



Richard Rhodes | 24 ▶

Austin Community College's new president and CEO wants to boost communication, build relationships

Residents aim to revitalize Northwest civic association

Balcones group wants to enable communication

By Amy Deis

Ten years ago, the Balcones Civic Association fought a zoning change that would have allowed a grocery store to open on Spicewood Springs at Mesa Drive.

Association President Tom Arbuckle said residents protested the new grocery store because of the increased traffic and the presence of a nearby H-E-B. Furthermore, it would have shut down several small businesses, he said. In the end, the grocery store owners gave up. But that was a different time.

After years of inactivity, the Balcones Civic Association is getting a breath of life with new leadership and a fresh commitment to keeping the 30-year-old

organization alive.

Over the past few months, neighbors Kim Cameron and Debra Bailey—both relatively new to the association—have taken on leadership roles as at-large board members. They intend to make the organization more well-known, like the Northwest Austin Civic Association.

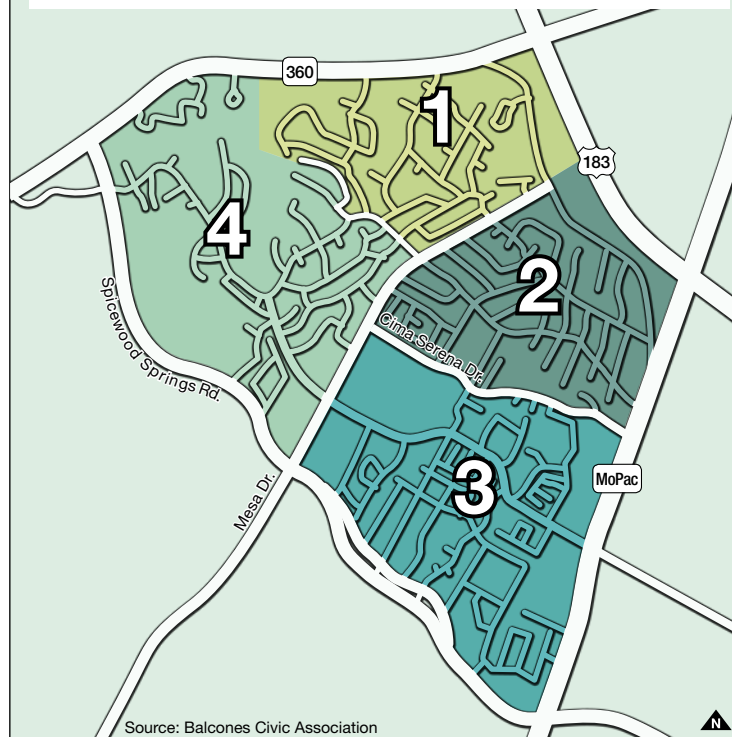
“The more invested people feel and the more neighbors they know, the more likely they are to spread information,” Cameron said.

The Balcones Civic Association, bordered by MoPac, US 183, Capital of Texas Hwy. and Spicewood Springs Road, covers some 2,500 houses.

See **Civic** | 15

The Balcones Civic Association

The Balcones Civic Association represents 2,500 homes in the area bounded by US 183, MoPac, Spicewood Springs Road and Capital of Texas Hwy. The area is broken into four quadrants, and each quadrant is represented by four residents who serve on the board.



Source: Balcones Civic Association

County reviews property tax exemptions

Proposal: Less for historic properties, more for disabled, over 65 years old

By Joe Olivieri

Travis County is considering reducing tax exemptions for historic residences and increasing them for homestead owners age 65 or older or with disabilities for the 2012 fiscal year.

The Travis County Commissioners Court received a working group's recommendations, held a public hearing in April and plans to take action during its May 31 meeting.

“We are trying to get some of those larger tax breaks to those who most normally could use them—those who are over 65 and the disabled,” said Dusty Knight, chief operating officer of the Tax Assessor Collector's Office.

In recent weeks, taxing entities such as the City of Austin and Austin Independent School District have discussed amending their historic property exemption policies and heard public feedback at meetings.

Exemption supporters have cited the economic and educational benefits of historic landmarks as well as the higher cost to maintain them. Opponents have disagreed with reducing taxes on expensive homes and question the standards used to determine exemptions.

Travis County

In June 2010, the Travis County Commissioners Court formed

See **Exemptions** | 19



Travaasa Austin guests sit on a patio overlooking Lake Travis and the Balcones Canyonland Preserve.

Resort opens in Austin Hill Country

New owners want to take visitors on a 'memorable journey'

By Sara Behunek

Situated on a stunning piece of Hill Country real estate in Northwest Austin, the recently revamped Travaasa Hotel is the first property in what new owners Joy Berry and Chris Manning hope will be a global chain of locally influenced resorts.

Travaasa, a combination of the words “travel,” “traverse” and *pravaasa*—Sanskrit for “memorable journey”—was borne out of the idea that people are seeking a unique experience when they travel.

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Memorial Day Flood | 27

Northwest Austin residents recall the destruction on the 30th anniversary of the May 24, 1981, Memorial Day Flood



The Bridesmaid Store | 21

Owner strives to give budget-conscious a high-end boutique experience

Jon Hockenyo | 23 ▶

Austin economist shares his views on the economy and local growth



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General Manager's Note



My wife and I always promise ourselves that we will get more involved with our homeowners association, but inevitably the meeting dates do not mesh with our schedules or

our priorities change last minute, which admittedly happens quite frequently.

HOAs provide many benefits; however, their major weakness is that they do not look far enough beyond the needs of the neighborhood. That's where the neighborhood association comes in.

The neighborhood association tends to look at the bigger picture and can be composed of multiple neighborhoods.

And herein lies the organization's purpose: to bring the community together to improve the quality of life for all of its

residents.

Read about how the Balcones Civic Association is doing just that in Amy Deis' cover story, "Residents aim to revitalize Northwest civic association," in this issue of *Community Impact Newspaper*.

What the Balcones association aims to do is of particular importance. With the City Council elections all but wrapped up—pending the runoff for Place 3 between incumbent Randi Shade and former University of Texas professor Kathie Tovo—Northwest Austin is once again underrepresented.

It's up to the neighborhood associations to make up the difference.

Travis Baker

Travis Baker

tbaker@impactnews.com

Reader Feedback

Do you support the use of the state's \$9.4 billion "rainy day" fund to help soften the financial impact to school districts?

No, the fund should be left alone

37.5%

Yes, the maximum amount should be used to save programs and positions across the state

28%

Maybe, I would need more information to make a decision

22%

Yes, but only enough to cover crucial personnel positions

12.5%

Results from an unscientific web survey, collected 3/21/11–5/18/11

We at *Community Impact Newspaper* recognize the need to help out with disaster relief, not only in Japan, but in those states recently besieged with flooding, tornadoes and wild fires. We would encourage our readers to help, also. It is times like these when we realize that the world has become a global community, and we can all help our neighbors in need. Your gift to the American Red Cross will support disaster relief efforts throughout this country and around the world.



Donate at redcross.org

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Local jobs

Post your resume and search for local jobs at impactnews.jobing.com.

March employment trends

Central Texas unemployment—**6.8%**

Down from 6.9% in February

State unemployment—**8.1%**

Down from 8.2% in February

National unemployment—**8.8%***

Down from 8.9%* in February

In Austin-Round Rock-San Marcos, trade, transportation and utilities added 2,400 jobs. Leisure and hospitality also added 2,400 jobs. Professional and business services added 2,100 jobs, and government added 1,100 jobs.

Sources: U.S. Bureau of Labor Statistics, Texas Workforce Commission
*Seasonally adjusted numbers

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Grand Opening!



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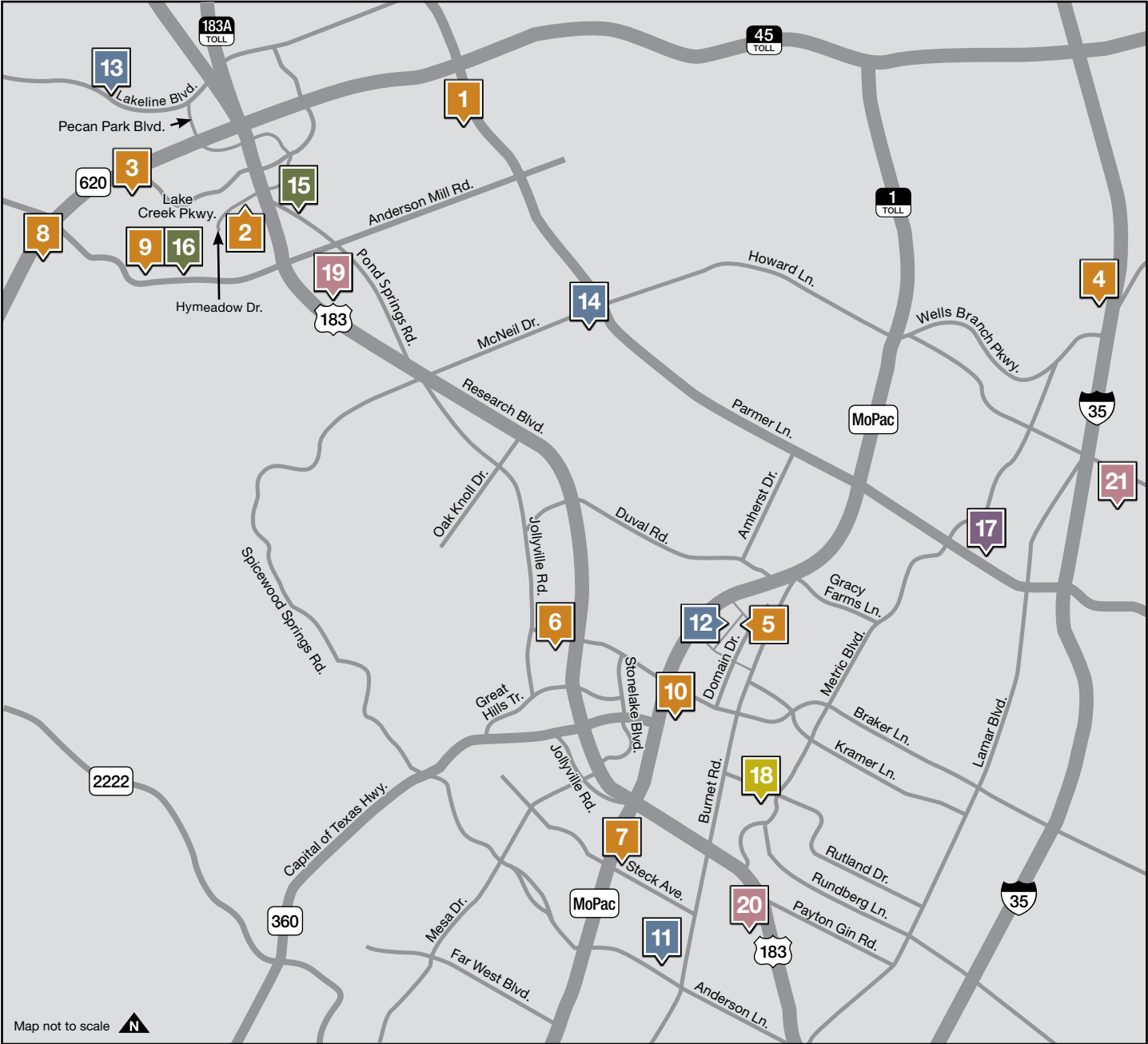
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IMPACTS



Now Open

- 1** Joe Fuentes and business partner Will Brents opened a casual Mexican restaurant May 6. **Amigos Grill and Patio**, 8701 W. Parmer Lane, Ste. 2128, is located in The Artisan Apartments development. Amigos features an outdoor patio, full bar and live music Thursday through Saturday. The restaurant serves margaritas, Mexican Coca-Cola and a variety of Tex-Mex dishes. 614-6861
- 2** On April 9, broker Mat Russo opened **Enchantment Mortgage**, 12343 Hymeadow Drive, Ste. 2E. Enchantment Mortgage provides home financing for new home purchases and refinancing. Russo specializes in zero-down government programs and has 23 years of experience. He plans on expanding to a staff of six. 771-4733, www.enchantmentmortgage.com
- 3** **Life Church** started holding services in March at 12129 N. RR 620, Ste. 650, Austin. Led by Pastors Eric and Lea Mejia, the church offers groups throughout the week to assist with personal growth and issues. Services

- are Saturday at 5 p.m. 782-8722, www.lifechurchatx.com
- 4** **Trapeze Austin** opened a second location March 25. Located at 15008 I-35, it offers a two-hour flying trapeze class for people of all ages and levels of experience. The new location is outdoors and provides easier access to classes for North Austin clients. Russell Torretto has owned the company since January 2010. Classes are Wed. 10 a.m.–noon, Sat. 11:30 a.m.–1:30 p.m., Sun. noon–2 p.m. and 2:30–4:30 p.m. 507-7920, www.trapezeaustin.com
- 5** Interior designer Susann Pennington and her son, Jeff Barnes, opened a French antiques store May 5. **Atelier 1105**, 11501 Century Oaks Terrace, Ste. 105, sells home furnishings, tabletop items, gifts, bed and bath products and other French items for the home, such as perfume-scented candles. The pair travels to France twice a year to shop for antiques. 835-1105, www.atelier1105.com
- 6** **Pure Barre** opened a new location May 14 near the Arboretum at Great Hills, 10710 Research Blvd., Ste. 316. Pure Barre offers a workout that is a fusion of dance,

