

Water district eyeing \$52 million-plus bond

Ballot could include pump stations, larger pipes, new equipment for improved safety

By Kyle Webb

With recent prolonged drought conditions and a high risk of area wildfires, Water District No. 10, which serves the city of West Lake Hills along with neighborhoods Rob Roy and Camelot, is considering a nearly \$53 million bond for the November ballot.

The proposed bond, which would likely be split into three components, could include about 50 miles of new pipes, two pumping stations and an updated communication system for the district.

“What the [WD10] board is looking at is an increase in water for system-wide fire flows,” WD10 President Clif Drummond said. “Our attention has been focused on increasing the amount of water available in fire demand situations where they were the lowest. These are typically at the highest elevations in the Westbank [area] and those areas where it is not possible to loop distribution, [which increases water pressure].”

Drummond said the board must make a decision by Aug. 18 to include the bond on the November ballot.

Increasing fire flow

The city of West Lake Hills passed an ordinance in September 2012 requiring all fire hydrants in the city to be capable of delivering 2,000 gallons of water per minute. However, Drummond said there are areas in the district that still provide just 500–700 gallons per minute. The water flow at those locations needs to be increased, according to Michael Lacey, Emergency Services District No. 9 fire marshal.

Lacey said he thinks the bond improvements would help protect existing structures and future growth in the district.

“Having 2,000 gpm of flow from fire hydrants changes [the fire department’s] ability to utilize equipment while fighting a fire,” he said. “The large [main fire hoses] we use require 1,000



ESD No. 9 Fire Marshal Michael Lacey tests the water flow of a fire hydrant.

gpm alone. If we don’t have adequate water we are limited in our tactical abilities, and that puts the community at risk.”

WD10 initially studied the cost of increasing all hydrants in the district to either 1,500 gpm or 2,000 gpm. Drummond said the cost between the two options was negligible and the district moved forward with a cost estimate of making every hydrant in the district capable of 2,000 gpm.

After the first study of more

than 30 identified projects came back with a price tag of about \$89 million, Drummond said the WD10 board evaluated the must-haves of those projects.

“It isn’t a small number,” Drummond said. “Each pumping station is about \$9 million, and we need another \$9 million for the Bee Caves Road pipe alone; that is more than \$27 million right there.”

Drummond said the proposed
See **Bond** | 45

Help wanted in western TravCo

Housing costs, commutes lead to gaps in service sector employment

By Leslee Bassman

When owner Mike Herman held a job fair for his new Hill Country Galleria restaurant, Hasler Brothers Steakhouse, in June, only seven people showed up at the dusty construction site for an interview. He said he hired three of the applicants and continued searching for staffers to fill 52 additional jobs—ranging from hostesses to bussers—in the 140-seat steakhouse as well as its adjoining 85-seat sports bar, Cindy’s Galleria.

See **Service sector** | 47

Projects begin to take shape near Southwest Parkway

By Kelli Weldon

Construction machinery whirring along Southwest Parkway, a road that connects with Hwy. 71 and MoPac in Southwest Austin, is a familiar sight to many who drive in the area. Several developments and office projects in the area are already under construction, and plans for other developments are being reviewed and revised.

Near the intersection of Southwest Parkway and William Cannon Drive, Chasco Constructors is laying the groundwork for
See **Southwest Parkway** | 48



Helena Yang, Hasler Brothers Steakhouse general manager, waits for a job applicant in Bee Cave.

NEWS

- 6 IMPACTS**
Now Open, Coming Soon & more
- 9 TRANSPORTATION UPDATES**
- 11 TRANSPORTATION**
Lake Travis ISD school traffic
- 13 UTILITIES**
Rollingwood City Council increases water and sewer rates
- 15 INSIDE INFO**
Bee Cave looks at film incentives
- 16 DEVELOPMENT**
Marshall Tract eyes senior living facility or fire station
- 17 CITY SERVICES**
Remodel discussed for Bee Cave City Hall and library
- 18 ZONING**
City of Austin updates ordinances, zoning for Lake Austin
- 19 TAXES**
City of Austin discusses general homestead exemption
- 20 EDUCATION BRIEFS**
- 21 EDUCATION**
Eanes and Lake Travis ISDs receive high rankings from local nonprofit
- 23 CITY & COUNTY**

FEATURES

- 24 CALENDAR**
- 27 RECENT HIGHLIGHTS**
- 29 BUSINESS**
Blue Matrix Labs
The Recording Conservatory of Austin
- 33 DINING**
Nik’s Italian Kitchen + Bar
- 35 PEOPLE**
Deanna McParland, new Bee Cave Elementary School principal
- 37 HIGHER EDUCATION GUIDE**
Q&A with Don Christian, CEO of Concordia University Texas
Concordia University Texas news
Higher education listings

40 REGIONAL REPORT

50 REAL ESTATE

Briarcliff — 78669

COUPONS

53 IMPACT DEALS



austin's #1 home search website



PENINSULA ON LAKE AUSTIN
2329 Westlake Dr #3
4 BD 4.5 BA +/-4,400 SQ FT
Listed by Sherry Ellenbogen
512.294.4488



FLINTROCK FALLS
504 Golden Bear Dr
5 BD 4.5 BA +/-5,543 SQ FT
Listed by Donna Darling
512.422.2367



RESERVE AT LAKE TRAVIS
2100 Ruffian Heights Ln
5 BD 5 BA +/-3,652 SQ FT
Listed by Todd Grossman
512.919.6524



GREENSHORES ON LAKE AUSTIN
7109 Barefoot Cv
4 BD 5 BA +/-5,180 SQ FT
Listed by Michael & Stacy Spikes
512.699.0400



ESTATES LAKEWAY HILLS
107 Lakeway Hills Cv
5 BD 4.5 BA +/-4,124 SQ FT
Listed by Jack Carter
512.413.5757



STEINER RANCH
13213 Coleto Creek Trl
5 BD 4 BA +/-4,373 SQ FT
Listed by Team ATX
512.589.6577



STEINER RANCH
3703 Runnels Ct
4 BD 2.5 BA +/-2,700 SQ FT
Listed by The Dittlow Team
512.638.7977



MASTERS AT HILLS LAKEWAY
104 W Eagle Dr
3 BD 3.5 BA +/-2,123 SQ FT
Listed by Kristen Fojtik
512.364.1131



WHITECLIFF CONDOS
1601 Judy Lynn Dr #110
3 BD 2.5 BA +/-1,495 SQ FT
Listed by Will Garrison
512.289.4079



LAKEWAY
307 Copperleaf Rd
4 BD 2.5 BA +/-2,686 SQ FT
Listed by Sherry Ellenbogen
512.294.4488



STEINER RANCH
13024 Appaloosa Chase Dr
4 BD 3 BA +/-2,748 SQ FT
Listed by The Thate Team
512.750.5777



WEST CYPRESS HILLS
5424 W Wild Foxglove Rd
5 BD 4 BA +/-3,253 SQ FT
Listed by The Jenny & Kim Team
512.809.3844



APACHE SHORES
14221 Running Deer Trl
4 BD 2.5 BA +/-2,265 SQ FT
Listed by Todd Grossman
512.919.6524



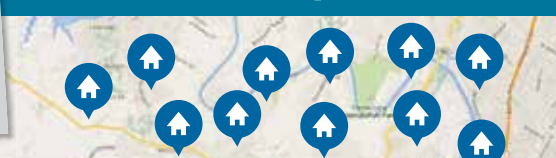
BRIARCLIFF
706 Rogart Dr
4 BD 2 BA +/-1,972 SQ FT
Listed by Brenda & Shelley Team
512.771.0169

Realty Austin Citywide Open House
Sunday, September 7th, 2014

OPEN HOUSE



VIEW OUR OPEN HOUSE MAP AT
EZ.COM/OPENHOUSE



Lake Travis
2418 RR 620 South, #200
Lakeway, TX 78738

Westlake
3801 N Capital of TX, Hwy #J-180,
Austin, TX 78746

Central
1209 W 5th St, #300
Austin, TX 78703

Southwest
4301 W William Cannon Dr, #200
Austin, TX 78749

Northwest
10526 W Parmer Ln, #425
Austin, TX 78717

connect with us: fb.com/realtyaustin • realtyaustin.com • 512.241.1300

Belvedere on Hamilton Pool Road

HOME COMING!

{Just Closed 8716 Bellancia Drive by AweStruct, LLC}



JUST CLOSED!!

AweStruct, LLC

8716 Bellancia Drive | 512.771.6185

Hill country contemporary with a more modern flare. This 4 bedroom, 4 bath, AweStruct built home brings a new look to Belvedere. Featuring a double negative edge pool, ipe pool decking and exterior siding accents, glass guard rails, a true gourmet kitchen, steam shower, 6' pivot door, 16' pocketing door system, 5' pocketing pass-through window, and second story balcony with remarkable hill country views, this residence is truly unique. With matching stone retaining walls and oaks in front, the home is privately situated on its 1.25 acres.



*Home was marketed by Brian Skelton,
Becker Properties, 210.577.9913*


BELVEDERE
www.BelvedereAustin.com

community Impact

NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.®

PUBLISHERS AND FOUNDERS

John and Jennifer Garrett

PUBLISHER - AUSTIN METRO

Traci Rodriguez

GENERAL MANAGER

Phyllis Campos, pcampos@impactnews.com

Editorial

FOUNDING EDITOR Cathy Kincaid

EXECUTIVE EDITOR Shannon Colletti

MANAGING EDITOR JP Eichmiller

EDITOR Kyle Webb

REPORTER Leslee Bassman

COPY EDITOR Andy Comer

STAFF WRITERS Jennifer Curington, Kelli Weldon

CONTRIBUTING WRITER Cara White Lowrimore

Advertising

SENIOR ACCOUNT EXECUTIVE Lauren Itz

ACCOUNT COORDINATOR Katy Sierk

Design

CREATIVE DIRECTOR Derek Sullivan

GRAPHIC DESIGNER Amy Vanlandingham

AD PRODUCTION MANAGER Tiffany Knudtson

Business

CHIEF OPERATING OFFICER Claire Love

CIRCULATION SPECIALIST Cody Leitholt

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

Contact us

16225 Impact Way, Ste. 1
Pflugerville, TX 78660 • 512-989-6808
impactnews.com

PRESS RELEASES Itwnews@impactnews.com

ADVERTISING Itwads@impactnews.com

COMMENTS Itwfeedback@impactnews.com

SUBSCRIPTIONS impactnews.com/subscriptions



©2014 JG MEDIA INC. ALL RIGHTS RESERVED. NO REPRODUCTION OF ANY PORTION OF THIS ISSUE IS ALLOWED WITHOUT WRITTEN PERMISSION FROM THE PUBLISHER.

FROM THE EDITOR



One thing I have noticed about my time in the Lake Travis area is that everything appears very nice. The restaurants are nice, the shops are nice—even the gas stations are nice.

I understand that as homeowners, some residents look down on low-income housing or apartments, viewing them as hosts for transient members of the community. I have attended several meetings in different Lake Travis-area cities at which apartments were talked about as not an important part of the community.

As a renter myself, I can tell you that renters can still be valued members of the community.

COMMUNITY FEEDBACK

TAKE THE POLL

As you can read in reporter Leslee Bassman's front-page story, a number of local business owners are struggling to find enough staffers. This has led to some gaps in customer service and could become a growing issue. Please take our poll question and let us know if you have experienced gaps in service.

Have you been affected by a lack of service staff in the Lake Travis area?

- ☐ Yes, I have experienced longer wait times at restaurants and businesses
- ☐ Yes, but it has not been enough to worry about
- ☐ No, but I am worried it could become an issue soon
- ☐ No, I have not noticed any change in service

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*.

Clarification: Volume 5, Issue 6

"Western Travis County deals with DWI issues"

Lakeway Police Chief Todd Radford said he suggested Fore Restaurant owner James Dinwoodie reach out to off-duty police officers to participate in a nonprofit ride home program, but did not make any commitments to the cause. Radford also suggested Dinwoodie purchase used police cruisers at auction. It is illegal for the city of Lakeway or police department to sell used police cruisers directly to citizens.

Apartment can also, as outlined in reporter Leslee Bassman's front-page story in this issue, provide affordable options for people who may not be able to afford the houses in the Lake Travis area.

Renters are often the ones providing the services offered by the area's nice restaurants and shops. They are the ones taking food orders, running the cash registers and in many ways making Lake Travis the nice place it is to live.

Leslee's story shows that some local business owners are struggling to hire enough staff largely because of housing prices. As city leaders make plans for the coming months and years, they should think about how nice the area is and how some housing diversity can help keep it that way.

Kyle Webb

Kyle Webb

EDITOR

kwebb@impactnews.com

LAST MONTH'S POLL RESULTS

The vast majority of readers who took last month's poll question chose to drive themselves home after a night out.

How do you get home after a night on the town?

I drive myself

56%

I take a taxi

12%

I have a friend pick me up

9%

I use a transportation network company such as Uber or Lyft

8%

I take the bus

5%

I use the Metrorail

5%

I walk

5%

Unscientific web survey conducted 7/10/14–8/7/14

DRINK WINE *with a* STEIN ~Dog Days

Well, it's finally here. The dog days of summer have arrived and I find myself trying to come up with creative wine pairings to beat the heat. Luckily for me, the store has a giant walk-in beer and wine fridge! However, I don't have one at home and these hot, sultry days have me beat. I've decided that I can't beat the heat so I may as well embrace it. Here is my cocktail recipe, feel free to use it:

- ✓ Ice Cold White Wine
- ✓ Pool
- ✓ Hot Grill
- ✓ The Beach Boys

Measure in equal parts, mix well, and repeat! Trust me, it works.

For the wine, anything dry and crisp will work. Personally, I've been sipping on lots of Northern Italian white wine, specifically Arneis. While it is not an ageable wine, a good Arneis has a light aroma, is slightly floral or has hints of apricot and almonds and is incredibly refreshing.

Come on by the store, we can help you find the right wine as well as some recipes and songs to go with it!

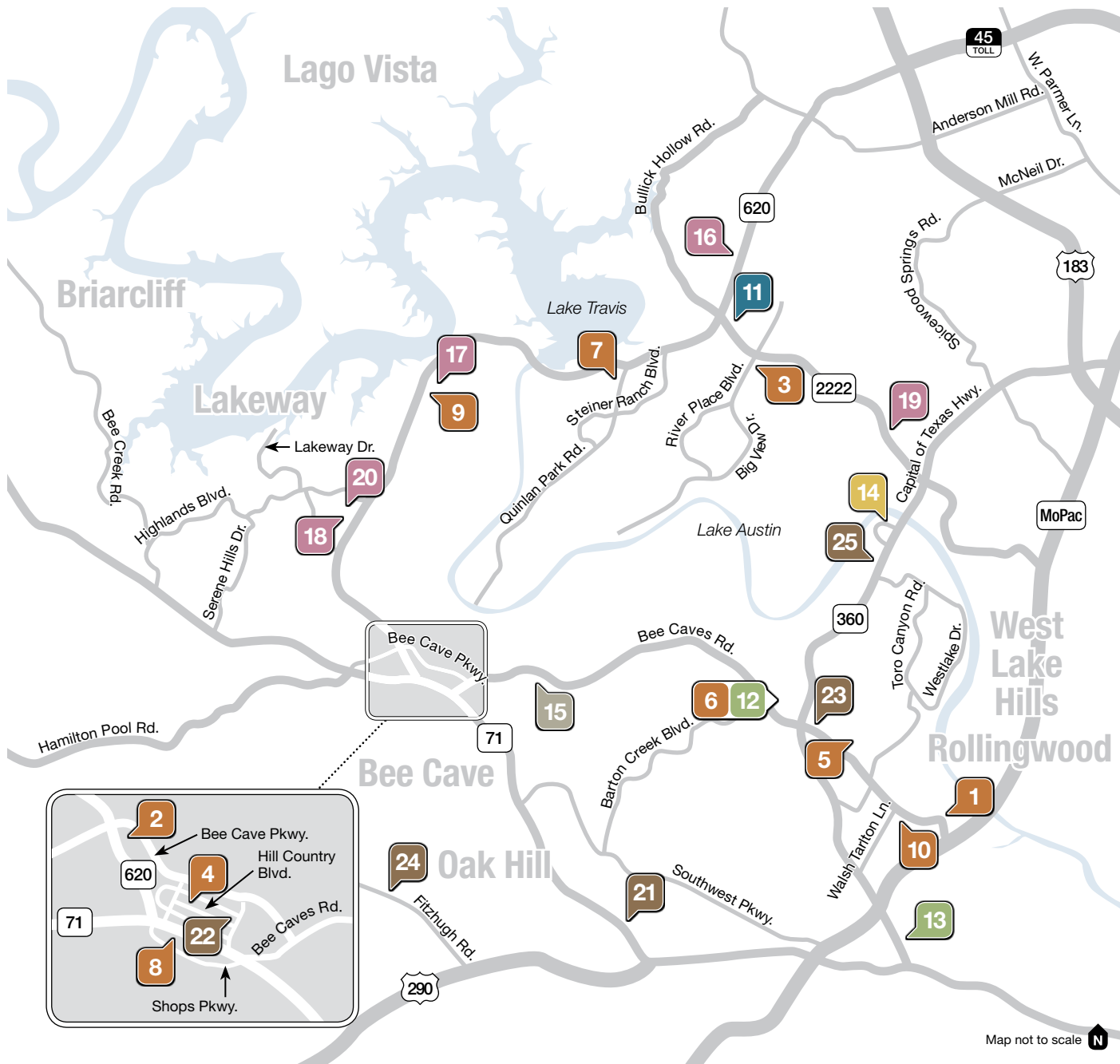
*Cheers! ~Kevin Stein,
Marketplace Manager
& Wine Authority*



Please drink responsibly.

TWIN
LIQUORS
FINE WINE & SPIRITS
TWINLIQUORS.COM

IMPACTS



Now Open

1 Chinatown Restaurant reopened in its original location at 2712 Bee Caves Road, Ste. 124, Rollingwood, on May 5. The Asian eatery offers classic dishes, sushi, weekday happy hour specials and weekend dim sum brunch. 512-328-6588. www.austinchinatown.com

Dessert catering business **Cakes Rock** opened May 1. Baker and owner Christy Seguin specializes in extreme cakes including gravity-defying creations and custom flavors. By appointment only. 512-842-7625. www.facebook.com/christycakesrock

2 Food trailer **Chew Chew BBQ** opened June 20 at the South Side Eatery food trailer park, 3595 S. RR 620, at Ladera Ranch Boulevard, Bee Cave. The trailer serves slow-smoked meats including brisket, pork ribs, sausage, ham, turkey and chicken as well as potato salad, sweet slaw, beans and desserts. The trailer is open Tuesday through Saturday. 512-573-8646. www.chewchewbbq.com

3 Hill Country Apothecary opened July 14 at the Riverplace Medical Towers, 6611 River Place Blvd., Ste. 103, in Austin. The Four Points-area site is the compounding pharmacy's second area location. 512-487-5759. www.rhxca.com

4 Brazilian high-end clothier **Lure** opened July 9 in the Hill Country Galleria, 12912 Hill Country Blvd., Ste. F-145, in Bee Cave. The store features imported women's day, evening and fitness apparel. 512-296-2851

5 Cosmetic and reconstructive plastic surgery practice **Precision Plastic Surgery** opened Aug. 1 in The Hills Medical and Professional Building II, 4701 Bee Caves Road, Ste. 106, in Austin. The office includes an operating room. 512-270-8047. www.precisionofaustin.com

6 Sage Recovery & Wellness Center, 7004 Bee Caves Road, Austin, a diagnosis and care center for substance abuse and dual diagnosis mental health disorders, opened June 23. The facility provides outpatient care for substance abuse and mental health issues as well

as individualized counseling, family counseling, outpatient group therapy, yoga therapy and more. 512-306-1394. www.sagerecoveryaustin.com

7 The Ranch Orthodontics opened July 7 in the Quinlan Crossing shopping center, 5145 N. RR 620, Ste. G-120, in Austin. The orthodontics office is open to adults and children. 512-466-4947. www.theranchorthodontics.com

8 Total Men's Medical opened May 5 in The Shops at the Galleria, 12717 Shops Parkway, Ste. 500, in Bee Cave. The clinic focuses exclusively on men's health needs including primary care, low testosterone and medical weight loss. 512-222-8667. www.totalmens.com

9 Capital City Strength and Conditioning opened July 14 at 2009 N. RR 620, Ste. 730, Austin. The program focuses on group fitness classes for children and adults. 512-318-2099. www.capitalcitystrength.com

10 Dolce Austin, 3201 Bee Caves Road, Ste. 138, West Lake Hills, opened June

29. The salon provides hair, makeup, manicure, pedicure, tanning and esthetician services. 512-474-1174. www.dolceaustin.com

Coming Soon

11 School in the Hills, a private Montessori program, will open a second location in June 2015 for children ages 18 months through third grade at Riverplace Station, 10819 RR 2222, in Austin. The 14,000-square-foot site will include a large gymnasium. The Steiner Ranch location will continue to accept children ages 18 months through kindergarten. Daily transportation will be provided for lower elementary students—first through third grade—between the Steiner Ranch school and the new River Place school. 512-266-6160. www.schoolinthehills.com

Relocations

12 Capital market investment firm **Ascendant Capital** relocated June 1 from 7004 Bee Caves Road, Ste. 300, Austin, to the Hill Country Galleria, 13413 Galleria Circle, Bldg. Q, Ste. 150, in Bee Cave. 512-891-1232. www.ascendant-cap.com

13 Marketing data services company **Predictive Science** relocated May 1 from 401 Congress Ave., Ste. 1540, Austin, to Barton Creek Plaza II, 3801 S. Capital of Texas Hwy., Ste. 250, in Austin. 888-836-4188. www.predictivescience.com

New Management

14 Prepared foods company **My Fit Foods** named David Goronkin as its new CEO on June 19. The company moved its corporate headquarters to 5000 Plaza on the Lake, Ste. 380, Austin, in 2013. Goronkin replaces founder Mario Mendias, who is now chairman of the board. My Fit Foods operates more than 80 stores in five states, with 12 stores located in the Austin area. 512-400-0600. www.myfitfoods.com

New Ownership

15 Altus Hospice of the Hills purchased Hospice of the Hills, 11719 Bee Caves Road, Ste. 100, Bee Cave, on June 20. The mission of the facility is to provide professional care by focusing on both the patient and their family. 512-614-2851. www.altushospicecare.com

Anniversaries

16 Sports-themed restaurant **Highlights Gametime Grill**, 8300 N. RR 620, Bldg. E, Austin, celebrated its first anniversary June 27. 512-291-6967. www.highlightsgrill.com

17 Food trailer **Otto's Hawaiian Shave Ice**, 2111 N. RR 620, Lakeway, celebrated its first anniversary June 15. New ice flavors

include Lovers Delight—a guava and passion-fruit mixture—and Silver Fox—a vanilla and coconut mixture.
512-636-9620. www.ottosshaveice.com

18 Homebuilder **Sterling Custom Homes**, 1310 S. RR 620, Ste. B-200, Austin, celebrated its 25th anniversary June 19. The Lakeway custom home design consultation and construction company was founded by Duke McDowell in 1989. 512-263-2214. www.sterlingcustomhomes.com

19 **Rhonda Stokley DDS**, 7300 RR 2222, Bldg. 5, Ste. 216, Austin, celebrated its first anniversary July 8. 512-343-9000. www.rhondastokleydds.com

20 Financial firm **Turner Wealth Management**, 1008 S. RR 620, Ste. 202, Lakeway, celebrated its 10th anniversary on July 31. 512-382-9554. www.turnerwealthmanagement.com

Mobile art studio **Uncorked Painting** will celebrate its first anniversary Sept. 1. The business offers private, in-home art parties and serves Four Points, Lakeway and Austin. 512-387-0719. www.uncorkedpainting.com

In the News

21 A cookbook featuring West Austin restaurant **Jack Allen's Kitchen**, 7720 W. Hwy. 71, Austin, will be published this fall. The book is co-authored by the restaurant's Executive Chef and owner Jack Gilmore and Food Editor Jessica Dupuy. It will be available on Amazon.com and includes recipes using locally sourced foods. 512-852-8558. www.jackallenskitchen.com

22 **Sun Radio**, 100.1 FM, 12600 Hill Country Blvd., Bee Cave, installed a new antenna June 26 expanding its reach from West and South Austin to include North Austin. 512-829-4680. www.sunradio.com

23 Travel company **Giltedge Africa**, 5656 Bee Caves Road, Ste. F201, Austin, hired Robyn Stalson on March 1 as its U.S. office's first full-time tour consultant. The business has an office in Cape Town, South Africa, and provides custom itineraries for travel in southern and eastern Africa. 512-697-3676. www.giltedgeafrica.com

24 **Jester King Brewery**, 13187 Fitzhugh Road, Austin, announced June 30 that four new beers—Provenance, Biere de Miel, Nocturn Chrysalis and Atrial Rubicite—will be offered in its tap room. 512-537-5100. www.jesterkingbrewery.com

25 Branding platform **Bazaarvoice Inc.**, 3900 N. Capital of Texas Hwy., Ste. 300, Austin, sold 2012 acquisition PowerReviews, a company that measures social media traffic and content, to Wavetable Labs on July 2 for \$30 million. 512-551-6000. www.bazaarvoice.com

Compiled by Leslee Bassman



Owner Christy Seguin holds a peacock cake after opening dessert business **Cakes Rock** May 1.



Simone Arnold opened high-end Brazilian fashion boutique **Lure** in the Hill Country Galleria July 9.



Dolce Austin owner Cris Coleman styles a client's hair in the Westlake salon that opened June 29.

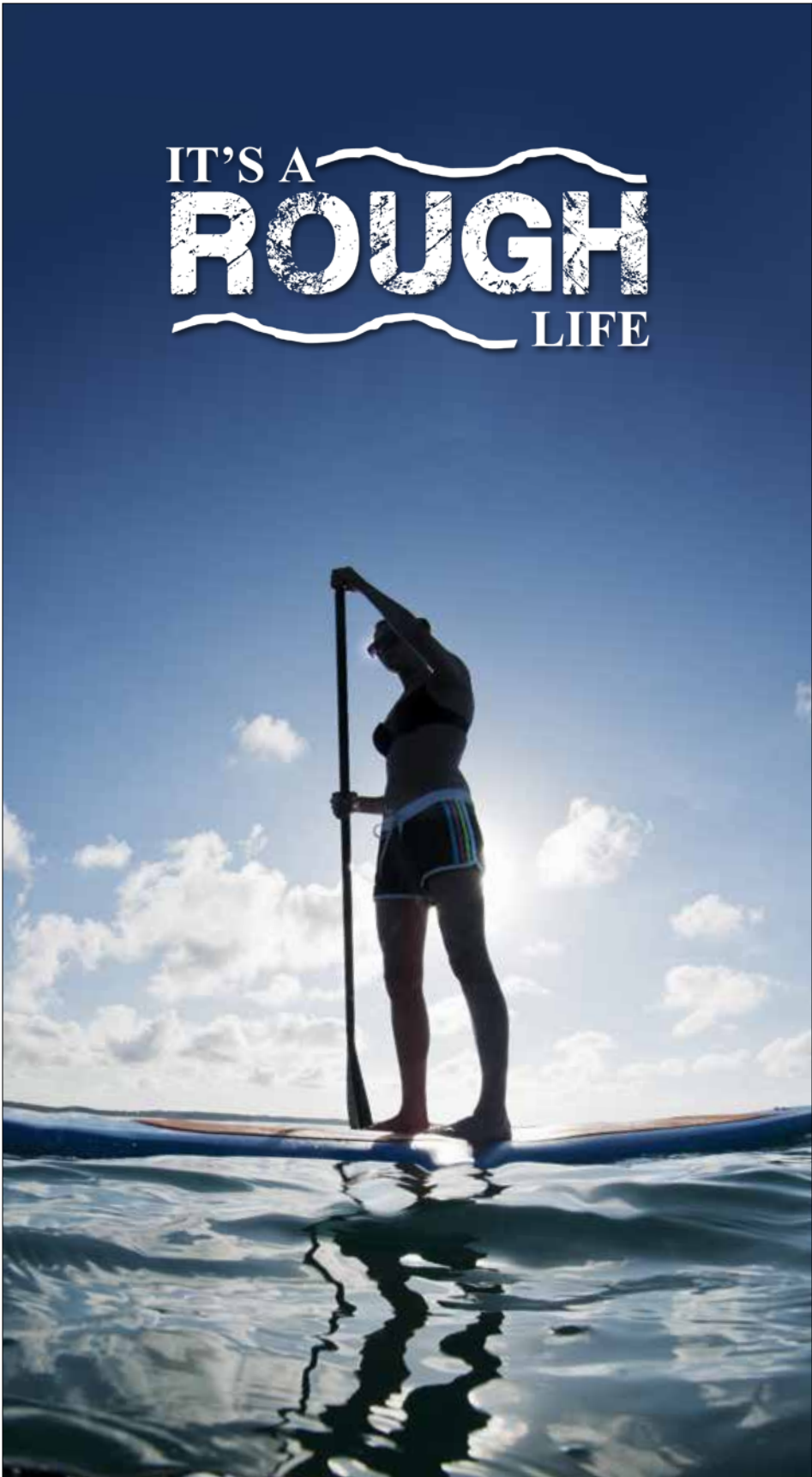


Alicia and Daniel Marker plan to open a River Place location for **School in the Hills** next year.



Altus Hospice Care celebrates its grand opening June 25 after acquiring Hospice of the Hills April 1.

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



WELCOME TO THE FIRST DAY OF YOUR ROUGH LIFE

Kids: school. Water: beckoning. You: living.

Exemplary schools. Exemplary living. With more than 30 gorgeous new homes available now, the Rough Life is calling.



512.617.1776 FOLLOW US
RoughHollowLakeway.com

HOME DESIGNS BY: **DREES • HIGHLAND • GRAND HAVEN • SCOTT FELDER
TAYLOR MORRISON • COVENTRY • WES PEOPLES • RIVER OAKS • CENTERRA
LC LUXURY HOMES • Gh RESERVE • VILLAGE BUILDERS • STANDARD PACIFIC
CUSTOM HOME BUILDERS** INCLUDING **CANYONSIDE BUILDERS** AND **BELLA VITA**

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



103 ARROYO CLARO
5 Bdrm | 4.5 Bath | \$1,250,000
Barbara Erker 512-750-3866




2503 EDGEWATER DR
6 Bdrm | 6.5 Bath | \$10,500,000
Darin Walker 512-560-7633




303 PLEASANT DR
4 Bdrm | 3 Bath | \$1,400,000
Jean Phillips 512-924-0175




2301 WINDMILL RUN
7 Bdrm | 6.5 Bath | \$1,295,000
April Womack 512- 970-1031




106 OUTCROP VIEW LN
3 Bdrm | 2 Bath | \$379,000
Bertina Schreiber 512-796-5740




6905 CROSBY CIRCLE #28
3/2 | Lost Creek | \$434,900
Ginger Zanetti 512-293-3236




223 VARCO DR
4 Bdrm | 3.5 Bath | \$569,900
Donna Mahlum 512-565-6400




16421 LAKE LOOP
3/3.5 Deep Waterfront | \$1,950,000
Dianne Johnson 512-699-0619




16805 HURST CREEK CIRCLE
Waterfront "Tree House" near Lakeway. 2 Bdrm | 2 Bath, ADA features, great vacation rental or primary home! \$625,000




Ann Kimbriel 512-751-9341



127 CAREFREE CIRCLE
5 Bdrm | 4 Bath | \$739,900
April Womack 512- 970-1031




302 LAS LOMAS
5 Bdrm | 4F+2H Bath | \$2,250,000
Kim Hundley 512-784-0316




4812 TIMBERLINE DR
5 Bdrm | 6.5 Bath | \$2,500,000
Darin Walker 512-560-7633




710 BERMUDA
4 Bdrm | 3.5 Bath | \$1,225,000
Jean Phillips 512-924-0175




4101 MCBRINE PLACE
4/3 with Pool on 1 Acre | \$1.1M
Karen Liddy 512-971-0076



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Now at home in Austin.

