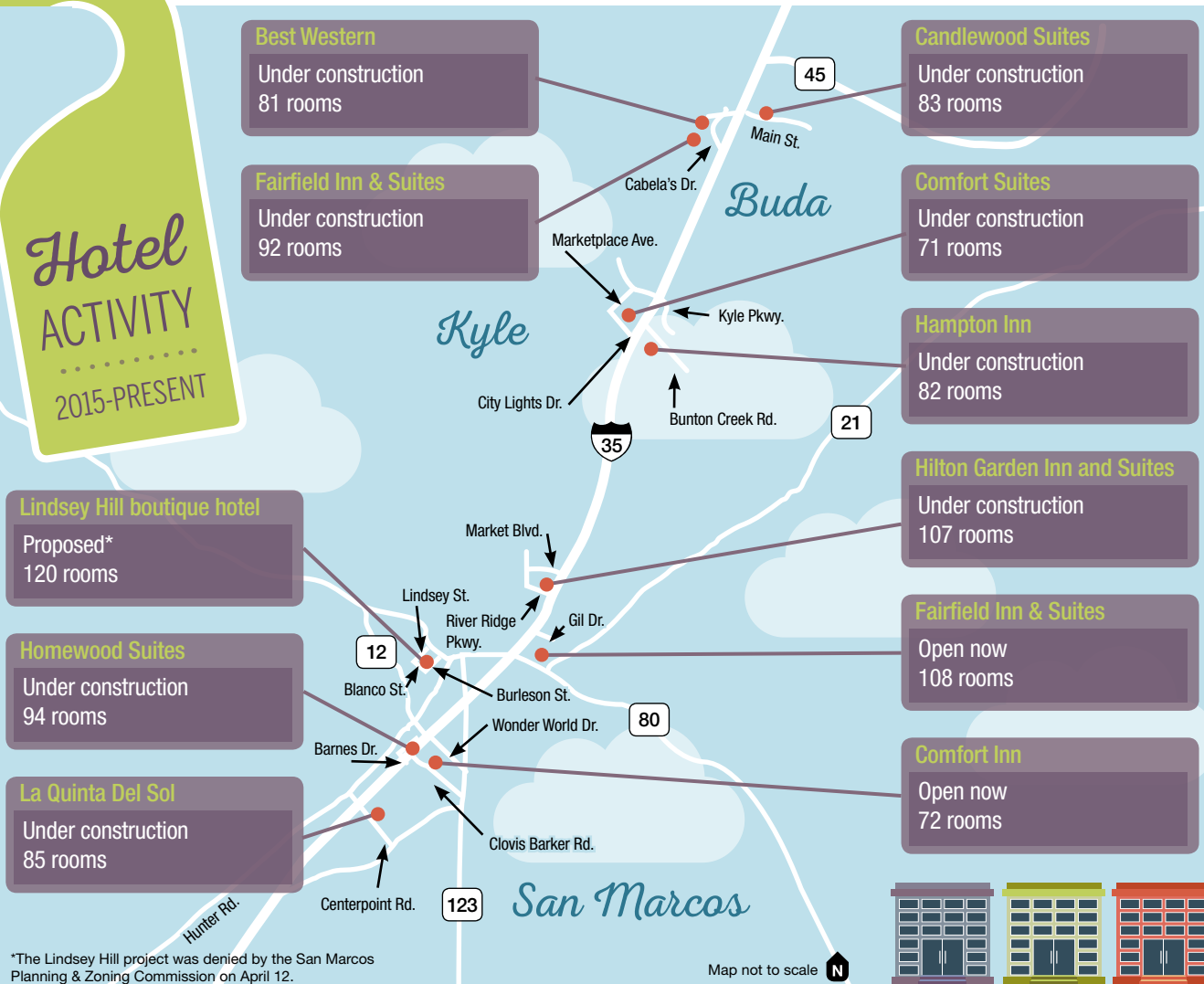


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2015-PRESENT



## Kyle continues work on road bond projects

By Brett Thorne

The city of Kyle continued on the road to improved connectivity with City Council's March 15 approval of the city's transportation master plan.

The plan guides long-term transportation projects, with a focus on road construction and alternative transportation modes such as bike lanes and sidewalks, the latter of which the city is requiring with all-new roads, wherever possible.

"People will judge the condition of a city by the state of its roads," City Manager Scott Sellers said.

Among the plan's recommendations is a call to widen Opal Lane from two to four lanes and extend the road over I-35.

Sellers said based on conversations he has had with the Texas Department of Transportation, that project will not happen for at least 10 years.

In the short term, the city is focusing on five road projects funded through a 2013 bond.

Mayor Todd Webster said one of his first priorities after being elected in 2014 was to speed construction of the projects.

"When I was walking blocks, [these projects] were the No. 1 issue [I heard about]," he said. "We've moved as fast as we can, but that's not fast enough for anyone."

See **Road bond** | 17

## Hotel chains book it to San Marcos, Buda, Kyle

By Brett Thorne

When Viren Patel was working with his business partners to determine where to build their next hotel, they looked at

building in Austin but chose Buda instead.

The cost of acquiring land was about a quarter of what it cost in Austin, and the development process in Buda has not

See **Hotels** | 16

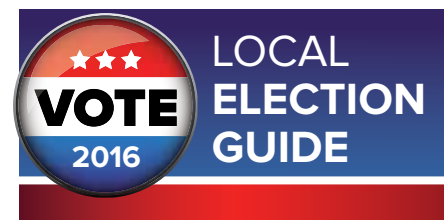
**6 IMPACTS**  
Now Open, Coming Soon & more



**8 BUSINESS**  
Willow Gardens Hot Yoga



**9 DINING**  
Palm Cafe



**12-13** GET TO KNOW THE  
CANDIDATES IN THE MAY 7  
ELECTION



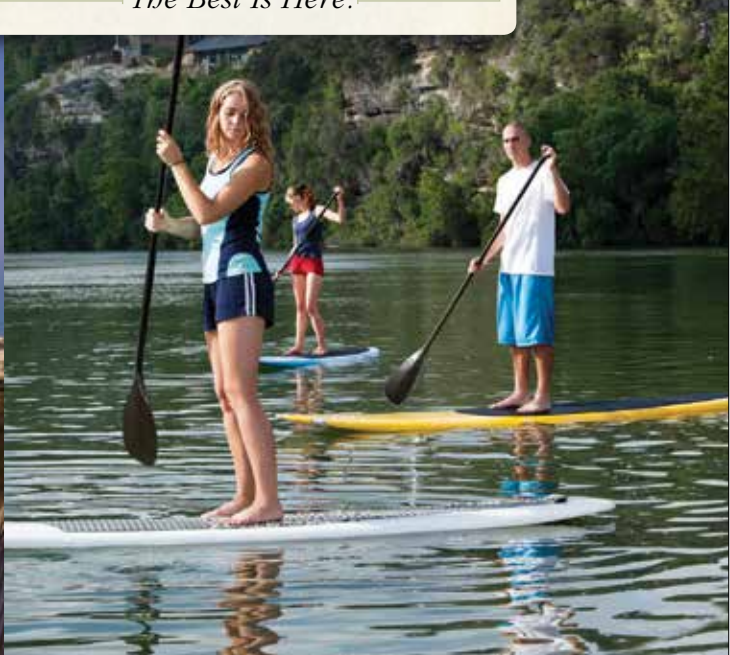


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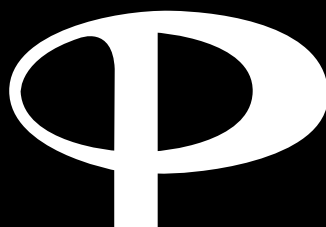