- Pilates and yoga. Rashanna Moss-Lowry is the franchise owner. The company started in 2007, and the Arboretum location is the second in Austin. 574-2344, www.purebarre.com
- 7** **InteSolv**, headquartered in Visalia, Calif., opened a regional office in Austin on May 2 at 8303 MoPac. InteSolv provides the software and content for virtual classrooms and online seminars and presentations. The Austin office will house the software development and technical support services teams. InteSolv is planning to hire three Austin positions within the next year and will eventually house the sales support team. 559-733-7500, www.intesolv.com
- 8** **Orange Leaf Frozen Yogurt**, a self-serve, choose-your-own-toppings yogurt chain with 90 stores in 20 states, opened a location at Plaza Volente, 11521 N. RR 620, Ste. F-940, in Austin on April 1. 258-1599, www.orangeleafyogurt.com
- 9** Chong Park, owner of **Facet Flowers**, 10700 Anderson Mill Road, Ste. 101, recently reopened her shop after it suffered damage from a fire at the dry

cleaning business next door in July 2010. Park provides flower arrangements and bouquets for weddings, funerals and church events, among other occasions. 219-6599, www.facetflowershop.com

10 **BJ's Restaurant and Brewhouse** opened May 16 at the Arbor Walk, 10515 MoPac. BJ's serves deep-dish pizza, sandwiches, salads, steaks and hand-crafted beer. 349-9000, www.bjsrestaurants.com

Chad Ridley opened his mobile business, **Best Austin Computer Repair**, on March 7 to serve residential and commercial customers. Ridley offers computer repair maintenance for Macs and PCs; virus and spyware removal; network design and security; hardware upgrades and software support; and information recovery. Ridley can also build custom PCs. 497-2001, www.bestaustincomputerrepair.com

Austin natives Sarah Taylor and Candice Brown started **Keep It Together Austin** in early May. They offer home organization for clutter control, closet design, home staging for furniture placement and office organization. They can also assist with estate sales and with devising a landscape maintenance plan. 689-1177, www.keepittogetheraustin.com

Coming Soon

- 11** Kevin Walker is opening a **Play N Trade** in mid-June at 2438 W. Anderson Lane, Ste. C3. Play N Trade is a new and used video game retail store that allows customers to play any game before they buy it. The store can host tournaments, birthday parties and lock-ins. Walker said staff can repair consoles and discs. www.playntrade.com
- 12** **Lululemon Athletica** is opening a store this fall in the former Intermix space at The Domain, 11600 Century Oaks Terrace, Ste. 116. Lululemon also has a downtown store located at 1016 W. Sixth St. The retailer sells yoga and athletic apparel and yoga gear such as mats and bags. www.lululemon.com
- 13** **PostNet** is expected to open a second locally owned Cedar Park location in early July at Lakemill Plaza, 2301 S. Lakeline Blvd., Ste. 800, in Cedar Park. The PostNet store, which is owned by Mike and Sabine Rodocker, will provide graphic design, printing, copying and shipping services. Open Mon.–Fri. 8 a.m.–6:30 p.m., Sat. 9 a.m.–4 p.m. www.postnet.com
- 14** **Prima Pasta** is planning to open a location in October at McNeil Crossing, 6001 W. Parmer Lane, Ste. 440. Owner Cahil Neziri also has locations in Temple and Brownwood.

Relocation

15 Franchise owner Shubha Parolkar recently relocated **Kumon of Northwest Austin** to 13581 Pond Springs Road, Ste. 106, from Ste. 301 at the same address. The new space is 3,000 square feet, double the size of the previous suite. Parolkar has provided math and reading tutoring to Northwest Austin students for 15 years. 257-8862, www.kumon.com/nw-austin

16 **Reach Church** moved to 10700 Anderson Mill Road April 19. The church launched Jan. 30 and was meeting at Mason Elementary School in Cedar Park. It is headed by Pastor Chris Gilkey and his wife, Melissa. Reach Church has services at 10 a.m. Sunday and is planning Wednesday evening Bible study groups. 986-8686, www.reachaustin.com

Under Construction

17 **University Federal Credit Union** broke ground in early March for its Scofield branch, 1500 W. Parmer Lane. The credit union recently received its building permit and will start construction on the facility by mid-June. The branch will open in spring 2012 and will offer checking and savings accounts, auto loans, mortgage and investment and insurance services. www.ufcu.org

Under New Ownership

18 Houston-based **Crossville Tile and Stone** purchased 10 locations of Master Tile in April, including the 2209A Rutland Drive, Ste. 400, location. Crossville is a ceramic tile and natural stone distributor. 836-7700, www.crossvilleinc.com

In the News

19 Construction on the new **Austinville** location, 13265 Research Blvd., has stalled because the City of Austin pulled the building permit, said Steve Simmons, co-owner of Amy's Ice Creams with his wife, Amy. The city said Simmons' permit had expired. Simmons said the earliest he would be able to get a new building permit is June 2. Confirmed tenants include Amy's Ice Creams, Phil's Ice House, RunTex and Cabo Bob's Burritos.

20 On May 2, the City of Austin opened a new **Austin Utility Customer Service Center**, where customers of the city's utilities can manage their accounts and pay bills. The facility, located at 8716 Research Blvd., Ste. 115, will eventually replace the Central Austin payment



Jessica Caparco, store manager at self-serve yogurt shop **Orange Leaf Frozen Yogurt**, shows off her own yogurt-and-fruit topping creation at the new location at 11521 N. RR 620, in Plaza Volente.



Amigos Grill and Patio at The Artisan apartments off Parmer Lane features live music Thursday through Saturday and has an outdoor patio.



Brian Jensen swings on a trapeze at **Trapeze Austin's** new north location on I-35, just north of Wells Branch Parkway.



Susann Pennington and son Jeff Barnes visit France twice a year to buy antiques for their new store, **Atelier 1105** at The Domain.



One of the features of **BJ's Restaurant and Brewhouse** at the Arbor Walk is its array of hand-crafted beer on tap, such as Harvest Hefeweizen.

center at 721 Barton Springs Road. Operating hours are Mon.-Fri. 7:45 a.m.-4:30 p.m. 494-9400, www.austinenenergy.com

21 Los Angeles-based **Karlin Real Estate** acquired the Tech Ridge building from Dell Inc. on April 1. Dell had vacated the property about two years ago and was using the space to assemble desktop PCs. The 301,644-square-foot building sits on 28.5 acres and was built in 1999. Karlin is using CB Richard Ellis to lease the space at 201 W. Howard Lane, which has 75,000 square feet of office space and 210,000 square feet of climate-controlled warehouse space. 499-4976, www.cbre.com/austin

Sharon Schmidt, owner of **Austin's Draperies & Blinds Unlimited**, moved her business from her home

to a workroom off RR 620 in Austin. With more than 19 years experience in interior design and custom window treatments, Schmidt provides in-home calls for general interior design and does installation of custom draperies, blinds and shutters, among other services. By appointment only. 218-1122, www.austinsdraperiesunlimited.com

Chicago-based **Health Directions**, a health care consulting firm, will be moving into a permanent location in the MoPac-US 183 corridor by August. Vice President Sabrina Burnett will head up the office, which will have four employees. Health Directions has been growing in Austin, and clients include Seton Family of Hospitals. 795-5500, www.healthdirections.com

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CALENDAR

May

28 Primary (K-3) Track & Field Meet

The South Texas District Amateur Athletic Union is sponsoring the inaugural Primary Track & Field Meet for children ages 5–8. The event will introduce students to track and field events and allow them to experience a meet. Gates open at 7:30 a.m. Field events start at 9 a.m.; running events start at 11:30 a.m. For insurance purposes, athletes must purchase a \$12 AAU card available on the website or the day of the meet. • 7:30 a.m. • \$5 entry • McNeil High School Stadium, 5720 McNeil Drive • 563-2893 www.aausports.org

31 Olive oil cooking demo at Con' Olio

Grammy-winning singer and amateur chef Raul Malo will be preparing a breakfast bagel with the 2010 crop of extra-virgin Texas Olive Oil. The event will be filmed as part of "El Camino—The Texas/Mexico Olive Trail," a documentary film on olive oil in Texas coming to PBS stations September. • Noon–1 p.m. Free • Con' Olio Oils & Vinegars, 10000 Research Blvd., Ste. 130 342-2344 • www.texasmexicooliveoiltrail.com

June

3 Edible Texas Wine and Food Match

Join *Edible Austin* magazine as it celebrates the area's best wine and food with selections from competing chefs, including David Garrido from Austin's Garrido's Restaurant, and others from Central Texas. The event will pair selections from the chefs with wines, which will be evaluated by celebrity judges, including Jacques Pepin, Francois Dionot and Michael Bauer. The event also includes a three-course tasting menu and 15 wine and food pairings 7–10 p.m. • \$100 • AT&T Executive Center, 1900 University Ave. www.edibleaustin.com/ediblewandf

7 Northwest Business Council Luncheon

Featured speakers for the June luncheon include Whitney Francis from Google, Joe Pickerill from Monkee-Boy Web Design Inc. and Rhonda Dirvin from Cedar Sage Marketing. 11:30 a.m.–1 p.m. • \$25 for members, \$40 for Greater Austin Chamber of Commerce members, \$60 for future members • Maggiano's Little Italy, 10910 Domain Drive, Ste. 100 • 322-5689 www.austinchamber.com

8 Mutts and Martinis

Metrodog is hosting Mutts and Martinis on the second Wednesday of each month to unite dogs with animals lovers and to raise money for animal rescue groups, such as Emancipet, Austin Humane Society and Austin Dog Alliance. Metrodog partners with local businesses to donate food, pet treats and raffle prizes. • 7–9 p.m. • Free • Metrodog at The Domain, 11011 Domain Drive, Ste. 116 466-7297 • www.austinmetrodog.com

8–12 2011 Soul to Sole Festival

The Tapestry Dance Company hosts its 11th annual tap dance festival, bringing teachers and dancers to Austin from around the country. The event includes more than 75 master classes, courses, tap jams, panel discussions, a video night and two concerts at the Rollins Theatre. • Check website for event schedule \$15–\$20 • Debra & Kevin Rollins Studio Theatre at The Long Center, 701 W. Riverside Drive www.soultosole.org

9–26 'I Love You Because' at the Hyde Park Theatre

The Penfold Theatre presents its June show, "I Love You Because," a romantic musical comedy about dating in New York City. Tickets on opening night are \$25, which includes

drinks and dessert at a post-show reception at Gallery Black Lagoon across from the Hyde Park Theatre. • Thu.–Sat., 8 p.m., Sundays 5 p.m. • \$20 general audience, \$18 for students and seniors • Hyde Park Theatre, 511 W. 43rd St. • 850-4849 • www.penfoldtheatre.org



9–12 Republic of Texas Biker Rally

The Republic of Texas Biker Rally makes its annual appearance in Austin this June, as more than 50,000 bikers are expected to attend the event. As the biggest motorcycle rally in Texas, the event, held at the Travis County Exposition Center, will include a motorcycle show, custom motorcycle builders, comedians, bands, the Paradise Bar, a tattoo expo and more. Headlining musical acts include The Doobie Brothers and Eddie Money. • Check website for event schedule • Four-day registration purchased onsite, \$70 • Travis County Expo Center, 7311 Decker Lane • www.rotrally.com



11 Austin Pond and Garden Tour

The 17th annual Austin Pond and Garden Tour showcases a variety of ponds, water features and waterfalls. The North Austin tour will include 15 sites. Attendees can get advice from owners about how to build and maintain a pond. Advance tickets will be \$15, and include the North Austin tour and a June 12 South Austin tour. Tickets are available at Hill Country Water Gardens, Shoal Creek Nursery and Round Rock Gardens. A map will be available online. • 9 a.m.–5 p.m. \$20 day of event • 535-5402 or 629-7825 www.austinpondsociety.org



Worth the Trip

11 San Gabriel Wine Trail

Participants visit five wineries: two in Florence, two in Salado and one in Georgetown. Each winery will provide three wine tastings, and participants will receive a souvenir glass. 11 a.m.–6 p.m. • \$35 (no charter bus), \$60 (charter bus) • Start locations in Salado and the Georgetown Winery, 715 S. Main St., Georgetown • www.sangabrielwinetrail.com

Snout by Snoutwest fest



Louise Epstein, chairman of last year's inaugural Snout by Snoutwest Dog Festival at the Dell Jewish Community Campus, helped 26 dogs find new homes.

June 5

By Amy Deis

The Jewish Community Center of Austin is hosting the Snout by Snoutwest Dog Festival fundraiser June 5.

The community is invited to attend the festival with their dogs, said Emily Cohen, marketing director. About a dozen shelters and rescue groups will have booths with information and several dogs available for adoption. Cohen said that 26 dogs found permanent homes last year.

"We heard that traffic in their shelters increases after the event," Cohen said.

Other activities include a dog water park, demonstrations, free dog treats, pet photographs and an expo area with vendors and services. Refreshments for humans are available for purchase.

A portion of the proceeds will benefit Forgotten Friends and Lucky Mutts. Donations of clean, used blankets, rugs and dog beds will be accepted for area shelters.

Snout by Snoutwest is 10 a.m.–1 p.m. at the Dell Jewish Community Campus, 7300 Hart Lane. The festival is \$5 for adults and free for children age 17 and younger. For more information, call 735-8000 or visit www.shalomatx.org/dog.