Austin's Exclusive Christie's Affiliate

m moreland PROPERTIES

moreland.com

LAKE TRAVIS
512.263.3282 ■ 1005 RR 620 South

AUSTIN
512.480.0848 ■ 3825 Lake Austin Blvd, Ste 501

m LUXURY PORT/OLIO INTERNATIONAL **LEADING REAL ESTATE COMPANIES OF THE WORLD** **IR**

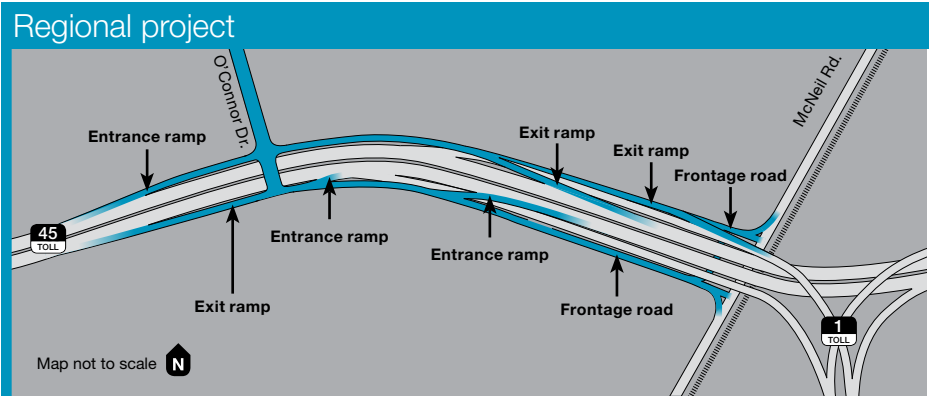
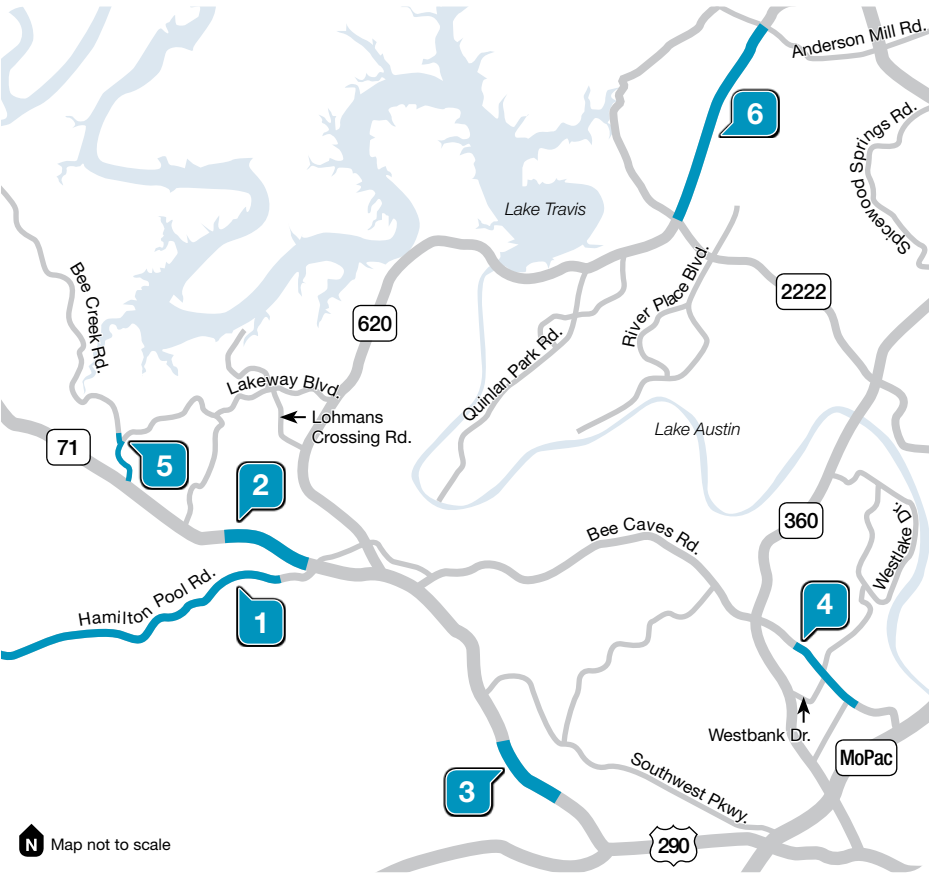
TRANSPORTATION UPDATES

Major projects in the area

Compiled by Kyle Webb

@

News or questions about these or other local transportation projects? Email us at ltwnews@impactnews.com



O'Connor Drive/SH 45 interchange

Improvements include constructing an overpass of O'Connor Drive over SH 45 and the expansion of O'Connor to accommodate the frontage road upgrades. The project also includes building frontage roads west of the Loop 1/SH 45 N interchange in Round Rock and the associated on- and off-ramps along the tollway. This project ties into Williamson County's O'Connor Drive project. A ribbon cutting ceremony scheduled for Aug. 21 will mark the opening of the road to traffic. Some minor construction work will not be completed until fall.

Timeline: November 2011–fall 2014

Cost: \$25 million

Funding sources: Texas Department of Transportation, Williamson County

1 Hamilton Pool Road

The road construction project will continue the shoulders on Hamilton Pool Road to Cueva Drive. A center turn lane will also be constructed at the intersection with Crumley Ranch Road. The road will be widened from just south of Hwy. 71 to RM 12.

Timeline: Schedule for a February 2015 bid awarding

Cost: \$1.4 million

Funding source: Texas Department of Transportation

Hwy. 71 center lane

2 Hwy. 71

The project will construct a center turn lane from Vail Divide to Hamilton Pool Road, a length of just over 1.5 miles. The construction is about 25 percent complete.

Timeline: Construction began in February and is expected to finish in July 2015

Cost: \$8.24 million

Funding sources: TxDOT and Proposition 12

3 Hwy. 71

The project includes extending center turn lanes in certain areas from Southwest Parkway to US 290 in Oak Hill, widening shoulders and adding a traffic signal at Hwy. 71 and Southwest Parkway. It will also include the construction of dual left-turn lanes from Hwy. 71 to Southwest Parkway.

Timeline: Construction began in June and is expected to be complete in summer 2016.

Cost: \$10.3 million

Funding sources: TxDOT and Proposition 12

4 Bee Caves Road

The project will widen Bee Caves Road in

West Lake Hills, adding a continuous center turn lane from Buckeye Trail to Walsh Tarlton Lane, a distance of more than 1.2 miles. The city of West Lake Hills provided funds for the purchase of right of way for the project, and Water District No. 10 is responsible for the costs to move water lines during construction.

Timeline: Scheduled for a May 2015 bid awarding.

Cost: \$5.5 million

Funding sources: Capital Area Metropolitan Planning Organization, TxDOT and city of West Lake Hills

Bee Creek Road

5 Bee Creek Road

Improvements to the roadway off Hwy. 71 include widening from two-lanes to four-lanes, improving access to properties along the road, upgrading storm drainage, and adding bike lanes and sidewalks. A signalized intersection will also be added for access to Lake Travis Middle School, and two left-turn lanes will be added from Bee Creek Road to Hwy. 71. Additionally, a dedicated right-turn lane will be added from Hwy. 71 onto Bee Creek Road.

Timeline: Work began in late 2013 and is scheduled to be complete in 2015

Cost: \$8.9 million

Funding source: Travis County

6 RR 620 paving

The project runs from RR 2222 to Anderson Mill Road and includes full-depth pavement repairs, adding a seal and overlay, and placing pavement markings on the roadway.

Timeline: July–September 2014

Cost: \$1.6 million

Funding source: TxDOT

CERTIFIED PREOWNED.com
Automotive Excellence In A Click!

2014 A4 2.0T FWD
Multitronic Premium Package
\$329 mo.
36 MO. LEASE

2015 Forester 2.5i
6MT with Alloy Package
\$0 DOWN \$283 mo.
42 MO. LEASE
2.9% APR Financing available for 72 months**

2015 S60
\$299 mo.
24 MO. LEASE
Complimentary Factory Maintenance!

ALL REMAINING IN STOCK
2014 GHIBLI AND GHIBLI SQ 4
\$10,000 off MSRP

1 - Audi - 36 mo. closed-end leases offered to qualified customers by Audi Financial Services, A4 Stk# D0981 based on MSRP \$36,295, \$2,999 down + \$695 acquisition fee + \$0 first mo payment (paid by Audi) + \$0 security deposit = \$3,694 due at inception + TT&L. Purchase option at lease end for \$19,599. 36 monthly payments of \$329. Advertised offers require dealer contribution; final negotiated price may vary by dealer. Lessee responsible for insurance, maintenance and repairs and may have some financial liability at lease end. Lessee responsible for \$0.25/mile offer 7,500 miles per year and a disposition fee of \$375 due at lease end. See dealer for details. Higher MSRP will affect lease price. *Available to qualified customers only. Visit either location for details. Pictures shown with optional equipment for illustration only. Offers expire 7-31-14. **2 - Subaru** -Model FFA 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 \$283, final pymt / residual = \$14,419. Based on 10k mi. / yr with \$.15 per mi. excess charge. MSRP \$23,638, Stk# Z10401. Offers expire 7-31-14. **3 - Volvo** -Stk# V5077. 24 mo lease with approved credit through Volvo Car Financial Services. Lease based on 10,000 mi/yr with \$.25/mi excess charge. \$3,200 + TT&L total due at inception (no sec. dep. required). Final payment / residual = \$26,497. MSRP \$37,320. Ad unit subject to availability. *Complimentary Factory Scheduled Maintenance covers the first three services at no charge: 10,000, 20,000 and 30,000 miles. See dealer for complete details. Offers expire 7-31-14. **Maserati** -Must take delivery from dealer stock. Offer good while supplies last. Cannot be combined with any other offer. See dealer for more details. Offers expire 7-31-14.



The Great Rate Event

WHATEVER YOUR GREAT EVENT
NOW'S THE TIME TO MAKE IT HAPPEN

Auto Loans | Home Equity Loans & Lines of Credit | Personal Loans & Lines of Credit
Private Student Loans | Small Business Loans & Lines of Credit



PROMOTION DETAILS

Eligible customers receive interest rate discounts from 0.25% to 1.00% on select new loans and lines of credit

Interest rate discount will be applied automatically

Promotion ends September 30, 2014

For more information, stop by Wells Fargo, call 1-866-578-5671, or visit wellsfargo.com/greatrate

For a limited time, get a special interest rate discount from 0.25% to 1.00% on select new loans or lines of credit

Your life is filled with great events. This summer, Wells Fargo is helping make those events even better. We're rewarding qualified customers with a special interest rate discount on select new loans and lines of credit. You could use it to tackle major home renovations, consolidate your debt, pay for college expenses or even grow your business. Hurry in and let us help you create your own great event today.

The Great Rate Event promotion provides special interest rate discounts for select products on new credit applications submitted July 1, 2014 through September 30, 2014 with a qualifying Wells Fargo consumer or business relationship. Additional restrictions, limitations and exclusions may apply; please contact a Wells Fargo banker for further details. This promotion may be modified or withdrawn at any time without notice and may not be transferable. Terms and conditions of accounts, products, programs and services are subject to change. All applications are subject to approval. Auto loans for vehicle purchase originated at dealerships do not qualify for relationship discount.

 Deposit products offered by Wells Fargo Bank, N.A. Member FDIC.
© 2014 Wells Fargo Bank, N.A. All rights reserved. NMLSR ID 399801 Printed materials expire September 30, 2014. (1204191_12724)

Together we'll go far



The reasons to get a TxTag keep adding up.

With TxTag:

\$ 5 . 1 6

Without TxTag:

\$ 8 . 0 2

Whether you use toll roads a little or a lot, you'll save big with TxTag. It's easy and fast to sign up!

- Pay 25% less on tolls than Pay By Mail customers.
- Bypass paying by mail and avoid the \$1.15 fee added to mailed monthly bills.
- Good for travel on all toll roads in Texas.
- New online and phone services make TxTag even easier to use.



Save 25% on tolls.
Every trip. Every time.

1-888-468-9824 • TxTag.org

TRANSPORTATION

Lake Travis ISD prepares for transportation changes in coming school year

By Kyle Webb

As the 2014–15 school year approaches, Lake Travis ISD officials are preparing for changes to the way traffic flows to the new Lake Travis Middle School and the 2015–16 addition of the Lake Travis High School annex.

Tony Valdez, Travis County engineer and project manager for the Bee Creek Road improvements near the middle school, said he expects the two lanes closest to the new middle school to be complete in time for the first day of school. Construction on the road, which includes widening to four lanes, will continue throughout the year and is scheduled to be complete in 2015.

LTISD Deputy Superintendent Chris Allen said the district does not have any plans to regulate traffic near the middle school but will monitor the situation as teachers begin to arrive and traffic increases on the road. Uniformed officers will be brought in to direct traffic if necessary, he said.


Traffic to the new Lake Travis High School annex will also change. The stop sign will be moved back for the coming school year, and the approach to the annex will be modified before it opens in the 2015–16 school year.

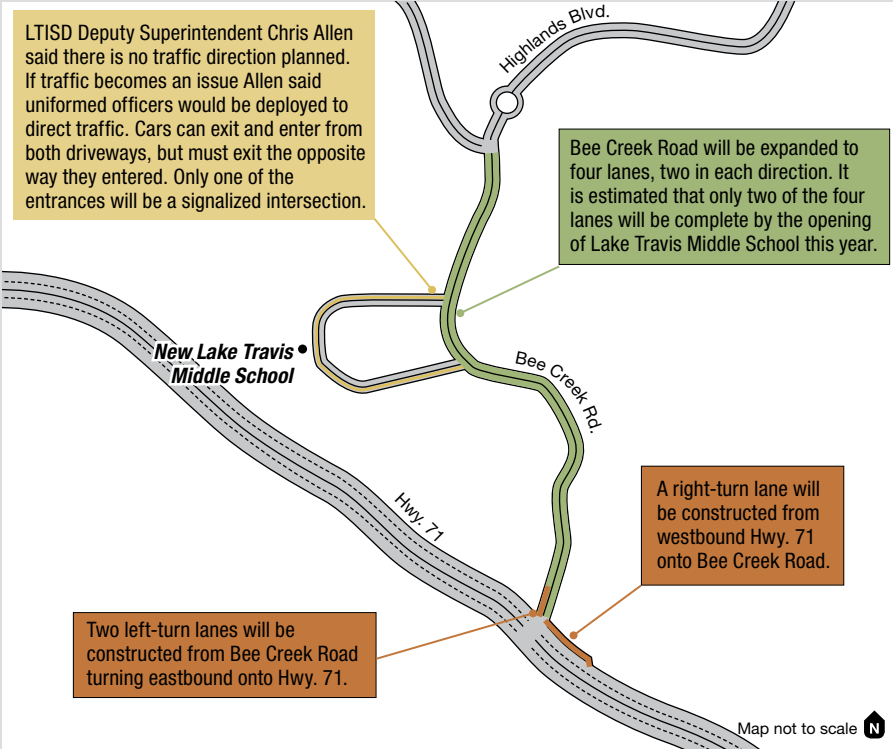
LAKE TRAVIS MIDDLE SCHOOL TRAFFIC FLOW

Lake Travis ISD and Travis County officials expect the improvements to Bee Creek Road will be about half completed by the time the school opens in August.

In addition to the new middle school location, the district released new bus routes on Aug. 4. Bus routes for students can be found at www.laketexas.txed.net.

Photos by Kyle Webb






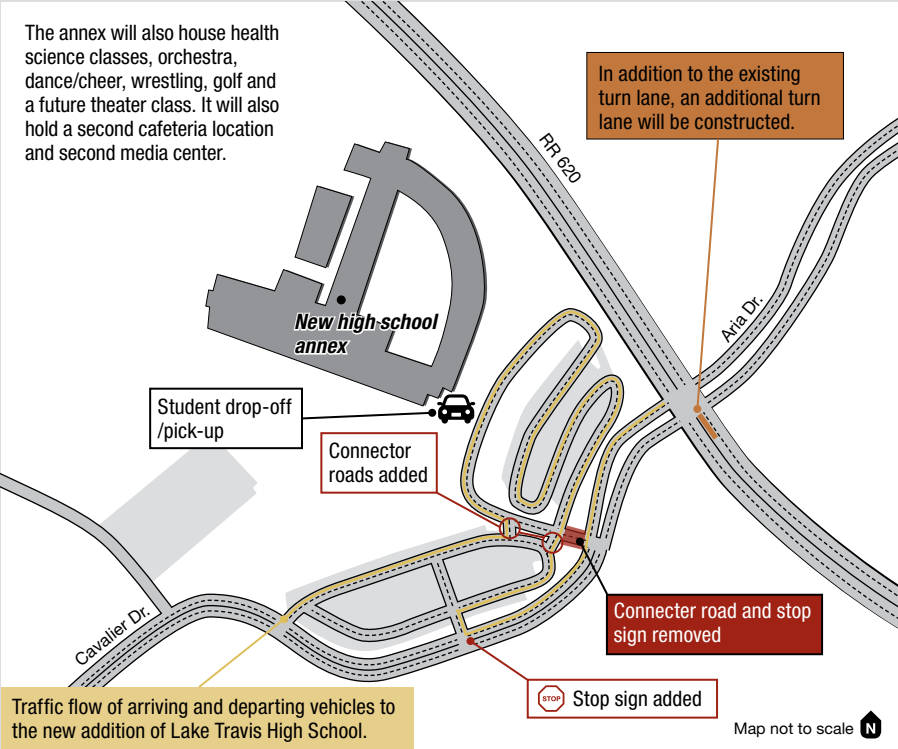
Map not to scale

LAKE TRAVIS HIGH SCHOOL ANNEX TRAFFIC FLOW

Traffic flow to the new Lake Travis High School annex will be modified for the 2015–16 school year. The stop sign will be pushed back for this year and traffic will flow in a serpentine pattern through two current parking lots to the annex for student drop-off.

The annex will house ninth-grade core classes in English, science, math and social studies.





Map not to scale


Sources: Lake Travis ISD and Travis County



FASHION IN MOTION

SAVINGS EVENT

June 14–September 15, 2014



Alustra® Duette® Architella® Honeycomb Shades

Swipe, tap, relax. You just created a comfort zone.

\$50 to \$100

REBATE PER UNIT*
On Select Hunter Douglas Motorized Window Fashions

interior design *Gallery*

Austin's fully motorized showroom

7825 Burnet Rd | Austin TX 78757
M-F: 10:00 - 5:00 | 512-454-2626
Private appointments available Saturdays

Ask about **FREE** Measuring and Installation

The Art of Window Dressing™ Ideas booklet **FREE** with this ad

Ask about **FREE** Motorized Window Fashions

Facebook icon

www.austinwindowgallery.com

* Manufacturer's mail-in rebate offer valid for qualifying purchases of Hunter Douglas window fashions with the PowerRise® or PowerGlide® motorized system made 6/14/14 – 9/15/14 from participating dealers in the U.S. only. Rebate will be issued in the form of a prepaid reward card and mailed within 6 weeks of rebate claim receipt. Funds do not expire. Subject to applicable law, a \$2.00 monthly fee will be assessed against card balance 7 months after card issuance and each month thereafter. Additional limitations apply. Ask participating dealer for details and rebate form. **Additional equipment is required for app operation; ask for details. ©2014 Hunter Douglas. All rights reserved. All trademarks used herein are the property of their respective owners.

A CLEANER HOME — IS A — HEALTHIER HOME

CARPET CLEANING SPECIAL
3 ROOMS ONLY \$99

Cleaning Completed By 8/31/14
Promo Code: SAVE99

TILE & GROUT CLEANING SPECIAL
\$50 OFF

Cleaning Completed By 8/31/14
Promo Code: 50TILE



BEYOND CARPET CLEANING
CARPET | TILE & GROUT | HARDWOOD | UPHOLSTERY
1-800-STEEMER® | stanleysteemer.com

Minimum charges apply. Must present coupon at time of service. Not valid with any other offer or coupon. Residential only. Combined living areas, L-shaped rooms, and rooms over 300 sq. ft. are considered 2 areas. Protector not included. Valid at participating locations only. Certain restrictions may apply. Call for details.



Mercedes-Benz
of Austin



AUSTIN CHILDREN'S SHELTER
PROUD PARTNER



Lease a 2014 C250 Sport Sedan

\$279/mo¹
48 months



Lease a 2014 E350 Sport Sedan

\$499/mo²
48 months



¹2014 C250 Sports Sedan Lease: \$4,847.50 cash due at signing plus title, tax and license fee's. Cash due at signing includes \$3,773.50 capitalized cost reduction, \$795 acquisition fee and first month's lease payment of \$279. Not everyone will qualify. No security deposit required. MSRP, \$37,735 with residual value of \$19,244.85, 10K miles/year with 25 cents per extra mile. Offer Expires August 31, 2014.

²2014 E350 Sports Sedan Lease: \$7,091.50 cash due at signing plus title, tax and license fee's. Cash due at signing includes \$5,797.50 capitalized cost reduction, \$795 acquisition fee and first month's lease payment of \$499. Not everyone will qualify. No security deposit required. MSRP, \$57,975 with residual value of \$27,828 10K miles/year with 25 cents per extra mile. Offer Expires August 31, 2014.



LAKEWAY

SERVICING LAKEWAY & LAKE TRAVIS
FACTORY CERTIFIED - ALL INSURANCE ACCEPTED



Mercedes-Benz



INFINITI



HONDA



SUBARU

WE REPAIR ALL MAKES AND MODELS
FREE ESTIMATES - PAINTLESS DENT REPAIR FOR DOOR DINGS AND/OR HAIL DAMAGE - ALL INSURANCE ACCEPTED

★ **CONTINENTALCOLLISIONLAKEWAY.COM** ★

UTILITIES

Rollingwood City Council increases water, wastewater rates 10 percent

Higher rates to make up for projected billing revenue shortfall

By Kyle Webb

Rollingwood City Council voted to increase city water and wastewater rates by 10 percent across the board at its regular meeting July 30. The rate change will be reflected during the next billing cycle, which begins Aug. 22.

Council discussed raising the rates an additional 10 percent, or 20 percent total, but decided to discuss the matter further before making such a drastic increase.

The city's water rates will still operate on the tiered scale adopted May 16, 2012, which charges higher water rates for those who use more water.

The increase changes the rates for residential and commercial customers alike. Residential rates are increasing from \$15.24 for the first 2,000 gallons of water to \$16.76. Similarly the next residential tier would increase from \$4.50 for every 1,000 gallons used after the initial 2,000 gallons to \$4.95.

Rollingwood Mayor Barry Bone pushed for a quick adoption of some kind of rate increase because of a shortfall in projected water revenue for the city.

"Our projected revenue is down," he said. "We have had some success in lowering water usage [because of drought conditions], but that lowers our revenue."

Bone said he projects the city will lose about \$200,000 in water revenue. The city planned for \$800,000 in water sales for fiscal year 2013-14.

"I'm all for conserving water, but from a financial management point of view, we need to operate our city in a solvent manner," Bone said. "As [long as] I have been here ... often we are losing money [from the water fund]. A lot of cities make money with their water, and we are losing money. I know nobody likes to do something in a hurry. ... My concern is that we are going in a negative direction, and it is affecting our next fiscal year."

Alderman Sara Hutson pointed out that while the city may be down \$200,000 in projected water revenue, the water expenses for the city are also lower than expected.

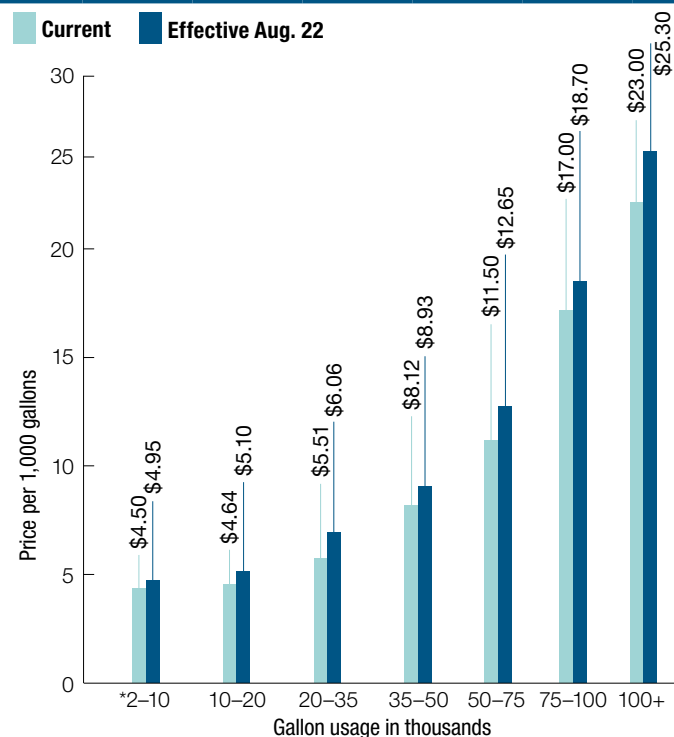
"We are lower than we budgeted by \$53,000 [in water expenses]," she said. "So there is more of a difference in budgeted

Monthly residential water rate structure comparison

On July 30, Rollingwood City Council increased water and wastewater rates by 10 percent across the board. Council is discussing an additional 10 percent increase—or 20 percent total—in order to stem the tide of lost water revenues because of the prolonged drought and water conservation.

*Residential users were previously charged \$15.24 for the first 2,000 gallons of water, but customers will be billed at \$16.76 starting with the Aug. 22 billing cycle.

Source: City of Rollingwood



revenue than the actual [projected loss for the city]."

About 7 percent of the 10 percent increase will keep the city rates equal to city of Austin water rate changes. Grady Reed, Rollingwood's utility rate consultant, said about half of the city's water budget is used to purchase water from Austin.

"With the city of Austin raising their rates 14 percent, we have to raise rates by

7 percent just to keep pace," he said.

Reed recommended a one-time large increase in rates to halt the city's loss in water revenue and then continuing with cost-of-living increases afterward.

"The city has been transferring money from the wastewater fund into the water fund, but [the wastewater funds] is losing money, too," he said. "You can't continue to do that."

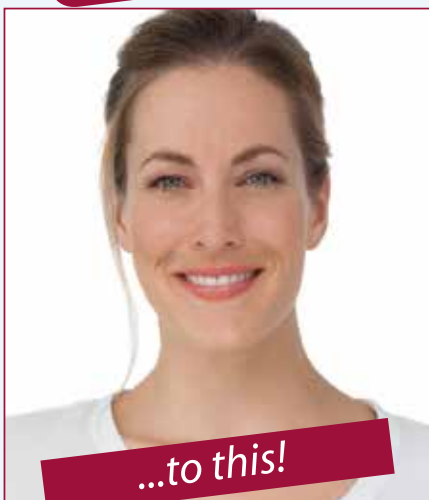
Stop Migraines

**Needle Free, Drug Free
Headache and Migraine Relief**

Forever



Let us help you
go from this...



...to this!

This new, revolutionary treatment has been proven to be 95% effective at reducing or eliminating severe headaches and migraines.

Schedule your FREE consultation today:
512.402.1955

AustinMigraineRelief.com

As seen on
**KVUE'S
HealthVUE**

PLUSH
FABRIC-HOME INTERIORS

Your Austin area source for fabulous fabrics and trims, custom window treatments, upholstery, and custom bedding.



314 OLD HIGHWAY 183 • CEDAR PARK, TX 78613
512.331.7503 • PLUSHHOMEFABRIC.COM



LAKE HILLS PHARMACY
COMPOUNDING & WELLNESS CENTER

Jim & Dorinda
Martin
Pharmacists/Owners
(local Lakeway residents)

**Short Wait Time
for Prescriptions
& Free Delivery**

**Easy Transfers of
All Your Prescriptions**

Call Us at
512-608-9355
**COMPOUNDING
SPECIALISTS**

12005 BEE CAVE RD, SUITE 1-A • UPLAND VILLAGE • 1/4 MI FROM GALLERIA
HOURS: 8:30 AM - 6:30 PM WEEKDAYS - 9:00 AM - 2:00 PM SATURDAY • 512-608-9355



WESTLAKE HILLS

504 Spiller Ln
2 Beds, 2.5 Baths
\$1,900,000
Susie Dudley
512. 497.6332



SENNA HILLS

10622 Pluchea Cove
4 Beds, 3 Baths
\$600,000
Ranae Pettijohn
512.422.1526



THE RIDGE AT BARTON CREEK

1508 Mesa Ridge
4 Beds, 4.5 Baths
\$1,595,000
Marybeth Hubenak
512.431.3179



FALCONHEAD WEST

16008 Zagros Way
4 Beds, 3.5 Baths
\$549,000
Lori Galloway
512.633.3882



LAKE POINTE

12030 Pleasant Panorama
4 Beds, 3.5 Baths
\$965,000
Susan Brown
512.426.8866



WESTMINSTER GLEN

9701 Westminster Glen Dr
5 Beds, 5 Baths
\$1,199,999
Carol Strickland
512-426-2381



SOUTHWEST AUSTIN

11335 Rim Rock Trail
4 Beds, 5 Baths, 4 acres
\$724,900,
Betty Kuykendall
512.657.8959



PFANTASTIC PFLUGERVILLE

900 Antique Heritage
3 Beds, 2 Baths
\$152,000
Kay Keese
512 750.2274



DRIFTWOOD

120 Trail Master Circle
5 Beds, 4 Baths, 1.4 acres
\$545,000
Betty Kuykendall
512-657-8959



WESTLAKE HIGHLANDS

2728 Trail of Madrones
4 Beds, 4 Baths
\$850,000
Cherie Copus
512.203.5887



SPANISH OAKS

4712 Monte Carmelo Pl
Lot Size: .54 acre
\$190,000
Camille Abbott
512-529-1299



LAKE POINTE

12323 Carlsbad
5 Beds, 3.5 Baths
\$529,000
Susan Gilchrist
512-796-7591



INSIDE INFO

Bee Cave council seeks input on proposed studio projects

Film, TV experts discuss local industry viability

By Leslee Bassman

Bee Cave City Council enlisted the help of television and film professionals to determine the viability of the entertainment industry in Central Texas before reviewing zoning applications for two development district proposals—The Terraces and The Backyard at Bee Cave—that include production studios.

“Texas film incentives are an important component of what brings work here,” Texas Film Commission Director Heather Page said during the July 8 City Council meeting.

The state’s film tax incentive program, created in 2005, received appropriations of up to \$95 million last year, she said.

Page said production companies have spent \$172 million in Texas on products qualifying for incentives from Sept. 1, 2013, through June.

Central Texas has an abundance of talent and labor to support the industry, she said. However, the region lacks the production stage infrastructure needed for projects, which includes office space, stages and storage, she said.

Council members said they were concerned productions may later be drawn to other states by increased out-of-state incentives.

Mayor Caroline Murphy said

City Manager Frank Salvato will continue to assess the climate of Central Texas’ film and production industry.

Texas vs. Louisiana

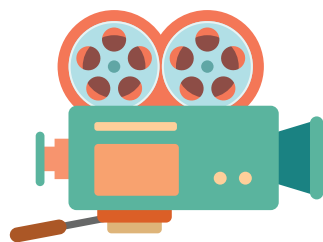
Texas received an average incentives rating from tax credit brokerage company Film Production Capital. States such as Louisiana and Georgia earned top ratings as the best states for film incentives.

