

School districts prepare for future growth

Lake Travis and Eanes ISDs are undergoing changes in the new year

By Kyle Webb

The 2013–14 school year is only half complete, but school officials from both Lake Travis and Eanes ISDs already have an eye on 2014–15 and beyond.

“Since the 2004–05 school year, our district has seen a 62 percent increase in student enrollment,” LTISD Superintendent Brad Lancaster said. “As school administrators, our goal is to stay ahead of the enrollment curve by forecasting growth and planning for future needs.”

LTISD buildings, bonds and boundaries

The \$158.5 million bond approved by voters in 2011 has helped LTISD begin construction on two new schools—a new Lake Travis Middle School and West Cypress Hills Elementary School.

“I am pleased to report that these projects are ahead of schedule and—perhaps more importantly—within budget,” Lancaster said.

According to Bartlett Cocke General Contractors, the contractor for the new school builds, both schools are approximately 50 percent complete.

LTISD Director of Communications Marco Alvarado said barring unforeseen circumstances, both schools could be done as early as May or June and will be ready in time for the 2014–15 school year.

Lancaster said once the new Lake Travis Middle School opens this fall, expansion of



The new Lake Travis Middle School will open this fall, and its current site will be remodeled for high school use.

the high school into the space vacated by the middle school can begin.

Alvarado said the expansion is expected to take about 15 months, and the facility will not be exclusively a freshman building.

The estimated \$20.6 million project will include an electronic media center in what is

currently the LTMS courtyard.

Both schools are scheduled to be complete in time for the new school boundaries to go into effect, but Alvarado said projections have the new \$25 million LTMS, which will house 1,200 students, at capacity in as little

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Assisted-living and memory-care centers on the rise

By Leslee Bassman and Kyle Webb

The Austin-Round Rock metro area touts the nation’s fastest-growing pre-senior population—residents ages 55 to 64—said Karen Huber, a former Precinct 3 Travis County Commissioner, during the Lake Travis Chamber of Commerce’s economic forecast luncheon in July 2012.

According to the U.S. Census Bureau, the median age for residents in the Westlake area ZIP

code of 78733, rising from 35.1 in 2000 to 39.7 in 2010. During this time, the population of pre-seniors in 78733 climbed from 5 percent of the population to 14 percent, with its over-65 senior population more than doubling from 2.6 percent to 5.3 percent.

As a result, developers of assisted-living and memory-care community centers have converged on western Travis County.

“Lake Travis has been a

retirement destination for decades,” said Laura Mitchell, Lake Travis Chamber of Commerce president. “It’s no surprise we will continue to see the [population] grow in the area, especially with the aging baby boomers.”

Lakeway City Manager Steve Jones said more assisted-living facilities are interested in coming to the area.

“We’re becoming a little leery

of overbuilding assisted-living facilities,” he said. “We already have two in Lakeway, another large one being built and another proposed. The problem is having them overbuilt and not being able to use them for that intended purpose.”

Jud Wyatt, founder of Grace Senior Services, which owns Bee Cave’s Grace House of Lake Travis, said that even though

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2908 Maravillas Loop
5 BD 3.5 BA +/-5,357 SQ FT
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SEVEN OAKS
1 Old Stable Ln
6 BD 5.5 BA +/-4,556 SQ FT
Listed by Paul Huddleston
512.468.8113



LANTANA
7821 Journeyville
4 BD 3.5 BA +/-4,005 SQ FT
Listed by Michael & Stacey Spikes
512.699.0400



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817 Indian Mound Rd
3 BD 3 BA +/-3,363 SQ FT
Listed by Robin Curle
512.633.3011



HUDSON BEND
5603 Median Rd
3 BD 2 BA +/-1,856 SQ FT
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7701 Rialto Blvd #55
2 BD 2 BA +/-1,723 SQ FT
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14203 Debba Dr
3 BD 2.5 BA +/-2,424 SQ FT
Listed by Myles Schopfer
512.576.2567

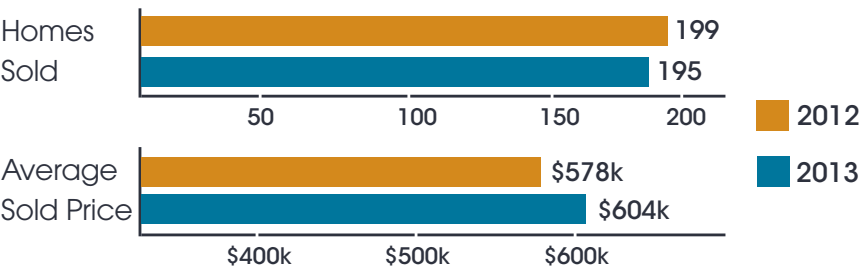


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1100 Merlene Dr
3 BD 2 BA +/-2,540 SQ FT
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Lake Travis Market Update



*Stats based on December 2012 and 2013 home sales through Austin Board of REALTORS®.

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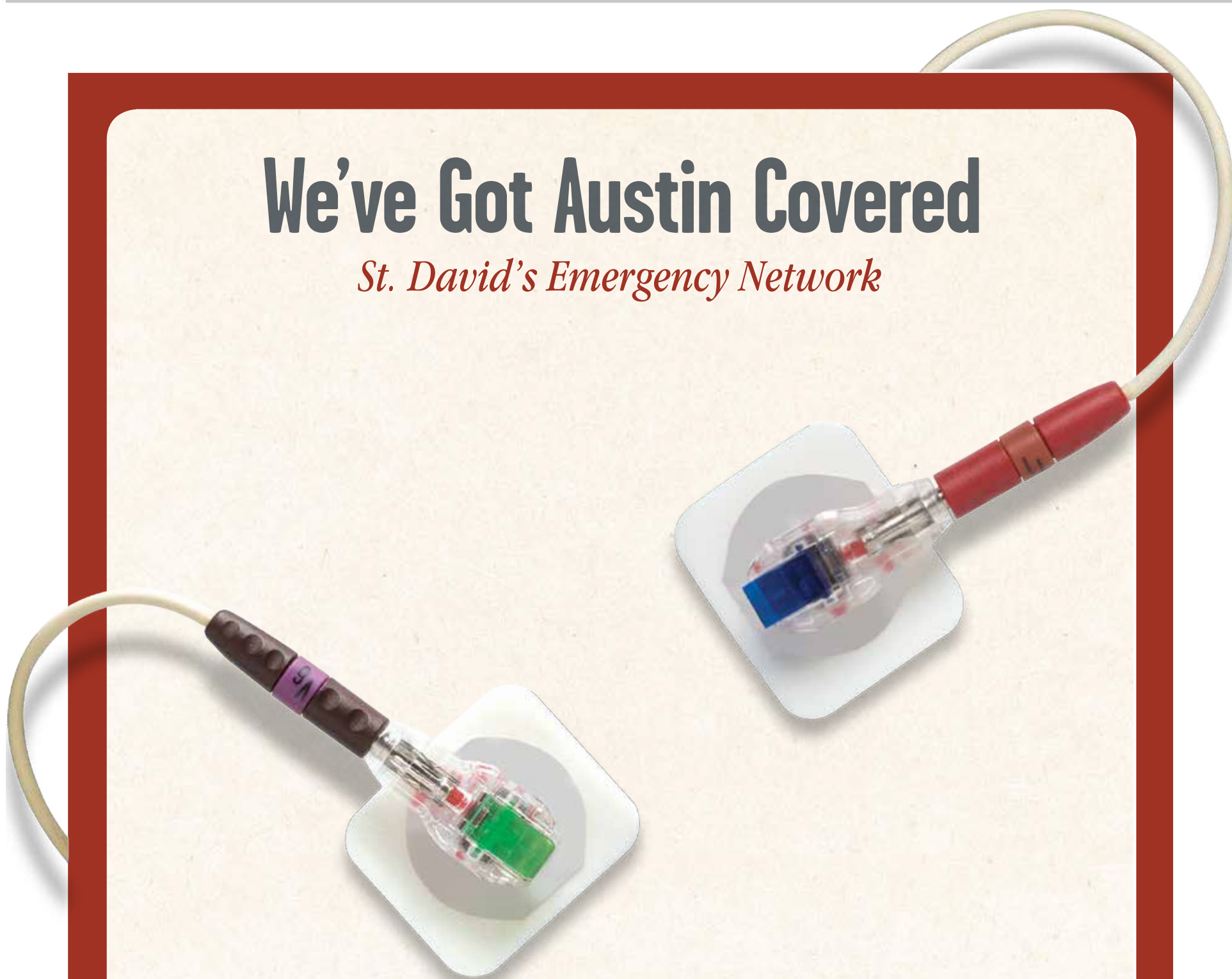


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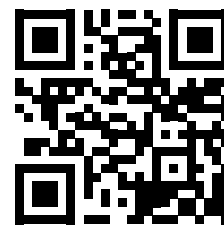
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About us

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 15 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 1 million homes and businesses.

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FROM THE GENERAL MANAGER



including Austin in those "best city for..." lists.

It makes me proud to be a resident of West Austin, but it also makes me wonder: How does one keep up with it all?

Our editors and reporters at *Community Impact Newspaper* are providing some of the best local coverage of our area's growth through stories on things that affect you in your community: commercial and residential development, transportation and traffic, annexation

Another year, another growth statistic in Austin: Name a community in our region—it's growing. Name a "best place to ..." list, and we are often on it. Just to make a point, I searched "Austin growth" on the Web and saw city and state economic development sites hyping our growth and national magazines

and taxes, medical expansions and more. In fact, impactnews.com provides a wealth of content relating to these topics throughout Central Texas and areas we cover in Houston and Dallas/Fort Worth. The newspaper you receive in your mailbox is monthly, but impactnews.com is updated daily with news and information that affect your own backyard.

In 2014 we will continue our two special-insert publications: the Healthcare Directory in the May issue, and Connected: A Guide to Living Local for the October issue. If you are a newcomer to our area, these publications will provide a wealth of information about city resources, entertainment and the medical offerings in the communities we serve. And, there no pay wall for our website. It's all free.

Here's to an outstanding 2014.

Phyllis Campos
GENERAL MANAGER
pcampos@impactnews.com

COMMUNITY FEEDBACK

TAKE THE POLL

U.S. Census Bureau data show the median age of residents in the Lake Travis and Westlake areas is increasing. Following this trend is a rise in assisted- and independent-living facilities in the area. Let us know what you think about the trend.

How do you feel about the increasing number of independent- and assisted-living facilities in the Lake Travis and Westlake areas?

- ☐ I am glad to see there are more facilities coming. We needed a wider variety of retirement-type facilities.
- ☐ I am glad to see more facilities coming, but I hope this is the end of the trend and not the beginning.
- ☐ I don't like the idea of more facilities in the area. I think the market was already saturated.
- ☐ I don't like the idea of more facilities in the area. I feel the land could have been used for something better.
- ☐ I am indifferent.

➔ Take the poll online at impactnews.com/ltw-poll.

Look for the results right here in next month's print edition of *Community Impact Newspaper*.

LAST MONTH'S POLL RESULTS

How do you feel about potential new home size limitations in West Lake Hills?

I don't like the idea. The city doesn't have any right to tell me how big my home can be.

43%

I think it is a great idea. Home sizes are getting out of hand.

25%

I don't like the idea even though I don't live in the city.

16%

I like the idea, but it all depends on how the city limits the sizes of homes.

10%

I like the idea even though I don't live in the city.

6%

Unscientific Web survey conducted 12/12/13–1/8/14

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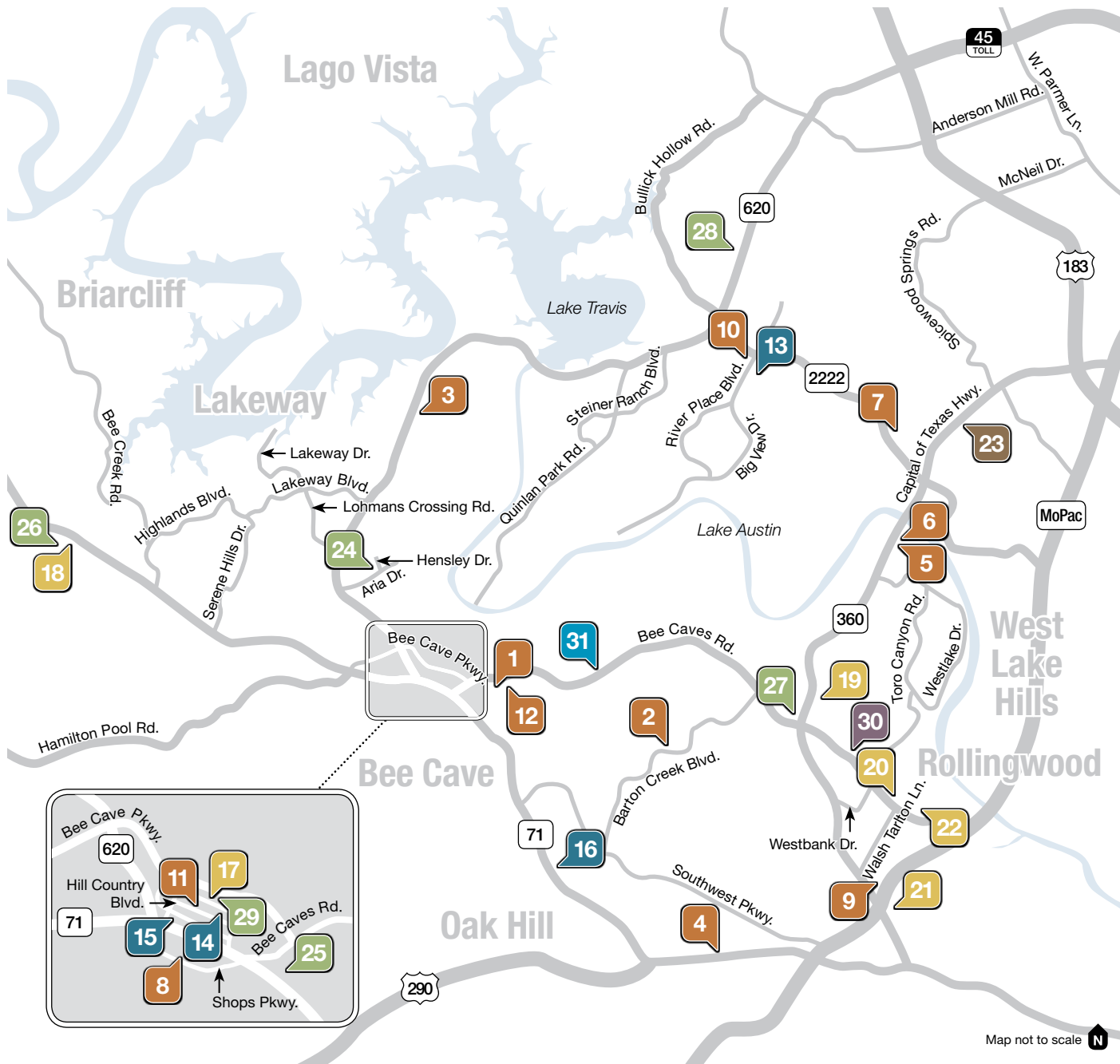
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IMPACTS



Now Open

- 1 Bee Well Pediatrics** opened Oct. 21 in the Uplands Village Shopping Center, 12005 Bee Caves Road, Ste. 2A, Austin. Dr. Jessica Morgan and Dr. Suzanne Van Benthuyzen are both board-certified pediatricians, and Van Benthuyzen is also a certified lactation consultant. 512-225-0766. www.beewellaustin.com
- 2 Capital City Sotheby's International Realty** opened a new office Oct. 1 at 2700 Barton Creek Blvd., Ste. 200, Austin, in the Barton Creek Village Shopping Center. 512-656-5627. www.garyandmichelle.com
- 3 Christian Brothers Automotive** opened Oct. 16 at 1811 N. RR 620, Austin. The new location is the third franchise for local owners Barbara and Steve Berry, who opened their first site in Cedar Park in 1998. 512-266-8600. www.cbac.com
- 4 CrossFit Oak Hill** opened Oct. 5. The 6,000-square-foot gym is located at 5446 W. Hwy. 290, Ste. 305, Austin. 512-415-4864. www.crossfitoakhill.com

- 5 Dale Johnson Systems**, specializing in home theater, audio and video systems, opened a location in Davenport Village on Nov. 29 at 3801 N. Capital of Texas Hwy., Ste. J-100, Austin. 512-329-0034. www.dalejohnsonsystems.com
- 6 Face to Face Spa** opened its second location Sept. 1 in Davenport Village, 3801 N. Capital of Texas Hwy., Ste. F-110, Austin. 512-215-8535. www.facetofacespa.com
- 7** New York-based head lice treatment center **Fairy LiceMothers** opened Nov. 1 in Jester Village Shopping Center, 6507 Jester Village Blvd., Ste. 505A, Austin. 512-865-6977. www.fairylicemothers.com
- 8** Houston-based hamburger franchise **Fuddruckers** opened Jan. 17 at the Shops at the Galleria, 12815 Shops Parkway, Ste. 100, Bee Cave. 713-329-6800. www.fuddruckers.com
- 9 Keds Shoes** opened Dec. 12 in the Barton Creek Square Mall, 2901 S. Capital of Texas Hwy., Austin. The kiosk is located on the second level. 800-680-0966. www.keds.com

- 10 River Place Imaging and Women's Center** opened Jan. 6 at 6611 Riverplace Blvd., Ste. 101, Austin. The practice offers advanced imaging, breast screening and immediate results for breast screening and mammography. 512-314-3900. www.womensimagingcenteraustin.com
- 11** Mobile store **Starling Eyewear** opened Dec. 15 in the Hill Country Galleria, 12700 Hill Country Blvd., Bee Cave, near City Hall. The shop will move its Hill Country Galleria location Jan. 31. 877-414-2224. www.starlingeyewear.com
- 12 Toothbud Pediatric Dentistry** opens Jan. 27 at 12005 Bee Caves Road, Ste. 1B, Bee Cave. Dr. Ann Dimick and her team provide dental care for infants, children and patients with special needs. 512-605-9644. www.toothbudpediatricdentistry.com

Coming Soon

- 13** Dr. Liliana Lucas will open her office, **Austin Pediatric Dentistry PLLC**, on March 1 at 6618 Sitio del Rio Blvd., Ste. 101, Austin. 512-887-2319.

