

Kareem Hajjar | 22 ▶

Restaurant lawyer discusses how he became the go-to attorney for bars and restaurants in Central Texas



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NORTHWEST AUSTIN EDITION

Volume 6, Issue 8 | Sept. 27–Oct. 24, 2012

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Robinson Ranch future development in limbo

Family selective in selling 'insanely valuable' land

By Sara Behunek

Within the next 30 years, the City of Austin foresees the vast swath of largely undeveloped land known as Robinson Ranch to be one of Northwest Austin's most bustling urban hubs, filled with shopping centers, high-density housing, and parks and trails.

But for now, the city can do nothing but wait for the property's owner, the Robinson family, to sell portions for development as it sees fit. And, as has historically been the case, the family appears to be in no rush, though recent development activity nearby is increasing pressure for change, said attorney David Armbrust, who has known the family for about 40 years and is

authorized to speak on its behalf.

Apple Inc. is building a new campus on 40 acres directly south of the ranch on Parmer Lane. On the northern tip of the property, O'Connor Drive is being extended to meet Toll 45, which will better connect the area to Round Rock.

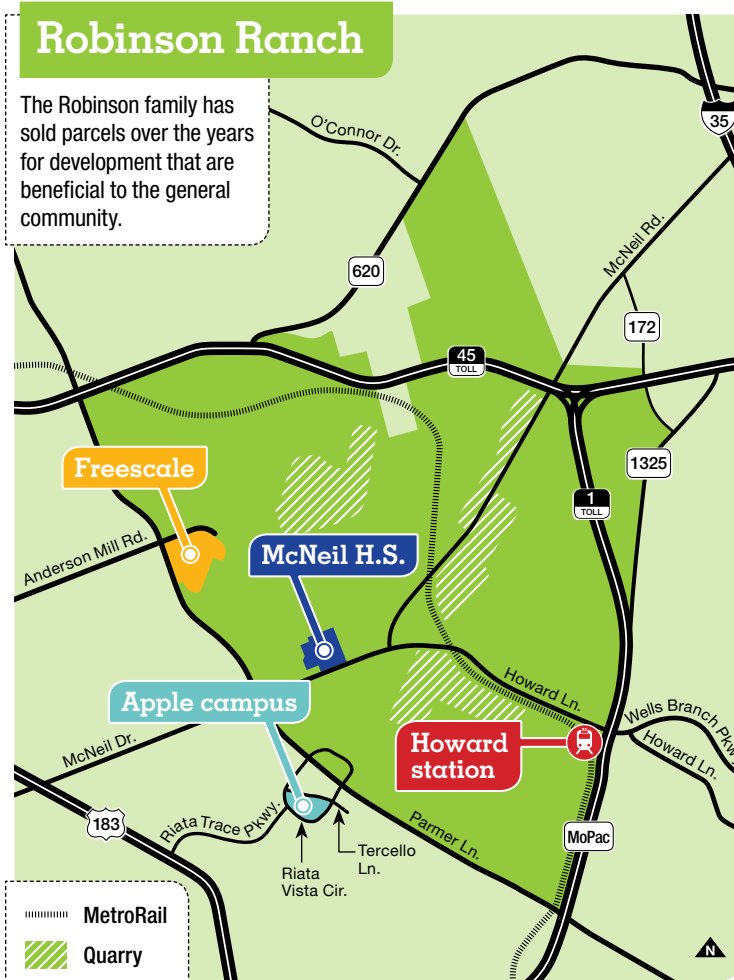
"They are very patient," Armbrust said. "They're not the typical landowner who sells to the highest bidder. It is more of a deliberate, thoughtful process," he said.

Owned by the Robinson family for more than 100 years, the 8,000-square-acre property stretches north from MoPac and Parmer Lane to RM 620. The city annexed the land in 2004, and

See **Robinson Ranch** | 13

Robinson Ranch

The Robinson family has sold parcels over the years for development that are beneficial to the general community.



Charter propositions could alter City Council representation, terms

Term limits on ballot could time out all but one council member

By Peter McCrady

Austin residents will have the opportunity to change the shape of their City Council with a number of propositions on the November election ballot, including new term limits as well as two options for altering the representation of the City Council by establishing geographical, single-member districts.

If passed, Proposition 2 would move the city's general election from May to November and mandates council members serve four-year, staggered terms. Additionally, council members and the mayor would be limited to two terms. Proposition 3 divides the city into 10 geographical single-member districts with the mayor's seat elected at-large, and Proposition 4 establishes eight single-member districts and two at-large council seats along with the mayor's at-large seat.

Proposition 2: Two four-year terms for council members

Council members said they would like to increase voter turnout, and propositions 1 and 2 are an effort to do that. Both propositions move the city's general election from May to November, bringing local elections together with state and federal elections.

"The idea is that since we already have a bigger draw, and people know that more as Election Day, that you'll get a lot more people coming to the polls to weigh in on the local elections,"

See **City Council** | 17



South University opened in 2011 on Parmer Lane.

Higher education growth is diverse at Northwest Austin institutions

Colleges, universities cater to demand for additional programs, broadened skill sets

By Amy Denney

With more students seeking educational opportunities, universities and colleges in the Northwest Austin region are focusing on how to differentiate themselves and ensure students are prepared to enter the local workforce.

Overall higher education enrollment in Texas increased by 20.5 percent from 1,218,626 million students in fall 2007 to 1,468,065 million in fall 2011, according to data from the Texas Higher Education Coordinating Board,

which was created by the Texas Legislature in 1965 to provide leadership and coordination for the state's higher education system.

Many higher education institutions are tracking the workforce needs in Austin to ensure their graduates have the right skill set to stand out among their peers.

"As many people who are going to get degrees, I'm not so sure just having a piece of paper anymore will be enough. It's the competencies you bring out of that," said Donald Christian, dean of the College of Business at Concordia University Texas.

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Where to park when attending the annual music festival



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American pastime thrives in niche market

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Entrepreneur Gary Hoover, founder of Bookstop and Hoovers, talks shop



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Yodle opens office in N. Austin

Online marketing company Yodle opened a 100,000-square-foot office and plans to grow from 375 to 750 employees.

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

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Growing up, I knew I was going to be the first female president of the United States, a princess or a movie star. Reality soon struck, and I realized I would have a more sensible

future. I needed to to get a degree and enter the business world.

I was the first person in my family to attend and graduate from college. For me, attending college wasn't the question but rather which one was the right fit. But when I graduated high school, I did not feel ready for college.

Several area high schools are now preparing students earlier for higher education. At McNeil High School, for example, students choose their college career path as early as eighth grade by selecting one of four programs of study such as health science.

As college students are constantly

evolving, so are universities and higher education options. Institutions such as Concordia University Texas cater to a new era of students—those who are older, attend college on nights or weekends and usually still work during the day—by offering accelerated degree programs. At University of Phoenix in Austin, faculty prepare students to fill the business world's needs and ensure their success after graduation.

With 10 higher education institution campuses located in Northwest Austin, our front-page story by Editor Amy Denney delves into the changes and growth these institutions are going through to keep up and stay ahead of evolving education.



Katherine Kennedy
General Manager
kkennedy@impactnews.com

Reader Feedback

Would you support a 5 cent tax increase to help fund a new medical school and replace University Medical Center Brackenridge, among other initiatives?



Results from an unscientific Web survey, collected 8/24-9/17/12

Businesses question future vitality of Gateway center

<http://impactnews.com/austin-metro/northwest-austin>

"The location of the new Whole Foods is perfectly positioned between on/off ramps on northbound MoPac, and parking will be abundant judging by the size of the lot and the garage below the store. Residents near and in The Domain are excited by the prospect of having a grocery store within walking or biking distance. And a beer garden to boot!"

—domainloveswholefoods

Correction – Volume 6, Issue 7
On Page 1, Central Health's approved 2012 tax rate is \$0.078946, not \$0.07896.

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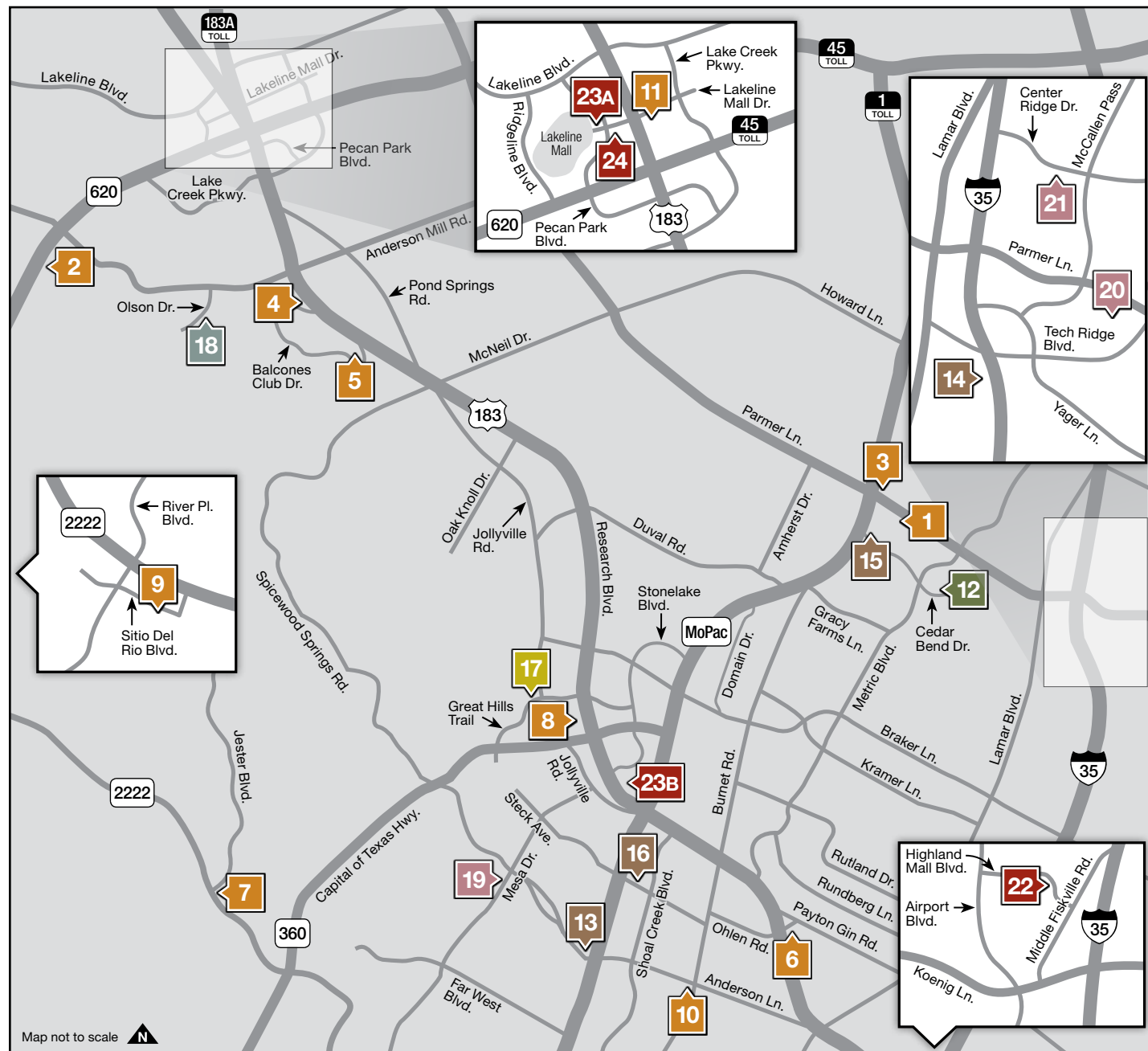
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IMPACTS



Now Open

1 Derrick and Laurie Crowe opened **Mothership Books and Games** in August at 2121 W. Parmer Lane, Ste. 119. The hobby and gaming store sells tabletop games such as “Pathfinder,” accessories and T-shirts. Mothership also has 20 custom-built computers on which customers can play games such as “Diablo” for \$5 per hour. 516-5067, www.mothershipatx.com

2 **Woof Gang Bakery & Grooming** opened its second Austin-area location at 11521 N. RM 620, Ste. 600, on Sept. 22. The shop specializes in premium foods and natural treats baked in-store for dogs and also includes a full-service dog salon. Judy Butts is the franchise owner. 335-9663, www.woofgangbakery.com

3 **The Loop Restaurant & Bar** opened in early September at 2500 W. Parmer Lane, Ste. 100. Owner Michele Plummer describes the cuisine as Texas comfort food with entrees such as beef stroganoff, chicken-fried steak and shrimp. The Loop has 35 beers on tap and a wine list. Austin

Pint Night features local beer for \$2.25 on Wednesdays. 828-5667, www.thelooprestaurant.com

4 Mike Saenz and Michael Tipton opened a franchise location of **EmbroidMe** on Sept. 4 in the Galleria Oaks shopping center, 13376 Research Blvd., Ste. 114. EmbroidMe offers embroidery, screen printing, garment printing, promotional items and personalized gifts. 219-9275, www.embroidme-northaustin.com

5 Gabe McGrew opened full-service golf club repair shop **Gabe McGrew Golf** in June at 8600 Balcones Club Drive near the north end of the driving range at Balcones Country Club. He is a master club builder and is able to repair clubs, assist with fittings and build custom sets of clubs and putters. McGrew also offers lessons. 636-9802, www.gabemcgrewgolf.com

6 **Ramen Tatsu-ya** opened Sept. 1 at 8557 Research Blvd., Ste. 126. Owner and chef Tatsu Aikawa serves traditional ramen with pork, mushrooms, scallions and noodles in a broth. Other menu items include edamame and pork potstickers.