18–19 City-Wide Garage Sale

Browse through collectibles and vintage items such as estate jewelry, coins, vintage clothing, pottery, Depression-era glass and other hot-ticket items at the garage sale. Anyone who wants to sell any second-hand or vintage items may also participate. • Sat. 8:30 a.m.–5 p.m., Sun. 11 a.m.–4 p.m. • Adults, \$5; children 12 and younger, free • Palmer Events Center, 900 Barton Springs Road www.cwgs.com



25 Keep Austin Weird Fest and 5K

The city's biggest "weird" celebration takes place at The Long Center for its ninth year. Local artisans and vendors will showcase their arts and crafts, while bands provide a festival soundtrack. Festival begins at 2 p.m., 5K begins at 7 p.m. • Online festival passes purchased through June 23, \$12; onsite festival passes, \$15; festival passes for children 12 and younger, free; See website for 5K registration • Festival is held at The Long Center, 701 W. Riverside Drive; 5K begins on Riverside Drive www.keeptaustinweirdfest.com

Ongoing Through July 31

ARC walk-in physicals

Austin Regional Clinic is offering complete physicals on Tuesdays through Thursdays until the end of July for youths ages 5–17 who need examinations for sports and summer camps. The physicals also note the child's growth and nutrition, including monitoring for obesity and screening for conditions like high cholesterol and high blood pressure. Patients will be seen based on availability • Cost depends on insurance. Discounts available to cash-paying patients 272-4636 • www.arccheckup.com

ARC Far West, 6835 Austin Center Blvd., 346-6611

ARC Anderson Mill, 10401 Anderson Mill Road, Ste. 110-B, 250-5571

ARC Quarry Lake, 4515 Seton Center Parkway, Ste. 220, 338-8388

Online Calendar

Find more or submit Northwest Austin events at www.impactnews.com/nwa/calendar.

For a full list of Central Texas events visit www.impactnews.com/austin-metro/calendar.

To have Northwest Austin events included in the print edition, they must be submitted online by the second Friday of the month.

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TRANSPORTATION

TxDOT installing bike lane and sidewalks on Parmer

By Sara Behunek

The Texas Department of Transportation is installing sidewalks and a four-foot-wide bike lane along a five-mile stretch of Parmer Lane between Amherst Drive and RM 620.

Like many bicyclists who ride along the Parmer Lane corridor, Northwest Austin resident Doug Steuer uses the 8- to 10-foot-wide shoulder on Parmer Lane due to the absence of a bike lane.

"You see a lot of cyclists out there on weekend mornings," he said.

TxDOT does not track how many bicyclists on average use the Parmer Lane corridor.

John Hurt, TxDOT spokesman, said the new sidewalks will connect many of the existing sidewalks to provide residents better access to schools and employment.

McNeil High School is located less than three-quarters of a mile east of the intersection of Parmer Lane and McNeil Drive.

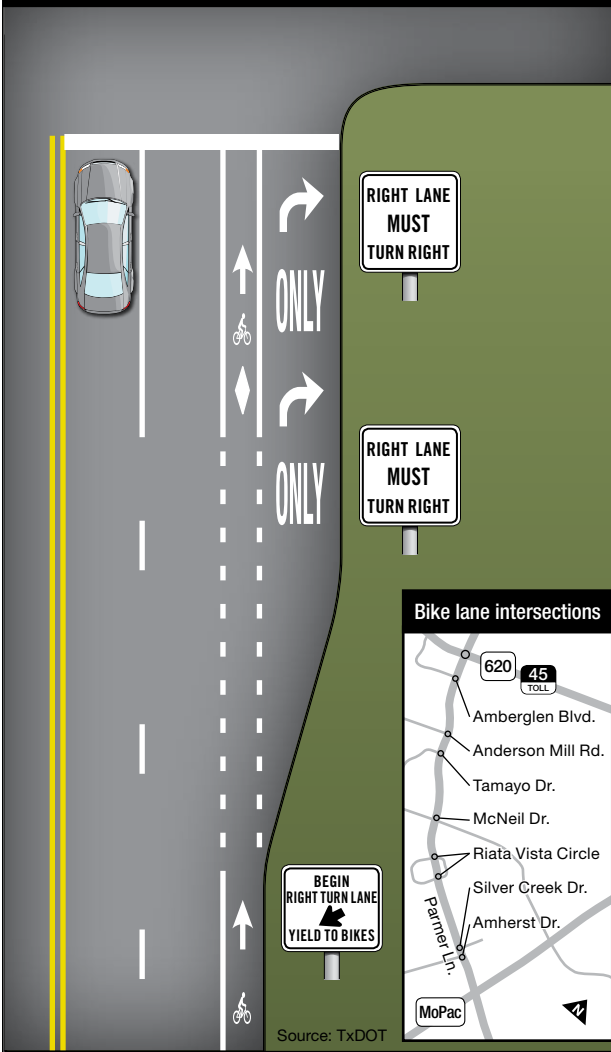
The sidewalks will run between Dallas Drive and Delcour Drive on the east side of Parmer Lane, and on the west side, at various locations just south of Amberglen Boulevard, Gannymede Drive and Amherst Drive.

Construction on the sidewalks and bike lane is estimated to cost \$889,384, according to TxDOT.

The project is being funded by the \$787 billion American Reinvestment and Recovery Act of 2009, more commonly known as The Economic Stimulus Bill.

Crews broke ground in December, and the project is scheduled to be completed in June.

Typical intersection improvements



The need for bicycle lanes



Samuel and Angie Hughes commute home from work.

Samuel Hughes and his wife, Angie, know better than most people the importance of sharing the road.

On Nov. 3, 2009, the Cedar Park couple was commuting to work on a two-person bicycle when they were struck by a motorist driving 60 mph. They were riding southbound on the shoulder of Parmer Lane; the incident occurred near Dallas Drive, where there will soon be a designated bike lane.

"I've seen these bike lanes on Loop 360 at spots where the exits are and I think they are a good idea if the drivers will abide by them," Sam Hughes said. "Every day we [see cars] get over on the shoulders on both sides to get up to the light way ahead of the painted turn lane."

Sam and Angie Hughes have recovered physically—though Angie still has pains where her neck and back were broken—but the psychological damage remains.

On May 4, the couple commuted together to work at the Texas Medicaid and Healthcare Partnership in Northwest Austin for the first time since the accident.

"If you look at the spot where our incident was, there is still some blue paint on the road. When we passed that spot today, it just moved me," he said through tears. "But we're back and we're going to start riding again and hopefully these bike lanes at these intersections will help us feel safer."

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Austin City Council election results

Place 1	<div><div>Roger Chan Total votes: 7,219 23.98 percent</div></div>	<div><div>Josiah James Ingalls Total votes: 1,883 6.25 percent</div></div>	<div><div>Norman Jacobson Total votes: 1,098 3.65 percent</div></div>	<div><div>Chris Riley (incumbent) Total votes: 19,905 66.12 percent ★</div></div>
Place 2	<div><div>Kris Bailey Total votes: 1,997 6.34 percent</div></div>	<div><div>Michael "Max" Nofziger Total votes: 4,465 14.17 percent</div></div>	<div><div>Randi Shade (incumbent) Total votes: 10,377 32.94 percent*</div></div>	<div><div>Kathie Tovo Total votes: 14,666 46.55 percent*</div></div>
Place 4	<div><div>Laura Morrison (incumbent) Total votes: 21,737 72.94 percent ★</div></div>	<div><div>Eric J. Rangel Total votes: 5,598 18.78 percent</div></div>	<div><div>Toby Ryan Total votes: 2,468 8.28 percent</div></div>	<div>Total City of Austin registered voters: 444,139</div> <div>Total ballots cast: 32,300</div> <div>*Runoff election scheduled for June 18</div>

City of Austin

Officials release annual review report; highlight achievements

A new report, “Austin, Texas—A city on the path to best managed,” details how Austin is moving toward its goal of becoming one of the best-managed municipalities in the U.S.

The report highlights the city’s efforts in improving in several areas, including greening Austin, managing change, keeping the city safe and sustaining healthy finances.

“I believe that Austin remains at, or near the top, of many national rankings because of the partnership between our workforce, our elected officials and our community,” City Manager Marc Ott said. “Austinites simply want the best in everything the city provides, and our elected officials are strong policy leaders with a wonderful ‘most-livable’ vision.”

School board election results

Johnson wins Leander ISD Place 6 trustee slot

Aaron Johnson defeated four other candidates to earn a spot on the Leander Independent School District board of trustees May 14.

Johnson had 48.93 percent of the votes. He beat out James Spires, Gene Frugé and Kyle Ward, who all failed to reach over 20 percent.

Nacole Thompson finished last with slightly more than 8 percent.

Board President Will Streit ran unopposed for Place 7.

Cox, Sellers claim victory in Round Rock ISD board race

Round Rock ISD school board incumbents Brian Sellers and Diane Cox won their bids for re-election May 14.

Sellers claimed victory for Place 1 by a significant margin against Matt Stillwell, with 2,901 votes, or 71.24 percent.

In a close race to the finish for Place 3, Cox received 2,313 votes, or 54.4 percent. Her opponent, David Dziadziola, received 1,939 votes, or 45.6 percent.

Board President Glen Colby ran uncontested.

Travis County

Legislature weighs expanding vote centers program, reducing polling sites

The Texas Legislature is weighing whether to expand a program that allows voters to vote at any eligible county polling place on Election Day

Vote centers, or countywide polling places, have been tried in other counties in the state.

County Clerk Dana DeBeauvoir said that vote center offer greater convenience to voters.

The clerk’s office plans to collect community feedback and send a proposal to the Texas Secretary of State and the U.S. Department of Justice.

If approved, Travis County would reduce the number of polling places from 189 to 175.

Central Health considers tax rate increase for 2012 draft —budget

Central Health, the former Travis County Healthcare District, is considering a tax rate increase as part of its draft 2012 budget that assumes a tax rate of 7.97 cents per \$100 of assessed value, an increase from the current 7.19 cents.

On May 18 Central Health Chief Financial Officer John Stephens said the base budget is larger than total current revenue. Staff is proposing to make up the budget shortfall through additional property tax revenue and \$12.5 million in reserves.

Officials mull courthouse partnership

County commissioners are considering entering a public-private partnership to construct the new civil and family courthouse. The court reviewed the issue and a timetable May 17.

“My opinion is that as we evaluate responses ... we are trying to determine the feasibility of a [partnership],” Planning and Budget Office Executive Director Rodney Rhoades said. “On the other hand, we may conclude that the partnership worked for us, but still leaves work to be done on a [courthouse].”

Meetings

▶ **Austin City Council**
Austin City Hall, 301 W. Second St.
974-2497, www.ci.austin.tx.us/council
June 9 and 23, 10 a.m.
City Council meetings are aired live on cable Channel 6 and webcast live at www.ci.austin.tx.us/channel6.

▶ **Travis County Commissioners Court**
314 11th St., Austin
854-9425, www.co.travis.tx.us/commissioners_court
Meetings are every Tuesday at 9 a.m.

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AT THE CAPITOL

The State Legislature comes to a close

By Marcus Funk

A number of essential issues remained unresolved as the Texas Legislature entered its final two weeks, including dueling budget plans and a sight-unseen Congressional redistricting map. Local representatives scrambled against the clock, along with the rest of the Lege, to meet their goals before time runs out May 30.

What had passed were Gov. Rick Perry's emergency issues, a number of conservative initiatives like eminent domain restriction, mandatory sonograms for abortion-seekers and hyper-partisan Voter ID legislation; each had passed both the House and Senate, in most cases along party lines, and were floating through various conference committees to negotiate a final version. That left spartan budget and financing debates looming at the end of the session, particularly concerning public school districts. Adding to the time crunch was an impromptu announcement by Republican Comptroller Susan Combs that tax revenues may increase as much as \$1.2 billion from original projections, with additional increases to the rainy day fund.

"In terms of how the session has gone so far, I'm disappointed that we've had to spend so much time on controversial issues that the governor declared as emergencies that really, in my opinion, were not," said

Rep. Donna Howard, D-Austin. "That has taken a huge amount of time and kept us from focusing on the serious challenges of our budget."

While the budget consumed much of the Legislature's time in its final days, local legislators had some success in moving their own agendas. Democrats typically filed and passed fewer bills than Republicans this year, in part because they were outnumbered more than 2-1 in the House, but legislative agendas still granted a look into each representative's priorities.

Rep. Mark Strama, D-Austin, passed a bill requiring consistency in policy and punishment concerning the expulsion of public school students; the bill passed the House, and Sen. Kirk Watson, D-Austin, was shepherding it toward a Senate committee vote in mid-May.

Howard authored a bill requiring the University Interscholastic League, or UIL, to attach a "fiscal impact statement" to any new actions or rules that would raise costs or fees for member schools; the group provides extracurricular activities to public and charter school students, including academic and athletic events. It passed both the House and Senate, and Senate amendments were under discussion in the House.

★ Comment at more.impactnews.com/12885

Sponsored bills



Rep. Dawnna Dukes, D-Austin

HB 945 Expands notification of runaway children under the state's conservatorship; passed by House and Senate, pending final passage

HB 1 Plays a key role in crafting the budget, a time-consuming task



Rep. Donna Howard, D-Austin

HB 1286 Requires the University Interscholastic League to include financial impact statements to new rules or actions that could raise costs to member schools

HB 555 Increases the minimum property damage requirement for a reportable boating accident



Rep. Elliott Naishtat, D-Austin

HB 1829 Gives law enforcement legal authority to transfer mental health patients under emergency detention to a psychiatric hospital; passed by House and Senate

HB 3342 Amends current law requiring county attorneys to be present for certain mental health court proceedings; passed by House and Senate



Rep. Eddie Rodriguez, D-Austin

HB 1854 Establishes minimum guidelines for "parental child safety placement" programs allowing the Department of Family Protective Services to place children in the homes of a relative in lieu of formal removal from a home; passed by House, pending approval in Senate

HB 3309 Transfers the authority to set maximum vehicle weights and loads from the Texas Transportation Commission to the Texas Department of Transportation; passed by House, pending approval in Senate



Rep. Mark Strama, D-Austin

HB 906 Requires consistency in policy and punishment for public school expulsions

HB 3255 Encourages the inclusion of multiple racial and ethnic groups in the state demographer's estimates and projections

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EDUCATION

Area school districts approve staff layoffs

By Rebecca LaFlure

Round Rock and Pflugerville ISD school officials are waiting to hear if the state budget situation is less severe than expected so they can bring back some employees and programs that were cut in recent months.