“Louisiana does not cap the credits a production can earn and, at 35 percent, provides one of the highest production

tax credits in the country,” FPC Executive Vice President John Bails said.

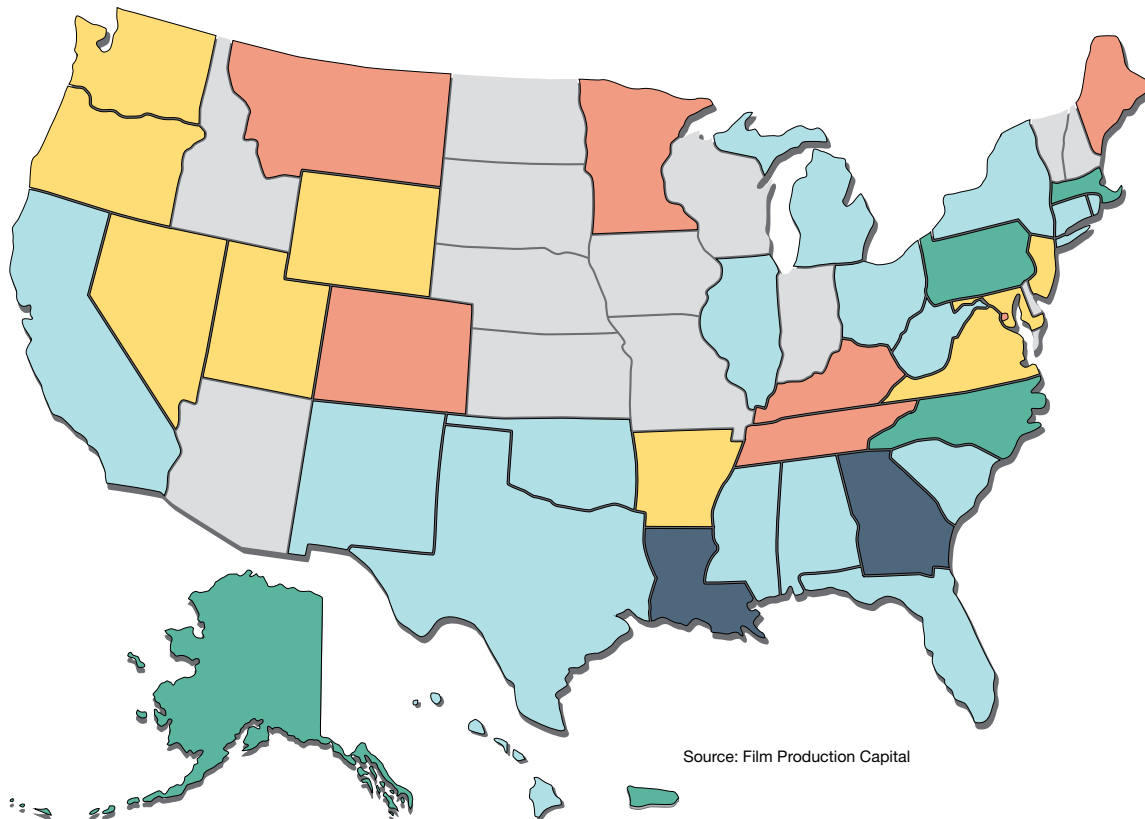
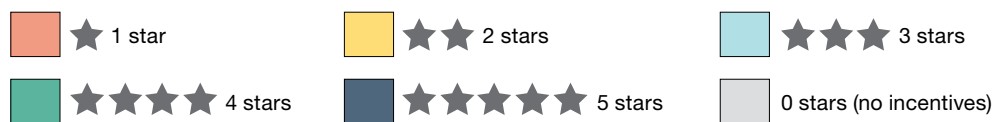
Texas has a graduated tax credit system, allowing a 5 percent to 20 percent credit for most production expenses, depending on the amount of money spent in-state, he said. Productions can also earn a bonus for filming in underutilized or economically distressed areas, he said.

However, to receive these credits, most of the production’s cast and crew must be Texas residents, a majority of the production days are required to be in-state and no resident can be paid more than \$1 million for the project, Bails said. Texas may withhold credits if the production has inappropriate content or portrays Texas or Texans negatively, he said.



Film incentives shine light on industry advantages

Film Production Capital, a tax credit brokerage company that specializes in state tax incentives for film, television and other media, ranked every state in the nation—ranging from fewest incentives, or zero stars, to states offering the best incentives. The rankings take into account the local jobs created, money spent by production companies and other criteria.



Source: Film Production Capital



Lights, Camera, Action along RR 620

Film industry newspaper *Variety* reported July 15 that a new television show—“American Crime”—is producing 11 episodes in Central Texas. The report said the show’s producer, John Ridley, wanted to film in Texas because of the state’s incentives.

Lakeway City Councilman Joe Bain said “American Crime” was already filming scenes at Lakeway Regional Medical Center on Aug. 1. Work began July 28.



Local talent emerging

The University of Texas Department of Radio-Television-Film, Moody College of Communication, was ranked 10th among the top film schools in the country, according to trade newspaper *Hollywood Reporter* on July 31.



Custom framing can change a room!

The perfect frame can make your beautiful artwork spectacular! We work with your personal design style, the room setting and other artwork, to create a look that will give your walls the WOW factor.

Mention this ad for
\$40 off a new custom framing job.

FASTFRAME
The Westlake Gallery

Fastframe & The Westlake Gallery
 The Village at Westlake • 701 S Capital of TX Hwy # D460
 Austin, TX 78746 • (Between HEB and Office Depot)
 512.306.0999 • www.fastframeaustin.com

EXPIRES SEPTEMBER 10, 2014

CELEBRATE THE SEASON WITH THESE FUN & FLAVORFUL EVENTS!

Saturday Sept. 27th

Le Creuset Signature Colors Extravaganza

Saturday Oct. 11th

Wusthof 200th Anniversary Octoberfest

Saturday Nov. 8th

2nd Annual Coffeefest with Jura Capresso



FaradaysKitchenStore.com for more info
 Shops at the Galleria in Bee Cave • 512-266-5666

DEVELOPMENT

Developer proposes Lost Creek multi-use project

Marshall Tract could include a fire station, senior living center or day care facility

By Leslee Bassman

Development assessment plans for the Marshall Tract, a roughly 37-acre parcel located within the city of Austin at the edge of the Lost Creek neighborhood, will be filed by mid-August by the tract's developer, real estate company Cousins Properties, Senior Vice President Tim Hendricks said.

The parcel is bordered by Lost Creek Boulevard, Quaker Ridge Drive and Capital of Texas Hwy.

Cousins intends to construct a 150,000-square-foot, five-story office building; a 225,000-square-foot, seven-story office building; a 20-foot to 25-foot tall parking garage; and either a fire station, senior living facility or day care, Hendricks said at a July 29 presentation to the Lost Creek Neighborhood Association.

LCNA board members met with Hendricks in the spring but did not communicate residents' concerns to Cousins representatives until the community knew their plans for the site, LCNA President Jennifer Lamm said.

Hendricks said Cousins would like to determine what Lost Creek residents prefer—a senior living facility in which residents can remain in the community after they are no longer able to maintain a home, or a fire station to add to the safety of the neighborhood. The proposed senior living facility would have a larger footprint than the fire station and would be sold by Cousins to a senior living operator for development, he said.

The property is zoned for single-family use and Cousins will request a zoning change from the city of Austin to adopt a planned unit development, or PUD, Hendricks said. A PUD designation allows Cousins to add varied uses on the tract under a common set of regulations, he said.

Hendricks said he has been speaking with the Marshall family about preserving their private cemetery located on the tract.

He said the property could have been developed into 122 residential homesites with 60-foot wide lots, adding more traffic to the community. However, under the proposed PUD plan, all office building traffic would be routed through the adjoining Las Cimas office project, creating an estimated one-third of the amount of traffic a single-family development would cause, he said. The two office buildings would generate about 3,700 vehicle trips daily, he said.

The fire station or senior living facility traffic would flow through Lost Creek Boulevard, Hendricks said.

Quaker Ridge Drive residents said they were concerned about the office buildings abutting their homesites.

However Hendricks said a 293-foot buffer is planned between the nearest home on Quaker Ridge Drive and the edge of the five-story office building.

"Our goal is to leave everything [between Quaker Ridge Drive and the building] undisturbed," he said.

Other residents said they feared excessive lighting from the buildings and siren noise from the fire station.



Lost Creek residents listen to a presentation by Cousins Properties at a June 29 meeting about proposed buildings on the Marshall Tract.

AUSTIN FIRE DEPARTMENT EYES MARSHALL TRACT FOR NEW STATION

The Lost Creek neighborhood will be fully annexed by the city of Austin on Dec. 31, 2015. The Marshall Tract has already been annexed and is within the city's borders.

Upon annexation, the Lost Creek neighborhood will be serviced primarily by the city of Austin station located at RR 2222 and Capital of Texas Hwy., said Tim Hendricks, vice president of Cousins Properties, the Marshall Tract's developer. Other fire departments, including Westlake, can still respond to an emergency call under a reciprocity agreement, he said.

The Westlake Fire Department currently serves Lost Creek with its station at 1295 S. Capital of Texas Hwy., Austin, located less than a mile from the development's entrance.

Austin Fire Department officials met with Hendricks on July 23 to discuss the option of constructing a station on the Marshall Tract, Assistant Chief Brian Tanzola said.

The department is focusing on real estate along the Capital of Texas Hwy. corridor, from Lost Creek Boulevard to Bee Caves Road, for a new station, he said.

"It's important that people understand we're aware that annexation is coming," Tanzola said. "We are fully prepared to meet those service needs when the time comes. After annexation we will have a response unit out there."

Hendricks said the city would need to purchase the property for its appraised value. Cousins' intent is to value a portion of the tract as a senior living facility, he said.

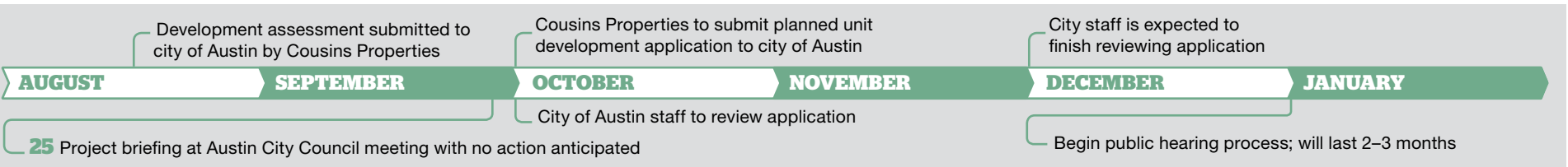
"We'd be taking a big haircut on a fire station," Hendricks said.

Source: Cousins Properties

MARSHALL TRACT PROPOSED PLANNED UNIT DEVELOPMENT

Real estate company Cousins Properties presented the Lost Creek Neighborhood Association with development plans for a 37-acre plot of land on July 29. The plans include:

- A five-story, 150,000-square-foot office building
- A seven-story, 225,000-square-foot office building
- A 20-foot to 25-foot-tall parking garage
- A 293-foot buffer between existing homes and buildings
- A senior living center, fire station or day care facility



DRIPPING WITH TASTE

WINE & FOOD & ARTS FESTIVAL

Texas Wines
Craft Beers
Gourmet Foods, Demos
Specialty Vendors
Live Music
Spacious INDOOR Venue
Dripping Springs Ranch Park
Noon - 7pm

Saturday
September 13th

Advance tickets at
www.drippingwithtaste.com

CritterRidder TEXAS

Central Texas' Leading Removal & Exclusion Service

ARE THE NOISES IN YOUR ATTIC DRIVING YOU NUTS?

A CRITTER-FREE HOME OWNER IS A HAPPY HOME OWNER!

Live Animal Trapping • Prevention
Dead Animal Removal
Squirrels • Rats • Raccoons • Bats • Birds

We also specialize in Attic Cleanup, Disinfectant, Odor Removal, Repair & Replacement of Insulation

Animal Control
15% OFF
Limited Time Offer

HUMANE & CHEMICAL FREE

512.363.8070 • www.CritterRidderTexas.com

CITY SERVICES

Bee Cave considers redesign

\$2.4 million plan reconfigures City Hall and library

By Leslee Bassman

Architecture and design consultants Jeff Bulla and Maureen Arndt presented conceptual design plans for a \$2.43 million City Hall and library space renovation to Bee Cave City Council members on June 24.

The proposed construction would be conducted in three phases, Bulla said.

"Phase 1 would give us a little bit of [extra] seating, but Phase 2 would provide more room for our collections, [add a] family restroom and improve safety for the kids," Head Librarian Barbara Hathaway said. "It's something we've waited a long time for."

The library would eventually occupy most of the first floor, leaving the council chambers, executive conference room and mayor's office intact, Bulla said. Teen and adult sections would be housed in the former staff offices, which would be relocated to the second floor along with the city's municipal court, he said.

Bulla said most of the existing

library files would be converted into electronic files to make room for extra meeting space upstairs.

City Council selected the consultants in early 2013 to study the space needs of the library and staff offices following the growth in the area's population. Bulla and Arndt were directed to prepare a master plan proposal to make better use of the building without relocating council chambers because of fiscal constraints.

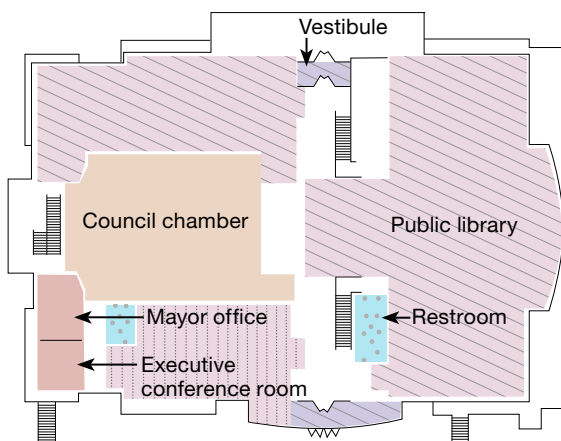
Bulla said his research showed a common desire for increased areas for children as well as accommodating the needs of the library staff. He said these ideas were incorporated into the design's family reading niche/storytime room, a teen area for technology, seating areas and staff space.

During their July 28 budget session, Bee Cave City Council decided not to pursue the project this fiscal year. However, council may review the remodel at future budget meetings before deciding on final appropriations Sept. 9.

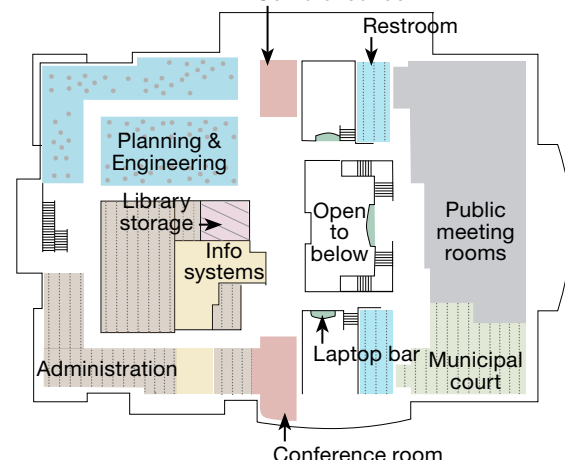
Bee Cave City Hall and library remodel plan options

The Dallas-based team of Jeff Bulla, principal of Pro-Forma Architecture, and Maureen Arndt, principal of 720 Design, presented a proposal to Bee Cave City Council on June 24 that utilizes the existing space in the city's City Hall and library. The team conducted a study of the building, interviewed city staffers and facilitated focus groups to assess the community's needs for the facility.

First floor



Second floor



Source: Bulla and Arndt

Phase 1

- Revise the existing library layout—furniture and shelving—to create a more useable space
- Remodel the vestibule to house a building receptionist, build shelving to house recently published books, and add an expanded reading niche for storytime and study, or a teen area that can be enclosed with a removeable wall
- Upgrade the atrium with better lighting and more seating

Phase 2

- Relocate City Hall administration functions and the municipal court from the first floor to the second floor
- Add a family restroom to the second floor
- Convert current first-floor administration and municipal court areas to library use
- Temporarily relocate the city engineer's office to the first floor to create space for remodeling and eventually return the office to a renovated area on the second floor

Phase 3

- Relocate the planning and development and engineering offices to new sites on the second floor
- Remodel the first-floor restroom into a new book drop on the library's east side
- Maintain the restroom adjacent to council chambers for use by the mayor and City Council

Building Healthy Smiles for Happy Children



Over 10 years experience in Pediatric Dentistry

SPECIALIZING IN INFANTS, CHILDREN, TEENS AND PATIENTS WITH SPECIAL NEEDS

- State-of-the-art office using the latest dental technology
- Dental care focused on prevention and education
- Positive, fun environment for children ages 1-18
- Dental emergencies seen same day

OFFICE HOURS:
Mon–Thurs: 8:30am–5pm
Friday: 8:30–12pm



Dr. Regina Jensen
Diplomate, American Board of
Pediatric Dentistry

3801 Bee Cave Road,
Suite 120, Austin
512-433-6633
www.jensenpediatricdentistry.com

MAUDIE'S TEX-MEX

f Maudie's TEX-MEX
@MaudiesTXMex
WWW.MAUDIES.COM

**COME ON THE QUESO IS HOT
AND THE MARGS ARE COLD**

FIVE STAR JEWELRY
BROKERS & GEMOLOGISTS

Custom Designed Jewelry
YOU ENVISION IT—WE CREATE IT!

LACE RING
1.22 CT. TW.
DIAMONDS

2712 BEE CAVE RD. STE 104 • 512.306.8200 • WWW.FIVESTARJEWELRYBROKERS.COM

ZONING

New Lake Austin rules make waves

City Council approves updated dock, shoreline regulations

By Leslee Bassman

Following a yearlong task force review with multiple public hearings, Lake Austin homeowners now have new rules designed to modernize old ordinances and preserve the lake and its shoreline.

On June 26, Austin City Council approved the Lake Austin overlay zoning district—which includes land located within 1,000 feet of the lake’s shoreline—as well as changes related to boat dock and shoreline development.

Overlay zoning district

By creating the Lake Austin overlay district, the city addressed the practice of upzoning—lake-area homeowners who rezone their properties from Lake Austin zoning to a less environmentally restrictive category such as single-family zoning, said Chris Herrington, an environmental engineer with the city of Austin’s Watershed Protection Department.

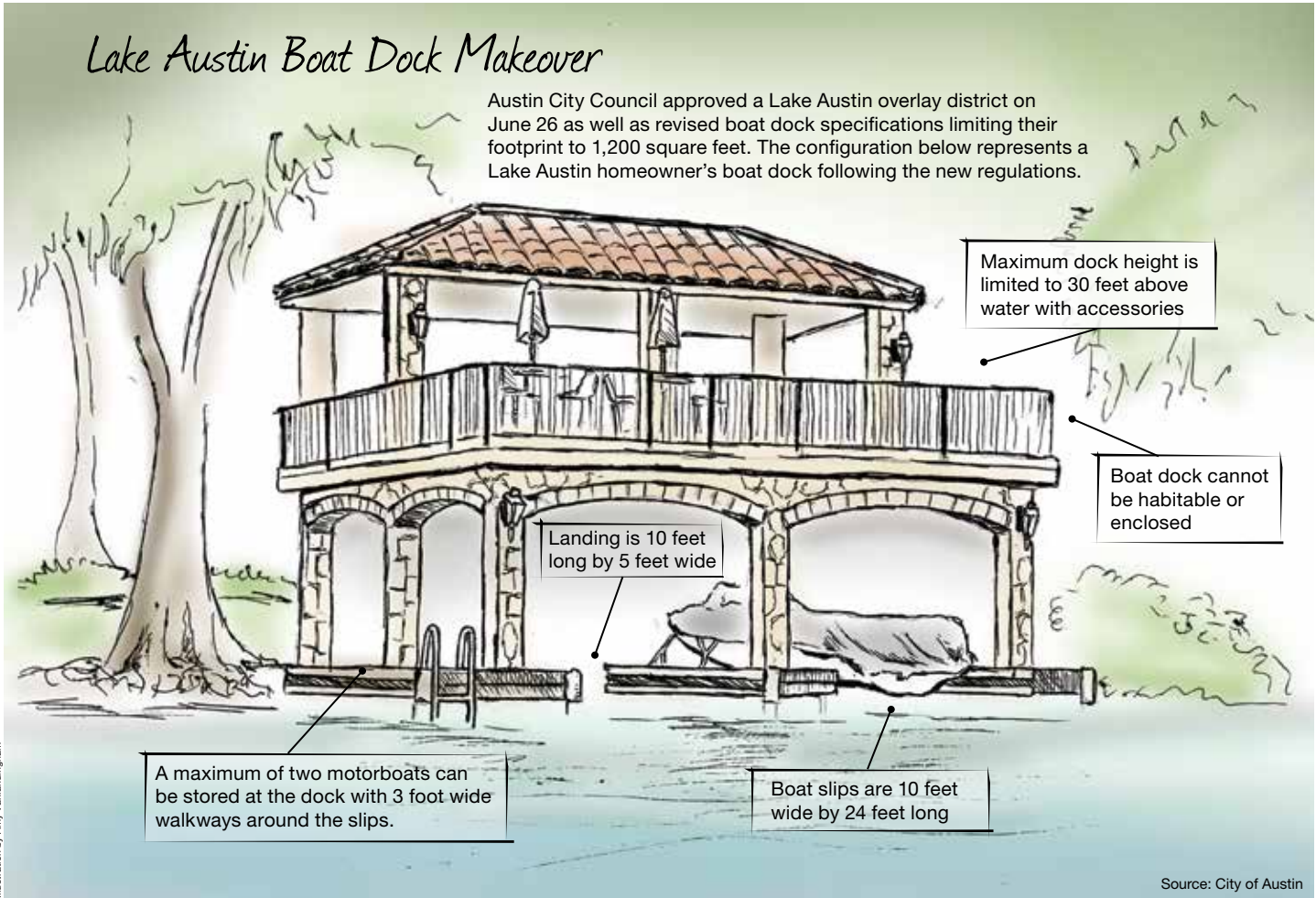
He said the new zoning district was created to protect Lake Austin and the city’s drinking water supply.

A shoreline property setback of 25 feet to 75 feet exists in LA zoning but not in other zoning categories, Herrington said. The setback limits what can be developed close to the shoreline, he said.

“On a case-by-case basis, in the past, folks would [request and] be granted a site-specific zoning [that was less restrictive than LA zoning],” he said. “That created an inconsistency among neighbor[s] and their environmental compliance.”

Herrington said it was possible to have a tract zoned LA, next to one zoned SF and then a parcel zoned LA again—in a row.

“With the Lake Austin overlay district, we’ve at least put a stop to upzoning [used] to get out of environmental



protections,” he said.

Herrington said the new overlay district only applies to properties that are currently zoned LA, development reserved or rural residential. If a property is zoned anything other than LA, DR or RR—such as SF—the overlay has no effect, he said. Most of the shoreline properties are zoned LA, he said.

If an existing home is not in compliance with the district, it is allowed until the homeowner wants to expand the residence’s footprint, Herrington said. Then the property must be brought into compliance with the new regulations, he said.

A homeowner may petition the city’s board of adjustment for a variance if a hardship in complying with the new requirements exists, Herrington said.

Dock regulations

The June 26 creation of the overlay

district incorporated proposals made by the Lake Austin Task Force, a 17-member commission created in 2012. The group, led by Chairwoman Linda Guerrero, drafted recommendations for boat dock and shoreline development regulations.

The overlay district also focused on curtailing illegal shoreline development, particularly dock construction and modification, said Charles Lesniak, program manager for the Austin Watershed Protection and Development Review Department.

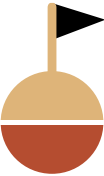
The new rules relieve homeowners of their requirement to produce a permit to show a pre-1984 dock was legally built and has not been modified, he said. However, pre-1984 dock owners must still show proof that their dock existed in its current form before 1984 by using surveys, aerial photographs of the site or some other

means, he said. If the pre-1984 dock was modified without a permit and the owner wants to remodel it, he or she must update the dock to comply with the current standards, he said. The dock owner would not lose his or her dock—just the illegal portion of it, he said.

City staff can produce dock permits dating back to 1984 but possibly not before that year, Lesniak said.

Eric Moreland, a member of the LATF, said the grandfathering regulation—requiring a homeowner to prove a pre-1984 dock was not modified in the years since it was built—is arduous. He said a recent buyer must look back 30, 40 or 50 years to see if his or her dock has been modified.

Other changes include prohibiting enclosed structures on a boat dock, Lesniak said.



MAJOR CHANGES TO THE LAKE AUSTIN OVERLAY DISTRICT INCLUDE:

- Dock accessories are limited to storage closets up to 48 square feet in size, roofs, second floors, marine lockers, lighting, gates, fans, slides and swings
- Docks are limited to 2 boat slips each
- Docks are limited to 1 per house
- Docks are limited to storing not more than 2 boats, 1 boat and 2 personal watercraft, or 4 personal watercraft
- Docks are limited to a maximum 1,200 square feet in total footprint
- Lots less than 70 feet wide are allowed a 14-foot wide dock with one slip
- Energy-saving lighting is added to dock lighting specifications
- Within 25 feet of shoreline, half of the area must be restored to its natural condition if it has been disturbed
- No trams are allowed
- The maximum dock height is 30 feet from its highest point to the normal elevation of the lake
- Site plans are required to modify or maintain a dock’s structural components
- Owners of docks built before 1984 do not have to prove the dock was legally constructed as long as its footprint did not change or if later modifications were made with provable permits

| LAKE AUSTIN ZONING GLOSSARY | |
|---|---|
| A zoning district establishes regulations governing the use and development on a tract. | |
| DR, Development Reserve: | intended for a temporary or non specific use |
| LA, Lake Austin Residence: | intended to protect benefits of Lake Austin; restricts development |
| RR, Rural Residential: | intended for low density residential use; for lots more than 1 acre |
| SF, Single Family: | intended for residential use |

CITY STAFF SAYS NO TRAMS PERMITTED

Waterfront trams are not permitted in developments along the Lake Austin shoreline, said Charles Lesniak, program manager for the Austin Watershed Protection and Development Review Department, during the June 26 city council meeting.

He said current code only allows pedestrian access along the waterway. Staff interpreted the ordinance to include only

non-mechanized access—a staircase or switchbacks that diagonally traverse a hillside shore property, he said.

Compared with a tram, a set of stairs or switchbacks attached to a cliff face would not create erosion, Lesniak said.

Councilman Mike Martinez said he was concerned about the prohibition of trams for shoreline properties.

“I couldn’t envision traversing switchbacks if I’m carrying

equipment or trying to get things up or down from the actual water level to the property level,” Martinez said.

He asked Lesniak if the shoreline prohibition against trams would apply to the elderly or mobility-impaired.

Lesniak said hardship applicants would be included in the prohibition but could seek a variance for a tram from the city’s board of adjustment.

TAXES

Officials discuss addition of general homestead property tax exemption

By Leslee Bassman

After hearing recent concerns from homeowners of a dramatic rise in their property taxes, Austin City Council reviewed a local general homestead exemption Aug. 5 as a possible relief measure for homeowners.

Using current data, a 20 percent exemption would result in a \$35.6 million drop in city revenues and an annual savings of \$189 to the owner of a median-value home, Deputy Chief Financial Officer Ed Van Eenoo said.

The maximum tax exemption under Texas law is 20 percent, he said.

A homestead property tax exemption lowers the taxable value of a property, which in turn decreases the amount of tax the homeowner pays—the higher the exemption, the lower the tax.

“Homeowners are struggling to pay their property taxes,” said Councilwoman Kathie Tovo, who sponsored the June 26 council meeting agenda item directing staff to provide homestead tax exemption scenarios. “We’ve received emails from members of the community who said they are afraid they won’t be able to remain in their homes.”

The city of Austin offers homestead property tax exemptions for residents who are either 65 years old or older or disabled individuals. These exemptions were increased March 20 from \$51,000 to \$70,000. However, the city lacks a general homestead property tax exemption.

Under state law, Texas cities can only offer a general homestead exemption based on a percentage of the homestead property’s value, a system which Tovo said benefits owners of the more expensive properties. Instead, she said a flat-dollar exemption, calculated by exempting a fixed amount from the value of all homes before applying the city’s tax rate, would have a greater effect on property owners who are in most need of help.

Tovo said creating the option to offer a flat tax rate exemption will be a high priority item for Texas cities during the next state legislative session.

“Offering a flat-rate homestead exemption would give municipalities more options on how they approach [these] exemptions,” she said. “It would offer [Austin] an option we currently don’t have.”

Laura Pressley, an Austin Neighborhoods Council member and a Place 4 Austin City Council candidate, approached the council at its June 26 meeting with two homestead property tax exemption scenarios based on Travis Central Appraisal District data—a 20 percent benefit and a 10 percent benefit. She said she plans to cut subsidies, not city services to pay for it.

She also proposed an alternative that increased the homestead exemption to 20 percent over three years.

Dallas, Fort Worth and Houston offer 20 percent homestead tax exemptions while San Antonio does not, Van Eenoo said. The exemption does not apply to rental properties but only to a homeowner’s principal residence, he said.

There are only two ways to make up the deficit caused by an exemption—cut the budget or raise the tax rate, Councilwoman Laura Morrison said. A general homestead exemption that produces a savings to a homeowner could be partially offset by an increase in tax by the city in order to maintain the same level of city services, she said.

“I think it’s safe to say that the increased costs to the landlords will ultimately be passed on to renters,” Van Eenoo said.

Van Eenoo said the net effect of the offset would be \$125 annual savings for the homeowner instead of \$189.

He said he will prepare scenarios by mid-September for council based on a hybrid proposal by Laura Morrison of a 20 percent capped homestead tax exemption.



A general homestead exemption lowers taxes for homeowners. An exemption removes part of the value of a property from taxation and lowers the homeowner’s taxable base.

For instance, if a home is worth \$200,000 and qualifies for a \$20,000 exemption, The homeowner would pay taxes on the home as if it was worth \$180,000.

Flat-rate exemptions are not allowed for cities in Texas but are allowed in other states.

City of Austin property tax exemptions available to all homeowners on a primary residence include:

- Austin Community College**
One percent of appraised value, with a minimum of \$5,000
- Austin Independent School District**
\$15,000 state mandated
- Central Health**
20 percent of appraised value, with a minimum of \$5,000
- City of Austin**
None (unless over 65 years old or disabled)
- Travis County**
20 percent of appraised value, with a minimum of \$5,000



Calculating city of Austin’s property tax income with 20% exemption

Where do the numbers come from?

- \$36 billion** (the estimated 2014 value of all homes in Austin)
- \$7.2 billion** (the 20% general homestead exemption)
- \$28.8 billion** (the resulting taxable base for the city of Austin)
- \$0.5027** (city of Austin tax rate)
- \$100** (property tax rate is based on \$100 of valuation)

Doing the math

\$28.8 billion / **\$100** × **\$0.5027** = **\$144,777,600** or a **\$36,194,400** loss
revenue



Flat Dollar exemption

V.S.



Percentage exemption

Austin Councilwoman KathieTovo said percentage based exemptions, which remove a certain percent value from taxation, are more beneficial to a high-value homeowner.

| Flat dollar exemption | Home #1 | Home #2 | Percentage exemption | Home #1 | Home #2 |
|-------------------------------------|----------|------------|--------------------------------|----------|------------|
| Assessed home value | \$60,000 | \$500,000 | Assessed home value | \$60,000 | \$500,000 |
| Tax without exemption | \$301.62 | \$2,513.50 | Tax without exemption | \$301.62 | \$2,513.50 |
| Home value after \$15,000 exemption | \$45,000 | \$485,000 | Home value after 15% exemption | \$51,000 | \$425,000 |
| Tax after \$15,000 exemption | \$226.22 | \$2,438.10 | Tax after 15% exemption | \$256.38 | \$2,136.48 |
| Tax cut from exemption | \$75.40 | \$75.40 | Tax cut from exemption | \$45.24 | \$377.02 |

Source: Institute on Taxation and Economic Policy

STEINER RANCH PRIMARY CARE
WELCOMES YOU!

