmes, a member of the city’s Emergency Preparedness Committee.

The Firewise program provides oversight and incentives to communities. Precautions such as proper spacing, maintenance of landscaping and plants, and hardening properties against ember intrusion are all provisions Firewise encourages to increase homes’ ignition resistance.

Following in the footsteps of Steiner Ranch, Spicewood Springs, Lago Vista, and Jonestown—who have already obtained recognition as Firewise Communities—the city of Lakeway will adhere to the same guidelines. The recognition procedures the city voted to move forward with include forming a Firewise committee to spearhead the process, performing a community-wide risk assessment with the aid of



Courtesy of Monica Potterff

Lakeway City Council discussed becoming a Firewise Community during its regular meeting Nov. 19.

the local fire department and the regional specialist, and creating and implementing an action plan based of the risk assessment. After applying, the committee is required to maintain the risk assessment and action plan, observe an annual Firewise Day, invest at least \$2 per capita per year, and send an annual report to the Firewise program.

With the first steps of the program approved, the community then must decide on a Community Wildfire Protection Plan, a comprehensive planning tool designed to help communities identify and reduce risks from wildfires. The city of Lakeway, however, will not be taking action to form a Community Wildfire Protection Plan. Travis County and Austin are undertaking a plan to be complete in mid-2013, which Lakeway hopes to adapt to their specific needs in the future.

Steiner Ranch

Austin City Council to consider \$15.5M budget increase for water treatment plant

The Austin City Council is scheduled to vote Dec. 6 on whether to increase the budget for the Water Treatment Plant 4 project by \$15.5 million.

Austin Water Utility Director Greg Meszaros said 96 percent of the project has been bid and is under construction, with many of the components nearing completion. The plant, located at the southwest corner of Bullick Hollow Road and RR 620, will be able to treat 50 million gallons of water per day when it opens in summer 2014.

The initial total project cost was \$508 million for the construction, design, land purchase, easement and permitting process, with \$359 million allocated just for construction. Meszaros said the final 4 percent of the project and the contingencies for unexpected costs are carrying the project over budget. However, he said the final project cost could be between \$506 million and \$512 million.

One of the final two aspects of the project is to construct a backwash pump station that will aid in cleaning the backwash filters and will pump water into the system.

Mesaros said that normally the system will use the flow of gravity to distribute water into the system but occasionally the aid of a pump will be needed. This component will cost about \$9.5 million; the contract for the work will be awarded in 2013.

The remainder of the money will help finish out the site by paving



City of Austin

The water treatment plant, located on the southwest corner of Bullick Hollow Road and RR 620, is scheduled to open in summer 2014.

the roads at the treatment plant, back-filling dirt and getting the occupancy permit, he said.

Mesaros said that with any project, staff completes what is called value engineering to determine how to achieve project goals at a lower cost.

The total project includes 13 individual packages, each with its own budget. He said that some of the packages went over budget—such as the raw water system that cost \$14.6 million more than estimated—while other packages came in under budget.

Council member Laura Morrison said that there has been a lot of confusion with budget numbers since the beginning of the project and that being off budget is not acceptable.

At the meeting, city audit staff said Austin Water Utility already made \$24 million in cuts and deferred \$20 million worth of projects.

One of the deferred projects was the construction of a secondary

water transmission line that would carry water for distribution to Austin Water’s system. Meszaros said the decision to defer the work came after the utility decided to fully bury the 7-mile Jollyville transmission line that will run from the plant to the Jollyville water tank at McNeil Drive and Research Boulevard.

“The risk of Jollyville having a problem, like a contractor hitting it, is virtually zero now,” he said.

Mesaros said Austin Water Utility cannot complete the project without council authorizing the additional \$15.5 million.

“In my opinion, we have taken all the appropriate steps that we can ... and additional steps would result in a plant that did not meet its original design goals,” he said at the Nov. 19 meeting. “We would endanger, potentially, the environment by making cuts that reduced our flexibility to respond to environmental concerns. We would have a project that would not work.”

Travis County

Commissioners Court votes to adopt tax incentive policy

Travis County Commissioners Court approved a new policy for offering tax abatements to eligible companies to encourage economic development.

The court unanimously approved the policy during its Nov. 27 meeting.

The policy’s stated purpose is to attract new businesses in the hopes of stimulating the economy, enhancing the tax base, assisting with workforce development and diversifying the economy.

Travis County is authorized to create a program to stimulate business.

For a company to be eligible for a base incentive, it must plan to invest at least

\$25 million in new construction and create at least 100 full-time, nonseasonal jobs. The company must also have a human resources benefits policy and build in certain areas of the county.

In addition, the company must pay employees an hourly wage that equals or exceeds the county’s established minimum wage.

If those conditions are met, the county may grant the company a base incentive—a tax abatement of up to 45 percent of its property taxes.

From there, the company can earn additional incentives for meeting goals for job creation, eco-friendly building design and hiring economically disadvantaged employees.

Commissioner Ron Davis voiced his support for the policy and said the court needed to move forward with it.

Commissioner Sarah Eckhardt called the policy “tightly written” and said it sets the bar high for companies that wish to receive incentives from the county.

“We must remain vigilant, lest it become a sense of entitlement for every company that moves here that meets a certain number of employees and level of taxable property. This is not for every company that moves here,” she said.

Commissioner Margaret Gomez said that the county has been working on the policy for three years. She called the policy the right thing for Austin and Travis County right now.

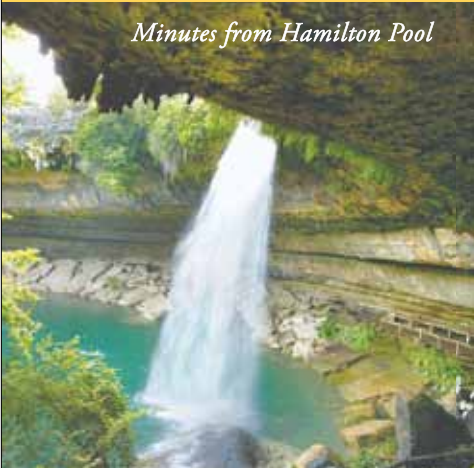
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- ▶ **Rollingwood City Council**
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Meets the third Wednesday of the month at 6 p.m.
- ▶ **West Lake Hills City Council**
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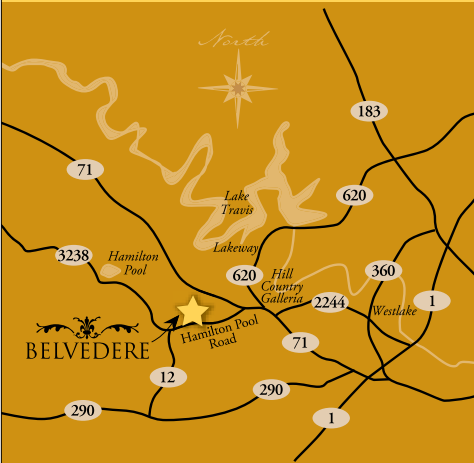
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EDUCATION

Lake Travis ISD approves marketing plan for potential stadium video display board

By Kyle Webb

Lake Travis ISD trustees approved an agreement with Daktronics Sports Marketing at its regular meeting Nov. 13 that allows for market research and advertising sales in conjunction with the potential purchase of a video display board to be placed at the Lake Travis High School stadium.

According to the agreement, Daktronics must provide the school district with a minimum of \$89,500 in pre-sold advertising packages within six months. If the annual amount is not met, LTISD officials may terminate the agreement with no obligation to purchase the display board.

“For several months now we have researched this item extensively,” LTISD Superintendent Brad Lancaster said. “[The agreement] simply gives us the authority to work with Daktronics representatives to sell advertising packages on the proposed video board.”

The proposed video board is nearly 40 feet tall, 32 feet wide and features a Daktronics video display that is more than 17 feet tall and 30 feet wide. The full-color display offers 68 billion colors and can use text, graphics, logos and basic animation, according to the Daktronics website.

“With the great academic and athletic reputation that is present in Lake Travis, Daktronics Sports Marketing is excited to begin working towards providing the school district with a video display,” Daktronics representative Thomas Mathews said. “Local businesses in the Lake Travis community willing to show support through advertising partnerships will be the chief motivators in making this a reality.”

The LTISD has not yet approved purchase of the video display, but the agreement allows the school the flexibility to choose a payment plan. If the advertisement revenue is met, the district

can choose to purchase the video display board for \$436,508 and retain 85 percent of the advertising packages sold. The other choice lets the school district receive the display board at no cost; however, the district would retain only 60 percent of the advertising revenue.

“The board will re-evaluate its finance options once Daktronics has completed its market research and advertising sales,” Lancaster said. “If enough revenue is generated, it may make more sense for us to purchase the display outright. At a minimum, Daktronics will install the video display at no cost to the district.”

Regardless of which financing path LTISD chooses, it is important to note that the purchase and installation of the video board will not have a negative impact on ticket prices, student participation fees or on any program or service the district offers students, Lancaster said.

FOURSTORY SCOREBOARD

The proposed video display from Daktronics stands nearly 40 feet tall and 32 feet wide with a video screen of roughly 17 feet tall and 30 feet wide. The video screen can display text, graphics, logos and basic animation in 68 billion colors.



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EDUCATION

Outdoor classrooms a growing trend in area schools

Lake Travis and Eanes ISDs take learning back to nature

By Charlotte Moore

The days of elementary school students being stuck behind a desk, daydreaming about recess may be at an end as schools have invested in outdoor education.

Students in the Lake Travis and Eanes ISDs are experiencing the growing phenomenon of outdoor classrooms—spaces outside of the school buildings that are designed for classroom-style activity in subjects ranging from science and math to English, art, music and technology.

“We have had our outdoor classroom for many years now,” said Heidi Gudelman, Lake Pointe Elementary School principal. “It’s flourishing with life.”

The outdoor classrooms contain butterfly life, in particular, and it’s not just child’s play. Lake Pointe’s outdoor classroom is designated as a national wildlife certified habitat and a monarch butterfly waystation—which provides food, water, cover and a place for wildlife to

raise their young. Students in each grade level also maintain their own vegetable gardens.

The idea has taken root in other area schools. In Eanes ISD, Forest Trail Elementary School has an outdoor garden and classroom space, Lakeway Elementary School is in the process of creating one for its students, and Bee Cave Elementary School has a butterfly garden.

Lake Travis Elementary School received a grant from the Lake Travis Education Foundation to create a nature center for the school. Serene Hills Elementary School also received a \$16,000 grant from the foundation for an outdoor classroom, which is currently under construction. The octagon-shaped structure features a seating area for lessons, performances and outdoor events.

Serene Hills Librarian Helen Dawkins was on the committee that coordinated the construction of Lake Pointe’s outdoor classroom and is excited about completing the project at Serene Hills, she said.

“The students are so excited about it,” Dawkins said. “They saw this area when it was just grass. We’d come out here sometimes and read, but it was just leveled ground. Once we get the [flower] beds put in and the students can actually start using their hands, that’s when the learning takes off.”

Preliminary plans are to have each grade create and care for a garden with butterfly plants, wildflowers, vegetables or herbs.

On Nov. 6—Election Day—Serene Hills students held a mock presidential election as well as a real vote on what to call their new space. Serene Harbor was the winning name.

Phase I of Serene Harbor—getting the actual stone structure built—is done. Phase II is under way and involves laying down permanent flooring including wheelchair ramps, adding a shade covering, and setting up a rainwater collection system.

The total cost to complete the project is nearly \$30,000, about half of which will be covered by donations to the Parent Teacher Organization. Serene Harbor is projected to be finished sometime in early March.