Takuya Matsumoto is the co-owner and chef. www.ramen-tatsuya.com

7 Dance studio **Sole Songs Dance Academy** opened Sept. 4 at 6507 Jester Blvd., Ste. 504. Sole Songs teaches hip-hop, tap, ballet, lyrical dance and more. Owner Naomi Payette describes the studio dance style as “performance.” Discounts on private classes are offered for children with special needs. 343-7732, www.solesongsdanceacademy.com

8 **Aziz Salon and Day Spa** offers hair and nail services, facials, massages, Brazilian blowouts and Japanese hair-straightening treatments. The salon opened Aug. 1 in the Arboretum at 10000 Research Blvd., Ste. 141, making it the second location in Austin. Its first location is at 710 W. Seventh St. 476-4131, www.azizsalon.com

9 In August, **Austin Pain Associates** opened a new office at 6618 Sitio Del Rio Blvd., Ste. D101, and Dr. Adnan Khan joined the practice to serve the Northwest Austin and Westlake areas. Austin Pain Associates provides patients with

treatment plans for chronic pain. The practice is celebrating its 10th anniversary. 416-7246, www.austinpainassociates.com

10 **Saladworks** in Northcross Mall, 2525 W. Anderson Lane, opened Aug. 20. Saladworks is a restaurant chain offering customers the option to build their own salad with about 75 ingredients and toppings including artichokes, chickpeas, edamame and sun-dried tomatoes. 323-0355, www.saladworks.com

11 Digital slot car racing operation **Races2U** opened a store June 1 at 13945 N. US 183 in the Northfork Plaza Shopping Center. It features replicas of Daytona International Speedway and Austin’s Circuit of The Americas racetrack and other racing-themed games. The store also hosts birthday parties and corporate events. 761-7223, www.races2u.com

Holmes Integrated Pest Management opened Aug. 13 out of Brian Holmes’ Northwest Austin home. He offers a natural pest control treatment using cedar oil and silica. Holmes has a background in pest control, insect biology and environmental science. 538-6232, www.holmesipm.com

Coming Soon

Patrick Slattery plans to open **Patrick Slattery Artworks** in October in his Northwest Austin home. The art gallery sells artwork by Slattery and his son, Joshua, and offers commission for other artists. Private showings are available by appointment. The grand opening will be Oct. 27 from 3–9 p.m. with music by local bands. 657-7043, www.psartworks.com

Expansion

12 **Sunshine Educational Academy and Montessori School** added 2,000 square feet of space at 1808 Cedar Bend Drive in August. The new space will allow the school to add classrooms for children ages 3–5. Owner and director Nancy Boecker-Hudson said she anticipates increasing enrollment from 68 to about 140 students for school year 2012–13. 834-1700, www.sunshinemontessorischool.org

Relocations

13 **Balcones Dermatology** relocated Aug. 1 from 8240 N. MoPac, Ste. 350, to the Citi Bank building, 7800 N. MoPac, Ste. 315. Drs. David Bushore and Robert Jackson provide routine and surgical dermatology services as well as skin cancer detection and treatment options. 459-4869, www.balconesdermatology.com

14 Online marketing company **Yodle** relocated to a larger office at 12234 N. I-35 on Sept. 17. Yodle had three offices 9300 United Drive, 1905B Kramer Lane

Compiled by Amy Denney and Lyndsey Taylor

and 2201 Donley Drive. The company plans to grow from 375 to 750 employees in five years. Yodle has had a presence in Austin since May 2011 when it acquired ProfitFuel. 1-877-276-5104, www.yodle.com

15 Capital Otolaryngology, an umbrella group consisting of Snoring Austin, Nasal and Sinus Center, and the Renu Facial Cosmetic Center, is planning to relocate Oct. 1 from 12210 Renfert Way, Ste. 105, to the Cedar Bend Professional Center, 12309 N. MoPac, Ste. 100. The practices provide ear, nose and throat care. 339-4040, www.capoto.com

16 First Texas Honda relocated from 1301 W. Koenig Lane to a new location at 3400 Steck Ave. on Sept. 17. The new location is the largest Honda facility in the nation with more than 100 service bays, an air-conditioned showroom and use of a complimentary Honda while having a vehicle serviced. 458-2511, www.firsttexashonda.com

Closings

17 Saks Fifth Avenue plans to close its only Austin store, located at 9722 Great Hills Trail, on Dec. 31. The 52,000-square-foot store opened in 1997 in the Arboretum Market and employs 64 people. 231-3700, www.saks.com

School Notes

18 Spicewood Elementary School, 11601 Olson Drive, dedicated its new playground Sept. 13. The school received \$20,000 from the Dannon Yogurt Rally for Recess contest. Students, parents, volunteers and the PTA collected Dannon Danimals wrappers, and the school was one of five winning schools. The new playground has three slides, a climbing wall and canopy for shade. www.roundrockisd.org

In the News

19 Cloud Cap Inc. acquired **Mangia Pizza**, 8012 Mesa Drive, on Aug. 29 after the U.S. Bankruptcy Court approved Cloud Cap's plan of reorganization. Mangia Pizza resumed takeout and delivery service for lunch Sept. 12 and will resume dine-in service by mid- to late October after minor renovations. The pizza restaurant is known for its Chicago-style stuffed pizza. 302-5200

20 Automaker General Motors announced Sept. 7 that it will hire 500 information technology employees for its new **Austin IT Innovation Center**. GM spokeswoman Juli Huston-Rough said the center will be located at 717 E. Parmer Lane on the former Dell Inc. site. The positions will be for software developers, project managers, database experts, business analysts and other IT professionals. www.gm.com



Ramen Tatsu-ya opened Sept. 1 at 8557 Research Blvd., Ste. 126. The restaurant is decorated in red, black and white, and the bathrooms display graffiti art. The restaurant serves authentic Japanese ramen.



Derrick Crowe opened **Mothership Books and Games** in August his with wife, Laurie. Customers can pay to play games such as "Diablo" by the hour.



Michele Plummer opened **The Loop Restaurant & Bar** on Parmer Lane. She describes the menu as Texas comfort food. It includes chicken-fried steak.



Aziz Salon and Day Spa opened Aug. 1 in the Arboretum. The salon offers hair and nail services, facials, massages, Brazilian blowouts and Japanese hair-straightening treatments.



On Sept. 17, **First Texas Honda** moved into its recently completed dealership on Steck Avenue. The new dealership is the largest Honda facility in the United States.

21 Secure identities company **HID Global Corp.** announced plans Sept. 5 to build a \$30 million, 200,000-square-foot manufacturing and distribution center and hire 276 employees. The company identified 19 acres of land at 601 Center Ridge Drive behind the Shops at Tech Ridge development as the ideal location for the center. www.hidglobal.com

Halloween-related

22 House of Torment has returned for its 10th year at Highland Mall, 523 Highland Mall Blvd. This year brings three different attractions—The Awakening, Cursed: The Howling and The Slaughterhouse. The haunted house is open on select dates until Nov. 3. General admission is \$24.99 plus tax or \$34.99 plus tax for the VIP fast pass

lane. www.houseoftorment.com

23 Two locations of **Spirit Halloween** are open until Nov. 1 selling costumes, wigs, makeup, accessories and decorations. The Cedar Park location is at 11101 Pecan Park Blvd., and the Arboretum location is at 9333 Research Blvd. 250-8925, 795-6324, www.spirithalloween.com

24 Halloween Express is open until Nov. 2 at 11066 Pecan Park Blvd., Ste. 117, Cedar Park. The Halloween store sells costumes, including movie- and superhero-themed outfits, props and decorations. The store offers discounts to the military. 219-0659, www.halloweenexpress.com

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CALENDAR

September

29 Strut Your Mutt

Best Friends Animal Society's inaugural Strut Your Mutt in Austin is a leisurely group dog walk followed by a dog-themed festival that includes pet contests, photo opportunities, treats for dogs, activities and more. Attendees must register to participate. 8:30 a.m.–noon (registration at 7 a.m.). \$30 (\$35 day of), \$20 children 12 and younger with T-shirt (\$25 day of), free for children 12 and younger without receiving a T-shirt. Mueller Lake Park, 1829 Simond Ave. www.strutyourmutt.org

29–30 Old Pecan Street Festival

Dr. Seuss's Art workshop is featured at this year's fall festival where patrons may take photos with The Cat in the Hat and view the secret art and illustration art of Dr. Seuss. Face painting, carnival rides, a petting zoo and more than 600 artisans and performers, including Shel and Scorpion Child, are among the activities. Patrons may bring their dogs. Sat. 11a.m.–10 p.m., Sun. 11 a.m.–8 p.m. Free. Sixth Street between I-35 and Brazos Street. 485-3190. www.oldpecanstreetfestival.com

October

2 National Night Out

Anderson Mill Limited District and Gracywoods are among neighborhoods hosting National Night Out events, designed for residents to meet local law enforcement officers and for neighbors to promote safety in the community. Register a neighborhood online and receive an organizational kit in the mail with tips on how to organize, safety information, sample news releases and more. Activities for the event include cookouts, block parties, parades, flashlight walks and more. Deadline for registration is Oct. 1. Recommended 7–10 p.m. Free. 1-800-NITE-OUT, 610-649-7055. www.natw.org

Worth the trip



5–7 Oktoberfest in Fredericksburg

The 32nd annual Oktoberfest brings together food vendors, artists, musicians and dancing. Activities include the OkTubaFest for tuba and euphonium players, the chicken dance on the main square at 9:45 a.m. Saturday and a dominoes tournament at 1 p.m. Sunday. Sample German and Mexican-American food and more than 50 beers. \$6, \$1 (children ages 6–12), free (children younger than 6). Fri. 6 p.m.–midnight, Sat. 10 a.m.–midnight, Sun. 11 a.m.–6 p.m. Downtown Fredericksburg. 830-997-4810. www.oktoberfestinfbg.com

6–7 AIA Austin Homes Tour

The American Institute of Architects Austin chapter presents the 26th annual Homes Tour, where visitors take a self-guided tour of 13 homes to view new or recently renovated homes with unique architectural details. A map of the homes is available online. Tickets may be purchased through AIA, at Zinger

Hardware or Realty Austin's Lake Travis office. 10 a.m.–6 p.m. \$30 (in advance), \$35 (day of). www.aiahomestour.com

Worth the trip

Oct. 6–7, 13–14, 20–21, 27–28 Pumpkin patch at Silo Christmas Tree Farm

Silo Christmas Tree Farm west of Temple hosts its annual pumpkin patch and fall festival. Purchase tickets for activities such as hayrides, duck races, pumpkin painting or the bounce house. Pumpkins are 50 cents to \$10. 10 a.m.–5 p.m. Admission is a nonperishable food item or monetary donation to Helping Hands Ministry. 7617 McGregor Park Road, Temple. 254-986-7988. www.silochristmastreefarm.com

7 IBM Uptown Classic

The 13th annual IBM races begin at the Austin IBM campus and travel through The Domain. The races include a timed 10K, timed 5K and 1K fun run. Proceeds benefit YMCA Austin. Free parking is available in various lots at The Domain and the IBM campus. A parking map is available at packet pickup time. A post-race party begins immediately after the races and includes food and music by ShinyRibsRussel of The Gourds. 6 a.m. (packet pickup) 7:55 a.m. (first race). \$10–\$35. IBM Austin, 11501 Burnet Road. 482-8676. www.uptownclassic.com

7 Fall concert in the park

The Austin Symphonic Band performs its fall concert in Zilker Park featuring marches, show tunes and light classics. Bring a picnic basket, spread a blanket under the pecan trees and watch the stars come out as the band plays. 7–8:30 p.m. Free. Zilker Hillside Theater, Zilker Park, 2301 Barton Springs Road. 345-7420. www.austinsymphonicband.org

9–31 St. John's pumpkin patch

St. John's United Methodist Church has been organizing its pumpkin patch for 20 years with proceeds benefiting the youth missions program. The pumpkins come from a Navajo reservation in Farmington, N.M. The patch is open daily, and the cost of pumpkins ranges from 50 cents to \$15 with some oversized pumpkins for \$50. Families are welcome to take photos in the patch. Sun. noon–7 p.m.; Mon., Wed., Fri. 10 a.m.–7 p.m.; Tue., Thu. 2:30–7 p.m. Free. St. John's, 2140 Allandale Road. 452-5737. www.stjohnsaustin.org

13–31 Pumpkin patch and fall festival

Pick up a pumpkin and enjoy games, crafts and food at St. Mark United Methodist Church's annual fall festival and pumpkin patch. The festival is Oct. 13. from noon–6 p.m. Choose from a variety of pumpkin sizes, ranging in price from 50 cents to \$20. The pumpkin patch is open Oct. 13–31. Mon.–Fri. 9 a.m.–noon and 5–7 p.m., Sat. 9 a.m.–6 p.m., Sun. noon–6 p.m. Free admission. 601 W. Braker Lane. 836-5747. www.gb-gm-umc.org/stmarkaustintex

20 Dogtoberfest

Dogtoberfest raises money for local dog rescue groups such as Pug Rescue Austin, Austin Dog Rescue and Wee Rescue. The fifth annual event includes a canine costume contest, silent auction, pet-related demonstrations, wiener dog races and the inaugural 1K DogtoberTROT. Organizers expect almost 6,000 people to attend this year's event. 10 a.m.–4 p.m. \$20 for the DogtoberTROT, \$30 after Oct. 1. The Domain, 11410 Century Oaks Terrace. www.dogtoberfestaustin.org

Stiletto Stampede



The fourth annual Austin Stiletto Stampede is a 100-yard dash in high-heeled shoes to raise awareness and money for breast cancer. This year's dash is at the Triangle.