Our family serving your family
for five years in the
Steiner Ranch community.

WWW.STEINERANCHPRIMARYCARE.COM
Call us at **512-266-8877**
New Patients Welcome!

Call early for same-day illness appointments
2900 N. Quinlan Park Rd, Ste 430
Monday–Thursday 7:15am–4:30pm | Friday 7:15am–3:00pm

Synergy
DANCE STUDIO

Summer camps and classes now
forming! Call or visit our website
for more information!

Join us for the family friendly
Broadway variety show, *Broadway Today*
May 10th at 5:30pm &
May 11th at 3pm and 6:30pm
Scottish Rite Theatre
Purchase tickets online at
brownpapertickets.com

Preschool Camps to Advanced Intensives
MENTION THIS AD FOR FREE REGISTRATION

REGISTER ONLINE AT WWW.SYNERGYDANCESTUDIO.COM
3425 BEE CAVE RD • WESTLAKE • (512) 327.4138

EDUCATION BRIEFS

Lake Travis Rotary Club awards nine scholarships to Lake Travis seniors



Nine Lake Travis High School graduating seniors were awarded scholarships totaling \$20,000 by the Lake Travis Rotary Club on July 24.

By Leslee Bassman

The Lake Travis Rotary Club awarded nine Lake Travis High School graduating seniors with a total of \$20,000 in scholarships July 24 to be used for their higher-education expenses, said Laura Mitchell, president of the Lake Travis Chamber of Commerce.

Additionally, the LTRC continued two

scholarships that were already granted to college students as well as a scholarship to a graduate student to help defray program costs in a Brighton, England, program, said Jeff Lamb, LTRC Scholarship Committee.

The high school scholarships are based on financial need, community service and extracurricular activities, he said.

Spicewood area student awarded scholarship

By Leslee Bassman

Spicewood resident Keeley Cooper received a \$1,000 scholarship July 9 through the Kohl's Cares scholarship program.

Cooper received the award for her volunteer work with young cancer patients.

The program's sponsor, Kohl's Department Stores, recognized the 11-year-old as part of its national program granting higher-education scholarships to volunteers who have had a positive effect on their local communities.

Cooper, a brain tumor survivor, created custom backpacks to carry personal items for children undergoing hospital treatment.

Scholarship winners were chosen based on the benefits and outcomes of their volunteer service and were required to be between the ages of 6 and 18.

Eanes ISD board approves budget for FY 2014-15

District approves \$4 million shortfall for coming fiscal year

By Kyle Webb

The Eanes ISD board of trustees unanimously approved the district's fiscal year 2014-15 budget at its June 25 meeting. The adopted budget estimates the revenue for the district at \$124,673,680, an increase of nearly \$4 million compared with the FY 2013-14 budget, largely because of increased property tax revenue.

The district estimates expenses for the year at \$128,805,171, which includes a recapture payment of \$59,951,219, resulting in a deficit of more than \$4 million.

"This budget reflects months of planning and discussion on maintaining the high-quality education that our community expects but doing so efficiently and effectively," EISD Superintendent Nola Wellman said in a news release. "The uncertainty of public education funding continues to be a significant burden, but we are committed to involving the community in dialogue about how to uphold the standards of excellence in an environment of eroding resources."

Although the district will not increase its property tax rate from \$1.2125 per \$100 of valuation, it did approve a step increase plus \$200 for teachers and a 1.5 percent increase for all other employee groups. The largest portion of the district's expenditures go toward recapture payments, but the second-biggest expense is payroll costs at \$59,202,244.

EISD has operated at a deficit for the past few years. The district's fund balance has decreased from more than \$39 million before the FY 2012-13 budget to an estimated \$29,470,909 after the FY 2014-15 budget.

Jessica Brown named new Cedar Creek Elementary School principal

By Kyle Webb

Jessica Brown was named the principal of Cedar Creek Elementary School by Eanes ISD Superintendent Nola Wellman on June 25.

Brown, who previously served as a counselor and teacher at Bridge Point Elementary School and assistant principal at Forest Trail Elementary School, has worked in the district for nine years.

"Ms. Brown is an incredibly strong advocate for children," Wellman said. "Her wealth of experience in so many aspects of education is a true asset to our district and the schools in which she has served. She

will be a great match for the Cedar Creek community."

Brown began her career with EISD in 2003 as a third-grade teacher and was named the Bridge Point Elementary School Teacher of the Year in 2012.

Brown, who replaces Lisa Streun, who resigned in May, said she recognizes CCES's reputation of having high educational standards and will work to uphold educational excellence.



Jessica Brown

After-school program to be added by school

Facility offers Spanish immersion

By Leslee Bassman

Young People's Workshop, 3640 Bee Caves Road, West Lake Hills, will add an after-school program at 3636 Bee Caves Road, West Lake Hills on Aug. 31.

The facility offers a Spanish-immersion day care and preschool for infants through kindergarten. For more information, call 512-329-5611 or visit www.ypwkids.com.

FUNDING THE GAP BETWEEN ADEQUATE AND EXCELLENT

Car Saver Collision Centers

rebreu BODY & FRAME 822 Kramer Lane (North Austin)

LONGHORN COLLISION CENTER 607 South Lamar (South Austin)

CarSaverCollision.com 512-836-4508

State Farm

Steve Vinklerek

Providing Insurance & Financial Services

701 S. Capital of Tx Hwy | Suite N-850 | (512) 452-0214

Located in Westlake HEB shopping center next to Gold's Gym

EDUCATION

Children At Risk ranks Austin–area schools

Lake Travis, Eanes ISDs among top districts, campuses in Greater Austin

By Kyle Webb

Children At Risk, a nonprofit that aims to improve the quality of life for children throughout Texas, ranked Eanes ISD and Lake Travis ISD and each of the respective districts campuses among the top schools in the Greater Austin area based on student achievement, campus performance and growth.

“The Children At Risk rankings are one of many ways to gauge student performance and success,” LTISD Superintendent Brad Lancaster said. “In an era of strict academic standards and increased accountability, we are pleased to know that our schools are among the best in Greater Austin according to the methodology used to derive these rankings. Our collective success is a result of academic rigor and preparation our students received every day.”

The Houston-based group evaluated and ranked 54 high schools, 103 middle schools

and 254 elementary schools in the Greater Austin area in its 2014 rankings. The group also assigned a letter grade based on the performance of the schools.

“We are pleased that Children At Risk has consistently ranked our district and schools among the best in Greater Austin,” EISD Superintendent Nola Wellman said. “The high rankings are a testament to our academic rigor, engaged students and exceptional staff, and the commitment to preparing our students for success beyond the classroom.”

Eanes ISD, Westlake High School, West Ridge Middle School and Hill Country Middle School were all ranked in the top 10 in their respective categories. The lowest-ranked EISD school was Cedar Creek Elementary School, ranked as the 63rd-best elementary school in the Greater Austin area. All EISD schools were given a letter grade between A- and A+.

LTISD was ranked fourth,

Lake Travis Middle School was ranked second and Lakeway Elementary School was ranked fifth in the report. Bee Cave Elementary School was ranked 54th, the lowest of any LTISD school. All schools in the district were given letter grades between A- and A+.

“Greater Austin is doing well,” CAR President and CEO Bob Sanborn said. “We’re seeing really good schools and school districts. Families living in the Central Texas area should be quite excited that they have some of the best schools in the state. There are so many great opportunities for children to succeed. That doesn’t mean that we don’t have a lot to work on, but we at least have examples of what works.”

The data used in the rankings report was obtained from the Texas Education Agency. More information about the 2014 Public School Rankings can be found at www.childrenatrisk.org.



Schools receive a grade

Lake Travis and Eanes ISDs were ranked among the top four school districts in the Greater Austin area and the top two districts for Travis County. Only Dripping Springs and Wimberley ISDs in Hays County were ranked higher in the Greater Austin area.

| CAMPUS | AUSTIN RANK | GRADE |
|--------------------------------|-------------|-------|
| Lake Travis ISD | 4 | A |
| Lake Travis High School | 10 | A- |
| Lake Travis Middle School | 2 | A+ |
| Hudson Bend Middle School | 13 | A |
| Lakeway Elementary School | 5 | A+ |
| Lake Pointe Elementary School | 22 | A+ |
| Serene Hills Elementary School | 33 | A |
| Lake Travis Elementary School | 47 | A |
| Bee Cave Elementary School | 54 | A |
| Eanes ISD | 3 | A |
| Westlake High School | 3 | A |
| West Ridge Middle School | 8 | A+ |
| Hill Country Middle School | 9 | A+ |
| Forest Trail Elementary School | 18 | A+ |
| Barton Creek Elementary School | 19 | A+ |
| Eanes Elementary School | 30 | A+ |
| Valley View Elementary School | 39 | A |
| Bridge Point Elementary School | 43 | A |
| Cedar Creek Elementary School | 63 | A- |

Source: Children At Risk

Kristen M. Hawthorne, M.D.
Ophthalmologist

Scott Kelly, M.D.
Ophthalmologist

Richard A. Berkowitz, M.D., F.A.C.S.
Ophthalmologist

HOWERTON EyeClinic

NOW OPEN at SOUTHWEST MEDICAL VILLAGE

5625 Eiger Road, Suite 100 | Austin

2610 South IH 35 | 5401 S FM 1626, Suite 365
Austin | Kyle

howertoneye.com | 512.443.9715

Bringing your world into focus.

DOOR to DOOR med spa

Discreet, Quality Cosmetic Care in the Comfort of Your Home

Personalized house calls by a Board Certified Medical Doctor

- Fillers
- Botox
- Chemical Peels
- Laser Hair Regrowth - for hair loss in men and women
- Medically Supervised Weight Loss
- Collagen Induction Therapy/ Micro Needling - helps with fine lines, acne and stretch marks

512-298-6604
www.doortodoormedspa.com

If you could get **FREE BEER FOR 30 YEARS** would you buy the glass?

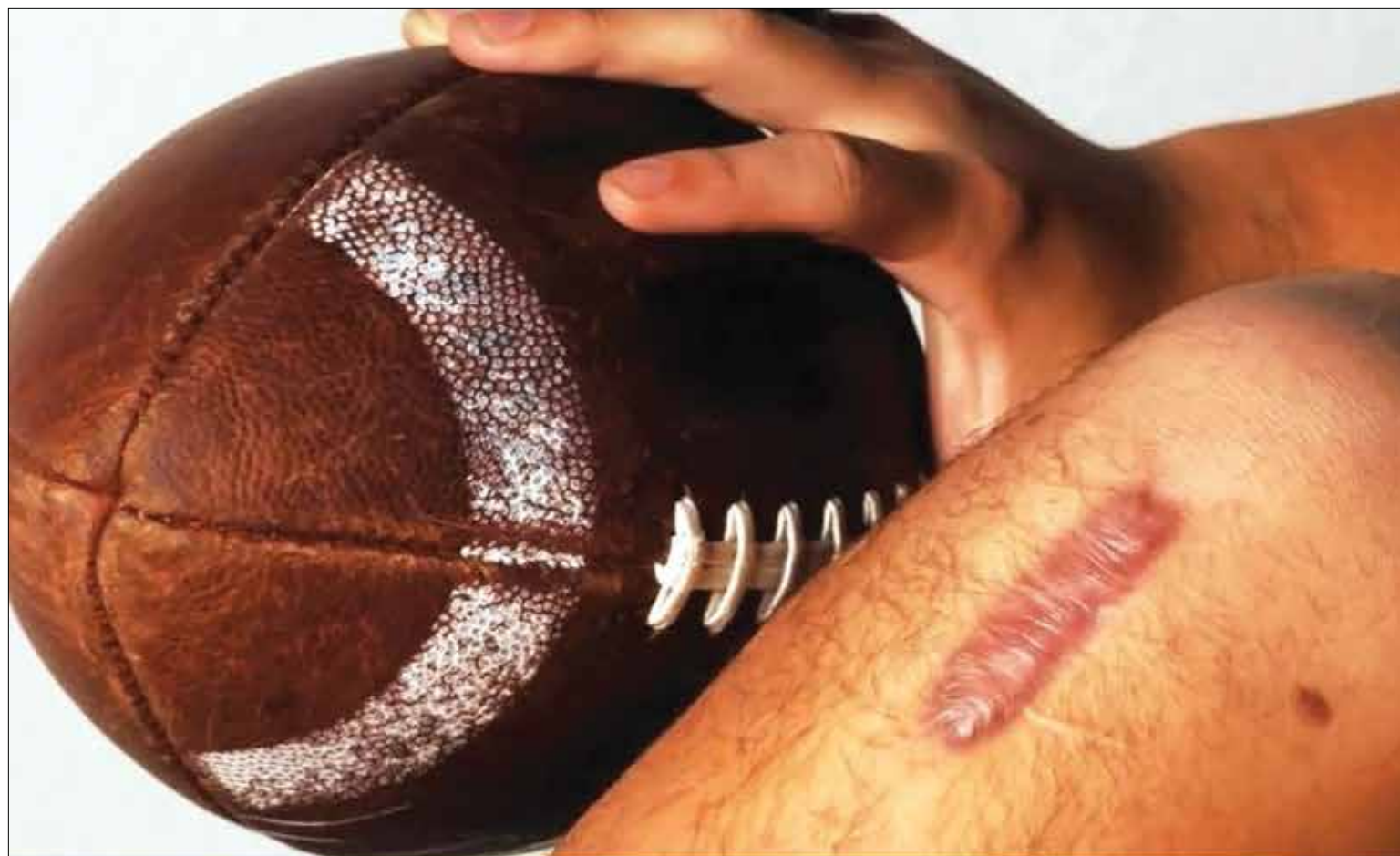
BUY SOLAR PANELS and get **FREE ENERGY** thru 2044!

NATIVE

Our Energy Consultants provide a **FREE HOLISTIC HOME ASSESSMENT** and **FREE ESTIMATES** for:
Rainwater Harvesting Systems • HVAC Upgrades • Spray Foam Insulation • Energy Efficient Windows • Metal Roofing Systems • Solar

SAVE ENERGY. SAVE MONEY. BUILD NATIVE.
WWW.BUILDNATIVE.COM • 855-253-6284
TECL: 26718 • TACLB0041702E

\$300 OFF
YOUR SOLAR INSTALLATION BY MENTIONING THIS AD



ER



Heart Institute



Women's Services



300+ Physicians

Lakeway Regional Medical Center is there to help **EVERY** step of the way.

We are the Texas Hill Country's healthcare destination. Our full-service hospital offers a 24-hour Emergency Room, an on-site Heart Institute and Orthopedic Center. With quality healthcare so close, why go anywhere else?



Lakeway Regional
Medical Center

Visit us at www.LakewayRegional.com or call 512-571-5000

100 Medical Parkway • Lakeway, TX 78738

CITY & COUNTY

News from Rollingwood, Spicewood and Travis County

Compiled by Leslee Bassman, Joe Olivieri and Kyle Webb



Courtesy Spicewood VFD and EMS

The Spicewood Volunteer Fire Department—Emergency Medical Service agreed to provide fire protection and first responder service for Burnet County Emergency Services District No. 9 on July 9.

Spicewood VFD and EMS agrees to a service contract with Burnet County ESD No. 9

SPICEWOOD Following years of operating on donations and a stipend from Burnet County, the Spicewood Volunteer Fire Department—Emergency Medical Service is about to get some financial relief.

Burnet County Emergency Services District No. 9, formed in November, agreed July 9 to supplement Spicewood VFD-EMS costs in exchange for the department providing fire protection and first-responder services to the area, Spicewood EMS Director Patsy Lester said.

“We’ve survived on donations and fundraisers,” she said. “It got to the point where we couldn’t keep up anymore.”

Population growth in the area has

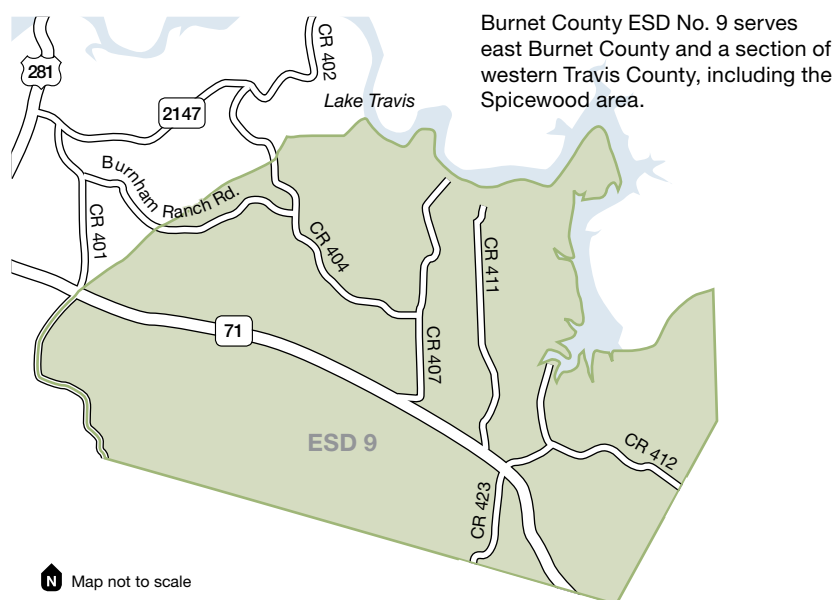
made it necessary to seek additional funding, Lester said.

The contract will begin Oct. 1, the start of the fiscal year, she said. ESD No. 9 will decide the ad valorem tax rate it will charge—up to 10 cents per \$100 of property valuation, the maximum allowed by state law—to support the agreement, she said.

Currently, Spicewood VFD-EMS operates with a \$170,000 annual budget, which includes \$23,000 in funds it receives annually from the Burnet County Commissioners Court, Lester said.

The funds from a potential tax would be used to maintain the department’s equipment and purchase new firefighter coats and hats, she said.

Burnet County Emergency Services District No. 9



Burnet County ESD No. 9 serves east Burnet County and a section of western Travis County, including the Spicewood area.

Map not to scale

Travis County OKs incentive agreement with Charles Schwab

TRAVIS COUNTY The Commissioners Court approved an economic incentive agreement with Charles Schwab & Co. Inc. during its Aug. 5 meeting.

The court approved the agreement 4-1, with commissioner Ron Davis opposed.

The county stands to earn \$3.3 million to \$3.6 million in revenue from the agreement over 10 years.

Charles Schwab announced plans to build a 250,000–300,000-square-foot regional office at 2309 Gracy Farms, a 50-acre site in North Austin.

The company would invest \$196.7 million, maintain 1,683 jobs and create 823 new jobs, according to the agreement. Charles Schwab currently employs 927 people in the area.

The average employee salary would be \$79,602, the median salary would be \$69,032 and the minimum wage would be \$15 per hour.

The company would offer health benefits and 401K programs to employees, among other benefits.

Katie Petersen Gipson, Travis County senior planning and budget analyst, said the investment would be split in two parts. Charles Schwab would invest \$111.7 million by the end of 2016 and an additional \$56.9 million by the end of 2023.

In exchange for meeting agreed upon benchmarks, Travis County will offer grants equivalent to a 48.5 percent rebate on ad valorem property taxes. The company could qualify for an additional 3 percent rebate for constructing the new facility to eco-friendly building standards.

The county has a recapture provision to recover funds in the last five years of the agreement if Charles Schwab does not meet benchmarks by the end of the term.

During the Aug. 5 meeting, some speakers took issue with offering incentives to a wealthy company and questioned whether local residents would benefit from the new jobs.

Others endorsed the agreement as a way to encourage local job and economic growth.

Rollingwood passes golf cart ordinance

ROLLINGWOOD A golf cart ordinance crafted by Alderman Amy Patillo and Police Chief Dayne Pryor passed 2-1 at the June 30 Rollingwood City Council meeting—Alderman Joe Basham voted against.

The ordinance requires drivers of golf carts, neighborhood electric vehicles or low-speed vehicles to register with the police department for a \$5 fee.

Basham said he was concerned about the ordinance. He said concerned residents told him an ordinance would hinder their use of golf carts in the city.

Pryor said the ordinance makes it legal to drive golf carts on most Rollingwood city streets.

“We weren’t ticketing people for driving their golf carts before, and we aren’t going to start now,” he said. “We are just taking something they were already doing and making it legal.”



Budget schedules

Cities in western Travis County have begun the process of setting their next fiscal year’s budget as seen below:

► Bee Cave

- **Aug. 12:** Budget discussions
- **Aug. 26:** Budget discussions at 6 p.m.
- **Sept. 9:** Public hearing and budget adoption at 6 p.m.

► Lakeway

- **Aug. 11:** Proposed tax rate and budget hearing
- **Aug. 25:** Public hearing and budget work session at 2 p.m.
- **Sept. 8:** Budget work session and proposed tax rate at 2 p.m.
- **Sept. 15:** Adopt budget and tax rate from 6:30–8 p.m.

► Rollingwood

- **Aug. 26:** Proposed tax rate and budget meeting at 7 p.m.
- **Sept. 3:** First public hearing for budget at 7 p.m.
- **Sept. 10:** Second public hearing for budget at 7 p.m.
- **Sept. 17:** Adopt budget at 7 p.m.

► West Lake Hills

- Budget schedule finalized **Aug. 14**

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 the 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
512-767-6600
www.westlakehills.org

Tweetings

For instant coverage of these meetings, follow us on Twitter @impactnews_itw



CALENDAR

August



Courtesy LTlov

04 through 22
School supplies drive

Lake Travis Labor of Love hosts its fifth annual school supplies drive for low-income Lake Travis ISD students. A list of acceptable donations and donation locations are available on the LTlov website. www.ltlov.org

14 Marian art discussion

Lori Joan Swick spends an evening speaking about Mariology. The Virgin Mary is a major subject of Christian and Western art, and a large amount of Marian art has been produced. 6–9 p.m. \$35. The Oasis on Lake Travis, 6550 Comanche Trail, Austin. info@marystouch.org

15 Eddie Dickerson concert

Eddie Dickerson grew up in a musical family and was introduced to many styles of music such as bluegrass and country. He began playing in his own rock band by age 14. 4 p.m. Free. Lake Travis Community Library, 1938 Lohmans Crossing, Austin. 512-263-2885. www.laketravislibrary.org

15 Club Mojo

Fathers in the Lakeway area can partake in competitive and noncompetitive athletic events based on fun and camaraderie. The first event is the Summer Olympics. 8 a.m.–noon. \$65 (members), \$70 (nonmembers). Lakeway City Park, 502 Hurst Creek Road, Lakeway. 512-261-1010. www.lakeway-tx.gov

18 through 22
TexArts dance intensive

The one-week intensive focuses on dance and strengthening one's technique. Students can learn tap, jazz, musical theater, ballet, modern, lyrical, contemporary and hip-hop dance techniques from TexArts staff and guest instructors. 1–5 p.m. \$300. TexArts Studios, 2300 Lohmans Spur, Ste. 160, Lakeway. 512-852-9079. www.tex-arts.org

19 Firewise virtual workshop

The interactive webinar series is intended for residents in more than 1,000 Firewise Communities nationwide. The second session in the series is "Mulch Combustibility—Choosing the Right Type for Your Wildland/Urban Interface Home." Stephen Quarles, a senior scientist with the Insurance Institute for Business & Home Safety, is the featured presenter for the session. Participation is limited to 100 viewers. 4 p.m. Free. www.firewise.org

19 Free dance classes

Put Art In Your Heart Dance Studios hosts free dance classes at the Bee Cave Public Library. Children ages 1 and 1/2 to

2 years old can sing, dance and play to music inspired by animals during Zig Zag Zoo or be introduced to ballet during Tots N Tutus. Children ages 3–5 years old can learn movement to music from today's top hits in Hip Hop Shorties or practice motor skills in Ballerina Beauties. 10:30–11 a.m. (Zig Zag Zoo and Tots N Tutus), 11:15–11:45 a.m. (Hip Hop Shorties and Ballerina Beauties). Free. Bee Cave Public Library, 4000 Galleria Parkway, Bee Cave. 512-291-2179. www.putartinyourheart.com

19 Lake Travis Fiction Writers meeting

Seasoned novelists and first-time writers alike can find support and receive feedback from other area writers. Writers can bring five pages of any piece of fiction to share with the group. 7–9 p.m. Free. Old Bee Cave Schoolhouse, located next to the Bee Cave Police Station, 13333-A W. Hwy. 71, Bee Cave. laketraviswritersclub@gmail.com

21 Mango Languages open house

Mango Languages, an online language learning system, is offered to Lake Travis Community Library cardholders. The interactive system is demonstrated for interested parties, and refreshments are provided. 1–2 p.m. Free. Lake Travis Community Library, 1938 Lohmans Crossing, Austin. 512-263-2885. www.laketravislibrary.org

21 iPod and iPad instruction for beginners and seniors

No question is too silly in this learn-by-doing class. Guests can learn about apps and how to use Facetime. As well as learn how to take photos and email them, how to instant message and how Wi-Fi can save money. TV Science reporter Brian Hill, author of the book "Remote Controls Made Easy," teaches the class. Participants must bring their own iPod, iPhone or iPad to class. 6:30–7:30 p.m. Free (members), \$10 (nonmembers), Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.lakeway-tx.gov

21 Sunset yoga overlooking Lake Travis

Join Resolute Fitness for a one-hour power Vinyasa yoga class overlooking Lake Travis. As the sun goes down participants can do an all-levels flow facing the sunset. Online reservations are highly encouraged as space is limited. Participants should bring water and a yoga mat. Villa del Lago Events Pavilion, 12400 Cedar St., Austin. 512-298-3400. <http://resolutefitness.com>

22 Lakeway Hills Solos social

The meeting features two guest speakers, Linda Davis and Joan Buzzard. Davis speaks about the Lions Club's Mobile Meals program—in which local restaurants provide free food to those with temporary needs. Buzzard, the president of the Service League of Greater Lakeway, speaks about the free services offered by the organization. The meal is provided by Santana Catering. 6:15 p.m. \$15. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-263-5833.

Worth the **TRIP****SEPT 13 through 20**
Austin gay pride week

Activities for the LGBT pride event in downtown Austin include a fashion show and festival, a parade and a brunch. The Werk Fashion Show on Sept. 18 features original clothing designs from the TV show "Project Runway" including Austin designer Daniel Esquivel. A pre-parade dance party takes place in front of the Paramount Theatre. Visit the website for the full list of events. Times vary. Costs vary. Fiesta Gardens (brunch and festival), 2101 Jesse E. Segovia St.; Austin Music Hall (fashion show), 208 Nueces St. 512-468-8113. www.austinpride.org

Courtesy On Location Photography, Erica Nix and Austin PRIDE



Courtesy One World Theatre

22 Paula Poundstone stand-up performance

Paula Poundstone was the first woman to win the Cable ACE Award for Best Standup Comedy Special and the first woman to perform stand-up at the White House correspondents dinner. She has been recognized as one of Comedy Central's 100 greatest stand-ups of all time and was selected to the Comedy Hall of Fame in 2010. 7 p.m. and 9:30 p.m. \$25–\$93 plus taxes and fees. One World Theatre, 7701 Bee Caves Road, Austin. 512-330-9500. www.oneworldtheatre.org

22 Two-step and line dance class

Get a taste of two of the more popular dances during the quarterly dance class and party. Participants must bring their own drinks and snacks. Guests must RSVP as space is limited. 7–8 p.m. (class), 8–10 p.m. (party). Free (members), \$10 (nonmembers). Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-261-1010. www.lakeway-tx.gov

23 Free day of TexArts classes

Celebrate the start of the 2014–15 TexArts year with a free day of dance, acting and art classes. Participants can register for fall classes, meet instructors and watch performances from recent productions. Refreshments and prizes are available. 10 a.m.–2 p.m. Free. TexArts Studios, 2300 Lohmans Spur, Ste. 160, Lakeway. 512-852-9079. www.tex-arts.org

25 26 and 30
'White Christmas' auditions

Auditions for The Lakeway Players' performance of "White Christmas," a musical featuring 17 Irving Berlin songs and based on a book by David Ives and Paul Blake, take place in August. Actors should be prepared to sing 32 bars of a song, perform a short dance, and bring one headshot and resume.

An accompanist is available. Rehearsals begin in September and continue through the first week in November. The show runs Nov. 6–8. 7–9 p.m. (Aug. 25–26), 10 a.m.–noon (Aug. 30). Free. Lakeway Activity Center, 105 Cross Creek, Room D, Lakeway. 512-415-2549. www.thelakewayplayers.com, catherineroserose1@icloud.com

30 A Texas Tradition concert

KDRP Sun Radio presents A Texas Tradition featuring Los Lonely Boys, Texas Tornados, Alex Ruiz y Las Desmadres and The Peterson Brothers. 6:30 p.m. (doors open), 7:30 p.m. (show starts). \$34.50. The Backyard Live Oak Amphitheater, 13801 Bee Cave Parkway, Bee Cave. 512-651-5033. www.thebackyard.net

31 Poker tournament and silent auction

Raise money for Africa's Promise Village, a nonprofit that provides assistance to children throughout Africa. All of the money raised goes to the building of a water well in the Simanjoro region. The top three places in the poker tournament receive \$1,000 (first), \$700 (second) and \$500 (third) Visa cash cards. The silent auction includes an African safari, African jewelry, local restaurant gift cards, and wine and liquor baskets. 1–11 p.m. \$50 (suggested donation for poker tournament). Fore Restaurant, 900 S. RR 620, Lakeway. 512-554-1086

September

04 Community Bible study

An interdenominational Bible study with home study questions, small-group discussion and lectures begins its 30-week study of the Gospel of Luke. 10 a.m.–noon (Thu.), \$25 registration fee. The Lakeway Church, 2203 Lakeway Blvd., Lakeway. 512-261-6331. www.lakewaychurch.org

05 Lake Travis Dancing With the Stars

Lake Travis-area celebrities compete for the mirror ball trophy at the Lake Travis Chamber of Commerce's 6th annual Dancing with the Stars fundraiser. The gala raises money for the Lake Travis Community Library. Go Dance Studio, a supporting partner, joins the local celebrities for a night of dancing.

Compiled by Kyle Webb

Featured **Event**



Courtesy Paddle for Puppies

AUG 24 **Paddle for Puppies**

Austin Subaru's Paddle for Puppies benefits the Parvo program of Austin Pets Alive. The Parvo puppy intensive care unit, the first of its kind in the nation, provides shelters an alternative to euthanasia for puppies that contract parvovirus. The program places puppies that contract the virus in quarantine and provides consistent care and treatment for the puppies. The program has an 88 percent save rate. Participants in the event can use Lady Bird Lake-approved watercraft such as stand-up paddleboards, kayaks, canoes or water bikes. All participants must have a personal floatation device with their watercraft, and dogs are encouraged to wear life jackets. 8–10 a.m. \$50. The Rowing Dock, 2418 Stratford Drive, Austin. www.paddleforpuppies.com



Courtesy Lake Travis Chamber

Participants in this year's event include Jille Dorler, founder of Jille Dorler Physical Therapy; Richard Reinap, veterinarian with Bee Cave Veterinary Clinic; Paula Kaisner, franchise owner of Cruise One; Bill Pitmon, lieutenant with the Bee Cave Police Department; Sarah Tallman, Realtor at First American Title; Jeff Brinkman, Lakeway Police Department police officer; Wade Allen Huber, founder of Wade Allen Huber LLC; Jolene Weinstein, Realty Austin Lake Travis market center leader; and April Womack, Moreland Properties Realtor. 6–10 p.m. \$1,200–\$1,800 for a table of 12. Lakeway Resort & Spa Vista Ballroom, 101 Lakeway Drive, Austin. www.laketravischamber.com/pages/dancingwiththestars

06 'The Nutcracker' auditions
The TexArts Academy Youth Ballet Theatre auditions local dancers for the cast of its annual production of "The Nutcracker." The production is directed and choreographed by Broadway veteran Darren Gibson. 1:30 p.m. \$200 (class and



Courtesy TexArts

tuition, ages 4–6), \$400 (class and tuition, age 7 and older). TexArts Studios, 2300 Lohmans Spur, Ste. 160, Lakeway. 512-852-9079. www.tex-arts.org

19 Texas Women in Business birthday bash
In honor of its September anniversary TWIB hosts a celebration with networking, shopping, awards, a silent auction and more. The event features keynote speaker Dr. Deb Kern, the former executive director of lifestyle enrichment at Lakeway Resort and Spa. 11 a.m.–2 p.m. (program) \$55 (includes lunch). Lakeway Resort and Spa, 101 Lakeway Drive, Lakeway. 512-322-2422. www.texaswomeninbusiness.org

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.