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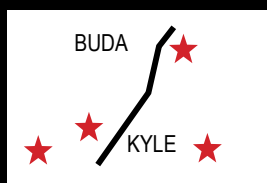


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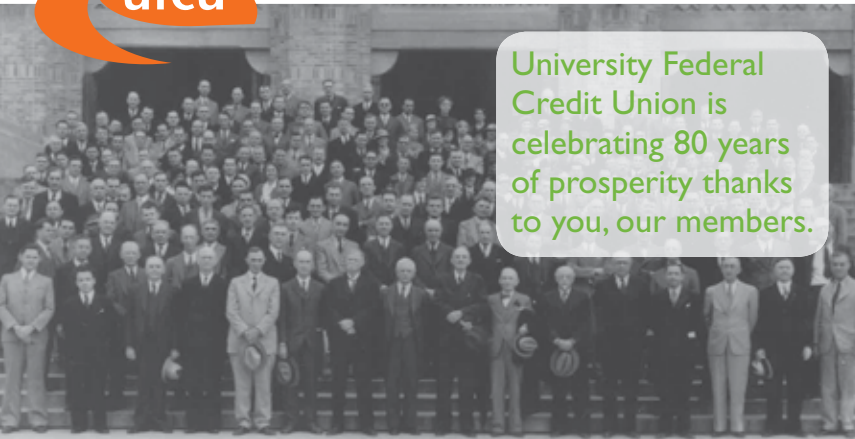
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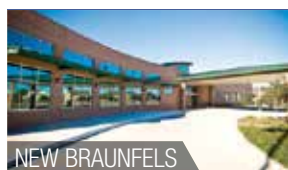
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## About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 20 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed monthly to more than 1.5 million homes and businesses.

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## FROM THE EDITOR



The hours are late, the job is often thankless and City Council members have to put up with questions from nosy journalists like myself. Why not just go straight to lieutenant governor or governor or president, for that matter?

She replied that local officeholders have more

I have a friend who said she plans to run for Austin City Council within the next 20 years—having 20 years to plan that kind of thing is a benefit of being in your mid-20s, I guess—and lieutenant governor by 2040.

I asked her why on earth she would want to run for City Council.

influence over their communities than any national politicians. If you love your community, you may feel an obligation to serve in an elected capacity, but at the very least you should vote.

On May 7 the city of Kyle will fill two City Council seats, Hays CISD will fill two seats on its board of trustees and San Marcos CISD will fill one seat on its board of trustees.

Check our Local Election Guide on pages 12-13 for information about each candidate as well as polling locations and required identification at the polls. And don't forget to hit the polls during early voting April 25-May 3 or on election day, May 7.

Brett Thorne

EDITOR

bthorne@communityimpact.com

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## READER COMMENTS

### New proposal for Yarrington and I-35 property expected by May (Volume 5, Issue 11)

*"I've lived in Kyle for 11 years, and I am still waiting for my property taxes to come down! To say that building [on] 'another' piece of land so that our property tax burden will come down is a lie! ... We are being taxed out of this area!"*

—Margaret

### Correction: Volume 5, Issue 11

The rates listed in "Kyle approves new transit service program" on page 12 are for one-way trips. The rate for round trips within Kyle is \$6, the rate for round trips to and from San Marcos is \$10, and the rate for round trips to and from Southpark Meadows is \$12.

## COMMUNITY FEEDBACK

### TAKE THE POLL

**What would you like to see your city do with hotel occupancy tax dollars generated in your community?**

Take the poll at [communityimpact.com/sbk-poll](http://communityimpact.com/sbk-poll).

### LAST MONTH'S POLL RESULTS

**Do you support the idea of a commuter rail line serving cities between Georgetown and San Antonio?**

**89.36%**

Yes. The commuter rail would help ease congestion and provide an alternative to driving.

**4.26%**

Yes, but I do not think the Lone Star Rail proposal is viable.

**4.26%**

No. We need to focus on improving our highways and existing roads.

**2.13%**

Other

**0%**

No. This area may need rail eventually, but the demand does not exist yet.

Results from an unscientific web survey collected 3/16/16-4/8/16



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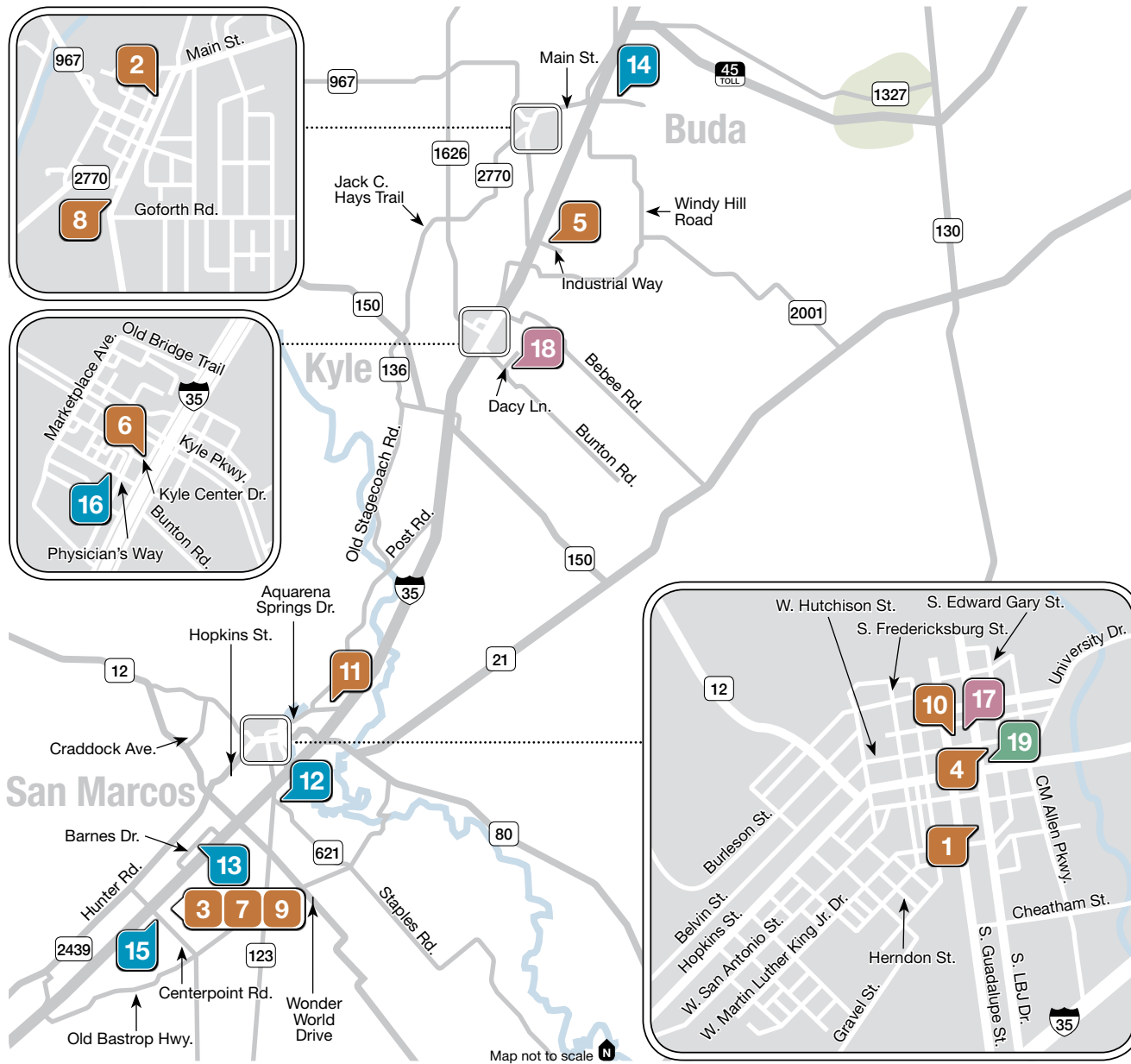
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## IMPACTS