Oct. 20

By Amy Denney

October is National Breast Cancer Awareness Month, and one event is asking survivors, family, friends and even men to slip on a pair of high-heeled shoes for the cause.

"Last year we saw a lot of guys coming out to support their wives," said Nicole Pape, executive director for nonprofit Stiletto Stampede.

The nonprofit hosts a Stiletto Stampede race, now in its fourth year in Austin. It is a 100-yard dash in heels that are at least 2.5 inches high. Pape said the event has several heats, including one for breast cancer survivors and one for men, who will be required to wear heels.

Pape said proceeds from this year's event benefit Seton's new breast cancer center, scheduled to break ground in 2013 at Seton Medical Center Austin.

"We're excited to work with them," Pape said.

The Stiletto Stampede organization also has a boot camp for women who underwent surgery.

The race begins at 10 a.m. near Mama Fu's at the Triangle, 4700 N. Lamar Blvd. Registration is \$40, and a pre-event race event, Fashionably Pink, is Oct. 3 from 7–9 p.m. at the W Hotel where local designers showcase their pink dresses. For more information, call 567-4134 or visit www.stilettostampede.org.

20 Spooktacular Seek and Sprint

The Austin State Supported Living Center presents Spooktacular Seek and Sprint, a fundraiser for the building of a wheelchair-friendly greenhouse and other recreational equipment. The festival includes a 2-mile fun run and a 1-mile scavenger hunt/walk. Activity, food and drink tickets are sold for \$5–\$10. 8:30 a.m. (fun run), 9:30 a.m.–noon (festival). Free to attend, \$25 (fun run), \$55 (family of two adults and up to four children, includes both walk and run and activity card). 2203 W. 35th St. 374-6048. www.austinspooktacular.org



27 Underwater Spookhouse

Trick or treat at El Salido pool with a costume contest, treats and a free swim for Halloween. All ages are welcome. Free swimming will follow the costume contest. 5–6 p.m. Free. 11500 El Salido Parkway. 258-4104. www.amld.org

27 Balcones Market Days

More than 35 vendors are participating in the 11th annual Balcones Market Days. Vendors are selling items such as Mexican pewter, jewelry, pottery and clothing. From 11 a.m.–2 p.m., the Pumpkin Patch Cafe is serving sandwiches and drinks. Proceeds go toward scholarships. 10 a.m.–4 p.m. Free admission. Balcones Country Club, 8600 Balcones Country Club Drive. www.bccwa.org

28 Halloween Children's Concert

The Austin Symphony presents its annual Halloween Children's Concert featuring chilling songs that are entertaining for all ages. Attendees are encouraged to wear Halloween costumes. 2 p.m. \$12 (adults), \$8 (children). Long Center for the Performing Arts, 701 W. Riverside Drive. www.austinsymphony.org

Online Calendar

Submit Northwest Austin events at www.impactnews.com/austin-metro/northwest-austin

For more Northwest Austin events, visit <http://impactnews.com/search/event/northwest-austin-events>

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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EDUCATION FOCUS

Austin ISD adopts its budget, delays tax election

By Joe Olivieri

The Austin ISD board of trustees unanimously adopted its 2012–13 budget during its Aug. 28 meeting.

The board voted to keep its current tax rate, \$1.242 per \$100 of property valuation. Doing so meant that the board would not ask voters to consider a tax ratification election, or TRE, this November.

“This was not our year, but next year will be our year, so we need to get out in front of that and claim some dates quickly,” board President Mark Williams said of proposing a TRE.

Budget

The 2012–13 budget projects \$979.5 million for expenditures and other uses, and \$950.5 million for revenue and other sources of income.

The district plans to pay for the roughly \$29 million shortfall with transfers from reserves.

Included in the budget is an expense giving all regular, full- and part-time staff the equivalent of a 3 percent raise for one

year—a \$14.16 million expense.

TRE and reasoning

The district had been considering holding a TRE in either 2012 or 2013 in order to support existing programs, follow up on stated priorities such as full-day prekindergarten and make the one-time 3 percent raise for staff permanent.

The district’s deadline to decide whether to place a TRE on the ballot was Aug. 28, but the decision was effectively made two weeks earlier when it published a legal notice announcing that it would keep the tax rate flat.

Voters must approve any tax increase for the school district, Williams said.

Williams cited several reasons why he felt the district did not pursue the TRE in 2012.

AISD recognized that the Travis County Healthcare District and the City of Austin planned to place measures on the ballot. He said the district was sympathetic to the taxpayer and other governmental entities, and did not want to ask the taxpayer for too many



Board President Mark Williams said Austin ISD may hold a tax ratification election in 2013.

projects in any one year.

He said that the district wanted to delay asking for more money because it did not know what the funding situation will look like in the future.

Tax rates are made up of two parts: maintenance and operations funds (M&O), and interest and sinking funds (I&S). AISD’s M&O rate is \$1.079 per \$100 of valuation.

The maximum M&O rate a Texas school district is allowed to

have is \$1.17 per \$100. A district cannot go higher than that for any reason, Williams said. Raising the tax rate means there is less wiggle room in the future.

Williams said he was personally uncomfortable waiting until 2013 for the election because no one knows what will happen with the next legislative session and pending school finance lawsuits. The last legislative session resulted in roughly \$58 million in funding cuts across two years.

Round Rock ISD considers a November 2013 bond election

By Amy Denney

The Round Rock ISD board is pursuing a bond election for November 2013 that could include construction of a new middle school and a second performing arts center.

During a Sept. 11 facilities workshop, board members opted for the November 2013 ballot as long as the district has the design work ready for a new middle school before the bond package goes before voters.

“If we can design the middle school and get it going, have it in hand, we could bid it right after the first of 2014,” said Alan Albers, executive director of operations and maintenance. “That helps us ensure opening in 2015.”

In a projected \$200 million bond election, the increase to the debt service portion of the tax rate would be about 3 cents, occurring in the second year of the bond, should voters approve it, from 34 cents to 37 cents per \$100 assessed value. The rate would decrease after that.

The effect on an average home value of \$195,856 that increases in value 1.5 percent to 2 percent per year would be \$40 in year one, \$118 in year two and \$42 in the third year, according to data provided at the workshop.

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Wednesday	Thursday	Tuesday	Friday
HOSE-END SPRINKLERS BEFORE 10 A.M. or AFTER 7 P.M.		PUBLIC SCHOOLS BEFORE 5 A.M. or AFTER 7 P.M.	
Saturday	Sunday	Monday	

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Austin’s revised Water Use Management Plan is now in place, thanks to input from the community. This updated plan includes new water conservation strategies that make it easier for Austin Water to serve the needs of our customers while managing the impact of drought conditions.

Learn more about the revised conservation stages and watering schedule at WaterWiseAustin.org

CITY AND COUNTY

Austin

TxDOT drops cash tolls, implements pay by mail

The Texas Department of Transportation will implement a permanent pay-by-mail option for drivers without a TxTag sticker in their vehicles beginning Jan. 1.

TxDOT spokesman Mark Cross said the pay-by-mail option initially was a pilot program. TxDOT decided to eliminate the cash payment option for drivers using the Central Texas Turnpike System, and Cross said the department needed to offer a way for non-TxTag vehicles to pay tolls. The toll system will read the license plates via video and send a statement to drivers without a TxTag in



Texas tolls will no longer accept cash in January.

the mail after 16 days.

TxDOT spokeswoman Kelli Reyna said a \$1.15 service charge will be included on each statement to handle the processing and postage for the tolls.

Drivers have 60 days to pay the charge until it is a violation, and the fine is \$5.15 per statement, Reyna said.

Drought restrictions tighten

Austin Water Utility moved to Drought Response Stage 2 Water Use Restrictions on Sept. 4. Stage 2 restricts use of automatic irrigation systems to before 5 a.m. or after 7 p.m. Residents with odd-numbered addresses may use automatic sprinklers on Wednesdays, and even-numbered addresses may use them on Thursdays. For more information, visit www.austintexas.gov/departments/water.

City approves \$3.1 billion budget

Austin City Council voted 6-1 on Sept. 11 to adopt the 2012-13 budget and property tax rate increase. Mayor Lee Leffingwell opposed.

The \$3.1 billion budget takes effect Oct. 1. The new tax rate is 50.29 cents per \$100 of property valuation, up 2.18 cents from last year's rate. The owner of a median-priced home valued at \$178,327 may pay \$74.75 per month, according to the city.

Travis County

Photo ID not required at polls

Citizens who want to vote in the Nov. 6 elections must register before Oct. 9.

To register to vote, a resident must be: a U.S. citizen, a Travis County resident, at least 18 years old, not declared mentally incompetent by a court of law, and not a convicted felon who has not completed his or her sentence or been pardoned.

Early voting runs from Oct. 22 to Nov. 2. According to Travis County, voters can cast their ballot early at any participating early voting location.

Election Day is Nov. 6. Voters may utilize any vote center in the county, and are not required to vote at their assigned precinct.

Voters will not be required to present a photo ID at the polls. In a statement, Texas Secretary of State Hope Andrade said that a federal court panel denied judicial pre-clearance for the Texas Legislature's Senate Bill 14, which required photo ID to vote. Voters can present their voter registration cards, or other forms of identification such as a driver's license, passport or birth certificate.

For more information, visit www.vote-texas.gov. Travis County voters can visit www.traviscountyclerk.org and Williamson County voters can visit www.wilco.org.

Williamson County

CNN names county third in job growth nationwide

Williamson County earned the No. 3 slot on CNN Money's "Where the jobs are" list in August.

Williamson County's job growth from 2000-11 was 73.8 percent, according to the listing, which also cited the county's incentives for companies and low property taxes as a reason for the ranking.

Meetings

► **Austin City Council**

Austin City Hall, 301 W. Second St. 974-2497, www.austintexas.gov/departments/city-council

Oct. 11 and 18, 10 a.m.

City Council meetings are aired live on cable Channel 6 and webcast live at www.austintexas.gov/departments/channel-6

► **Travis County Commissioners Court**

700 Lavaca St., Austin www.co.travis.tx.us/commissioners_court Meetings are every Tuesday at 9 a.m.

► **Williamson County Commissioners Court**

710 S. Main St., Georgetown 943-1550, www.wilco.org Meetings are every Tuesday at 9:30 a.m.



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News Updates

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

Compiled by Amy Denney

MoPac express lanes get additional state funding, environmental approval

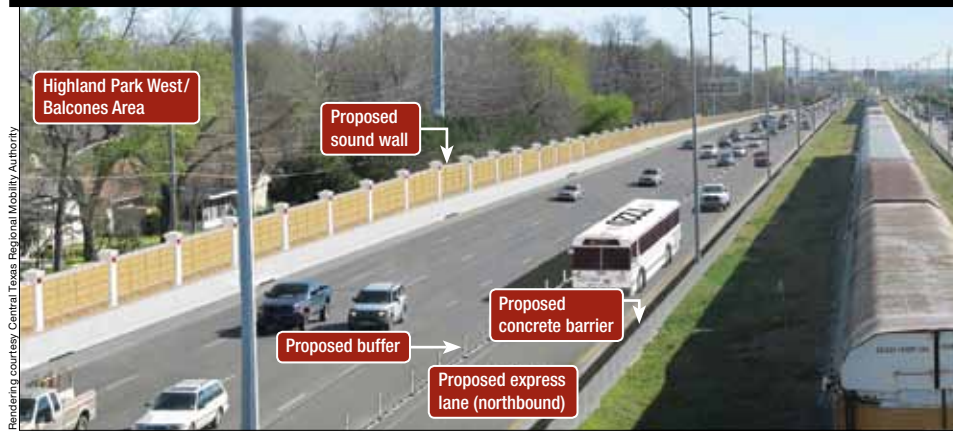
The MoPac Improvement Project, which will add one express lane in each direction to the roadway, passed several hurdles in August after the Texas Transportation Commission approved additional funding and the Federal Highway Administration issued its approval of the environmental study.

During its monthly meeting Aug. 30, the TTC approved a financial assistance agreement with the Central Texas Regional Mobility Authority for \$197.6 million in the form of a grant toward the project.

This amount includes \$130 million that the Capital Area Metropolitan Planning Organization, which is composed of elected officials in the five-county Central Texas Region, allocated for the project. CAMPO entered into an agreement in June with the Mobility Authority to fund \$130 million of the nearly \$200 million total cost.

"The state came up with extra money this year, and because there were no other [shovel-ready] projects, they allocated the money to us," said Steve Pustelnyk, Mobility Authority communications director.

Proposed MoPac express lanes



The partnership with CAMPO also includes creating a Regional Infrastructure Fund, in which the Mobility Authority will deposit \$230 million from toll revenue during the span of 25 years. CAMPO may use that money to fund other transportation projects.