Texas lawmakers are expected to slash up to \$7.8 billion in education funding to help balance an estimated \$27 billion budget shortfall for the next two years, forcing school districts across the state to cut their budgets.

RRISD faces losing up to \$61 million of its \$345 million 2011-12 budget, and PISD anticipates dealing with an up to \$20 million reduction to its \$150 million 2011-12 budget.

Officials at both districts have already begun laying off employees and trimming programs, but they will not know how much funding they will receive until lawmakers pass the state's budget. If the Texas Senate and House do not reach a compromise by the end of May, lawmakers will call a special session that could go on until mid-July.

"We're in the waiting period," PISD Superintendent Charles Dupre said. "When the Legislature finishes their work, then we'll know how much money we have available to figure out what

"We still remain very optimistic that the budget will improve at the state level."

—JoyLynn Occhiuzzi,
RRISD spokeswoman

to really cut, what to keep and how our priorities play into that."

Round Rock ISD

The RRISD school board voted to lay off 242 probationary contract employees—including classroom teachers, counselors, nurses, librarians and administrators—at an April 11 meeting. Officials said more cuts are to come.

RRISD spokeswoman JoyLynn Occhiuzzi said officials have also identified 70 central office and auxiliary employees who will be laid off, and that number is likely to increase.

RRISD officials have until June 31 to notify these employees, Occhiuzzi said.

If the state budget situation improves, RRISD officials hope to rehire many of the teachers.

"We still remain very optimistic that the budget will improve at the state level, and we're committed to hiring back as many teachers as possible," Occhiuzzi said.

Pflugerville ISD

Officials eliminated nearly 140 Pflugerville ISD jobs: 78 teaching positions, 20 central administration employees and 40 campus-level employees.

Many of the teaching positions were reduced through attrition, Dupre said.

"Everything we did from the beginning incorporated school leaders, budget committee, community members and the school board," he said.

To view full lists of the districts' budget cuts, visit www.roundrockisd.org and www.pflugervilleisd.net.

Comment at more.impactnews.com/12882



A 4.46 acre site on Mueller Boulevard is the proposed location for the arts center.

Austin ISD approves land buy for arts center

By Joe Olivieri

The Austin Independent School District board of trustees agreed to purchase land for a new performing arts center at its April 25 meeting. The motion passed 8-1, with trustee Robert Schneider opposing.

The district approved the purchase of 4.46 acres along Mueller Boulevard between 51st Street and Barbara Jordan Boulevard at a cost of \$4,093,448.

Superintendent Meria Carstarphen said that construction work could be completed by June 2013.

The completed performing arts

center would have 1,200 seats and 400 parking spaces. The center would serve "not only the band, orchestra, theater, dance and visual arts students," but would also host assemblies and commencements that currently require the district to rent space, according to the district statement.

Carstarphen said the land purchase, design and construction will be paid for through bonds that voters approved in 2008 and not through the district's operating budget.

Comment at more.impactnews.com/12883

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TECHNOLOGY REPORT



Cutting-edge app developers find niche in Northwest Austin

By Sara Behunek

Northwest Austin has long been home to technology staples like IBM Corp. and Freescale Semiconductor Inc., but more recently it has attracted techies operating on a smaller scale—and on a smaller screen. Application developers, or companies that make the apps that can be downloaded to the iPhone, iPad or other mobile devices, are increasingly making Northwest Austin their home.

For Bryan Bartow, co-founder of Clarus Agency on West Parmer Lane, the choice to settle in Northwest Austin was based on the proximity to his house.

“Actually, all except for one of us [in the office] lives in North Austin,” he said.

Appiction co-founder Spencer Forrest, whose office is at MoPac and Duval Road added, “It’s close to the airport and to a lot of companies that we partner with. But mostly we just love this part of town.”

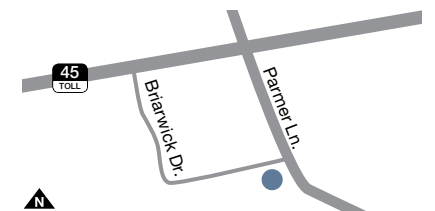
Clarus Agency

Clarus Agency thinks of itself as a maker of apps much the way an ad agency considers itself a maker of ads.

“We do sit around and think up cool apps to make, but that’s on our own time. Our work is for the clients,” said Bartow, who started the agency in 2007 with Jess Walker and Chris Rebstock.

The three founders, who worked together at a creative agency before striking out on their own, also provide 3-D imaging, animation and marketing services. But Clarus’ specialty is building apps for high-tech companies, such as Applied Materials, Advanced Micro Devices and Citrix Systems.

“We also make a lot of sales tools, like a total cost of ownership calculator that allows people out in the field to compare prices with that of their competitors,” Bartow said.

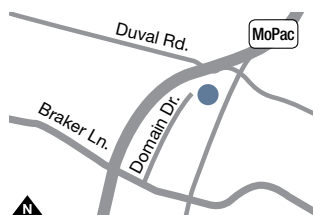


Clarus Agency
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www.clarusagency.com

Appiction

Since its official launch last year, the company has maintained a steady, albeit rapid, pace of productivity, bringing to market nearly 50 apps, with 50 or so more in the works. In March, the 70-person company took over an adjacent office, knocked out a wall and expanded to a 15,000-square-foot studio because it needs the workspace. Appiction recently rolled out JetPack, a low-cost, customizable service that enables small businesses to create an app for less than the typical \$55,000 cost.

“It’s something our clients were asking for, and we already have a few in development,” Forrest said.



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Courtesy Appiction

GameSalad

For two of its four years, GameSalad has been nestled in the Austin Technology Incubator. The company, once known as Gendai Games before adopting the name of its best-selling product, lets members build their own gaming apps using the GameSalad Creator and then sell them on iTunes. In March, GameSalad scored \$6.1 million in its second round of venture capital fundraising and hired a new CEO from The Walt Disney Co. While the four founders—Michael Agustin, Joshua Seaver, Tan Tran and Dan Treiman—can be credited for GameSalad’s rapid rise, it is the users that are the real brains behind its success; 30 or so of the 4,500 games built using the GameSalad Creator have enjoyed time on Apple’s App Store bestseller list.



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The GameSalad Creator allows members to build their own gaming apps. ▶



Courtesy GameSalad

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Civic

Continued from I 1

To galvanize her neighbors, Cameron started a Yahoo! group where members can ask one another about where to find the best landscapers or notify each other when there has been a neighborhood crime.

Bailey created fliers to pass out prior to the meetings, which has helped boost membership from just a handful of attendees to 15 to 20 each meeting.

Two other members are working to keep the association's website updated with current information.

Unlike a homeowners association, the neighborhood association's purpose is to maintain the integrity of the community and provide a voice for residents on issues that could affect property values.

Neighborhood associations cannot levy fines nor can they force members to change the appearance of their property the way a homeowners association can. Membership is also voluntary.

Bringing in new blood

Bailey moved to the Balcones area seven years ago from Hyde Park, where she was active in its neighborhood group.

She initially asked to join Northwest Austin Civic Association,

which covers Spicewood Springs south to RR 2222, but was denied membership because she did not live within its boundaries. So when Cameron invited her to participate in the Balcones group, she accepted.

"The more invested people feel and the more neighbors they know, the more likely they are to spread information."

—Kim Cameron,
Balcones Civic Association
at-large board member

Bailey and Cameron wanted to address concerns, such as speeding by Anderson High School and teenagers loitering in the Steck Valley Greenbelt.

Cameron had also been a part of a previous neighborhood association in Cherrywood and said she missed the chumminess of the group.

Soon after the pair began attending the monthly meetings, they realized that few of their neighbors even knew of the association's existence. And if their neighbors did know, they didn't think the group was doing enough.

Joni James, a resident in the Balcones area, thinks the association needs to encourage some residents on her block to take better

care of their property. She said she avoids driving down one end of her street because of the sight of some lawns.

"When you're buying into a community and neighborhood, you have an obligation to meet the standards of that neighborhood," James said.

She is planning to sell her home in part because she doesn't think the neighborhood is being kept up.

Remaining independent

Six months ago, the future of the association looked bleak. Arbuckle, who has held the post of president for 10 years, approached neighboring Northwest Austin Civic Association, which has about 400 members and covers 5,000 homes, about a possible merger.

Arbuckle attributes the association's inactivity to a decrease in the number of people willing to commit to the monthly meetings. He also said there was a lack of what he called "emotionally charged issues."

"In any kind of civic endeavor, many times it's hard to get sustained community involvement," he said.

It was at that time that Bailey and Cameron stepped up, giving the association a chance to retain its identity.

The Balcones Civic Association



Bobby Longoria

Balcones neighborhood resident Debra Bailey is working to rejuvenate the 30-year-old Balcones Civic Association.

does not hold formal elections for its 20-member board, so the transition of leadership has been an informal process. Arbuckle, a real estate investor who once owned several homes in the neighborhood, plans to step down from his leadership role in September at the annual meeting.

The association is divided into four quadrants with four residents assigned to represent each quadrant and four residents serving at-large. It maintains bylaws and collect dues, which are \$10 per year.

Balancing the issues

Nguyen Stanton, a resident of the Balcones area since 2007 and a new member to the association, said neighborhood issues could

be categorized by ones the older generation values, such as preventing damage to the iconic oak trees that provide a canopy to the neighborhood's streets, and those that younger families are passionate about, like improved sidewalks and school safety.

"We need to manage the issues," she said. "How do you keep both groups happy and make sure their issues are not trivialized?"

Stanton said this starts with the group being more visible to its residents.

"My hope is we have a neighborhood association that represents the interests and needs of the majority of the neighborhood," Stanton said.

➔ Comment at more.impactnews.com/12893

Future development on Cima Serena Drive

The Balcones Civic Association's territory is bound by three highways, leaving little room for commercial or residential growth.

However, the last remaining piece of land, a 6-acre tract on Cima Serena Drive, has been targeted for residential development.

"I wanted to develop the land because there is no new construction developments in Northwest Hills, and this site is one of the last sites available for residential development in the area," property owner Adam Boenig said.

Boenig, owner and managing member

with Brohn Homes, expects to obtain a development permit from the City of Austin by mid-June.

The Italian country-themed development will be called Savoy and will feature 26 single-family homes.

Although plans are in the preliminary stage, Boenig said that there would be six home plans from which homebuyers can choose.

The homes will range from 1,800 square feet to 3,400 square feet, and will be in the \$380,000 to \$480,000 price range, he said.



Courtesy of Brohn Homes

"The Modena" is one of six house models offered by Brohn Homes for the proposed Savoy development.

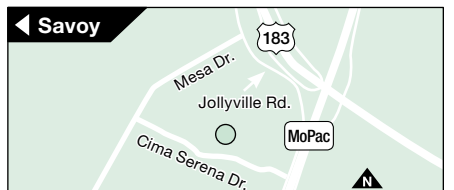
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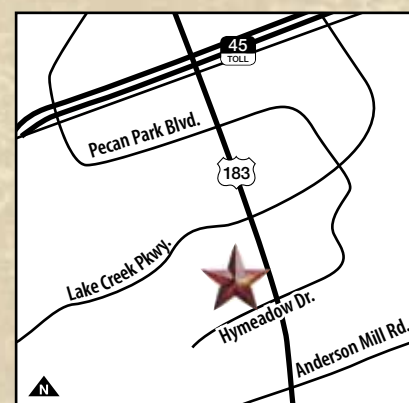
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Resort

Continued from I 1

“For many years, people didn’t want surprises,” Manning said. “I think [they] wanted to know what they were going to get when they showed up, hence the proliferation of big brands, big hotels.”

But this, he said, is changing.

The Denver residents founded Travaasa’s parent company, Green Tea LLC, in 2008 as the hotel development arm of Amstar Group, a real estate investment management company. Amstar, also based in Denver, is the primary investor in Green Tea.

Ken and Joyce Beck of Austin used to own the resort, which was known as The Crossings. It formally opened as Travaasa on April 14.

“We love Austin because it has such a combination of great cultures. [It has] the simplicity and beauty of the Hill Country; it has the progressive thinking of downtown and the music that it celebrates, and then it combines the rich cultural heritage of the cattle ranchers and the cowboy,” Berry said.

The new owners, with the help of general manager Tim Thuell, let these elements be their guide when constructing Travaasa Austin’s activity roster.

Jillian Lambert, programs team member, leads a workout on a mechanical bull. Executive Chef Benjamin Baker sources his ingredients from local farmers and provides demonstrations in the teaching kitchen, and managing director Larry Callahan gives lessons on the Texas two-step and harmonica.

The Crossings

Ken Beck, a retired Dell Inc. sales executive, and his wife, Joyce, a psychotherapist, opened The Crossings in fall 2003 as a spiritual retreat and “progressive learning center.”

They contracted local architect Tom Hatch to design the property, which, with the limestone exterior of many of the buildings, looks as if it were carved right out of the countryside.

Ken Beck estimated that getting The Crossings off the ground cost some \$20 million.