## Now Open

**1** Carlos Russo opened **AquaBrew**, 150 S. LBJ Drive, San Marcos, on March 18. The restaurant serves a variety of entrees, snacks and desserts. AquaBrew also serves a variety of beers brewed in-house. 623-337-7083. [www.aqua-brew.com](http://www.aqua-brew.com)

**2** Michelle Davidson began teaching **Birth Boot Camp** classes at 320 N. Main St., Buda, on March 25. The 10-week series of classes costs \$350 and teaches parents-to-be about natural childbirth. Classes cover topics such as nutrition, postpartum, breastfeeding and exercise. Davidson also offers early pregnancy classes for newly pregnant

women. [www.birthisawesome.com](http://www.birthisawesome.com), [www.birthbootcamp.com](http://www.birthbootcamp.com)

**3** **CH Carolina Herrera** opened a 1,700-square-foot boutique at the San Marcos Premium Outlets, 3939 I-35, Ste. 1047, San Marcos, on March 11. The store sells the designer's lifestyle sportswear, including accessories for

men, women and children. 512-392-3283

**4** **Dahlia Woods Gallery**, 232 N. LBJ Drive, San Marcos, opened in late March. The gallery shows works from artists throughout Texas, including Dahlia Woods. Woods' paintings can be seen in the Dallas mayor's office, the Dallas Convention and Visitor Bureau office, and various private collections. The gallery also features a small bookstore showcasing true-crime novels. [www.dahliawoodsgallery.com](http://www.dahliawoodsgallery.com)

**5** **Dream Cars Austin**, 5151 Industrial Way, Buda, opened March 1. The business sells preowned vehicles in a "no-hassle environment," General Manager David Richards said. The business's inventory includes SUVs, trucks, vans and sports cars, he said. 512-250-2000. [www.dreamcarsaustin.com](http://www.dreamcarsaustin.com)

**6** **Kyle ER**, 5615 Kyle Center Drive, Kyle, opened March 14. The facility employs eight board-certified emergency room physicians and is able to treat the same medical issues most hospital emergency rooms can treat. The facility accepts self-paying clients and those using private insurance. 512-504-9950. [www.kyleer.com](http://www.kyleer.com)

**7** Swiss chocolatier **Lindt** opened April 1 at San Marcos Premium Outlets, 3939 I-35, Ste. 506, San Marcos. The 1,457-square-foot shop sells chocolate frozen drinks, Lindor truffles and Excellence premium dark chocolate bars. The shop also includes a chocolate-dipping station. 512-396-0089. [www.lindt.com](http://www.lindt.com)

**8** Richard Veregge and Josh Bumb plan to open **Nate's Buda**, 306 S. Main St., Ste. 101, Buda, in late April. The bar serves a variety of craft beers,



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cocktails and baked goods from Independence Fine Foods. Nate's also serves coffee from Cuvee Coffee. The bar also has an extensive wine list. [www.facebook.com/natesbuda](http://www.facebook.com/natesbuda)

**9 Pandora**, 3939 I-35, Ste. 508, San Marcos, opened March 31. Pandora makes hand-finished, modern jewelry. The company's jewelry is sold in more than 80 countries and includes pieces such as charms, bracelets, rings, earrings, necklaces, pendants and watches. 512-396-0105. [www.pandora.net](http://www.pandora.net)

**10 Pita Pit**, 350 N. Guadalupe St., Ste. 120, San Marcos, opened Feb. 29. The restaurant serves smoothies, freshly baked customizable pitas, and desserts. The restaurant also serves breakfast all day. Catering is available. 512-757-8546. [www.pitapitusa.com](http://www.pitapitusa.com)

**11 Bad Habits Hookah Lounge**, 1617 Aquarena Springs Drive, San Marcos, opened in February. The lounge includes an oxygen bar, hookahs and televisions. The business is also BYOB. 512-216-6979. [www.badhabitshookah.com](http://www.badhabitshookah.com)

## Coming Soon

**12 Freddy's Frozen Custard**, 310 N. I-35, Ste. 101, San Marcos, will open in early July. The fast-casual restaurant serves hamburgers, french fries, Vienna beef hot dogs and a variety of desserts, including chocolate and vanilla custard. [www.freddysusa.com](http://www.freddysusa.com)

**13 Hilton Hotels & Resorts** will open a 94-room **Homewood Suites** at 451 Barnes Drive, San Marcos, by summer 2017. Each room at the extended-stay hotel will feature a kitchen with appliances. Other amenities include complimentary high-speed Internet, a

swimming pool, fitness center and 24-hour business center. [www.homewoodsuites.com](http://www.homewoodsuites.com)

**14 Veer Hospitality Investments** broke ground on an 83-room **Candlewood Suites** at 2180 Main St., Buda, on March 23. Each room at the extended-stay hotel will include a full kitchen with appliances. Other amenities at the property, which will open by early 2017, will include an outdoor swimming pool, gazebo, gym and grill. [www.ihg.com/candlewood](http://www.ihg.com/candlewood)

**15 Chipotle Mexican Grill**, 1020 Centerpoint Road, San Marcos, will open this summer, a company spokesperson said. The restaurant's menu includes burritos, tacos and salads. [www.chipotle.com](http://www.chipotle.com)

**16 Neo Hospitality Group** will open a **Comfort Suites** at 5213 Physician's Way, Kyle, by late December. The hotel will feature 71 rooms, a swimming pool and large meeting room. [www.comfortsuites.choicehotels.com](http://www.comfortsuites.choicehotels.com)

## Relocations

**17 Mo Betta Cutz** relocated from 302 W. Hopkins St., San Marcos, to 313 N. LBJ Drive, San Marcos on Feb. 1. The barbershop offers full-beard shaves, hot-towel shaves and haircuts. Owner Mario Wiggins said the new location is larger than the previous one and will allow the shop to "better serve the San Marcos community." 512-667-7875.

**18 Dr. Dean A Kocay** will relocate his general-surgery practice from 4007 James Casey St., Ste. B130, Austin, to 1300 Dacy Lane, Kyle, on May 1. Kocay has more than 25 years' experience performing a variety of surgical operations, including hernia repairs, mastectomies and excision of masses.

512-912-0480. [www.drkocay.com](http://www.drkocay.com)

## Anniversaries

**19 Junk in the Trunk**, 202 N. LBJ Drive, Ste. 105, San Marcos, celebrated its first anniversary in mid-January. The shop sells a variety of "uncommon objects," co-owner Anthony Romero said. The shop's inventory includes pop culture and sports memorabilia, rock concert T-shirts, toys and other vintage items. 512-749-7257

## In the News

Two **city of San Marcos** departments won two awards at the 2016 Government Social Media Conference on April 7. The San Marcos Police Department won second place in the Social Media Strategy in Solving Crime category, and the communications department won first place in Social Media Crisis Communication Category. 512-393-8105. [www.sanmarcostx.gov](http://www.sanmarcostx.gov)

## School notes

**San Marcos CISD** celebrated the teachers of the year from each of the district's 11 campuses at a reception April 18. Teachers of the year include Christine Postert, Bonham Pre-Kindergarten School; Nathali Lopez, Bowie Elementary School; Norma Ventura, Crockett Elementary School; Rosalba Merchant, De Zavala Elementary School; Sarah McKenna, Hernandez Elementary School; Wendy Reyna, Mendez Elementary School; Debbie Gonzales, Travis Elementary School; Crystal Kelley, Goodnight Middle School; Hayden Dooley, Miller Middle School; Sarah Moreno, San Marcos High School; and Terry Estes, Alternative: Rebound. [www.smcisd.net](http://www.smcisd.net)

Compiled by Brett Thorne

News or questions about San Marcos, Buda or Kyle?  
Email us at [sbknews@communityimpact.com](mailto:sbknews@communityimpact.com).