The Mobility Authority will operate and monitor the express lanes, which will run from Parmer Lane to Cesar Chavez Street. Drivers will pay a toll that on average will range from 25 cents to \$4, but Pustelnyk said that when traffic is heavier, the toll could increase to more than \$4.

Once construction starts, Pustelnyk said it should take three years to complete. The

project is slated to wrap up in 2016.

The Texas Department of Transportation completed the environmental assessment of the project's effect in August. On Aug. 23, the Federal Highway Administration issued a letter to the Mobility Authority stating that it found the project will have no significant social, economic or environmental impact.

Pustelnyk said the Federal Highway Administration issuing its letter opens the door to begin construction, slated to start in mid-2013. He said the Mobility Authority will begin receiving proposals for the design-build process in the fall.

"It's already under way," he said.

Work begins on bus stations

Construction on bus stations for the MetroRapid route on North Lamar/South Congress began in September.

Capital Metro hosted a ground breaking Sept. 20 at the Chinatown Center, 10901 N. Lamar Blvd., where one of the stations will be built. The new station will have a shelter, bench and real-time information display for arrival times.

MetroRapid is the transit authority's rapid bus route that will run on North Lamar to South Congress Avenue and on Burnet Road to South Lamar Boulevard. Service is slated to begin in 2014.

"I believe MetroRapid is going to change the way people think about transit," said Linda Watson, Capital Metro CEO and president.



Capital Metro celebrated the ground breaking of the MetroRapid station at the Chinatown Center.

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Robinson Ranch

Continued from I 1

it remains one of the few empty tracts in Northwest Austin, making possibilities for what could become of it seemingly endless.

“They can do office, multifamily, retail development, commercial development and, of course, residential development,” said Jerry Rusthoven, a manager in the city’s Neighborhood Planning and Zoning Department. “Really, it’s pretty wide open on what they can do.”

Historically, the Robinsons have seemed more inclined to sell land for projects that will benefit the community. Over the past few decades, outer plots have been sold for construction of Toll 45, Loop 1, Round Rock ISD schools, St. David’s Medical Center Round Rock, Abbott Labs and Freescale.

The family sold almost 10 acres to Epoch Properties earlier in 2012 for an apartment complex to be located at 13401 Legendary Drive, according to city documents.

The possibilities

In the city’s Imagine Austin comprehensive plan, which directs the city’s growth and land development policies, Robinson Ranch is one of three so-called regional centers in Northwest Austin. The others are in the Great Hills area and around the intersection of RM 620 and US 183. The city intends to grow the centers by 25,000–45,000 people and 5,000–25,000 jobs during the course of the next few decades.

What form this growth will take in reality is very much in the hands of the Robinson family. The city zoned the property as a planned unit development (PUD), which Rusthoven said gives the owners more flexibility on how the property can be developed.

Once the land is sold, the city will be able to collect taxes on the property.

At the time of the Robinson Ranch annexation, there was talk of locating a medical school associated with The University of Texas on the land. The thought seemed in line with the types of projects the Robinsons have previously agreed to, but Armbrust said there have been no discussions on the matter.

Furthermore, UT has indicated that it would prefer for the facility to be close to its Central Austin campus, people familiar with the matter said. UT spokeswoman Tara Doolittle said that it was too early to talk location in regards to a medical school since stakeholders are still working on funding for the school.

The land’s value

Real estate experts agree that the Robinson Ranch land is valuable. Just how valuable is more difficult to pinpoint.

“I don’t think anyone knows how much it’s worth,” said Fred Higgins, an investment properties specialist at NAI REOC Austin, a local real estate services firm. “I bet some acres are valued as low as \$2,000 an acre up to \$80,000 or \$100,000 per acre.”

Then there are the potential sensitive



The Robinson family has been selective in selling parcels of its property for development. McNeil High School on McNeil Drive is surrounded by land that the family still owns.

environmental features of the land, which could alter its worth, he said. For instance, it could have underground caves—porous underground rock through which water drains into the aquifers that run into area streams.

“Ultimately, all those issues come out when you’re getting closer to actually developing. So it’s impossible to put a value on that property,” Higgins said.

He said that what is clear, though, is that the land is valuable—“insanely valuable.” And, Rusthoven said, its PUD zoning could make the land even more salable.

“What [the Robinsons] could do is they could sell a piece of it to someone and the price that that person pays will be reflected in the fact that [the buyer] won’t have to go through the city’s zoning process to get the right to do whatever they want to do,” Rusthoven said. “They will still have to get permission through the site plan process and building permits, but that’s not the tough part.”

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Education

Continued from I 1

Responding to community needs

South University honed in on Austin's value on higher education when it chose the city for its newest campus, which opened November 2011, campus president Marie Neal said.

"The growth that's here, that continues to happen, there's going to be a need for education institutions," she said.

Neal said that by the end of the year, South will be rolling out its program advisory committees, composed of local professionals and educators who will provide feedback on South's programs.

"They will look at the curriculum and program outcomes and connect it to what is happening," Neal said. "They can provide advice on what is happening and if the university does need to expand a program or offer the next level."

South is already planning to expand its program offerings. In January, students can pursue a master's degree in criminal justice, and a master's in information systems technology is on the horizon, Neal said.

At Concordia, developing Christian leaders has always been a high priority for the private, Lutheran-based liberal arts university, Christian said.

The university has unveiled several new programs in the past couple of years, including a Master in Business Administration that focuses on helping students become leaders in the community and its first online-only program, a master of education in differentiated instruction.

"I think our growth is about to start really happening online," said Kristi Kirk, vice provost for student and enrollment support. "We wanted to wait and do that well."

Enriching the student experience

At the Baylor Executive MBA program in Austin, Executive Director David Wallace said students benefit most with a maximum of 40 enrolled per two-year program.

"What we're actually trying to do is continue to refine the quality of the students that are coming in," he said. "We're trying to expand the pool of candidates but still end up with that maximum of 40 students."

He said the average student is 36 years old with five to eight years of leadership experience and has a family. Many students finance their education themselves as fewer employers offer a stipend to help cover the \$84,000 cost.

"Prospective students are doing more due diligence on comparing programs," Wallace said.

The University of Phoenix in Austin also relies on its partnerships with organizations to ensure students' degrees are relevant, Campus Director Mark Cullup said.

"We need to make sure we have our ear to the ground and get feedback from our business community to make sure their skills are applicable," he said.

Enrollment has remained at about 3,700 students at the Austin and Killeen campuses and online courses. Cullup said the growth the campuses see comes from an increasing number of students in their mid-20s.

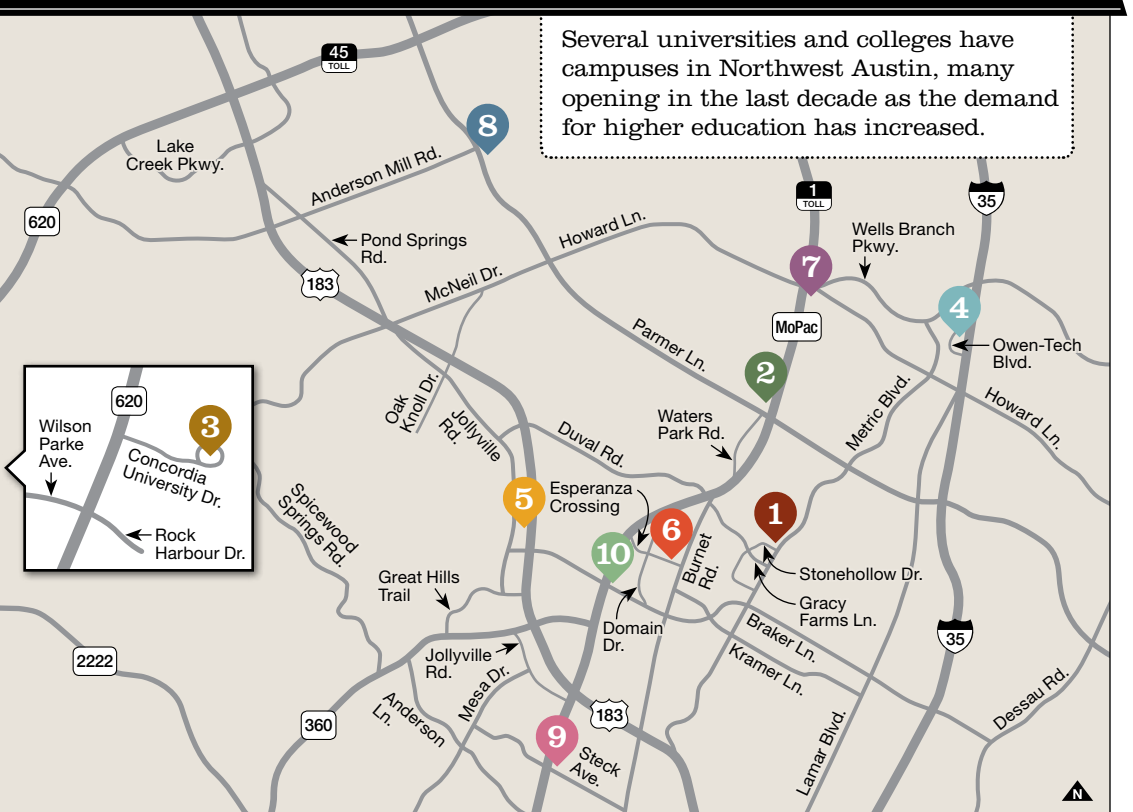
"The generation coming up is trying to get into the workplace and not waiting to raise a family and seek education," Director of Academic Affairs Rodney Luster said.

Expanding facilities

At least two higher education institutions are considering options for expanding their facilities.

Austin Community College completed the purchase of the 81-acre Highland Mall site and mall lease in August. The first renovation project is under way on the former JC Penney store where ACC plans to create a math emporium with classroom space. It will open to students in fall 2014, said Neil Vickers, associate vice president of finance

Higher education institutions in Northwest Austin



Campus	Enrollment	Year opened	Campus	Enrollment	Year opened
1 Austin Community College Northridge campus	10,252	1989	6 Le Cordon Bleu College of Culinary Arts	600–900	2001
2 Baylor University Executive MBA	40 per program	2005	7 National American University	N/A	2008
3 Concordia University Texas	2,584	1926	8 South University	About 80	2011
4 EcoTech Institute	N/A	Projected 2013	9 Strayer University	N/A	2010
5 Keller Graduate School of Management of DeVry University	1,329 statewide	2005	10 University of Phoenix at Austin	About 3,700	2005

and budget.

The college will be able to use part of the new space for classrooms while other campuses undergo renovations, he said.

One of those renovations could occur in the next five years at Northridge, ACC's largest campus. That campus saw a 15 percent increase in student population to 10,252 students between 2007–11. Vickers said the ideal enrollment is 10,000 at Northridge.

At Concordia, the university is close to maxing out on facility space at its RM 620 campus, despite having relocated in 2008

from its Central Austin facility. Kirk said Concordia is in the process of purchasing 50-plus adjacent acres of land and is developing a master plan for the land.

"Our biggest immediate need is residence halls," she said. "We are beyond capacity, and that continues to be one of our challenges of meeting the needs of students who really want that traditional college experience."

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Higher education or college growth





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7	8	9	10	11	12	13
14 CHA 7:00	15	16	17	18	19 HOU 7:05	20 HOU 7:00
21 LE 5:00	22	23	24 MIL 7:30	25	26	27
28 OKC 4:00	29	30	31	<div> <div></div> HOME <div></div> AWAY </div>		

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City Council

Continued from I 1

Councilwoman Laura Morrison said.

The 2011 council election drew 7.4 percent of registered voters to the polls, and the mayoral election in 2012 saw a turnout of 10.5 percent. In the 2008 presidential election, voter turnout was about 61.6 percent of the voting-eligible population, and in the 2010 federal elections, voter turnout was about 41 percent of the voting-eligible population, according to data compiled by Michael McDonald of George Mason University.

In order to encourage the highest turnout for all council elections and keep a consistent turnout for the elections, term lengths had to be amended to conform with even-numbered year elections.

Current term lengths and limits are three terms of three years each, a total of nine years. Proposition 2 would have council members serve a total of eight years. Mayor Lee Leffingwell said the change in term length is for a good reason, but he disagrees with the idea of term limits.

“Philosophically, I don’t agree with term limits, but that’s what’s going to be on the ballot,” he said. “I think term limits are up to the voters. If they want to re-elect somebody, they should have that choice, and if they don’t want to elect somebody, they should have that choice.”

If Proposition 2 is approved by the voters, all members serving except Councilwoman Kathie Tovo would term out, though council members would still be allowed to run for mayor. Three council members are serving their third term and will be ineligible for re-election. Council members still will be able to run for mayor.

Propositions 3 and 4: geographic representation

Propositions 3 and 4 would both create single-member districts and expand the City Council to 11 seats.

The current six-seat council and mayor

are elected at-large with no designated geographic districts. Austin is the 13th-largest city in the United States with a population of 820,611 in 2011, according to the U.S. Census Bureau, and it is the largest city in the nation that still elects its council members at-large.

City of Austin Demographer Ryan Robinson said both of the plans come with difficulties in drawing districts because of the city’s demographics and the need to create a district with a strong enough African-American population for the group to elect a candidate of their choice, a requirement under federal law.

According to the 2010 census, Austin has an African-American population of 7.7 percent. The Hispanic population is 35.1 percent, and the white population is 48.7 percent. Robinson said the African-American population is decreasing in the city.