14 The Boardroom Salon for Men will open its first Austin-area location in the Hill Country Galleria, 12700 Hill Country Blvd., Ste. D2-110, Bee Cave by Feb. 14. The salon provides haircuts, hot lather shaves, facials, massages and more for men. 817-416-7575. www.theboardroomsalon.com

15 Frost Bank will open in May at the Hill Country Galleria, 12700 Hill Country Blvd., Bee Cave. The build will also include a retail section. 1-800-513-7678. www.frostbank.com

16 Austin-based developer Oden Hughes LLC broke ground Nov. 1 on the **Landmark Conservancy** apartment community located at the southeast corner of Old Bee Caves Road and Hwy. 71 in Austin. The 240-unit project will open in August with full build-out by the end of 2014. 512-813-7111. www.odenhughesllc.com

Relocations

- 17** Independent gaming studio **Cloud Imperium Games** relocated Jan. 2 from 1712 Rio Grande St., Ste. A, Austin, to the Hill Country Galleria, 13420 Galleria Circle, Ste. A250, Bee Cave. 512-750-9098. www.cloudimperiumgames.com
- 18** Assisted yoga studio **Flexible Living** relocated Dec. 14 from Michigan to 22701 W. Hwy. 71, Spicewood, the same site as Living Desert Cactus and Dunten Gallery. 512-945-5806. www.payazone.com
- 19 Hellfire Games Inc.** relocated Dec. 1 from 3721 Executive Center Drive, Ste. 265, Austin, to The Esprit, 515 S. Capital of Texas Hwy., Ste. 225, Austin. The 4-year-old independent game studio has produced the "Novus Prime" and "Home Tycoon" video games. info@hellfiregames.com. www.hellfiregames.com
- 20** Netherlands-based gift and home decor wholesale company **Present Time** relocated Nov. 1 from Ste. 100 to Ste. 201 within the same building at 3600 Bee Caves Road, Austin. 512-441-9533. <http://usa.presenttime.com>
- 21 Topaz Power Management** will relocate its headquarters in mid-March from 2705 Bee Caves Road, Ste. 340, Austin, to The Terrace, 2901 Via Fortuna Drive, Bldg. 6, Ste. 650, Austin. The power company maintains 13 power plants throughout the nation. 512-314-8600. www.topazpowergroup.com
- 22** Full-service marketing and advertising firm **Zeehive** relocated Nov. 15 from 3001 S. Lamar Blvd., Austin, to 3006 Bee Caves Road, Ste. C-150, Austin. The locally owned company launched in 2011 and specializes in creative messaging. 512-565-9094. www.zeehivecreative.com

Compiled by Leslee Bassman

New Ownership

23 Austin-based **RiverStone Wealth Management**, 7801 N. Capital of Texas Hwy., Ste. 310, Austin, was purchased Dec. 6 by Cary Street Partners LLC. 512-476-5554. www.riverstonewealth.com

Anniversaries

24 **Amplio Wealth Management**, 107 Hensley Drive, Austin, celebrated its 10th anniversary Jan. 16. The financial planning company is owned by Scott Barley, who was named a Five Star Wealth Manager by the Central Texas group for the fifth consecutive year. 512-382-9556. www.lpl.com/scott.barley

25 **Bee Cave Vision Center**, 12400 W. Hwy. 71, Ste. 310, Bee Cave, celebrated its 10th anniversary Oct. 1. 512-804-2020. www.beecavevisioncenter.com

26 **Living Desert Cactus and Dunten Gallery** celebrated its first anniversary in its Spicewood location, 22701 W. Hwy. 71, Spicewood, Sept. 1. The store was previously located in Bee Cave. 512-577-9106. www.livingdesertcactus.com

27 **Mathnasium**, 3201 Bee Caves Road, Ste. 154, Austin, celebrated its first anniversary Jan. 2. 512-837-6284. www.mathnasium.com/westlake

28 **Moviehouse & Eatery**, 8300 N. RR 620, Austin, celebrated its first anniversary Nov. 9. 512-428-6071. www.themoviehouse.com

29 On Jan. 1, **Capital City Sotheby's International Realty** celebrated its fifth anniversary at the Hill Country Galleria, 13420 Galleria Circle, Ste. A, Bee Cave, and 10 years as a company in the Austin area. 512-261-0008. www.capitalcitysothebysrealty.com

Education

30 **Trinity Episcopal School**, 3901 Bee Caves Road, Austin, received the Ken Bastian Community Service Award at the Southwestern Association of Episcopal Schools conference in San Antonio on Nov. 14. The award is presented annually to schools for their encouragement of students to perform community service. Trinity was cited for its school-wide service structure in which every grade level has a specific service-learning theme to guide its service projects. 512-472-9525. www.austintrinity.org

Closings

31 **OmniBank**, 11610 Bee Caves Road, Ste. 100, Austin, will close Feb. 14. 512-263-7200. www.omnibank.com



Capital City Sotheby's International Realty opened its location on Barton Creek Blvd. on Oct. 1.



Steve (pictured) and Barbara Berry's **Christian Brothers Automotive** in Lakeway is their third shop.



The staff of **Fairy LiceMothers** celebrate their grand opening in Jester Village Shopping Center.



Zeehive marketing and advertising firm relocated Nov. 15 from Central Austin to Rollingwood.



Trinity Head of School **Pat Adams** and board member **Russell Barnett** receive the Ken Bastian award.

News or questions about Lake Travis/Westlake?
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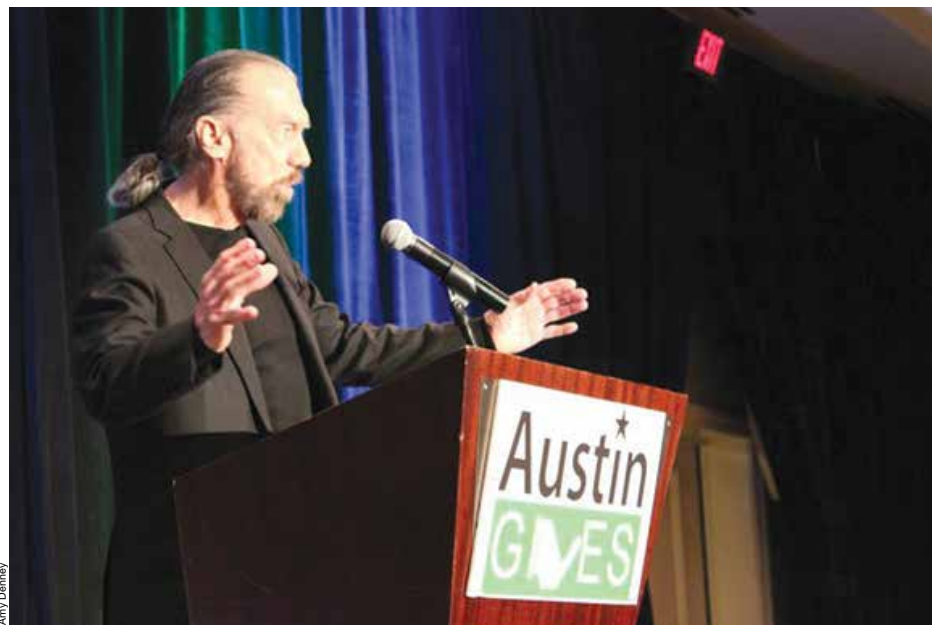
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CITY & COUNTY

News from Lakeway, Rollingwood, Steiner Ranch and Travis County

Compiled by Leslee Bassman, Amy Denney, Joe Olivieri and Kyle Webb

Steiner Ranch small business among those honored by Austin Gives for philanthropic work



Austin resident John Paul DeJoria, founder of John Paul Mitchell Systems and Patron Spirits, was the keynote speaker at the second annual GeneroCity Award Program hosted by Austin Gives.

STEINER RANCH Austin Gives, a community program that recognizes businesses that give back, awarded three companies for their philanthropic efforts, including a Steiner Ranch company.

Zuma, located at 2900 N. Quinlan Park Road, Ste. 204-240, was recognized for small businesses with fewer than 50 employees. The company donates 50 percent of its profits to nonprofits, which employees select. Employees also volunteer through companywide projects.

The GeneroCity Award program was hosted Jan. 7 at the Four Season Hotel in Austin.

Keynote speaker and Austin resident John Paul DeJoria, who founded John Paul Mitchell Systems and Patron Spirits, relayed his thoughts on the importance of not just donating money but getting involved in nonprofits. DeJoria is involved in or has founded several nonprofits, including his JP's Peace, Love and Happiness Foundation that invests in charities.

"We try to make changes, not just give," he said.

For more information on Austin Gives or to sign up as a member, visit www.austingives.net or call 512-517-9485.

Council unanimously approves creation of food forest habitat

ROLLINGWOOD At its Dec. 18 meeting Rollingwood City Council unanimously approved the creation of a food forest habitat in the lower park at no cost to the city.

The habitat will take two to three days to complete and will be constructed after drainage problems are addressed, said Veronica Koltuniak, who helped start the Rollingwood Community Park and Gardens almost four years ago.

Koltuniak said she estimates the project will cost about \$4,000, and the Rollingwood Women's Club donated \$3,750 toward the project.

The construction of bat houses was tabled until more research can be done.

Travis County retains its AAA credit rating

TRAVIS COUNTY Financial analyst Standard & Poor's has again awarded Travis County the company's highest credit rating—a move that allows the county to borrow money as cheaply as possible.

Travis County has retained its AAA rating for several years, County Financial Adviser Ladd Patillo told the Travis County Commissioners Court on Jan. 7.

Standard & Poor's has revised its rating criteria to make it more transparent and easy to analyze, Patillo said.

Standard & Poor's determined that Travis County has a strong economy, good asset liquidity and a conservative budget, Patillo reported. The county's management practices were also considered strong.

Home offices remain restricted

LAKEWAY On Jan. 8, the Lakeway Zoning and Planning Commission denied a Special Use Permit request by resident Liliane Desjardins for an educational and transformational workshop home occupation. Commissioners affirmed a city ordinance prohibiting home offices that sell merchandise, including services, on the premises.

Commission Chairman Dwight Haley said he was concerned about setting a precedent of allowing residents to bring clients into their Lakeway homes for business purposes.

Commissioners echoed Haley's comments, saying they would deny a similar request made by other resident professionals seeking to conduct business in their homes.



Lakeway resident Liliane Desjardins speaks to commissioners about her home business.

Meetings

► **Bee Cave City Council**
Meets the second and fourth Tuesday of each month at 6 p.m.
4000 Galleria Parkway
512-767-6600
portal.beecavetexas.com

► **Lakeway City Council**
Meets the third Monday of each month at 6:30 p.m.
1102 Lohmans Crossing Road
512-314-7500
www.cityoflakeway.com

► **Rollingwood City Council**
Meets the third Wednesday of each month at 7 p.m.
403 Nixon Drive • 512-327-1838
www.cityofrollingwood.com

► **West Lake Hills City Council**
Meets the second and fourth Wednesday of the month at 7 p.m.
911 Westlake Drive
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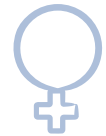
1 - Subaru - Model DRA P01. With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease. First mo. pymt total due at inception, no sec. dep. required, 42 monthly pymts of \$199, final pymt / residual = \$12,704. Based on 10k mi. / yr with \$15 per mi. excess charge. MSRP \$23,099. Stk# Z8900. Expires 2/3/2014. 2 - Subaru - Model EDB P01. With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease. First mo. payment total due at inception, no sec. dep. required, 42 monthly payments of \$279, final pymt / residual = \$14,328. Based on 10k mi. / yr with \$15 per mi. excess charge. MSRP \$26,052. Stk# Z9508. Expires 2/3/2014. 3 - Volvo - *No security deposit required. Monthly payment of \$329, based on \$36,865 MSRP of 2014 S60 T5 FWD Premier with Heated Seats and Metallic Paint, includes destination charge and application of \$500 Volvo allowance. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Purchase and Finance: \$1,500 includes application of \$500 Volvo Allowance and \$1,000 Loyalty Bonus. Other restrictions may apply. Stock number V4792. Expires 1/31/2014. 4 - Volvo - *No security deposit required. Monthly payment of \$439, based on \$40,615 MSRP of 2014 XC90 3.2 FWD, includes destination charge and application of \$2,000 Volvo Allowance. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Purchase and Finance: \$3,000 includes application of \$2,000 Volvo Allowance and \$1,000 Loyalty Bonus. Other restrictions may apply. Stock number V4918. Expires 1/31/2014.



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Spicewood's Lee Carrell gets an up-close view of a 1940 Ford "Thumper" at the Buzzard Bump Fest car show May 18 in Spicewood. Proceeds from the event benefited the Spicewood Lions Club.



Austin Police Chief Art Acevedo (second from left) and Lakeway Police Chief Todd Radford (third from left) were part of Dinner with the Chief on June 23 to raise money for the Lakeway K-9 unit.



Lake Travis Superintendent Brad Lancaster (center) broke ground on the district's sixth elementary school with the help of Boy Scouts at an April 30 ceremony in the West Cypress Hills subdivision.



Arise Austin Medical CEO Diana Zamora and Arise Healthcare CEO Jared Leger helped with the transition of Austin Surgical Hospital to Arise Austin Medical Center in Rollingwood on July 15.



Bee Cave Mayor Caroline Murphy (right) places the first bee sculpture on "The Beehive" with artist Susan Gulla-O'Leary during the opening of the Bee Cave Sculpture Park on Nov. 9.



Chess Grandmaster Timur Gareev set a new record for blindfolded simultaneous chess competition Sept. 21 at the Westbank Library.



Six-time Olympic medalist Brendan Hansen helps coach Lost Creek Aquatics at the Lakeway Swim Center on Sept. 3.



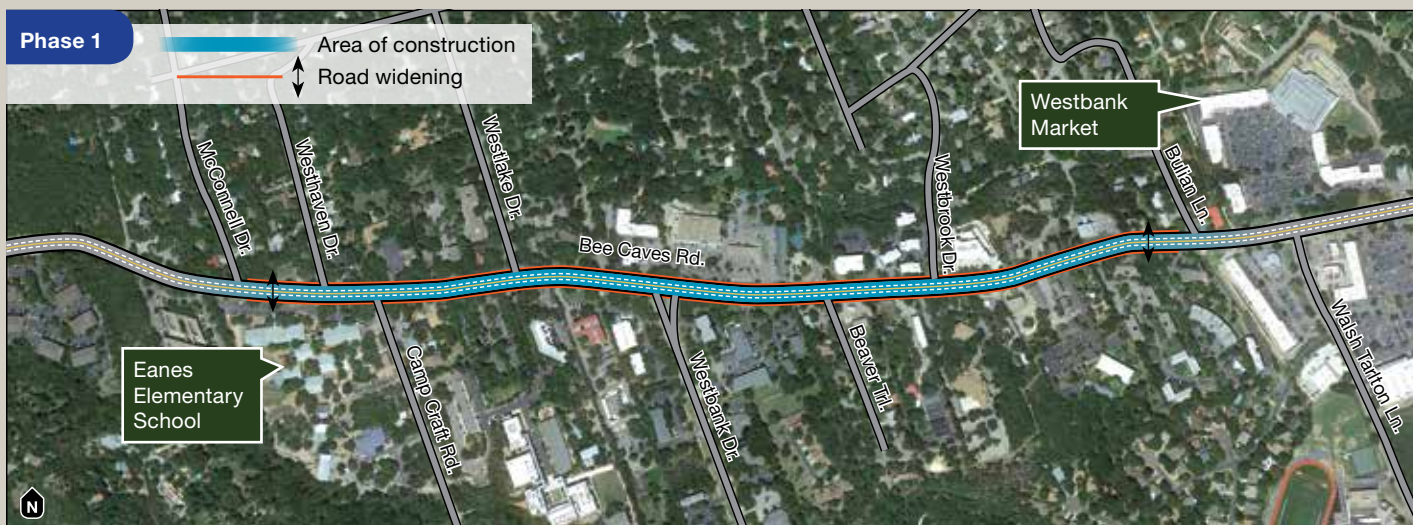
Marco Alvarado, Lake Travis ISD director of communications, gets dunked during Springfest at The Backyard on April 27.

Bee Caves Road widening project

Source: City of West Lake Hills

West Lake Hills Mayor Dave Claunch said he expects the relocation of utilities from underneath the roadway to outside of the newly acquired right of way to begin in June and last about a year.

Claunch said the Texas Department of Transportation would begin construction on the first phase of project—from Bulian Lane to the western edge of the Eanes Elementary School property—in June 2015 and take roughly a year to complete.



Mayor: Bee Caves Road right of way acquisition more than half done

By Kyle Webb

West Lake Hills Mayor Dave Claunch said the city is progressing as expected on the acquisition of right of way for the widening of Bee Caves Road. He said the city has been collecting right of way over the years and has more than half of the required land.

Claunch said one-third of the

remaining land will be acquired through friendly sale, one-third through negotiating a sale price or development considerations and one-third through eminent domain.

“I think most people recognize that [the acquisition of right of way] needs to happen and is going to get done, but a portion of the property owners are

hoping to be paid a large amount of money for the right of way,” he said.

He said there are still a few land owners who are nonresponsive or not willing to negotiate.

“It definitely slows things down and puts the project at risk,” Claunch said.

He said a panel decides what the property is worth if the land is

acquired through eminent domain.

“I’m disappointed that several large property owners that were originally willing to donate are now demanding very large payments for their right of way,” he said. “The project is in their best interest as the center turn lane will benefit their customers, employees and members.”



Lakeway Police Officer Sam Smith stands with Cory, the department's first K-9 unit.



The Lakeway/Hills Solos group gives a donation to Officer Wendy Kanzenbach for the K-9 units.

K-9 units added to Lakeway PD

By Leslee Bassman

In August, the Lakeway Police Department added Cory, a 2-year-old Belgian malinois, and in September, Orka, a 6-year-old German shepherd, to the Lakeway Police Department's first K-9 units.

Lakeway City Council approved the first dog, Cory, during its April 15 meeting. The narcotics-detecting dog is handled by Officer Sam Smith, who said Cory's first year of care and food were donated by area veterinarians and a local vendor.

Orka, also a narcotics-detecting dog, was donated to the Lakeway

Police Department by the Austin Police Department and is handled by Officer Wendy Kanzenbach, Police Chief Todd Radford said. Cory was purchased from a vendor in San Antonio, he said.

Lakeway officers work 12-hour shifts on opposite days in order to put one dog on the streets on most days, Radford said.

“We are very excited about the future of the Lakeway Police Department's K-9 program,” he said. “We are looking at a great year of activity from both of our handlers and our new K-9 officers.”

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Trucks roll into Midway Food Park

Outdoor dining venue attracts work and family crowds

By Leslee Bassman

West Lake Hills native Sarah Hannon said she had no idea her West Austin food park would draw crowds of business people for lunch and families for dinner and weekend visits.

"I never imagined people would be parking down [Capital of Texas] Highway in both directions for as far as I could see [to eat at the site]," Hannon said.

Midway Food Park opened Aug. 15 on a 2-acre site at 1905 S. Capital of Texas Hwy., adjacent to West Lake Hills. Hannon, who owns the park along with her husband, Jason, said there are nine food trucks on the property that also has a playground and music venue.

"Any time the sun comes out, the parking lot is filled," Hannon said. "During football season, on Friday nights, we had over 500 people here."

Hannon said she added a fire pit to the park at the end of December, and her vendors plan to sell s'mores

kits to guests. Once spring weather begins, the park will host live music, she said.

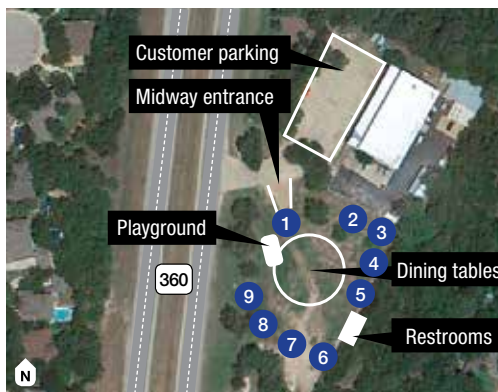
"My goal for 2014 is to build up a late-night crowd—adult-driven," Hannon said. "By 8:30 p.m. or 9 p.m., everything here shuts down. We're in discussions for more live music and hope to be a SXSW venue [in the coming year]."