**Dahlia Woods Gallery** opened at 232 N. LBJ Drive, San Marcos, in late March.



**Lindt** opened a new store at the San Marcos Premium Outlets on March 31.



Veer Hospitality Investments broke ground on a new **Candlewood Suites** in Buda on March 23.



**Junk in the Trunk** sells a variety of memorabilia and collectibles in San Marcos.



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## BUSINESS FEATURE

# Willow Gardens Hot Yoga

## Studio heats up local fitness scene

by Elizabeth Hunter

**W**ith classroom temperatures ranging from 85 to 99 degrees Fahrenheit, the warm environment at Willow Gardens Hot Yoga helps the muscles become more flexible and increases blood circulation, said owner and Director Ashley Chandler.

"Think of your body like a steel rod," she said. "And when you apply heat to the rod, [it] becomes more malleable and starts to take shape."

Several types of yoga classes, including Bikram, Iyengar and Vinyasa Flow, are offered at the studio throughout the week.

"Everyone's liking the variety," Chandler said. "And that was my goal from seven years ago, to create a space that offered all types of yoga, not just a set type."

Located at 302 S. Main St., Ste. 103, Buda, in the Buda Mill & Grain, Willow Gardens Hot Yoga opened in October. The studio features a hardwood floor, rustic accents and streamlined decor. The studio was designed with large windows on three sides as a way of providing a peaceful view of the landscape.

"To have an open space where you're connecting with nature while you're connecting with your body—[that's] a really important part of life," she said of the studio's serene setting.

Chandler, who also goes by Ash Willow, started teaching yoga seven years ago.

"The name change is a reflection of

the journey," she said.

That journey began with a 60-day yoga challenge, which Chandler said helped her overcome an eating disorder, and included two years traveling and teaching in Australia, Thailand, Japan and other countries.

"Yoga is medicine," she said. "I practiced [yoga] every day for 60 days, and my life changed, as it does whenever you commit to a discipline."

A yoga basics class is offered weekly, but all classes are open to adults of every age and ability level. An introductory offer for 15 days of unlimited classes costs \$30, and customers can check the website for the most up-to-date class schedule.

Leslie Simmons, who attends classes two-to-three times a week, said she was in her 50s when she began practicing hot yoga.

"It's not just for college kids," she said. "What I've learned about yoga is how other people really don't care how well I'm doing or not doing. It's very much about your own personal progress."

Simmons, who owns a counseling and psychotherapy business in Kyle, said she often recommends the hot-yoga classes at Willow Gardens to her clients.

Chandler encourages students to practice with consistency, frequency and intensity for maximum benefits.

"It's a yoga practice," she said. "We're not perfecting poses. We're practicing how to take care of ourselves."



Photo by Brett Thorne/Community Impact Newspaper

Ashley Chandler, who also goes by Ash Willow, said she opened Willow Gardens Hot Yoga to help people care for themselves. The studio opened at the Buda Mill & Grain in October.



The shop sells a variety of yoga accessories, including clothing, mats and other gear.

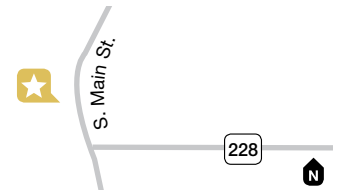
### Willow Gardens classes

**Bikram yoga**, performed at 99 degrees Fahrenheit, takes participants through a set sequence of 26 postures and two breathing exercises. The poses repeat in every class, making it easier for students to see progress over time. **Vinyasa Flow yoga**, performed at 90 degrees Fahrenheit, emphasizes matching breath to movement. Participants flow through a combination of varied sequences and movements. **Candlelight Flow** adds candles intended to increase relaxation. **All Levels Flow** is based on the expertise of the instructor. **Power Flow** is a more rigorous practice and is recommended for more experienced practitioners. **Iyengar yoga**, performed at 85 degrees Fahrenheit, focuses on body alignment with the use of props. The practice is recommended for beginners, seniors, those with injuries and pre- or postnatal participants.



The studio offers classes of varying intensities to appeal to newcomers and experts alike.

### Willow Gardens Hot Yoga



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www.willowgardenshotyoga.com  
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## DINING FEATURE

# Palm Cafe

## San Marcos restaurant celebrates 10 years

By Brett Thorne

**C**uco and Olga Alvarado opened the Palm Cafe in San Marcos in 2006, but had it not been for the generosity of friends and former employers, they may never have ended up in Central Texas, they said.

The pair married in 1991 and made the decision to come to the U.S. from Juarez, Mexico, one year later. They settled in Bryan-College Station, where Cuco got work with a roofing company.

Six months later, Cuco received a phone call from his brother, who was living in San Marcos. Having heard that Cuco had recently purchased a car—a 1986 Chevrolet Monte Carlo Supersport that he still remembers fondly—Cuco's brother asked if the couple might consider moving to San Marcos so he could have a reliable ride to work.

Cuco and Olga arrived in San Marcos but nearly decided to move back to Mexico after problems with their apartment. Tommy Cuevas, the long-time proprietor of Cuevas Produce who died in February, stepped in to help the young couple solve their problem.

"He helped us find a house to live in," Cuco said. "He was a very good person."

Cuco found work in the mornings at a factory and in the evenings working as a dishwasher at Garcia's Mexican Restaurant in San Marcos. Olga worked in the kitchen at Red Lobster in San Marcos, and after 12 years the pair saved enough money to buy a building that formerly housed a Mexican restaurant in New Braunfels. Less than a year later, they purchased a building at 504 Broadway St., San Marcos, which formerly

housed a chicken restaurant.

The Alvarados' success in the restaurant industry has been a family affair. Cuco's brother Efraim took over the former Palm Cafe in Kyle—which he renamed to Spicy Bite—and his brother David took over the Palm Cafe in Seguin. His sister, Marycruz, also owns Chepo's in San Marcos.

Cuco and Olga's dedication to their family comes through at the restaurant, they said. Staff are expected to treat guests like family, and the couple said they want customers to "taste the love" used in making each dish, Olga said.

"[Our regular customers] love that Palm Cafe feels like family," manager Mary Tijerina said. "[Customers] get here, and a lot of the regulars, the waitresses already know what they're having. They don't even take them a menu."

Among the most popular items on the menu is the chile relleno plate (\$7.99), which includes a fried poblano pepper stuffed with cheese and meat and served with rice and beans.

The gorditas (\$6.99), another popular item, include two puffed corn tortillas stuffed with cheese, meat and other ingredients.

Cuco and Olga, who recently completed the process to become U.S. citizens, said they always knew they would find success in San Marcos.

"A lot of people told us, 'Don't go to San Marcos. It's just a little town. You have no future there. Don't move,'" Olga said. "Now I told my husband the other day, 'Let's go find all our old friends in Bryan to tell them we were right.'"



Cuco and Olga Alvarado opened the Palm Cafe in San Marcos in 2006.

### All in the family

Among Cuco Alvarado and his siblings, there are five restaurants within the Alvarado family. Cuco opened or helped open the three Palm Cafes and Spicy Bite. His sister, Marycruz, also owns Chepo's, named for the family's patriarch.