Any representation plan has to be submitted to the U.S. Department of Justice for preclearance.

“I personally have felt for a long time that it’s important to have geographic representation,” Leffingwell said. “I favored geographic representation, and I have supported balancing that with a hybrid system.”

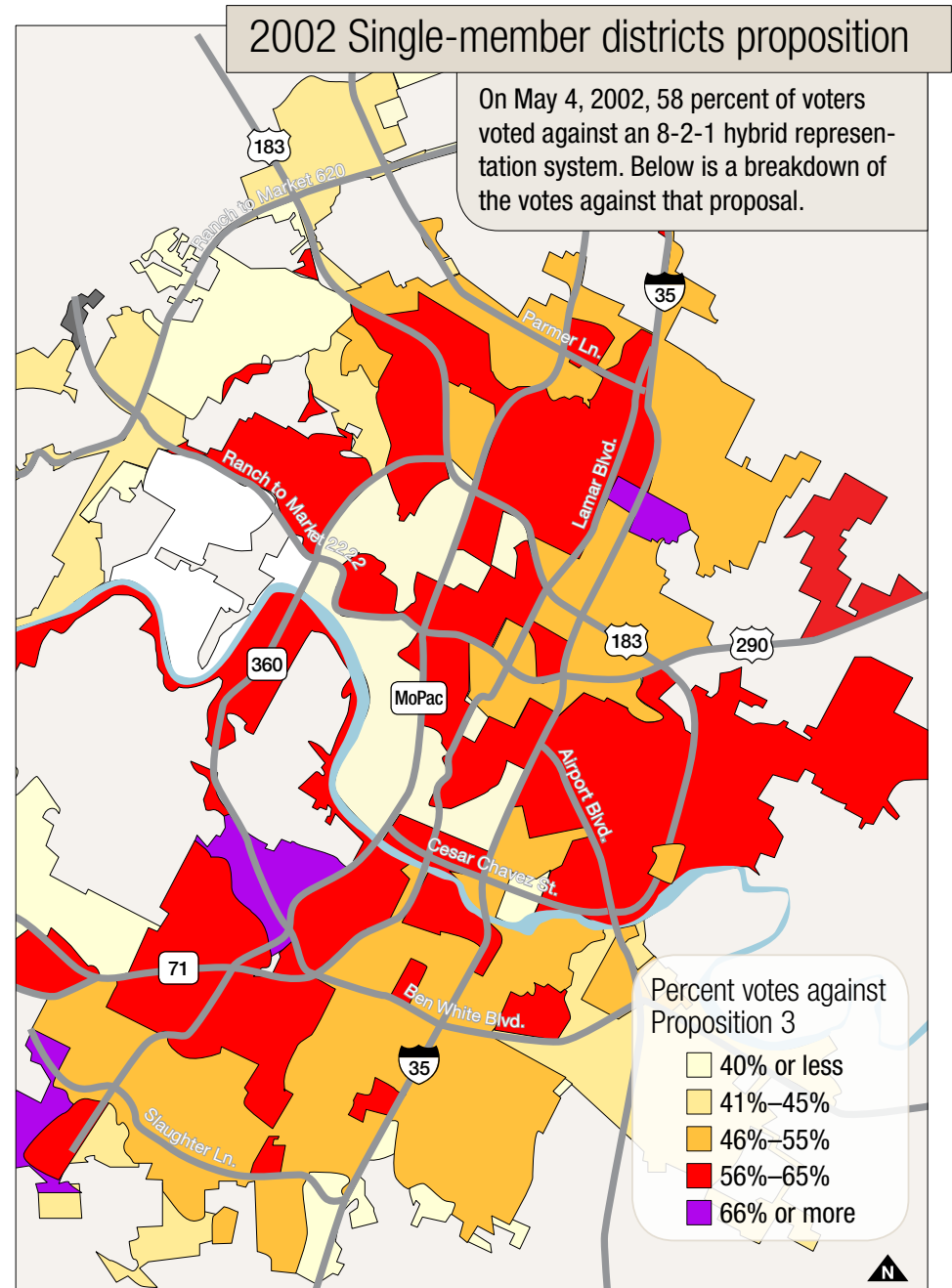
Many council members, including the mayor, Councilman Chris Riley and Morrison, support the hybrid system because they feel at-large seats would provide a broad, citywide perspective to the council and help stem focusing solely on the interest of individual districts.

Peck Young, a volunteer with Austinites for Geographic Representation, said both he and AGR support the 10-1 system over the 8-2-1 system because it provides a better distribution of representation. The 10-1 system was put on the ballot in the beginning of August after a petition with more than the 20,000 required signatures was approved by the city clerk.

“We need to go to geographic representation, and it’s the one fair, and, in my opinion, legal, plan for all parts of Austin to

“I personally have felt for a long time that it’s important to have geographic representation. I favored geographic representation, and I have supported balancing that with a hybrid system.”

—Lee Leffingwell
Mayor



have a voice on the City Council,” Young said. “It’s the plan that was written, proposed and put on the ballot by the citizens of Austin. This is the fairest plan under the definition of law.”

Leffingwell said there is no reason to think the 8-2-1 plan wouldn’t be approved by the Department of Justice.

Proposition 3 also requires that an independent citizen redistricting commission be established to draw the boundaries. The

14-member commission would exclude anyone who has recently been employed by the City of Austin or is actively involved in the political arena.

Under Proposition 4, the council would develop the boundaries or form a committee to develop the boundaries.

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BUSINESS

Honey Bee Quilt Store

American pastime thrives in niche market

By Amy Denney

At Honey Bee Quilt Store, customers shop for more than just fabric, patterns and supplies. They come for inspiration.

The store, with its walls adorned with newly sewn quilts created by owner Dianne Ferguson and her staff, serves as a springboard for creativity.

"I encourage people who come into my shop to get strong in quilting and in confidence," Ferguson said.

One of those quilts is a design that Ferguson and her staff created for *American Patchwork and Quilting* magazine. The publication chose Ferguson's store as one of the top 10 quilt stores in the nation for its Quilt Sampler section in the spring/summer 2012 issue. Ferguson and her staff had just two weeks to complete a never-before-used pattern and sew the entire project.

At the time Honey Bee Quilt Store was selected in 2011, the

state was suffering from one of the worst droughts in history. Ferguson designed a quilt to show the progression of a drought with darker browns and greens at the top. The fabric fades into brighter, softer colors at the base of the quilt where the stitching creates a pattern of blooming flowers.

Ferguson said the fabric pieces were designed to resemble a rain chain, which helps drain water using chains or cups instead of a rain gutter. She said she first saw one at a friend's home.

"You never know where your inspiration will hit," she said.

Ferguson opened Honey Bee Quilt Store with two of her three sisters, Maryann Westerberg and Carolyn Thompson. They garnered the reputation of carrying an eclectic mix of fabric that reflected their different personalities, Ferguson said. She has kept up that reputation by incorporating her staff's opinions when purchasing new merchandise.

"I involve all the staff because everyone has a different taste," she said.

The range of fabric options, from Marvel Comics-themed patterns to replicated Civil War-era prints, caters to every type of quilter, she said. The store also carries quilting patterns from local businesses such as Sewhooked, a business started by a woman who lives in the nearby Milwood neighborhood.

Learning opportunities

Honey Bee Quilt Store offers several classes for people wanting to learn new techniques, add to their quilting skills or learn how to create a whole quilt, such as using old T-shirts for the squares.

Two years ago, the price of fabric increased, so Ferguson started a class in which participants bring in their own stash of fabric to share in a quilting project.

"It was really popular, and we're still doing it," she said.

Honey Bee Quilt Store celebrated its 10th anniversary in March. Dianne Ferguson is the sole owner. ▶



Photos by Amy Denney



▲ Dianne Ferguson began quilting 25 years ago.

◆ Ferguson enjoys creating quilts with texture, such as the button eyes on this owl quilt.

Honey Bee Quilt Store
9308 Anderson Mill Road, Ste. 300
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www.honeybeequiltstore.com



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DINING

Elevation Burger

Family plans to open third area location Nov. 1

By Amy Denney

Danny Bone knows the burger business is a serious one.

“People have as many opinions about burgers as politics,” he said.

Danny, who co-owns the two Austin Elevation Burger franchises with younger brother Dennis and nephew Ronnie, aims to sell the best burger at an affordable price. Although it is no easy feat, the Bones are well-acquainted with the food service industry and competition. The family owned the Dunkin’ Donuts on Research Boulevard for more than 35 years before selling the franchise in 2007.

Three years ago, the Bones got back in the business and became the first to franchise Arlington, Va.-based Elevation Burger. The Great Hills Trail location opened in May 2009, and the Anderson Lane location opened in April 2011.

“When we found [Elevation Burger], it just screamed Austin,” Dennis said.

Despite the restaurant being a franchise, Danny said the family is ingrained in every part of running their two locations, with a third opening Nov. 1.

“You hear people talk about it being a franchise, but corporate doesn’t have anything to do with our success,” he said.

The Bones are in the restaurants daily, and the family makes a point to eat together at the restaurant once a week.

“Every Saturday, the whole family takes up this section,” said Dennis’ son Ronnie, pointing at one of the longer tables in the restaurant.

Danny said the family was drawn to Elevation Burger because of the quality of

the organic, grass-fed beef, aged cheddar cheese and locally sourced produce that founder Hans Hess emphasized. The beef comes from free-range farms.

“We felt good selling it,” said Ronnie, who helps manage the Great Hills location.

In July, the Bones convinced Hess to add organic bacon and sauteed portobello mushrooms to the menu. Dennis said the new ingredients are an added bonus to the menu.

The Elevation Burger (\$6.19) consists of two beef patties with two slices of cheddar and an unlimited number of toppings, including caramelized onions, tomatoes, lettuce, mayo, pickles and red pepper relish at no additional charge. The restaurant offers two veggie burgers, one of which is vegan.

Because burgers are a hot topic in Austin, Dennis said being near other burger restaurants—Five Guys Burgers and Fries is in the Arboretum, and Mighty Fine Burgers is at the Shops at Arbor Walk—actually helps them. He said the area’s overall abundance of restaurant choices drives business.

“The more you bring in, the more people come,” Dennis said.

The brothers’ next move is to get the new drive-thru location up and running in the former Terra Burger location, 10611 Research Blvd. Dennis said the location will include some outdoor seating as well as a playscape.

“We’re excited about opening the other one because it’ll be more exposure,” Dennis said.



Photos by Amy Denney

The Elevation Burger (right) comes with two beef patties, two slices of cheese and unlimited toppings at no additional charge. The restaurant has two veggie burgers, one of which is vegan (left), for \$3.39 each.



▲ Danny Bone is the co-owner of the Austin franchise.
◀ Dennis Bone (right), Danny’s younger brother, co-owns the Austin franchises with his son Ronnie.

Fresh and local

Elevation Burger uses produce distributor FreshPoint in Austin to find local produce for its burger toppings and salads. Unlike its meat, the produce is not all organic.

“Our big goal is to get to entirely organic. What holds us back is prices,” franchise co-owner Danny Bone said.

He said produce is prepared and sliced at the store.

“Everything we do is almost like a burger you would make at home,” Danny said.



Elevation Burger’s fries are hand-cut every day using a machine mounted to the wall and then fried in olive oil.

Elevation Burger

9828 Great Hills Trail, Ste. 110 (sit-down)

10611 Research Blvd. (drive-thru)

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PEOPLE

Kareem Hajjar

Legal counsel of Austin bars and restaurants

By Macy Hurwitz

Kareem Hajjar is a proud native Austinite. When asked where he was from, he said, “Seton [Medical Center Austin], second floor.” After his father instilled a love of real estate from an early age, Hajjar went to The University of Notre Dame for his undergraduate degree and ended up back in Austin to attend law school at The University of Texas.

As a young attorney, Hajjar found his niche representing local restaurants and bars. Hajjar is the principal at Hajjar Sutherland Peters & Washmon LLP, which represents more than 300 bars and restaurants throughout Texas.

Hajjar’s participation in the culinary world does not stop with his law practice, as he serves on the board of the Sustainable Food Center and the board of the Hill Country Conservancy.

What made you want to practice law?

It was either going to be investment banking or real estate of some kind, and that was from a really early age. I was always attracted to both. When I got into [The University of Texas], it was something I couldn’t pass up.

I came here and still was sort of unsure my first year in law school whether I was going to leverage it to go into banking somehow or if I was actually going to practice [law]. But I started clerking at a real estate law firm my first year and never thought about banking again.

What about real estate was attractive to you?

My father is a local small-business owner. We owned a local swimming pool business. One of the things he did right was he got me involved in investing at a really early age. He started showing me about stocks and investments at age 7, and as long as I can remember, we would read the business page together.

I understood that if I invested this much money, I would get this much money, and I didn’t have to do anything.

I always had a little job at some point—I was always working doing something—so I always had a little bit of money. He opened an account for me, and we started making trades together. The first stock I ever bought was Mirage Resort. The reason I bought it was they

opened the Treasure Island, and I liked pirates.

Real estate is very much the same. You’re identifying something that can hopefully make money without having to do anything. As my dad eloquently said, ‘Your money works while you’re sleeping.’

You have a lot better baseline of what it is that you’re buying and getting into with real estate (than stocks), so it makes for a really nice investment, and when it comes to being a lawyer in real estate, to me, when dealing with titles and entitlements, it seems like a crossword puzzle. If you like crossword puzzles, you’ll love real estate law.