Nature and gardening play a role in elementary education

- Outdoor classrooms are gaining popularity in Lake Travis and Eanes ISD school districts.
- **Lake Pointe Elementary School** has an outdoor classroom which is a national wildlife certified habitat and monarch butterfly waystation. There are vegetable beds for each grade level.
 - **Forest Trail Elementary School** has an outdoor garden and classroom space.
 - **Bee Cave Elementary School** has an outdoor butterfly garden.
 - **Lake Travis Elementary School** recently received a grant from the Lake Travis Education Foundation to create a nature center.
 - **Serene Hills Elementary School** is in the process of building an outdoor classroom and garden.



Courtesy of Lake Pointe Elementary School

Students at Lake Pointe Elementary School are hands-on in their outdoor classroom and nature garden.



Serene Harbor at Serene Hills Elementary School

The outdoor classroom garden allows students to take a hands-on approach to learning.

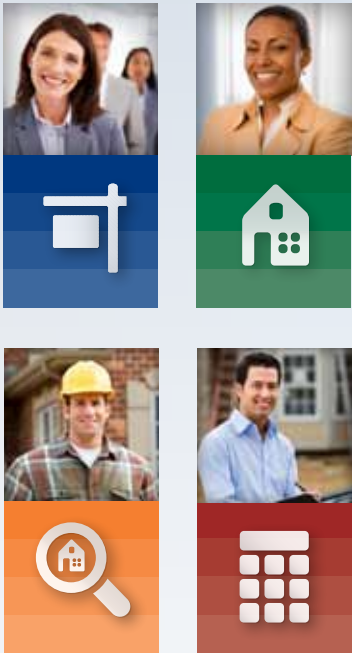
Construction of the outdoor classroom should be complete by March.

Preliminary assignments of garden beds:

- **Kindergarten**
Secret Garden—Butterfly plants, wildflowers and vegetables.
- **First grade**
Celebration herbs—All herbs used in cooking and for medicinal purposes
- **Second grade**
Companion vegetables—Pizza-making ingredients
- **Third grade**
Painted Desert wildflowers
- **Fourth grade**
Texas wildflowers
- **Fifth grade**
Native edibles—Used to make salsa and other foods

Source: Serene Hills Elementary School

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Bee Cave

Continued from I 1

Shops existed or where it was located. Mandola's Italian Market owner Damian Mandola said businesses like his are struggling to stay open and need all the help they can get to let people know they are there.

"This is not your grandpa's Bee Cave. This is Bee Cave of 2012," he told council members. "Face reality—[Bee Cave] is growing, it's going to grow bigger, and people want to go out and shop."

Former Councilman Mike Murphy, who negotiated with the Shops when it was built in 2004, said he worried that the tower signs would set a bad precedent. Mayor Caroline Murphy added that signage is an important issue that defines a town, and the signs could take away from the vision of Bee Cave.

"I'm fearful of sign creep, and I'm fearful that the towers are more reminiscent of an outlet mall than the shopping center of a town that, at least as I understand it, the community has envisioned for Bee Cave," she said.

Despite the objections, council passed the sign amendment with only Councilman Bill Goodwin voting against.

Councilman Steve Braasch said that because the Shops generate more than 25 percent of Bee Cave's sales tax revenue, it benefits the city to do what it can to keep the retail center healthy. The sales tax revenue is part of what helps Bee Cave maintain the lowest property tax in the state, he said.

"[The Shops] get hurt, stores go dark, the city gets hurt," Myrick said. "It's just that simple."

Council also approved allowing the Shops to paint the backs of the buildings that face Hwy. 71. The paint job will make the backs of the buildings, which council members said is a visual blight, look more like the front of the buildings.

Masonwood development

Despite the Bee Cave comprehensive plan calling for half-acre home lots, City Council on Nov. 13 approved an amended development agreement that will allow single-family homes on 50-foot-wide lots in the Masonwood development off Hwy. 71.

City Council in 2011 approved a development agreement and concept plan for 304 single-family homes and 300 apartment units on 147.59 acres of land near the Falconhead West development. City Council in November approved an amendment to the development and agreement plan that will add 47 additional acres with single-family lots and the acreage for commercial development.

In exchange for allowing single-family homes on 50-foot lots, the developer agreed not to build a 300-unit apartment complex that had previously been approved for the project.

Murphy said that the comprehensive plan does not encourage smaller housing lots and that the 50-foot lots



TOWER SIGNS AND SINGLE-FAMILY HOMES

Within two months, Bee Cave City Council approved proposals allowing tower signs on select businesses at the Shops at the Galleria, and 50-foot-wide housing lots for the Masonwood development. Both proposals differ from the city's comprehensive plan, which says it should serve as a guide but not as strict guidelines.

TOWER SIGNS

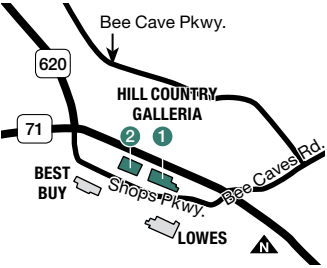
Under the approved proposal, the businesses at the Shops at the Galleria that back up to Hwy. 71 can have tower signs up to 175 square feet.



Source: Courtesy Christopher Commercial

BUILDING 1 BUILDING 2

- Michael's
- World Market
- HomeGoods
- Pier 1 Imports
- Rolly Pollies
- Mattress Firm
- Home Consignment Center
- Billiard Factory
- OfficeMax
- PetSmart



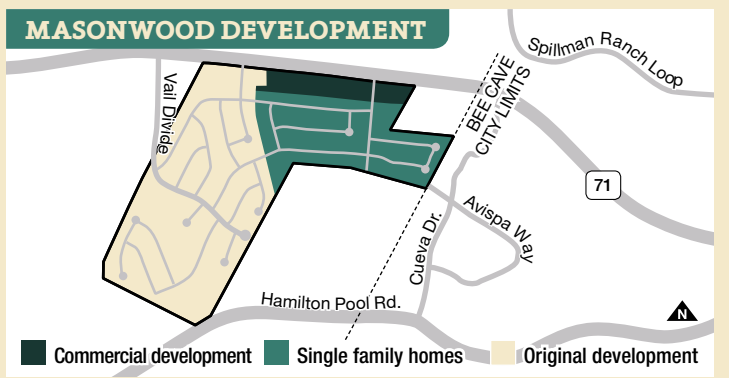
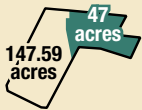
SINGLE FAMILY HOMES

The approved amended development agreement for the

Masonwood development allows for 50-foot-wide housing lots. In exchange for the smaller lots, the Masonwood developer eliminated a previously approved plan for an apartment complex.

50 ft lot
60 ft lot
70 ft lot
80 ft lot

Single family lot sizes range from 50–80 ft



Source: Courtesy City of Bee Cave

concerned her. Councilman Bill Goodwin said that the development is not in line with his vision for Bee Cave.

"This is the lowest common denominator housing project that you are going to see out here," he said.

However, a majority of council members said the additional single-family housing, including those with 50-foot lots, was better than an apartment complex.

Masonwood is in the Bee Cave extraterritorial jurisdiction, which is land claimed by a city outside its limits, and multiple council members said having the development

conform to most of the city's codes was a positive.

"We want this to be a collaborative effort," said Bill McClain, an attorney for the developer. "We want it to be something you are proud of and that it fits within your community."

Find related stories at impactnews.com. Keyword Search

Bee Cave or Shops at the Galleria

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Youth sports

Continued from I 1

Robinson said that families are moving from those centralized neighborhoods to a more suburban setting and are replaced by individuals. This is a pattern that will continue going forward, he said.

“Lake Travis is surrounded by a relatively high production of subdivisions,” Robinson said. “There is a strong development of suburban growth. What we used to consider ‘out a ways’ has been redefined. Ten years ago these places would have been considered too far out to be viable subdivisions, but we are changing the way we view ‘out a ways.’”

Youth sports

In April, Avila Creative Soccer—one of Austin’s first private skills training facilities—opened a new location in the Oak Grove Plaza at 1503 N. RR 620, Bldg. 2, Ste. D, in Lakeway.

“There is a growing need for personal training of youth soccer players,” said Eryck Avila, owner of Avila Creative Soccer.

Soccer is not the only sport following the trend. Nitro Swimming has opened two Austin locations in the past five years, one in Cedar Park and another at 15506 D W. Hwy. 71 in Bee Cave.

“We recognized the potential growth of the area,” said Mike Koleber, owner and head coach of Nitro Swimming. “Historically, the Summer Olympics give a bump to [the number of participants] to swim programs. However, we continue to add kids to our programs each month, and that is a testament to our great families.”

The Lake Travis Youth Association has also noticed the trend and is trying to plan accordingly, former LTYA President Chad Wilbanks said.

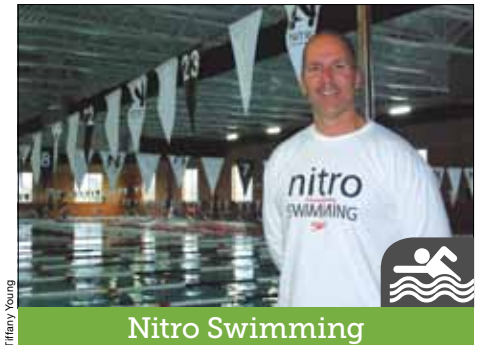
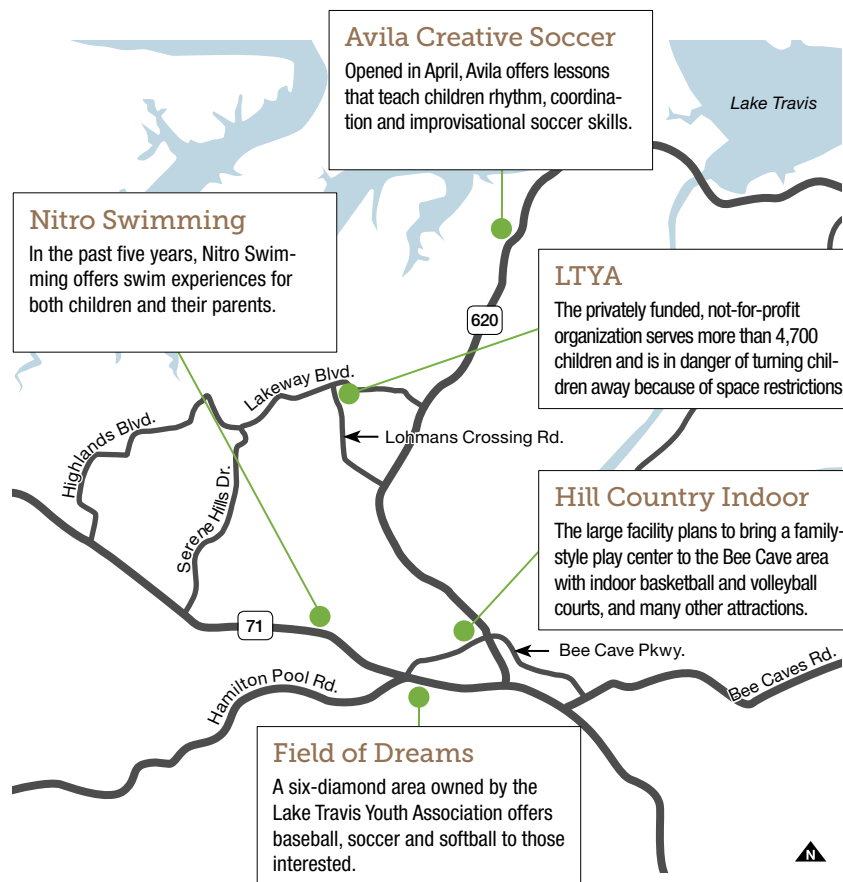
“We have certainly felt [the growth] in the Lake Travis area,” Wilbanks said. “We have had phenomenal growth in our area, and it is partly because of our good school systems.”