Sponsored by
Roger Beasley **CERTIFIED PREOWNED**.com

RIVER OB PLACE GYN

MAKING A difference IN THE LIVES OF Women.
Accepting new patients and most insurance

VITALS TOP 10 OB/GYN AUSTIN 2014

NOW OPEN! 6611 River Place Blvd., Ste. 202, Austin DR. JOHN THOPPIL
512-473-8300 www.riverplaceobgyn.com www.facebook.com/cedarparkobgyn

NOW OPEN



20% OFF one item
Must present Community Impact coupon. One coupon per customer. Not valid with other discounts.
Expires 12/31/14

10% OFF entire purchase
Must present Community Impact coupon. One coupon per customer. Not valid with other discounts.
Expires 12/31/14

BLUE LUX
FASHION WITH A CONSCIENCE
organic. fair trade. local.

4477 S. Lamar (behind TreeHouse)
blueluxfashion.com
512.284.9969



Now Hiring Tellers and Sales Associates
Locations throughout the Austin Area
Call 512-397-4557 for details, or apply at any IBC Bank location.



NOW OPEN
in the Hill Country Galleria



IBC BANK
FDIC MEMBER FDIC/INTERNATIONAL BANCSHARES CORP
AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER
ibc.com

Caritas of Austin
7th Annual Words of Hope Dinner

Featured Speaker:
Marcus Luttrell
U.S. Navy SEAL & author of *Lone Survivor*



September 25, 6:00pm
Hyatt Regency Austin

Tickets and sponsorships available now at www.caritasofaustin.org



**END
OF
SUMMER
PARTY**

AUGUST 22, 2014 AT 3:00PM
RADIANT FACES MED SPA
200 MEDICAL PARKWAY, SUITE 270

**JOIN US FOR A GIRLS NIGHT OUT COMPLETE WITH BOTOX,
 EXILIS ELITE, WINE & SPECIALS!**

RSVP: 512-334-0332




Are you tired of covering up your legs because of unsightly spider veins and varicose veins?



Dr. Pritam Polkampally

Dr. Sam J. DeMaio

At Star State Heart, they feel your pain and are proud to announce that help for Varicose Veins, Spider Veins, Chronic Venous Insufficiency (CVI) and Peripheral Artery Disease (PAD) has arrived. It's done with Radio Frequency Ablation or sclerotherapy.

Varicose veins can cause aching pain and discomfort, and sometimes lead to more serious problems signaling a higher risk of circulatory problems. For others, varicose veins and spider veins are simply a cosmetic concern. Star State Heart's extensively trained vascular specialists are here to treat you using the most advanced vascular techniques and technologies that the industry has to offer.

The venous system is made up of a network of veins, including superficial veins, deep veins and perforator veins. Healthy leg veins contain valves that open and close to assist the return of blood back to the heart. Venous reflux disease develops when the valves that keep blood flowing out of the legs and back to the heart become damaged or diseased. As a result, vein valves will not close properly, leading to symptoms of varicose veins, pain, swollen

limbs, leg heaviness and fatigue, skin changes and ulcers.

The Venefit procedure is performed on an outpatient basis. Using ultrasound, your physician will position the catheter into the diseased vein through a small opening in the skin. The tiny catheter powered by radiofrequency energy delivers heat to the vein wall. As the thermal energy is delivered, the vein wall shrinks and the vein is sealed closed. Once the diseased vein is closed, blood will reroute itself to other healthy veins.

The procedure can produce relief of symptoms within two days. The average patient typically resumes normal activity within one day. This procedure has proven results with positive patient outcomes.

Most veins that cause medical problems are treated with radio frequency ablation and is paid for by most insurance carriers most of the time. The treatments are done in the office. There are no restrictions after the procedure. Sclerotherapy is another option used in selected patients and patients with spider veins.

VISUAL RESULTS*



*Photo courtesy of Michael A. Vasquez, MD

*This picture shows results of the procedure. Results of the procedure may vary. Results of the procedure may vary. Results of the procedure may vary.

RECENT HIGHLIGHTS

Compiled by Leslee Bassman and Kyle Webb

Turner Wealth Management celebration

Lakeway-based financial firm Turner Wealth Management celebrated its 10th anniversary July 31 at the Steiner Ranch Steakhouse, 5424 Steiner Ranch Blvd., Austin.

The company, led by John Turner, is a member of both the Lake Travis and Four Points chambers of commerce.

- 1 Vik Medical Community Liaison Andrea Connell (left) joins Capitol Home Health’s Rachel Stone and Hancock Investments Vice President Steve Costa at the celebration.
- 2 Will Howes demonstrates a new product—an individual beverage cooler called The Hooler—to guests.
- 3 Tracy Coffman, Four Points Chamber of Commerce networking director, listens as John Turner thanks local business groups for their support during the past decade.
- 4 David Sheehan, a Lake Travis Chamber of Commerce member and owner of Sheehan Farmers Insurance Agency, discusses an issue facing the area with Suzanne Covert, the Four Points Chamber of Commerce photographer.



Sage Recovery & Wellness Center open house

Sage Recovery & Wellness Center held an open house and ribbon-cutting ceremony July 22. The facility, located at 7004 Bee Caves Road, Bldg. 2, Ste. 200, in Austin, specializes in providing substance-abuse assistance. The event included Linda McCaul, a substance abuse recovery advocate and wife of U.S. Rep. Michael McCaul, R-Austin.



Four Points Chamber of Commerce July 17 Luncheon

Ray Freer (left), Four Points Chamber of Commerce president, welcomes motivational speaker Mike Robertson to the group’s July 17 luncheon.

Robertson, who is also an author of several books and a pastor, addressed participants on “The Art of Readiness” and the ability to meet individual goals.



We Olive & Wine Bar grand opening

- We Olive & Wine Bar, 12800 Hill Country Blvd., Ste. G-130, Bee Cave, celebrated its grand opening with a ribbon-cutting ceremony July 18. The ceremony, hosted by the Lake Travis Chamber of Commerce, was the first of several weekend events at the store including classes and tastings.
- 1 Co-owner Brad Johnson cuts the celebratory ribbon before family, friends and chamber of commerce guests.
- 2 Johnson (center), standing with staff at his Bee Cave store, owns the artisan oil and wine business with his father, Ray Johnson.



Your Dr. is Nearby

📍 ARCnearby.com



ARC Leander
901 Crystal Falls Pkwy
Suite 103
Leander, TX 78641

Appointments
512-259-2198



ARC Wilson Parke
11714 Wilson Parke Ave
Suite 150
Austin, TX 78726

Appointments
737-247-7200



Austin Regional Clinic provides medical care for the entire family close to your home.

**Love Your Car,
But Not Your
Payment?**



**Did you get taken for a
ride on your auto loan?
UFCU is here to help.**

**Refinance your auto loan from
another lender, save money and
receive these great benefits:**

- Rates as low as 2.15% APR*
- Fast approval and flexible terms
- Auto insurance savings (request a free quote)

**Apply online today at
wheels101.com.**

*APR=Annual Percentage Rate. Rate is NOT available on loans already financed with UFCU and is based on 37 to 75 month term. Your rate may be higher or lower based on your credit and the term of your loan.

(512) 498-CARS

ufcu.org

University
FEDERAL CREDIT UNION
Live Learn Prosper

BUSINESS

Blue Matrix Labs

Bee Cave company uses its imagination

By Jennifer Curington

Two years ago Kendall Harter decided to embrace his inner child and create Blue Matrix Labs in Bee Cave.

Harter sold his company, Envirocon Technologies, in 2007 and spent the next few years developing ideas that now form the base of Blue Matrix Labs product lines.

“For me it’s often about developing products I wish I had when I was a kid. It really resonates throughout the company that you can be a kid at heart,” Harter said.

The business is a small startup that has evolved projects Harter made in his kitchen to products that are now sold worldwide.

“Most of the things I develop come from a dream or a desire. I’ll build products or make them in my kitchen. It’s fun to experiment there,” Harter said.

Zorbz, water balloons that snap and seal after being filled instead of having to tie off the end like traditional water balloons, is Blue Matrix Labs’ first product to have a national ad campaign. The promotion launched in July with a commercial that airs on stations such as The Disney Channel.

When Harter created Blue Matrix

Labs, he said he wanted to create a broad umbrella to house different products and give the business a laboratory or think tank feel.

“I’ve always been fascinated with ... how things get made, packaged, distributed and sold. From a very early age it’s all I wanted to do,” Harter said. “I absolutely love the creative side of this type of business opportunity where everything is different every day. You get to wear 12 hats, so it’s never boring.”

Blue Matrix Labs also produces Shags and Pirate Energy. Shags, which spawned Shags Wags for pets, are a plush bean bag line. Harter said the material that Shags is made out of is extremely comfortable while also discouraging pets from turning it into just another toy to destroy.

Pirate Energy is a line of energy drinks designed to mix with alcoholic beverages.

Harter said he hopes to create a unique brand of summer toys, such as NERF, off of the “phenomenal” success of Zorbz.

He said the company will also soon launch three new product lines including a line called iwich in 2015 that features products geared toward making everyday consumer needs in the kitchen more convenient.



Kendall Harter sits among a pile of Shags in the Blue Matrix Labs office. He started the company in 2012 with the idea that he would create products that he wished he had when he was growing up.

Blue Matrix Labs

13413 Galleria Circle, Ste. 250,
Bee Cave
512-814-2200
www.bluematrixlabs.com

Pirate Energy is an energy drink created to be paired with liquor and found at stores in Texas.



Zorbz, self-sealing water balloons, were the first big seller from Blue Matrix Labs.

Product Variety

Zorbz

The water balloon that seals itself after being filled has launched its first national advertisement campaign and can be found in stores throughout the country and the world.

Kendall Harter, founder of Blue Matrix Labs, said he is excited to unveil other summer fun toys in the coming months that will complement Zorbz.

Shags

The bright-colored take on the classic beanbag chair is gaining momentum, Harter said. Shags are handmade with soft, plush material. The Shags line can be found in *SkyMall* magazine.

Pirate energy

With a mantra of “The Party Starts Here,” Harter hopes that these 10 calorie per serving energy drinks will be what customers choose when they need a boost or the drink is mixed with their favorite adult beverage.

Pirate Energy can be found in Texas liquor stores or purchased online.



Bella Colinas

phase one closeout.

The first phase of Bella Colinas is selling out. Located near Lake Travis schools and Hill Country Galleria, Bella Colinas features energy-efficient homes from the low \$300s, ranging from 1,882 – 4,532 sq. ft. Don’t miss the opportunity to find your dream home in Bee Cave.

Want to know more? Call or visit us online.
877-318-0937 | meritagehomes.com/austin



Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, extra design features, decorations, floor coverings, decorative light fixtures, custom paint and wall coverings, window treatments (such as shutters, drapes, etc.), landscaping, pool, spa, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Home and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2014 Meritage Homes Corporation. All rights reserved.

UNLESS YOU REPORT HOUSING DISCRIMINATION, IT WON'T STOP.

Discrimination isn't always this obvious. But it is just as hurtful and illegal. Here are possible signs you might hear from a landlord:

"There's a lot of traffic. It isn't safe for kids."

"The apartment I told you about on the phone has already been rented."

"My insurance won't cover a ramp if you get hurt."

"We only take English-speaking people."

"The ad is wrong. The rent is really \$75 higher per month."

"Steps are what we have. We can't accommodate a walker."

IF YOU SUSPECT HOUSING DISCRIMINATION, PLEASE REPORT IT.

Visit housing-rights.org or call the Austin Tenants' Council **512-474-1961**.

EQUAL HOUSING OPPORTUNITY

BUNKER VEIN & imaging center

Leading-edge care. Uncommon commitment. Beautiful results.

CONVENIENT
ACCESSIBLE
AFFORDABLE

LIVE YOUR LIFE FREE FROM VARICOSE VEINS.
VISIT BUNKER VEIN & IMAGING CENTER AND
TAKE BACK CONTROL OF YOUR LIFE.

MOST INSURANCES
ACCEPTED!

REQUEST AN APPOINTMENT FOR A
FREE SCREENING!
(512) 726-0599

WESTLAKE LOCATION

2712 BEE CAVES ROAD
SUITE 122 • AUSTIN 78746

ROUND ROCK LOCATION—NEW!

301 HESTER'S CROSSING
SUITE 120 • ROUND ROCK 78681

BUNKERVEINS.COM

HILL COUNTRY

apothecary

YOUR WELLNESS PHARMACY

Our 2nd Location Serving the Four Points Area is

NOW OPEN!

6611 RIVER PLACE BLVD #103
AUSTIN, 78730 | (512) 487-5759

Features on-site compounding laboratory
and wellness department

Serving all of your traditional pharmacy needs plus:

CUSTOM COMPOUNDED MEDICATIONS
MADE ON-SITE

We can make medicines into liquids, topical creams, ointments, lozenges and lollipops.

PHARMACEUTICAL MEDICINES

Pain therapy, bio-identical hormone replacement, pediatric and veterinary medicines.

NATURAL SUPPLEMENTS

Our wellness department features pharmaceutical-grade, natural, whole food nutritional supplements.

FREE DELIVERY

If you live or work within a 7 mile radius of our location, we'll deliver your order for free!

LAKEWAY LOCATION:

1310 RR 620 South
Suite A01 | Lakeway, 78734 | (512) 351-9139

Want a Discount?

SCAN QR CODE FOR COUPON!

1. Download a free QR code reader from your favorite app store.

2. Start the app, then point your phone's camera at the symbol to the left.

3. Your phone's browser will automatically open the web page for you.

4. Bring your phone and show us your coupon to receive discount!

BUSINESS

The Recording Conservatory of Austin

By Cara White Lowrimore

The Recording Conservatory of Austin occupies an enviable slice of Austin real estate. Perched high up on a hill located off City Park Road, the Conservatory offers scenic views for students needing to take a breather from recording, mixing and mastering music.

The Conservatory is a trade school at which students can learn skills essential to the music business. Graduates of the 18-month program generally go on to become audio engineers, music producers, songwriters or studio owners.

Originally known as The Recording School of Austin, the Conservatory opened in 2002 as a natural outgrowth of Stinson Studios. Owner and founder John Stinson had taken on his share of interns only to see them wind up “sweeping the floors and getting the coffee” because of the time required to train them to do anything else, he said.

Stinson said he realized there was a sizable pool of people eager to learn about the recording business. And, with more than 10 years of recording experience under his belt, he said he felt he had plenty of knowledge to impart.

“I knew I could really teach these guys well,” Stinson said.

Now in its 13th year, the Conservatory employs eight teachers and teaches about 50 students at a time. Classes are clustered into four subject areas: engineering, production, music theory and songwriting, and music business.

Stinson said the curriculum is designed to be applicable to the real-world and practical. In the business class, for example, students are taught to create

a studio name and logo, how to build a website, how to maximize search engines and how to manage accounts.

While many courses are offered online and some are held at downtown studios, Stinson Studios serves as the laboratory for the majority of the Conservatory program. It is in the studio’s control room, drum room, live room and isolation booth where students really cut their teeth, Stinson said.

Through a series of mandatory student projects, Conservatory students are challenged to find their own musicians; book them; and bring them into the studio for recording, editing, mixing and mastering.

The goal is for Conservatory students to graduate not only with a certificate of completion, but also with actual clients, Stinson said.

Stinson said he was taking on his own clients when he was 23. A guitar

player since third grade and a graduate of The University of Texas School of Music, Stinson said he launched his first recording studio—out of a house in Hyde Park—simply as a way to make a living.

It was not until later, a few years into the recording business, in fact, when Stinson said he realized how perfectly the requirements of running a studio matched his skill set.

“I’m a highly technical guy and super Type-A. And I like to hang out around music all day long,” Stinson said.

Stinson said he gave up performing when he turned 30 to focus exclusively on the recording business. Now in its 21st year, Stinson Studios produces albums for a variety of clients—from country stars to hard rock bands and local choral groups such as Conspirare.

“I knew I could really teach these guys well.”

—John Stinson, owner and founder of The Recording Conservatory of Austin



Owner John Stinson works with a client in The Recording Conservatory of Austin's control room.



The band The Boxing Lesson sets up equipment during a Studio Producer Segment.



Mixer and engineer Kevin Szymanski, a producer for the Foo Fighters, works the sound board.

Glossary

Students at The Recording Conservatory of Austin must familiarize themselves with a variety of new terms. The new vocabulary includes words such as “overdubbing,” “mixing” and “mastering,” all of which are commonplace in the music business.

Overdubbing

A technique in which a performer listens to an existing recorded performance—usually through headphones—and simultaneously plays or sings a new performance along with it. The final mix will contain a combination of these “dubs.”

Mixing

The process of putting multiple layers of audio together. For example, drum, piano and vocal tracks are put together to make one final track. Volumes can be adjusted to downplay or accentuate certain instruments. Unwanted noises are removed in this stage as well.

Mastering

The process of enhancing the final track through compression, equalization or reverb. If one is creating an album, the process includes making sure volumes and sound quality create a cohesive sound.

The Recording Conservatory of Austin

512-231-0344
www.trcoa.com

Spark Creativity

Fall Session Begins Sept. 2nd!

FOR AGES 2-4

Jazz/Tap, Ballet/Tap, Creative Movement, Drama Kids

FOR AGES 5-ADULT

Acting, Ballet, Jazz, Voice, Visual Arts, Hip Hop, Tap and more!

ALADDIN JR. - Youth Musical

Saturday mornings beginning Sept. 6. Ages 7 - 12

Performances Jan. 17-18, 24-25

THE NUTCRACKER - Youth Ballet Theatre

Saturday afternoons beginning Sept. 6

Youth Ensemble, ages 4-6

Dancers, ages 7-18

Enroll Today!

tex-arts.org 512-852-9079 ext. 104



TEXARTS
Association

Pack To School!



Whole Earth Provision Co.

2410 San Antonio Street • 512-478-1577
1014 North Lamar • 512-476-1414
Westgate Shopping Center • 512-899-0992
WholeEarthProvision.com

**'BACK TO SCHOOL' MEANS A NEW OUTFIT.
MAKE SURE THEY HAVE A SMILE TO MATCH!**



Your smile. Our Specialty.™

Dr. Brent Rigby and team are craftsmen in the art of dentistry, oral reconstruction and everything in between. So, whether you're 6 or 56, we'll have you impressing your friends in no time.

And, we'll help you maintain that healthy smile for a lifetime through advanced, personalized care in a relaxing and comfortable environment.

Offering custom same-day crowns using Cerec CAD/CAM technology.



**Offer valid for new patients only and in the absence of gum disease.*



Conveniently located in The Offices at The Hill Country Galleria

12912 HILL COUNTRY BLVD., STE. F-205 • AUSTIN, TX 78738

512.992.2822 | RIGBYADVANCEDDENTAL.COM



I CHOOSE 100% TEXAS WIND

Thank you!
GreenChoice® Subscribers

For leading by example. For powering Austin's grid with more Texas wind, less fossil fuels. For cleaning the air we breathe. For creating Texas jobs and new revenue for Texas schools. For saving millions of gallons of water. For battling global climate change. For bringing Austin closer to its goal of 35% renewable energy by 2020.

As subscribers to Austin Energy's new GreenChoice® program, these companies get bragging rights for choosing 100% Texas wind energy.

2021 E. 5th Street LTD.
All Saints' Episcopal Church
American Institute of Architects,
Austin Chapter
Austin Presbyterian
Theological Seminary
Barr Mansion & Artisan Ballroom
The Brixton
Cliff Over Lake Austin
Congregation Beth Israel
Dave's Metal Works
DELL
Dynamic Reprographics
First Baptist Church
Gary Bagelman
GreenEarth Engineering

Hill Country Maternal Fetal Medicine
The Human Potential Center
Joshua Lewis Nationwide Insurance
Ka-Prow Thai & Sushi Bistro
Kick Butt Coffee
The Liberty
The Montessori Center, Inc.
Mueller Hospitality LP
Ron Byrd, M. D.
Satellite Health Central
Shangri-La
The Soup Peddler
Spicewood Forest Owners Assoc.
Turtle Dragon Health Services
William Eckert Insurance Group

Now It's Your Turn...
**Do Something Good for Austin
and the Environment**

Whether you want to choose 100% Texas wind for your home or business, now is the time to be a 100%-er and join these organizations in making a difference for our community.
Subscribe today!

E-mail Green.Choice@austinenergy.com
Visit austinenergy.com/go/greenchoice
Call 512-494-9400



GreenChoice®
— TEXAS WIND • AUSTIN ENERGY —
A City of Austin Program

DINING

Nik's Kitchen + Bar

Restaurant is couples 10th in 30-year career

By Cara White Lowrimore

When Kirby and Kathy Walker opened Nik's Kitchen + Bar in the Four Points area almost two years ago, they already knew a thing or two about the restaurant business. Nik's is actually their 10th restaurant in a 30-year career that has included hamburgers, Mexican food, Italian food and American cuisine.

So who is Nik?

"There isn't actually a Nik," Kirby said. "Nik" is actually an acronym for the Walkers' award-winning Fayetteville, Arkansas, restaurant, Noodles Italian Kitchen.

The Walkers spend time in both Fayetteville and Austin, and their primary residence is just minutes from the Four Points restaurant. The veteran restaurateurs said they set their sights on Austin when their youngest child, now 21, enrolled at The University of Texas. They said all five of their children have grown up in the business, most getting their start standing on milk crates while rolling silverware.

The Walkers said their family also includes their staff. General Manager Keith Williamson and Assistant General Manager Mikey Sutton moved from Fayetteville to help start the Austin restaurant.

The establishment's customers come primarily from the surrounding neighborhoods—River Place, Steiner Ranch, Canyon Creek and nearby apartment complexes, Kirby said.

"We're kind of like 'Cheers,'" Kirby said. "We have a great bunch of customers."

A worldly menu

Though Nik's began as an Italian restaurant, the Walkers have rounded out the menu by adding such non-Italian items as burgers (\$4.99–\$7.79), ribeye steaks (\$19.99), grilled salmon (\$12.99)

and baby back ribs (\$12.99–\$19.99). Kirby said the menu additions were made in response to the local customer base and their close-to-home habits.

"We've figured out that when people get home [at the end of the day], they don't want to go far. So instead of creating a neighborhood place where customers go when they want Italian food, we've created a neighborhood place where people go when they're hungry," he said.

When he talks about the many dishes served at Nik's, Kirby doesn't play favorites. "If it's on the menu, I like it," he said.

The appetizer list includes some traditional favorites—chips and queso (\$4.99), fried mozzarella sticks (\$5.99) and fried calamari (\$7.99)—as well as a couple of unusual offerings: fried ravioli (\$5.99) and pot roast nachos (\$6.99–\$12.99).

The Pot Roast Nachos, inspired by nachos the Walkers tasted in Chicago, combine pulled pot roast, cheddar and Jack cheese, jalapenos and tomatoes topped with jalapeno lime cream sauce.

"I guess we were doing fusion before there was such a thing," Kirby said.

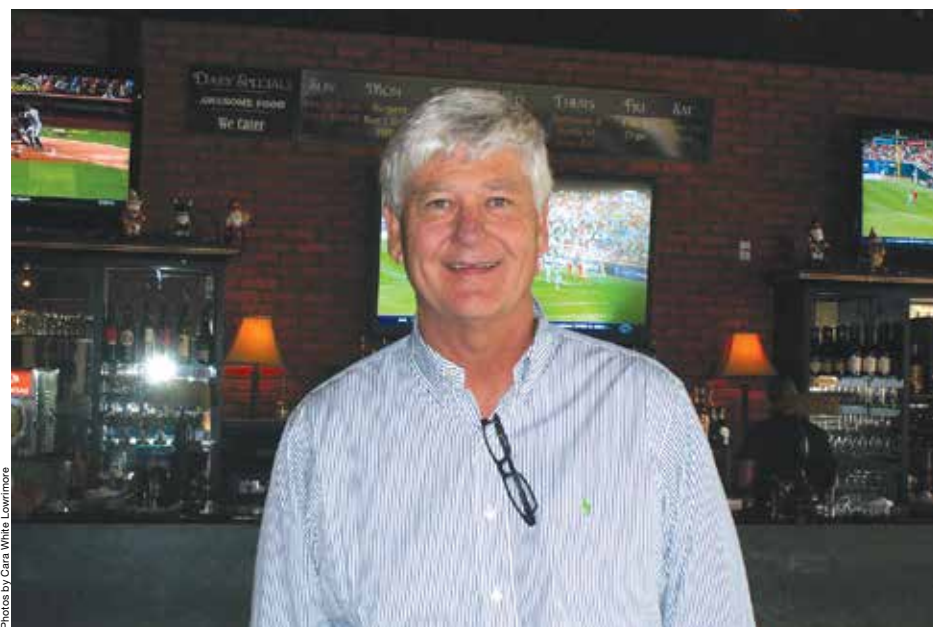
The basic bones of a great burger, he explained, include hand-pattied beef with a high enough fat content and a "home run" bun.

One customer now refers to Nik's burgers as "Jesus burgers," Kirby said, "... because they change lives."

Kirby said Nik's prides itself on its sauces—a basic white sauce and a basic red sauce, both made daily at the restaurant—which are then tweaked to create more layered sauces such as the jalapeno lime cream sauce.

As with any of the restaurant's sauces, the jalapeno lime cream sauce can be ordered on top of just about anything—pasta, grilled chicken or sautéed vegetables.

"We can't find much that the jalapeno sauce isn't good on," Kirby said.



Kirby Walker, owner of Nik's Kitchen + Bar, started the Four Points-area restaurant nearly two years ago.



The restaurant serves American cuisine in addition to traditional Italian dishes.



A chandelier of wine glasses is on display.



Many of the restaurant's customers are locals from the River Place and Steiner Ranch areas.

On the menu at Nik's

Along with classic Italian entrees including meatless lasagna, hand-breaded chicken parmesan, and spaghetti and meatballs, the restaurant offers:

- **Meat lovers flatbread** (\$9.99)—Pepperoni, Italian sausage and beef with red sauce, mozzarella and Asiago cheese
- **Toasted ravioli** (\$5.99)—Cheese ravioli that is breaded in-house and fried and served with marinara
- **Chicken and mushroom rigatoni** (\$13.99)—Mushrooms, onions and chicken tossed with rigatoni noodles in a basil marsala cream sauce
- **Florentine burger** (\$6.79)—Topped with sautéed spinach, mushrooms and mozzarella cheese and served with a side of ranch dressing

Nik's Kitchen + Bar



7900 N. RR 620, Austin
512-487-5999
www.niks620.com

BUSBY LANDSCAPES
TRANSFORMING TEXAS OUTDOORS

Get INSPIRED!
Visit our website today!

Custom Water and Fire Features
Landscape Lighting
Patios, Pergolas, Planting Beds
Affordable Landscape Design

512-567-8779
BUSBYLANDSCAPES@GMAIL.COM

Follow Us

WWW.BUSBYLANDSCAPES.COM

Austin Compounding Pharmacy

Compounding, Pharmacy, Clinical Nutrition, Veterinary Medicine

Where Pharmacy and Nutrition are combined to serve you.

\$10 OFF Compound Prescription
and \$5 off non-compounded prescriptions
One coupon per prescription and customer. Expires 9/30/14

2013 Austin Chronicle Best of Both Medicinal Worlds Winner


512-327-7455(PILL)

3010 Bee Cave Rd, Austin, TX 78746, 1 mile west of Mopac


9am–7pm Monday–Friday • 10am–2pm Saturday

www.austincompoundingtx.com

Tom Schnorr, RPh, CCN




RJ ORTHODONTICS
Making Austin Smile



Dr. RJ Jackson
Board-Certified Specialist in
Orthodontics & Dentofacial
Orthopedics

WHO SAYS HAVING BRACES IS A BUMMER?
SHOW YOUR PERSONALITY AND CUSTOMIZE YOUR BRACES WITH DR. JACKSON




BEFORE AND AFTER SCHOOL APPOINTMENTS MONDAY-FRIDAY

FREE CONSULTATION

512-537-1636 | www.rjorthodontics.com
6911 North FM 620 | Suite A-200 | Austin

OPEN UNTIL 7PM




CHARM
Center For Healing And Regenerative Medicine

Unlock Healing Potential

CHARM focuses on *Relief of Pain, Recovery of Function, and Minimal Downtime* with Comprehensive and Progressive Solutions. Our team specializes in **tough pain, sports injury and spine cases** and is a leader in **REGENERATIVE MEDICINE** including **Prolotherapy** and **PRP (Platelet Rich Plasma) Therapy**.

- David Harris, MD
- Craig DuBois, MD
- Eduardo Elizondo, MD
- Michelle Hall, PA-C
- Michele Harris, PT

***Introducing...Benjamin Rawson, DO**



Ben Rawson is trained in Physical Medicine and Rehabilitation with subspecialty training in Pain and Musculoskeletal Medicine. He served as a US Air Force Flight Surgeon at McGuire AFB, NJ where he also performed duties as a public health officer and biomedical engineer. During deployments in the Middle East, "Doc Rawson" flew over 40 combat missions and assisted in numerous in-flight emergencies and air evacuations. He was a Clinical Instructor and the Pain/Musculoskeletal Medicine Fellow at the University of Wisconsin Hospitals and Clinics prior to joining CHARM. As an Osteopathic physician, Ben believes the body has an innate ability to heal itself. With this in mind, he strives to enhance the healing process through a holistic evaluation and a multidisciplinary treatment approach. He is passionate about maximizing function by addressing the underlying problem and employing regenerative techniques to foster healing in injured tissues.

CHARM • 7307 Creekbluff Drive • Austin, TX 78750 • (512) 614-3300 • www.charmaustin.com



The Austin Stone

OUR NEW CHURCH CAMPUS
is now open in West Austin



Westlake Performing Arts Center
4100 Westbank Dr, Austin, TX 78746

Join us for worship SUNDAY mornings at 10A

austinstone.org  [theaustinstone](https://twitter.com/theaustinstone)  [theaustinstone](https://facebook.com/theaustinstone)

PEOPLE

Deanna McParland

Bee Cave Elementary School Principal

By Kyle Webb

Deanna McParland, who was selected as the new principal for Bee Cave Elementary School effective July 1, grew up in the Houston area before graduating with a bachelor's degree in education from The University of Texas, where she later received her master's degree.

She served as a third-grade teacher in Leander ISD for nearly seven years before becoming a math facilitator, middle school principal and elementary school principle with both LISD and Austin ISD. McParland, who takes over for Janie Braxdale, was most recently the principal for Kocerek Elementary School in AISD, a role in which she said she felt she made a difference.

"Each year for four years we made academic gains," she said. "That is something you hope for—progress in achievements."

What do you hope to bring to Bee Cave Elementary School?