At the end of the day, you’re still dealing in a finite box. Every project has something that is special to that one project, but you’re still dealing with an effective finite set of rules. It’s always fun trying to find new ways to deal with those issues within the set of rules that you’re given.

How did you come to have so many bars and restaurants as clients?

I was a young lawyer, and I met a young broker who was putting together a deal, and that deal ended up being Doc’s Motorworks on South Congress Avenue.

I was barely out of law school at the time I represented Doc’s, but they were ecstatic with the work. They hadn’t seen work like that before, and shortly

thereafter, I started representing all of Waterloo Icehouse because one of the owners of Doc’s is an owner of Waterloo.

At that point, there wasn’t anyone representing bars and restaurants. I just started doing it and getting more and more clients because there was not anyone else doing what I was doing.

There was no counsel that was specifically geared toward their needs, and over time as the issues became more and more widespread, people started calling and saying, ‘Hey, I need corporate documents, and I understand you represent bars and restaurants.’

What special needs do restaurants and bars have?

What makes them unique is they have legal issues across the board. It’s not like any other retail use. They employ more people, they have more customers, and they create noises and smells.

They have more lawsuits dealing with wrongful termination, they get slip-and-falls and there wasn’t anybody at the time who was doing it, so they were sort of like a man without a country.

After realizing that this niche existed, I really embraced it. They are the best clients. They are so hardworking. They understand the value of a dollar. You can’t own a bar or restaurant and be lazy. If you are, you won’t own a bar or restaurant for very long. They are a great

A collection of Hajjar’s clients

- 219 West
- C. Hunts Ice House
- Dickey’s Barbecue Pit
- Doc’s Motorworks
- Hunan Ranch
- J. Black’s
- PhoNatic Vietnamese Cuisine
- Rudy’s Country Store and Bar-B-Q
- Texican Cafe
- Thunderbird Coffee
- Uchi and Uchiko
- Vivo
- Wahoo’s Fish Taco
- Waterloo Ice House
- Weirdos

client to have, and I am blessed to have this group of clients.

Were you interested in the restaurant world before you started to do this?

I was a barista for a while in college, but no. I don’t think there’s a guy alive who doesn’t want to own a bar, but they don’t understand how much work it is, whether it’s an 800-square-foot bar or an 8,000-square-foot bar. Now that I know what I know, I definitely don’t want to own one anymore. I will leave it to the people who will do it much better than I would.

How did you learn to account for all the different types of law you need to use to represent these clients?

At this point, I’ve been doing it 10 years, and it’s not all me. There’s a firm that’s behind me. I represent them in all of their corporate and real estate transactions, but we have counsel here that will help them with litigation, we have counsel that will help them with those employment disputes and [Texas Alcoholic Beverage Commission] issues, so it’s not just Kareem Hajjar: One Man Band. There’s nine of us now that in some form or fashion are representing them.

I get the vast majority of the credit because I’m doing the most visible work, but there’s a lot more to it.



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NONPROFIT

SafePlace

Domestic violence organization offers more than shelter

By Kelli Fontenot

Knowing the person calling SafePlace's 24-hour hotline for domestic violence and sexual assault could be just blocks away is unnerving to some volunteers, but not Family Shelter Director Melinda Cantu. She said that not much surprises her after 22 years in the field.

Callers usually seek refuge, but some ask what counts as abuse and even confess they are perpetrators. It is up to the caller to decide how to react, Cantu said, but the nonprofit offers resources citizens can use to make tough choices.

Cantu oversees the Kelly White Family Shelter, SafePlace's 105-bed facility where victims stay for an average of 47 days in living areas with a kitchen, dining room, living room and bedrooms.

"Our goal is to make sure that they're safer when they walk out than when they walk in, whether they stay for an hour or a couple of months," she said, noting shelter is

just one of SafePlace's services.

SafePlace has helped the region since the first rape crisis center in Texas, the Austin Rape Crisis Center, was established in 1974.

Three years later, the Center for Battered Women opened the state's first emergency shelter for women and children, and the two merged in 1998 to form SafePlace. That same year, it expanded to offer support for individuals with disabilities and received \$3.5 million from the City of Austin to build the family shelter.

Today, the nonprofit is funded mainly by government and foundation grants, and signs thanking donors decorate its resource center and charter school. Within SafePlace's gates, winding hallways surround volunteers' desks and rooms where clients tell their stories for what is often the first time.

The group's mission is to end sexual and domestic violence through safety, healing,

prevention and social change—and community involvement is critical, SafePlace Executive Director Julia Spann said.

In addition to 141 staff, nearly 300 people volunteered in 2011, and 500 more helped with special programs. SafePlace focuses on prevention and encourages locals to speak out when they see abuse warning signs, Cantu said.

Spann points to Caring and Connecting, a middle- and high-school program that started in September and provides abuse prevention resources to help Austin ISD coaches educate student athletes on the issue.

"We can't grow enough to address the enormity of this issue," she said. "Violence is pervasive, and the results are dire. If people just think it's up to the person or to the police to fix it, they're wrong. This is a societal problem, and every one of us has a role and a great opportunity to step up."

SafePlace Family Shelter Director Melinda Cantu (right) offers supplies to domestic violence and sexual assault victims. ▶



Photo courtesy SafePlace

Domestic violence statistics in 2011

- **12,843** Domestic violence calls the SafePlace hotline received
- **60,000** Austinites experiencing violence at the hands of an intimate partner at any given time
- **One in three** Teens in Austin report they have a friend in an abusive relationship
- **1,290** Calls to the SafePlace hotline related to sexual assault and rape
- **816** Number of rapes and sexual assaults reported to the Austin Police Department
- **20–40** Percentage of rapes and sexual assaults that get reported in the U.S.
- **One in seven** Teens in Austin physically hurt or threatened by a dating partner
- **1 million+** Texans who are currently in an abusive relationship (5.9 percent of state population)

Source: SafePlace 2011 data

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ATTENTION PROPERTY OWNERS AND MANAGERS IN AUSTIN:

New Recycling Requirements Begin Oct. 1, 2012

Affected properties include:

75 units+

Multifamily residential properties with 75 units or more

100,000 sq. ft.+

Commercial office buildings 100,000 square feet or larger

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PLASTICS #1 & #2

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GLASS

In the next four years, the Universal Recycling Ordinance will require all Austin properties to recycle.

www.austintexas.gov/commercialrecycling

COFFEE WITH IMPACT

Gary Hoover

Austin entrepreneur, founder of Bookstop and Hoovers

By Emilie Boenig

Gary Hoover is an entrepreneur, lecturer and owner of a personal library of more than 50,000 books. At age 30, he founded book superstore Bookstop, which was sold to Barnes & Noble for \$41.5 million, and he later founded the Internet-based business information publisher Reference Press, now known as Hoovers. In 2010, he served as the entrepreneur in residence at the Herb Kelleher Center for Entrepreneurship at the McCombs School of Business at The University of Texas at Austin. Hoover speaks to Fortune 500 executives, trade associations, entrepreneurs and students throughout the world.

You obviously have a passion for books. Is that what made you decide to open a big book superstore?

No, really it was a passion for retail. I've been into books since about [age] 7, been into retail since about [age] 12, so that led to the creation of what became Hoovers. I'm much better known for that when I travel and make speeches than I am for Bookstop. To me, there are few things more exciting than businesses. They affect more people or they are more real, they are more interesting and they are tightly bounded by their rules like any good game.

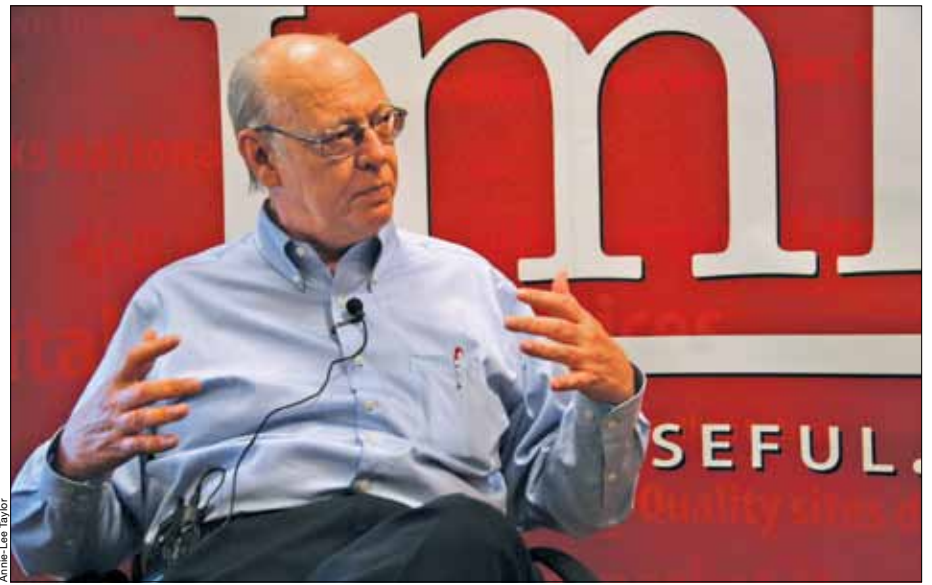
Why is Austin such a great town for entrepreneurs?

First of all, Austin is in the Sun Belt. And then you have the state capital here,

and let's face it, there are about zero odds that long-term government is going to shrink. And then I really believe Austin's greatest strength is that it's in Texas, which obviously is a mix of a bunch of different things. This is a fundamentally an entrepreneurial state, and it is fundamentally a pro-business state. Also, and possibly the most important, this is a pro-immigrant state. Austin is, for a city of its size, pretty cosmopolitan.

What do you see in terms of trends, not only in industries, but also in innovation?

The big thing that not everybody sees, and one of the most important trends in our society is first, the rise of the service industry in the U.S. economy. We spend far less on food than we did 20 years ago, and less on clothing, too. What we spend



Annie-Lee Taylor

During an interview with *Community Impact Newspaper*, Bookstop and Hoovers founder Gary Hoover said entrepreneurs should be curious, take the business seriously and become an industry expert.

on now is education, entertainment, recreation and travel. That's a huge thing people aren't really focused on. The other big trend is globalization. In the world of our present and future, it's got to be global. Those are [trends] and what everyone is talking about.

How do you help people see if their idea is a good idea?

I believe I can show you how to figure out whether your idea is a good one or not. I find this over and over, they are looking at me, asking if it's a good idea, and there's no way [for me] to tell. How big is

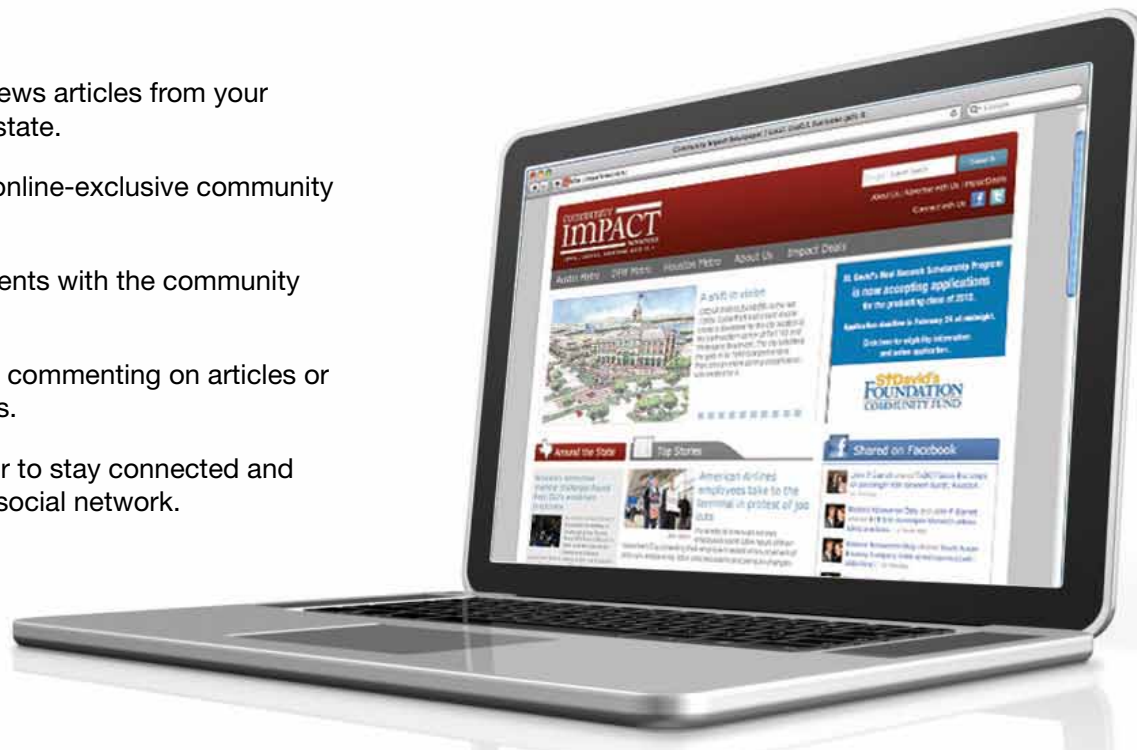
the market? Is it a growing market? How many people have you talked to? In many cases, the bolder the idea, the more you kind of have to extrapolate.