#### Palm Cafe-New Braunfels

Opened in 2005  
725 Hwy. 46 South, New Braunfels | 830-626-8899



#### Palm Cafe-San Marcos

Opened in 2006  
504 Broadway St., San Marcos  
512-878-2044



#### Spicy Bite

Opened in 2010  
101 Hall Professional Center,  
Kyle | 512-268-8051  
www.spicybitekyle.com



#### Chepo's

Opened in 2010  
1400 Old RR 12, San Marcos  
512-878-0804



#### Palm Cafe-Seguin

Opened in 2013  
1752 Court St., Seguin  
830-401-4159

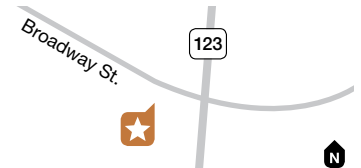


The carne guisada plate (\$5.99 during lunch) is served with rice and beans.



The migas plate (\$6.29) comes with beans and fried potatoes.

### Palm Cafe



504 Broadway St., San Marcos  
512-878-2044  
Hours: Tue.-Sat. 6 a.m.-9 p.m.,  
Sun. 6 a.m.-2 p.m.

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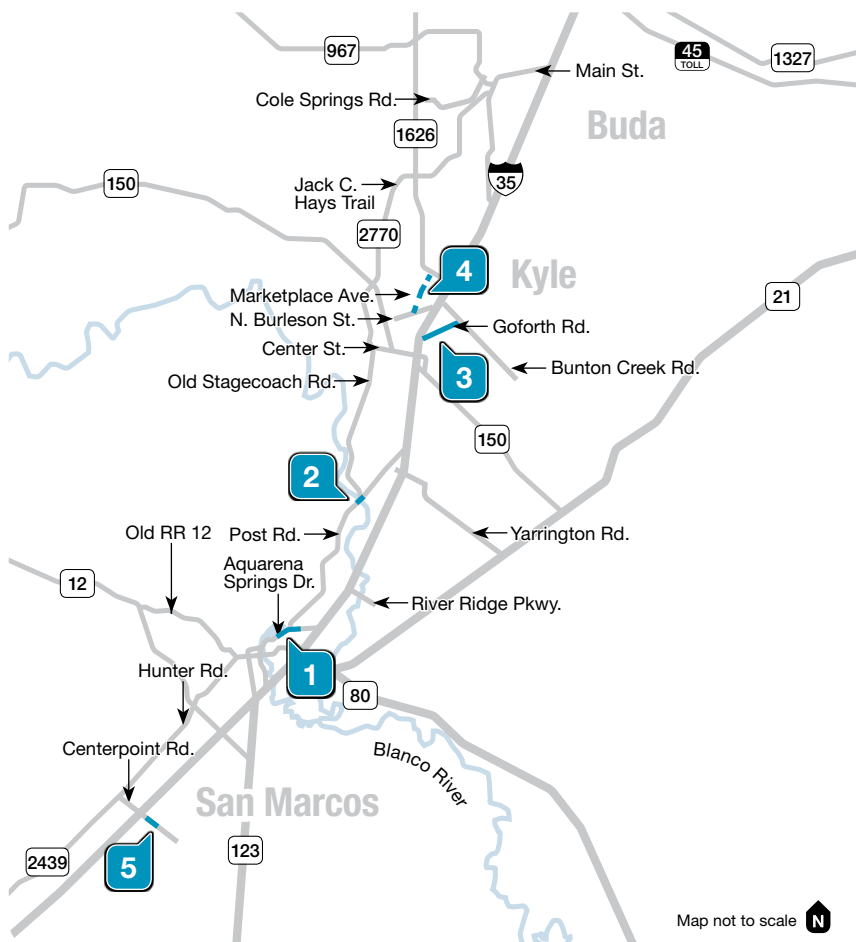
## TRANSPORTATION UPDATES

Major projects in the area

Compiled by Brett Thorne



News or questions about these or other local transportation projects? Email us at [sbknews@communityimpact.com](mailto:sbknews@communityimpact.com).



### 1 Aquarena Springs Drive overpass

The Texas Department of Transportation is working to construct a bridge on Aquarena Springs Drive over the Union Pacific railroad tracks in San Marcos. Lane closures within the project area, which spans from near Charles Austin Drive to near Thorpe Lane, lasted through early April. When completed, the road will include an overpass with two travel lanes in each direction as well as two-lane access roads in each direction.

**Timeline:** June 2015-late 2017

**Cost:** \$20.7 million

**Funding sources:** TxDOT

### 2 Post Road bridge replacement

TxDOT plans to replace the Post Road bridge over the Blanco River with a new bridge that will include 11-foot-wide travel lanes and 5-foot-wide shoulders.

**Timeline:** TBD

**Cost:** \$1.04 million

**Funding sources:** TxDOT

### 3 Goforth Road widening

Work on Goforth Road, which will be expanded to include three lanes in some areas and two lanes on some areas

between I-35 and Bunton Creek Lane in Kyle, was scheduled to begin in the third week of April.

**Timeline:** April 2016-March 2017

**Cost:** \$6.6 million

**Funding sources:** city of Kyle

### 4 Marketplace Avenue extension

The extension of Marketplace Avenue is expected to be complete by July. In early April remaining work included adjusting utilities, final paving, and construction of a roundabout at the intersection of Marketplace and Burleson Street.

**Timeline:** September-early summer

**Cost:** \$3.8 million

**Funding sources:** city of Kyle

### 5 Centerpoint Road construction

The intersection of Centerpoint Road and the entrances to the Tanger and Premium outlets in San Marcos will have a traffic signal and rebuilt crosswalks when construction is completed in late April, city officials said.

**Timeline:** November-late April

**Cost:** \$300,000

**Funding sources:** city of San Marcos, Tanger Outlets



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## CITY &amp; COUNTY

News from Buda and Hays County

Compiled by Brett Thorne

## Data center: Buda is fastest-growing city of at least 10,000 in the state of Texas

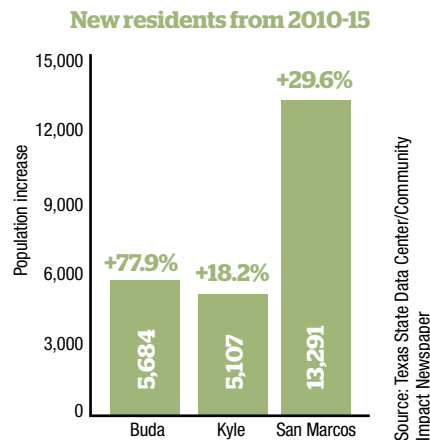
**BUDA** The city of Buda grew by 77.9 percent between 2010-15, according to a report released by the Texas State Data Center in April, making it Texas' fastest-growing city with a population of at least 10,000. As of Jan. 1, 2015, the city had a population of 12,979.

The city issued 398 single-family home construction permits and 302 multifamily unit permits in 2015. Through April 7, the city had issued 70 single-family home permits.

"The city has done a tremendous job at getting the infrastructure in place to address the growth as we move forward," Planning Director Chance Sparks said in a news release. "The growth presents an opportunity for us to apply new standards designed to implement the comprehensive plan developed by the community."

The city has continued adding businesses as well, said Ann Miller, director of the Buda Economic Development Corp.

"With roughly 150 people moving to the Austin [metropolitan area] each day, Buda is an attractive location since our city provides ample employment opportunities in a diverse range of industries, a great quality of life and a low cost of



living," Miller said. "Over the next few years, I anticipate the southern portion of the Austin metro to continue to grow substantially as there are still large undeveloped tracts of land in this portion of the I-35 corridor."