Bee Cave already has some outstanding [test] scores. Are there areas we can improve? Sure.

What I will be doing is looking to see if there are any new ideas out there. I want to see what things are like [at the school] when I get there, and we can go from there. I have a general idea [of what I would like to do], but the minor details will be discovered when I get there.

Is there any competitiveness to make BCES the best elementary

school in the district?

There is always competitiveness. We joke about it. I [spent time with] a group of principals of Southeast Austin schools, and we had friendly competitions.

At the same time you want what is best for your school. You want the school to improve, but it isn't a one-man show. You have to see what the community wants and what the teachers want. There has to be observation.

You can't just say, 'OK, we are going to stay put.' You don't want to be stagnant, but at the same time you have to work with the community and the teachers,



From the superintendent

"This was a highly competitive [hiring] process that began with reviewing more than 80 employment applications," Lake Travis ISD Superintendent Brad Lancaster said.

"Deanna possesses a wealth of knowledge and experience that I believe will support a successful transition in leadership at Bee Cave Elementary," he said.

"This is a great opportunity for staff to work in tandem with its new principal to define common goals and objectives that will best serve students as well as strengthen school-community partnerships and parental involvement.

"This is an exciting time at Bee Cave Elementary," Lancaster said.

and it takes time to get everyone going in the same direction.

How do you deal with the high expectations of working in a district such as LTISD?

When I interviewed for the job I really had to tap back into my background. What I know is it is important to provide service face-to-face. I've lived that as a teacher, and I have enough administration experience to know how to deal with that.

"Scores will improve as long as your work is data-driven and you are open to

continually tweaking the process.

How will you incorporate technology into the school?

With any technology you are using, it really gives you options. You have to look and see if there is a type of technology that allows us to learn in a better or more creative way. You shouldn't use technology for the sake of using technology. It has to enhance your work.

When teachers are creating lessons, they have to keep that in mind. Any project-based learning has to be accessible for teachers.

Bookkeeping & Financial Management

Brian Herrington, CPA
512-393-9516 • thebrianherrington@yahoo.com

Call or Email for a free consultation

Full-Charge Bookkeeping • Pay Your Bills • Track and Categorize Expenses
Develop a Personal Budget • Organize Your Financial Life

Your Family is Exceptional!

Share it with an exceptional AFS Exchange Student

Welcome an international high schooler from one of 90 countries into your home for an academic year, semester, or 6-12 weeks. Create lifelong connections while learning about a new culture.

Local Contact:
Francesca Rolando
(646) 381-3352
frolando@afsusa.org

www.afsusa.org/host
1-800-AFS-INFO

AFS-USA is a 501(c)(3) nonprofit organization. © 2014

CHEERS!

At Café Blue, we're passionate about wine and proud to have been recognized by Wine Spectator with their prestigious Award of Excellence.


caféblue

A Fresh Approach to Coastal Cuisine

CafeBlueTX.com • 512.366.5230

Hill Country Galleria • Near Dillard's
12921 Hill Country Blvd., Suite D2-120
Bee Cave, TX 78738

Concordia University Texas




Friday, August 22, 2014 • Four Seasons • Austin, TX

Honoring

Dr. Thomas Cedel

Concordia University Texas - President 2002-2014





After Dark Party Tickets Available



9:00 pm - 11:00 pm • Black tie optional

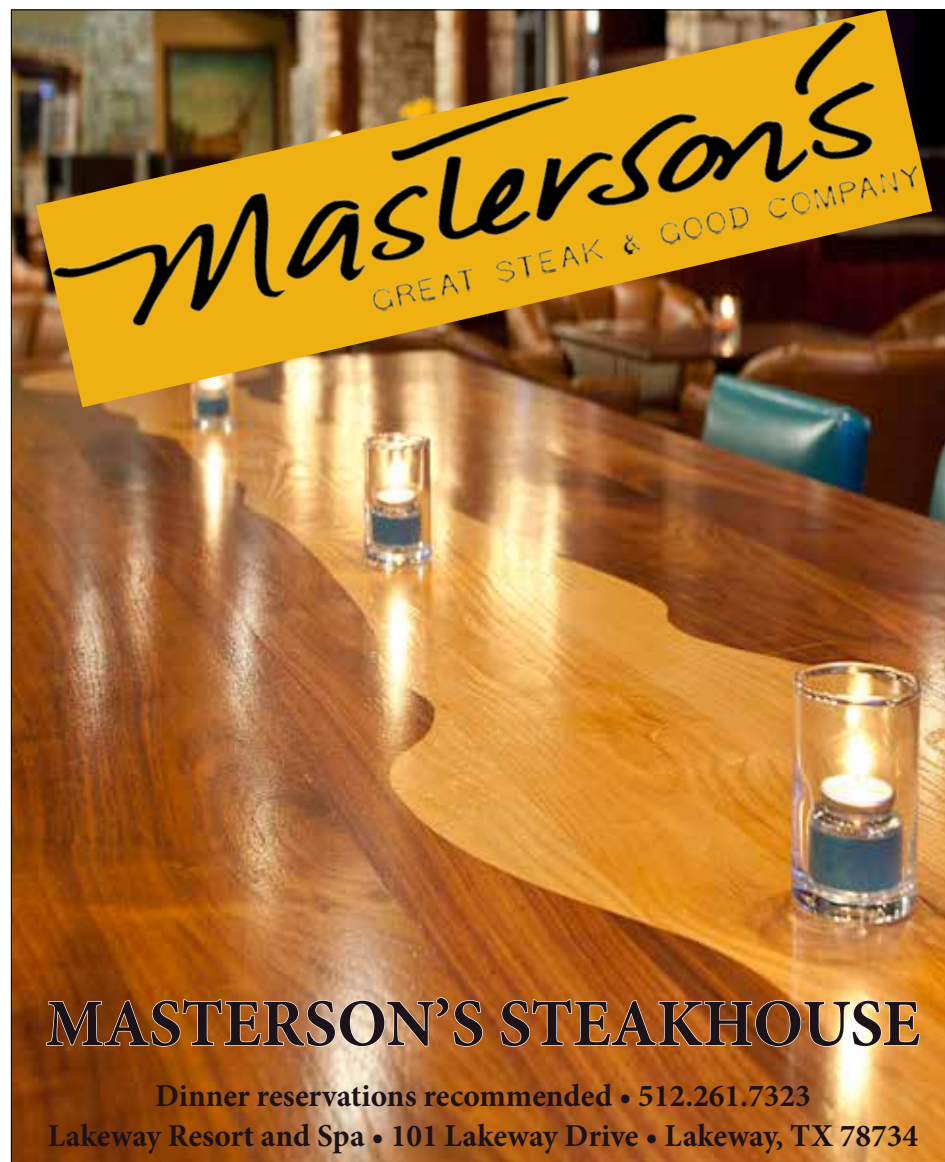
Live Entertainment Lounge & Dancing | Photo Booth Cocktail & Cigar Bar

Register at: concordia.edu/EIL

Platinum Sponsors

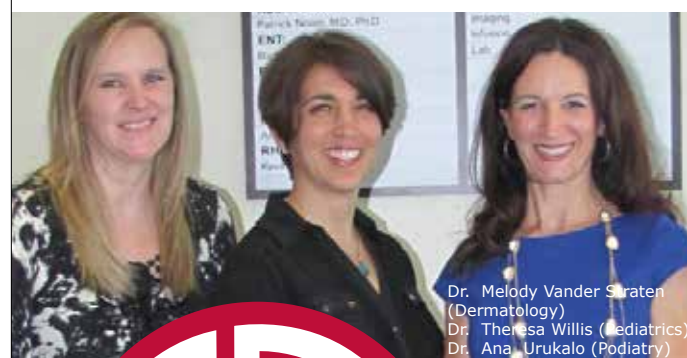
  #EILGala



Mastererson's
GREAT STEAK & GOOD COMPANY

MASTERSON'S STEAKHOUSE

Dinner reservations recommended • 512.261.7323
Lakeway Resort and Spa • 101 Lakeway Drive • Lakeway, TX 78734



ADC Steiner Ranch: Doctors for you and your family

The Austin Diagnostic Clinic providers have the experience, dedication and compassion to care for you and your family. Since 1952, Central Texans have entrusted their health to the experts at **ADC**.

- ADC Steiner Ranch specialties: Allergy, Dermatology, ENT, Family Practice, Neurology, Pediatrics, Podiatry and Rheumatology
- On-site lab and weight management
- MyADC, our secure patient portal allows you to request appointments, pay bills, view lab results & more
- Medicare and most insurance plans accepted
- Same-day, next-day appointments in Family Practice, Pediatrics and Dermatology



The Austin Diagnostic Clinic Steiner Ranch
5145 RM 620 North, Building I
512-681-5900 • ADClinic.com
My Health, My Doctors, My ADC

Call today for
school physicals
or immunizations!

Higher Education FOCUS

PEOPLE

Don Christian Concordia University Texas CEO

By Kyle Webb

Growing up in a Lutheran family in Elgin, Illinois, Don Christian said he was very involved in music. He graduated from Concordia University Chicago with a degree in music education before starting his career as a high school band director in Minneapolis.

Christian said he moved to Houston to work at a high school with the idea that a few years in Texas would be a fun change of pace. He said during his time in Houston, someone saw something in him that he didn't know was there, which led him down

the path to taking on more leadership roles.

"You should really think about doing X," Christian said he was routinely told, and he listened.

Every position he has held since he was a band director has been a newly created position, up to becoming the dean of Business of Concordia University Texas and eventually the University's CEO.

The trick behind being the first person in a new position is looking at what needs need to be met and how can he fill that need, he said.



How will you impact the community?

About 90–95 percent of our students will stay in the area, not just the traditional student but the nontraditional student—who is older, working, finishing their degree—they have a job, they live here.

Our graduates are moving into this community—into businesses and organizations, in schools, in nonprofits—and they are going to have an impact on them because of how they see the world.

They believe things can be better. That is part of our theology. It's not going to always be perfect, but it can get better. They are going to engage.

Our mega-outcome for the University is men and women who transform communities by seeking leadership opportunities and influencing people through Christ. What that really means is we believe communities can become better. Whether that deals with transportation, education or the environment, our graduates will take that on to make [a community] better, to transform it.

Our mission to develop Christian leaders—we take that very seriously. We are developing them starting here and moving them on, to lead and do that in a way that exhibits an ethical way [of doing things]. How do we treat people? How do we work for the common good? How do we make sure everyone gets to use their gifts and talents for the community?

Do you see a correlation between the ability to lead a band and leading a university?

I remember giving a talk a few years ago called 'Last Chair, Third Clarinet Leadership.' If I teach a math class everyone expects a bell curve in grades—some are phenomenal, some people are going to fail and most of them are in the

middle—that doesn't happen in performing arts. I can't have that last chair clarinet doing F work because that is bad music.

Because I can't do their work for them, my job was to help them do their work at their best level. How do you make that last chair clarinet feel like part of the group? How do you write a part for them?

I think that is how I lead. I see gifts in everybody. I believe they are here because they want to make a difference—whether that be an employee or student—and I am going to ask them to give their best so that as an organization we will be the best.

How do you make the transition to CEO?

It will be a year transition. The good part is I know this institution and the community knows me, so there doesn't need to be a big introduction. The first six months will be a listening tour. I will ask questions that haven't been asked before, listen to people's hopes and dreams and figure out what Concordia can be passionate about, what we can be the best in the world at and what can be our economic engine.

I look at our nursing program—obviously a need in this community. We became very passionate about it because it fit so well with our mission. I really believe our program, as it is, is the best in the world. It may not be the best-ranked program in the world, but how we do it—focus on service, community and faith—is the best in the world, and we are getting students.

I will continue to listen for those programs that we can [be the best at].

The second six months will be writing the strategic plan for the University. A year from now Concordia will be announcing its vision for the next five years or so: This is what we want to

become, this is how we will do it and this is who we need to be partnering with to make that happen.

How do you feel about the title change from president to CEO?

One of the reasons we did that is because we realized the role of the president [at Concordia] is different than what it has been in the past. The typical picture of a president is teaching a class, hanging out with students, going to basketball games and being the dean of the faculty. The truth is there are only two things I really worry about: raising money and spending money. My job, more than anything else, is to make sure this University is still here 100 years from now.

Do you see continued growth for the University?

When we moved [to the Lake Travis area] we doubled in size very quickly. Now it's time for us to double again. That is both in this campus and throughout our system. I think it is important that this particular campus sees growth. We had immediate growth when we moved here, then it stabilized. It is time to grow again.

What role will Concordia athletics have going forward?

Athletics is a big part of who we are. About 33 percent of our students are student-athletes, so [sports are] as much a recruitment piece as anything.

Our athletics make an impact when it is recruiting a student [and the team] is winning. I think the partnership with the community is also a big part. We need to have nice enough facilities not only for the athletes, but for the community to come use and watch. If we have winning teams, I'm hoping this community comes and watches, because they would be watching the future of Major League

Baseball, and they don't have to drive downtown.

A lot of people asked if we are going to get football. We'll see after this next year. Schools that have started football see an increase in about 200–300 students. It becomes an event.

Athletics will continue and be an important part of who we are.

How do you view the Lake Travis location?

We recently had incoming freshmen on campus, and during a breakfast I asked them what brought them to our campus. The majority of them say they fell in love with the campus, and I think a large part of it is our setting. We are also very relational, so they feel like they are at home.

The challenge with the location is to remind people that we are still a part of Austin. When you talk about Austin out there in the world they are thinking about downtown, they are thinking about South by Southwest and the music scene.

Our location before moving out here was right off I-35. You could walk across the highway and see poverty. If you walk across the highway here, you don't see poverty. What is interesting is that poverty isn't far away from us. Building compassion was easier down there.

What I love about this area is the people. The people who live out here are very committed to the city has a whole. When this community invests in Concordia, they are really investing in Austin as a whole. Permeable boundaries are really important for a university.

It is a challenge. [The campus location] is hard to get in and out of. We are closed off. I think most people know we are here now; the next question is, what does that mean for them?

Higher Education FOCUS

Concordia University Texas expands course options for nursing and adds online programs

By Leslee Bassman

In an effort to meet industry demands for higher-qualified nurses, Concordia University Texas is expanding its nursing coursework options this fall, said Melinda Brasher, Concordia University Texas associate vice president for communication. The school is adding online and on-site Registered Nurse to Master of Science in Nursing certification programs, she said.

Currently nurses are required to complete a two-year associate degree program to be eligible for an RN exam, she said. By enrolling in Concordia's new program, RNs who have an associate degree can gain both Bachelor of Science and master's degrees in nursing, she said.

"The Robert Wood Johnson Foundation is recommending that 80 percent of the registered nurse workforce have bachelor's-level degrees or higher by 2020," Brasher said. "Health care institutions are supporting this. We anticipate there will be demand to seek out higher levels of education in nursing."

She said Concordia's new nursing program is not typical of all universities, as there are only 11 similar programs available in the country. The online program offers a flexible schedule for working nurses, she said.

"Many health care institutions are already requiring associate's degree nurses to seek a bachelor's degree within five years," said Kathy Lauchner, Concordia University Texas director of nursing. "Programs like Concordia's Bachelor of Science in nursing and the new Master of Science in nursing are helping nurses meet that requirement as well as advance in their careers."

The added MSN degree will likely mean a significant increase in salary for the student after graduation, Brasher said.

The program is pending approval by the Southern Association of Colleges and Schools Commission on Colleges, which governs the university's certifications, she said. Approval is expected prior to the start of classes, she said.

Enrollment in Concordia's nursing school has been at capacity every semester since the program opened in 2010, she said.

Increased online options

Two additional online programs will be offered to Concordia students beginning this fall—a two-year Master of Business Administration degree and a four-year Bachelor of Arts in criminal justice degree, Brasher said.

The MBA program has been offered on-site for the past two years, she said. The criminal justice program was offered previously and, by request, has been brought back as an online-only option, she said.

"There is market demand for online programs," Brasher said. "The [MBA and criminal justice] programs are viable in an online format and easily accessible."

She said all of Concordia's online programs provide students with an instructor and counselors in the same way as the programs function on campus. These courses also focus on the University's principles of developing Christian leaders and ethical learning, she said.

With the three new programs, Concordia offers 12 online degree or certification options, Brasher said.



Accredited online degree programs

- Bachelor of Arts in business
- Bachelor of Arts in criminal justice
- Bachelor of Arts in health care administration
- Bachelor of Arts in human resource management
- Bachelor of applied arts and sciences in technical management
- RN to Master of Science in nursing
- Master of Business Administration
- Master of education in advanced literacy instruction
- Master of education in differentiated instruction
- Master of education in education administration
- Reading specialist certification
- Superintendent certification

Concordia University Texas breaks ground on new athletic facilities

By Leslee Bassman

On Aug. 1 outgoing President Tom Cedel joined incoming CEO Don Christian and other Concordia University Texas officials to break ground on the campus's new athletic facilities at 11400 Concordia University Drive, Austin.

The \$2.6 million project will include a regulation-size softball field, a soccer field, fieldhouses for indoor athletic training facilities and covered grandstands, said Melinda Brasher, Concordia University Texas vice president of communication. The softball athletic facilities should be ready in time for the Lady Tornados' spring training, she said.

Atherton named as chief advancement officer

By Kyle Webb

Concordia University Texas announced June 25 that Beth Atherton is the new chief advancement officer for the University.

Atherton will lead Concordia's development and communication teams as well as maintain relationships with the community, government, church and corporate partners of the University.

She replaces Don Adams, who had served as vice president for external relations since 2006 and retired June 1.

"Beth is a well-respected professional in Austin's non-profit community and brings a vast understanding of non-profit development, a passion for people and experience in building strong teams," Concordia University Texas CEO Don Christian said.

Atherton, who will serve as a member of the executive leadership team for the University, will also direct the external relations, advancement, communications and development functions for Concordia.



Beth Atherton



Lakeway Eye Physicians & Surgeons
Lakeway Optical Shoppe

Corina A. Stancey, M.D.
Board Certified Ophthalmologist
Susan Elizondo, O.D.
Therapeutic Optometrist

**\$75
OFF**

1 Syringe of Radiesse
(cosmetic filler)

Must present coupon at time
of purchase.
Expires 9/30/2014.

OPHTHALMOLOGY SERVICES

- Cataract Surgery w/ latest intraocular lens technology
- Glaucoma management
- Routine Eye Exams
- Contact Lens Fitting

OPTICAL SHOPPE

- Beautiful selection of Frames for men, women & children
- High quality lenses & options
- Personal care by Certified Optician
- Gorgeous designer sunglasses

COSMETIC SERVICES

- Eyelid Surgery
- Botox
- Juvederm
- Radiesse
- Belotero

FOR A LIMITED TIME ONLY!
Complete Kids Package
\$187
Impact Resistant Lenses
Includes Frames (Up to \$100)!
FREE Scratch Resistant Non-Glare Treatment
FREE Upgrade to Transitions Lenses
Free 1 year warranty. 2 complete pairs for \$355. Must present coupon at time of purchase. Expires 9/30/2014.

512-402-9919 | 1007 RR 620 South, Suite 100 | www.lakewayeye.com

Central Texas colleges and universities



AUSTIN COMMUNITY COLLEGE

Austin Community College

Tuition, per credit hour: \$85/\$287 (2014–15) in/out of district
Fall 2013 enrollment: 41,627 credit students; ACC also enrolls 15,000 noncredit students each year

Percent/number of students accepted each year: ACC has an open-door admissions policy, meaning everyone who meets eligibility criteria is encouraged to enroll.

Top intended majors, fall 2012: General studies, nursing, business administration, general studies in science, engineering
Time required to complete degrees/certificates: Less than one year to two years

Prerequisites needed: Certain majors require completion of prerequisites. Visit www.austincc.edu/info for program choices and more information.

11 campuses throughout Central Texas
www.austincc.edu Twitter: @accdistrict

Baylor Executive MBA and Executive Healthcare MBA

Tuition: \$16,800/semester (\$84,000 total) plus a \$2,000 seat deposit (for 2014–16 Executive MBA Program); \$17,400/semester (\$87,000 total) plus a \$2,000 seat deposit (for 2014–16 Executive MBA–Healthcare Program)

2013–15 enrollment: 20 (executive MBA)

Number of students accepted each year: No more than 30 students for each cohort (Executive MBA), no more than 15 students (Executive MBA–Healthcare)

Length of program: 21 months for both programs

Prerequisites needed: None (Executive MBA), experience in health care industry (Executive MBA–Healthcare)

3107 Oak Creek Drive, Ste. 240, Austin

www.baylor.edu/austinemba Twitter: @baylor_business

Concordia University Texas

Undergraduate tuition per semester: \$12,940 (2013–14), \$13,200 (2014–15), \$14,655 (2014–15 nursing school)

Fall 2013 enrollment: 2,565

Most popular programs: Business administration, nursing, pre-nursing, education, kinesiology

Length of programs: Four years

Prerequisites needed: SAT/ACT for undergraduates, no GRE required for graduate programs

11400 Concordia University Drive, Austin

<http://discover.concordia.edu> Twitter: @concordiatx

Huston-Tillotson University

Annual tuition: \$11,460 (2013–14), \$11,460 (2014–15)

2013–14 enrollment: 973

Percent of students accepted each year: 54 percent

Most popular programs: business administration, kinesiology, criminal justice

Length of programs: 120 credit hours minimum

Prerequisites needed for automatic admission: SAT—900, ACT—20

900 Chicon St., Austin. www.htu.edu Twitter: @hustontillotson

Southwestern University

Annual tuition: \$35,240 (2013–14), \$36,120 (2014–15)



SOUTHWESTERN UNIVERSITY

2013–14 enrollment: 1,536

Percent of students accepted each year: 52 percent

Most popular programs: Biology, business, communication studies, political science, psychology

Length of programs: 127 credit hours minimum

Prerequisites needed: Average SAT score—1165

1001 E. University Ave., Georgetown

www.southwestern.edu Twitter: @southwesternu

St. Edward's University

Annual tuition: \$36,150 (2014–15)

Fall 2013 enrollment: 4,861

Number of students accepted: 2,901 (Fall 2013)

Most popular majors: Psychology, biology, business administration, global studies

Length of programs: Four years

Minimum prerequisites: SAT—higher than 500 on each section, ACT—higher than 21

Average scores: SAT—1123, ACT composite—24

South Austin campus: 3001 S. Congress Ave., Austin

North Austin campus: 9420 Research Blvd., Echelon III, Ste. 200, Austin

www.stedwards.edu Twitter: @stedwardsu

Temple College at East Williamson County Higher Education Center

Tuition per credit hour: \$88 (in district), \$154 (out of district), \$330 (out of state or foreign)

Percent accepted: Temple College has open enrollment—all students who meet admissions requirements are accepted. Some technical programs have additional requirements.

Length of programs: One, two and four years, depending on program (upper-level courses for bachelor's degrees now available)

Prerequisites needed: TSI must be complete, unless waived or exempt.

TSI is the Texas Success Initiative, a state-legislated program that is designed to improve a student's success in college.

1600 Innovation Blvd. (CR 108), Hutto

Texas A&M Central Texas at East Williamson County Higher Education Center

Tuition per course (three credit hours): \$719–\$735 (undergraduate) \$780–\$798 (graduate)

Courses offered: Business, including marketing and management (undergraduate), history and math (graduate)

Length of programs: Minimum of 120 credit hours (undergraduate), minimum of 36 credit hours (graduate)

Prerequisites needed: TSI must be complete. TSI is the Texas Success Initiative, a state-legislated program that is designed to improve a student's success in college. Students also must have at least 30 college credit hours and a 2.0 GPA.

1600 Innovation Blvd. (CR 108), Hutto

www.tamuct.edu/ewchec Twitter: @tamuct

Texas A&M Health Science Center

Tuition: \$12,780/\$29,532 annual resident/nonresident (M.D. program), \$300/\$2,472 per semester part-time resident/nonresident (nursing bachelor's program)

Fall 2013 enrollment: 150 students (medicine M.D. program), 20 students (nursing bachelor's degree program)

Percent of students accepted: 7.66 percent (M.D. program), 20.59 percent (nursing bachelor's degree program; includes College Station applications)

Most popular programs: College of Medicine M.D. program, College of Nursing second-degree program

Length of programs: Four years (M.D. program), 15 months (nursing bachelor's degree program)

Prerequisites needed/admission criteria considered: Passage of MCAT and 47 semester hours in various core curriculum (medicine M.D. program); HESI Admissions Assessment Exam, Nursing CAS Application and 58 semester hours in core curricula (nursing bachelor's degree program)
 3950 N. A.W. Grimes Blvd., Ste. S211A, Round Rock.
www.tamhsc.edu Twitter: @tamhsc



TEXAS A&M HEALTH SCIENCE CENTER

Texas State Technical College at East Williamson County Higher Education Center

Tuition per credit hour: Texas residents—\$97 (technical courses), \$82 (academic courses), \$254 (nonresidents)

Percent accepted: TSTC has open enrollment—all students who meet admissions requirements are accepted. Some technical programs have additional requirements.

Length of programs: One, two and four years, depending on program (upper-level courses for bachelor's degrees now available)

Prerequisites needed: TSI must be complete, unless waived or exempt. TSI is the Texas Success Initiative, a state-legislated program that is designed to improve a student's success in college. 1600 Innovation Blvd. (CR 108), Hutto

Texas State University

Tuition and fees: \$705.68 per semester hour (2013–14)

Fall 2012 enrollment: 35,568

Percent of students accepted, fall 2012: 57.6 percent

Most popular programs: Curriculum and instruction, health and human performance, journalism and mass communication, psychology, art and design, nursing (Round Rock)

Length of programs: Four years

Prerequisites needed: SAT—1270, ACT—29

601 University Drive, San Marcos; 1555 University Blvd., Round Rock www.txstate.edu Twitter: @txst

The University of Texas at Austin

Annual undergraduate in-state tuition: \$9,798 (2013–14)

Fall 2012 undergraduate enrollment: 39,979 students

Percent of first-time freshmen accepted, fall 2013: 40 percent

Most popular programs: Communication/journalism, social sciences, engineering, business/marketing, and biological/life sciences

Length of programs: Four years

2400 Inner Campus Drive, Austin

www.utexas.edu Twitter: @utaustin

This guide represents a selection of not-for-profit higher education institutions in the area. It is not meant to be comprehensive.

REGIONAL

Abridged stories from our other editions

TOP STORY

Spicewood Springs sees new construction

NORTHWEST AUSTIN A 2.2-mile stretch of a Northwest Austin roadway has caught the attention of developers, who are planning four new projects. This development is leaving some residents concerned about increased traffic flow and protecting the environment.

Building on Spicewood Springs Road is a result of the area's scenic views of the evergreen canyon area, developers said, and because it is one of the few places left in Northwest Austin with available lots with close proximity to good schools and to Central Austin.

"People are looking for relatively affordable new homes in [nearby] Northwest Hills, and these are just about the only opportunity to get that," said Anthony Siela, managing member for PSW Real Estate, the company that is developing two new residential communities, one on Spicewood Springs and one nearby.

The projects along Spicewood Springs are in various phases of development and are located between MoPac and Loop 360. They include a proposed commercial office building, two single-family communities and the new Austin Board of Realtors headquarters.

PSW's single-family communities include Spicewood, which will include 13 detached, two-story homes with three to five bedrooms at an average size of 2,600 square feet. Siela said PSW received the site development permit from the city of Austin and expects to break ground in the next few months. Homes could be for sale by the end of August.

Siela said the new community could attract families who like the area because of the schools, proximity to downtown and lower home prices than neighborhoods such as Tarrytown or Zilker Park.

PSW's second property, Cima Hills, is in the design phase and will be located on Cima Serena Drive near Spicewood Springs Road.

The Austin Board of Realtors broke ground in September 2013 on its new headquarters at 4800 Spicewood Springs Road, and the building is expected to open in January.

Some residents said they oppose the Overlook and ABoR projects because of the size of the buildings and proximity to



Spicewood Springs. They also fear there is not enough capacity to accommodate existing traffic and a potential increase of cars on the road as a result of these new developments.

ABoR CEO Paul Hilgers said he wants the city of Austin to prioritize alleviating traffic on Spicewood Springs. He also recognizes some residents' opposition.

"Expansion on Spicewood Springs has been planned, unplanned, opposed, supported [and has been] very controversial—like any east-west thoroughfare in Austin—for all of its history," Hilgers said. "We're very much sensitive to the realities of this development in this neighborhood."

Hilgers said developers and residents share the concern about being able to accommodate traffic, and he wants ABoR to be a good partner to the neighborhood.

Full story by Lyndsey Taylor



AUSTIN HEALTH & WELLNESS CENTER

Restore. Balance. Vitality.

austinhealthandwellnesscenter.com

Educating and empowering patients to promote personal wellness

Do you feel like you don't have enough energy to enjoy your life? Do your day-to-day demands take all that you have?

You may have a hormone imbalance, or chronic stress may have worn out your adrenals. Your thyroid may not be functioning properly, or you could be suffering from vitamin deficiencies. If you are ready to be the energized individual that you miss from the past, schedule a consultation with me. We will look for the causes of your issues and lead your life back to balance and vitality.



TRACY STRANDHAGEN, M.D.

Specializing in:

- Bio-identical hormones
- Adrenal Support

- Weight Management
- Nutritional Supplements

Give yourself the gift of health!

12005 Bee Caves Rd, Suite 1A | Austin, Texas 78738 (located in Lake Hills Pharmacy)

Monday - Friday: 9 AM - 6 PM by appointment only (512) 263-0960

FACT:

Social and emotional intelligence may be the most important determinant of a child's future success.



PRIMROSE SCHOOLS

The Leader in Educational Child Care®

PRIMROSE WAY:

Being school-ready is just the beginning.

- Balanced Learning Curriculum
- Low Student to Teacher Ratios

- AdvancED Accredited
- Character development programs

Primrose School of Four Points

6606 Sitio del Rio Blvd. Austin, TX 78730 512.795.9101 | PrimroseFourPoints.com

NEWS

Innovation center to open downtown

CENTRAL AUSTIN A new collaborative workspace called the AT&T Center for Innovation could open in downtown Austin as soon as early 2015, according to a company spokeswoman.

The Dallas-based telecommunications company announced July 16 plans to renovate a 15,000-square-foot space at 323 Congress Ave. to create the new center.

AT&T revealed plans for the new Center for Innovation earlier this year in conjunction with its plans to bring gigabit-level Internet speeds to Austin. GigaPower, the company's high-speed Internet service, currently boasts speeds of 300 megabits per second, with anticipated upgrades to occur for GigaPower customers in the coming months. Austin will be the first city to receive such high speeds from AT&T.

AT&T's Center for Innovation will leverage that high-speed Internet access to help accommodate collaborations among Austin's technology groups, developers, artists, entrepreneurs and more. The two-floor working space will serve as a meeting ground and hub

for creating innovative new products, according to AT&T.

The space will be free to use, an AT&T spokeswoman confirmed, although scheduling details have not yet been confirmed.

The center's focus will be on data analytics, next-generation video and the development of mobile applications. In addition, the center will provide technology developers access to educational resources as well as AT&T television, mobile and online platforms plus a new studio where community members can create content for AT&T platforms.

"The new Center for Innovation will serve as a gathering place for new ideas, new partnerships, new innovation and real working solutions—all to leverage the best of Austin and make it an even more livable city," an AT&T news release states.

AT&T GigaPower services first debuted in Austin in December. Plans call for the company to double the number of households with access to AT&T's high-speed service by the end of the year.

Full story by Joe Lanane



Renderings courtesy AT&T/Gensler

Urban rail proposal endorsed by council

CENTRAL AUSTIN Included in Austin City Council's unanimous approval June 26 of its 2014 Strategic Mobility Plan is the 9.5-mile urban rail project that would connect East Riverside Drive with Austin Community College's Highland campus.