Vendors

- 1 Coolhaus Ice Cream
- 2 Dock & Roll Diner
- 3 Bob & Mike's Chicken
- 4 Adoo's BBQ
- 5 One Taco
- 6 Snolly Gosters
- 7 The Seedling Truck by Royal Fig Catering
- 8 Widespread Daves
- 9 Tapas Bravas



Midway Food Park, located just outside West Lake Hills' city limits, draws evening crowds.



Widespread Daves crabcakes are available at Midway.

Lakeway looks to redefine city

City's branding campaign expected to launch in May

By Leslee Bassman

On July 8, The Lakeway Visitors Commission selected Nashville-based Northstar Destination Strategies to develop a branding campaign—a program that would define Lakeway's unique features.

The Branding Lakeway Project aims to create a local policy to attract visitors, grow the community's tourism

industry and provide information on what Lakeway has to offer, Northstar Community Brand Supervisor Adam Winstead said.

"Your brand is what they say about you when you're not around," he said. "Reputation and communities are no different—Las Vegas, Dallas, Austin. Branding is what you do about it."

Commission members spent several months researching the best company to manage the program and chose Northstar for its experience and ability to marry analytical and technical approaches to determine a city's brand, LVC President Sandy Cox said.

Northstar began researching the city Dec. 9 by touring the area and presenting its process to residents in an

evening meeting at City Hall.

The company is gathering surveys and conducting interviews in January, with results anticipated in early March, Winstead said. The campaign, expected to launch in May, will culminate in developing a product that may include a new city logo, visitors' guides, outdoor billboards and banners, he said.

"We already have a brand," City Manager Steve Jones said. "It's just learning what that brand is and communicating it to the outside world."

The program is funded by the city's hotel occupancy tax that was adopted in 2012, Jones said.



Northstar's Adam Winstead responds to questions about Lakeway's branding campaign.



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Courtesy, City of Lakeway

The roughly 90-acre Oaks at Lakeway downtown center (shown in this rendering) is planned to promote walkability through its trails, wide sidewalks and golf cart path.

Downtown Lakeway shaping up

The Oaks at Lakeway set to start construction this year

By Leslee Bassman

Lakeway's new 250,000-square-foot downtown center, The Oaks at Lakeway, is slated to begin construction mid-2014 and open mid-2015, said Stratus Properties CEO and developer Beau Armstrong.

On Jan. 8, Lakeway's zoning and planning commission unanimously recommended approval of the site's proposed Planned Unit Development.

The anchor of the \$70 million build at RR 620 and Glen Heather Drive—H-E-B—will encompass around 100,000 square feet, Armstrong said. Economists project the downtown center will represent \$1 million in sales tax annually, he said.

The Oaks at Lakeway will include smaller buildings to meet the city's desire for more of a downtown center feel as opposed to a strip mall, he said. Restaurants will be designed with outdoor seating. The site will have a green space, a pond, trails and will be

golf cart-accessible, he said.

The PUD plan does not include the movie theater shown on prior plans.

"Our goal is still to incorporate a theater but tenants have not been determined yet," said Bury Partners Project Director Melissa Neslund.

Armstrong said his company focuses on local businesses as tenants, with an estimated 75 percent of Stratus' centers leased to area companies.

He said he hoped to extend Glen Heather Drive, under Lakeway Municipal Utility District's control, to connect with Lohmans Crossing.

"The grand plan is to get the traffic off [RR] 620," Armstrong said. "That back way should prove to be a relief."

The proposed PUD gives the City an option to buy a rear tract to develop an event center and/or park.

Find related stories at impactnews.com. Search

Lakeway, The Oaks at Lakeway

Revival center set for expansion

New Revival Square to feature renovated historic church

By Leslee Bassman

Revival Square's Oct. 8 rezoning allowed owners Tara and David Camp to develop the 2.25-acre parcel, a multivendor outdoor mall located at 13308 Hwy. 71 in Bee Cave.

The new project will feature a historic church relocated from Ohio and reconstructed on the site, David Camp said. The church will serve as an anchor to the mall that will include 25 to 30 vendors when complete, he said. The Camps are planning for the site to function much the same way a city square provided locals with the ability to shop for all of their needs in one place, he said.

David Camp said the church, built in 1904, was about to be demolished, when he obtained the Middletown, Ohio, structure for free. However, the cost to dismantle the church stone by stone and reassemble it on the Revival site will cost about \$4.5 million, he said.

David Camp said he plans to add

an organic vegetable market, a bookstore, compounding pharmacy, soda shop, vintage arcade and clothing store.

The project is slated to be built in three phases with the first phase encompassing the church build, which will house Revival's 13,500-square-foot store, custom carpentry workshop and 1,800-square-foot gift shop, he said. Seven or eight tenants will also be located in the church space, including an upholstery shop and salon, he said. A subterranean wine store is planned to be built beneath the church's reconstructed bell tower, he said.

Camp said he is in the process of obtaining permits for the project and has received an overwhelming amount of support for the new mall.

"Everybody's ready for it," he said. "It will be a gathering place for the community."

Revival Square master plan

Revival Square, an outdoor mall featuring a 110-year-old church relocated from Ohio, is in the plans for a 2.25-acre site in Bee Cave.

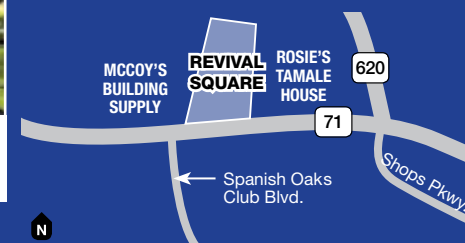


This artist's rendering of Bee Cave's prospective Revival Square shows the project's reconstructed church and water feature.

Source: David Camp

Site plan phases

- **Phase 1:** Church/bell tower reconstruction encompassing 13,500 square feet, square lawn, parking
- **Phase 2:** Retail/restaurant space, parking, Revival architectural pavilion
- **Phase 3:** Retail/shop space, market square



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City of Bee Cave annexes nearly 180 acres total

Council extends city borders after home rule designation

By Leslee Bassman

On May 11, Bee Cave voters approved home rule status and a new charter for their city, a move that enabled council members to annex a total of 178.3 acres into the city throughout the rest of 2013.

Bee Cave City Council members annexed the first tract Sept. 10—approximately 108 acres of land surrounding Hwy. 71 just west of the city. The annexed area included property proposed for construction of a Covert automobile dealership.

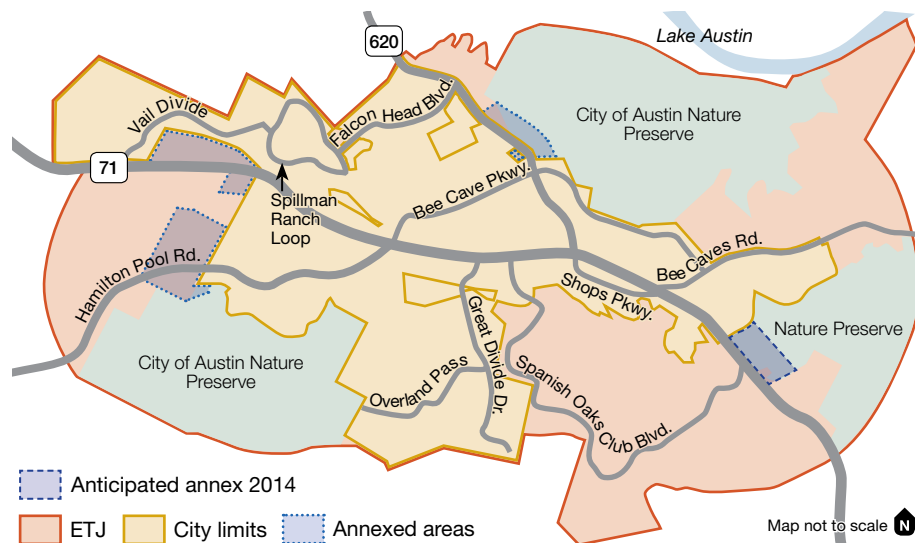
Additional properties of about 58 acres along RR 620 across from The Home Depot and 11.5 acres on Hamilton Pool Road, excluding the Grumbles tract, were annexed Oct. 22 and Nov. 12, respectively.

In 2013, as a home rule city, Bee Cave was able to initiate annexation of up to 337.5 acres, or 10 percent of the 3,375 acres inside its city limits,

Bee Cave annexation

In 2013, the City of Bee Cave initiated the annexation of four parcels into its city limits, completing three annexations for a total of around 178 acres. The annexation of approximately 58 acres is scheduled to be voted upon by City Council members in February, said Lindsey Withrow, Bee Cave's director of Planning and Development.

The city's approval of home rule status permitted Bee Cave officials to expand the municipality's borders by annexing property adjacent to the city limits and in the city's extraterritorial jurisdiction.



Source: City of Bee Cave

Planning and Development Director Lindsey Withrow said. The 10 percent annexation cap applies annually to the city, with unused acres rolled over to the following calendar year, she said. Residents who meet certain agricultural, wildlife and timber exemption requirements can agree to not be annexed by signing a development agreement with the city, she said.

Richard Grumbles, owner of approximately 128 acres on Hamilton Pool Road, said during a Sept. 18 City Council meeting that he opposed the annexation of his property because

the city had no benefits to offer his family, and annexation would make it difficult for him to keep the property's agriculture exemption.

Grumbles signed a development agreement with the city of Bee Cave allowing him to avoid annexation by maintaining his property as a working ranch. The agreement, which City Council approved Nov. 12, also permitted him to add up to five single-family homes on the property. However, according to the agreement, should the land be sold and/or stop being used for agricultural purposes,

it would automatically be annexed into Bee Cave city limits.

Withrow said because Grumbles entered into a development agreement with the city, the acreage of his land is not counted against the city's maximum annual annexation cap.

On Dec. 10, Bee Cave City Council initiated annexation of an additional 58.6 acres of land on Hwy. 71 east of Bee Caves Road. Withrow said the pending measure will be voted upon by council in February and, if passed, will count toward the 2014 annexation limitation.



Courtesy Leslie Sloan

Medical offices, restaurants slated for Trails at 620

By Leslee Bassman

Upon completion of Phase 2, the Four Points-area Trails at 620 professional office/retail park will encompass more than 250,000 square feet of commercial space, said Leslie Sloan, the project's developer.

Phase 2 of the complex will feature two medical buildings, two retail sites, a credit union and two restaurants—a total of 130,000 square feet of commercial space, she said. Austin Regional

Clinic and Austin Radiological Association will account for 44,000 total square feet of office space, she said.

The second phase is expected to be complete by mid-2015, and the two medical buildings have already begun construction, she said.

Phase 1, with 125,000 square feet of commercial space, is complete except for a hotel planned to begin construction in early 2014, Sloan said. The Moviehouse & Eatery, located at 8300 N.

RR 620, will house its corporate office in one of the Phase 2 buildings, and additional theaters are being planned for Austin and Dallas areas, she said.

"With the completion of Phase 2, the [development] will offer residents many more dining and shopping options than are available currently," Sloan said.



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Last year these businesses had opened, were coming soon or relocated. Here are updates on how they are doing now.

LSO



Courtesy LSO

Lone Star Overnight rebranded to LSO in May.

LSO, formerly known as Lone Star Overnight, moved its customer headquarters to 6500 River Place Blvd., Ste. 105, Austin, on Dec. 27 but will still operate its customer service center from its 1100 E. Howard Lane, Ste. 480, location, Marketing Manager Mark Scholz said.

LSO changed its name May 15 and worked with an agency to rebrand the company with new vans, drop boxes and packaging, he said.

The new River Place location will not serve customers, he said.



6500 River Place Blvd., Ste. 105, Austin
800-800-8984
www.lso.com

Champions Westlake

Champions Westlake owner Gretchen Huddleston said the gymnastics facility is on track to finish the addition to the Rollingwood facility by the beginning of February.

Huddleston said the addition doubles the space of the facility and helps separate areas for the nine programs offered including gymnastics and cheer.

"We will be the first gym program in the area to offer a competitive trampoline and tumbling program as well," she said.

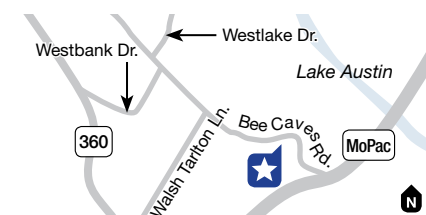
The gym added in-ground trampolines and two additional foam pits for tumbling exercises, Huddleston said.

Huddleston said the program should be able to double its current enrollment of about 1,000 students.



Courtesy Champions Westlake

Students practice routines at the facility.



2805 Bee Caves Road, Ste. 405, Rollingwood • 512-426-1990
www.championswestlake.com

Faraday's Kitchen Store

Faraday's Kitchen Store relocated from Lakeway to The Shops at the Galleria in June, and owner Tony Curtis-Wellings said the store has seen more customers than ever before.

"When we were in Lakeway we didn't have much other retail space around us," he said. "Now with the move we have around 2 million square feet of retail space around us, and I think that has really helped drive traffic."

Curtis-Wellings said the kitchen store also increased its commercial cooking space from 200 square feet to 700 square feet.

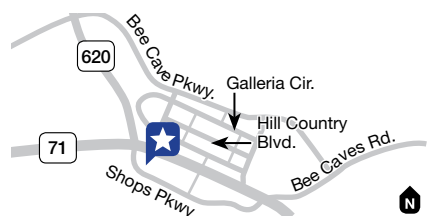
"We started offering cooking classes when we first opened and ran out of space within months," he said. "Now we are able to offer about three times the amount of cooking classes than we did before."

12918 Shops Parkway, Ste. 540, Austin
512-266-5666
www.faradayskitchenstore.com



Courtesy Faraday's Kitchen Store

Faraday's new location opened in June.



Austin Skinny Limits

With the change of the year, Austin Skinny Limits co-owner Joanie Frieden said she is preparing two new Lake Travis locations for the juice bar.

Frieden said she was approached by the owners of Hill Country Apothecary, 1310 S. RR 620, Ste. A-01, and was given space in which to work.

The Apothecary location offers made-to-order juices and smoothies as well as bottled cold-pressed juices and opened the second week of January, she said.

Frieden said a location at 12918 Shops Parkway, Ste. 450, Bee Cave, is under construction and will open in the spring.

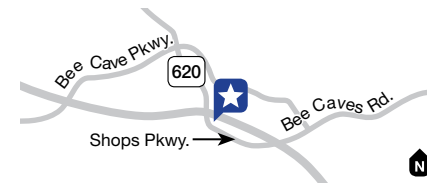
"We deliver and we base [our new locations] on areas we spend a lot of time delivering to," she said. "We have quite the client base [in Bee Cave]. I

think people are excited to incorporate healthy juices into their daily lives."

512-827-2277 • www.skinnylimits.com



1310 S. RR 620, Ste. A-01, Lakeway



12918 Shops Parkway, Ste. 450, Bee Cave

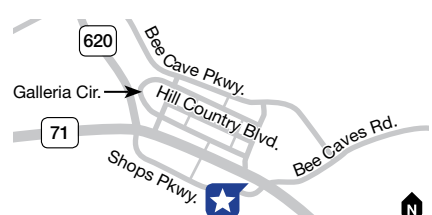
Town and Country Leather

Eric Salem, vice president of Austin-based Town and Country Leather, said things are going better than expected at the Bee Cave store, which opened in September.

"We've always done good business in the Bee Cave, Spicewood and Lake Travis area out of our Anderson [Lane] store in the last six years, and we thought it would be a good idea to have a presence out here," he said. "The Bee Cave location took that

business and increased it by 50 percent to 60 percent."

Salem's wife, Karen, the president of the company, creates all the artwork and decorating for the store, giving it a Hill Country feel, he said.



12703 W. Hwy. 71, Bee Cave
512-350-2350
www.townandcountryleather.com

411 Pediatrics & After Hours Care

After opening its after-hours clinic Oct. 7, Dr. Ava Gallagher said 411 Pediatrics has seen an uptick in patients through the winter months. The after-hours clinic is open Mon.-Thu. 5-9 p.m., Sat. 9 a.m.-5 p.m. and Sun. 9 a.m.-1 p.m.

Gallagher said the clinic's patients use the after-hours clinic, but doctors will see any patients who don't have after-hours.

Gallagher said the clinic is taking new patients as well, focusing on

patient communication.

"Patients can go on our website and use the patient portal to schedule appointments and contact us through email if it is not an urgent matter," she said.



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www.411pediatrics.com

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West Lake Hills Mayor Dave Claunch said the continued work to widen Bee Caves Road and discussing improvements and repairs for the more than 20 areas damaged by heavy rains in 2013 were the top issues facing the city in 2014.

West Lake Hills City Council

Meetings

The council meets at 7 p.m. the second and fourth Wednesday of the month.

911 Westlake Drive
512-767-6600
www.westlakehills.org

Terms and compensation

The mayor and council serve two-year terms with no term limits and without compensation.

Council members

- Mayor Dave Claunch
- Mayor Pro Tem Place 3 Stan Graham
- Councilwoman Place 1 Linda Anthony
- Councilman Place 2 Taylor Holcomb
- Vacant position Place 4
- Councilman Place 5 David Moore

West Lake Hills Mayor Dave Claunch identified some of the key decisions West Lake Hills City Council made in 2013 and some of the issues to be examined in 2014.

Big decisions made in 2013

- Bee Caves road widening**
The City Council's decision to authorize funds to acquire right of way for Bee Caves Road is by far the most significant decision of the year. It sends a clear signal to everyone that the city is committed to moving forward with this critical project, Claunch said.
- City fire flow**
After more than a year of asking questions and expressing concerns about the accuracy of the fire hydrant tests conducted in 2011 by Water District 10 at the city's expense, the council decided to hire a different company to retest all of the hydrants. Those new test results showed much lower fire flows than the 2011 test results. The city is working with WD10 to reconcile the test results and determine how the new numbers may affect WD10's plans to upgrade its infrastructure.

- Wonderfest**
The City Council's support for the Westlake Chamber of Commerce's Wonderfest celebration in early December reflects the city's commitment to building a strong sense of community throughout the Westbank area.

Top issues for 2014

- Bee Caves road widening**
Right of way acquisition will continue to be the top priority. Many of the needed property parcels will be acquired by negotiated sale, but some will likely be acquired by the city's power of eminent domain.
- Managing heavy rains**
The torrential rains in October created flooding and erosion problems across the city. The city engineer has identified more than 20 areas where damage occurred. A special subcommittee of the City Council is considering the list of proposed improvements, and the whole City Council is expected to decide which projects to fund in early 2014.

Bee Cave City Council

Meetings

The council meets at 6 p.m. the second and fourth Tuesday of each month.

4000 Galleria Parkway
512-767-6600
http://portal.beecavetexas.com

Terms and compensation

Council members and the mayor serve two-year, staggered terms. Members receive \$50 per meeting, although some elect not to take the funds.

Council members

- Mayor Caroline Murphy
- Mayor Pro Tem Steve Braasch
- Councilwoman Zelda Auslander
- Councilwoman Michelle Bliss
- Councilman Bill Goodwin
- Councilwoman Kara King

Bee Cave Manager Frank Salvato identified a number of big decisions Bee Cave City Council made in 2013 as well as many of the top issues for 2014.