Wilbanks said that the increase in young families in the Lake Travis area even caused the school district to move from a 4A to a 5A designation.

“With more young families coming to the

Area youth sports complexes and associations

Even with an increase in youth sporting complexes and organizations, space is still at a premium as is evident with the Lake Travis Youth Association. The not-for-profit organization is trying to sell the Field of Dreams in order to purchase a larger plot of land to provide more play space and in turn have the ability to serve a larger number of youth.



area, the more families want to be part of our organization,” Wilbanks said.

Coming attractions

With a growing number of youth sports organizations already in existence, the owners of Hill Country Indoor are following the trend by building a 110,000-square-foot indoor sports facility to accommodate the rise in the youth population in the Bee Cave area.

From 2000 to 2010, the population of the Bee Cave area grew by 498 percent, according to census data. In that same time, the median age in Bee Cave dropped from 57 to 36.

“[The age drop] can be attributed to the huge success our schools have displayed in

both sports and education,” Hill Country Indoor spokeswoman, PJ Todd said.

With the growth of the Bee Cave community, there is not enough athletic space to ensure that children have the opportunity to thrive physically, Todd said.

Hill Country Indoor provides space for training and exercise with two indoor soccer fields, three indoor basketball courts and outdoor field space.

“The need for athletic space is obvious,” Todd said. “There is also a need to provide safety and security, which is why we offer all our sports under one roof. It’s no secret that we love our sports in Bee Cave, so we want to provide the safest, most secure and convenient environment possible.”

Future issues with youth sports

With the increase in young families moving to the Lake Travis area, Wilbanks said he is concerned about the possibility of being forced to turn children and families away from youth sports programs.

“Right now we have about 4,700 kids running on just shy of 20 acres,” he said. “We are struggling with space right now. If we don’t get more land and larger fields, we are going to ultimately have to turn children away from our programs, and that is the last thing we want to do.”

Find related stories at impactnews.com. Keyword Search

Youth sports or **Demographics**

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Stays in community from local retail purchases



Bee Cave

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Phyllis Campos



Charlotte Moore



Charlotte Moore

This list of locally owned businesses and franchises is not a comprehensive gathering of all retail stores in the area. If you would like to be considered in our guide next year, email listings to ltw@impactnews.com.

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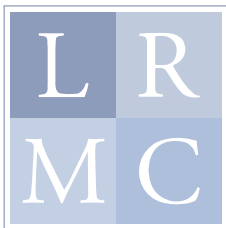
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Wendee Phoenix, owner of A to Z Dog Ranch, looks after nearly 20 dogs a day on the 5-acre ranch near Spicewood.

BUSINESS

A to Z Dog Ranch

Spicewood boarding center caters to canines' needs

By Courtney Griffin

Up a gravel driveway and past several locked gates, roughly 20 dogs run and sniff the air, wag their tails and enjoy the wide open spaces. A business dedicated to the boarding and grooming of dogs, A to Z Dog Ranch is on the outskirts of Spicewood Springs on 5 acres of land. In September 2009, owner Wendee Phoenix moved to Spicewood Springs with her husband, David Wilson, a custom homebuilder. Phoenix said the idea to open a dog ranch started when she began looking after the pets of family and friends, then progressed as she spent more and more time around dogs. "I worked at a similar place in Spicewood Springs," Phoenix said, referring to The Spicewood K9 Club, a dog-boarding business owned by Julia Weiss. Phoenix liked what Weiss did and learned from her former employer. Pack play, sleeping arrangements and

constant supervision were all matters Phoenix realized she would need to take into account if she were to open her own business, especially because of the lack of regulations. Phoenix researched different businesses and finally found answers to her questions from the Federal Drug Administration, which said unless she was providing veterinary services, there were no licensing requirements, she said. With no set guidelines, Phoenix decided she would run a business that focused on full disclosure. Phoenix provides updates and pictures and allows dog owners to hang out at the ranch in order to put her them at ease. Dogs must also submit to a rigorous screening process before being accepted into the ranch. "When we have any new clients—once their dogs have all the paperwork that we require, and we can verify their vaccinations

Transforming a house

A typical dog's day at A to Z Dog Ranch starts 7 a.m. when one of the eight ranch hands picks up the dogs from their homes or wakes them in their kennels. Divided into two separate groups based on energy level and temperament, the two groups spend the majority of the day switching between playing outside in the yard or staying inside the house on the property, which has been converted into roughly 30 rooms for the dogs. The ranch can house up to 55 dogs at a time and is looking to expand to use more of the property.



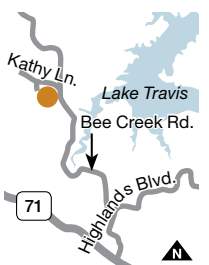
▲ Addy, a Schnauzer owned by Wendee Phoenix, is one of the dogs that roams the dog ranch.

◀ Foxy Lady is one of the many dogs that spend their days at the A to Z Dog Ranch near Spicewood.

and they pass the temperament test that [the dogs have] to go through—they can do a thing called dog park days," Phoenix said. The dog park days—days where dog owners come and hang out with their dogs at the ranch—are mutually beneficial. Phoenix said it allows her a chance to see how the owner interacts with his or her dog, and the owner gets a chance to know her and what the dog's day entails. Because the dogs spend so much time together, Phoenix has created a detailed process for screening each dog before they can join A to Z. Besides the usual vaccinations and paperwork, Phoenix puts them through a temperament test where her own five dogs are let out one at a time and she watches how the new dog reacts. "You may have a dog get into another dog's space, and they are uncomfortable and they growl and sometimes show their teeth; it's not aggressive," Phoenix said. "They just don't want that dog in their

space. You can't have a dog come in here that its reaction to that is to pin down, dominate or have any level of aggression towards that dog." The ranch has experienced a great deal of growth since it first started. It now houses up to 55 dogs at a time and is looking to utilize more of the property. "I've been here since June 2011," said Kat Cain, a ranch hand who works on A to Z. "It's one of the best jobs I've ever had."

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BUSINESS

Hutson Clothing Co.

Store has kept West Lake Hills well-dressed for a decade

By Kyle Webb

For nearly 40 years, Randy Hutson has worked in the clothing business, helping people find the right outfit for the right occasion, and his method is simple: “Never give the client a reason to go somewhere else.”

It is that idea that has kept Hutson Clothing Co., located at 3663 Bee Caves Road in Austin, a family-owned and -operated men’s clothing store that strives to offer a personal relationship with each customer, Hutson said.

“Guys are simple beings,” Hutson said. “Men want to be able to get in and get out and find everything they need. You want them to be comfortable, and that is what I try to do with my displays and my clothes.”

Hutson’s goal of keeping it comfy and simple has worked well because of the overwhelming customer service the store provides, he said.

The store has a tailor on-site to make sure the clothes fit properly, and Hutson always makes sure the tailor has time for last-minute alterations customers might need.

“Guys are notorious for putting things off,” he said. “That is why we help them and always leave room for those last-minute adjustments. I think people really remember

that you went out of your way to help them.”

Helping people is just his personality, Hutson said. His desk is the front counter, and he enjoys meeting and working with people, but he didn’t get his start in the retail business until a few years after he graduated from The University of Texas.

After getting his degree in accounting, something that has been very helpful in running his own business, Hutson said, he married into a family who owned a clothing store and it has been his life ever since. Although he sells clothes, his accounting experience has been invaluable, he said.

“I always tell people, ‘You can be the greatest chef in the world, but if you don’t know your costs, you could be losing money on every plate you serve.’ You need to know how to pay the bills,” Hutson said.

Hutson loves running his own business and said he has no plans for expansion, but finds the balance of work to family time to be the most challenging aspect of his job.

“You have to find a way to spend time with your kids and your grandkids,” he said. “You have to get that time away from the store so you are recharged, and so you can be there for both your customers and



Randy Hutson enjoys working with people so much so that he keeps his desk at the front counter of the store.

your family.”

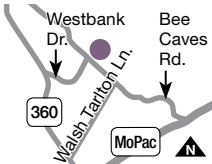
Hutson has been there for his customers for more than a decade in the West Lake Hills area and enjoys making the shopping experience easy for his customers and helping them find the right clothes.

“That is what makes this a fun business,” he said.



Hutson, a University of Texas graduate, chooses clothes that can be worn year-round in the Texas climate.

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DINING

Ronnie's Real Food Bistro

Restaurant features taste of Europe, Northeast

By Kyle Webb

It all started with a cookie.

Ronnie Baker, owner of Ronnie's Real Food Bistro, worked as an accountant and auditor for 19 years before his neighbor, who owned a restaurant, asked him to help her bake some cookies.

Ronnie has been baking cookies for nearly 20 years, supplying the first two Whole Foods Market locations and a few area coffee shops, but his interest in food and travels in Europe propelled him into the restaurant business.

"I don't really have any formal training," Baker said. "I guess you could say I went to the school of hard knocks."

Ronnie's offers a family-style eating experience with gourmet comfort food, Baker said. The menu is changed weekly and is heavily influenced by Baker's time in Europe and the Northeast.

The restaurant is by reservation only for up to 38 people and can also be used for private dinner parties, birthdays or rehearsal dinners with seatings beginning at 7 p.m.

Baker only allows a limited number of customers because of the restricted menu and what can be a lengthy cooking process.

"I make things you can't generally do in 20 minutes," Baker said. "We are a small operation, and that helps keep our labor and food costs down."

Baker also thinks the reservation style is preferred by a lot of people. It allows for no waiting, a guaranteed seat, and with the location of the restaurant, there are not a lot of drive-by customers.

The smaller crowds and set menu allow Baker to do all of the cooking himself,

something he enjoys along with choosing the menu, shopping and seeing the entire meal come together, he said.

Selecting a menu and shopping for the ingredients is something that Ronnie's Bistro does unlike most other restaurants. For the Dec. 2 menu, for example, Baker celebrated the 208th anniversary of the coronation of Napoleon Bonaparte with a French-inspired menu.

Baker shops accordingly based on his menu, going to H-E-B, Sam's Club, Costco and Whole Foods to gather his ingredients.

"It depends on the menu and the quantities that I need for that week," Baker said. "Among those four places I can get everything."

Baker, who was a vegan from 1984–91, makes sure to give people options when dining at his establishment.

Generally the menu provides both a vegetarian and meat course for customers to choose from. The meal consists of four courses with the salad coming after the entree in the European style, he said.

The off-the-beaten-path location of the restaurant also lends to experience, Baker said. Located just about a dozen miles from downtown Austin, the restaurant serves as an ideal meeting place for people coming from the city, or from Lakeway or Bee Cave, he said.

"I think the drive, with the open spaces and the starry night sky, gets people in a different mindset," Baker said. "It really heightens the experience. People feel like they traveled somewhere far away but haven't actually gone very far."



Ronnie Baker, owner of Ronnie's Real Food Bistro, keeps his childhood piano in the restaurant.