According to the Texas Comptroller of Public Accounts, sales tax collections in the city grew by 61.75 percent from 2010-15.

The Texas State Data Center report indicated San Marcos grew 29.6 percent between 2010-15, from 44,894 residents to 58,185 as of Jan. 1, 2015.

The city of Kyle grew by 18.2 percent during the same period, from 28,016 residents to 33,123 as of Jan. 1, 2015.

## Hays County suspends fiscal year 2017 membership in Lone Star Rail District

**HAYS COUNTY** At a meeting March 22, Hays County commissioners unanimously voted not to renew the county's fiscal year 2016-17 membership with the Lone Star Rail District, which has been planning to bring commuter rail service to the I-35 corridor between San Antonio and Georgetown.

The county pays its membership in a lump sum, so it will remain a member through the end of fiscal year 2015-16, which runs through September.

**"We now have no idea where we would even put our idea of commuter rail moving up and down the corridor."**

—Will Conley, Hays County Precinct 3 commissioner

Hays County Precinct 3 Commissioner Will Conley said the project was "going nowhere fast," and the county and other project partners need to step back and reassess how to make commuter rail a reality in Central Texas.

"We have no realistic capital plan on

how to move forward with this concept and this idea," Conley said. "We have no realistic, practical [operations and maintenance] plans on how to even maintain this program and this project if we were to move forward [or] on how to pay for the costs associated with operating such a project."

Union Pacific Corp.'s termination of an agreement that allowed LSRD to study the freight carrier's rail line for potential use as the track for the commuter rail was also a big blow, Conley said.

"We now have no idea where we would even put our idea of commuter rail moving up and down the corridor," he said.

Conley said the state will need to step up to help bring rail to the I-35 corridor. He said he plans to meet with elected officials and representatives with the Texas Department of Transportation to discuss the issue further.

At a meeting April 15, the LSRD presented four alternatives to the initial preferred route on the existing UP line.

Those alternatives include one proposal to build the rail line parallel to the existing UP line, two proposals to build it along I-35 and a proposal to build it along SH 130.

### Meetings

#### ▶ Buda City Council

Meets at 6:30 p.m. the first and third Tuesday of each month  
Live webcasts of meetings:  
[www.ci.buda.tx.us/livestream](http://www.ci.buda.tx.us/livestream)  
121 Main St. • 512-312-0084  
[www.ci.buda.tx.us](http://www.ci.buda.tx.us)

#### ▶ Kyle City Council

Meets at 7 p.m. the first and third Tuesday of each month  
Live webcasts of meetings:  
[communityimpact.com/cityofkylemeetings](http://communityimpact.com/cityofkylemeetings)  
100 W. Center St. • 512-262-1010  
[www.cityofkyle.com](http://www.cityofkyle.com)

#### ▶ San Marcos City Council

Meets at 6 p.m. the first and third Tuesday of each month  
Live webcasts of meetings:  
[www.sanmarcostx.gov/videos](http://www.sanmarcostx.gov/videos)  
630 E. Hopkins St. • 512-393-8000  
[www.sanmarcostx.gov/](http://www.sanmarcostx.gov/)

#### ▶ Hays County Commissioners Court

Meets at 9 a.m. each Tuesday  
Live webcasts of meetings:  
[www.co.hays.tx.us/commcourtlive](http://www.co.hays.tx.us/commcourtlive)  
111 E. San Antonio St., San Marcos  
512-393-2205  
[www.co.hays.tx.us](http://www.co.hays.tx.us)

For the full version of any of these articles, visit us online at [communityimpact.com/sbk](http://communityimpact.com/sbk).



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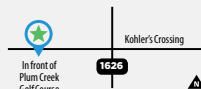
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# LOCAL ELECTION GUIDE

Compiled by Brett Thorne

## KYLE CITY COUNCIL • DISTRICT 1 CANDIDATES Q & A

\*Incumbent



DIANE HERVOL\*

**Experience:** current District 1 council member

**Top priorities:** maintain and repair roads, sidewalks and other infrastructure; economic development



TRAVIS MITCHELL

**Experience:** small-business owner

**Top priorities:** lower taxes through debt reduction, develop a small-business incentive program

### Why are you running?

We need people on council who will ask the important questions, demand transparency in our city government and represent all of the people. I want to serve the needs and interests of the people who live and do business in Kyle. I am committed to improving Kyle's infrastructure, increasing economic development, securing our neighborhoods and being fiscally responsible. I will continue to support our small businesses, as they reflect Kyle's unique character.

Kyle is the place I have come to love and cherish. It's the place my family calls home. It's the place in which I have built a business and in which my future is fully vested. I am running for City Council because I believe Kyle's best days are ahead. And yet, in many ways Kyle is fractured. So many of our citizens are indifferent to politics and isolated from the community. They live here but do not call Kyle home.

### What is the biggest challenge facing the city?

Our biggest challenge is to manage our growth within our budgetary constraints. We must address the maintenance and repair of Kyle's infrastructure, including roads, sidewalks, water lines and wastewater capacity. But we must be fiscally responsible so our citizens are not overburdened by the cost of providing these essential services. This is a very tough balancing act, and we must be careful not to add frivolous spending until we have accomplished our basic needs.

First is managing growth. Second is managing growth. Kyle's population has grown by an average of 137 residents per month for the last 20 years, from 2,954 in 1996 to nearly 36,000 today. That's five new people coming to Kyle every day for 20 years. This growth has caused our taxes to rise, our wastewater treatment facility to swell beyond capacity and our older roads to deteriorate. We cannot sit back or pass half-hearted measures aimed at making small changes.

## KYLE CITY COUNCIL • DISTRICT 3 CANDIDATES Q & A\*\*



RANDALL LLOYD

**Experience:** lives and works in Kyle

**Top priorities:** shifting the tax burden away from homeowners, improving the city's transportation network

### Why are you running?

I am running for City Council Place 3 because the citizens—the taxpayers—of Kyle have lost their voice on the City Council. From what I hear from people, the needs and wants of the taxpayers of Kyle are not being met, and I feel that I can help bridge that gap.

### What is the biggest challenge facing the city?

The biggest challenge facing the city is intelligently balancing our growth. We must be able to sustain the cost of growth, such as building roads and providing water and wastewater, without continually raising taxes. If we emphasize building subdivisions without attracting businesses as well, the tax burden is placed too heavily on our homeowners. If the businesses we attract only offer low-paying, minimum-wage jobs, our citizens will not be able to live and work in Kyle. We must attract businesses that pay livable wages for our citizens. The tax burden must be shared by everyone.

\*\*Kyle City Council District 3 incumbent candidate Shane Arabie did not respond to *Community Impact Newspaper's* candidate Q&A request.

†San Marcos CISD District 4 candidate Kathy Hansen was the only candidate to file for that race so the SMCISD board of trustees canceled that race.

The candidates listed in this guide will be on the May 7 local election ballot in the communities defined by *Community Impact Newspaper's* San Marcos/Buda/Kyle coverage area. Only contested races are listed.



### VOTER ID REQUIRED

Texas voters are required to present one of seven specific forms of photo identification before they may cast their ballot.