The vote came three days after the Capital Metro board of directors also endorsed the urban rail proposal at its June 23 meeting. Both entities needed to approve it because the city would serve as the owner of the route, and Capital Metro would serve as the operator.

During the Aug. 7 City Council meeting members decided to place the \$1 billion urban rail proposal bond on the Nov. 4 ballot.

The bond plan outlines \$400 million in road projects and corridor studies as well as \$600 million for the urban rail proposal. Because the \$600 million for the urban rail is less than half of the total \$1.38 billion cost, the city could need to seek additional funding.

Full story by Amy Denney



wildwood

IN BEECAVE



beyond your wildest dreams

57 Tuscan-Style Villas in the Lake Travis Area


*Luxury, low-maintenance living
in a home that is just right for
your next chapter!*

Ash Creek Homes has been named
Austin's Top Green Builder 3 years
in a row by the Austin Business Journal

ASHCREEK
HOMES
Creative Communities

- Homes Starting in the \$320's
- Rolling Texas Hill Country Views
- Community Pool and Covered Cabana
- All Lawn Care Included
- Acclaimed Lake Travis ISD
- Low Property Taxes
- Move-in Ready Homes Now Available
- Homes Rated by the Austin Energy Green Building Program

13907 Yellow Bell Bend, Bee Cave, TX 78738
512-328-2122
www.AshCreekHomes.com

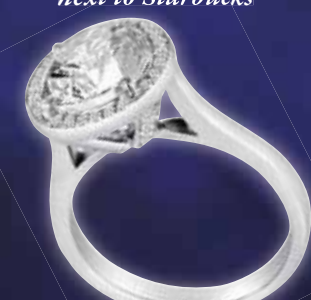


Est. 1937
**SEGNER'S
JEWELERS**

Your Hill Country Diamond Store

Bee Cave's Full Service Jewelry Store
Family owned and operated for over 75 years

(512) 288-5457
www.segnersjewelers.com
12400 Highway 71 West
Suite 708
Bee Cave, TX 78738
*in the HEB shopping center
next to Starbucks*





Magpie



A Blossom Boutique

**Your Premier Hometown
Florist & Gift Boutique**

900 RR 620 S. Suite B104
In the Lakeway Commons Shopping Center
512-494-6198
www.magpieblossoms.com



REGIONAL

Abridged stories from our other editions

BUSINESS

Austin Exotic Pets

NORTHWEST AUSTIN Since 2007 a North Austin pet store's mural featuring a tropical snake, fish and lizard has become a well-known location for photo ops.

"We have lots of people come and take pictures," Austin Exotic Pets Manager Misia Shumway said. "A lot of people aren't even sure that we're a pet store."

The mural was painted about seven years ago when the shop relocated from the Crossroads Shopping Center where Painting with a Twist is now located, Shumway said.

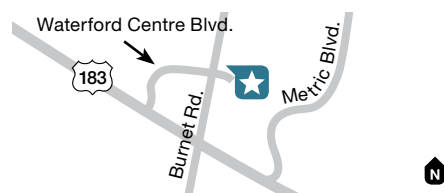
The shop specializes in exotic animals, including sugar gliders, flying squirrels, miniature pigs, snakes, bearded dragons, iguanas, prairie dogs and chinchillas. The pet store was originally named Herpeton when it opened in 1991 and still has regular customers who frequently visit the store for new animals and pet care items, she said.

After a few changes in ownership and the business's name, current owners Ryan South and Walter Sizemore settled on the name Austin Exotic Pets.

Full story by Lyndsey Taylor



Lyndsey Taylor



9327 Burnet Road
512-419-0077
www.austinexoticpets.com

The Art Garage

SOUTHWEST AUSTIN Art is a form of problem-solving, said Kelly Emmert, The Art Garage creative director and owner.

"There are all [kinds of] different answers, and the way that you can come to [a solution] is going to be an individual experience," she said.

The Art Garage's focus is art education. Emmert said instilling confidence and encouraging the thrill of discovery that students get when they learn a new skill make her job worthwhile.

The former art teacher moved to Austin in 2007 and started the business in her garage by offering art lessons and hosting a camp for her daughters' friends in summer 2008. In June 2011 she opened The Art Garage in a storefront on Circle Drive.

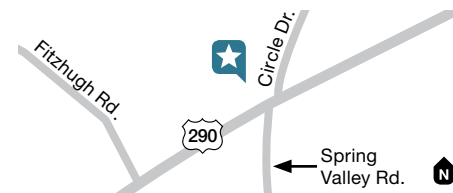
In March 2014 the studio expanded to include another suite.

The studio hosts a variety of classes, camps and parties. Children and adults can also walk in and paint pottery, make candles, work with clay, make mosaics or fuse glass projects.


Full story by Kelli Weldon




Kelli Weldon



11190 Circle Drive, Stes. 202-204
512-852-9900
www.theartgarageaustin.com









A view of the world
from the
Texas
Hill Country.

Limited placements with
rolling admission for
Nursery through Middle School

**PERSONAL TOURS
AVAILABLE ALL SUMMER**

BRAIN FRIENDLY LEARNING • MUSIC
MANDARIN • HEALTHY EATING
SPANISH • SWIMMING



**International
School of Texas**

COBIS

www.internationalschooloftexas.com

With panoramic
views of Lake Travis

4105 Eck Lane
Austin, Texas 78734
(512) 351-3403



**Meet the Cobalt Mortgage Team
Austin, Texas Branch**

Whether you need a lender to help you purchase your first home, investment property or a refinance, you want a team you can trust working for you. The Cobalt Mortgage team at our Austin branch offers the integrity and experience to see you through the loan process, every step of the way.

Cobalt Mortgage is one of the nation's largest privately-held mortgage banking firms. Offering a wide array of loans from Conventional, FHA and VA solutions to ARMs and Jumbo's, our team will do whatever it takes to ensure a positive experience and a timely close.

Call today to discover Cobalt Mortgage's competitive rates and extraordinary service.

512.628.4845
3315 RR 620 S
Austin, TX 78738
eric.blossman@cobaltmortgage.com



Community Lender. National Strength

© 2014 Cobalt Mortgage, Inc., 11255 Kirkland Way, Suite 100, Kirkland, WA 98033. Toll Free: (877) 220-4663; Fax: (425) 605-3199. NMLS Unique Identifier: 35653; Arizona Mortgage Banker License #0909805; Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act; Regulated by the Colorado Division of Real Estate; Nevada Mortgage Banker #3723; Nevada Mortgage Broker #3725; Oregon Mortgage Lender License #ML-2991; Washington Consumer Loan License #520-CL-48866. Ticket#201406301000325

Full stories online at impactnews.com

DINING

Clay Pit

CENTRAL AUSTIN

Upon opening the wooden door of Clay Pit, aromas and the sound of finger cymbals fill the air.

The restaurant, which specializes in traditional and contemporary Indian cuisine, has been a staple on Guadalupe Street since 1998.

The original intent of the restaurant, Clay Pit Manager Graeme Fickling said, was to bring Indian food into the mainstream, just as Italian and Mexican food have been able to break their way into daily American life.

The service staffers at Clay Pit make sure the dishes are perfectly spiced for each



Jennifer Curington

diner with a heat index on the menu that ranges from mild to medium, hot and very hot levels. The medium level is like adding a few drops of Tabasco to a meal, and the hot-spiced dishes are for those who wish to sweat a bit.

Full story by Jennifer Curington

1601 Guadalupe St.
512-322-5131
www.claypit.com



Garbo's

NORTHWEST AUSTIN

Heidi Garbo opened her first restaurant, Garbo's, on July 8 out of necessity.

Her food truck, Garbo's Lobster Truck, had experienced so much growth since its opening in March 2013 that she had to buy a second truck to handle demand for catering, rentals and special events as well as her regular route throughout Austin.

The Wells Branch-area restaurant will further help Garbo grow her business.

Fresh lobster, clams and diver scallops are flown in from her family's business



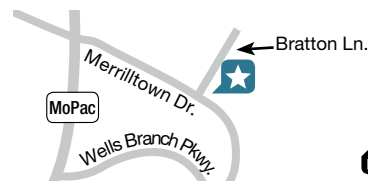
Amy Denney

in Maine, but Garbo's also uses seafood from the Gulf, including black drum fish and shrimp. Other seafood on the menu includes oysters and crab.

Garbo said she leased the space adjacent to the restaurant and plans to open an ice cream shop in early fall.

Full story by Amy Denney

14735 Bratton Lane
512-350-9814
www.garboslobsteratx.com
Twitter: @garboslobsteratx



IMPACTS

Now Open

CENTRAL AUSTIN Franklin

Barbecue, 900 E. 11th St., reopened July 7 after completing construction on a new 1,000-square-foot indoor smokehouse. The restaurant was visited by President Barack Obama on July 10. 512-653-1187. www.franklinbarbecue.com

NORTHWEST AUSTIN Wes

and Rebecca Gunn opened **Hop N Happy**, a 9,000-square-foot indoor playground geared for children age 10 and younger, in late July at 10401 Anderson Mill Road, Ste. 110A. The business has inflatable bounce houses, slides and obstacle courses, and a foam pit is available. 512-215-0898. www.hopnhappy.com

CENTRAL AUSTIN Zilker Food

Park, a new 0.75-acre multi-truck food court at 1210 Barton Springs Road near the South Lamar Boulevard intersection, opened Aug. 1. Ten tenants, including Felony's Brutal Beastro and Carnival Concessions, will fill the new park, which includes free guest parking. 512-481-1111.

join our team
apply online today



We are the nation's largest developer, owner, and manager of high-quality student housing communities since 1993. If you're passionate about your career and looking for a company that believes in stability, growth, and family culture, we hope you will take the next step and apply today.

-open opportunities-

Property Accountant • Training Specialist • Financial Analyst
Associate Training Specialist • Social/Online Marketing and much more

americancampus.com/careers

Get Connected.

Find **Connected** in the October issue of *Community Impact Newspaper*.



This one-of-a-kind publication provides detailed guides to the region's restaurants, shops, parks, annual events, education, history, transportation, real estate and more.

community
IMPACT
NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.®

For advertising information
email ltwads@impactnews.com
or call 512-989-6808

THE UNIVERSITY OF TEXAS AT AUSTIN
Informal Classes

Community courses that fit in your schedule!



www.informalclasses.org

**FALL COURSES
NOW OPEN
FOR REGISTRATION!**

Horseback Riding
WordPress • Acrylic Painting
Boxing • Spanish
Native Plant Gardening
Creative Writing • Investing

These classes and more
are available for registration
on our website.



PartnershipsInAction | Run & Golf

www.PartnershipsInAction.org/Run

SUNDAY, OCTOBER 12th 2014

Brushy Creek Sports Park

2310 BRUSHY CREEK RD

CEDAR PARK, TX 78613



For further details, please contact
Naveed Ali at 361-648-2361 /
Mohamad Momin at 512-845-0244
or Email us at

austin@partnershipsgolf.com



An initiative of Aga Khan Foundation U.S.A.
and its volunteers in communities across
America. A tax-exempt organization under
section 501(c)(3) of the IRS code.

MONDAY, SEPTEMBER 8th 2014

The University of Texas Golf Club

2200 UNIVERSITY CLUB DR.

AUSTIN, TX 78732



PartnershipsInAction is an initiative of Aga Khan Foundation U.S.A. and its network of volunteers across the U.S. to raise awareness and funds for innovative programs that create hope and opportunity for disadvantaged communities in the developing world. Through the PartnershipsInAction initiative, the Foundation and its volunteers organize events across the nation to help create a more peaceful and prosperous future for people around the world. These events inspire and inform Americans about the power of global partnerships – partnerships that transcend borders, class lines, and religious, gender and age differences.

Please visit partnershipsinaction.org
to learn more about the 2014 AKF Austin Run and Golf!



Your BancorpSouth Austin Mortgage Lenders are:

Seated: **Stephanie Sprohge Hernandez** NMLS #463786, **Paul W. Douglas** NMLS #614067, **Lea T. Holubec** NMLS #463797, **Jenni Gill** NMLS #401483 and **Cheryl Darter** NMLS #463799

Standing: **Jennifer Piskun Johnson** NMLS #1085588, **Tom Saucedo** NMLS #403736, **Lisa Lewis** NMLS #463787, **Sheri L. Cowan** NMLS #463798, **Joan Dumais** NMLS #383441, **Sallie Williams** NMLS #463788 and **Mike Vecchiola** NMLS #463796

Meet Your New Neighbors

Say hello to homeownership. BancorpSouth offers a variety of mortgage products which features competitive interest rates, flexible terms and a convenient application process. Our local mortgage lenders have more than 200 years of combined experience in the Austin area, and with three convenient locations, we're ready to welcome you to the neighborhood.

Whether you're buying, building or renovating your home, the right mortgage starts here.

901 S Mopac, Bldg 1, Ste 200
Austin, Texas 78746
(512) 687-2100

11149 Research Blvd, Ste 290
Austin, Texas 78759
(512) 687-0659

1000 Heritage Center Circle
Round Rock, Texas 78664
(512) 961-6824



Right Where You Are

BancorpSouth.com/AustinMortgage



Sign up for fall Soccer!!!

Westlake Youth Soccer is registering boys and girls ages 3-18 for the fall program

WYSA provides a **FUN** based learning program for anyone interested in trying soccer

Our programs include:
Recreational
Academy
Select
Center of Excellence
Soccer Camps

Registration is:
July 1st – Aug 17th, 2014

Late Registration:
Aug 18th – Sept 7th, 2014 (\$25 late fee)



Register on-line now!!!
www.westlakesoccer.com

For more information please contact:
Westlake Youth Soccer Association
(512) 291-3176

FIREFIGHTING STRATEGIES

These scenarios illustrate structure fires and the plans firefighters would be able to initiate based off of the class and flow of a nearby fire hydrant. Handheld hoses operate at an average of 250 gallons per minute, while vehicle-mounted master stream hoses operate at 1,000 gpm.

*The response plan is dependant on variables such as the fire's behavior, the fire scene and structure.

*Based off hydrant flow alone, firefighters could initiate 2-4 attack lines or a single master stream.

Scenario 1

*Based off hydrant flow alone, firefighters could initiate 1-2 attack lines and a master stream.

Scenario 2

*Based off hydrant flow alone, firefighters could initiate attack lines and 1-2 master streams.

Scenario 3

CLASS B HYDRANT
Flows 500-999 gallons per minute

CLASS A HYDRANT
Flows 1,000-1,499 gallons per minute

CLASS AA HYDRANT
Flows 1,500 gallons or more per minute

Is the most common in the Westlake area.

Bond

Continued from I 1

bond would add new 8-inch-wide where there are currently 6-inch-wide pipes, but the new pipes would act in addition to those pipes, not replace the existing. “It would effectively give us [increased] piping where we had only 6 inches before,” he said.

Cost to residents

Drummond said if the potential November bond passes it could eventually cost homeowners in the district 15 to 17 cents per \$100 of property valuation in addition to the 2.9 cent maintenance tax already in place. That could result in an additional bill of about \$1,300 a year for the average homeowner, he said.

“We have had four bonds in the history of the district and tend to pay them back very quickly in order to keep interest payments low,” Drummond said. “The last bond payment we made was in 2010.”

The tax increase would not jump to 15 to 17 cents per \$100 of property valuation initially, but would be a step increase with each phase of the project, he said. For the first phase of the bond project, which could begin as early as spring 2015, residents might see a tax increase of 8 to 9 cents per \$100 of property valuation beginning in 2016.

“This is a big decision for taxpayers,” Drummond said. “I know [the city of] West Lake Hills and [ESD No. 9] are pleased with this plan. It is something that needs to be done.”

West Lake Hills Mayor Dave Claunch said he thinks there are many areas in the district that need to be upgraded and praised WD10 for taking the steps to do so. “[West Lake Hills residents] have been getting underpriced water service for years,” Claunch said. “Our community needs a more robust [water] infrastructure, and I believe most residents are willing to pay for a higher level of fire protection for their homes and loved ones.”

Backup plans

Drummond said he is concerned the bond might not pass in the November elections because of some negative feelings about other bonds in the area.

“There are almost \$1.5 billion in bonds for transportation and community colleges planned,” he said. “There is a lot of pushback against those, and I’m afraid people will have a tainted view of bonds in general for this election. If the bond fails we will have to choose another way to implement these improvements. The reasons for doing [the improvements] don’t go away if the bond fails.”

Lacey said if the bond should fail the area could be more prone to a large fire spreading—something that could be avoided with improved infrastructure.

“I would hate to see a situation where we identify a problem and not move forward [by passing a bond],” Lacey said.

Drummond said the WD10 board has discussed several options if the bond fails. The district could present a new bond in May with a similar proposal or decide to issue a revenue bond to finance the improvements.

A revenue bond, which is a bond that pledges the revenue from the district as payment for the bond, would raise water rates in

place of raising tax rates, Drummond said. He said he estimates the increase to water bills for district residents to be about \$150 per month before monthly water usage is calculated.

“A big difference with a revenue bond is that is not voted on by the public,” Drummond said. “It is something the board alone votes on.”

“These are hard choices. The risk of fire in this area is very real. Homes ignite for a host of reasons. We need better fire prevention in the areas in which we live.”

The potential November bond will likely be broken down into three packages, which would be implemented separately. The bond would add nearly 50 miles in new piping, build new pumping stations and improve existing ones, as well as update a communication system to improve response times from pumping stations. The improvements could begin as early as spring 2015.

WATER DISTRICT 10—POTENTIAL BOND

| ● Pipe ● Pipe connector ● Pump station ● SCADA system | | |
|---|---|--------------|
| PACKAGE 1 | ● Red Bud Trail pump station standby generator | \$879,800 |
| | ● McConnell Drive pump station | \$9,436,800 |
| | ● SCADA system | \$2,026,900 |
| | ● Buckeye Trail pipe from Spiller Lane to Bee Caves Road | \$1,541,068 |
| | ● Bee Caves Road pipe from Bulian Lane to Buckeye Trail | \$5,713,584 |
| | ● Bee Caves Road pipe from Buckeye Trail to Red Bud Trail | \$3,777,440 |
| | ● Eanes School Road pipe | \$1,674,803 |
| | Total | \$25,050,395 |
| PACKAGE 2 | ● Pipe from Skyline Drive to Nob Hill Circle | \$3,643,768 |
| | ● Windsong Trail pipe | \$1,007,357 |
| | ● ● Flintridge Road and Yaupon Valley Road pipe and pump station | \$8,956,868 |
| | ● Wildcat Hollow and Boca Chica pipe | \$2,134,226 |
| | ● Spiller Lane pipe | \$665,148 |
| | ● Circle Ridge Drive pipe | \$1,088,688 |
| | ● Old Stone Hedge pipe | \$462,044 |
| | ● ● Rob Roy neighborhood pump station and Hedge Lane pipe | \$1,372,368 |
| PACKAGE 3 | ● Cousteau Lane pipe | \$664,752 |
| | Total | \$19,995,219 |
| | ● St. John Nuemann Church to Westlake Shopping Center connection | \$229,445 |
| | ● West Ledge way Street pipe | \$1,266,414 |
| | ● Swift Current Road pipe | \$767,887 |
| | ● Buckeye Trail pipe from Spillar Lane to Westlake Drive | \$1,050,593 |
| | ● Westhaven Drive pipe | \$243,453 |
| | ● Spurlock Drive pipe | \$689,216 |
| | ● Wildcat Hollow pipe extension to Harbor View Road and Skyline Drive | \$2,134,226 |
| | ● Pipe at 5524 Bee Caves Road | \$458,206 |
| | ● Scenic View Drive pipe | \$894,680 |
| | Total | \$7,734,120 |
| GRAND TOTAL: \$52,779,734 | | |

Source: Water District No. 10

WHAT IS A SCADA SYSTEM?

A SCADA system, or supervisory control and data acquisition system, is a centralized system that monitors and controls sites spread over a large area. The system would decrease response time for pumping stations to send water to a specific area.

Tell us what you think.

Comment at impactnews.com

KEEP CALM AND COME ALONG



Book now and come along to our Open House
Wednesday 1st October 10:30am – 12:00pm

Please join us at our Open House morning where you will be given the chance to experience our wonderful school first hand; meet with the team, enjoy our stunning riverside facility and to see what makes Abercorn International so special.

Places for this Open House are limited, so for more information or to book a place please visit our website www.abercorninternational.org and click on Open House.

Abercorn International is proud to be a candidate school for the International Baccalaureate Primary Years Programme, and has sister schools in New York and London.



Abercorn International School

Academic excellence and global learning in the heart of Texas

601 Ranch Road South, Lakeway, Texas, 78734 | www.abercorninternational.org | (512) 263 - 8160

JL CABINET & GRANITE

FREE ESTIMATE • FREE DESIGN • SATISFACTION GUARANTEE • WHOLESALE PRICE



Now open with over 20 years of experience

Granite

\$1595 up to 45 sq.ft.
installed with free under mount
stainless steel sink

All wood cabinet for
10' x 10' kitchen starting at
\$1699



15301 I-35, Ste. D-1, Pflugerville, TX 78660 • 512-252-2844

Cell: 713-261-3093 • jlcabinetandgranite@gmail.com

www.jlcabinetandgranite.com

*Summer
Special*

**30%
OFF**

Selected Cabinet
Styles. 11 options to
choose from!

West Hills

FAMILY HEALTH CENTER

NOW ACCEPTING NEW PATIENTS



Dr. Kristyn Fagerberg and
Dr. Scott Gaertner look
forward to the opportunity
to build a long term
relationship with you and
your entire family!

For more information, please visit

www.westhillsfhc.com

Phone: **512-402-9013** Fax: **512-402-9016**

11805 Bee Cave Road, Suite 100 • Austin, Texas 78738

Monday-Thursday 7:30 a.m.-4:30 p.m.

Friday 7:30 a.m. - noon

Be Well

Service sector

Continued from I 1

The steakhouse is not alone. Several business owners in the Lake Travis area have voiced concerns about finding enough staff.

For Lake Travis-area patrons, fewer staffers may also mean a lesser quality of service.

“There are only so many reservations we’ll be able to take,” Herman said of the shortage.

Rose Marie Vera, an administrator with Silverado Memory Care Community, said that a the facility’s inability to fill its positions could force the business to turn away potential patients.

Helena Yang, Hasler Brothers Steakhouse general manager, said the steakhouse and

sports bar were still struggling to attract employees when they held a second job fair July 11. Of the 10 applicants who attended the second fair, none lived in the Lake Travis area, she said.

Herman said the Lake Travis area’s high socio-economic base makes it difficult to find local high school students who need a job. He said he provides higher compensation to make up for his staff’s commute from surrounding areas.

Tell us what you think.

Comment at impactnews.com



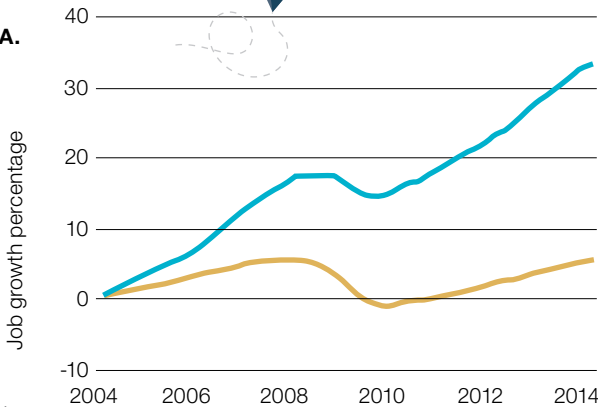
Shoppers walk past a “now hiring” sign in front of Panera Bread in the Hill Country Galleria.

Austin’s job market soars above national average

Austin U.S.A.

When you compare the nation with the Austin metro area in terms of job growth percentage, Austin has seen steady growth since 2004.

After a dip during the recession, Austin has rebounded well past its previous peak in 2008.



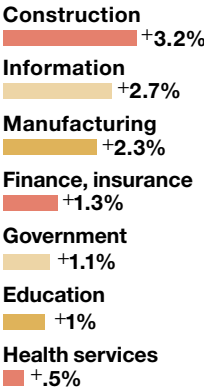
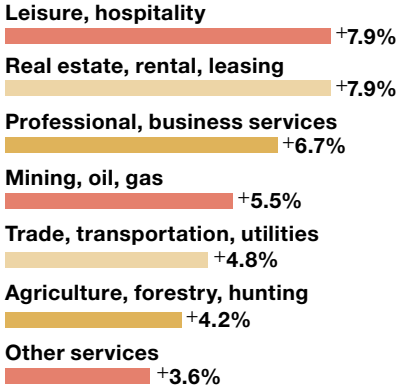
Source: Brookings Institute Metro Monitor

Blossoming fields

The Austin metro area has recently experienced industry growth in many employment sectors.

Industries that lost many jobs during the recession—construction, manufacturing and mining—have seen steady growth in the Austin area during the past year.

Industry growth in the last four quarters



Source: Brookings Institute Metro Monitor

Local reactions to staffing shortages



Laura Mitchell
President of the Lake Travis Chamber of Commerce

“The Lake Travis area is heavily comprised of professionals, and there is a limited job pool of applicants for the service industry. With the [high home prices and] few options for affordable living, the service industry, at times, can struggle with high fluctuation in staffing.”



Adrian Overstreet
Hill Country Galleria managing partner

“Half of the [Hill Country Galleria] stores—if not more—have ‘Help wanted’ signs. There are lots of businesses here, and you don’t have a situation where kids are looking for after-school jobs or part-time work. You simply don’t have the supply of workers [in the area] you need.”

Overstreet said finding the 77 employees needed to staff the Hill Country Galleria’s Sonesta Hotel—now under construction—has been a challenge. The project has been attracting prospective personnel from outside areas such as Dripping Springs, he said.

High home prices can also affect the local job market, Overstreet said.



Michael Guerra
Wine associate at We Olive & Wine Bar

“None of us [We Olive staffers] live in Lakeway or Bee Cave. For me, the Hill Country seems more of a destination place.”



Marci Protsman
Human resources manager at Querencia

“When the economy went south a few years ago, we had an overflow of [employment] applications. Now we’re having to spend a little more on recruiting.”

At times, employees at the retirement facility must pick up the slack left by vacant positions, with some staffers cross-trained in other positions to help out if there is a shortfall, Protsman said.

College and high school students, including those at St. Michael’s Catholic Academy, and Westlake and Crockett high schools, work during the summer and after school, she said. This can create gaps in staffing during the school year, she said.

Employees are not provided with transportation; however, the company serves them a daily lunch and dinner.



Rose Marie Vera
Administrator at Silverado Memory Care Community

Vera said the new Bee Cave location opened July 30 and is still struggling to become fully staffed.

“Most of our issues are in hiring culinary team members and housekeeping.”

If need be, she said she will ask for staff at Silverado’s Onion Creek location to work at the Bee Cave facility and possibly employ a personnel agency to fill in.

“We’re not going to compromise residential care and safety if we don’t have sufficient staff. But we may have to turn [people away.]”



Ray Freer
President of the Four Points Chamber of Commerce

“Not having people to work [area jobs] hurts local businesses, especially in the service industry and restaurants. Maybe there will be an impact on the quality of service.”

Freer said Capital Metro buses have only two stops in the Four Points area, which could hinder people’s ability to get to work.

“If [service personnel] don’t live in the area, it’s hard for them to get here for a job. Part of the problem is we don’t have the infrastructure to get those people. It’s convenience. If they want to live out here but don’t have a car, they can’t.”



Melissa Ayala
Capital Metro communications specialist

Residents in western Travis County don’t have options for mass transit, requiring them own cars.

“Much of western Travis County is outside of Capital Metro’s service area and therefore is not considered in Capital Metro’s specific plans. However, we welcome opportunities for additional communities to enter into agreements for service.”



Brandon Smulyan
Omni Barton Creek spokesman

Omni Barton Creek, previously known as Barton Creek Resort and Spa, is evaluating options to transport its employees to the hotel. The program is in its early planning stages, Smulyan said.



Alicia Marker
Head of School in the Hills

Teachers at School in the Hills, a Montessori preschool located in Steiner Ranch, generally commute from Cedar Park and Leander, she said.

“Housing is expensive in this area. We offer a better compensation plan and benefits package than our competitors to compensate [for the commute]. It’s rare to find a benefits package in early childhood education.”

About 30 percent of Marker’s applicants cancel their job interview after they realize where the school is located, she said.



Jeff Tompkins
Administrator at Park Manor at Bee Cave

Following two job fairs, Tompkins said he had difficulty finding floor staff—certified nurse aides—at Park Manor at Bee Cave before its late-August opening.

“There really isn’t any affordable housing in this area for folks making \$11.50 to \$13 an hour. I’m floored at how expensive the apartments are around here.”

When service personnel perform a cost-benefit analysis for Lake Travis jobs, they find they are losing money on gas, he said.

Southwest Parkway

Continued from I 1

a major project tentatively called Tecoma, said Beau Armstrong, Stratus Properties Inc. President and CEO. Stratus developed plans in the early '90s for the project north of Southwest Parkway, which will include about 1,860 multifamily units, 1.5 million square feet of commercial space and an extension of William Cannon Drive that will be called Tecoma Circle.

"We're very excited about it," Armstrong said. "It's great real estate, it's really well-located and we think we're hitting the market at the right time."

Work is underway on the road extension as well as extending Travis County Municipal Utility District utilities to the property, he said. Stratus plans to begin construction by the end of 2014 on the first phase consisting of about 300 multifamily units and 200,000 square feet of commercial space, he said.

Structural beams went up in June for another large project, the Encino Trace office park. San Antonio-based developer Koontz-McCombs sold the 54-acre suburban office campus at 5707 Southwest Parkway to Brandywine Realty Trust in May. The two buildings will each provide 160,000 square feet of Class A office space, and the campus will include a six-level parking garage, said Rick Potter, a project executive with Potter & Co. LLC, which is overseeing construction on behalf of Koontz-McCombs.

Environment affects developments

Pristine terrain, an abundance of nearby housing for executives and proximity to top schools are among factors that have drawn developers to the area despite environmental restrictions and features such as the Edwards Aquifer, Potter said.

"There are very few opportunities for new office space in Southwest Austin just due to the regulatory climate, and [Encino Trace] is one that's been worked on for many years," Potter said.

Local multifamily housing developer and construction company Oden Hughes LLC broke ground in November on Landmark Conservancy, a four-story, 240-unit apartment project on 22 acres in Oak Hill. Oden Hughes plans to maintain 15 acres of

open space as well as add a water treatment facility, said Mac McElwrath, Oden Hughes director of multifamily development.

Its clubhouse is slated to open in October, and the first units should be available by November, he said.

This summer Escondra Condominiums started construction on its fourth phase, The Enclave at Escondra, said Vicki Reed, a real estate agent with Ultima Real Estate. The project consists of seven buildings and 35 units at 8200 Southwest Parkway as part of the development's 60 acres that extend to 7800 Southwest Parkway, she said.

The Enclave at Escondra, slated to open by summer 2015, is being built atop the Edwards Aquifer, so water retention ponds and systems to recapture water from sprinklers on the property are required, she said.

"In Phase 4, that water retention pond is our biggest challenge over there. [Workers are] having to literally hammer away through solid rock to be able to form this pond so we can capture all the watershed. ... It can be a challenge, but it pays off so much in the long run," she said.

The Tecoma project precedes the city of Austin's Save Our Springs Ordinance regulating development in the Barton Springs Zone, Armstrong said.

However, Stratus is working under a non-degradation ordinance that will achieve similar goals as the SOS ordinance, he said. Stratus is planning to work with the local Center for Maximum Potential Building Systems to ensure the project uses environmentally friendly elements such as native plants and possibly some Leadership in Energy & Environmental Design certifications, he said.

"I just believe in sustainable development," Armstrong said. "I think it makes sense from a financial perspective, and it also makes sense for the environment. I think in a city like Austin, if you don't do that, then you're really kind of out of sync with your customers."