Food items

The four-course meal starts with soup before the entree is served. The salad comes after the main course. Dessert is served with the choice of hot coffee or tea, and the meals are a set price ranging from \$23–\$28 per person depending on the day. Sample menu:

- A gingered carrot soup with lime crème fraîche
- A dry-rub roasted pork tenderloin with mustard cream sauce served with garlic mashed yams, roasted walnuts and red pressed cabbage
- A slice of pumpkin pecan cake with white chocolate ginger mousse



The dry-rub roasted pork tenderloin with mustard cream sauce was a past entree option.

Cookies

Owner Ronnie Baker has been making cookies for nearly two decades, focusing on gluten-free vegan treats. Packed with organic ingredients, the cookies offer much more protein and fiber than a typical cookie, Baker said.

On average, Baker makes more than 5,000 cookies a month to be sold in coffee shops and Whole Foods Market, he said.

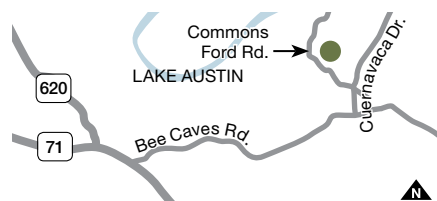


Ronnie's cookies come in a variety of flavors and can be purchased individually from local coffee shops.

Ronnie's Real Food Bistro

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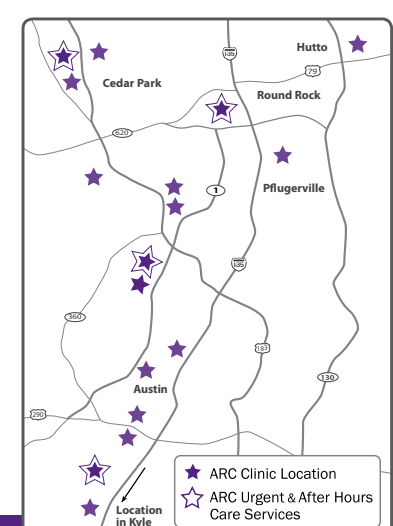
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NONPROFIT

Lake Travis Thrift Shop

Nonprofit store uses proceeds to help local charities

By Kyle Webb

For more than two decades the Ladies of Charity—part of the Saint Vincent de Paul charities—and the Lake Travis Thrift Shop have helped the Lakeway community.

The thrift shop, which started in a one-room store, moved to its current location at 1508 S. RR 620, Ste. 105 in Lakeway in 2007, a much larger space than the single-room store, LTTS Manager Sandy Beaty said.

“The store has gotten progressively bigger over time,” Beaty said. “When we moved to our current location, we were worried that we might have bitten off more than we could chew, but now we are overflowing.”

Beaty said that the reason the store is overflowing is because of the fantastic community support the thrift shop has received.

One of the reasons the store has been successful is the annual holiday sale, playfully referred to as Bling in the Holidays, which was held Nov. 11.

“I don’t have the exact numbers, but it is safe to say the event has grown every year we have hosted it,” LTTS Seasonal Manager Linda Horton said.

The Lakeway store was packed with patrons Nov. 11, Beaty said. Customers lined up before the store’s opening in order to receive deals on holiday decor, toys, clothes and gifts, she said.

“Our revenue is up 20 percent from this time last year,” she said. “That is without the silent auction that we did last year.”

The current economic climate has also played a part in the success of the thrift shop, Horton said. The store offers things that can be found at a retail store at greatly discounted prices, she said.

“[Customers] are just trying to get the most bang for their buck,” Horton said.

Those ‘bucks’ are then used to help a variety of charities and organizations in

the Lakeway area, such as Lake Travis Crisis Ministries, Healthcare Volunteer Associates Clinic, Mobile Loaves and Fishes, Helping Hand Crisis Ministry Spicewood, St. Louise House, Mary House Catholic Worker, St. Vincent de Paul Briarcliff, Lake Travis Community Library and Green Santa.

But donating to local charities through the Ladies of Charity isn’t the only thing the thrift shop does. The organization also provides yearly grants to Caritas, C 3, Partners in Hope and various memorial donations and disaster relief funds.

Lake Travis Thrift Shop always makes use of nearly every item that comes through its doors, Beaty said. Those items that either do not sell or can’t be sold are donated to low-income housing libraries, Arms of Hope/Medina Thrift, St. Edward’s University and various animal shelters.

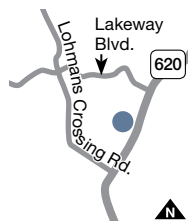
“We try to make use of everything,” Beaty said. “If something is really beyond repair, then we have to pitch it.”

The thrift shop has seen a lot of success over the past few decades, but staff are always looking to the future and ways the store can improve, Beaty said. One such improvement is updating the receipt system for donated items, increasing the ease at which residents can donate, she said.

Management is also evaluating the store’s future, all of which is being discussed in its five-year plan.

“We aren’t a small mom and pop thrift store anymore,” Beaty said. “We want to grow, minimize cost and raise income.”

Lake Travis Thrift Shop
1508 S. RR 620, Ste. 105
Lakeway, 512-263-0314
www.laketraivisthrift.com



The Ladies of Charity Lake Travis Thrift Shop is run entirely by volunteers who donate their time and effort to the nondenominational store.

Volunteers

With all the success the Lake Travis Thrift Shop has experienced in its 21 years of existence, none of it would be possible without the efforts of its volunteers, Sandy Beaty said.

“With [the volunteers], this place runs like a machine,” she said. “It’s a very fun place to volunteer, and many

of us have developed life-long friendships.”

LTTS has about 110 volunteers on its roster, but a lot of them are retirees and travel, Beaty said. The store averages about 12 volunteers a day with many volunteering multiple days a week, she said.

Products and donations

The holidays are always a big donation period, Seasonal Manager Linda Horton said.

“There is always a big influx of toys after Thanksgiving,” Horton said. “Parents are donating toys in preparation for Christmas.”

Horton said LTTS also receives a large number of donations before and after Christmas and right before school begins.

With all of the donations, the store is hard-pressed to be competitively priced, but the large variety of experience from the volunteers goes a long way in alleviating that problem, Store Manager Sandy Beaty said.

“We have price guidelines and specific people who [work with] specific sections,” Beaty said. “We are pulling in all this experience from people who use eBay, ran art stores and are knowledgeable about antiques.”

The thrift shop also receives outside volunteer help. Pest control and trash and recycling pickup are done on a volunteer basis, and all jewelry is appraised by a local jewelry store on a volunteer basis, Beaty said.



Holiday decoration donations peak right before and after the Christmas season, Horton said.

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COFFEE WITH IMPACT

Dr. Richard Rhodes

President/CEO of the Austin Community College District

By Rebecca Rose

Dr. Richard Rhodes, president and CEO of the Austin Community College District, joined ACC in September 2011 after serving as president of El Paso Community College for 10 years.

Rhodes received his bachelor's degree in accounting and his master's degree in educational management and development from New Mexico State University.

He earned his doctorate through the Community College Leadership Program at The University of Texas.

Rhodes serves on the economic development committees of both the Greater Austin Chamber of Commerce and the Round Rock Chamber of Commerce, and he is a member of the board of trustees for American Youthworks. He is a certified public accountant in Texas and New Mexico.

What are some of the ACC board of trustees' goals for the upcoming term?

The whole focus of the board is on student success. That means taking it a step at a time and seeing where a student enters ACC and what they need to get them to the next level and ultimately to graduation or transfer or employment. Not everybody who comes to ACC wants to get a degree, and not everybody wants to transfer. But they do want to get a job. So how do we help them get from Point A to Point B?

How does ACC work with community partners?

One of the ways is through customized training. We have specific industries and businesses here. They need their employees to get additional training and skills for that company to be successful. Through our continuing education and workforce area, we work with that company to provide customized training specifically for that business. We have program advisory committees on all of our degree programs, so we get constant feedback on what our program should look like and how we need to change the curriculum to make it better, and to keep it updated with the needs of business and industry.

As an example, with [Proposition] 1, we began looking at that and what the impact would be on us at ACC, and where we needed to position ourselves for that to be ready. We know that somewhere in

the neighborhood of 60 percent of the jobs that will be created as a result of a four-year medical school in Central Texas are going to require a two-year degree. What are those skill sets going to be and how do we need to add new program areas or modify existing ones to be ready for that?

Recently we solicited some Department of Labor grants in order to help us change our curriculum for the future. Historically we think of college education in terms of three credit hours [per course]. But if you truly break down each of those hours, there are some specific competencies that you are expected to learn. ... If a person wants to get an associate degree in computer programming and go on to get a bachelor's degree, what are the specific competencies that you want that student to obtain? ... So we got a DOL grant—our share of it is about \$2 million—to convert computer programming from a credit-based program to a competency-based program.

What is the best way for a business to get engaged with ACC?

Each business has specific skill set desires and needs. The best way is through program advisory and working through the chamber of commerce to express those needs. We also want to know what the needs are of business and industry ... and see how we can modify [our programs] to meet those needs. It could be the customized training, or it could be that we could go



Austin Community College District President/CEO Richard Rhodes discusses with Community Impact Senior Vice President of Operations Claire Love on how the school works with community partners.

in together, through the Texas Workforce Commission, and get a grant that could help them. We've been successful in doing that for retraining. I would really love to see expanded numbers of paid internship possibilities for our students, which is good for everybody—the student and the business. It's good for the college because it keeps students on track. Seventy-five percent of our students work part-time, so it's a great way to get them earning money so they can continue [their classes].

How does ACC plan to use the Highland Mall site in the long term?

We completed the purchase of the Highland Mall around September. It's 84 acres and 1.2 million square feet. We still have about 90 tenants who will stay through the holiday season. We are starting on the construction in the spring. The first building [to be remodeled] will be the JC Penney's building. It will take about 12–14 months. That is an exciting project. It is 200,000 square feet with two floors. Almost half of it is going to be dedicated to the math emporium ... a [500- to 600-seat] accelerated math emporium for those students who need help in math before they are ready for college-level mathematics. It's going to be a huge open lab. Some of the instruction is going to be through a professor to students. A lot of the instruction is going to be self-paced and have peer tutors. ... The other half is "swing space" for when we have


renovations at another site, so students who are displaced can attend class while we are renovating.

How will ACC's new campuses in Elgin and Hays County contribute to the growth of the college?

Elgin is the first one that is going to open, in fall 2013. It's ahead of schedule and under budget. We have large numbers of place-bound students that wouldn't [otherwise] have access [to college]. Elgin is a pretty long commute to attend our other campuses. We look at how we provide access to a new population and look at what are the programmatic needs of that specific community we now serve. We'll also have more transfer degree programs because of the close proximity to Texas State.

What would it take for Pflugerville to get an ACC campus?

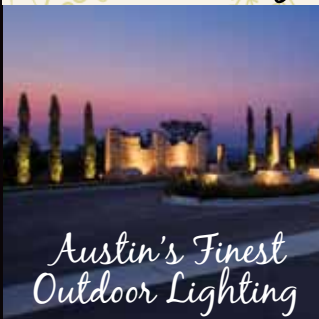



It has to come from the community. We cannot advocate for it. We can provide information as to what a difference it makes as far as in-district tuition and out-of-district tuition. It has to be a groundswell from the community to want to have ACC in the community. That's what happened in Elgin, that's what happened in Hays County. We've got two different beginnings of a groundswell of support for annexation in two communities right now. The first is Pflugerville and the other one is in Fredericksburg.



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Top stories

What makes a retail anchor tenant?