Big decisions made in 2013

- Bee Cave calls for election to become home rule city**
On May 11, residents in the city of Bee Cave voted to become a home rule city and approved a new city charter. The election enabled the city to annex property located in its extraterritorial jurisdiction and gave the mayor a vote in council matters, among other provisions.
- Annexations**
As a result of becoming a home rule city, Bee Cave began the process of annexing around 178 total acres into its borders beginning Sept. 10.
- New staff positions**
Because of growing development adding increased demands on the city's administration, Bee Cave City Council authorized three new staff positions including an assistant city manager, additional city planner and an engineer-in-training.

Top issues for 2014

- Development pressure**
Bee Cave continues to receive requests for development, and keeping up with the demand in a timely fashion is a pressing issue.
- New police chief**
Bee Cave Police Chief Rusty Pancoast will retire in September, and the city will hire his replacement in 2014.
- New website**
The city will feature a new website design and format in 2014.
- Update regulations**
The city will update its original comprehensive plan and zoning ordinances in 2014.
- Plans for City Hall and library**
The city will complete its study of City Hall and library needs in anticipation of remodeling the buildings.



Bee Cave City Manager Frank Salvato said finding a new police chief, updating regulations for the city and remodeling the City Hall and library are a few of the top issues facing the city in 2014.

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Lakeway Mayor Dave DeOme said the City Council's support of various groups advocating better management of the Highland Lakes water resources and beginning to establish a Lakeway brand were a few of the biggest decisions the city made in 2013.

Lakeway City Council

Meetings

The council meets at 6:30 p.m. the third Monday of each month.

1102 Lohmans Crossing Road
512-314-7500
www.cityoflakeway.com

Terms and compensation

The council consists of the mayor and six council members. The term of office for all members is two years. The mayor and council members can serve no more than three successive terms.

Council members

Mayor Dave DeOme

Mayor Pro Tem Dave Taylor

Councilman Joe Bain

Councilman Phil Brown

Councilwoman Dee Ann Burns-Farrell

Councilman Bruce Harris

Councilman Jim Powell

Lakeway Mayor Dave DeOme identified a number of big decisions Lakeway City Council made in 2013 as well as many of the top issues for 2014.

Big decisions made in 2013

• Water

The Lakeway City Council continued its support of various groups advocating enlightened management of the Highland Lakes water resources, resulting in the Lower Colorado River Authority board's recent decisions. The city will maintain its efforts to raise awareness of the importance of the Highland Lakes as the only material source of drinking water for more than 1 million people.

• Lakeway branding

The Lakeway Visitors Commission's initial efforts to establish a Lakeway "brand" was significant during the past year. Going forward, the Visitors Commission's effort to define the design criteria for a Lakeway event center will need City Council support.

• Fiscal management

The Lakeway City Council's financial management was seen in 2013 as the

city reduced the property tax rate to an all-time low rate of 18.15 cents per \$100 of property valuation. Good fiscal management will be a key City Council focus in 2014.

Top issues for 2014

• Downtown center development

The zoning for the new downtown center development will be voted on by Lakeway City Council in January. The project should add significantly to the sales tax revenue the city receives.

• Residential growth

In 2014, Lakeway staffers are forecasting that more than 500 building permits for new residences will be issued, exceeding 2013's tally by more than 100 residential permits and establishing a new record for Lakeway.

• Traffic

The Lakeway City Council's backing of a toll road as an alternate to just widening RR 620 will be an ongoing effort. Lakeway will continue to advocate to be included in the CAMPO 2040 road plan.

Big decisions made in 2013

• Civil and Family Courthouse

In 2013, the Commissioners Court debated various construction formats and settled on a design-build format, looked for cost savings and hired firm URS Corp. to manage the construction project. The project is estimated to cost \$284 million to build, or \$312.86 million when operational costs are added.

• National Instruments incentive

Travis County leaders approved an economic development agreement with National Instruments. The company plans to create 1,000 jobs and build a 300,000-square-foot facility along North MoPac. The county approved giving the company grants equivalent to up to 43 percent of the company's property taxes during a 10-year period in exchange for meeting investment and job-creation goals.

• Response to Halloween floods

Travis County held meetings and received applications as part of its floodplain property buyout program. Commissioners discussed helping residents remove debris from private property and giving affected county employees leave with pay.

Top issues for 2014

• Transportation

Transportation will continue to be a hot topic, commissioners Gerald Daugherty and Margaret Gomez said. The county will complete road projects that voters have already approved and participate in regional transportation planning, Judge Samuel Biscoe said.

• Courthouse development

The county will work with URS to complete planning and design and determine the project's budget. It will also work on explaining the project to voters for an anticipated bond election, Biscoe said.

• Taxation

The county must balance paying for services, such as criminal justice, and keeping taxes consistent, Biscoe said. Commissioner Bruce Todd said the county must become more efficient in how it spends taxpayer dollars.

• Affordability

Affordability will remain an issue in 2014, Gomez said. Leaders have tried to address affordability by keeping tax rates low and by promoting job creation and workforce training.

Travis County Commissioners Court



The Travis County Commissioners Court from left: Margaret Gomez, Gerald Daugherty, Judge Samuel Biscoe, Bruce Todd and Ron Davis.

Meetings

The court meets Tuesdays at 9 a.m.

Travis County Administration Building,
700 Lavaca St., Austin
512-845-9020
www.co.travis.tx.us

Terms and compensation

Court members serve four-year terms. The judge's base pay is \$118,373. The commissioners' base pay is \$98,463. Bruce Todd requested a \$1 base pay, and Gerald Daugherty requested \$90,109.

TV Coverage

Meetings are televised live on Time Warner Cable on Channel 17 on Tuesdays and rerun on Wednesdays, Saturdays and Sundays.

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Rollingwood City Council

Meetings

The council meets at 7 p.m. the third Wednesday of the month.

403 Nixon Drive
512-327-1838
www.cityofrollingwood.com

Terms and compensation

The mayor and council members serve two-year terms with no term limits and without compensation.

Council members

Mayor Barry Bone
Mayor Pro Tem Sara Hutson
Alderman Shelly Bain
Alderman Joe Basham
Alderman Jay Jayakumar
Alderman Amy Pattillo

Rollingwood Mayor Barry Bone said hiring a city administrator, improving fire flow and improving the sewer system were some of the biggest decisions made by City Council in 2013. Bone said replacing water lines and repaving streets will be some of the top issues for 2014.

Rollingwood Mayor Barry Bone identified some of the key decisions Rollingwood City Council made in 2013 as well as many of the issues to be examined in 2014.

Big decisions made in 2013

- **Hiring a city administrator**
Rollingwood's year was highlighted with the addition of Charles Winfield to the staff as city administrator. His management experience and financial focus is helping the city run more effectively.
- **Improved fire flow**
The city also completed the fire flow project, which added fire hydrants throughout the city and increased water capacity to improve the fire-fighting capability of local firefighters.
- **Public works improvements**
The city's Public Works Department made improvements to the sewer system that improved the pumping capacity and has reduced the likelihood for sewer overflow. The city is also reducing infiltration and is in the process of developing emergency plans for power outages.

Top issues for 2014

- **Water lines**
The new year will bring the replacement of the remaining backyard water lines under 6 inches in diameter with new lines in the streets for easier access. This project will improve the city's ability to maintain the lines.
- **Repaving streets**
Replacing water lines also allows for the remaining streets to be resurfaced, which completes significant improvements to the city's infrastructure.
- **Police efficiency**
Since the city has made significant investments in the police department and added police officers, the city will now focus on the effective deployment of these assets to keep citizens and property safe.

Big decisions made in 2013

- **Lowering the property tax rate**
In September, Austin City Council approved a budget and property tax rate for fiscal year 2013-14. Members were able to lower the tax rate from the previous fiscal year by 0.02 cents to 50.27 cents per \$100 of valuation. The total approved budget is about \$3.3 billion.
- **Affordable housing**
Austin residents were asked in November to again cast their vote on an affordable housing bond of about \$65 million. Voters approved the measure with 60.38 percent voting in favor of the bond. The funding may support rental housing development, home ownership and home repair programs.
- **Austin Energy governance**
The question of how Austin Energy, the city's electric utility, should be governed was resolved in May when council members decided to leave the governance with City Council rather than an independent board. Council also approved the creation of a council subcommittee to give oversight and policy recommendations on Austin Energy.

Top issues for 2014

- **Innovation District**
The promise of a new medical school and teaching hospital sparked development ideas around a potential Innovation District. The Innovation District Advisory Group will be meeting throughout the year in order to put plans in place to support this development.
- **Urban rail**
As many city and community members look to address Austin's growth and increasing congestion, Project Connect's initial urban rail corridor recommendation was approved by City Council in 2013. The final route could be presented to the City Council in June, and a possible bond election to gather funds for the initiative could come in November.
- **Single-member districts**
The city will see a fundamental change in its governance structure after the expanded council created from single-member districts is elected into office. This is the first time council members will be elected from districts, and many of the council members will be new. The district boundaries were created in December.

Austin City Council



The 2013-14 Austin City Council: Mayor Pro Tem Sheryl Cole, Councilman Bill Spelman, Councilwoman Laura Morrison, Mayor Lee Leffingwell, Councilwoman Kathie Tovo, Councilman Chris Riley and Councilman Mike Martinez

Meetings

Austin City Council meets most Thursdays at 10 a.m.

Austin City Hall
301 W. Second St.
512-947-2497
www.austintexas.gov/department/city-council

Terms and compensation

The mayor and council serve two, four-year terms. Compensation is \$66,955 for most council members and \$78,853 for the mayor. In November the council will expand to include 10 members plus the mayor.

TV coverage

Meetings are televised live on cable Channel 6 and streamed online at www.austintexas.gov/department/channel-6.

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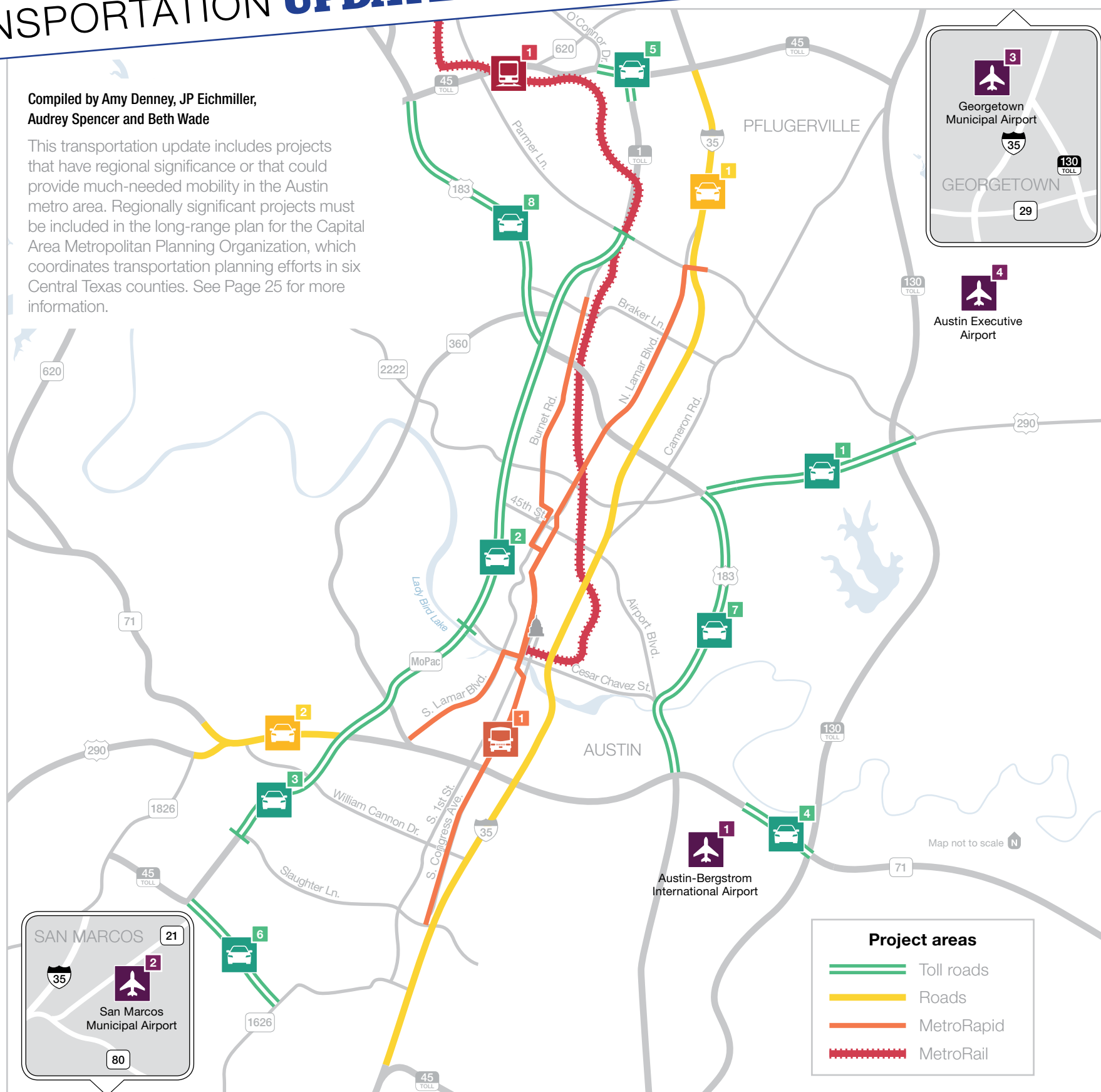


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TRANSPORTATION **UPDATE**

Compiled by Amy Denney, JP Eichmiller,
Audrey Spencer and Beth Wade

This transportation update includes projects that have regional significance or that could provide much-needed mobility in the Austin metro area. Regionally significant projects must be included in the long-range plan for the Capital Area Metropolitan Planning Organization, which coordinates transportation planning efforts in six Central Texas counties. See Page 25 for more information.



AIRPORT UPDATE

Four Central Texas airports are wrapping up construction projects in 2014 or preparing for future expansion.

1 Austin-Bergstrom International Airport

Spokesman Jason Zielinski said an expansion on the east side of the terminal is already underway to add 10 security checkpoint lanes and expand customs.

Projects expected to begin in 2014 include a seven-gate expansion to the east end of the terminal. December estimates for the project were between \$120 million and \$140 million, he said.

Airport car rental businesses will move operations to a new consolidated rental car facility that opens in 2015. The project will cost \$150 million.

2 San Marcos Municipal Airport

The city airport saw an influx of users because of the Formula One race in November. Airport Manager Stephen Alexander said the municipal facility rehabilitated a taxiway and developed the north side of the airport in 2013. The two projects together cost \$4.6 million.

In 2014, the airport will reconstruct one of its three 5,300-foot runways, he said. The project will cost almost \$5 million and is

part of routine pavement maintenance.

3 Georgetown Municipal Airport

Transportation Services Director Ed Polasek said the airport added two full-time positions in 2013 to allow the airport manager to focus on airport development and maintenance matters.

The airport is preparing to replace lighting along the main runway to meet current standards. The lighting project is expected to go to bid in early spring and will take three to four months to complete, Polasek said. The city is also in the process of acquiring right of way to remove trees and vegetation from

around the runway to create a clear zone as required by the Federal Aviation Administration. Polasek said that project also would go out for bids in the spring.

4 Austin Executive Airport

Located in Pflugerville, the airport reported increased use during F1, Executive Director Andy Perry said. The airport also opened its second 24,000-square-foot hangar in two years in 2013. The \$1.4 million project increased the airport's capacity by 10-20 planes, depending on aircraft size, he said.

In 2014, planners could consider building more hangars as growth continues.



TOLL ROADS

The Central Texas Regional Mobility Authority is an independent agency that oversees several toll road projects in the region—including those seen below—and coordinates with other transportation agencies, including the Texas Department of Transportation.

1 Manor Expressway

The first 1.5 miles opened in late 2012 from US 183 to just east of Springdale Road. The total 6.2-mile project will add three tolled lanes in each direction from US 183 to Parmer Lane east of SH 130 with three nontolled frontage road lanes each way. www.manorexpressway.com

Timeline: Spring 2014 full completion
Cost: \$426 million

2 MoPac Improvement Project

Construction began in December on the 11-mile project that stretches from Parmer Lane to just north of Lady Bird Lake. The project will add one toll lane in each direction. Tolls will be adjusted based on real-time traffic volumes and will increase when traffic is heavier. www.mopacexpress.com

Timeline: Late 2015 full completion
Cost: \$200 million

3 MoPac South

The Mobility Authority began an environmental study in 2013 on MoPac from Cesar Chavez Street to Slaughter Lane. Options for improving mobility include adding express toll lanes. Community meetings are underway and will continue throughout the study. www.mopacsouth.com

Timeline: Study to be complete by 2016
Cost: Not known

4 Hwy. 71

TxDOT plans to add one toll lane in each direction on Hwy. 71 between Presidential Boulevard, which is the main entrance to Austin-Bergstrom International Airport, and SH 130. It also plans to build a bridge over SH 130 with ramps connecting the toll lanes and SH 130. www.sh71express.com

Timeline: Late 2016 full completion
Cost: \$141 million

5 SH 45 N and Loop 1

Phase 2 of the O'Connor Drive extension/toll interchange project resumed in April after a brief delay. This phase is designed to alleviate traffic on RM 620 by adding new connections to SH 45 N, Loop 1 and McNeil Road via O'Connor Drive. The joint TxDOT and Williamson County project includes adding a bridge over SH 45 N, entrance and exit ramps and frontage roads.

Timeline: April 2014 full completion
Cost: \$31 million

6 SH 45 SW

TxDOT has initiated an environmental study to improve mobility in southern



Courtesy Central Texas Regional Mobility Authority

The first phase of the Manor Expressway opened in December 2012, including this flyover at US 183. The entire 6.2-mile project between US 183 and SH 130 will open in spring 2014.

Travis and northern Hays counties in an area between MoPac and FM 1626. Community meetings are underway and will continue throughout 2014.

Timeline: Study to be complete in 2015
Cost: Not known

7 Bergstrom Expressway

An environmental study is underway to consider adding six tolled lanes on the 7 miles between Hwy. 290 and Hwy. 71 or not building a tollway at all. www.bergstromexpressway.com

Timeline: Study to be complete in 2015
Cost: Estimated at \$750 million

8 US 183 North

An environmental study began in 2013 to consider adding one or more express toll lanes on US 183 in the grassy median from MoPac to SH 45 N. The Mobility Authority expects to host community open house meetings in early 2014.

Timeline: Study to be complete in 2016
Cost: Not known



ROADS

1 I-35

The Texas Department of Transportation has implemented the Capital Area Improvement Program that will improve mobility and connectivity on I-35 in Hays, Travis and Williamson counties.

In August, TxDOT released its corridor implementation plan that identifies short-, mid- and long-term strategies for I-35 between SH 45 N and SH 45 SE in Travis County. The plan outlines improvements at specified intersections and the addition of the Future Transportation Corridor that

could be general-purpose, managed or express lanes, or another type of special-use lane. www.mobility35.org

2 Y at Oak Hill

The environmental impact statement study launched in October 2012 to examine the intersection of Hwy. 290 and Hwy. 71. Community meetings are ongoing and will continue throughout the life of the study, which is expected to be completed in 2016. The cost of the project is not yet known. www.oakhillparkway.com



BUSES

1 MetroRapid

Capital Metro's bus-rapid transit system launches Jan. 26 on North Lamar Boulevard and South Congress Avenue. The second line launches in summer 2014 on Burnet Road and South Lamar. During peak hours, the buses will stop every 10–12 minutes. The \$47.6 million project was funded partly by a \$38 million federal grant.