For Travaasa, perhaps the most beneficial

investment the Becks made was in accommodations for conferences and seminars. The couple initially partnered with Rhinebeck, N.Y.-based The Omega Institute for Holistic Studies to provide classes on things like mind and body healing and professional development, and then afterward created a curriculum on their own.

The hotel has four presentation rooms, some with motorized blackout drapes, ceiling-mounted projectors and screens and Dolby 7.1 surround sound. A challenge course, complete with a climbing wall and zip line, lends itself to team-building exercises.

“To make this work, we need to capture independent travelers, like couples or groups doing spa vacations on the weekends, and corporate retreats during the week,” Thuell said.

Choosing a location

The real estate boom of the early part of the decade gave way to the bust of 2007, and by 2008, the Becks were seeking another investor or to sell the property altogether. Berry and Manning, backed by Amstar, wanted somewhere to give their new company roots.

Green Tea started as a debt investor in The Crossings in 2009 and co-managed the property with the Becks for about a year. It bought the couple out for an undisclosed sum in 2010.

“Travaasa is all about celebrating rich local cultures, so Austin was very appealing because of everything that’s here,” said Berry, who has worked for Marriott International and the Ritz-Carlton Company, and specializes in acquiring distressed properties and making them profitable.

In June, the second location in the Travaasa line, Travaasa Hana, will open in Maui, and Berry is scouting more destinations.

Passing the torch

Neither the Becks nor Travaasa’s new owners are able to pinpoint why exactly The Crossings was not successful.

“While their programming was very rich and robust, it was based on outside luminaries or experts, and people coming for that,” Manning said. “For whatever

reason that didn’t work. It may have been difficult to perpetuate.”

The Becks, who had never worked in hospitality before, were also surprised by the demands of the industry.

“It takes a lot of work to run a property like that,” Ken Beck said. “It was the fulfillment of a dream, but it was time for us to transition to something new and to make ourselves more available to our grandkids.”

Joyce Beck added, “The key for us was to find a like-minded company that would carry on some of the traditions, the teaching and learning,” Joyce Beck added.

Berry and Manning’s appreciation of the outdoors and their commitment to conservation are no doubt of a similar vein as their predecessors.

But if The Crossings was a place for soul seekers and shamans, then Travaasa is for adventurers.

“What we are trying to deliver is an experience here where you really get in touch with the local culture and you are taking home stories,” Manning.

➤ [Comment at more.impactnews.com/12892](http://more.impactnews.com/12892)



Business partners and co-owners of Travaasa Chris Manning (left) and Joy Berry met at Amstar Group in Denver.



The infinity-edge pool is complemented by whirlpool hot tub and sundeck.

Travaasa overview

Travaasa Austin, which opened April 14, sits on 210 acres of Balcones Canyonland Preserve. Per night rate starts at \$595 per person and include a spa credit, meals and on-site activities. Day passes start at \$260 and include lunch, access to facilities and a \$125 spa credit.

- Salidago Gardens**—Event space and indigenous garden
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- The Spa at Travaasa Austin**—11-room spa with infinity pool
- Cedar Overlook**—Yoga Studio
- Horse stables** (not on map)

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Exemptions

Continued from I 1

the Local Tax Policy Working Group to study local and regional exemptions.

“We were tasked with looking at tax equity,” Knight said. “Most of the exemptions are things we were allowed to do or set by the state property tax code. One thing we could look at was the historic exemption.”

Knight said that compared with other counties, Travis County was offering generous exemptions indefinitely instead of smaller exemptions for seven years or less.

In a March 28 memo, working group co-chairs Knight and Budget Director Leroy Nellis wrote that the group thought the county should protect historic structures not already represented by a historical society. Exemptions help offset the added maintenance needed for historic homes, they wrote.

The working group found that the taxes of homestead owners age 65 and older or with disabilities “have increased disproportionately during the past 17 years” compared to other homestead owners, the memo states.

“Unfortunately, these taxpayers

normally are less likely to be able to afford the increased property taxes,” it said.

The group recommended that all historic residential and commercial structures be designated historic by a recognized organization; have a substantial portion built before 1930; have its exemption determined by the Commissioners Court; and only receive the exemption for 10 years, beginning Jan. 1, 2011.

Following a public hearing, the working group recommended keeping the current exemptions for commercial properties, based on the belief that commercial properties were at an economic disadvantage when compared to more modern buildings and retail space.

Resident reactions

Marlene Romanczak told the court that homeowners would seek to remove their historic status if exemptions were removed.

“With the proposed changes, why would anyone want to keep their [historic] zoning without any benefit?” she said. “When we sell our houses, who would buy them? They would be costly to maintain, unable to be developed and have an extremely small tax

savings.”

Albert Stanley said that many historic homes are underappraised and getting disproportionately large exemptions.

“When giving a tax benefit in perpetuity, you should look at that as the cash value of a 30-year treasury note,” he said.

He went on to call the current program “welfare for the well-off” and urged officials to distinguish between places such as the Bremond Block Historic District—a collection of Victorian-era homes—and houses where “not a single tourist passes.”

Maureen Metteauer called changing the exemption “a breach of contract.”

“Changing your [historic] status is a huge, expensive process and you are penalized for it,” she said. “[The court is] penalizing people that did nothing wrong and played by the rules that have been in place for 35 years.”

Morris Pries-t said the county has “followed a bad lead by following the City of Austin,” and that the public has made their views opposing exemptions abundantly clear.

Following public comment, the court asked staff for additional information.

Proposed changes (using 2010 property values, tax rates)

Source: Travis County

	Current exemption	Proposed exemption	Properties affected
Historic landmark	Residential <ul style="list-style-type: none"> Improvement, 100 percent; land, 50 percent 	Residential <ul style="list-style-type: none"> \$75,000 	558
	Commercial/non-residential <ul style="list-style-type: none"> Improvement, 50 percent; land, 25 percent 	Commercial/non-residential <ul style="list-style-type: none"> Stays the same 	
Over 65, disabled person homestead	\$65,000 for disabled; over 65 and surviving spouse	\$75,000 for disabled; over 65 and surviving spouse	40,963

City of Austin and AISD

On May 12, the Austin City Council voted to postpone voting on changes to historic designation criteria because of new developments in a related lawsuit.

The proposed changes included capping owner-occupied landmark exemptions at \$2,500 and creating an index to modify the cap based on changes in property tax values, among other modifications.

On April 28, the council discussed its historic preservation program and heard

recommendations from staff and the Historic Landmark Commission.

AISD cut its historic property exemption last August. CFO Nicole Conley-Abrams said the district included a partial restoration of the exemption in next year’s budget assumptions because of its “minimal impact” on the district’s finances. The AISD board of trustees is scheduled to consider historic property exemptions again at its June 20 meeting.

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BUSINESS PROFILE

Square Cow Movers

A family business strives to set itself apart from the herd

By Amy Deis

In an industry that Wade Lombard said is not known for integrity, the owners of Square Cow Movers always aim to put their best hoof forward.

“We try to be honest because there are so many people in this industry that aren’t,” he said.

Square Cow Movers—also known as Square Cow Moovers for marketing purposes—started in February 2008 with two trucks and Lombard and his brother-in-law, Derek Mills, doing all the moving. The two formed the company with Lombard’s father, Wayne Lombard, an entrepreneur who had owned several businesses.

“It’s the most fun I’ve had in owning a business,” Wayne Lombard said.

In 2008, the Lombard extended family packed up their lives in Birmingham, Ala., and moved to Austin. The decision to relocate came down to family ties.

Wayne Lombard’s other

son-in-law, Jeremy Self, was starting the Free Chapel church in Lakeway.

“We had eight boys [among us] all age 8 and under and we wanted all these kids to grow up together,” Wade Lombard said.

Starting a business in 2008 turned out to be difficult. The economic downturn was tied to real estate and they were outsiders in the city.

Even though Wade Lombard has a business degree and Mills has an accounting degree, it took a lot of networking through Business Networking International and other business groups to get the word out about Square Cow Movers.

“What they don’t tell you is the effort it takes to get the phone to ring,” Wade Lombard said.

Referrals and website reviews have been their best source of marketing.

“We moved one person three years ago and they’ll still call us

and say, ‘Hey, so and so is moving,’” Mills said.

Now, Square Cow Movers has almost more work than it can handle.

The company’s fleet has grown to six trucks, and there are plans to purchase a seventh. Just a few weeks ago, the owners opened a Dallas office.

Square Cow Movers offers local and nationwide moving services for homes and businesses. The company has moved people to California, Boston, Florida and Colorado.

Customers can choose to use an hourly rate, or they can have their items inventoried and priced separately.

A typical move consists of a three-man crew that does preventative maintenance to ensure the home or items are not damaged.

“It’s very common for Derek and I to do spot checks to make sure standards are maintained,” Wade Lombard said.



Wade Lombard started Square Cow Movers, based in Northwest Austin, with his father and brother-in-law in 2008.

The move to end hunger

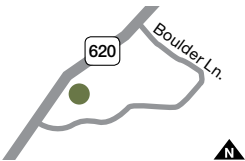
The three owners of Square Cow Movers decided to partner with Move for Hunger, a national nonprofit that works with moving companies to receive donated items for food banks.

“When people move they have a pantry full of food,” Wade Lombard said. “We take the non-perishable [items] because they were going to go in the trash.”

Every moving truck is equipped with a box and the Move for Hunger logo to remind Square Cow employees to ask for donations. After receiving consent from homeowners, they take the food to the Capital City Food Bank once a month.

About 135 moving companies across the nation have partnered with Move for Hunger, but owner Derek Mills said Square Cow Movers is one of the first in Texas. For more information, visit www.moveforhunger.org.

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The Bridesmaid Store Owner Amanda Horvath carries a selection of 40-50 hand-picked wedding gowns.

BUSINESS

The Bridesmaid Store

Cozy boutique caters to weddings on a budget

By Sara Behunek

The name The Bridesmaid Store can be misleading, said owner Amanda Horvath. Not only does the shop carry bridesmaid gowns and flower girl dresses, but it also has a selection of wedding gowns and even a tuxedo rental service.

The nearly 20-year-old business adopted the moniker in 2001 when former owner Pamela Emerson merged her two stores, Making Memories, which carried wedding gowns, and The Bridesmaid Store in Cedar Park, and moved the business to a shopping center at US 183 and McNeil Drive.

In 2006, when Emerson wanted to sell the business, Horvath, who had been store manager for about three years, said, “The stars just aligned.”

Horvath relocated The Bridesmaid Store in 2009 to its current space on Research Boulevard, which she has infused with homey touches—a cozy seating area, flower vases and a subtle palette of tan and blue.

“Shopping for bridal can be difficult, overwhelming, stressful. Anything we can do to make it easier, including making it a comfortable environment, we try to do,” Horvath said.

“Nicole [Lawson], the store manager, and I have both gotten married in the past two years. We’ve been there and done that, so we know how it feels,” Horvath said.

Another big part of putting her clientele at ease is the way her five-member staff goes about each sale.

“We really try to get to know our customers,” and none of the staff work on commission, she said.

Sometimes brides come in and have no idea what they want, so a sales associate will sit down and ask them questions: What time of day is the wedding? Where

will the ceremony and reception be? What type of food is being served?

“If you are having a backyard BBQ, you probably don’t want a full-length, heavy satin gown,” Horvath said.

The Bridesmaid Store carries about 500 gowns from 14 designers. The average bridesmaid dress is about \$160, but can cost up to \$250. Wedding gowns are generally no more than \$2,000.

“We typically cater to the budget conscious-bride, so when we are picking a line [of dresses], we don’t necessarily look for the cheapest ones, but the best quality within a price range.”

If nothing in the store suits a customer’s fancy, Horvath has a bookshelf of catalogues from which she can pick out a dress for special order. The Bridesmaid Store can also ship dresses to bridesmaids who live in different cities or states.

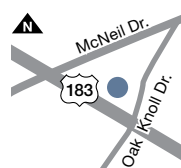
It is a hard business, Horvath admits. Being a part of the wedding planning process means that she can easily become a target when the future bride becomes frazzled by the caterer or, say, her mother-in-law.

But for every tough customer, there is the one who makes it all worth it—the bride who tries on the perfect dress and cries out of happiness, Horvath said.

“Anything we can do to make it easier we try to do.”

—Amanda Horvath, owner

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DINING

Bombay Bistro

Native of India shares the flavors of his childhood

By Rebecca LaFlure

When Ashok Someshwar moved to the United States from India in 1974 to study at The University of Texas, he missed going to restaurants that served the flavorful Indian food he grew up with.

So he decided to start his own. Someshwar opened Bombay Bistro, 10710 Research Blvd., in 2005 with the goal of serving authentic Indian cuisine just like what people would eat in his home country.

“We looked at the good, popular dishes in India and wanted to bring them here,” said restaurant manager Joseph Raja said.

Many of the herbs and spices are imported from India, and Rakesh Menhdiratta, executive chef for the North Austin location, has nearly three decades of experience making Indian food.

The restaurant sets up a lunch buffet (\$8.95)—offering a wide variety of appetizers, breads, entrees and desserts—seven days a week.

Customers dine in a softly lit room with colorful light fixtures hanging from the ceiling as traditional Indian music plays quietly in the background.

Someshwar chose Northwest Austin for the people.

“There’s a mixed population on this side of town. Many have gone to India and like Indian food,” he said.

Bombay Bistro is actually Someshwar’s

second go at owning a restaurant. He opened his first place, Taj Palace, in 1990, only to sell it six years later.

Someshwar, who earned a degree in electrical engineering, said he had become more involved in that career.