Anchor: The largest tenant in a shopping center
Size: Usually at least 80,000 square feet
Examples: Big-box retailers, grocery stores, department stores

Junior anchors*: Large tenants in a shopping center where an anchor exists
Size: Between 20,000 and 40,000 square feet
Examples: Electronics stores, clothing stores
*In shopping centers without 100,000-square-foot spaces, junior anchors are anchors

Tenants: Businesses occupying small- to medium-sized spaces
Size: 1,200 square feet and larger
Examples: Nail salons, restaurants, boutiques

An anchor tenant is typically the business that occupies the largest amount of space in a shopping area. It usually brings in a great deal of foot traffic and often serves basic needs. Depending on the size of a shopping center, an anchor's size might range from 15,000 to more than 100,000 square feet.

Source: Neal Kieschnik, UCR

Large retailers add stability to local shopping centers

Southwest Austin Commercial real estate is active in Southwest Austin, according to local agents. Major shopping center The Shops at Arbor Trails recently achieved 100 percent occupancy, said Garrett Christopher, property manager for Christopher Commercial Inc., which manages leasing for The Shops at Arbor Trails and Escarpment Village. In October, Randy Palmer's South Austin Gym and Events Center opened in the vacant Cherry Creek Plaza space last occupied by Goodwill, bringing new customers to the strip mall, gym owner Randy Palmer said.

When a large business opens, it revitalizes the area, Palmer said. He is now offering classes and plans to host sports events.

Anchor tenants are vital, according to Joseph Christopher, Christopher Commercial

leasing director, but not every anchor space in Southwest Austin is filled.

Nestled within an enormous parking lot at the intersection of West William Cannon Drive and West Gate Boulevard is Community Renaissance Market, which closed last year. Renaissance Market served as an incubator for small businesses, said Christopher M. Gibbons, director of project leasing for Venture Commercial Real Estate, which is looking for a new tenant for the building.

The former Sprouts Farmers Market on Brodie Lane in Sunset Valley closed nearly a year ago, and that building also remains vacant, City Administrator Clay Collins said. The city can't simply select a new tenant, he said, but its staff can—and must—be as helpful as possible to interested businesses because

of anchor tenants' importance to Sunset Valley.

When an anchor tenant leaves, spaces can also be divided and leased to smaller tenants, and existing tenants can relocate. When Whole Foods Market came into The Shops at Arbor Trails, Haverty's moved out of the endcap space to give the specialty foods retailer that location. The decision made good business sense, Joseph Christopher said.

"Everybody in a buyers' market wants a grocery anchor tenant. That's very desirable. It's somebody that's going to put more eyes on your business, multiple times per week," he said.

As Palmer puts it, "As a business owner, the one true constant you can always count on is going to be change."

Full story by Kelli Fontenot

Eight new hotels under construction help meet growing demand in NW Austin



Northwest Austin Four hotels are under construction in the Northwest Austin region and are expected to open by the end of 2013, helping to satiate a growing demand from the technology, convention, and hospitality sectors for more hotel rooms.

The Northwest Austin area has more than 40 hotels ranging from extended-stay to full-service, and there are 260 hotels and nearly 30,000 hotel rooms in the Austin metropolitan statistical area from Georgetown to San Marcos. At least four other hotels are in various stages of planning in Northwest Austin.

The growing tech industry, with companies such as Apple Inc. planning expansions, has been a big driver for developers and hotel groups to propose new hotels and concepts in

Northwest Austin, MKM Hotel Group President Saeed Minhas said.

Chirag Patel, managing director with Austin-based Pathfinder Development, plans to open a Holiday Inn Express at Research Boulevard and Braker Lane next summer. That project broke ground in mid-November. The hotel will have a saltwater pool, cabanas and a grill as well as 1,700 square feet of meeting space for corporate events and small weddings.

Patel said the market can support new hotels because other competitors are 10–12 years old.

"Northwest Austin is just a growing part of town. I would say it is similar to the Galleria in Houston," he said. "When people come to Austin, they want to stay downtown or in the Arboretum area."

Full Story by Amy Denney

News

With voters' support, medical school moves forward

Austin Austin moved one step closer to having its own medical school when Travis County voters approved Proposition 1 on Nov. 6.

Proposition 1 effectively allows Central Health to make the most out of a federal Medicaid program and expand care that could be offered through a new medical school.

The vote—and its promise of support—"allows The University of Texas to establish a medical school," according to a

university statement.

After the election, UT President Bill Powers said he hopes to break ground next year and have an inaugural medical school class of 50 students—as well as a new teaching hospital built by Seton Healthcare Family—in place by 2015–16.

Proposition 1 raised the tax rate by 5 cents from 7.8946 cents to 12.9 cents per \$100 of property valuation.

It would amount to a roughly \$107 annual tax increase, or about \$9 per month, for a taxpayer with an average homestead assessed at \$214,567.

During a Nov. 7 news conference, UT deans praised

Proposition 1's passage and described how a medical school would benefit students and the community.

UT is expected to build two medical school buildings that will house research as well as classroom and administrative functions.

Powers expected that UT would recruit current staffers as well as hire 35 new faculty members specifically for the medical school. He also predicted that new businesses would grow near the school.

Full story by Joe Olivieri



Business

The Natural Epicurean Academy of Culinary Arts

Central Austin In a town where Tex-Mex and barbecue seem to be the most popular foods, Rich Goldstein, owner of The Natural Epicurean Academy of Culinary Arts, said his vegan and vegetarian cooking school has carved out a unique and growing niche.

Natural Epicurean teaches professional and public classes focused on natural, vegetarian ingredients. Goldstein said although vegetarian and vegan cooking is a smaller niche, it is growing.

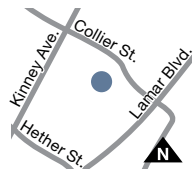
Goldstein, a co-owner of the Yoga Yoga studios, bought Natural Epicurean three years ago. A lifelong proponent of health and well-being, he said he saw the cooking school as another way to improve peoples' lives through wellness.



Gene Davis

Natural Epicurean has an internship program that has placed students at restaurants such as Uchi, located at 801 S. Lamar Blvd. Despite not teaching how to cook meat, Goldstein said the school provides students with the knowledge needed to prepare almost any dish.

Full story by Gene Davis



The Natural Epicurean Academy of Culinary Arts
1700 S. Lamar Blvd.
512-476-2276
www.naturalepicurean.com

Loco-Motion Inflatable Play

Southwest Austin

Children can run, jump and pretend at Loco-Motion Inflatable Play. Husband-and-wife team Steve and Lynelle Sylliaasen opened the 12,000-square-foot indoor playground July 31, 2009, and Lynelle said business continues to grow.

In April, the Sylliaasens launched Loco-Motion Station, a cable TV show depicting a preschool class with activities for children at home. Lynelle said they are also searching for another potential location in Southwest or North Austin to open in 2013.

Loco-Motion hosts an average of 200 to 300 children daily and 80 parties per month. Steve said business is split evenly between the two. During open play, kids can jump in giant bounce houses and visit Little Town, a series of themed playrooms.

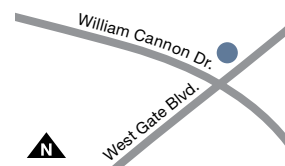


Kelli Fontenot

Parents can enjoy grown-up amenities including Wi-Fi and couches, but Loco-Motion also provides an environment for family interaction without distractions, Lynelle said.

Connecting through creativity, communication and role-playing is what Lynelle hopes children gain from coming to Loco-Motion.

Full story by Kelli Fontenot



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Impacts

Now Open

Central Austin Owner James Bollmeyer opened **Capital Fine Art**, 1214 W. Sixth St., on Aug. 1. The gallery features paintings, sculptures, painted chandeliers, lanterns and night-lights by prominent contemporary artists. The gallery held a grand opening celebration Nov. 30.
512-628-1214,
www.capitalfineart.com

Northwest Austin American comfort food restaurant **Spicewood Tavern**, 8127 Mesa Drive, opened Nov. 13. The gastropub uses fresh and local ingredients behind the bar and on the menu. Entrees include butternut squash ravioli, fish and chips, and grilled pork chops. The tavern plans to rotate eight signature cocktails. 512-386-1464,
www.spicewoodtavern.com

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Tom Schnorr, RPh, CCN

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Dining

Impacts

Verona Ristorante Italiano

Southwest Austin
Tucked away in a corner of Oak Hill Plaza is Verona Ristorante Italiano, a neighborhood restaurant serving Central and Southern Italian cuisine.

For more than 3 1/2 years, Verona Ristorante Italiano has built its business by word of mouth by focusing on quality ingredients, owner Reza K. Faridi said.

The Iranian-born Faridi moved to the United States from Norway with \$2,500 in his pocket, he said.

He has held numerous jobs in the industry, from dishwasher to chef. As an owner, he helped open Giovanni's Italian Restaurant in Round Rock and Tree House Italian Grill on South Congress Avenue.

Faridi opened Verona himself, without investors or deep pockets helping him.

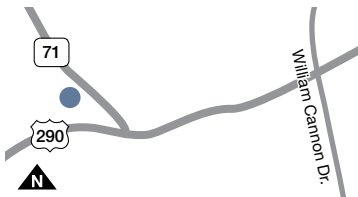


Joe Olivieri

Faridi opened his north location in the former Carrabba's Italian Grill location at 6404 N. I-35, Ste. 2949, in May 2011.

"In the north location, we sell a hand-cut rib-eye with gnocchi. It sells [quickly]," he said. "We sometimes serve quail. Nobody eats it here [in the north location], but in the south, it flies."

Full story by Joe Olivieri



Verona Ristorante Italiano
7101 W. Hwy. 71, Ste. E1
512-288-3800
www.veronaustin.com

Chisholm Trail Icehouse & BBQ

Northwest Austin
At Chisholm Trail Icehouse & BBQ, food has a family lineage that can be traced back several generations.

Owner Randy Hashem is the grandson, son and nephew of several family members who have been barbecue connoisseurs.

Hashem's grandfather, Lupe Jasso, was a grill master who frequently barbecued meats, especially for Easter. When Jasso died in 1992, Hashem acquired his grandfather's barbecue pit and began trying to replicate his techniques.

The restaurant smokes its meats with pecan and oak, a practice that was not easy to perfect, he said.

Before Hashem opened the restaurant, he spent three months traveling through Texas sampling food and analyzing the service of any barbecue joint he could find.

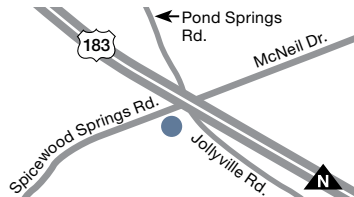


Lyndsey Taylor

While visiting other restaurants, he looked for three components: the quality of food, how clean the restaurant was and how the staff dealt with customers.

"We're trying to give you a home-cooked feel. I think that's what people love the most about [the food]—you can taste that things are homemade."