Is there any advice you can give our readers?

With mom and pop [businesses], you've got to love it, and you have to take it seriously. You have to want to be an expert. Do you believe in what you're doing, and do you obsess about your customer? Think entrepreneurially. Be curious, and join the right groups. Take classes, read and learn, and then don't be afraid to cross borders.

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AUSTIN CITY LIMITS MUSIC FESTIVAL

Compiled by Gene Davis



ACL may grow to two weekends next year

Austin City Limits will likely be held during two weekends next year.

City officials approved the move to two weekends but did not confirm that negotiations had ended.

Austin City Council voted unanimously at its Aug. 16 meeting to continue negotiations with C3 Presents to extend ACL.

Council members debated the topic, amending the original resolution to only move forward with negotiations rather than encouraging City Manager Marc Ott to execute an agreement for an extended festival.

“We did hear some concerns from stakeholders that negotiations are ongoing, and it might be more appropriate today that instead of encouraging negotiations and implementation, to just encourage ongoing negotiations,” Councilwoman Kathie Tovo said during the meeting.

Several residents expressed concern with the option of extending the music festival another weekend, asking the council to look further into effects the extension could have, including traffic, parking and pedestrians, as well as potential additional performance days at Auditorium Shores, an aspect of the resolution that was removed by Mayor Lee Leffingwell.

Jamie Grant, executive director of the Long Center for the Performing Arts, said his organization supports the resolution after an amendment was made.

“It is imperative that there be some sort of long-term study that contemplates how all these things—the Palmer Event Center, the Long Center, Auditorium Shores—can work together,” he said.

Melissa Hawthorne, who spoke to the council on behalf of the Barton Hills Neighborhood Association, said the group has been talking with C3 Presents about its plans for ACL and had some concerns.

“In the area of town, we’ve seen growth of multifamily structures down the corridor, which is where we want them, but all of those people are now geared toward these parks,” she said. “We’re talking about more and more events . . . we’re just concerned that the parks aren’t growing in the urban core. They need to be maintained, and that passive space has a great benefit.”

ACL boasts diverse lineup

With headliners Red Hot Chili Peppers, Neil Young and Crazy Horse, The Black Keys, and Jack White, a three-day festival pass for the 2012 Austin City Limits Music Festival sold out in a record 40 minutes in May, festival organizers said.

The event, produced by Austin-based C3 Presents, features more than 120 bands on eight stages in Zilker Park on Oct. 12–14. To see the festival’s full lineup, visit www.aclfestival.com.

ACL sells several types of tickets to the event: a three-day weekend pass, one-day tickets for a selected date or VIP tickets that provide special access to stages and amenities. All types of tickets sold out for this year’s event, festival organizers said.

Visit www.impactnews.com for festival coverage.

GETTING TO THE EVENT

Parking

With approximately 15,000 off-street parking spaces and 3,000 on-street, metered parking spaces, parking is a rare commodity in downtown Austin during ACL.

The parking options will largely be the same as last year, with the addition of a 1,400-space parking garage at the Silicon Laboratories building, 400 E. Cesar Chavez St.

The ParkMe App for iPhone and the Internet will have live updates on available on-street and off-street parking and how much the parking spots cost.

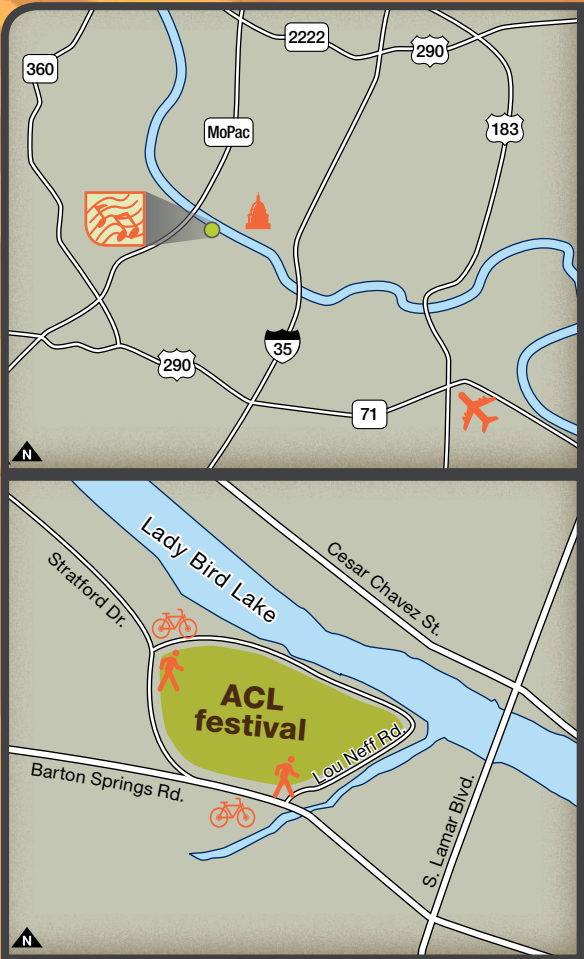
Shuttle bus

The festival will once again offer a free shuttle service from downtown to Zilker Park. The shuttle stop is located at the north end of Republic Square and drops attendees off at the main ACL entrance on Barton Springs Road.

Biking

There is space at Zilker Park for bicycle parking at both the north and south entrances. A bike station will also be available for riders who need last-minute repair or bike gear.

DOWNTOWN PARKING GUIDE



Top Stories

Hill Country Galleria doing better after a difficult start

Bee Cave Within two-and-a-half years, the Hill Country Galleria has gone from bankruptcy to being almost fully occupied.

The 152-acre development in Bee Cave is leased out of office space and has about 96 percent retail occupancy, said Adrian Overstreet, the manager of the Galleria. Overstreet and several partners purchased the Galleria out of bankruptcy in 2010.

In 2010, the Galleria had 60 percent retail occupancy and one office tenant,

Overstreet said.

Overstreet and his partners purchased the Galleria for \$75 million. The original developer, Opus West Corp., had taken out a \$192 million loan to build the Galleria in 2008.

Overstreet said the Galleria was hurt by the economic downturn that hit soon after it was built. Also, the bankruptcy meant Opus West Corp. did not have the long-term vision necessary to complete the project, Overstreet said.

“People in bankruptcy live day-to-day instead of trying to see the light at the end of the tunnel,” he said.

Full story by By Gene Davis

SALES TAX REVENUE: HILL COUNTRY GALLERIA

The amount of sales tax revenue generated by the Hill Country Galleria has increased annually since the Galleria opened in 2008. The Galleria is expected to generate even more sales tax revenue with the recent opening of Whole Foods Market.



Location of new Pflugerville ISD high school debated

Pflugerville As students and parents in Pflugerville were counting down the final days until the school year began, Pflugerville ISD trustees and City Council members convened a special meeting to talk about one thing—how to plan for the city’s next high school.

The Aug. 21 meeting came on the heels of PISD pulling out of a \$5.49 million land

purchase—land that school officials say is necessary to build a new, \$90 million high school in rapidly growing East Pflugerville.

PISD’s needs are in Travis County, where most land sits outside of city limits but within the extraterritorial jurisdiction, or ETJ. Templeton Demographics, a consulting firm contracted by PISD to analyze enrollment projections through 2021–22, tracks rates for new single-family homes and multifamily apartments. Templeton president Bob Templeton said most of the housing demand occurring throughout Pflugerville is east of Toll 130.

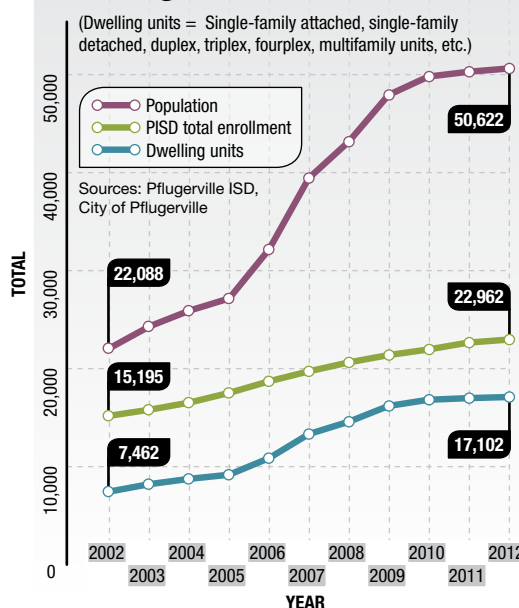
“The [Toll 130] boom is really starting to gain a lot of traction,” Templeton said. “It affects the schools.”

On July 26, PISD finalized plans to purchase 149 acres of land along Weiss Lane, but Pflugerville City Manager Brandon Wade said road improvements to Pflugerville Parkway and Pecan Street—estimated at more than \$18 million—would be needed to make the new school accessible.

PISD and the City Council will hold semiannual meetings to discuss future growth and issue a statement on possible school locations.

Full story by By Rebecca Rose

Pflugerville population, housing and PISD enrollment



Ozone levels a concern for Austin and regional entities

Austin The data measured at an air quality monitoring station at Murchison Middle School in Central Austin could affect the entire Central Texas region and its future growth.

If the Environmental Protection Agency finds that the Austin area is in nonattainment of federal air quality standards, the EPA and the Texas Commission on Environmental Quality will step in and enact a State Improvement Plan to help the area reach attainment, potentially affecting future economic growth and transportation funding for the region.

Austin is not in danger of exceeding most of those standards, except for one. But that one standard, the eight-hour ozone reading, is a concern to air quality staff at the Capital Area Council of Governments and member entities throughout the region. The numbers the EPA considered in 2011 put Austin’s eight-hour ozone reading at 75 parts per billion, which is the agency’s limit, and the EPA is likely to lower that standard in the future.

The EPA last revised the standard in 2008 and is required to revise them every five years. The agency is expected to propose new standards sometime in 2013.

“Once the EPA sets a new air quality standard or revises an existing standard, the agency designates areas as meeting the standards (attainment areas) or not



Macy Hurwitz

meeting them (nonattainment areas). The agency works closely with states as it determines attainment and nonattainment boundaries. These designations generally are made within two years after [the] EPA issues a new or revised standard,” EPA spokeswoman Enesta Jones said.

But with regionwide conservation measures and action the CAPCOG executive committee took Aug. 8 authorizing CAPCOG to negotiate with the EPA to accept and implement a \$1 million grant, regional parties are taking steps to try to reduce ozone levels. The grant will provide 25 percent of the funding required to replace 10 pieces and 50 percent of the funding to repower two pieces of airport ground support equipment that run on diesel.

CAPCOG Air Quality Director Bill Gill said the EPA likely will next measure attainment sometime in 2013.

Full story by By Macy Hurwitz

Avery Ranch community adds final piece of retail puzzle



Joe Lanane

the four commercial corners at Avery Ranch Boulevard and Parmer Lane since the master-planned community began being developed, he said. The area has been particularly attractive to retailers, Marshall said, because it has been so underserved and because of Avery Ranch residents’ broad income base, as houses typically range between \$200,000 and \$800,000.

“Like any good retail developer will tell you, we basically chase the rooftops,” he said. “So we carved out those four corners specifically for commercial use.”

The Avery Ranch brand is catching the attention of business owners from some of Austin’s premier commercial corridors.

Owner Tony Ciola has been working with StoneCrest the past two years to bring Tony C’s to Avery Ranch, he said. The modern Italian restaurant already has one location in Lakeway, but the large number of affluent technology sector employees in North Austin makes the area ideal for the higher-end restaurant, Ciola said.

“We do a great job of looking at demographic studies, and there’s a lot of similarities between Lakeway and Avery Ranch,” he said.

Full story by Joe Lanane

Cedar Park Avery Ranch residents will soon have an array of new retail offerings as developers finalize deals to complete the community’s commercial corridor.

Two new retail centers—43,500 square feet of new shopping space—will fill the final void at The Shops at Avery Ranch, said Matt Marshall, StoneCrest Investments project leasing director. Development deals have already been signed with Kidspa Austin, Avery Ranch Dance & Yoga, Tutti Frutti Frozen Yogurt, Realty Austin, Tony C’s Pizza & Wine Bar, The League Kitchen & Tavern, and Time Masters Clock & Watch Repair. Businesses will begin opening in November.

An agreement is also pending with other retailers to fill the shops to capacity before even being fully constructed.

Marshall has sought out tenants to fill

Full stories at impactnews.com

Dining

Blue Dahlia Bistro

West Lake Hills A taste of France has come to West Lake Hills.

In June, Blue Dahlia Bistro opened at 3663 Bee Caves Road, Ste. 4-A. The French-inspired bistro serves salads, sandwiches and cheeses.

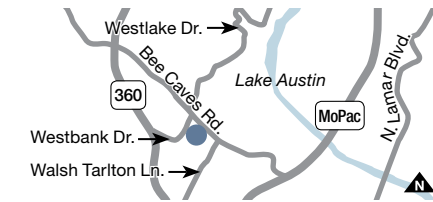
"I think that people like the fact that it is a simple European bistro," co-owner Amy Ramirez said. "It doesn't feel pretentious."

Ramirez opened the original Blue Dahlia Bistro in East Austin in 2007. She said she was inspired to open the restaurant after traveling through Europe as a stewardess and model.

"I wanted to bring back something simple and have beautiful, healthy food," she said.

In addition to serving European food, Ramirez said she wanted to replicate the sense of community at European bistros.