Armstrong said it will take about seven years to complete the overall project, representing about \$700 million worth of development.

"Having been involved with this now for [more than 20] years, it is great to finally see it coming to fruition," Armstrong said. "And

Southwest Parkway area: *from plans to plats*

Roadwork updates

The Texas Department of Transportation started work on Hwy. 71 improvements in June, TxDOT spokeswoman Kelli Reyna said. TxDOT's project will:

- Widen the road's shoulders
- Expand center-turn lanes where driveways are present between Southwest Parkway and Hwy. 290
- Add dual left-turn lanes from Hwy. 71 to Southwest Parkway
- Add a traffic signal at Southwest Parkway and Hwy. 71 intersection

The project's estimated cost is \$15.9 million, according to TxDOT. Construction is scheduled to take about two years.

I'm glad we had the patience to be able to hold on this long and see it through."

The project includes water and wastewater treatment plants near its entrance, and the area will be landscaped to create a "Hill Country contemporary" aesthetic, he said.

Work on the Travis County MUD No. 4 South Water Treatment Plant is expected to finish in August, said Hank Kidwell, an engineer with Murfee Engineering Co. Inc., the project's engineering firm. Construction on the plant, which includes a treatment facility, pumps and a water storage tank, began in June 2013, he said.

Development and road congestion

Armstrong said the Tecoma development will help to bring more amenities, including

a grocery store, to the Southwest Parkway area and help improve traffic.

"Southwest Parkway is one of the most underutilized roads in the city. ... Right now if you [live near Southwest Parkway and you want to] go to the grocery store, you're going to go to Bee Caves Road to the H-E-B in Westlake, or you're going to come all the way down to the H-E-B at the Y [at Oak Hill]," Armstrong said. "We need a new store here ... so we can change the traffic patterns and focus people [on Southwest Parkway] where there is excess capacity."

Trails providing access to the nearby greenbelt, a section with high-end single-family homes and more commercial spaces are also planned as part of the Tecoma project, he said. A golf course is approved, but

SUNRADIO.COM

HARRISON JEWELERS

BRIDAL • APPRAISALS • MENS

Lakeway's trusted jeweler
with more than 42 years experience

YES! WE SERVICE ROLEX!

Robert Harrison,
Certified Master Bench Jeweler

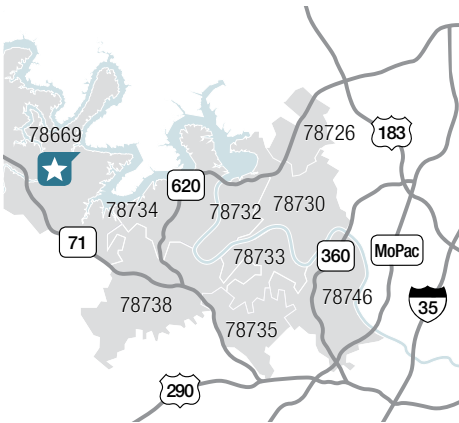
2127 LOHMANS CROSSING RD., SUITE 300 | LAKEWAY, TEXAS 78734 | (512) 266-1715
OPEN: MON-FRI: 10-6 • SAT: 10-4 | WWW.HARRISONJEWELERSLAKEWAY.COM

REAL ESTATE

Briarcliff neighborhood, set in the heart of Spicewood, is located between Bee Creek Road and Lake Travis.

The neighborhood began as a retreat for people looking to enjoy the lake, but has become a popular subdivision with more than 1,000 residents.

The variety of homes for sale allows buyers from any price point to find a home, including those recently built or from the late '60s.



Neighborhood data provided by
Jolene Weinstein
Realty Austin
512-241-1300 • jolene@realtyaustin.com

FEATURED NEIGHBORHOOD

Briarcliff—78669



Build-out year: Not built out

Builders include: Encino Custom Homes, Hal Shumate Custom Homes

Square footage: 1,300–6,500

Home values: \$93,000–\$1.4 million

HOA dues (estimated): \$215 annually

Amenities: Golf course, Briarcliff park and library

Schools: Bee Cave Elementary School, Lake Travis Middle School and Lake Travis High School

Property taxes (in dollars):

| | |
|-----------------------------------|---------------|
| Travis County | 0.4946 |
| Lake Travis ISD | 1.4075 |
| Travis County Healthcare District | 0.1290 |
| Village of Briarcliff | 0.1175 |
| Travis County ESD No. 8 | 0.0998 |
| Total (per \$100 value) | 2.2484 |

Recent listings



22030 Briarcliff Drive **\$408,992**
3 Bedroom / 3 Bath 2,316 sq. ft.
Agent: Tony Slowik 512-342-8744



300 Cowal Drive **\$269,900**
3 Bedroom / 2 Bath 1,869 sq. ft.
Agent: Wendy Elder 512-263-9090



309 Dunkeld Drive **\$269,500**
4 Bedroom / 2.5 Bath 2,286 sq. ft.
Agent: Scott Bullard 512-573-6426



21902 Briarcliff Drive **\$750,000**
3 Bedroom / 3 Bath 2,651 sq. ft.
Agent: Jacque Wittmuss 512-892-4663

| | | | | | |
|-------------------|------------------------------|------------------------------|----------------------|-----------------------|-----------------------------|
| | | | | | |
| Median home value | Median price per square foot | Median annual property taxes | Homes on the market* | Homes under contract* | Average days on the market* |
| \$259,095 | \$118.90 | \$6,925 | 15 | 4 | 50 |

*As of 8/7/14

SCHOOL SUPPLIES DRIVE: Drop off any school supplies at our models.

AUG 1 - 24, 2014
HELP DONATE NOW!

SCHOOL SUPPLIES

Drop off new supplies at a model home located our Lake Travis/West Lake area communities.

...We've
Got Their
Back!

LADERA
From the high \$300s

LAKEVIEW AT
Steiner Ranch
From the low \$400s

ROUGH HOLLOW
LAKEWAY
From the high \$500s

SWEETWATER
From the mid \$500s

taylor morrison
Homes Inspired by You

taylormorrison.com

All information (including, but not limited to prices, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists; renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale and all dimensions are approximate. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimers. Aug. 2014, Taylor Morrison of Texas, Inc. All rights reserved.

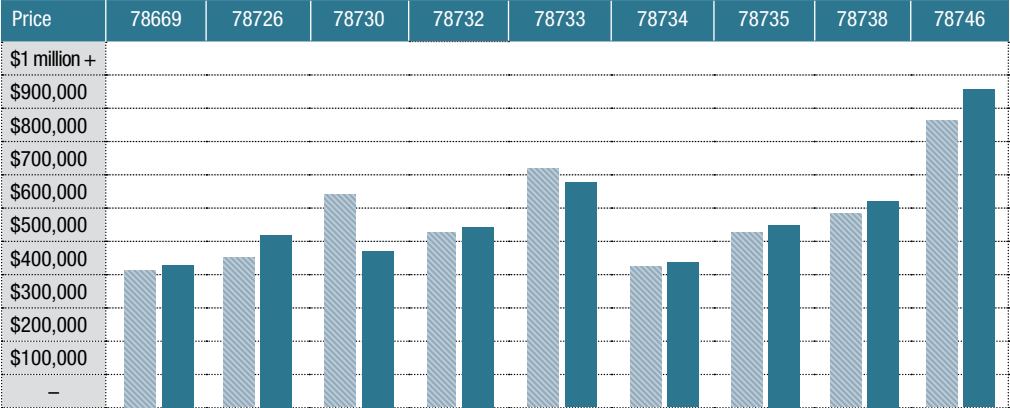
REAL ESTATE

Market Data

On the market July

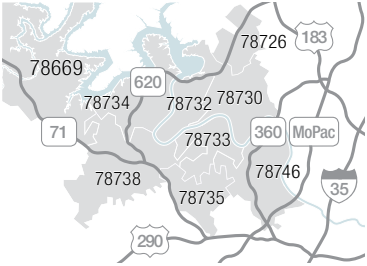
| Price Range | Number of homes for sale/Average days on market | | | | | | | | |
|---------------------|---|-------|--------|--------|-------|--------|--------|--------|--------|
| | 78669 | 78726 | 78730 | 78732 | 78733 | 78734 | 78735 | 78738 | 78746 |
| \$149,999 or less | 11/128 | — | 3/26 | — | — | 3/49 | — | — | — |
| \$149,999–\$199,999 | 5/59 | — | 34/9 | — | 1/73 | 6/51 | — | — | — |
| \$200,000–\$299,999 | 28/86 | — | 21/4 | 5/43 | 3/81 | 37/95 | 3/8 | 5/67 | 2/10 |
| \$300,000–\$399,999 | 26/147 | 11/96 | 3/11 | 37/58 | 2/26 | 49/86 | 7/54 | 26/56 | 1/51 |
| \$400,000–\$499,999 | 28/117 | 13/49 | 4/66 | 26/84 | 6/52 | 52/89 | 10/39 | 49/90 | 2/41 |
| \$500,000–\$599,999 | 15/256 | 4/98 | 11/73 | 18/87 | 7/48 | 23/147 | 2/28 | 52/82 | 3/83 |
| \$600,000–\$799,999 | 31/233 | 2/120 | 11/61 | 18/115 | 9/31 | 39/79 | 2/22 | 54/116 | 19/46 |
| \$800,000–\$999,999 | 19/215 | 3/112 | 4/25 | 10/100 | 3/13 | 18/115 | 5/115 | 28/122 | 19/81 |
| \$1 million + | 30/218 | — | 27/116 | 24/105 | 24/97 | 65/171 | 44/106 | 49/92 | 85/132 |

Median price of homes sold July 2013 vs. July 2014



Recent Property Listings

| ZIP code | Subdivision | Address | Bed/Bath | Price | Sq.ft. | Agent | Agency | Phone |
|----------|----------------------------|-----------------------------|----------|-------------|--------|---------------------|-------------------------------|--------------|
| 78726 | Canyon Creek | 9548 Indigo Brush Drive | 4br/3ba | \$489,900 | 3,499 | Patrick McGinley | Keller Williams Realty | 512-784-2142 |
| 78726 | Canyon Creek | 10221 Open Gate Drive | 4br/2ba | \$350,000 | 2,540 | Timothy Heyl | Keller Williams Realty | 512-330-1047 |
| 78726 | Canyon Creek | 10416 Brimfield Drive | 5br/4ba | \$615,000 | 3,696 | Carra Elkins | Amelia Bullock, Realtors | 512-422-9411 |
| 78726 | Canyon Creek | 11501 Sweet Basil Court | 3br/2ba | \$349,900 | 1,917 | Martha Chavez | Realty Executives, Austin–N. | 512-922-4833 |
| 78730 | Alicante | 11203 RR 2222, Unit 808 | 3br/3ba | \$249,000 | 1,499 | Salim Chowdhury | RE/MAX 1 | 512-917-6268 |
| 78730 | Glenlake | 8909 Glenlake Drive | 4br/3ba | \$800,000 | 3,111 | Debra Groom | Keller Williams–Lake Travis | 512-825-6980 |
| 78730 | Greenshores on Lake Austin | 3324 Pearce Road | 3br/3ba | \$899,000 | 3,360 | Marisa Hopper | Turnquist Partners Realtors | 512-917-0336 |
| 78730 | Greenshores on Lake Austin | 7109 Barefoot Cove | 4br/5ba | \$1,249,000 | 5,180 | Michael Spickes | Realty Austin | 512-699-0400 |
| 78730 | Greenshores on Lake Austin | 7600 Lazy River Cove | 4br/3ba | \$779,000 | 3,475 | Denny Holt | Denny Holt Realtors | 512-694-1103 |
| 78730 | Hillside | 8110 RR 2222, Unit 87 | 2br/2ba | \$469,900 | 1,729 | Nancy Hardie | Moreland Properties | 512-657-3181 |
| 78730 | Hillside | 8110 RR 2222, Unit 35 | 3br/2ba | \$579,000 | 2,133 | Simon Cawley | Urbanspace | 512-671-0009 |
| 78730 | Long Canyon | 5904 Deep Spring Cove | 4br/3ba | \$995,000 | 4,382 | Maria Claypool | Private Label Realty | 512-636-3634 |
| 78730 | Oak Shores on Lake Austin | 3301 Pearce Road | 4br/3ba | \$799,000 | 3,553 | Elizabeth Riley | Keller Williams Realty | 512-658-0045 |
| 78730 | River Place | 5207 Anaconda Lane | 4br/2ba | \$449,945 | 2,882 | Ken Bartlett | Keller Williams Realty | 512-418-1435 |
| 78730 | River Place | 5000 Spartanburg Cove | 5br/3ba | \$799,000 | 4,396 | Derrick Jones | Austin City Living | 512-657-8225 |
| 78730 | River Place | 9400 Big View Drive | 6br/4ba | \$899,900 | 5,009 | Ken Bartlett | Keller Williams Realty | 512-418-1435 |
| 78730 | River Pointe | 3335 Far View Drive | 5br/4ba | \$2,050,000 | 4,450 | Lauri McNevin | Keller Williams–Lake Travis | 512-439-7765 |
| 78730 | Westcliff | 8111 Two Coves Drive | 5br/3ba | \$789,500 | 4,030 | Kelli Roch | Marketplace Real Estate Group | 512-627-3857 |
| 78730 | Westminster Glen | 4500 House of Lancaster | 4br/3ba | \$824,900 | 3,512 | Michelle Allen | Keller Williams Realty | 512-637-8212 |
| 78732 | River Dance | 201 Dawn River Cove | 4br/4ba | \$1,200,000 | 4,110 | Rhonda Durrill | Avalar Austin | 512-994-8400 |
| 78732 | River Ridge | 1116 Terracejo Lane | 2br/2ba | \$275,000 | 1,745 | Gene Arant | Keller Williams–Lake Travis | 512-261-1000 |
| 78732 | Steiner Ranch | 332 El Socorro Lane | 4br/3ba | \$389,900 | 2,783 | Keith Estes | Coldwell Banker United | 512-431-8319 |
| 78732 | Steiner Ranch | 2716 Old Course Drive | 4br/2ba | \$420,000 | 2,413 | Gene Arant | Keller Williams–Lake Travis | 512-261-1000 |
| 78732 | Steiner Ranch | 12205 Azure Shores Court | 4br/4ba | \$750,000 | 4,200 | Brandy Finnessey | BHGRE Bradfield Properties | 512-698-3366 |
| 78732 | Steiner Ranch | 12508 Central Park Drive | 5br/2ba | \$349,500 | 2,490 | Nancy LaBarbiera | Coldwell Banker United | 512-964-3893 |
| 78732 | Steiner Ranch | 3913 Latimer Drive | 4br/3ba | \$435,000 | 3,094 | Debra Groom | Keller Williams–Lake Travis | 512-825-6980 |
| 78732 | Steiner Ranch | 3703 Runnels Court | 4br/2ba | \$389,900 | 2,700 | Barbara Ditlow | Realty Austin | 512-638-7977 |
| 78732 | Steiner Ranch | 3506 Cowden Drive | 5br/3ba | \$385,000 | 3,456 | Gene Arant | Keller Williams–Lake Travis | 512-261-1000 |
| 78732 | Steiner Ranch | 3525 Grimes | 6br/4ba | \$519,900 | 3,664 | Chuck Jenner | J.B. Goodwin, Realtors | 512-851-3131 |
| 78732 | Steiner Ranch | 13024 Appaloosa Chase Drive | 4br/3ba | \$364,900 | 2,748 | Kelly Thate | Realty Austin | 512-750-5777 |
| 78732 | Steiner Ranch | 13201 Appaloosa Chase Drive | 6br/4ba | \$499,990 | 3,669 | Kimberly McLaughlin | Austin City Living | 512-652-8132 |
| 78732 | Steiner Ranch | 13612 Coletto Creek Trail | 4br/5ba | \$649,000 | 4,513 | Timothy Stewart | Private Label Realty | 512-731-0802 |
| 78732 | Steiner Ranch | 13213 Coletto Creek Trail | 5br/4ba | \$650,000 | 4,373 | Sarabeth Peterson | Realty Austin | 512-589-6577 |
| 78732 | Steiner Ranch | 13413 Coletto Creek Trail | 5br/5ba | \$680,000 | 4,326 | Jorie Shalem | Habitat Hunters | 512-731-5062 |
| 78732 | Steiner Ranch | 12113 Capella Trail | 5br/3ba | \$625,000 | 4,256 | Gene Arant | Keller Williams–Lake Travis | 512-261-1000 |
| 78732 | Steiner Ranch | 11500 Eagles Glen Drive | 5br/5ba | \$695,000 | 4,954 | Ken Bartlett | Keller Williams Realty | 512-418-1435 |
| 78732 | Steiner Ranch | 1301 Cassiopeia Way | 4br/3ba | \$449,999 | 3,440 | Margaret Jolly | Keller Williams Realty | 512-496-2281 |
| 78732 | Steiner Ranch | 12416 Beverly Villas Court | 4br/4ba | \$615,000 | 3,233 | Jenny Palmieri | Moreland Properties | 512-560-6104 |
| 78734 | Apache Shores | 3253 Brass Buttons Trail | 3br/2ba | \$270,000 | 1,795 | Steve Windle | Coldwell Banker United | 512-750-2650 |
| 78734 | Apache Shores | 14527 Hunters Pass | 3br/2ba | \$325,000 | 2,062 | Bertina Schreiber | Moreland Properties | 512-796-5740 |
| 78734 | Apache Shores | 14221 Running Deer Trail | 4br/2ba | \$345,000 | 2,265 | Todd Grossman | Realty Austin | 512-919-6524 |
| 78734 | Canyons at Lake Travis | 3416 Scenic Overlook Trail | 5br/4ba | \$780,000 | 3,787 | Kirk Lewis | HomeCity, Inc. | 512-422-2495 |
| 78734 | Cardinal Hills Estates | 15102 Kevin Lane | 4br/3ba | \$429,900 | 2,955 | Russell Colliau | Keller Williams–Lake Travis | 512-865-4422 |
| 78734 | Cardinal Hills | 15301 Nightingale Lane | 4br/2ba | \$370,000 | 2,455 | Patricia Vincent | Coldwell Banker United | 512-657-0772 |



8110 RR 2222, Unit 87



1116 Terracejo Lane



13024 Appaloosa Chase Drive



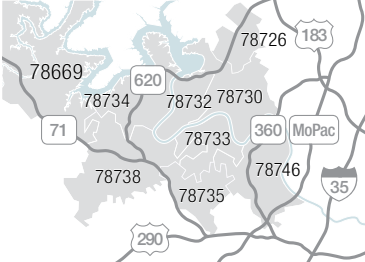
14527 Hunters Pass



REAL ESTATE

Recent Property Listings

| ZIP code | Subdivision | Address | Bed/Bath | Price | Sq. ft. | Agent | Agency | Phone |
|----------|-----------------------------|-------------------------------|----------|-------------|---------|-------------------|-----------------------------------|--------------|
| 78734 | Cardinal Hills | 15306 Dorothy Drive | 4br/3ba | \$439,900 | 3,075 | Andy Allen | Keller Williams Realty | 512-785-0496 |
| 78734 | Courtyard at Preserve | 56 White Magnolia Circle | 4br/3ba | \$269,900 | 2,133 | Gregg Klar | Keller Williams–Lake Travis | 512-653-0488 |
| 78734 | Courtyard at Preserve | 10 Cypress Knee Lane | 4br/2ba | \$325,000 | 2,792 | Ashley Pope | Keller Williams–Lake Travis | 512-534-8522 |
| 78734 | Estates at Lakeway Hills | 107 Lakeway Hills Cove | 5br/4ba | \$1,112,000 | 4,124 | Jack Carter | Realty Austin | 512-413-5757 |
| 78734 | Hacienda Pequena | 4815 Eck Lane | 3br/2ba | \$199,950 | 1,680 | Justin Jette | Moreland Properties | 512-415-5297 |
| 78734 | Lakeway | 508 Rolling Green Drive | 4br/4ba | \$699,000 | 3,981 | Russell Eitel | Keller Williams–Lake Travis | 512-276-8800 |
| 78734 | Lakeway | 402 Teal St. | 3br/2ba | \$345,000 | 2,022 | Gayle Berkbigler | Keller Williams–Lake Travis | 512-844-4653 |
| 78734 | Lakeway | 706 Cutlass St. | 3br/4ba | \$1,250,000 | 4,668 | Monica Fabbio | Capital City Sothebys Intl. Rlty. | 512-825-8891 |
| 78734 | Lakeway | 929 Electra | 4br/3ba | \$725,000 | 3,496 | Julie Reistrup | Keller Williams–Lake Travis | 512-638-7631 |
| 78734 | Lakeway | 111 Crest View Drive | 4br/3ba | \$499,500 | 2,724 | Amy Jennings | Keller Williams Realty | 512-663-9520 |
| 78734 | Lakeway | 117 Royal Oak Cove | 5br/4ba | \$769,000 | 3,575 | Rebecca Shahan | Keller Williams–Lake Travis | 512-261-4422 |
| 78734 | Lakeway | 307 Copperleaf Road | 4br/2ba | \$369,900 | 2,686 | Sherry Ellenbogen | Realty Austin | 512-294-4488 |
| 78734 | Lakeway | 722 Rolling Green Drive | 4br/3ba | \$739,900 | 4,162 | Jeanne Ann Klein | Keller Williams–Lake Travis | 512-657-1002 |
| 78734 | Lakeway | 721 Golf Crest Lane | 4br/3ba | \$499,525 | 3,191 | Marybeth Carberry | Keller Williams Realty | 512-431-7141 |
| 78734 | Lakeway | 605 Robin Dale Drive | 4br/4ba | \$1,429,500 | 5,535 | Tammy Templin | Coldwell Banker United | 512-796-5559 |
| 78734 | Lakeway | 9 Water Front Ave. | 5br/4ba | \$2,400,000 | 4,946 | Judy Bowen | Keller Williams–Lake Travis | 512-422-7018 |
| 78734 | Lohmans Crossing Estates | 214 Sailors Run | 4br/2ba | \$275,000 | 2,040 | Courtney Oldham | Keller Williams Realty | 512-809-5495 |
| 78734 | Lohmans Crossing Estates | 306 Sailmaster St. | 3br/2ba | \$600,000 | 1,510 | Chuck Jenner | J.B. Goodwin, Realtors | 512-851-3131 |
| 78734 | Lohmans Crossing Estates | 703 Cutty Trail | 4br/2ba | \$325,000 | 2,304 | Rebecca Shahan | Keller Williams–Lake Travis | 512-261-4422 |
| 78734 | Pearson | 1008 Stewart Cove | 3br/2ba | \$499,000 | 1,850 | Dylan Everett | J.B. Goodwin, Realtors | 512-680-7523 |
| 78734 | Preserve at Lakeway | 15202 Barrie Drive | 4br/3ba | \$569,000 | 4,152 | Richard Caprioli | Turnquist Partners, Realtors | 512-294-8968 |
| 78734 | Rough Hollow | 108 Largo Cove | 4br/3ba | \$975,000 | 4,085 | Forrest Higdon | Keller Williams Realty | 512-573-5733 |
| 78734 | Rough Hollow | 317 Martinique Pass | 6br/5ba | \$1,599,000 | 6,850 | Kari Cooper | BHGRE Bradfield Properties | 512-965-4241 |
| 78734 | Travis Landing | 5511 Arroyo Road | 3br/2ba | \$305,000 | 1,714 | Sharman Reed | Keller Williams Realty | 512-750-9797 |
| 78734 | Travis Oak Trails | 15103 Gebron Drive | 3br/2ba | \$345,000 | 2,230 | Tony Alayon | e–Executive Realty | 512-814-6644 |
| 78734 | Tuscan Village | 108-1 Rivalto Circle, Unit C5 | 2br/2ba | \$350,000 | 1,512 | Alison Street | Private Label Realty | 512-431-6682 |
| 78734 | Villas on Travis | 2918 N. RR 620, Unit L-174 | 2br/2ba | \$199,900 | 1,386 | Ori Yair | O Realty | 512-517-5550 |
| 78734 | Villas on Travis | 2918 N. RR 620, Unit 122 | 3br/3ba | \$229,900 | 1,556 | Ori Yair | O Realty | 512-517-5550 |
| 78734 | Vista Grande | 3902 Conejo Drive | 4br/4ba | \$700,000 | 3,078 | Polly Clarke | Turnquist Partners, Realtors | 512-658-6389 |
| 78734 | Vistas at Lakeway | 15317 Glen Heather Drive | 3br/2ba | \$329,000 | 2,212 | Elicia Gower | Coldwell Banker United | 512-657-7510 |
| 78735 | Barton Creek | 1404 Barton Creek Blvd. | 4br/3ba | \$2,495,000 | 5,849 | Carole Martin | Keller Williams Realty | 512-633-5154 |
| 78735 | Barton Creek | 3509 Lost Creek Blvd. | 6br/6ba | \$6,900,000 | 4,091 | Cord Shiflet | Moreland Properties | 512-751-2673 |
| 78735 | Barton Creek | 7900 Escala Drive | 7br/6ba | \$5,627,000 | 10,844 | Gary Dolch | Capital City Sotheby's Realty | 512-656-5627 |
| 78735 | Estates Above Lost Creek | 3100 Fleece Flower Cove | 5br/5ba | \$2,100,000 | 6,658 | Dylan Everett | J.B. Goodwin, Realtors | 512-680-7523 |
| 78735 | Estates Above Lost Creek | 3700 Winding Creek Drive | 5br/5ba | \$3,990,000 | 9,340 | Kemper Richardson | Moreland Properties | 512-673-0292 |
| 78735 | Gaines Ranch | 3800 Agape Lane | 3br/2ba | \$1,222,000 | 3,789 | Mary Hickey | Keller Williams–Lake Travis | 512-796-4245 |
| 78738 | Flintrock at Hurst Creek | 504 Golden Bear Drive | 5br/4ba | \$1,650,000 | 5,543 | Donna Darling | Realty Austin | 512-422-2367 |
| 78738 | Hills Lakeway | 5 Parkside Road | 3br/3ba | \$328,000 | 2,446 | Thomas Williamson | Keller Williams–Lake Travis | 512-731-4649 |
| 78738 | Hills Lakeway | 38 Lost Meadow Trail | 4br/2ba | \$414,900 | 2,668 | Warren Chirhart | Keller Williams–Lake Travis | 512-925-9182 |
| 78746 | McBrine | 4101 McBrine Place | 4br/3ba | \$1,100,000 | 2,888 | Karen Liddy | Moreland Properties | 512-971-0076 |
| 78746 | Peninsula on Lake Austin | 2329 Westlake Drive, Unit 3 | 4br/4ba | \$3,450,000 | 4,400 | Sherry Ellenbogen | Realty Austin | 512-294-4488 |
| 78746 | Preserve | 4209 Hidden Canyon Cove | 5br/5ba | \$2,950,000 | 5,242 | Debbie Harmon | Amelia Bullock Realtors Inc. | 512-422-1583 |
| 78746 | Rob Roy | 5 Ehrlich Road | 5br/4ba | \$2,495,000 | 5,522 | Cord Shiflet | Moreland Properties | 512-751-2673 |
| 78746 | Rob Roy | 8004 Beardsley Cove | 5br/3ba | \$1,250,000 | 4,355 | Gary Gentry | Keller Williams Realty | 512-794-6728 |
| 78746 | Rollingwood | 303 Pleasant Drive | 4br/3ba | \$1,400,000 | 4,046 | Jean Phillips | Moreland Properties | 512-924-0175 |
| 78746 | Swesey J | 4812 Bee Caves Road | 4br/4ba | \$799,000 | 3,208 | Geraldine Hall | Amelia Bullock Realtors Inc. | 512-632-5765 |
| 78746 | Terraces at Barton Creek | 916 Barton Creek Blvd. | 5br/5ba | \$2,995,000 | 8,538 | Brian Fahey | Coldwell Banker United | 512-970-8772 |
| 78746 | Verde Heights at Lost Creek | 1142 Lost Creek Blvd., Unit 5 | 3br/3ba | \$650,000 | 2,364 | Susan Walker | Keller Williams Realty | 512-965-5433 |
| 78746 | Verde Heights at Lost Creek | 1142 Lost Creek Blvd., Unit 6 | 3br/3ba | \$679,950 | 2,364 | Susan Walker | Keller Williams Realty | 512-965-5433 |
| 78746 | Westview on Lake Austin | 3701 Soaring Eagle | 5br/5ba | \$2,299,900 | 6,565 | Nancy Hardie | Moreland Properties | 512-657-3181 |



111 Crest View Drive



15103 Gebron Drive



7900 Escala Drive



916 Barton Creek Blvd.



Residential real estate listings added to the market between 7/11/14 and 8/6/14 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 real estate data, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

Real Estate sponsored by:

taylormorrison.com

taylor
morrison
Homes Inspired by You



Looking for Coupons?

Explore the all-new

IMPACTDEALS.com



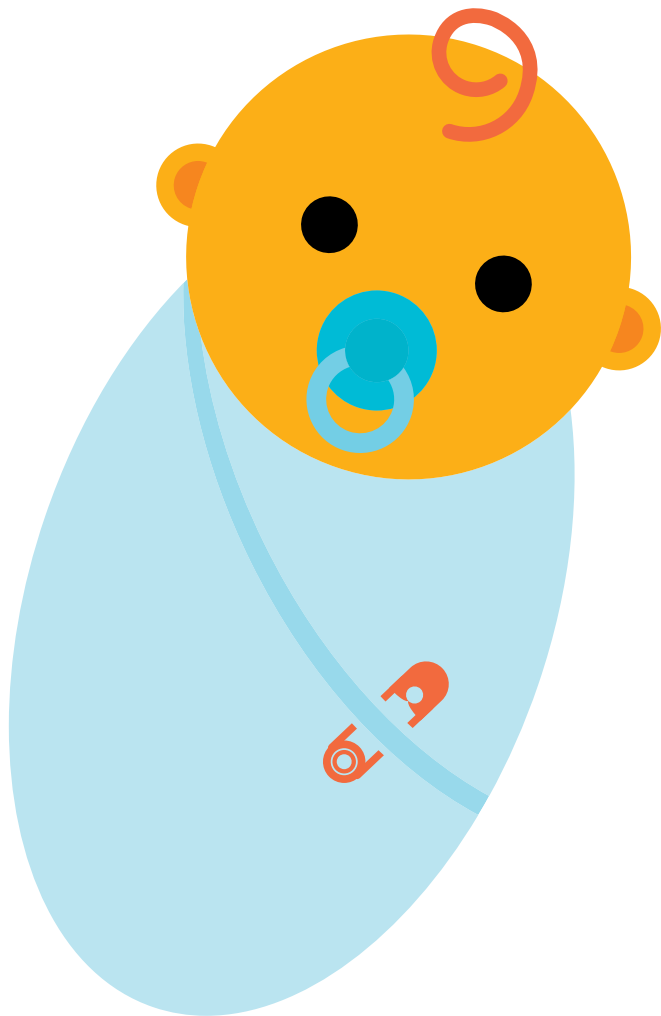
Hundreds of local
and regional coupons

Just click and print

Free the coupon!

community
IMPACT
NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.®

IMPACT
DEALS



HUMANCARE FOR LITTLE HUMANS.

At Dell Children's Medical Center, we care for body, mind and spirit. It's why our care plans include innovative programs like art therapy, music therapy, color therapy and pet therapy. We have video games to keep kids entertained when it's hot outside and a healing garden to play in when it cools off. Around here, every patient gets expert care and a healthy dose of playtime. Because that's the human thing to do.

WELCOME TO
HUMANCARE
#Humancare SetonHumancare.org



A member of the  **Seton** Family of Hospitals

community
IMPACT
NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.®
LAKE TRAVIS / WESTLAKE EDITION