Full story by Lyndsey Taylor



Chisholm Trail Icehouse & BBQ
8650 Spicewood Springs Road, Ste. 148
512-258-3063 • www.bbq512.com

Now Open
Northwest Austin The **Goodnight**, an adult game and dining hangout, opened at the end of October at 2700 W. Anderson Lane. The Goodnight serves lunch and dinner, and its menu items include pistachio-crushed halibut, braised pork belly pizza, doughnut holes and bison meatball sliders. The hangout offers bowling, shuffleboard, table tennis and pool. The restaurant opened at the end of October. 512-459-5000, www.thegoodnightaustin.com

Anniversaries
Central Austin The **Broken Spoke**, 3201 S. Lamar Blvd., celebrated its 48th anniversary Nov. 10. The dance hall features live music Tuesday–Saturday, and the restaurant opens daily at 10:30 a.m. for lunch. 512-442-6189, www.brokenspokeaustintx.com

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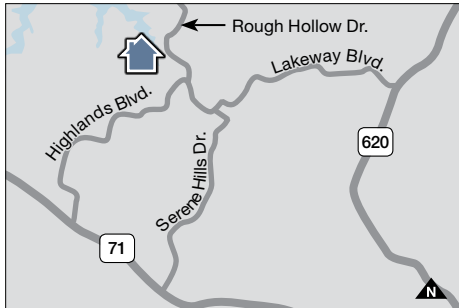
Rough Hollow

78738

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



Overview



Build-out year: Not built out

Builders: Conventry Homes, River Oaks by Centerra, Drees, Highland, Standard Pacific, Grand Haven Homes, Scott Felder Homes, Standard Pacific Homes, Village Builders, Triton Custom Homes, Markee Construction, Rostrata Builders, Stonewood Homes, Gregory Sells Builder, Jenkins Custom Homes, Master's Touch Custom Homes, Zbranek Custom Homes and VII Custom Homes

Square footage: 1,842–9,500

Home values: \$292,000 to \$3 million

HOA dues (estimated): \$1,080 annually

Amenities: Children's zero-depth entry pool, toddler splash pads, swim club, adults-only pool, fishing pond, spa and beach club

Nearby attractions: Lake Travis, Rough Hollow Yacht Club, Hill Country Galleria

Property taxes:

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)	2.4669

Schools:

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

On the market (As of Nov. 30, 2012)

No. of homes for sale	No. of homes under contract	Avg. days on the market
22	61	119

Home sales (Nov. 30, 2011–Nov. 30, 2012)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
31	1,842/7,173	\$354,635/\$1.9M

Featured homes



117 Feritti Drive
4 Bedroom / 3.5 Bath
Agent: Jody Connor
512-261-5159

\$542,456

3,305 square feet



207 Canyon Turn Trail
6 Bedroom / 8 Bath
Agent: Peg Braxton
512-656-5414

\$2.99 million

9,080 square feet



108 Marina Way
4 Bedroom / 5 Bath
Agent: Chris Long
512-289-6300

\$999,000

3,789 square feet



103 Curacao Court
5 Bedroom / 4 Bath
Agent: Steve Durso Properties
512-789-3656

\$549,990

3,601 square feet

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Case Study #1

14 Employee Accounting Firm current rates **\$11,232 / mo.**

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Austin Brokerage Company says: Always check for better rates and benefits.

Results: Savings of \$24,000 a year with lower office visit copays and lower deductibles.

Case Study #2

Husband and wife own a business

Agents say You need an employee or no group.

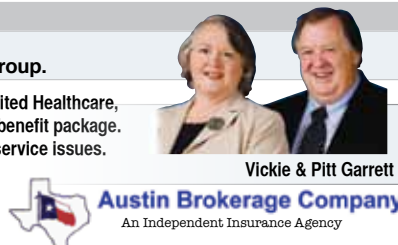
Austin Brokerage Company says: We can help get you a group.

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Market Data Lake Travis/Westlake

On the market (Nov. 1–30)

Price Range	Number of homes for sale/average days on market							
	78726	78730	78732	78733	78734	78735	78738	78746
\$149,999 or under	-	3/106	-	1/56	7/97	1/47	-	-
\$150,000–\$199,999	-	34/6	2/153	-	16/129	2/84	3/105	1/4
\$200,000–\$299,999	3/59	21/72	8/55	1/69	42/105	6/58	9/68	2/102
\$300,000–\$399,999	12/86	3/101	19/85	1/32	58/97	4/47	28/81	4/90
\$400,000–\$499,999	2/9	2/21	18/96	2/69	28/191	6/29	47/104	9/99
\$500,000–\$599,999	1/52	5/91	7/79	4/61	14/141	1/61	29/106	3/142
\$600,000–\$799,999	1/123	15/130	19/175	5/80	29/188	3/127	29/95	20/115
\$800,000–\$999,999	2/89	6/116	15/152	3/58	19/140	8/100	15/143	20/121
\$1 million +	2/41	20/223	17/234	22/142	44/159	29/132	32/187	72/167

Monthly home sales (Nov. 1–30)

Month	Number sold/Median price			
	78726	78730	78732	78733
November 2012	10/\$372,500	20/\$601,750	25/\$432,000	13/\$675,000
November 2011	9/\$331,000	10/\$430,000	22/\$422,600	8/\$485,000

Month	Number sold/Median price			
	78734	78735	78738	78746
November 2012	31/\$292,392	20/\$683,500	23/\$474,900	33/\$607,500
November 2011	25/\$291,000	21/\$340,000	23/\$380,000	22/\$622,000

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



Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78746	Austin	Davenport Ranch	3503 Native Dancer Cove	4br/3ba	\$979,500	4,269	Carol Strickland	512-426-2381	Amelia Bullock, Realtors
78746	Austin	Lake Side	4307 Charles Ave.	4br/3ba	\$799,900	3,047	R. Michael Brown	512-751-1032	Avalar Austin
78746	Austin	Rob Roy	26 Cousteau Lane	6br/6ba	\$3,850,000	9,430	Elizabeth Carter	512-799-7427	Moreland Properties
78746	Austin	Stratford Hills	3313 Lake Cliff Court	5br/5ba	\$2,950,000	6,515	Mary Briggie	512-658-8705	Moreland Properties
78746	Austin	Stratford Hills	3300 Stratford Hills Lane	4br/4ba	\$1,695,000	3,879	Diane Dillard	512-426-4368	Amelia Bullock, Realtors
78746	Austin	Westview on Lake Austin	2808 Trailview Mesa Cove	4br/5ba	\$1,250,000	5,028	Freda Voelker	512-627-5875	Turnquist Partners, Realtors
78746	West Lake Hills	Westwood Villas	101 Westbrook Drive	4br/3ba	\$799,000	3,394	Susan Avant	512-917-9936	Realty Austin
78738	Austin	Belvedere	7900 Lynchburg Drive	4br/4ba	\$1,499,000	5,088	Jana Birdwell	512-784-8600	Coldwell Banker United
78738	Austin	Destiny Hills	6812 Destiny Hills Drive	5br/4ba	\$849,000	4,750	Alan Adams	512-466-8044	Keller Williams - Lake Travis
78738	Austin	Hills of Lakeway	49 Treehaven Court	4br/3ba	\$784,900	4,381	Mary Hickey	512-796-4245	Keller Williams - Lake Travis
78738	Austin	Falconhead	14912 Swallow Tailed Kite	4br/3ba	\$439,000	3,081	Glenn Smith	512-771-6371	Capital City Sothebys Intl Rlty
78738	Austin	Falconhead	4313 Adirondack Summit Drive	4br/3ba	\$572,729	3,963	Samantha Hale	512-771-4681	StoneHaven Realty
78738	Austin	Falconhead	16220 Zagros Way	5br/4ba	\$538,500	3,882	Polly Eagle	512-422-9836	Coldwell Banker United
78738	Austin	Flintrock at Hurst Creek	101 Cog Hill Court	4br/5ba	\$1,100,000	3,859	Diana Thomas	512-970-4489	Capital City Sothebys Intl Rlty
78738	Austin	Hills of Lakeway	11 Treehaven Lane	3br/2ba	\$374,900	2,583	Amy Brossette	512-439-7763	Keller Williams - Lake Travis
78738	Austin	Lake Pointe	2209 Windswept Drive	5br/3ba	\$442,000	3,285	Charla Housson	512-680-4344	Realty Austin
78738	Austin	Lake Pointe	1919 Resaca Blvd.	4br/4ba	\$648,700	3,924	Leslie Kasen	512-769-8849	J.B. Goodwin, Realtors
78738	Austin	Ridge at Alta Vista	148 Lakota Pass	4br/3ba	\$619,000	3,911	Pearl Jones	512-786-7355	Keller Williams - Lake Travis
78738	Austin	Ridge at Alta Vista	306 Hensley Drive	4br/3ba	\$585,000	4,457	Mary Hickey	512-796-4245	Keller Williams - Lake Travis
78738	Austin	Rocky Creek Ranch	17412 Wildrye Drive	4br/4ba	\$504,900	3,982	Sandy Cary	512-589-1002	Capital City Sothebys Intl Rlty
78738	Austin	Spanish Oaks	11620 Musket Rim St.	4br/4ba	\$1,825,000	6,165	Greg Walling	512-633-3787	Moreland Properties
78738	Austin	Spanish Oaks	5401 Spanish Oaks Club Blvd.	5br/5ba	\$1,885,000	5,891	Sandy Cary	512-589-1002	Capital City Sothebys Intl Rlty
78738	Austin	Spillman Ranch	4208 Hookbilled Kite	4br/3ba	\$519,900	3,551	Kevin Bench	512-750-0120	Turnquist Partners Realtors
78738	Austin	Sweetwater	18116 Painted Horse Cove	4br/3ba	\$377,256	2,923	Sarah McAloon	512-791-7776	Sisu Realty & Associates
78738	Austin	Sweetwater	5428 Cherokee Draw Road	4br/3ba	\$416,565	3,231	Sarah McAloon	512-791-7776	Sisu Realty & Associates
78738	Austin	Sweetwater	18120 Painted Horse Cove	4br/3ba	\$373,359	3,199	Sarah McAloon	512-791-7776	Sisu Realty & Associates
78738	Austin	Sweetwater	18112 Painted Horse Cove	4br/3ba	\$376,09	2,636	Sarah McAloon	512-791-7776	Sisu Realty & Associates
78738	Austin	Tx 71	4708 Monte Carmelo Place	4br/4ba	\$989,000	4,100	Jana Birdwell	512-784-8600	Coldwell Banker United
78738	Austin	Villas at Flintrock	19 Borello Drive	3br/2ba	\$485,000	2,202	Mary Briggie	512-658-8705	Moreland Properties
78738	Bee Cave	Ladera	4216 Tambre Bend	3br/2ba	\$319,108	1,935	Samantha Hale	512-771-4681	StoneHaven Realty
78738	Bee Cave	Ladera	4217 Tambre Bend	4br/3ba	\$375,475	2,714	Samantha Hale	512-771-4681	StoneHaven Realty
78738	Bee Cave	Uplands	3406 Vanshire Drive	4br/4ba	\$869,000	4,379	Joanie Capalupo	512-470-7467	Moreland Properties
78738	Lakeway	Cypress Ridge at Rough Hollow	507 Wester Ross Lane	5br/4ba	\$479,615	3,292	John Mick	512-964-5724	RE/MAX Capital City
78738	Lakeway	Cypress Ridge at Rough Hollow	208 Wester Ross Lane	4br/3ba	\$404,730	2,629	John Mick	512-964-5724	RE/MAX Capital City
78738	Lakeway	St. Andrews	2 Troon Drive	3br/2ba	\$284,000	1,701	Carolyn Hill	512-413-8387	Moreland Properties
78738	Lakeway	St. Andrews	10 Muirfield Greens Lane	3br/2ba	\$250,000	1,570	Gerrie Richardson	512-970-0618	Keller Williams - Lake Travis
78735	Austin	Aviara	7225 Lookout Bluff Terrace	4br/2ba	\$305,000	2,276	Randy Massey	512-762-3268	Catalyst Realty
78735	Austin	Aviara	7204 Lookout Bluff Terrace	3br/2ba	\$272,900	2,276	Lorella Martin	512-784-5238	Keller Williams Realty-RR
78733	Austin	Austin Lake Hills	1101 Village West Drive	3br/2ba	\$218,000	2,067	Amber Gunn	512-922-4866	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