Under Senate Bill 14, which was passed by the Texas Legislature in 2011 but did not take effect until a decision by the U.S. Supreme Court on June 25, 2013, voters must present one of the following forms of ID to vote:

- Texas driver's license issued by the Texas Department of Public Safety
- Texas Election Identification Certificate issued by DPS
- Texas personal ID card issued by DPS
- Texas concealed handgun license issued by DPS
- U.S. military ID card containing the cardholder's photograph
- U.S. citizenship certificate containing the cardholder's photograph
- U.S. passport

The following forms of ID will not be accepted:

- Student ID
- Utility bills
- ID cards issued by employers
- Any ID, other than U.S. citizenship certification, more than 60 days expired

Voters who do not have a valid form of ID can apply for an Election Identification Certificate at no cost at any driver's license office. The EIC is valid for six years, but any EIC issued to a voter older than age 70 has no expiration date. Details on how to apply for an EIC are available on the DPS website, [www.txdps.state.tx.us/driverlicense/electionid.htm](http://www.txdps.state.tx.us/driverlicense/electionid.htm).

Source: Texas Secretary of State/Community Impact Newspaper



### POLLING LOCATIONS

Early voting for elections in Kyle, Hays CISD and San Marcos CISD runs April 25-May 3. Election day is May 7.

#### CITY OF KYLE AND HAYS CISD

**Buda Elementary School**  
300 San Marcos St., Buda  
**Hays CISD Administration Building**  
21003 I-35, Kyle  
**Kyle City Hall**  
100 W. Center St., Kyle

#### SAN MARCOS CISD

**Hays County Government Center**  
712 S. Stagecoach Trail, San Marcos

#### CITY OF KYLE

**Chapa Middle School (District 6)**  
3311 Dacy Lane, Kyle  
**Kyle City Hall (District 2)**  
100 W. Center St., Kyle  
**Wallace Middle School (District 4)**  
1500 W. Center St., Kyle

#### HAYS CISD

**Driftwood Community Center (District 5-B)**  
W. FM 150 and CR 170, Driftwood  
**Hays Hills Baptist Church (District 4)**  
1401 N. FM 1626, Buda  
**Wallace Middle School (District 5-A)**  
1500 W. Center St., Kyle

#### SAN MARCOS CISD

**Travis Elementary School (District 5)**  
1437 Post Road, San Marcos

EARLY VOTING

ELECTION DAY VOTING



## COMPLETE COVERAGE AT COMMUNITYIMPACT.COM/VOTE

### IMPORTANT DATES

Last day to register to vote: **April 7**

In-person early voting: **April 25-May 3**

Last day to apply for ballot by mail: **April 26**

Election day: **May 7**

## HAYS CISD BOARD OF TRUSTEES • DISTRICT 4 Q & A

\*Incumbent



MERIDETH KELLER\*

**Experience:** current board president, past board vice president and secretary, 180 hours of board training

**Top priorities:** increase parent and community involvement, improve college- and career-readiness, increase academic and fiscal transparency, improve employee morale



JONANNA MIKULENKA

**Experience:** responsible for financials of publicly traded company, Elm Grove Elementary PTA president, various community leadership roles

**Top priorities:** maintain focus on children's education, improve financial oversight

### Why are you running?

I am seeking re-election to the Hays CISD board of trustees to continue my leadership and record of supporting our students, parents, staff members and taxpayers. I have a unique perspective because of my intimate current and historical knowledge of the workings of our board, administration, and, most importantly, the education of the students we serve.

This community has been home to my family for 20 years, and I have served in various organizations within the district and through many other service programs. Serving as a trustee is another way to share my talents and skills with the community. My children have attended or are attending HCISD schools, and this is another way for me to be an active member of my community.

### What is the biggest challenge facing the district?

The biggest challenge facing our district is academic advancement for all students. While we must maintain safety, manage growth and care for nonacademic student issues, we are in the business of educating kids. We must focus on graduating college- and career-ready adults. My record proves that I am dedicated to academic achievement for all students.

As one of the fastest-growing districts in Texas, HCISD has and will continue to have many challenges—first and foremost being financial constraints and rapid growth. The initial budget forecast currently under review for the next three years shows the district with a significant deficit and tough challenges ahead. My business experience and skillset is needed to help steer the district in the right direction over the next few years.

## HAYS CISD BOARD OF TRUSTEES • DISTRICT 5 Q & A



PRISCILLA HARRELL

**Experience:** former PTA chair, president and treasurer of the Lehman High School Dance Booster Club, member of the HCISD Leadership Team

**Top priorities:** focus on early and higher-level education, investing in and rewarding quality teaching



ESPERANZA OROSCO

**Experience:** former teacher, past president of Hays Educators Association, various district and community leadership roles

**Top priorities:** strengthening academic programs, recruiting and retaining highly qualified teachers, managing the district's growth

### Why are you running?

I strongly believe in being involved and engaging in our schools. I want to continue working and advocating for the education of all students in our community. I strongly believe that we have amazing teachers and staff working with our students. My efforts as a board member would center on serving all of the students in the community; one student is no more important than another.

Not only was I a classroom teacher, I experienced firsthand the consequences of budget cuts like increases in class sizes and the impact these types of changes had on our students. I advocated for retaining reading-intervention teachers, for smaller class sizes and for valuing our district employees with competitive salaries.

### What is the biggest challenge facing the district?

Financial resources, supplies and funding. We need the best resources for our teachers to educate our students. Our teachers deserve more compensation. We need the resources to supplement the curriculum and help students gain the educational skills they'll need to use and manage effectively throughout their lives.

We need to work to continue to develop our academic programs, deal with rapid growth, and recruit and retain top-quality educators for the sake of our students. I have had the opportunity to see how the district works from the inside and have worked with our district's leaders and staff to improve our educators' working conditions and our students' learning environment.

## SAN MARCOS CISD BOARD OF TRUSTEES • DISTRICT 5 Q & A<sup>†</sup>



CLEM CANTU

**Experience:** Texas Education Agency teacher certification, 40 years' experience in education, various education leadership roles

**Top priorities:** ensure graduates are college- and career-ready, engage parents and teachers in the decision-making process, ensure expenditures reflect academic priorities



DAN LYON

**Experience:** active participant at school board meetings

**Top priorities:** ensure the district has the resources it needs to deliver a quality education, balance the budget and reduce debt

### Why are you running?

As a retired educator with 40-plus years' experience, I believe that I have the ability to make decisions at the district level. I want to serve my community in a capacity that utilizes my experience as a former teacher, counselor, librarian and administrator. The most important reason for running for the school board is that I care about the education of the children in San Marcos.

I believe there is room for improvement in our schools. All students have the capacity to learn; however, we cannot have a 'one-size-fits-all' policy toward education. High achievers must be given the opportunity to excel, and help should be available for those who need it. Our schools can be improved so all students will be able to attain the knowledge and skills necessary for success in whatever endeavors they choose.

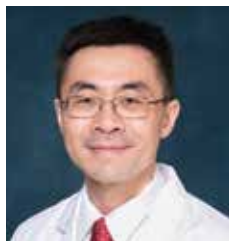
### What is the biggest challenge facing the district?

One of the biggest challenges facing the current school board is the selection of the new superintendent. Since the school board works directly with the superintendent to see that the school district runs smoothly, it is one of the most important decisions they will make. The position of superintendent is critical to all aspects of a successful school district.

I see two equally significant challenges. The first is the continued growth in student population, and the second is the amount of debt the district has incurred. Hays County is one of the fastest-growing counties in the nation, and the influx of new students will increase our student population. To accommodate this growth, we must make maximum beneficial use of our limited tax dollars.

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Please visit [www.relayforlife.org/budakyletx](http://www.relayforlife.org/budakyletx) for more information and to learn more about these opportunities, or contact: Andi Green [greena1215@gmail.com](mailto:greena1215@gmail.com) or Joseph DeLong [j.delong85@gmail.com](mailto:j.delong85@gmail.com) • (512) 468-4909

### Ways for YOU to get involved in the FIGHT against cancer:

#### Be a part of a TEAM:

Participation is easy – gather your friends, family and/or co-workers and create your team online!