Full story by Gene Davis



Blue Dahlia Bistro
3663 Bee Caves Road, Ste. 4-A
306-1668
www.bluedahliaaustin.com
Twitter: @bluedahliaaustin

Business

Central Texas Olive Ranch

Georgetown About 13 years ago, Curtis Mickan was debating whether to turn his family's farmland near Walburg into an olive orchard or a winery.

"I felt that it was necessary for us to find a better product to grow on the farm other than corn or wheat, which [were] basically the staples," Mickan said. "It was not only just for us—for our family—but for all the families around here to develop something that would give everyone a better product and a better return on their investment."

Mickan studied the two options with his grandson Joshua Swafford, who was a junior at Texas A&M University at the time. After speaking with a friend who had recently had difficulty with his grape crop, Mickan and Swafford planted 23,000 trees in their olive orchard in 2009.

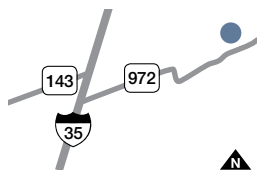
Central Texas' climate and its rocky soil made for the perfect olive-growing conditions, Swafford said.



With the olives grown at their ranch, and some grown from surrounding orchards, Mickan and Swafford press the fruit to produce olive oil, which is then sold at local farmers markets.

Full story by Beth Wade

Central Texas Olive Ranch
5251 FM 972,
Granger
863-7194
www.txolive.com



Impacts

Now Open

Westlake Opal Divine's Davenport has come to Westlake at 3801 N. Capital of Texas Hwy. The Austin-based bar and grill opened Aug. 9. 369-3709
www.opaldivines.com

Central Austin Ben Siegel opened Banger's Sausage House & Beer Garden on July 30 at 79 and 81 Rainey St. The eatery features 30 kinds of sausage, offering both traditional and unusual choices such as South Texas antelope and venison merguez. Banger's also has 103 beers on tap. 386-1656

Round Rock Hall of Flame BBQ, a barbecue food truck, opened June 17 at 2830 S. A.W. Grimes Blvd. in the Uncle Bob's Storage parking lot. Open weekdays 5-9 p.m. 537-9227,
www.hallofflamebbq.com

Southwest Austin City Farm Austin began selling herd shares in June, owner Paula Tarver said. The microfarm, located at 7210 Lunar Drive, offers shareholders who pay a monthly maintenance fee the opportunity to milk four LaMancha dairy goats. Eggs and manure are also available. 636-4161

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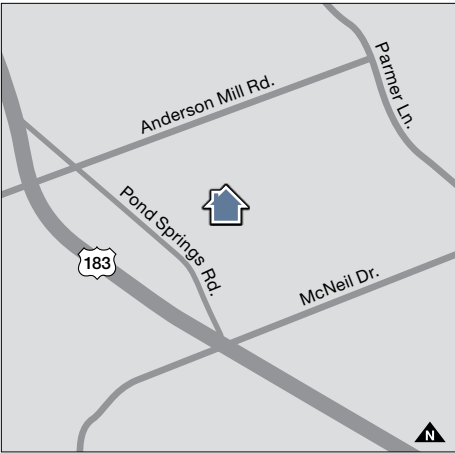
Featured neighborhood

Hunters Chase, 78729

Data compiled by
Betsy Gallagher
Coldwell Banker United
431-8265
bgallagher@cbunited.com



Overview



On the market (As of Sept. 17, 2012)

No. of homes for sale	5
No. of homes under contract	2
Avg. days on the market	79

Home sales (Sept. 2011–Sept. 2012)

No. of homes sold in last year	32
Square footage Low/High	1,378/3,584
Selling price Low/High	\$171,000/\$330,000

Build-out years: 1983–2003
Builders: Various including Millburn, Brighton, Doyle Wilson, Drees
Number of homes: 689
Low/high square footage: 1,246–4,401
Low/high home values: \$158,695–\$310,221
HOA dues (estimated): \$25 per month
Amenities: Playground, pool, tennis and sport court
Nearby attractions: Lakeline Mall, Springwoods Park and Robinson Park

Property taxes:	
Austin Community College	0.094800
City of Austin	0.481100
Round Rock ISD	1.335000
Upper Brushy Creek	0.020000
Williamson County	0.457687
Williamson County FM/RD	0.030000
Total (per \$100 value)	2.418587

- Round Rock ISD schools**
- Live Oak Elementary School
 - Pond Springs Elementary School
 - Deerpark Middle School
 - McNeil High School

Featured homes



8101 Flashpan Cove **\$249,000**
4 Bedroom / 3.5 Bath
2,553 sq. ft.
Agent: Edgar Figueroa, Private Label Realty
632-9480



8011 Cahill Drive **\$215,900**
4 Bedroom / 2.5 Bath
2,349 sq. ft.
Agent: Judith Bundschuh, Catalyst Realty
329-5581



12800 Tantara Drive **\$195,000**
3 Bedrooms / 2 Bath
1,819 sq. ft.
Agent: Tiffany Chance, Tiffany's Properties,
PLR Co., 695-0717



12913 Tantara Drive **\$199,950**
3 Bedroom / 2 Bath
1,965 sq. ft.
Agent: Long Tran, Selective Realty
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REAL ESTATE

Market Data Northwest Austin

Market Data provided by
Austin Board of Realtors
454-7636
www.abor.com

On the market (August 2012)

Price Range	Number of homes for sale/Average days on the market				
	78727	78729	78750	78758	78759
Less than \$149,999	9 / 61 days	3 / 436 days	9 / 49 days	28 / 71 days	14 / 87 days
\$150,000–\$199,999	15 / 69 days	34 / 89 days	19 / 52 days	15 / 76 days	7 / 95 days
\$200,000–\$299,999	24 / 72 days	21 / 121 days	23 / 45 days	12 / 32 days	26 / 46 days
\$300,000–\$399,999	2 / 13 days	3 / 65 days	13 / 53 days	3 / 153 days	12 / 56 days
\$400,000–\$499,999	-	-	20 / 49 days	-	20 / 66 days
\$500,000–\$599,999	2 / 80 days	-	3 / 59 days	-	17 / 75 days
\$600,000–\$799,999	1 / 160 days	-	2 / 100 days	-	3 / 163 days
\$800,000–\$999,999	-	-	-	-	-
\$1 million +	-	-	-	-	-

Monthly home sales

Month	Number of homes sold/Average price				
	78727	78729	78750	78758	78759
August 2012	34 / \$193,993	27 / \$194,996	25 / \$302,828	19 / \$142,712	43 / \$305,756
July 2012	35 / \$194,560	33 / \$196,764	33 / \$305,948	27 / \$109,016	46 / \$326,717
June 2012	28 / \$211,582	24 / \$193,060	52 / \$300,424	25 / \$137,656	64 / \$338,495
May 2012	26 / \$202,585	28 / \$187,201	61 / \$342,389	33 / \$127,539	46 / \$300,900
April 2012	27 / \$204,038	19 / \$185,124	32 / \$296,842	26 / \$137,019	41 / \$294,708
March 2012	30 / \$185,051	14 / \$195,187	39 / \$275,212	22 / \$116,778	35 / \$304,912
February 2012	24 / \$207,186	12 / \$181,299	18 / \$293,117	20 / \$130,859	24 / \$275,069
January 2012	19 / \$160,362	19 / \$191,845	17 / \$247,179	12 / \$130,077	31 / \$290,753
December 2011	21 / \$186,498	21 / \$181,519	21 / \$263,419	18 / \$139,032	36 / \$320,464

Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78726	Canyon Creek	10733 Yorktown Trail	5br/3ba	\$364,500	3,623	Doreen Dillard	346-1799	Coldwell Banker United Realtor
78727	Century Park Condo	2632 Century Park Blvd.	2br/2ba	\$139,900	1,208	Peggy Little	970-7349	J.B. Goodwin, Realtors
78727	Champions Forest	12016 Black Angus Drive	4br/2ba	\$239,900	2,216	Michelle Lee-Wilder	554-3976	Coldwell Banker United Realtor
78727	Hidden Estates	3706 Hidden Estates Drive	4br/4ba	\$499,000	2,984	Timothy Heyl	330-1047	Keller Williams Realty
78727	Lamplight Village	12919 Candlestick Place	3br/2ba	\$120,000	1,421	Betsy Doss	744-4555	RE/MAX Capital City
78727	Northwood	3900 Oak Creek Drive	3br/2ba	\$194,500	1,741	Carra Elkins	422-9411	Amelia Bullock, Realtors
78727	Scofield Farms	13409 Campesina Drive	4br/3ba	\$229,900	2,319	Rosemarie Brennan	577-8008	Keller Williams Realty
78727	Scofield Farms	1841 Chasewood Drive	4br/2ba	\$299,900	2,933	Cong Nguyen	577-6258	Keller Williams Realty
78727	Scofield Ridge Condo	1900 Scofield Ridge Parkway	2br/2ba	\$164,000	1,550	Michael Takao	659-6991	Keller Williams Realty
78727	Scofield Ridge Condo	1900 Scofield Ridge Parkway	2br/2ba	\$159,500	1,476	Karen Covey	423-5018	Goodwin Partners Inc.
78729	Hunters Chase	8011 Cahill Drive	4br/2ba	\$220,000	2,349	Judith Bundschuh	329-5581	Catalyst Realty
78729	Los Indios	12500 Oro Valley Trail	4br/2ba	\$173,000	2,140	Patricia Smith	637-8277	Keller Williams Realty
78729	Milwood	13222 Amasia Drive	4br/2ba	\$224,900	2,590	Shelly Davis	565-3979	Keller Williams Realty
78729	Timberwood	12609 Twisted Briar Lane	4br/2ba	\$295,000	2,724	Cara Keenan	917-2326	Realty Austin
78750	Bull Creek Ranch Condo	8917 Old Lampasas Trail	2br/2ba	\$242,000	1,584	Camille Abbott	529-1299	Amelia Bullock, Realtors
78750	Deerbrook Village	11104 Froke Cedar Trail	3br/2ba	\$189,500	1,736	Camille Abbott	529-1299	Amelia Bullock, Realtors
78750	Jester Estate	7406 Curly Leaf Cove	4br/3ba	\$430,000	2,456	Jayne Kidd	418-1838	Amelia Bullock, Realtors
78750	Jester Point	6600 Lakewood Point Cove	4br/2ba	\$615,000	3,515	Barbara Bittner	431-6027	Coldwell Banker United Realtor
78750	Lakewood	7005 Firewheel Hollow	4br/3ba	\$345,000	1,912	Lori Galloway	633-3882	Amelia Bullock, Realtors
78750	Oak Shadows Condos	8518 Fathom Circle	3br/2ba	\$189,900	1,978	Michelle Lee-Wilder	554-3976	Coldwell Banker United Realtor
78750	Spicewood At Balcones Villages	10610 Spicewood Parkway	4br/3ba	\$449,000	2,171	Butch Patton	339-4218	Patton & Associates
78750	Village at Anderson Mill	11401 Thorny Brook Trail	4br/2ba	\$175,000	2,283	Samantha Hale	771-4681	StoneHaven Realty
78750	Woodland Village Anderson Mill	10045 Woodland Village Drive	4br/3ba	\$199,900	1,914	Deborah Simmons	659-7579	Private Label Realty
78758	Gracy Meadow Condo	1515-B Braker Lane	3br/2ba	\$125,000	1,238	Jerome Rumsey	431-7531	Goodwin Partners Inc.
78758	North Park Estates	1106 Minda Drive	3br/2ba	\$154,900	1,878	Peter Sajovich	219-3030	HomeNet Realty
78758	Orange Grove Condo	9003 Parkfield Drive	3br/2ba	\$105,000	1,452	Larry Hatzfeld	923-8477	Avalar Austin
78758	Quail Hollow	11210 Prairie Dove Circle	3br/2ba	\$127,500	1,309	Steve Bluestone	225-8622	Keller Williams Realty
78758	Reflections Walnut Creek Condo	11901 Swearingen Drive	2br/1ba	\$102,000	829	Cristina Valdes	789-0309	Realty Austin
78759	Balcones Woods	4804 Gerona Drive	3br/2ba	\$270,000	1,925	Carol Strickland	426-2381	Amelia Bullock, Realtors
78759	Great Hills	9203 Knoll Crest Loop	3br/2ba	\$309,900	1,720	George Showalter	658-8725	Keller Williams Realty
78759	Sierra Oaks	5800 Miramonte Drive	3br/2ba	\$399,000	2,462	Linda Welsh	263-1030	Keller Williams Realty
78759	Sierra Vista	11102 Sierra Montana	3br/2ba	\$310,000	2,372	David Boggs	383-5654	Classic Realty
78759	Summer Wood	3731 Cima Serena Drive	3br/2ba	\$350,000	1,798	Diane Kennedy	750-2950	Coldwell Banker United Realtor

ZIP code guide

78726 Four Points
78727 West Parmer/MoPac
78729 Anderson Mill/McNeil east
78750 Anderson Mill/McNeil west
78758 MoPac/Braker
78759 Great Hills/Arboretum



1900 Scofield Ridge Parkway \$164,000



8917 Old Lampasas Trail \$242,000



10610 Spicewood Parkway \$449,000



11102 Sierra Montana \$310,000

Residential real estate listings added to the market between 8/20/12 and 9/11/12 were included and provided by the Austin Board of Realtors, www.abor.com. Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.



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