4313 Adirondack Summit Drive \$572,729



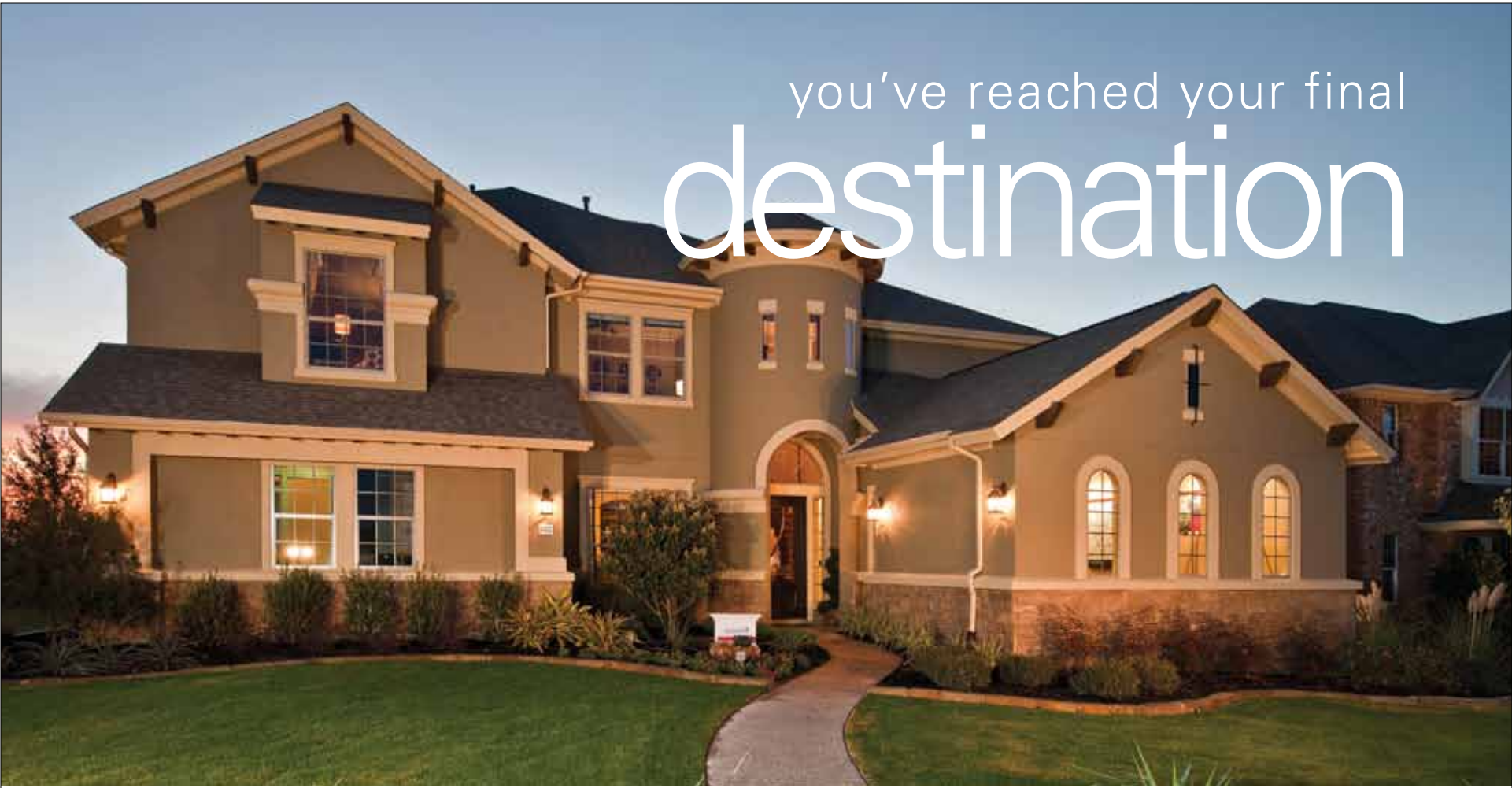
11620 Musket Rim St. \$1,825,000



18112 Painted Horse Cove \$376,097



7225 Lookout Bluff Terrace \$305,000



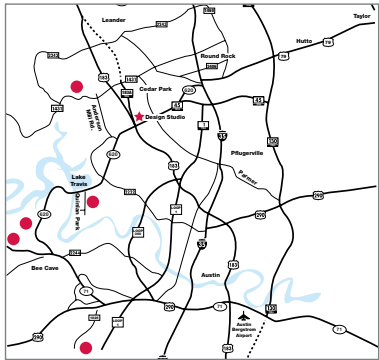
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REAL ESTATE

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78735	Austin	Barton Creek	2312 Swirling Wind Cove	4br/4ba	\$1,225,000	4,035	Gerrie Richardson	512-970-0618	Keller Williams - Lake Travis
78735	Austin	Barton Creek	8500 Calera Drive	5br/5ba	\$1,249,000	5,867	Avis Wukasch	512-255-5050	Keller Williams Realty-RR
78735	Austin	Barton Creek	9521 Veletta Place	4br/4ba	\$1,550,000	4,500	Timothy Heyl	512-330-1047	Keller Williams Realty
78735	Austin	Barton Creek	4701 Mirador Drive	4br/4ba	\$1,850,000	5,348	Cathy Leon-Parker	512-480-0848	Moreland Properties
78735	Austin	Barton Creek	4412 Mirador Drive	5br/5ba	\$3,250,000	7,346	Susan Doyle	512-658-8229	Realty Austin
78735	Austin	Foothills Barton Creek	7702 Sandia Loop	6br/8ba	\$2,650,000	11,871	Timothy Heyl	512-330-1047	Keller Williams Realty
78735	Austin	Mountain Shadows Cove Condo	8821 B Mountain Shadows Cove	3br/2ba	\$194,000	1,527	Sharon Seligman	512-413-2493	Keller Williams - Lake Travis
78735	Austin	Trailwood Village	4704 Trail West Drive	4br/2ba	\$385,000	1,979	Donna Tarbox	512-217-2532	Private Label Realty
78735	Austin	Village Park	4217 Kachina Drive	4br/2ba	\$429,900	2,417	Walter Horton	512-297-7106	J.B. Goodwin, Realtors
78735	Austin	Vista Hills Condo	7701 Rialto Blvd.	2br/2ba	\$175,500	1,239	Marcela Alfonsin	512-300-7406	Team Price Real Estate
78735	Austin	Woods Travis Country Condo	4404 Travis Country Circle	2br/2ba	\$207,000	1,172	Susan R. Brown	512-327-4800	Amelia Bullock, Realtors
78734	Austin	Apache Shores	2208 Rain Water Drive	3br/2ba	\$239,500	1,656	Dawn McKim	512-300-1187	Coldwell Banker United
78734	Austin	Apache Shores	14519 Hunters Pass	3br/2ba	\$249,000	1,670	Julie Mattoon	512-428-4503	Prudential Texas Realty
78734	Austin	Bebys Ranch	14746 Hornsby Hill Road	2br/1ba	\$895,000	1,277	Cord Shiflet	512-751-2673	Moreland Properties
78734	Austin	Cardinal Hills Estates	15007 General Williamson Drive	4br/3ba	\$309,900	2,353	Patricia Smith	512-637-8277	Keller Williams Realty
78734	Austin	Cardinal Hills Estates	15109 Lariat Trail	3br/2ba	\$270,000	1,624	Sharon Davis	512-413-1280	Coldwell Banker United
78734	Austin	Costa Bella	103 Costa Bella Cove	4br/5ba	\$1,890,000	6,287	Susan Conti	512-750-9965	Coldwell Banker United
78734	Austin	Estates Lakeway Hills	4319 Lakeway Blvd.	4br/4ba	\$775,000	4,796	Lori Wakefield	512-657-4455	Keller Williams - Lake Travis
78734	Austin	Estates Lakeway Hills	4317 Lakeway Blvd.	3br/2ba	\$624,900	3,730	Todd Grossman	512-919-6524	Realty Austin
78734	Austin	Hudson Bend Colony	5715 Pool Canyon Cove	4br/3ba	\$999,000	3,545	Ashley Pope	512-534-8522	Keller Williams - Lake Travis
78734	Austin	Lake Chandon	9 Chandon Lane	3br/2ba	\$329,900	1,703	Doug Land	512-940-6645	Capital City Sothebys Itl Rity
78734	Austin	Lake Chandon	23 Chandon Lane	3br/2ba	\$395,000	2,347	Amber Hart	512-415-9023	Keller Williams - Lake Travis
78734	Austin	Lakeway	112 Atlantic St.	3br/3ba	\$335,000	2,370	Laura Lokey	512-422-0958	Keller Williams - Lake Travis
78734	Austin	Stewart	16211 Monks Mountain Drive	4br/3ba	\$89,000	1,234	Tomas Corzo	512-567-4509	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15202 Origins Lane	2br/2ba	\$268,143	1,767	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15206 Origins Lane	3br/3ba	\$293,874	2,377	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15208 Origins Lane	3br/3ba	\$294,404	2,377	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15222 Glen Heather Drive	2br/2ba	\$278,417	1,935	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15224 Glen Heather Drive	3br/2ba	\$275,747	1,935	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15226 Glen Heather Drive	2br/2ba	\$268,339	1,767	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	The Vistas of Lakeway	15228 Glen Heather Drive	3br/2ba	\$266,102	1,767	Daniel Wilson	512-801-7718	Keller Williams Realty
78734	Austin	Tuscan Village	106 Rivalto Circle	2br/2ba	\$329,500	1,506	Doug Land	512-940-6645	Capital City Sothebys Itl Rity
78734	Austin	Travis Landing	5243 McCormick Mountain Drive	3br/3ba	\$1,279,000	4,279	Linda Welsh	512-263-1030	Keller Williams Realty
78734	Austin	Villas on Travis Condo	2918 N. RR 620	3br/2ba	\$199,000	1,503	Janet Hoelscher	512-789-3467	Coldwell Banker United
78734	Austin	Vineyard Bay	16002 Canard Circle	4br/4ba	\$849,000	4,474	Tommy Cokins	512-415-2256	Realty Austin
78734	Lakeway	Apache Shores	2000 White Dove Pass	3br/2ba	\$189,900	1,456	Ryanne Vaughan	512-619-5034	Keller Williams Realty
78734	Lakeway	Buffalo Gap	1452 Buffalo Gap Road	4br/3ba	\$575,000	2,986	Jenny Palmieri	512-560-6104	Moreland Properties
78734	Lakeway	Cardinal Hills	15092 Joseph Drive	4br/3ba	\$415,000	3,587	Ashley Stucki	512-217-6103	Keller Williams - Lake Travis
78734	Lakeway	Edgewater	1209 Challenger	4br/3ba	\$1,430,000	3,268	Rebecca Shahan	512-261-4422	Keller Williams - Lake Travis
78734	Lakeway	Joshua	1444 Buffalo Gap Road	4br/3ba	\$549,000	3,089	Jenny Palmieri	512-560-6104	Moreland Properties
78734	Lakeway	Lakeway	108 Flying Scot St.	6br/5ba	\$1,200,000	4,427	Eric Moreland	512-924-8442	Moreland Properties
78734	Lakeway	Lakeway	1804 Lakeway Blvd.	5br/4ba	\$559,000	3,855	Daren Smith	512-415-3020	Keller Williams - Lake Travis
78734	Lakeway	Lakeway	105 El Norte Court	3br/2ba	\$287,000	1,955	Michele Turnquist	512-431-1121	Turnquist Partners, Realtors
78734	Lakeway	Pinnacle at North Lakeway Condo	301 Lombardia Drive	3br/2ba	\$349,500	2,515	Anita Dismuke	830-637-9129	Avalar Austin
78734	Lakeway	The Waterfront	603 Lake Estates Drive	5br/5ba	\$1,199,500	5,163	Will Garrison	512-289-4079	Keller Williams - Lake Travis
78733	Austin	Barton Creek West	9409 Creeks Edge Circle	5br/3ba	\$599,000	4,152	Joanie Capalupo	512-470-7467	Moreland Properties
78733	Austin	Rob Roy	1009 Elder Circle	5br/5ba	\$2,800,000	6,890	Eric Moreland	512-924-8442	Moreland Properties
78732	Austin	Comanche Canyon Ranch	7113 Lago Sol Court	4br/4ba	\$1,300,000	4,188	Tracie Patterson	512-695-1235	Turnquist Partners, Realtors
78732	Austin	Comanche Canyon Ranch	7028 Cielo Azul Pass	4br/4ba	\$1,699,000	5,446	Sandy Cary	512-589-1002	Capital City Sothebys Itl Rity
78732	Austin	Fairways at Steiner Ranch	12224 Fairway Cove	3br/2ba	\$326,961	1,859	Samantha Hale	512-771-4681	StoneHaven Realty
78732	Austin	Fairways at Steiner Ranch	12232 Fairway Cove	4br/3ba	\$383,118	2,470	Samantha Hale	512-771-4681	StoneHaven Realty