But he couldn’t stay away for long, particularly when he heard that there was a space open at the Arboretum at Great Hills, an area he loved for its diverse population. Without hesitation, Someshwar seized the opportunity.

In October, Bombay Bistro expanded to a second location at 4200 S. Lamar Blvd.

Some of the most popular dishes are *saag paneer*, made up of chunks of homemade cheese and spinach sautéed with cream and curry sauce (\$9.50); *tikka masala*, chicken in a creamy tomato sauce with herbs and spices (\$13.50); and *dal bukhara*, black lentils and beans slow-cooked with onions, tomatoes and cream (\$9).

Bombay Bistro also caters events of all sizes, such as Indian weddings. Fresh *tandoori* dishes and breads can be made on-site by request.

Someshwar said that while he enjoys many aspects of running Bombay Bistro, his favorite part is what motivated him to start a restaurant in the first place: the food.

“I get to taste [it all], and introduce new recipes,” he said.



Bombay native Ashok Someshwar opened Bombay Bistro in 2005 to share his love of authentic Indian food.



Tandoor-prepared *chicken tikka jalfrazie*



Rack of lamb topped with fresh green beans

Chef Selections

- Rack of lamb: Tender lamb spiced and marinated with yogurt, ginger-garlic and Indian herbs, roasted on charcoal (\$17)
- *Salmon tikka*: Salmon marinated with ginger-garlic herbs and spices (\$14.50)

- *Chicken tikka jalfrazie*: Boneless chicken cooked in the tandoor, finished with bell peppers and onions (\$14)
- *Gulab jamun*: Homemade deep-fried pastry balls soaked in saffron-flavored honey syrup, served warm (\$4)



Patrons dine at Bombay Bistro’s Northwest location.


Bombay Bistro
10710 Research Blvd., Ste. 126
342-2252 • www.bombay-bistro.com

Lunch hours: Mon.–Fri. 11 a.m.–2 p.m.;
Sat.–Sun. 11:30 a.m.–3 p.m.
Dinner hours: Sun.–Thu. 5:30 p.m.–10 p.m.;
Fri.–Sat. 5:30 p.m.–10:30 p.m.



About the Chef

Rakesh Menhdiratta, executive chef at the North Austin location, has 27 years of experience in the food industry. He spent 21 years working for the Ashok Hotel Group in New Delhi, India—one of the most popular five-star hotel chains in Asia—as a member of the executive team of Indian chefs. He was also the executive team coordinator for a state banquet in New Delhi honoring then President Bill Clinton.




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COFFEE WITH IMPACT

Jon Hockeniyos

Austin economist shares views on recession recovery

By Tiffany Young

Editor's note: Coffee with Impact is a monthly forum at our headquarters featuring leaders in various sectors who are making a difference in Central Texas and beyond.

Jon Hockeniyos, president and founder of economic consulting firm TXP, has made a name for himself in Central Texas for his annual economic outlook and forecast presentations to the City of Austin as well as his positions on several area boards. From working with cities to see how the economy affects their operations to analyzing how public policy affects organizations, Hockeniyos said his job is to “tell stories with numbers.”

Hockeniyos has an undergraduate degree in philosophy from the University of Illinois and a graduate degree in public affairs from the LBJ School of Public Affairs at The University of Texas. Projects he is undertaking include working with the City of Austin on its 2011–12 fiscal year budget and developing a finance plan for the Dallas/Fort Worth area on an approximately \$2 billion transit rail expansion.

In 10 years, do you see Williamson, Travis and Hays counties as a metropolitan area similar to the Dallas/Fort Worth area?

I don't think it's any secret that culturally, Hays, Travis and Williamson counties kind of have different paths. I think the interesting challenge as a region is to say, ‘What are the common issues we all have to deal with?’ It fundamentally comes down to natural resources, water and transportation. It will be interesting to see if we can deal with those problems regionally, what the implications of that are naturally over time—over 10 or 15 years. I would say that's the best way to go. If you put that infrastructure in place, maybe

someday we'd have a regional rail system. Maybe we'd have the capacity to see where we develop and where we don't in terms of natural resource considerations ...

Is the public's perception of teachers' and administrators' jobs being cut realistic?

The reality of the consequences of what sounds great—at least in ‘We've got to cut waste and fraud.’ Who's going to disagree with that? But when cutting waste and fraud means your teacher isn't working anymore, then it takes on a slightly different tone. I think, if that comes to pass, it will then prompt us as a community and as a state to say, ‘OK, now we really get it.



Jon Hockeniyos, a regional economist who sits on several area boards, said the state budget crisis and the potential for increased taxes will lead to some “adult conversations” about how to pay for services.

Now we're moving past the rhetoric into this is what it really means.' It's moving into an adult conversation about adult choices.

What can suburban areas, such as Round Rock ... learn from Austin's growing pains?

I think the biggest things suburban areas could learn is [that] what makes suburban areas viable is thinking about their build environment so it's not just single-family housing and commercial. I think the challenge for suburbs is to put in a mixing of different land uses—to have some employment centers, to have some entertainment options, to have retail and maybe some

lodging in the mix—to be accessible to each other so that they can feed off of each other.

How do increased taxes affect ... small-business owners from a historical aspect?

A lot of that is about perception. The top marginal income tax in 1960 was 90 percent. I think that's going to be one part of the adult conversation somewhere along the road we're going to have to have about [what] level of government revenue is required to support things we really care about and what portion of that is each one of us going to be asked to pay.

➔ Comment at more.impactnews.com/12878



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Live Learn Prosper

PEOPLE

Richard Rhodes

Austin Community College president/CEO

Interview by Joe Olivieri

On May 2, the Austin Community College board of trustees named Richard Rhodes the lone finalist for its president and CEO.

"I am honored for the opportunity," Rhodes said a few days after the announcement. "My first priority will be building contacts and relationships, meeting people in the community—faculty, staff and students—and listening a lot."

Rhodes has been president of El Paso Community College since December 2001. According to his resume, he presided over a 62 percent enrollment increase and a 145 percent increase in the number of graduates from 2001 to 2010. He also implemented five early college high schools and a dual credit/concurrent program by partnering with area school districts.

Prior to joining El Paso Community College, Rhodes served as vice president of business services at Salt Lake Community College in Utah and vice president of financial and administrative services at El Paso Community College. Rhodes has a doctorate in community college leadership from The University of Texas.

Rhodes talked with *Community Impact Newspaper* in April to discuss finance, his leadership philosophy and being active in the community.

What attracted you to Austin Community College?

I have been a strong believer and admirer of Austin Community College since I did an internship back in 1993. I worked here as an intern while I was working on my doctorate at the University of Texas at Austin. Ever since that time, I have kept my eyes on ACC and what ACC is doing.

It is a leader as a community college in the state and the country, so I have been using ACC as a benchmark institution at other institutions I have been at ...

The other thing that ACC has going for it is its location in the state capital and the opportunities that avail themselves because of that ...

What do you see as the district's biggest challenges going forward?

Like community colleges across the country—especially in the state of Texas right now—is the declining state revenues. In the \$27 billion revenue shortfall in the state and the impact that's going to have on financing in the future.

At the same time we're experiencing some of the strongest growth we've seen in years. So more students, higher demand for our services, less money from the state.

A tax base that is tapped, so there is no flexibility at the property tax level.

So you only have one other revenue stream and that's tuition and fees, and you try for access purposes to try to keep your tuition and fees at low levels so that you get the students in the door.

Challenges in developmental education and looking for accelerated pathways through developmental education are going to continue to be challenges.

An opportunity is to look at the momentum points I talked about [colleges would earn greater funding as student achievement rises]...

What results do you point to at your current college to see how your district is doing?

First and foremost, taking a look at student success—during the past decade, we have grown about 62 percent in our enrollments. Our numbers of graduates have grown by 191 or 192 percent. So it has tripled, percentage-wise, the number of new students.

So first and foremost is student completion, which means that what we [at El Paso] are doing in our work through Achieving the Dream, with developmental education, initiatives with the [Bill and Melinda] Gates Foundation, early college



The Austin Community College board of trustees named Richard Rhodes the lone finalist for college president and CEO.

high schools, early enrollment, redesign of curriculum, redesign of developmental education ...

We have still have a long way to go but we are very happy with the results to date.

Where do you see the district going in the next five to 10 years?

Continuing to expand. We have a large, growing, thriving community in Austin and those demands, those needs for training, retraining, for integration relationships with K-12, with UT, with Texas State, with other universities. It's growing those relationships so we can leverage those resources with each other and provide more efficient, more accelerated pathways for all of our students.

How would you describe your leadership style?

Open leadership with passion. If people are going to share the vision, they have to understand the passion behind it. Trying to be an example of passion for leadership success.

How should ACC engage its community stakeholders?

There are a lot of stakeholders in the community. It is outreach and communication. It is inclusion. It is making sure that we continuously evaluate our performance

and make our performance a message to the entire community.

So that it means we are building relationships with business and industry, with all sectors of education, with nonprofit organizations, with grassroots organizations.

It is being a player at the table at every venue. So that the community has a hard time saying "Where was ACC?" They are saying "They are always at the table."

How do you think community colleges can deal with budget cuts and higher tuition rates?

We don't have any choice. We can become more and more efficient. We can do things differently, but you cannot make up for that kind of budget shortfall through efficiencies. So we have no choice but to raise tuition. That is unfortunate but that's the state of the economy today.

So we do the best we can. [Raising tuition] is the last thing you want to do and there comes a time and a place where if the state is not going to raise revenues, and we've done all we can do to become a more efficient organization, then unfortunately the pendulum [between whether higher education is a personal benefit or a public good] is swinging.

Comment at more.impactnews.com/12877

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NONPROFIT

Hotels for Hope

Organization turns room sales into donations

By Chris Kominczak and Kate Hull

Unhappy with his job, Neil Goldman made a life-changing decision to move from San Diego to Austin in 2007. Goldman, then a hotel sales manager, had become fed up with having to turn away large charitable groups from booking rooms because of full hotels.

Shortly after the move, he founded Austin Hospitality to work with local charities to facilitate bookings and prevent these large groups from being stranded without accommodations.

"We got started with Special Olympics Texas in 2008," said Goldman. "They're an event-driven company and didn't want to worry about the hassles of dealing with the hotels."

This work with several local charities brought about new ideas on where to take the still young company. Borrowing a concept from TOMS Shoes (for every pair of shoes sold, one pair is donated to a child in need), Goldman came up with a new concept and name. The idea for Hotels for Hope was born in October 2009. The headquarters is located at 2525 S. Lamar Blvd.

Goldman recently added Big Brothers Big Sisters of America Inc., the oldest

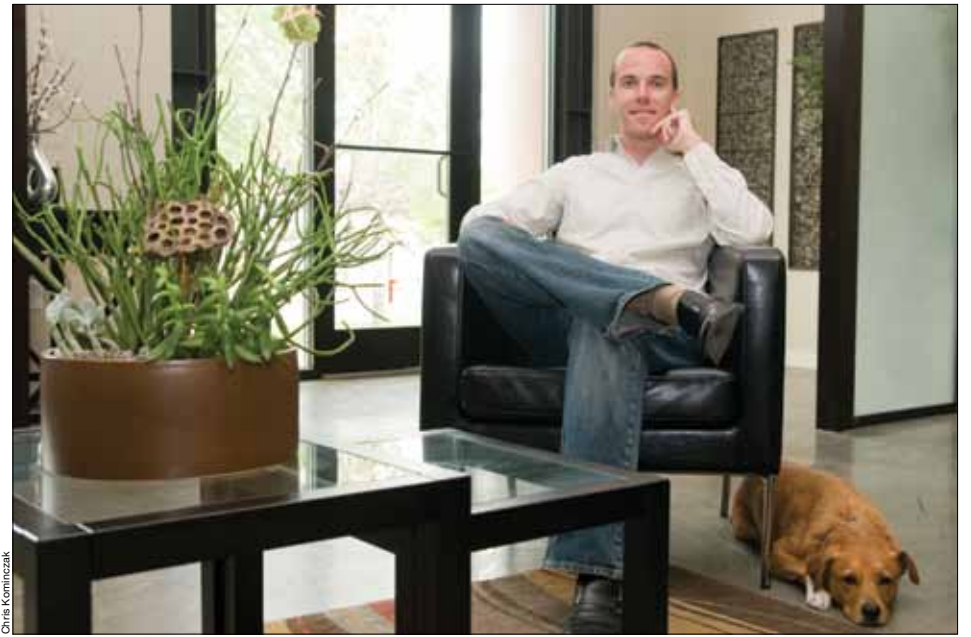
mentoring program in the United States, that works with children ages 6 through 16 by developing positive relationships with adult role models. This is the fifth nonprofit to join forces with Hotels for Hope.

"We could do more than just book hotels for people," he said. "We were going to ask every major hotel brand to donate \$1 per room night that we book with them."

The organization receives a small commission from the hotel and matches the hotel's \$1 contribution. The client also gets to choose which one of the five charities the donation is sent to.

"We're all about the childhood advocacy and helping youth grow into people that have the opportunities we have today," he said, adding that his nonprofit operates under the Corporate Social Responsibility business model, a relatively new idea. The model embraces accountability for a company's actions by encouraging a positive impact on the community and the environment.

"We're taking the action of booking a hotel room and turning it into a social good," he said. Goldman has lofty goals for the young organization: Hotels for Hope



Founder Neil Goldman started Hotels for Hope in 2009 to combine the hotel industry with nonprofit work.

has raised more than \$20,000 in less than a year, a number he hopes to grow to \$1 million by the end of 2015.

"It's very rare that you find in business the opportunity to give back," Goldman said. "All of us, as a team, are appreciative of what we're doing here."