CARTS

The Capital Area Rural Transportation System offers an interurban bus service among many Central Texas cities. In January, a stop will be added at

Seton Medical Center Hays in Kyle. An additional route between Texas State University's Round Rock and San Marcos campuses will also be added in 2014.

Routing buses off Congress Ave.

Capital Metro is relocating bus routes from Congress Avenue to Lavaca and Guadalupe streets starting in January to allow buses to move more efficiently through downtown. The relocation will allow riders to make transfers more easily by limiting the number of stops. Routes 7, 17 and 20 will be relocated in January with the remaining 20 routes moving in the summer.



RAIL

1 MetroRail (RedLine)

In September, Capital Metro announced it had received an \$11.3 million federal grant to improve its commuter rail line. Improvements could include allowing for increased MetroRail speed and train frequency and increasing freight train capacity. Capital Metro staffers are still determining what projects will be funded.

Lone Star Rail

The Lone Star Rail District board of directors approved a draft contract with engineering firm Burns & McDonnell to begin the environmental study for the planned passenger rail system

that would stretch from Georgetown to San Antonio. Rail Manager Joe Black said he expects the contract to be completed and the study to begin in the first quarter of 2014.

Urban rail

As part of the Project Connect regional transit plan, the Central Corridor Advisory Group is assisting Austin Mayor Lee Leffingwell in deciding on a route for urban rail or other high-capacity transit to serve downtown Austin and up to Highland Mall and to East Riverside Drive. In June, the CCAG will present its preferred route.



PROJECT CONNECT

The regional transit plan is designed to improve mobility in Central Texas. Project Connect launched in February 2013 and is spearheaded by the city of Austin, Capital Metro and the Lone Star Rail District, which is planning a regional passenger rail line from San Antonio to Georgetown.

Project Connect will include a variety of transit options, such as bus-rapid transit, express buses, urban rail, commuter rail and regional rail.

The project is broken into five different priority corridors. The top priority is the North Corridor that stretches from downtown Austin to Georgetown. The

North Corridor team reviewed three project alternatives in 2013 and will present the locally preferred alternative to residents in early 2014. The team is reaching out to staff and elected officials in Austin, Georgetown, Hutto, Pflugerville and Round Rock for support and participation.

The Central Corridor Advisory Group is assisting Austin Mayor Lee Leffingwell select the route for the next high-capacity transit investment that could include urban rail. The group will present its preferred route in June. A bond package could be brought before voters in November 2014.

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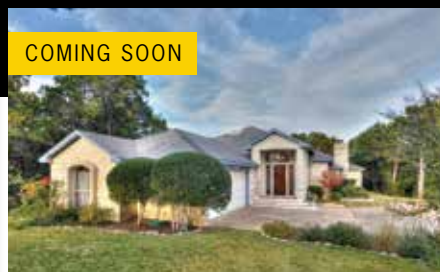


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Dawna Cekuta
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Susan Griffith
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Carol Strickland
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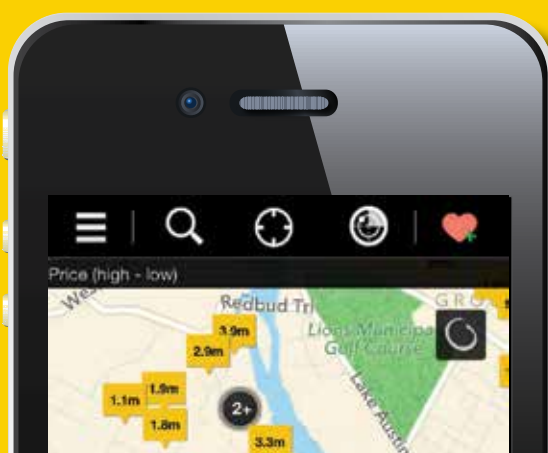
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Central Texas agency coordinates regional transportation planning

By Amy Denney

Planning for transportation projects that are regionally significant or use state and federal dollars takes coordination throughout many jurisdictions. That's where the Capital Area Metropolitan Planning Organization provides assistance. CAMPO and other MPOs—there are 25 in Texas—are federally mandated to provide this kind of coordination and to create long-term regional plans that set transportation visions, CAMPO Director Maureen McCoy said.

CAMPO is governed by its policy board, which includes representatives from cities and counties in CAMPO's six-county region in Central Texas: Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties.

Regional planning

Every five years, federal law requires CAMPO to approve a long-range plan. The agency is working on its 2040 plan that will be approved by May 2015. The plan includes transportation and transit projects that are regionally significant, meaning the project would serve regional transportation needs such as MoPac, I-35, Capital Metro's MetroRail and MetroRapid, RM 1431 in Cedar Park and RM 1460 between Georgetown and Round Rock.

"When you look at the planning for major regional arterials, that's where CAMPO comes into play," said Travis County Judge Sam Biscoe, who has served on CAMPO's policy board for 14 years.

McCoy said CAMPO asks each member jurisdiction, including Capital Metro, Lone Star Rail District, the Texas Department of Transportation and the Central Texas Regional Mobility Authority, to submit a list of projects for which they plan to have funding available for in 2040.

Williamson County Commissioner Cynthia Long, who sits on CAMPO's policy board, said the long-range plan helps set the direction of what projects will be prioritized and ensures local jurisdictions are respected during the planning process.

"What might be the right thing in Austin might not be the right thing in Cedar Park, Georgetown or Round Rock," she said. "We need to make sure everyone is engaged in the process."

Funding

CAMPO also has a say in selecting projects for its plan that use federal and state dollars made available through TxDOT.

Hays County Commissioner Will Conley, who serves as CAMPO's policy board chairman, said the county has focused on getting projects shovel-ready when CAMPO solicits projects that could be federally funded.

"Our county has been very aggressive in preparing projects," he said. "It's one of the biggest reasons we've been so successful in landing state and federal dollars."

Biscoe said Travis County has not been as aggressive in securing projects as Hays and Williamson counties.

"Unlike smaller counties, we have not spent money doing design work, right of way acquisition or environmental work on major projects," he said. "State and federal money is spent on shovel-ready projects. That's a hefty investment up front."

Long said local jurisdictions have to be wise in choosing projects to submit to CAMPO to ensure the local funding match will not be burdensome.

"CAMPO ... needs to be sensitive to the fact that local jurisdictions have [funding] plans in place," she said.

Because so many transportation agencies are involved in the process

CAMPO FAST FACTS



What it is:

The Capital Area Metropolitan Planning Organization is a federally mandated transportation planning board consisting of city and county representatives from six Central Texas counties, as well transportation officials from Capital Metro, the Texas Department of Transportation, Lone Star Rail and other organizations.

How it operates:

The 20 voting members of the CAMPO Transportation Policy board meet monthly in Austin to discuss short- and long-term regional transportation plans.

What it does:

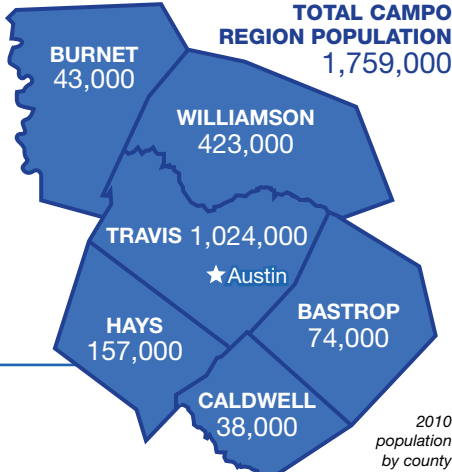
CAMPO officials work to develop long-range regional transportation plans or plans that utilize federal and state funding. Projects include commuter rail, busing, toll roads and highways.

What is next:

The CAMPO board is soliciting input from elected officials, transportation planners and other regional stakeholders as well as residents as it develops the CAMPO 2040 Regional Transportation Plan. The plan will receive final approval by May 2015.

GROWING FOOTPRINT

When it was founded in the 1970s, CAMPO's primary focus was in and around the city of Austin. Since then, the organization's area of study has grown to include all of Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties—an area that includes more than 1.75 million residents.



Source: Capital Area Metropolitan Planning Organization

of funding and selecting projects, McCoy said it can be confusing.

"There seems to be so many nuances," she said. "I think the public should know, and they should understand how complex [the process] is and yet in spite of all that we really want to hear from them."

Public involvement

The CAMPO 2040 plan includes a program that gives residents an opportunity to weigh in on the plan. McCoy said CAMPO has been meeting with residents to ask what challenges they see in their communities. Residents may also submit ideas to the organization's website, www.campotexas.org.

Conley said Hays County reaches out for public input through news

releases, social media and email lists.

"It's important [residents] take those plans and let us know what will be the best path forward, whether that be rail, roads or transit or a combination of any of the above."

McCoy said it is important to hear from residents in all six counties regarding its 2040 plan because different communities have different priorities related to transportation.

"The document itself should reflect what the aspiration of the community is," McCoy said. "We're just the ones that are interpreting that, but if we don't hear from the public, then we can only go on what we hear."



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Texas Outdoor Lighting

Alamo gets lighting makeover from Westlake biz

By Leslee Bassman

Following a \$50,000 donation by a West Austin resident, Alamo visitors now view the structure in a new light.

On a visit to San Antonio last year, Texas Outdoor Lighting owner Joel Mayor said he was surprised to see how faintly lit the Alamo was at night. When he returned to Austin, he contacted Kaye Tucker, Texas General Land Office liaison to the Alamo, regarding the poor lighting and worked with the office on a new design.

“[Texas officials] were excited to see the difference in the look of the lighting program,” Mayor said. “It was something more fitting of our state’s shrine.”

Tucker said that before the renovation, the Alamo was lit by a pole of 10 floodlights mounted on its south side, illuminating only one side of the building’s facade.

Mayor installed 21 new light-emitting diode, or LED fixtures—saving thousands of dollars in energy costs, he said.

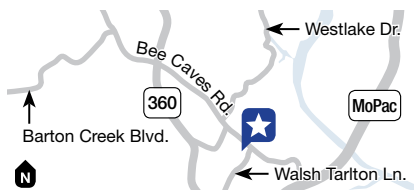
“I knew we were breaking sacred ground,” he said. “It was surreal working on this hallowed [site].”



The Alamo shines brightly after Texas Outdoor Lighting donated a new lighting design.

Tucker said that with the new lighting embedded in the ground and shining upward, the Alamo’s minor details—such as bullet holes and cannon ball dents—became more visible.

“We [made] sure we appreciated the reverence for the building—men fought and died here,” she said.



3267 Bee Caves Road, Ste. 107,
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www.texasoutdoorlighting.com

Infamous Brewing Company

Local brewery expands, adds tasting room

By Kyle Webb

Infamous Brewing Company, located in Hudson Bend, opened in March 2013 and expanded its facility on the first day of 2014 by an additional 1,200 square feet, co-founder Zachary Perry said.

The expansion grew the brewing facility to approximately 3,500 square feet and allowed for the addition of a tasting room, which will be open to the public in mid-January and offer some exclusive tastings, Perry said.

Perry said the additional space also allowed the company to add fermenter capacity and will keep the brewery rooted in Hudson Bend.

“The additional space has allowed ourselves a longer stay here,” he said. “I think at the rate we were growing we might have outgrown our original space in the near future.”

Perry said the brewery has grown to have offerings in nearly 100 Austin locations and more recently in Austin homes.

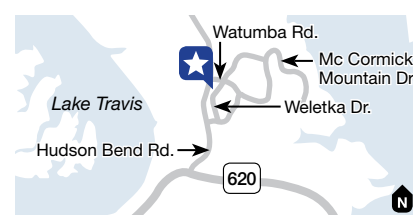
“We just started canning some of our own beer,” he said. “The Hijack Cream Ale is now available in cans, and we hope to start canning our



IBC co-founder Zachary Perry said the new tasting room will be open in mid-January.

[India Pale Ales] in the coming months.”

Perry said the brewery has experienced plenty of ups and downs during its nine-month existence but is hoping to look for more help in the form of volunteers to operate the tasting room.



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Paleface Feed & Garden Supply

Spicewood supply shop expects growth for 2014

By Kyle Webb

Gary Hoffman, owner of Paleface Feed & Garden Supply, said the sale of home aquaponic gardens has taken off in 2013 and 2014. Aquaponics is a sustainable food production system that combines raising aquatic animals, or aquaculture, with cultivating plants in water, or hydroponics, to create a symbiotic environment.

"People spent all last year investigating [aquaponics], and now they are investing in it," he said. "The poor soil quality and the lack of rain this year have really pushed sales."

Hoffman said he expects aquaponics sales to more than double this year.

"I have had a lot of people talking to me about systems for about six months, and they are getting ready to jump in," he said.

Hoffman said he also plans to expand his business by offering space to local vendors to sell their wares.

"We want local people in here selling not just food products, but arts and crafts," he said.

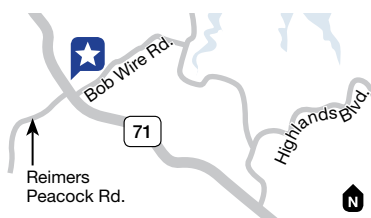
Hoffman also plans to start a co-op in the parking lot of his store later this year. He said he hopes to host



Paleface owner Gary Hoffman said he wants to start a co-op for the store in 2014.

the co-op every other week, and the growth in the area will support these new ventures.

"I get new customers every day because of the growth out here," he said. "The growth is what is driving us. I couldn't be in a better place for business at this time."



21120 W. Hwy. 71, Spicewood
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www.palefacefeed.com

Amy's Ice Creams

Business adds bakery, education for new year

By Lyndsey Taylor and Kyle Webb

In 2014, the Simmons family is looking to expand their brand by beta testing a business education program they have been developing for about four years. The program, deemed Amy's Edu, focuses on teaching good practices to business owners, including leadership and customer service skills, and the handling of financial statements.

Amy Simmons said she and her husband, Steve, are negotiating a contract for a building on Burnet Road for a potential space to hold classes for the program. The education classes could be officially rolled out in 2015 and will be open to everyone, she said.

"Being a 30-year company we have a big history of policies, and that comes with a high administrative cost," Amy said. "Opening another company with the thought of duplicating that is exhausting and doesn't usually pay out. That is why we hope Amy's Edu will help teach employees at a cheaper rate than developing that curriculum."



Amy's Ice Creams uses fresh-baked ingredients from its new bakery in its ice creams.

In addition to Amy's Edu, the family opened Baked by Amy's Dec. 3 in Northwest Austin.

"The people who work up there are incredible," Amy said. "They are coming up with a lot of new things, and we are using those fresh-baked goods in our new ice cream flavors."



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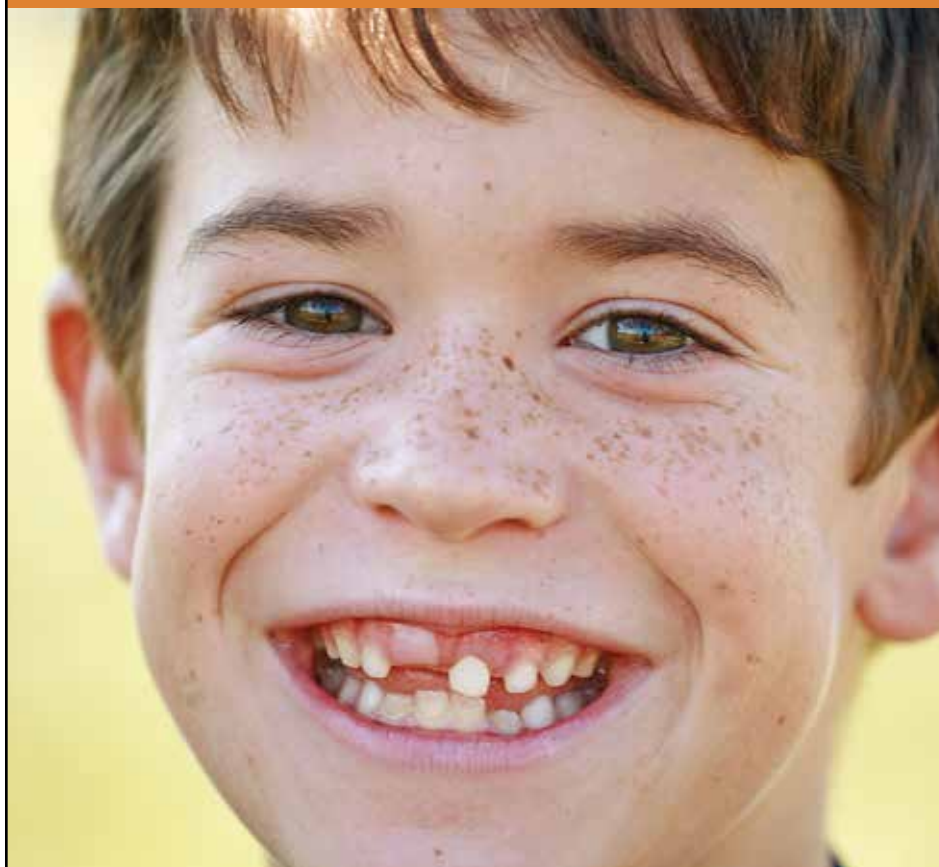
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Hayley Cakes & Cookies

Neighborhood eatery changes name, focus

By Leslee Bassman

Fans of Four Points' Rise and Shine Bakery were treated to a new look when the local eatery reopened Jan. 2 as Hayley Cakes & Cookies.

Owner Hayley Callaway completed an extensive remodel of the 7-year-old bakery she purchased July 2 from founder Michelle Brull. Along with new display cases, Callaway officially changed the name of the business as well as its primary focus—baked goods and catering.

"It was a little rough [taking over the bakery] at first," she said. "People knew Michelle personally."

Callaway said two new baked goods she introduced proved to be the most popular: Brookies (\$2.59), a brownie base topped by Oreos and a layer of chocolate-chip cookies; and Carmelitas (\$2.59), oatmeal cookies crusted with melted caramel and chocolate chips. She said she also included more detailed cookies and made-to-order baked items.

On the management side, Callaway said she decided to close the shop on Sundays.

"I knew I needed a day off, and the [staff] needed a little relief, too,"

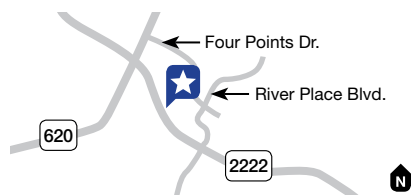


With new ownership and a name change, the bakery will focus on catering and sweets.

Callaway said.

She introduced a new menu in January and plans to continue serving coffee, kolaches, muffins, breads and cinnamon rolls in the mornings, she said.

"[The restaurant has] a different feel, a different vibe [now]," she said.



10601 FM 2222, Austin
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www.hayleycakesandcookies.com

Hat Creek Burger Co.

Restaurant's owner hopes to begin work on brewery in February

By Kyle Webb

Hat Creek Burger Co. owner Drew Gressett said he plans to start work on a brewery in February, which will take about two months to complete. He said he hopes to begin operation of the brewery in April.

Gressett said he began working with Strangeland Brewery, which will use the building behind Hat Creek's West Lake Hills location, after being introduced by a mutual friend.

Gressett said the addition of the brewery will allow the restaurant to serve a wider variety of draft beer as opposed to just the bottled beer currently offered.