4701 Mirador Drive \$1,850,000



4404 Travis Country Circle \$207,000



4317 Lakeway Blvd. \$624,900



15222 Glen Heather Drive \$278,417



1452 Buffalo Gap Road \$575,000



12224 Fairway Cove \$326,961



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¹ Eligibility for iPad Mini drawing entry applies to current members who complete any account transaction and new accounts opened with \$100 minimum deposit between December 5-15, 2012 only. Account must be established at the United Heritage Credit Union location at 10815 Ranch Rd 2222, Austin, Texas. Employee, Employee Household and Board Members accounts are not eligible. Chance of winning based on number of account transactions and new accounts opened during eligibility period. Winner will be announced week of December 17, 2012 and will be notified by phone. Terms and conditions available. iPad is trademark of Apple, Inc., registered in the U.S. and other countries.

² Must be opened December 5-15, 2012, only at the United Heritage Credit Union location at 10815 Ranch Rd 2222, Austin, Texas. Offer valid only while supplies last.

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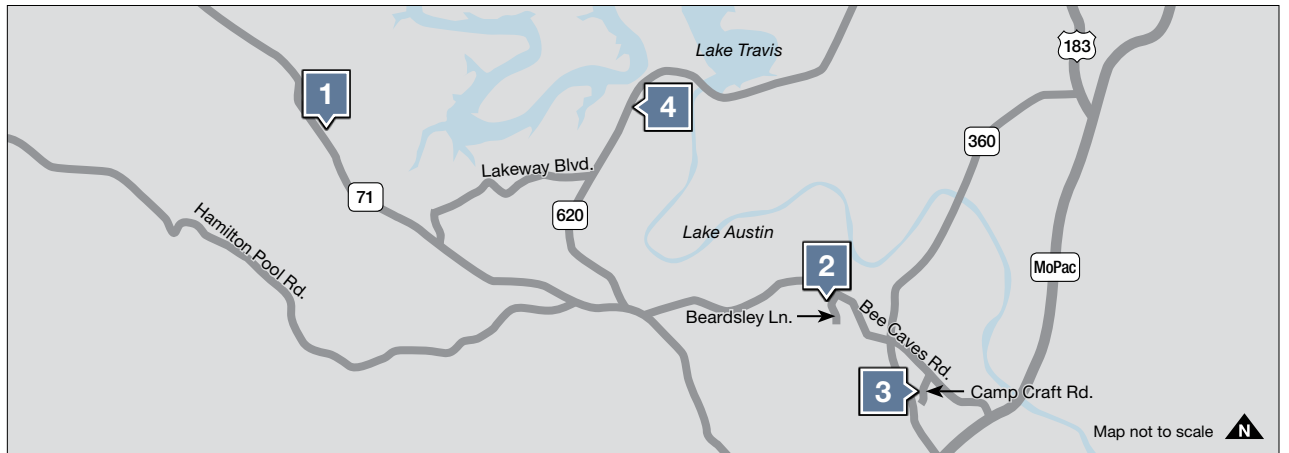
Featured commercial properties

Compiled by Phyllis Campos

For sale



1
22401 Hwy. 71, Spicewood | 4,500 square feet
Property type: Office building
Price: \$655,000
Agent: Daniel Roth, Southwest Strategies Group, 512-458-8153, ext. 201



For lease



2
300 Beardsley Lane, Bldg. C, Ste. 203-204, Austin | 3,070 square feet
Property type: Office condo
Price: \$750,000
Agent: Bubba Breazeale, Turnquist Partners, 512-517-4247



3
1406 Camp Craft Road, Austin | 1,445 square feet
Property type: Office
Price: \$18.50 per square foot per year
Agent: Paul Joseph, Paul Joseph Commercial, 512-609-8019



4
1905 N. RR 620, Austin | 4,400 square feet
Property type: Retail showroom and warehouse
Price: \$12.95 per square foot per year
Agent: Steve Palmer, Palmer Interests, 281-686-2089



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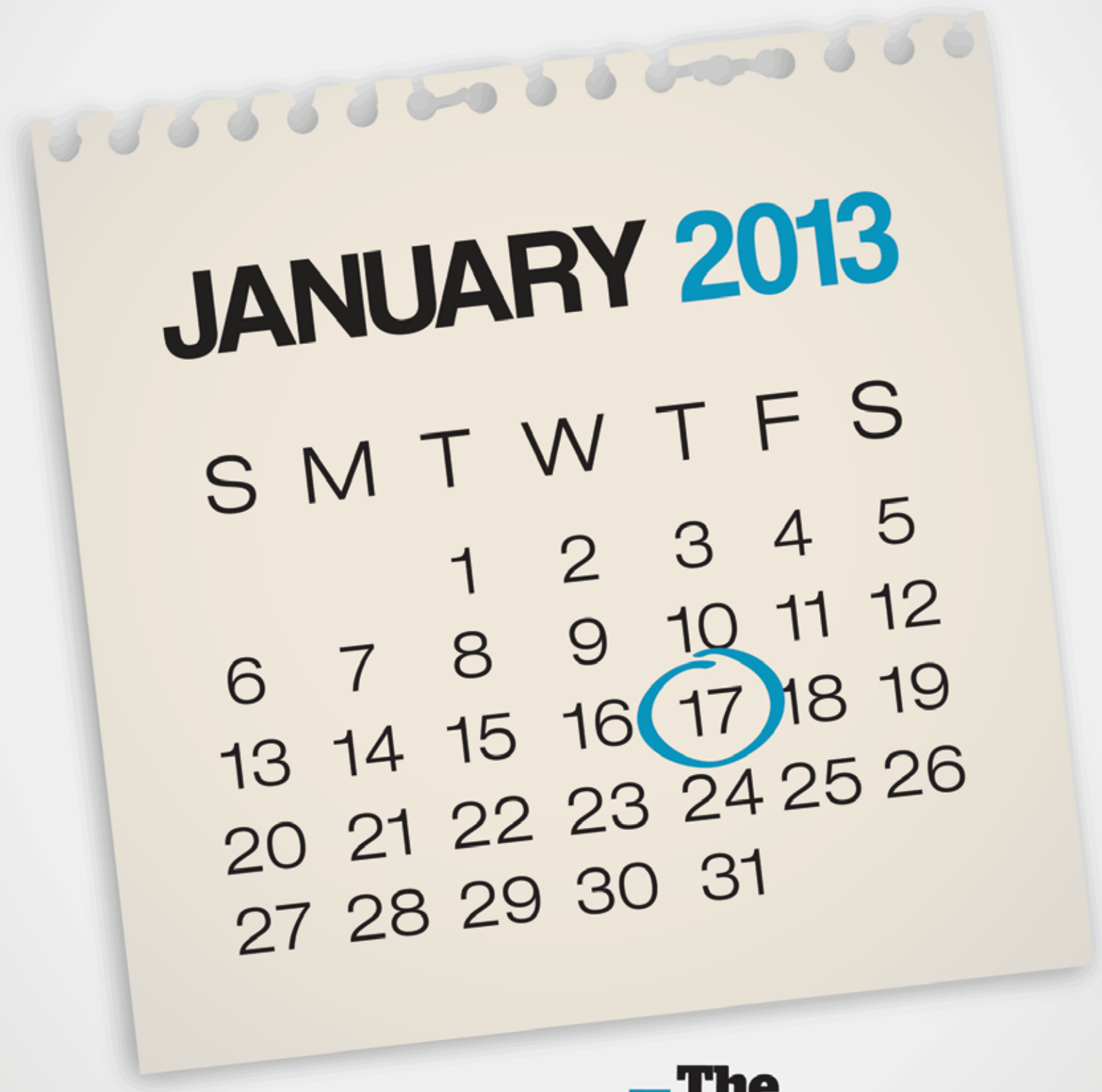
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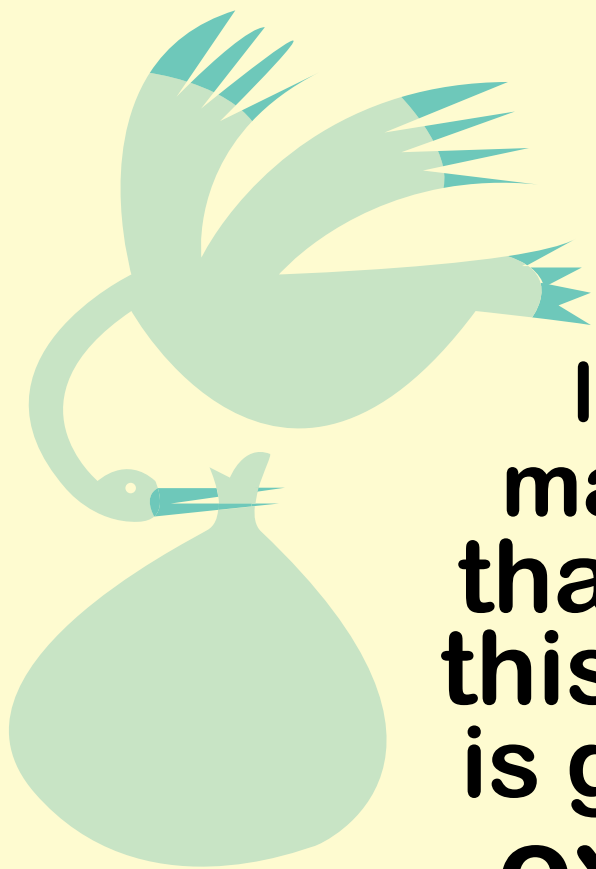
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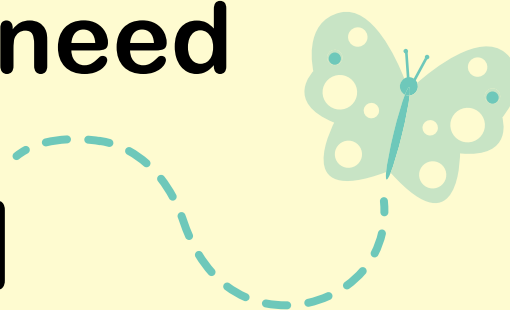
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