The nonprofit works with hotels across the United States and has partnerships with Austin venues including the Staybridge Suites at the Arboretum located at 10201 Stonelake Blvd. and Residence Inn at the Arboretum located at 3713 Tudor Blvd.

Visit www.hotelsforhope.org for more information.

Partnerships with other charities

- Special Olympics Texas
- Livestrong Foundation
- A Glimmer of Hope
- Tragedy Assistance Program for Survivors
- Big Brothers Big Sisters of America Inc.

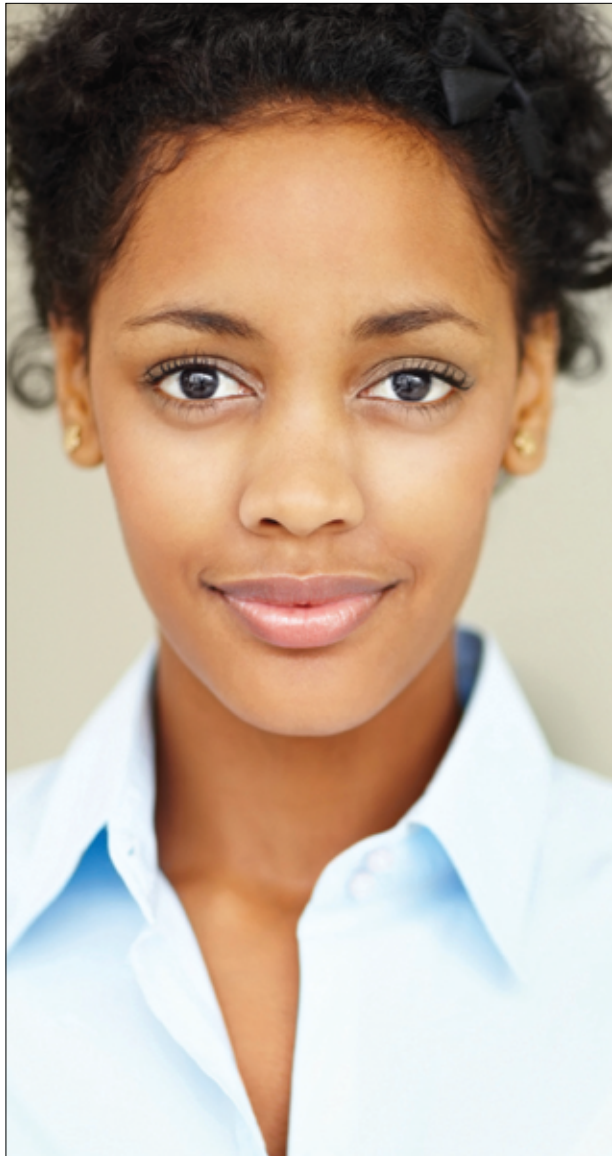
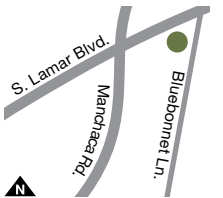
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COMMUNITY CLOSE-UP

Arboretum at Great Hills

Story and photos by Beth Wade

The Arboretum at Great Hills was built in 1985 and is home to more than 40 restaurants and stores, from locally owned business Heather Scott Home & Design to national retailer Barnes and Noble.

The property includes many trees and green areas, including the original “green” for the KGSR Blues on the Green summer series, which is now hosted in Zilker Park. Ducks, turtles, geese and fish inhabit a detention pond that was once home to a set of mute swans. The pond, open from 7 a.m. to 7 p.m., is managed by CB Richard Ellis Group.

CB Richard Ellis added new gravel and renovated the picnic area in 2009-10 to make it more user-friendly. The firm also improved the pathways and play area three years ago.



Time capsule

A time capsule is buried near the cow sculptures and is filled with items donated by retail tenants at the time, including an Amy’s Ice Creams container, as well as Austin ISD student essays and a certificate of deposit.



Fountains

Visitors to the Arboretum can enjoy a park-like atmosphere while shopping or dining at the many stores and restaurants.



Dining and stores

The Arboretum at Great Hills has more than 40 restaurants and stores, including Five Guys Burgers and Fries.



Cows

The cows at the Arboretum were sculpted by Harold Clayton and have resided there since 1985.



Duck pond

Improvements to the Arboretum’s duck pond, including new picnic tables and trash cans, were completed in 2009-10.

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HISTORY

Memorial Day Flood

North Austin residents recall the destruction of May 24, 1981

By Amy Deis

May 24, 1981, marked one of the worst flash floods in Austin’s history. Thirteen people died, mostly in cars swept away by floodwaters. Approximately 11 inches of rain fell in just four hours, causing Shoal Creek, Walnut Creek and Little Walnut Creek to overflow, leaving dozens homeless.

By 3 a.m., most of the floodwaters had receded. Houses in Shoal Creek and surrounding neighborhoods were left with sopping carpets and broken furniture. Pianos and other musical instruments from Strait Music littered the streets, as did cars from a dealership on Lamar Boulevard.

The flash flood caused more than \$35 million worth of damage, primarily near Shoal Creek in the Central Austin area, according to the city. However, flooding and damage also occurred in North Shoal Creek and Little Walnut Creek in North Austin.

Sue Abold, who at the time of the flood was living in a condo off Rutland Drive near Little Walnut Creek, remembers it well.

The night of the flood she was home with her 14-year-old daughter, Janet, when her daughter’s friend knocked on the door and asked for help with his stalled car. She went outside to find it floating in the street.

Doug and Vicki Beran lived on Greenhaven Drive near Northcross Mall when floodwaters hit their home.

They opened their garage door and back door to the patio to create a conduit so water would flow through the garage instead of their home.

But when the water continued to rise, they sealed up all of the doors and moved as much furniture and objects off the floor as they could.

In other areas, the water came even quicker.

Roger Wade, now public information officer for the Travis County Sheriff’s Office, had just left his police shift at the former Robert Mueller Municipal Airport near Airport Boulevard and I-35 and was driving along Hunters Trace when he looked in his rear viewmirror to see a “wall of water” coming down.

“Before I knew it I was hip deep,” he recalled.

What was shocking for those who survived

the flood was that the water went away almost as quickly as it came. Just as surprising was the amount of destruction that was done in such a short amount of time.

The morning after the storm, Sue Abold helped Janet’s friend with his paper route in the Shoal Creek neighborhood, where much of the damage occurred.

“People were just dragging their wet stuff out into the front yard, the carpet and furniture,” she said. “There was debris in the yards and streets.”

In the months following the flood, families rebuilt their homes and lives, though some never lost the fear of another decimating flood.

Doug Beran said June 1981 brought more storms, elevating the level of uneasiness in the community. He and his family moved to a house farther away from a floodplain a year later.

“The fire department or police would come through with sirens notifying people to wake up, here comes another storm,” he said. “We would get worried when storms would come in.”

Comment at more.impactnews.com/12892

Protecting Austin against future floods

Since the 1981 Memorial Day Flood, the City of Austin has spent more than \$200 million on flood control, said Kevin Shunk, supervising engineer for the city.

Shunk, who also works on the city’s floodplain management plan, said these projects included building regional detention ponds, levees and floodwalls, and increasing the capacity of storm drains.

A large part of the plan involved purchasing and then demolishing 450 homes citywide located in the floodplain.

In the Northwest Austin area, the city installed regional detention ponds north of US 183 and MoPac and in the Bull Creek District Park.

Last August, the city raised the low-water crossing at Bull Creek and Lakewood Drive near RR 2222 by building a bridge over the creek. Shunk said every time it rained, even half an inch, the road flooded, making it the most commonly closed road in the city.



The flood was so strong it swept away some 565 new and used cars from several Austin dealerships, including McMorris Ford and Bill Heil Chrysler-Plymouth.



During the flood, the Berans (at right) moved as much furniture as they could off the ground.



Doug and Vicki Beran sold their home on Greenhaven Drive one year after the storm.

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CORRIDOR

Rutland Drive at Metric Boulevard

Compiled by Amy Deis



Lined with design centers, showrooms and warehouses, it is no wonder that Rutland Drive at Metric Boulevard is sometimes known as “tile mile.” Commercial buildings on either side of Metric Boulevard brim with home improvement hardware for every part of the house, from floors and doors to bathrooms and living rooms. Rutland Drive starts at Burnet Road, makes two sharp turns, and then ends at Lamar Boulevard.

Businesses

- 1** **Miller Brothers Floors** has three locations plus a design center at 2112 Rutland Drive, Ste. 150. Here, staff works exclusively with Mercedes Homes and Gehan Homes—both of which have developments in the Austin area—to assist new homebuyers with flooring, hardware and window treatments. www.millerbrothersfloors.com
- 2** John Gibbs opened **Durango Doors**, 2112 Rutland Drive, Ste. 178, about 11 years ago. Gibbs creates custom iron doors for front entryways, wine cellars and patios. Customers can select predesigned patterns or create their own style. The iron doors are made in Monterrey, Mexico, and then shipped back within six to eight weeks. 563-1779, www.durangodoors.com
- 3** For more than 40 years, **Builders Display Inc.**, 2112 Rutland Drive, Ste. 185, has provided finishing hardware on

- cabinets, bath accessories and doors. The company offers a wide variety of product lines, from the higher end to the wallet-friendly. Weldon Whiteside has owned the business for about 15 years. 453-7303, www.buildersdisplay.com
- 4** **American Tile & Stone** has provided wholesale ceramic, porcelain and natural stone products to customers for more than 20 years at 2020-G Rutland Drive. The company works with dealers, builders and residential customers. Its showroom lets customers see what is available, and the designer staff will help create a customized hardscape. 837-2843, www.americantileandstone.com
- 5** Matt and Melissa Young opened **Young Stone Inc.** in 2002 and have been at their 2101 Rutland Drive location for seven years. Young Stone is a wholesaler and distributor of granite, marble and travertine natural stone for counters in residential bathrooms and kitchens. Melissa Young said about 75 percent of their products are imported from Brazil. 275-1340, www.youngstoneinc.com
- 6** For 21 years, family-owned **Factory Builder Stores**, 2020-A Rutland Drive, has provided appliances, cabinets and whirlpool bathtubs to builders, remodelers and residential customers. The company’s headquarters are based in Houston, with six other locations around Texas. Austin Division President Paul Marshall said

- the company is the largest supplier of appliances for builders in Texas. 834-1442, www.factorybuilderstores.com
- 7** In February, at the start of its 15th year in Austin, **Statewide Remodeling** moved to a 16,000-square-foot facility at 2209A Rutland Drive, Ste. 100. The company offers bathroom remodeling and window replacements, among other services, and carries energy saving products for residential customers. The 17-year-old business is headquartered in Grand Prairie, Texas, said Austin owner Rob Levin. 453-5858, www.statewideremodelingaustin.com
- 8** **Crossville Tile and Stone**, 2209A Rutland Drive, Ste. 400, has been in the Austin area for 12 years. Formerly known as Master Tile, Crossville is a ceramic tile and natural stone distributor for retail showrooms, architects, builders and designers. 836-7700, www.crossvilleinc.com
- 9** Since 1998, **Custom Electronics Inc.**, 2112 Rutland Drive, Ste. 160, has assisted customers with low-voltage systems. Custom Electronics engineers, designs and installs multiroom audio/video systems, home automation and home theaters. The company also installs and monitors home security systems. 454-8824, www.customelectronicsinc.com
- 10** Specializing in Solatube natural lighting systems, **SolarTex**, 2112

- Rutland Drive, Ste. 175, sells day lighting systems—which bring in natural light through roof-top tubes—and solar-powered attic fans for homes or businesses. SolarTex has been in business for five years and is owned by Melissa Link. The company is getting ready to launch its latest product, radiant barriers for the attic, which keep heat out and cold air in to lower the electric bill. 371-0399, www.solartexonline.com
- 11** **Walker Engineering**, 10000 Metric Blvd., Ste. 200, is an electrical contractor for larger commercial projects, including hospitals and data centers. The company worked on Dell Children’s Hospital, The Austonian condominiums on Congress and The W Austin Hotel. Walker runs a mentor program that assists smaller firms by allowing them to work on a portion of a job so that they can learn how to work with larger firms. 467-7333, www.walkertx.com
- 12** **White Glove Technologies** manages computer networks and phone systems with a focus on in small- and medium-sized companies. White Glove has been around since 1993 and serves Austin, Dallas, Houston, San Antonio and surrounding markets. The company is located at 2136 Rutland Drive, Ste. B, but is planning on moving to a new location in North Austin at the beginning of August. 491-9700, www.whiteglovetechnology.com

This is a sample of businesses and organizations in the area. The list is not comprehensive.