In addition to brewing and bottling beers, Gressett plans for Strangeland Brewery to ferment pickles for Hat Creek Pickle Co.

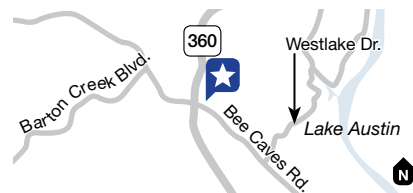
"A pickle makes a hamburger," he said. "To take the time to make our own pickle is synonymous with the care all our food receives."



Brewery work will begin in February, Gressett said.



Strangeland Brewery will operate with Hat Creek.



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Monday, January 27, 2014 at 7pm
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Do you want to get involved in the future road planning for the Four Points area, Lakeway, Cedar Park and all of western Travis County? This mobile meeting is one of several ways the public can help planners identify potential future transportation projects in CAMPO's 2040 Regional Transportation Plan. Attendees are encouraged to generate ideas, provide feedback and get information, project materials, fact sheets and maps.



CALENDAR

January



Courtesy city of Lakeway

16 Lakeway Brown Bag Luncheon Concert

Southwestern University Professor of Theatre Rick Roemer and his students perform "Music of the Theatre." Guests can bring a lunch for the one-hour concert. Noon. Free. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.cityoflakeway.com

16 through 31 Christmas tree disposal

Lakeway residents may cut their Christmas trees into 3-foot lengths and place the trimmings on the curb on their normal trash days. Trees may also be dropped off at the Lakeway Public Works Department, 3303 Serene Hills Drive, from 7 a.m.–3:30 p.m. Mon.–Fri. All trees must be placed next to the brush dumpster and cleaned of all decorations and lights. 512-608-9000

18 Travis County judge candidate forum

Democratic candidates Andy Brown and Sarah Eckhardt are vying to fill the Travis County judge position being vacated by Judge Samuel T. Biscoe. The candidates take turns answering questions submitted by audience members in advance during the forum. Judy Donohue, president of the Lake Travis Democrats, is moderating the event. 4 p.m. Free. Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave. 512-263-2938



Courtesy Spicewood Arts Society

18 Shake, Rattle & Roll

East Texas doo-wop group Shake, Rattle & Roll entertains with its vocal harmonies, synchronized moves, hula-hooping skills and comedy. The concert is part of the "Season Capriccio" for the Spicewood Arts Society. 7 p.m. \$45. Spicewood Vineyards Events Center, 1419 CR 409, Spicewood. 512-264-2820. www.spicewoodarts.org

18 Ken Medema concert

In celebration of the 25th anniversary of the Lake Travis United Methodist Church, Ken Medema puts on a concert. 6:30–8 p.m. Free. Lake Travis UMC, 1502 N. RR 620, Lakeway. 512-266-9877. www.ltumc.org



Courtesy TexArts

18 through 19 'The Jungle Book'

Watch Mowgli, Baloo, King Louie and the gang as they swing their way through adventures toward the tiger Shere Khan. Adapted from the Disney film, this musical includes songs such as "The Bare Necessities" and "I Wanna Be Like You." 2 p.m. and 6 p.m. \$15. The Kam & James Morris Theatre at TexArts, 2300 Lohmans Spur Road, Ste. 160, Lakeway. 512-852-9079. www.tex-arts.org



Courtesy city of Lakeway

23 Lakeway Brown Bag Luncheon Concert

Pianist and singer Matt Wilson performs a concert. Guests can bring a lunch for the one-hour show. Noon. Free. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.cityoflakeway.com

23 Parenting workshop and book signing

Dr. Laura Markham presents her parenting workshop, How to Get Kids Cooperating Without Yelling, Bribes or Punishment. The event includes a book signing and a question-and-answer session after the workshop. 7–9 p.m. \$15. The Highland Village Center in Rough Hollow, 903 Highlands Blvd., Lakeway. 512-266-6626. www.bluebonnetmontessori.com

25 Bee's birthday bash

Guests can join for a special pajama party story time to celebrate the birthday of the Bee Cave Library story time mascot, Bee Cave Bee. Wear pajamas, bring a blanket or just come as you are. 2 p.m. Free. Bee Cave Public Library, 4000 Galleria Parkway, Bee Cave. 512-767-6620. pl.beecavetexas.com

25 Watercolor for the novice

A teacher of art for more than 35 years, Rae Andrews owned her own art school in Australia before moving to Maui, Hawaii, and eventually to Austin. Andrews works in various painting and drawing mediums, including pastels, watercolors, oils, charcoal and acrylics. 12:30–4:30 p.m.

Worth the TRIP

**FEB 21 through 23 Bailes de Mi Tierra**

Dancing groups compete and perform traditional dances from Mexico. 6–11 p.m. (Fri.), 7 a.m.–10 p.m. (Sat.), 7 a.m.–9 p.m. (Sun.). \$3 for the entire weekend. Round Rock High School, 300 N. Lake Creek Drive, Round Rock. 512-775-5423. www.bdmt.us

Courtesy Bailes de Mi Tierra

\$60 (members), \$75 (nonmembers). Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.yessy.com/raeandrews, www.cityoflakeway.com



Courtesy Lakeway Women's Club of Greater Lakeway

27 Women's Club of Greater Lakeway

Adrienne Newman, founder of Madame Cocoa, is the guest speaker during the club's meeting. Newman, a sommelier of chocolate, guides guests through the complexities of chocolate making and the niche of American craft chocolate. 9:30 a.m. (coffee and conversation), 10 a.m. (meeting), 11:30 a.m. (buffet luncheon). \$24 (luncheon). Lakeway Resort and Spa, 101 Lakeway Drive, Austin. 512-906-0144. www.lakewaywomensclub.com



Courtesy city of Lakeway

30 Lakeway Brown Bag Luncheon Concert

Take Five, a group of singers provides entertainment during the concert series. Guests can bring a lunch for the one-hour concert. Noon. Free. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.cityoflakeway.com

30 'Fast Cars and Folk Music with T.Q. Jones'

Veteran auto and motorsports writer T.Q. Jones explains why Austin was the right place for an international racing facility and answers questions about motorsports from the participant's point of view. 2 p.m. Free. Lake Travis Community Library, 1938 Lohmans Crossing Road, Austin. 512-263-2885. www.laketralibrary.org

February

01 through 2, 8-9 'All Shook Up'

A new musical comedy inspired by "Twelfth Night" and other Shakespearean comedies features songs made famous by Elvis Presley. Set in 1955 middle America, one girl's dream and a visit from a leather-jacketed, guitar-playing stranger help a small town discover the magic of romance and the power of rock 'n' roll. 1 p.m. and 6 p.m. \$15. The Kam & James Morris Theatre at TexArts, 2300 Lohmans Spur Road, Ste. 160, Lakeway. 512-852-9079. www.tex-arts.org



Courtesy city of Lakeway

05 Lakeway Brown Bag Luncheon Concert

Ponty Bone and The Squeezetones perform Cajun and other popular music. Guests can bring a lunch for the one-hour concert. Noon. Free. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.cityoflakeway.com



Courtesy city of Lakeway

10 Lakeway's Big Band Bash

The 17-piece Republic of Texas Big Band performs in Lakeway. Guests must bring their own refreshments as none are provided. 8–10 p.m. Free (donations to the band are encouraged). The ballroom of the Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-3066. www.cityoflakeway.com

Compiled by Kyle Webb

Featured **Event**



Courtesy city of Lakeway

FEB 05 **Lakeway Citizens Police Academy**

The Lakeway Police Department is seeking applicants for its next citizens academy. Registration for the program runs through Jan. 24. The program is a 40-hour block of instruction designed to give the public a working knowledge of law enforcement and the department's policies and operational practices. The academy consists of 18 classes held during 14 weeks. Participants must submit an application, consent to a background check, be at least 21 years old and must reside or work within the city of Lakeway. 6–9 p.m. Free. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-314-7500. www.lakeway-tx.gov/index.aspx?NID=487

13 **Valentine's Wine Walk**
Join the Hill Country Galleria's Wine Walk in which participants start at Twin Liquors to pick up a map of the walk that also serves as a ticket. Hill Country Galleria pink shopping bags filled with offers are available to Wine Walk participants. 5–9 p.m. Free. Hill Country Galleria, 12700 Hill Country Blvd. 512-263-0001. www.hillcountrygalleria.com

15 **Community health fair**
The Parish Nursing Ministry of Emmaus Catholic Parish hosts a community health fair for interested parties. Guests can meet community health representatives, such as doctors, dentists and more. Health screenings are available. The event includes activities for children. 10 a.m.–2 p.m. Free. Emmaus Catholic Parish Life Center, 1718 Lohmans Crossing. barbmaggio@msn.com



Courtesy Emmaus Catholic Parish

22 **Medieval Knights**
Return to the time of jousting knights, sword fights, ale and music at Emmaus Catholic Parish's annual gala, Medieval Knights. Experience festivities of medieval times along with dining, dancing and live and silent auctions. Black ties and period garb are optional. 5 p.m.–midnight. \$75. Emmaus Catholic Parish, 1718 Lohmans Crossing, Lakeway. 512-261-8500. www.emmauslakeway.com/gala



Courtesy Lakeway Women's Club of Greater Lakeway

24 **William Virgil Davis**
Davis is a professor of English and a writer in residence at Baylor University in Waco and has published more than 1,200 short stories and poems including his 2009 collection "Landscape and Journey," which won the New Criterion Poetry Prize and the Helen C. Smith Memorial Award for Poetry. He is the keynote speaker at the Women's Club of Greater Lakeway meeting. 9:30 a.m. (coffee and conversation), 10 a.m. (brief meeting and presentation), 11:30 a.m. (luncheon with paid reservation). \$24 (Luncheon). Lakeway Resort and Spa, 101 Lakeway Drive, Austin. 512-906-0144. www.lakewaywomensclub.com

Online Calendar

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

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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TOP STORIES



Residential developers are filling in the gaps

SOUTHWEST AUSTIN Construction projects are underway to bring more apartment options to Southwest Austin. Local multifamily development and construction company Oden Hughes LLC broke ground in November on Landmark Conservancy, a four-story apartment project in Oak Hill slated to open in 2014. Oden also plans to move forward with construction on two other area multifamily projects next year, Principal Craig Hughes said.

Heiser Development Corp. is building Abacus Southside, a 140-unit apartment complex on William Cannon Drive,

with its first move-ins anticipated in late spring.

Despite new activity, the number of vacant lots is dwindling, and there isn't much land left to be developed in Southwest Austin, said Madison Inselmann, regional director for Metrostudy, which provides information on the housing market for several markets in the United States.

"The area is going to be very slow to have any kind of big projects come to market that really kind of make a splash," he said.

Full story by Kelli Weldon

Economist: Austin area to thrive in 2014

CENTRAL AUSTIN The Greater Austin area will continue to thrive in 2014, according to one economist. Angelos Angelou delivered his 29th annual economic forecast Dec. 12.

He predicted that Austin would add 57,000 new residents and about 29,000 new jobs in 2014 and have a 4.8 percent unemployment rate by the end of 2015.

"In fact, Austin is a national phenomenon, much like a gangly teenager waking up in a growth spurt that overnight adds inches to our height," he said.

After the forecast, Angelou Economics hosted a panel of experts who discussed major local projects and upcoming challenges.

The U.S. added 2.2 million new jobs and had a 7 percent unemployment rate in 2013, he said.

Angelou said consumer confidence is stagnant and that the national debt is now more than 100 percent of the U.S. gross domestic product.

Angelou envisioned that Austin would become more eco-friendly and densely populated, and add more education and



transportation options—a vision he summarized as "green cities grow up."

"If our story ends in sprawl and excess, we will have missed a tremendous opportunity to demonstrate how American cities, with creativity and technology, can grow up in ways that are healthy and sustainable," he said.

Full story by Joe Olivieri

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TOP STORIES

E-cig businesses find success in Austin

NORTHWEST AUSTIN Quitting smoking was personal for Catherine Slocombe, a former smoker of 30 years who opened Phoenix Vapor Shop seven months ago on Anderson Lane.

Vapor shops sell electronic cigarettes, also known as e-cigarettes, and the e-juice that goes inside and is heated into a vapor. Slocombe said many people choose to vape instead of smoking traditional cigarettes.

"We're trying to help people find better alternatives to smoking," she said. "I'm very passionate about that. I lost my dad to lung cancer. I was a 30-year smoker, and this was the only thing that worked for me. I think it's just shy of a miracle."

Slocombe—who previously owned Sam-bet's Cajun Deli and Fiery Foods, which was destroyed in a fire in 2011—said when she first had the idea to open a vapor shop, there was just one in Austin.

Now there are more than two dozen, and at least seven have opened in Northwest Austin in the past year, including two locations of Create A Cig on Parmer

Lane and on RM 620, Ion Vapor on Spicewood Springs Road, Central Texas Vapor on Pond Springs Road and Pink Lion Vapor at Lakeline Mall.

Slocombe said people have better success with quitting smoking through e-cigarettes than other methods, such as patches and gum, because smokers do not have to give up the act of smoking.

Ron Locy, who owns The Vapor Project on RM 620 with his wife, Lisa, said the vapor trend has been moving from California east and is now picking up in Austin. He said vaping is a smarter choice than traditional cigarettes.

Many e-cigarette stores create their juice in-house, but Locy has his e-juices created in a lab. He said besides tobacco-flavored juices, The Vapor Project has about 120 other flavors such as coconut cream pie and a flavor created from a Danish pastry he sent to his chemist.

Locy said he smoked for 30 years before



Amy Denney

switching to e-cigarettes. He said he hears countless stories of how his customers tried every other method from gum to patches and pills to kick their addiction to no avail. Quitting smoking is a life-changing event for smokers, he said.

"The amount of success we've had amazes me this deep in," Locy said. "I talk to people that have been in the industry way longer than me. Can this be a lucrative business? Yes. At the same time, seeing all the people [quitting smoking], it's a game-changer, a life-changer. That aspect of it is so rewarding."

Full story by Amy Denney

Council OKs study of urban rail subcorridor

NORTHWEST AUSTIN City Council unanimously approved a recommendation to analyze the Highland-East Riverside subcorridor for a potential rail route during its Dec. 12 meeting.

On Dec. 6, the Central Corridor Advisory Group, which is advising Mayor Lee Leffingwell on choosing a route for urban rail, approved its recommendation 14-1.

This subcorridor—which runs from Highland Mall along Airport Boulevard and Red River Street through the downtown core and over to East Riverside Drive—is a part of the Central Corridor in the Project Connect regional transit plan.

It could be seven or eight years before any project would be up and running, Urban Rail Lead Kyle Keahey said, because the city will have to follow the National Environmental Policy Act process and complete preliminary engineering work before construction can begin.


Full story by Amy Denney



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BUSINESS

Northwest Counseling & Wellness Center

LEANDER/CEDAR PARK At Northwest Counseling & Wellness Center, the philosophy is that people have the innate ability to achieve healing through holistic therapies instead of prescribed medication.

NCWC is an outpatient substance abuse and mental health treatment facility that offers a combination of Western and Eastern practices to treat patients. The facility combines traditional talk therapy with integrative therapies such as yoga, qi gong, meditation and acupuncture. Executive Director and founder John Harvey said Eastern therapies teach people to pay closer attention to their bodies.

NCWC encourages families to be involved in patients' treatments by hosting a family day once a week, when families can visit the center with their loved ones and ask questions about substance abuse or mental health diagnoses, Director of Operations Johnny Guinn said.

Full story by Lyndsey Taylor



Lyndsey Taylor



12335 Hymeadow Drive,
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www.ncwcaustin.com

Barrett's ATA Martial Arts

CEDAR PARK C.J. Barrett was 7 years old when she started martial arts training after her younger brother began a class and could—as she believed then—beat her up. Two years ago she opened her own studio in Cedar Park, affiliated with the American Taekwondo Association.

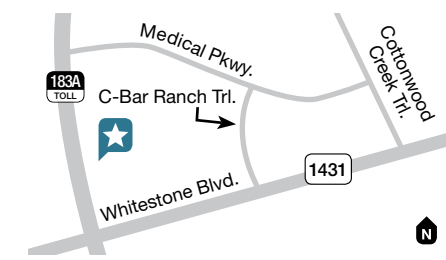
Barrett's ATA Martial Arts teaches students ranging in age from 5 months to 70 years old. The youngest student is Bruce Schwerdt and is mature for his age, instructors said.

Two years ago, after managing several ATA schools in Florida and one in Austin, Barrett came to the 1890 Ranch shopping center, where she found a vacant space to open her own business. Someday Barrett said she may add another location, but the studio is staying busy, especially after its first full ATA tournament year during which students won several state, district and world championships.

Full story by Stephen Burnett



Stephen Burnett



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DINING

Blue Corn Harvest Bar & Grill

CEDAR PARK

Carlos Manzano and Santos Garcia have spent a combined 37 years gaining chef experience and the past two years cooking from scratch in their own restaurant. On March 4, they opened Blue Corn Harvest Bar & Grill in Cedar Park, named after one of their favorite ingredients.

"I've known Santos for 15 years. He went to my wedding," Manzano said. "At that time, we were working for Z'Tejas on Sixth Street."

The friends and executive chefs soon began planning to



Stephen Burnett

open their own restaurant, one that would focus on fresh, local ingredients.

Soon the mission may be to open another location. Manzano and Garcia said they hope to follow other culinary friends who left the corporate chef culture to pursue owning their own restaurants.

Full story by Stephen Burnett

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Wheatsville Food Co-op

SOUTHWEST AUSTIN

At Wheatsville Food Co-op's new South Lamar Boulevard location, the retail food cooperative offers a variety of shopping options—from a hot-foods bar and deli to a mix of bulk and packaged ingredients consumers can purchase to make their own meals at home.

Wheatsville, established in 1976, opened its South Lamar location Sept. 20.

The co-op has owners who invest capital in the organization and receive discounts and the right to vote for members of the board of

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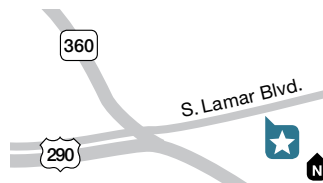


Peter McCrady

directors. There are about 60 employees at Wheatsville's South Lamar location.

"One of the things I try really hard to do is keep these simple, affordable options for people," Fresh Manager Dana Tomlin said.

Full story by Kelli Weldon



IMPACTS

Now Open

CENTRAL AUSTIN The first Austin location of **In-N-Out Burger**, 4508 N. I-35, opened Dec. 12. Located along Airport Boulevard, In-N-Out Burger also has one location in Round Rock, where the California-based burger chain made its Central Texas debut in November. A third location is planned for Cedar Park with no timetable set for an opening. 1-800-786-1000. www.in-n-out.com

CENTRAL AUSTIN Texas National Outfitters, 1115 S. Congress Ave., debuted its handmade cowboy boots and western wear in Austin on Nov. 16. Co-owners Chris and Christy Conrad established the company's first location in Katy in November 2012. Chris Conrad describes the business as "part art gallery, part unique gifts and heavily Western wear boots" with more than 50 artists' work on display. Customers can also use a design center to create their own custom boots. 281-392-2668. www.t-n-o.com

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Districts

Continued from I 1



West Cypress Hills Elementary School, one of two new schools expected to open this fall, is estimated to cost \$53.7 million, Lake Travis ISD Superintendent Brad Lancaster said.

as one year.

Alvarado said the district has six tracts of undeveloped land along the Hwy. 71 corridor for future expansions, including one that has been talked about as a potential second high school. He said that plot, however, could end up becoming a third middle school to handle the increasing number of young children in the district.

Lancaster said the new schools and the new attendance zone boundaries will help maximize functional capacities for all of the district's facilities and accommodate the continued growth in student enrollment.

Eanes ISD bond discussions

Eanes ISD Superintendent Nola Wellman, along with members of the Facilities Master Plan Task Force, will visit all nine district campuses to present school-specific concepts of the plan and the future bond program to the community.

The Master Plan consists of a number of changes for each campus, including the addition of a western elementary school.

The district unveiled the estimates for the plan in November at \$247 million, which would be paid for with the proposed

bonds. The master plan could be done in as many as three phases.

Search for a superintendent

Wellman announced her retirement as EISD superintendent after 10 years on Nov. 21. The EISD board of supervisors hired Hazard, Young, Attea and Associates in December to facilitate the search for a new superintendent.

The board met with the firm Jan. 7 to outline the key characteristics and experiences most important to the board for a superintendent candidate to possess.

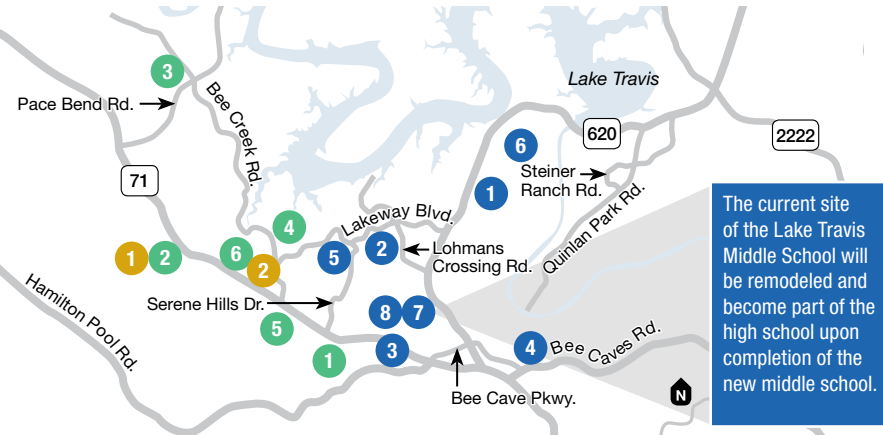
"With such a high-profile position in a highly acclaimed school district, we are committed to looking both inside and outside of Texas to find the best candidate," board President Rob Hargett said in a news release. "The process will be thorough, and the board wants to hear from the district's many stakeholders."

The board is expected to make a selection at the April 30 regular board meeting. Wellman officially retires in August.

For more information visit impactnews.com

Lake Travis ISD land holdings

Lake Travis ISD owns six tracts of land along Hwy. 71 that can be used as future school and district facility sites, Director of Communications Marco Alvarado said. The district has two new schools set to open this fall.



Current LTISD schools	
1 Lake Travis Elementary School	5 Serene Hills Elementary School
2 Lakeway Elementary School	6 Hudson Bend Middle School
3 Bee Cave Elementary School	7 Lake Travis Middle School
4 Lake Pointe Elementary School	8 Lake Travis High School

Land owned by LTISD	
1 Sweetwater Ranch A 136 acres	4 Rough Hollow 12 acres
2 Hert tract 39.53 acres	5 Sweetwater Ranch B 12 acres
3 Old Ferry Road tract 18.3 acres	6 Bee Creek Road/Hwy. 71 89 acres

Under Construction	
1 West Cypress Hills Elementary School	2 New Lake Travis Middle School

Source: Lake Travis ISD

Eanes ISD community meetings

EISD schools will hold community meetings to discuss a future bond program and the master plan.

Jan. 15

8 a.m.
Barton Creek Elementary

11:30 a.m.
Bridge Point Elementary

Jan. 17

8:30 a.m.
West Ridge Middle School

Jan. 22

11:30 a.m.
Hill Country Middle School

Jan. 24

9 a.m.
Valley View Elementary

Jan. 27

11 a.m.
Eanes Elementary

Feb. 5

Noon
Westlake High School

Feb. 14

8 a.m.
Cedar Creek Elementary

9:30 a.m.
Forest Trail Elementary

Source: Eanes ISD

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Jan 28	BINGO & ZINGO!	2 games for 2 age groups... Prizes for both!
Feb 4	BACKSTAGE TOURS!	Head into the kitchen to see "how's it made?"
Feb 11	VALENTINES DATE!	Reserve a table for 2 online for a special night!
Feb 18	SCAVENGER HUNT!	Get ready to collect some Chick-fil-A secret info!

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Local baby boomers are aging

Western Travis County demographics reflect an overall increase in the population's median age as well as the percentage of the area's pre-senior—ages 55–64—and senior residents.

Area by ZIP code	Population's median age		Percentage of population ages 55–64		Percentage of population age 65 and older	
	2000	2010	2000	2010	2000	2010
78730 Four Points/River Place	36.4	38.7	9%	12.4%	3.8%	7.8%
78732 Steiner Ranch	33.7	35.3	5.1%	6.8%	4%	4.9%
78733 Westlake	35.1	39.7	5%	14%	2.6%	5.3%
78734 Lakeway	40.6	43.7	9.3%	16%	12%	13.4%
78738 Bee Cave	44.7	39.9	15%	11.3%	17.7%	10.4%
78746 West Lake Hills	38.3	41.1	8.3%	16%	7.2%	10.4%

Source: U.S. Census Bureau

A councilman struggles with aging parents

“It’s been quite a journey,” said Steve Braasch, Bee Cave Mayor pro tem, of his family’s decision to move his parents into a local assisted-living facility in April. “We became the parents, and they became the children.” Braasch’s mother underwent a hip replacement in 2012. After surgery, she did not fully regain her mental capabilities, he said. A couple of years earlier, his

father had heart surgery, and, he, too, was never the same, Braasch said. Braasch and his brother, who lives in the Austin area, organized in-home care for their parents, residents of Tyler, he said. However, Braasch said that after a pattern of receiving early-morning phone calls canceling assistants for their frail parents, the brothers were faced with only two options, both

expensive—buy their parents a home in Austin and provide 24-hour care, or put them in an assisted-living facility. The family chose the latter option, and Braasch said his parents’ facility is amazing. “[The move] has been a massive weight off my shoulders,” he said. “It’s a grieving process. You’re losing [your loved ones] a little piece at a time, but you’re clearly losing them.”

Facilities

Continued from I 1

developers may be overbuilding assisted-living centers in western Travis County in the near future, growth projections illustrate a long-term need for such facilities. “We’ll probably have a little bit of glut [in assisted-living facilities] short-term,” Wyatt said. “Demographics show we are moving to a long-term need for the projects but an oversupply [for the] short-term.” Patricia Will, founder of Belmont Village Senior Living, currently under construction in West Lake Hills, said she feels the Austin market is underserved compared with other markets. “Much of the supply in Austin is for independent living, and there is high-quality availability for both rent and sale,” she said. “There is far less supply in the market when it comes to memory-care and assisted-living, which includes things such as medication management.” DeNucci Constructors LLC founder Paul DeNucci chose Lakeway as the site for The Harbor at Lakeway, a 150-unit assisted-living and memory-care facility. He said although he remembers when the town was just a “sleepy golf community,” the city’s boom in family growth factored into his site selection for the project. “It’s not just the seniors who live here right now—it’s the families who want their parents to live closer to them,” DeNucci said. “We feel [the area] is ready for this

type of community.” **Silverado and Park Manor** Silverado Senior Care Developers, Meridian Realty Advisors and Walters Southwest staffers broke ground Aug. 14 on two new buildings geared toward western Travis County’s aging population—a memory-care community and a skilled nursing facility. Meridian Realty Advisors is working on both projects, with Silverado developing the memory-care building next door to Walters Southwest’s assisted-living facility. A third building, set to house day care facility Bright Horizons, is planned for the front of the site, said Walters Southwest CEO Bill Walters, a partner in the project. Walters said he plans to pattern the Bee Cave site after his previous developments—Onion Creek and Double Creek Village, both in Austin—which have memory-care and skilled nursing facilities. The Bee Cave site was chosen for the project because of the area’s growing population, aging demographics and the lack of facilities of this type, Walters said. Silverado Memory Care Community will house up to 90 residents with memory impairments, and Park Manor of Bee Cave will be available to short-term or long-term residents. “The primary target market for each of our communities is a 10-mile radius around the physical location, and our Bee Cave community will be no different,”

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Silverado CEO and Chairman Loren B. Shook said. “The [new Bee Cave and older Onion Creek sites] are close enough to make great sister locations and far enough away for us to serve a different population.”

Shook said the project was on track to open by mid-summer.

The Park at Bee Cave

The Park at Bee Cave’s 5-acre assisted-living community is slated to be built on a larger, 16.8-acre mixed-use site, said Walters, its developer. The project, a concept plan pending before Bee Cave City Council, would consist of 140 units and be similar in scope to West Lake Hills’ Belmont Village, he said.

Walters said the project is set to be managed and owned by Denver’s Spectrum Retirement Communities LLC and may begin construction as early as this year’s second quarter.

“I believe there is a demand for all of the [various types] of senior living [in the area],” he said.

The Harbor at Lakeway

The Harbor at Lakeway, under construction on Lakeway Medical Village’s 65.9-acre campus, will have two sites focused on senior living—an independent-living community geared toward residents age 55 and older and an assisted-living and memory-care campus.

The independent-living community will have 130 to 150 units with amenities, said Joel Canfield, KGP Holdings vice president, the project’s manager. The property came under contract with developer Coastal Rim Properties in mid-December, he said.

The Lakeway Medical Village campus will also include a community featuring 110-assisted living apartments and 40 private studios for Alzheimer’s and dementia patients, said DeNucci, the assisted-living and memory-care project’s developer. DeNucci’s facility will be managed by Loree Tamayo Consulting and will begin preleasing rooms in February for a summer opening, he said.

He said that proximity to the Lakeway Regional Medical Center for emergency care was a nice amenity for the site.

“We like the synergy of the medical campus in relation to the regional hospital,” DeNucci said.

Administrative Director Terria Jones said The Harbor will also provide hospice care to allow residents to “age in place,” without requiring their families to move them to another facility as they become more dependent on care.

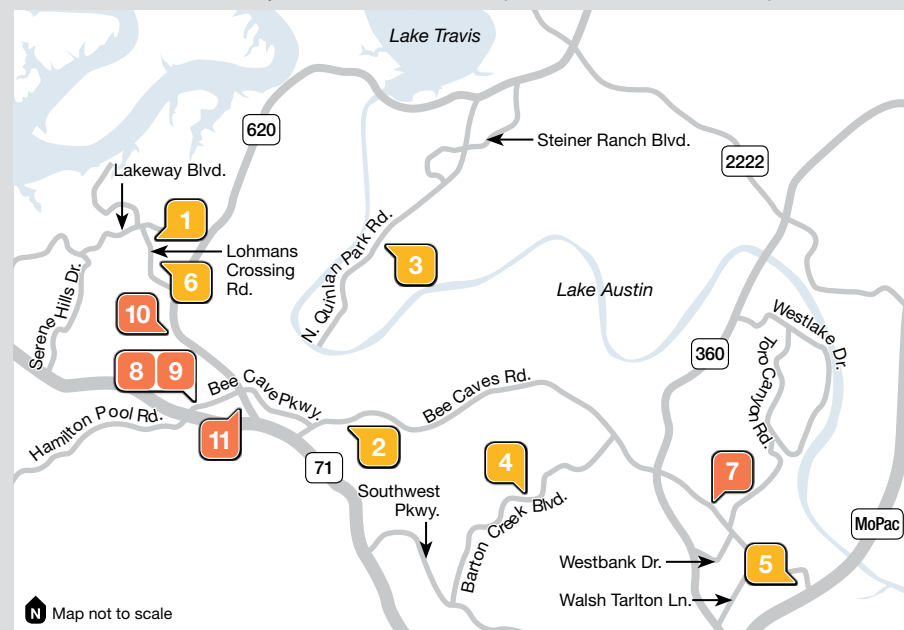
DeNucci said he plans to begin preleasing rooms in February for a summer opening.

Grace House Services

On Nov. 18, Legend Communities owner Jim Lavender withdrew his application to Lakeway City Council for a 16-bed, 9,500-square-foot proposed memory-care facility that would have been developed by Grace Senior Services Inc.

Number of senior living centers on the rise

The western Travis County area has seen an influx of assisted-living, memory-care, Alzheimer’s disease and skilled-nursing centers. Bee Cave is projected to add three such care centers, with Lakeway and West Lake Hills expected to add one center apiece.



The Harbor at Lakeway, a 150-unit assisted-living and memory-care campus, is slated to open during the summer.



Silverado Memory Care Community, as seen in November, is under construction in Bee Cave.

Existing

- 1 **Emeritus at Vista Oaks**
1604 Lohmans Crossing Road, Lakeway
- 2 **Grace House of Lake Travis**
11825 Bee Caves Road, Bee Cave
- 3 **Longhorn Village**
12501 Longhorn Parkway, Austin
- 4 **Querencia at Barton Creek**
2500 Barton Creek Blvd., Austin
- 5 **Summit at Westlake Hills**
1034 Liberty Park Drive, Rollingwood
- 6 **The Summit at Lakeway**
1915 Lohmans Crossing Road, Lakeway

Coming soon

- 7 **Belmont Village Senior Living**
4310 Bee Caves Road, West Lake Hills
- 8 **Park Manor of Bee Cave**
14058B Bee Cave Parkway, Bee Cave
- 9 **Silverado Memory Care Community**
14058A Bee Cave Parkway, Bee Cave
- 10 **The Harbor at Lakeway**
300 Medical Parkway, Lakeway
- 11 **The Park at Bee Cave (Pending)**
Hwy. 71 at RR 620, Bee Cave

Several Lakeway residents spoke against the build during the council’s October meeting, citing traffic and other concerns because of the project’s close proximity to a neighborhood elementary school.

Wyatt said although the city would not accommodate what he needed to build the project, he will look for another site in western Travis County.

Grace Senior Services Inc. owns Grace House of Lake Travis, a freestanding assisted-living community in Bee Cave. Wyatt said the community has remained 98 to 99 percent leased for the past 3 years, including 2013.

Belmont Village Senior Living

Patricia Will founded Belmont Village Senior Living in 1997. The West Lake Hills location, 4310 Bee Caves Road, is the 23rd location in a seven-state area.

The facility, which will offer assisted living and memory care, will use 5 of the 13 acres, and the three-story building features 141 private rooms, Will said.

Will said Belmont Village plans to open in this year’s second quarter, and she is not opposed to expanding to new locations in the future.

“We are very cautious when it comes to new locations,” she said. “We look at how much supply is required over time, but certainly the growth and thriving economy of Austin is taken into consideration. We certainly see Austin as a market where we could experience growth.”

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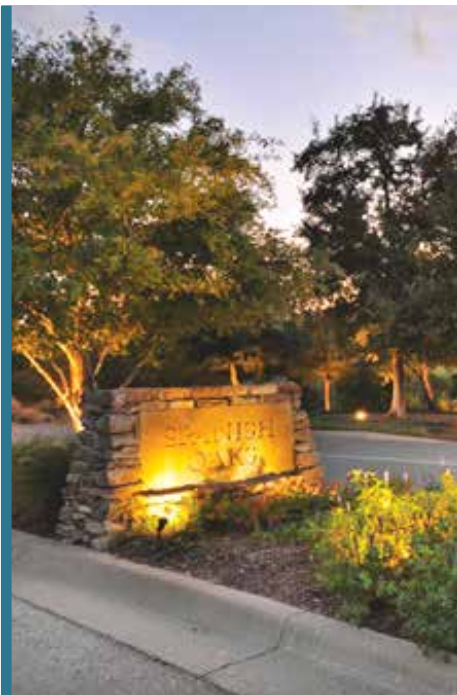


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REAL ESTATE

Featured Neighborhood
Spanish Oak, 78738

Market Data provided by
Mia Sanchez
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Courtesy Spanish Oaks HOA



Overview

Build-out year: Not built out

Builders: Austin Flair Homes, Authentic Designs, Brian Bailey, Camelot Custom Homes, Emerald Crest Development/Art Duncan, Griffon Estates, Hill Castle Homes, John Hagy, Kendree Custom Homes, Olympia Homes, Russell Eppright Custom Homes, Spanish Oaks Master Builder, Sunrise Builders, Zbranek & Holt Custom Homes

Square footage: 2,100–9,100

Home values: \$600,000–\$3 million

HOA dues (estimated): \$250 monthly

Property taxes (in dollars):

Travis County	0.4946
Lake Travis ISD	1.4075
Travis County Healthcare District	0.1290
Travis County ESD No. 6	0.1000
West Travis County MUD No. 6	0.4500
Total (per \$100 value)	2.5811

Homes on the market (As of 1/9/14)

No. of homes for sale	11
No. of homes under contract	1
Average days on the market	138

Annual home sales (1/9/13–1/9/14)

No. of homes sold	20
Square footage (low/high)	2,592 / 9,261
Selling price (low/high)	\$606,000 / \$2,500,000

Featured homes

4501 Spanish Oaks Club Blvd. No. 4



3 Bedroom / 3.5 Bath 3,016 sq. ft. \$874,522
Agent: Scott Michaels 512-533-2372

11519 Musket Rim St.




4 Bedroom / 6 Bath 6,514 sq. ft. \$1.9 million
Agent: Scott Michaels 512-533-2372

5324 Spanish Oaks Club Blvd.



6 Bedroom / 7 Bath 8,429 sq. ft. \$3,395,000
Agent: Michele Turnquist 512-328-3939

12416 Cherry Laurel Terrace



4 Bedroom / 4 Bath 7,100 sq. ft. \$3.35 million
Agent: Eric Moreland 855-859-0213



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REAL ESTATE

Market Data

On the market (December 2013)

Price Range	Number of homes for sale/Average days on market							
	78726	78730	78732	78733	78734	78735	78738	78746
\$149,999 or less	-	3/75	-	-	3/36	2/93	-	-
\$150,000–\$199,999	-	34/4	-	-	5/76	2/49	4/74	-
\$200,000–\$299,999	-	21/1	1/49	2/72	25/119	1/22	2/121	-
\$300,000–\$399,999	6/112	3/183	7/93	1/245	47/112	5/79	18/84	-
\$400,000–\$499,999	5/117	2/52	15/79	2/26	20/106	4/113	27/131	3/116
\$500,000–\$599,999	-	7/104	4/104	1/48	17/157	2/27	34/108	5/114
\$600,000–\$799,999	1/154	8/136	12/100	5/69	19/155	1/165	37/146	10/76
\$800,000–\$999,999	1/175	2/32	7/122	1/124	12/144	2/103	13/143	16/117
\$1 million +	1/239	13/124	15/145	12/113	47/220	25/155	17/154	45/213

Monthly home sales

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Month	Number of homes sold/Median price			
	78726	78730	78732	78733
December 2013	4/\$371,000	29/\$570,000	21/\$415,000	13/\$451,385
December 2012	9/\$368,000	16/\$397,500	31/\$429,001	10/\$446,000