REAL ESTATE

Canyon Creek

Austin – 78726

Data compiled by
Betsy Gallagher
Coldwell Banker United
431-8265
familyhousehunter@gmail.com



Overview



Build-out year: still building
Builders: Scott Felder Homes, David Weekley Homes, Standard Pacific Homes
Number of homes: 1,300
Square footage: 1,800 sq. ft.–4,668 sq. ft.
Home values: \$218,000–\$513,000
HOA dues (estimated): \$400 annual
Amenities: hiking and biking trail, park, picnic areas, playground, pool, tennis courts and 57-acre City of Austin park
Nearby attractions: Lake Travis
Property taxes: (per \$100 value)
City of Austin 0.457100
Travis County 0.465800
Travis County Healthcare District 0.071900
Round Rock ISD 1.380000
Leander ISD 1.454800
Austin Community College District 0.095100

Schools:
Round Rock ISD
• Canyon Creek Elementary School
• Grisham Middle School
• Westwood High School
Leander ISD
• Grandview Hills Elementary School
• Canyon Ridge Middle School
• Cedar Park High School

On the market (As of May 10,2011)

No. of homes for sale	No. of homes under contract	Avg. days on the market
27	13	40

Home sales (May 2010–May 2011)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
65	1,831/4,298	\$215,000/\$490,000

Featured homes



11007 Montesa Drive \$439,500
5 Bedroom/4 Bath 3,962 sq. ft.
Agent: Marty Kaye, RE/MAX
799-7355



10136 Tularosa Pass \$412,000
4 Bedroom/3.5 Bath 3,325 sq. ft.
Agent: Doreen Dillard, Coldwell Banker United
346-1799



10613 Chestnut Ridge Road \$399,900
5 Bedroom/4 Bath 4,148 sq. ft.
Agent: Seth Koppel, TexHomes Realty
535-2980



9105 Dona Villa Place \$379,900
3 Bedroom/2.5 Bath 2,660 sq. ft.
Agent: Doreen Dillard, Coldwell Banker United
346-1799

Market Data Northwest Austin

On the market (April 2011)

Price Range	Number of homes for sale/Average days on the market				
	78727	78729	78750	78758	78759
\$149,000 or less	14 / 66 days	3 / 207 days	14 / 66 days	78 / 116 days	30 / 80 days
\$150,000–\$199,000	41 / 78 days	34 / 159 days	41 / 78 days	25 / 75 days	26 / 87 days
\$200,000–\$299,900	30 / 46 days	21 / 185 days	30 / 46 days	10 / 50 days	48 / 69 days
\$300,000–\$399,900	33 / 104 days	3 / 14 days	33 / 104 days	3 / 424 days	39 / 78 days
\$400,000–\$499,900	10 / 58 days	-	10 / 58 days	2 / 638 days	29 / 39 days
\$500,000–\$599,900	8 / 52 days	-	8 / 52 days	1 / 17 days	8 / 28 days
\$600,000–\$799,900	5 / 16 days	-	5 / 16 days	-	3 / 58 days
\$800,000–\$999,900	-	-	-	-	1 / 353 days
\$1 million +	-	-	-	-	-

Monthly home sales

Month	Number of homes sold/Average price				
	78727	78729	78750	78758	78759
April 2011	26 / \$191,024	16 / 188,015	39 / \$272,685	16 / \$119,028	38 / \$302,104
April 2010	33 / \$207,033	39 / \$203,754	55 / \$235,038	31 / \$128,703	46 / \$284,761
March 2011	21 / \$170,000	18 / \$179,450	29 / \$239,585	20 / \$147,450	38 / \$244,450
March 2010	34 / \$202,400	22 / \$197,598	41 / \$215,000	32 / \$129,950	32 / \$289,950
Feb. 2011	13 / \$204,000	16 / \$189,350	12 / \$363,000	14 / \$99,450	20 / \$267,450
Feb. 2010	21 / \$192,000	23 / \$199,000	29 / \$50,000	14 / \$126,500	20 / \$244,500
Jan. 2011	23 / \$176,000	17 / \$199,900	20 / \$292,500	9 / \$129,900	21 / \$325,000
Jan. 2010	13 / \$185,000	14 / \$194,849	33 / \$60,000	16 / \$113,455	13 / \$350,000

Market Data provided by
Austin Board of Realtors
454-7636
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Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78726	Canyon Creek	11013 Crossland	4br/2ba	\$289,000	3,214	Lexey Krause	587-2319	Keller Williams Realty
78726	Laurel Canyon	10912 Centennial	4br/4ba	\$725,000	3,911	Christina Harmon	417-5234	Coldwell Banker United Realtor
78727	Champions Forest	12002 Charm	3br/2ba	\$325,000	2,176	Scott Sutherland	794-6655	Keller Williams Realty
78727	Millwood	12406 Cassady	3br/2ba	\$218,000	1,786	Gerri Misko	426-2814	Prudential Texas Realty
78727	Preston Oaks	12701 Council Bluff	4br/2ba	\$279,000	2,493	Ellen Kelsey	422-0481	Coldwell Banker United Realtor
78727	Reserve at Northwood	12510 Palfrey	4br/2ba	\$349,000	3,181	Samuel Wachnin	656-3378	Moreland Properties
78727	Scofield Farms	13115 Broughton	3br/2ba	\$184,900	1,523	Lloyd Lamere	632-3284	Keller Williams Realty
78727	Scofield	1329 Braided Rope	4br/2ba	\$280,000	2,801	Susan DeGraffenried	699-7577	Amelia Bullock, Realtors
78727	Scofield Ridge	1900 Scofield Ridge	2br/2ba	\$165,000	1,550	Janet Mays	653-3626	Coldwell Banker United Realtor
78727	Woods Century Park	13501 Shawna Dnay	5br/3ba	\$259,500	3,407	Forrest Higdon	573-5733	Keller Williams Realty

ZIP code guide

78726 Four Points
78727 West Parmer/MoPac
78729 Anderson Mill/McNeil
78758 MoPac/Braker
78759 Great Hills/Arboretum



12002 Charm \$325,000

REAL ESTATE

Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency	
78729	Anderson Mill Village	9735 Anderson Village	3br/2ba	\$141,900	1,312	Harry Deitz	560-2375	Keller Williams Realty	▶
78729	Anderson Mill Village South	9612 Woodvale	3br/2ba	\$192,900	2,476	Cindy Niels	658-4094	Hillhouse Realty/PLR	
78729	Hunters Chase	8013 Elkhorn Mountain Trail	3br/2ba	\$179,900	1,960	Kent Redding	306-1001	Prudential Texas Realty	
78729	Hunters Chase	7822 Elkhorn Mountain	4br/2ba	\$199,900	2,066	Laurie Flood	576-1504	Keller Williams Realty	
78729	Hunters Chase	13021 Partridge Bend	3br/2ba	\$244,900	2,812	Laurie Flood	576-1504	Keller Williams Realty	
78729	Hunters Chase	13026 Partridge Bend	4br/2ba	\$224,900	2,468	Laurie Flood	576-1504	Keller Williams Realty	
78729	Lake Creek Park	13425 Hymeadow Circle	3br/2ba	\$261,275	1,995	Jimmy Rado	821-8872	David Weekley Homes	
78729	Milwood	6700 Shiner St.	4br/3ba	\$189,900	2,419	Claus Markussen	422-7513	Realty Executives, Austin-North	
78729	Milwood	7020 Buccaneer Trail	3br/2ba	\$150,000	1,656	Dow Kennedy	267-6302	RE/MAX Capital City II	▶
78729	Milwood	13333 Black Canyon	3br/2ba	\$199,900	2,319	Margaret Denena	407-2422	Prudential Texas Realty	
78729	Milwood	7701 Windrush	4br/2ba	\$204,900	2,199	Clay McLaughlin	917-8884	Moreland Properties	
78729	Springwoods	12509 Tree Line Drive	3br/2ba	\$144,900	1,486	Amanda Naughton	989-1054	Gaston & Sheehan Realty	
78729	Springwoods	8808 Black Oak	3br/2ba	\$179,000	1,740	Forrest Higdon	573-5733	Keller Williams Realty	
78750	Arboretum Park	9707 Anderson Mill Road	3br/2ba	\$267,900	1,512	Michael Hammonds	983-6603	Moreland Properties	
78750	Balcones Village	9204 Clearock	4br/2ba	\$315,000	2,384	Eenie Sullivan	258-5723	Coldwell Banker United Realtor	
78750	Courtyard Homes	11000 Anderson Mill	3br/2ba	\$217,500	1,655	Ellen Kelsey	422-0481	Coldwell Banker United Realtor	
78750	Park at Spicewood Srings	9100 Tweed Berwick	4br/3ba	\$414,900	3,189	Myles Schopfer	576-2567	Prudential Texas Realty	
78750	Spicewood at Balcones	11214 Della Torre Drive	5br/4ba	\$539,000	3,801	Peter Sajovich	219-3030	HomeNet Realty	▶
78750	Spicewood at Balcones	10621 Spicewood Parkway	5br/4ba	\$650,000	4,638	Terri Vaclavik	775-4664	Private Label Realty	
78750	Spicewood at Balcones	11408 Taterwood Drive	3br/2ba	\$299,000	2,456	Steve Windle	750-2650	Coldwell Banker United Realtor	
78750	Spicewood at Balcones	10415 Weller	4br/2ba	\$432,900	3,100	Nicholas Hibbs	848-6800	Property Consultants of Austin	
78750	Village at Anderson Mill	12000 Old Stage	3br/2ba	\$139,900	1,335	Paula Gold	294-8707	Stanberry & Associates	
78750	Village at Anderson Mill	12301 Old Stage Trail	3br/2ba	\$146,950	1,220	Robert Mello	789-3332	Keller Williams Realty	
78750	Village at Anderson Mill	10700 Onyx	6br/2ba	\$144,500	1,472	Pamela Johnson	636-4532	Keller Williams Realty	
78750	Woods Anderson Mill Sec 01	10011 Woodland Village	3br/2ba	\$134,900	1,544	Jim Farrington	413-7941	EXIT-Options Realty	
78758	Enclave at Gracywoods	1424 Gracy	4br/2ba	\$279,000	2,330	Bryan Webb	415-7379	Keller Williams Realty	
78758	Gracywoods	11702 Norwegian Wood	3br/2ba	\$159,900	1,141	James Morelli	744-4153	RE/MAX Capital City	▶
78758	Gracywoods	11801 Hyacinth Drive	4br/2ba	\$179,800	2,111	Jane Adsley Chopp	422-6868	Coldwell Banker United Realtor	
78758	Gracywoods	11932 Meadowfire Drive	4br/2ba	\$198,000	1,828	Susan Frederick	568-5700	Keller Williams Realty	
78758	Park at Quail Creek	910 East Village Lane	3br/2ba	\$88,000	1,137	Mitchell Gunter	560-1333	RE/MAX Capital City III	
78758	Quail Hollow Garden Homes	11613 Fruitwood Place	2br/1ba	\$124,900	962	David Saunders	633-2564	Atlas Realty	▶
78758	Reflections Walnut	11901 Swearingen Drive	0br/2ba	\$111,400	1,042	Patricia Cabrera Webster	924-9923	Amelia Bullock, Realtors	
78758	Tanglewild Estates	12229 Tanglewild Drive	3br/3ba	\$425,000	2,647	Ryanne Vaughan	619-5034	Keller Williams Realty	
78759	Balcones	8113 Baywood Drive	3br/2ba	\$231,900	1,508	Rica Greenwood	762-8697	Prudential Texas Realty	
78759	Austin Hills	5901 Cedar Cliff	4br/2ba	\$379,900	2,165	Gay Puckett	502-7787	J.B. Goodwin, Realtors	
78759	Balcones Oaks	7400 Attar Cove	3br/2ba	\$279,700	1,798	Mary Battaglia	767-6787	Coldwell Banker United Realtor	
78759	Barrington Oaks	11111 Blackmoor Drive	3br/2ba	\$210,000	1,608	Heather Witte	671-0421	Keller Williams Realty	
78759	Cima Oaks	8603 Cima Oak	2br/2ba	\$227,900	1,251	Peggy Little	970-7349	J.B. Goodwin, Realtors	
78759	Great Hills	8500 Andes Cove	5br/3ba	\$564,500	3,664	Tosca Gruber	789-5253	Coldwell Banker United Realtor	
78759	Great Hills	8616 Bluegrass	4br/5ba	\$899,000	3,916	Berry Cox	784-3037	Keller Williams Realty	▶
78759	Great Hills	10133 Dianella Lane	4br/4ba	\$1,595,000	5,609	Christina Harmon	417-5234	Coldwell Banker United Realtor	
78759	Mesa Park	11705 Running Fox	4br/2ba	\$214,500	1,360	Denai Jenkins	905-5350	Keller Williams Realty	
78759	Mesa Park	11704 Fast Horse Drive	3br/2ba	\$199,500	1,410	Pat Dukett	507-7161	Austin Real Pros, Realtors	
78759	Mesa Park	11706 Shoshone Drive	3br/2ba	\$215,000	1,896	Richard Ellis	483-6000	Prudential Texas Realty	
78759	Morado Cove	10300 Morado Cove	3br/2ba	\$370,440	1,869	Bettye Turner	241-1745	J.B. Goodwin, Realtors	
78759	Oak Forest	6705 Woodcrest	3br/2ba	\$259,500	1,924	Carol Strickland	426-2381	Amelia Bullock, Realtors	
78759	Walnut Crossing	12013 Scribe	3br/2ba	\$189,000	1,544	Memo Vargas	801-9999	Keller Williams Realty	
78759	Walnut Crossing	12007 Scribe	3br/2ba	\$189,950	1,715	Robert Mello	789-3332	Keller Williams Realty	
78759	Westover Hills	4007 Hyridge	4br/3ba	\$424,000	2,779	Randy Massey	762-3268	Catalyst Realty	
78759	Windridge	10801 Catthorn Cove	4br/2ba	\$339,500	2,044	Linda Vore	925-1477	Keller Williams Realty	
78759	Windridge	10901 Buckthorn Drive	4br/2ba	\$350,000	2,580	Knolly Williams	206-0060	Keller Williams Realty	▶



9735 Anderson Village Drive \$141,900



7020 Buccaneer Trail \$150,000



11214 Della Torre Drive \$539,000



11702 Norwegian Wood Drive \$159,900



11613 Fruitwood Place \$124,900



8616 Bluegrass \$899,000



10901 Buckthorn Drive \$350,000

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