Month	Number of homes sold/Median price			
	78734	78735	78738	78746
December 2013	34/\$310,000	19/\$390,000	38/\$496,079	31/\$935,000
December 2012	46/\$313,500	20/\$404,000	36/\$483,208	40/\$797,500

Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78726	Grandview Hills	12512 Verandah Court	4br/3ba	\$750,000	3,573	Theresa Boisseau	Keller Williams Realty	512-796-1368
78726	Parke	12303 Klondike Rush Point	4br/5ba	\$399,900	3,970	Sandra Carlson	Realty Executives, Austin-North	512-431-9591
78726	Versante Canyon	12025 Mira Vista Way	3br/2ba	\$415,266	2,349	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78730	Alicante Condo	11203 RR 2222, Unit 604	2br/2ba	\$178,000	1,398	Paul Puig	Keller Williams Realty	512-850-8117
78730	Greenshores on Lake Austin	7112 Greenshores Drive, Unit 8	4br/4ba	\$898,260	4,083	Jessica Licona	Keller Williams Realty	512-637-8434
78730	Hillside	8110 RR 2222, Unit 75	2br/2ba	\$415,000	1,367	Simon Cawley	Urbanspace	512-671-0009
78730	Hillside	8110 RR 2222, Unit 78	2br/2ba	\$659,000	2,395	Simon Cawley	Urbanspace	512-671-0009
78730	Hillside	8110 RR 2222, Unit 15	2br/2ba	\$340,000	1,532	Quinn Palmer	J.B. Goodwin, Realtors	512-736-9560
78730	River Place	3801 River Place Blvd.	5br/4ba	\$699,000	4,795	Ken Bartlett	Keller Williams Realty	512-418-1435
78730	River Place	4700 River Place Blvd., Unit 1	4br/2ba	\$599,000	3,108	Brandy Finnessey	RE/MAX 1	512-698-3366
78730	Westcliff	8111 Two Coves Drive	5br/3ba	\$920,000	4,030	Ken Bartlett	Keller Williams Realty	512-418-1435
78730	Westminster Glen	9807 Westminster Glen Ave.	4br/4ba	\$1,100,000	5,416	Kirk Lewis	HomeCity Inc.	512-422-2495
78732	Comanche Canyon Ranch	7028 Cielo Azul Pass	4br/4ba	\$1,550,000	5,446	Sandy Cary	Capital City Sothebys Intl. Rlty.	512-589-1002
78732	Comanche Canyon Ranch	12912 Luna Montana Way	3br/3ba	\$669,000	2,858	Alex Landry	Keller Williams–Lake Travis	512-994-7989
78732	Comanche Trail	13810 Panorama Drive	4br/2ba	\$800,000	3,961	Stuart Sutton	RE/MAX 1	512-844-3254
78732	Fairways at Steiner Ranch	12224 Fairway Cove	3br/2ba	\$399,900	1,935	Scott Hamilton	Cantera Real Estate	512-660-0400
78732	Fairways at Steiner Ranch	12228 Fairway Cove	3br/2ba	\$410,000	2,029	Lacey Bowen	Turnquist Partners, Realtors	512-507-5224
78732	Fairways at Steiner Ranch	2936 Old Course Drive	3br/2ba	\$419,900	2,045	Jeff Gifford	Keller Williams Realty	512-775-1797
78732	Fairways at Steiner Ranch	2732 Old Course Drive, Unit 29	4br/3ba	\$469,900	3,488	Richard Payton	Turnquist Partners, Realtors	512-484-4501
78732	Hughes Park Lake	12804 Thomas St.	5br/5ba	\$1,045,000	3,900	Valerie DiFabio	Keller Williams–Lake Travis	512-431-6825
78732	Marshall Ford Vista	13214 Mansfield Drive	3br/2ba	\$1,175,000	2,402	Jonathan Creath	Capital City Sothebys Intl. Rlty.	512-610-3206
78732	Montview Harbor	3403 Blue Jay Lane	3br/3ba	\$499,999	3,300	Ryan Rogers	Turnquist Partners, Realtors	512-413-9456
78732	River Dance	116 Dawn River Cove	6br/4ba	\$1,599,000	6,310	Maralee Schmidt	Avalar Austin	512-785-7343
78732	River Dance	13009 Zen Gardens Way	5br/5ba	\$998,900	4,284	Sandy Cary	Capital City Sothebys Intl. Rlty.	512-589-1002
78732	River Ridge	1301 S. Quinlan Park Road	3br/2ba	\$269,000	1,715	Gene Arant	Keller Williams–Lake Travis	512-261-1000
78732	Steiner Ranch	4216 Vista Verde Drive	5br/3ba	\$499,000	3,616	Nicole Popov	Sisu Realty & Associates	512-293-1608
78732	Steiner Ranch	404 Emerald Ridge Drive	5br/4ba	\$619,000	4,080	Elicia Gower	Coldwell Banker United	512-657-7510
78732	Steiner Ranch	3413 John Simpson Trail	4br/3ba	\$449,000	3,168	Gene Arant	Keller Williams–Lake Travis	512-261-1000
78732	Steiner Ranch	2705 Rio Mesa Drive	4br/2ba	\$400,000	2,853	Gene Arant	Keller Williams–Lake Travis	512-261-1000
78732	Steiner Ranch	1208 Grand Champion Drive	4br/2ba	\$449,999	3,029	Rhonda Durrill	Avalar Austin	512-994-8400
78732	Steiner Ranch	220 Horseback Hollow	4br/2ba	\$469,000	3,100	Derrick Jones	Austin City Living	512-657-8225
78732	Steiner Ranch	521 Horseback Hollow	4br/3ba	\$675,000	4,011	Gene Arant	Keller Williams–Lake Travis	512-261-1000
78732	Steiner Ranch	2504 University Club Drive	4br/4ba	\$1,090,000	4,502	Ginger Zanetti	Moreland Properties	512-293-3236
78732	Steiner Ranch	11725 Red Oak Valley Lane	3br/3ba	\$720,000	3,038	Kristi Long Sanguinet	Keller Williams Realty–RR	512-922-7191
78732	Steiner Ranch	11720 Shadestone Terrace	2br/2ba	\$409,000	2,262	Warren Chirhart	Keller Williams–Lake Travis	512-925-9182
78732	Steiner Ranch	12009 Tarraza Court	5br/3ba	\$445,900	3,633	Chuck Jenner	J.B. Goodwin, Realtors	512-851-3131
78732	Steiner Ranch	11937 Portobella Drive	4br/3ba	\$449,000	2,948	Gene Arant	Keller Williams–Lake Travis	512-261-1000
78732	Travis Vista	13013 Travis View Loop	4br/3ba	\$569,900	3,020	Andy Allen	Keller Williams Realty	512-785-0496
78732	Villa Montana	13240 Villa Montana Way	3br/3ba	\$800,000	3,824	Alex Landry	Keller Williams–Lake Travis	512-994-7989
78732	Villa Montana	12900 S. Luna Montana Way	4br/4ba	\$899,000	4,000	Alex Landry	Keller Williams–Lake Travis	512-994-7989
78733	Austin Lake Estates	2909 Edgewater Drive	3br/3ba	\$749,500	3,354	Harper Quill	Coldwell Banker United	512-914-5906
78733	Austin Lake Estates	1401 Orlando Drive	3br/2ba	\$489,000	2,382	Rick Hardy	Hardy Realty	512-784-7139
78733	Seven Oaks	9109 Atwater Cove	5br/5ba	\$1,895,000	6,546	Roselind Hejl	Coldwell Banker United	512-327-0385
78733	Westridge Estates	9811 Timber Ridge Pass	3br/2ba	\$419,500	2,529	Will Garrison	Keller Williams–Lake Travis	512-289-4079

Market Data provided by
Mia Sanchez
Avalar Austin



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

4700 River Place Blvd., Unit 1



13214 Mansfield Drive



1208 Grand Champion Drive



12900 S. Luna Montana Way



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Grand Haven Homes Offers Highly Sought After Home Designs in Rough Hollow

By Grand Haven Homes

Exemplary schools, an abundance of activities for active buyers, and an array of restaurants and retailers are just some of the hallmarks the Lake Travis area has to offer. Grand Haven Homes has committed to meet demand and buyers' expectations in one of Austin's hottest submarkets. In the Lake Travis area, home buyers from all over the country are grabbing the best homes as soon as they become available. Recognizing this trend, Grand Haven Homes offers four new home portfolio collections in its four Rough Hollow neighborhoods: The Woodlands, Cypress Ridge, West Rim, and The Summit, where it builds its GH Reserve Luxury collection and offers concierge service. Grand Haven Homes' collections include homes currently in various stages of construction from slabs formed to nearly move in ready. Buyers can select colors and designer selections for homes that have just been started. Estimated completion dates range from January 2014 to May 2014, depending on the stage of construction.

Award winning home builder Grand Haven Homes is known for its ability to offer innovative new home collections and attractive streetscapes in highly sought after master planned communities. In Rough Hollow, Grand Haven Homes offers four home collections in its four enclaves, with prices ranging from the upper \$300's to over \$1M, and each enclave has unique characteristics: The Woodlands, Grand Haven's flagship community, offers home designs from the mid \$400's with wooded home sites and homes on the rim overlooking the surrounding canyon. Cypress Ridge, an enclave adjacent to The Woodlands,



Grand Haven Homes' model in The Woodlands at Rough Hollow, located at 102 Kildrummy Lane, Austin, TX 78738 features 3 outdoor living areas including a rear balcony that takes advantage of the surrounding views. Grand Haven Homes models will be open through the holidays from 9:30am-6pm, and closed on Christmas Day.

offers homes from the upper \$300's conveniently located across from Highland Village, Rough Hollow's newest amenity center. Grand Haven's two newest enclaves, The West Rim and The Summit, opened earlier this year and offer new collections of home designs. The West Rim homes range from the mid \$400's-\$600's and offer homes on heavily wooded and partial view home sites, many on the surrounding greenbelt. The Summit, which distinctively offers the GH Reserve Luxury Collection, offers homes with 20+ mile views overlooking Lake Travis and the Hill Country.

To learn more about Grand Haven Homes and GH Reserve Luxury Homes, visit Grand Haven Home's model home located at 102 Kildrummy Lane, Austin, TX 78738, online at www.GrandHavenHomes.net, or call 512-608-9610 or 512-535-4572 for available homes and more information.

High Above Rough Hollow Lakeway Grand Haven Homes Presents

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GH Reserve Model Home Hours
Monday-Saturday 9:30am-6pm, Sunday Noon-6pm

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REAL ESTATE

Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78733	Wofford W	2216 N. River Hills Road, Unit C	4br/4ba	\$2,950,000	6,177	Eric Moreland	Moreland Properties	512-924-8442
78734	Apache Shores	3015 Brass Buttons Trail	3br/2ba	\$1,225,000	2,511	Bertina Schreiber	Moreland Properties	512-796-5740
78734	Apache Shores	2620 Crazyhorse Pass	3br/2ba	\$519,000	2,602	Linda Dittoe	Turnquist Partners, Realtors	512-947-6400
78734	Apache Shores	14800 Foy Drive	3br/2ba	\$210,000	1,568	Wes Womack	J.B. Goodwin, Realtors	512-626-0621
78734	Bella Montagna	425 Bella Montagna Circle	4br/3ba	\$599,000	3,265	Mary Hickey	Keller Williams–Lake Travis	512-796-4245
78734	Bella Strada	106 Bella Strada Cove	5br/4ba	\$998,000	4,874	Lori Wakefield	Keller Williams–Lake Travis	512-657-4455
78734	Buffalo Gap	1511 Buffalo Gap Road	3br/3ba	\$795,000	2,484	Tosca Gruber	Coldwell Banker United	512-789-5253
78734	Cardinal Hills Estates	15000 General Williamson Drive	3br/2ba	\$300,000	1,832	Robyn Mosner	RE/MAX 1	512-913-5593
78734	Costa Bella	103 Costa Bella Cove	4br/5ba	\$1,500,000	6,287	Susan Conti	Coldwell Banker United	512-750-9965
78734	Courtyard at Preserve	27 Cypress Knee Lane, Unit 95	3br/2ba	\$279,999	2,173	William Thompson	Private Label Realty	512-484-0728
78734	Hudson Bend	5509 Hiline Road	3br/2ba	\$114,500	952	Warren Kull	Capital City Sothebys Intl. Rlty.	512-633-0255
78734	Hudson Bend	16202 E. Lake Shore Drive	3br/3ba	\$1,200,000	2,908	Jo Carol Snowden	Moreland Properties	512-657-4441
78734	Lakeway	137 Clubhouse	4br/3ba	\$525,000	2,983	Abigail Atwell	Keller Williams–Lake Travis	512-422-2677
78734	Lakeway	209 Finn St.	3br/2ba	\$289,000	2,096	Jeff Lamb	Turnquist Partners Realtors	512-633-0052
78734	Lakeway	808 Bermuda	7br/8ba	\$2,800,000	8,907	Laurilyn Wysocki	J.B. Goodwin, Realtors	512-228-9218
78734	Lakeway	101 Explorer Cove	3br/2ba	\$354,900	2,388	Cheryl Fowlkes	Keller Williams–Lake Travis	512-749-8509
78734	Lakeway	111 Blue Lake Court	4br/2ba	\$325,000	2,186	Diana Thomas	Capital City Sothebys Intl. Rlty.	512-970-4489
78734	Lakeway	1804 Lakeway Blvd.	5br/4ba	\$517,500	3,855	Daren Smith	Keller Williams–Lake Travis	512-415-3020
78734	Lakeway	1916 Lakeway Blvd.	5br/3ba	\$569,000	3,880	Polly Clarke	Turnquist Partners, Realtors	512-658-6389
78734	Lakeway	3701 Lakeway Blvd.	5br/3ba	\$432,000	3,401	Sara Madera	Turnquist Partners, Realtors	512-750-5536
78734	Lakeway	101 Mango Court	4br/3ba	\$459,900	3,188	Vince Martinez	Keller Williams Realty	512-785-4288
78734	Lakeway	301 Timpanagos Drive	4br/2ba	\$362,400	2,733	April Womack	Moreland Properties	512-970-1031
78734	Lakeway	113 Duck Lake Drive	3br/2ba	\$365,000	2,225	Diana Thomas	Capital City Sothebys Intl. Rlty.	512-970-4489
78734	Lakeway	409 Sunfish	4br/4ba	\$609,900	3,394	Jeanne Ann Klein	Keller Williams–Lake Travis	512-657-1002
78734	Pinnacle at North Lakeway	127 Roberto, Unit 10B	3br/2ba	\$335,000	2,676	Larry Bishop	Keller Williams–Lake Travis	512-426-1718
78734	Retama Garden Homes	2201 Lakeway Blvd., Unit 12	2br/2ba	\$175,000	1,168	Ryanne Vaughan	Keller Williams Realty	512-619-5034
78734	Rough Hollow	402 Tempranillo Way	5br/4ba	\$799,900	4,564	Sandy Cary	Capital City Sothebys Intl. Rlty.	512-589-1002
78734	Rough Hollow	408 Tempranillo Way	4br/4ba	\$889,900	4,439	Sandy Cary	Capital City Sothebys Intl. Rlty.	512-589-1002
78734	Rough Hollow	106 Caicos Cove	6br/5ba	\$1,169,500	5,495	Mary Hickey	Keller Williams–Lake Travis	512-796-4245
78734	Rough Hollow	316 Martinique Pass	5br/4ba	\$1,148,500	5,468	Sandy Cary	Capital City Sothebys Intl. Rlty.	512-589-1002
78734	Schramm Ranch	107 Far Vela Lane	6br/5ba	\$925,000	6,950	Steve Windle	Coldwell Banker United	512-750-2650
78734	Stewart B K	1410 Buffalo Gap Road	3br/1ba	\$315,000	1,948	Kimberly Baker-Kahle	Coldwell Banker United	512-289-8371
78734	Sylvester T H	17309 W. Beach Road	3br/3ba	\$895,000	3,908	Mary Ann Ramsel	Keller Williams Realty	512-635-6550
78734	Townhomes at Tuscan Village	104 Rivalto Circle, Unit 3	2br/2ba	\$322,500	1,501	Larry Bishop	Keller Williams–Lake Travis	512-426-1718
78734	Villas on Travis	2918 N. RR 620, Unit T-251	2br/2ba	\$274,000	1,395	Phillip Johnson	O Realty	512-614-6655
78734	Villas on Travis	2918 N. RR 620, Unit R-298	2br/3ba	\$310,000	1,793	Erin Rost	Realty Austin	512-804-8737
78734	Villas on Travis	2918 N. RR 620, Unit 291	3br/3ba	\$365,000	2,030	Bertina Schreiber	Moreland Properties	512-796-5740
78734	Villas on Travis	2918 N. RR 620, Unit M-178	3br/3ba	\$419,900	2,115	Dawn McKim	Coldwell Banker United	512-300-1187
78735	Barton Creek	3617 Verano	5br/5ba	\$2,495,000	5,908	Michele Turnquist	Turnquist Partners, Realtors	512-431-1121
78735	Barton Creek	2908 Maravillas Loop	5br/3ba	\$1,900,000	5,357	Lisa Foster-Sexton	Realty Austin	512-751-7321
78735	Barton Creek	9001 Wintercreeper Cove	5br/4ba	\$1,050,000	4,102	Laurel Prats	Turnquist Partners, Realtors	512-636-7579
78735	Barton Creek	9008 Wintercreeper Cove	5br/4ba	\$1,250,000	5,161	Laurel Prats	Turnquist Partners, Realtors	512-636-7579
78735	Barton Creek	8743 Chalk Knoll Drive	3br/3ba	\$920,000	3,912	Eve Kush	Coldwell Banker United	512-845-0405
78735	Barton Creek	7509 Escala Drive	6br/7ba	\$5,575,000	10,828	Eve Kush	Coldwell Banker United	512-845-0405
78735	Estates Above Lost Creek	8703 Smoketree Cove	5br/6ba	\$1,650,000	5,535	Cathy Coneway	Stanberry & Associates	512-422-5677
78735	Gaines Ranch	3816 Agape Lane	4br/4ba	\$1,285,000	4,262	Cherie Copus	Amelia Bullock, Realtors	512-203-5887
78735	Lantana	7821 Journeyville	4br/3ba	\$527,900	4,005	Michael Spickes	Realty Austin	512-699-0400
78735	Lantana	5704 Journeyville Court	4br/2ba	\$500,000	3,424	Tomas Corzo	Keller Williams Realty	512-567-4509
78735	Oak Park	6010 Oakclaire Drive	4br/3ba	\$255,000	2,089	Marjann Cooper	Amelia Bullock, Realtors	512-695-2000
78735	Owners Club at Barton Creek	8212 Barton Club Drive, Unit 21	3br/3ba	\$55,000	2,600	Jason Long	Turnquist Partners, Realtors	512-750-6914

ZIP code guide

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- 78730 River Place
- 78732 Steiner Ranch
- 78733 Bee Caves Road area
- 78734 Lakeway
- 78735 Barton Creek
- 78738 Bee Cave
- 78746 West Lake Hills/Rollingwood

27 Cypress Knee Lane, Unit 95



127 Roberto, Unit 10B



17309 W. Beach Road



3816 Agape Lane



Residential real estate listings added to the market between 10/1/13 and 1/6/14 were included and provided by the Austin Board of Realtors, www.abor.com. Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property’s agent or seller for the most current information.

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