#### Purchase a LUMINARIA:

Remember or Honor a loved one by dedicating a luminaria to be lit during our event. A suggested donation of \$5 will help light the way to a cure.

#### SURVIVORS:

We will be honoring you at our Survivor Dinner on Tuesday, April 19th! Please make sure you have registered online in order to receive your invitation.



## CALENDAR

## April

**21 and 28**  
**Keep San Marcos Beautiful Concert Series**

Hell Camino and Alex Ruiz perform April 21, and HalleyAnna Finlay performs with Whistle and Fish on April 28. The event begins with family-friendly activities before performers take the stage. Attendees can bring alcoholic beverages, but plastic foam and glass containers are not allowed. 6:30 p.m. (family-friendly activities), 7:30 p.m. (music). Free. San Marcos Plaza Park, 401 E. Hopkins St., San Marcos. 512-393-8400

**23 CAF Central Texas Wing Casino Night**

The event features a barbecue dinner, cash bar, silent auction and casino games at the historic Central Texas Wing of the Commemorative Air Force, which showcases World War II-era planes. At the end of the night, players trade casino winnings for raffle tickets. One ticket holder wins a flight on a B-25. 6-10 p.m. \$45 (per person). Commemorative Air Force Exhibit, 1841 Airport Drive, San Marcos. 512-781-9284. [www.cafcentex.com](http://www.cafcentex.com)

Worth the **TRIP**

Courtesy Wimberley Arts Fest

**APR 23 through 24**  
**Wimberley Arts Fest**

The Wimberley Art League organizes the event, which features juried fine-art shows, live music, a car show and food vendors. 10 a.m.-6 p.m. (Sat.), 11 a.m.-5 p.m. (Sun.). Free. Blue Hole Regional Park, 100 Blue Hole Lane, Wimberley. 512-826-4286. [www.wimberleyartsfest.com](http://www.wimberleyartsfest.com)

**29 through 30**  
**MR Fest**

The ninth annual festival, which is organized by Texas State University radio station KTSW, showcases live music at venues throughout San Marcos. Performers include La Luz and Nightbeats. 9 p.m. (Fri.), noon (Sat.). Free. Downtown San Marcos. 512-245-3485. [www.ktsw.txstate.edu/mrfest.html](http://www.ktsw.txstate.edu/mrfest.html)

**30 through May 1**  
**Heritage Home Tour**

Attendees tour six homes with environmentally sensitive features, including rainwater collection and water-

Compiled by Brett Thorne

conscious landscaping. The tour also features costumed storytellers telling San Marcos' history. Noon-5 p.m. \$15 (advance), \$20 (April 30 or May 1). The tour departs from the Square in downtown San Marcos. [www.smtxwinewalk.com](http://www.smtxwinewalk.com)

**30 Four Paws Veterinary Hospital open house**

The open house includes food, tours of the hospital, animal adoptions and discounted microchipping, which benefits pet adoption organizations Wag Rescue. The San Marcos Police Department K-9 unit performs demonstrations at the event. Noon-3 p.m. Free. Four Paws Veterinary Hospital, 8401 RR 12, San Marcos. 512-396-7297

## May



Courtesy Holly's Hope Rescue

**07 Buda Pets Pub Crawl**

Attendees visit four Buda restaurants, including Super Slick's, Cleveland's, Tavern on Main and Willie's Joint, sampling drinks and food at each stop. Proceeds benefit Holly's Hope Rescue, a nonprofit focused on pet adoption and fostering. 3-6 p.m. \$20. Downtown Buda. [www.hollyshoperescue.com](http://www.hollyshoperescue.com)

**14 Front Porch Days 10K/5K/3K/1K**

Participants are invited to walk, jog or run in a 10K, 5K, 3K or 1K race. Proceeds from the event provide free activities in the Plum Creek neighborhood. 4-6 p.m. (early packet pickup May 13), 6 a.m. (race day packet pickup May 14), 7 a.m. (race). \$10 (1K), \$15 (3K or 5K), \$20 (10K). Plum Creek Community Center, 450 Haupt, Kyle (early packet pickup May 13); Negley Elementary School, 5940 McNaughton, Kyle. [www.tinyurl.com/2016fpdraces](http://www.tinyurl.com/2016fpdraces)

**14 Buda Farmers Market**

Local artisans and farmers convene each Saturday to sell a variety of goods, including beef, fresh tomatoes, produce, baked goods, gluten-free products, and arts and crafts. 9 a.m.-1 p.m. Free. Across from Garcia's Restaurant. 512-395-5775. [www.budafarmersmarket.com](http://www.budafarmersmarket.com)

## Online Calendar

Find more or submit San Marcos, Kyle or Buda events at [communityimpact.com/sbk-calendar](http://communityimpact.com/sbk-calendar).



## Wine + Art Walk

[www.smtxwinewalk.com](http://www.smtxwinewalk.com)

DOWNTOWN SAN MARCOS

FRIDAY APRIL 29 5:30PM - 8:30PM



## Hotels

Continued from I 1

been slowed by the red tape that many developers complain of in Austin, Patel said.

"You're looking at here, we can probably put up a hotel in—from buying the land to actually having the doors open—two years, give or take a couple of months," he said. "In Austin, on the other hand, it could take anywhere from three to four years."

Patel's project, an 83-room Candlewood Suites that broke ground March 23, is one of about a dozen hotels that are in development or have recently opened in San Marcos, Kyle and Buda within the past year.

The growth of hotels in the area is partly being driven by financial institutions' growing confidence, said Jan Freitag, vice president of global research with hospitality industry research group Smith Travel Research.

"During the Great Recession bankers got skittish," Freitag said. "They didn't like leases where your lease is one night, whereas office leases are for 10 years or longer. The [hotels] who did [open] did really well. If you opened in 2010 or 2011, you had a phenomenal run."

Freitag said a study of the hotel inventory in the Central Texas area, including San Marcos, Kyle, Buda, Bastrop and Lakeway, showed that between 2012 and 2015 there were 1,078 new hotel rooms added to the market. During the same period, occupancy rates increased from 65.6 percent to 78 percent, which he said shows "very healthy" demand growth.

### Hotel demand

Patel said his hotel project is aimed at long-term guests who will stay in Buda for at least five days.

Market studies indicate there is a segment of business travelers who prefer to stay outside Austin to avoid high costs and traffic, Patel said. He hopes his hotel appeals to that group, he said.

"They find it more peaceful to drive five to 10 minutes out and stay," Patel said. "Buda has so many restaurants and stuff to offer, it's not like they're missing too much. It's just to get out of the hoopla of Austin."

In Kyle, a new Comfort Suites and

Hampton Inn are planned, and Economic Development Director Diana Blank said another hotelier is looking into the feasibility of bringing a third new hotel to the city.

Visitors to Texas State University and The University of Texas are driving much of the growth in the city because of its nearly equidistant location between the two universities, Blank said.

The growth of the wedding industry in Central Texas is beginning to touch Kyle, too.

In 2015, Texas Old Town, a wedding and events venue in Kyle, hosted more than 360 weddings, Blank said.

Those weddings often bring dozens of hotel room reservations, Blank said.

Garden Grove and Madeline Manor, two wedding venues, recently opened in the Buda and Kyle areas, respectively, continuing the wedding industry's growth in Hays County.

Hoteliers were mostly unaware of Kyle's potential as a hotel hotbed until the city began making a concerted push in 2015 to attract more to the area. The city commissioned a hotel market study to back up city officials' claims that Kyle could support more hotels than

were available at the time.

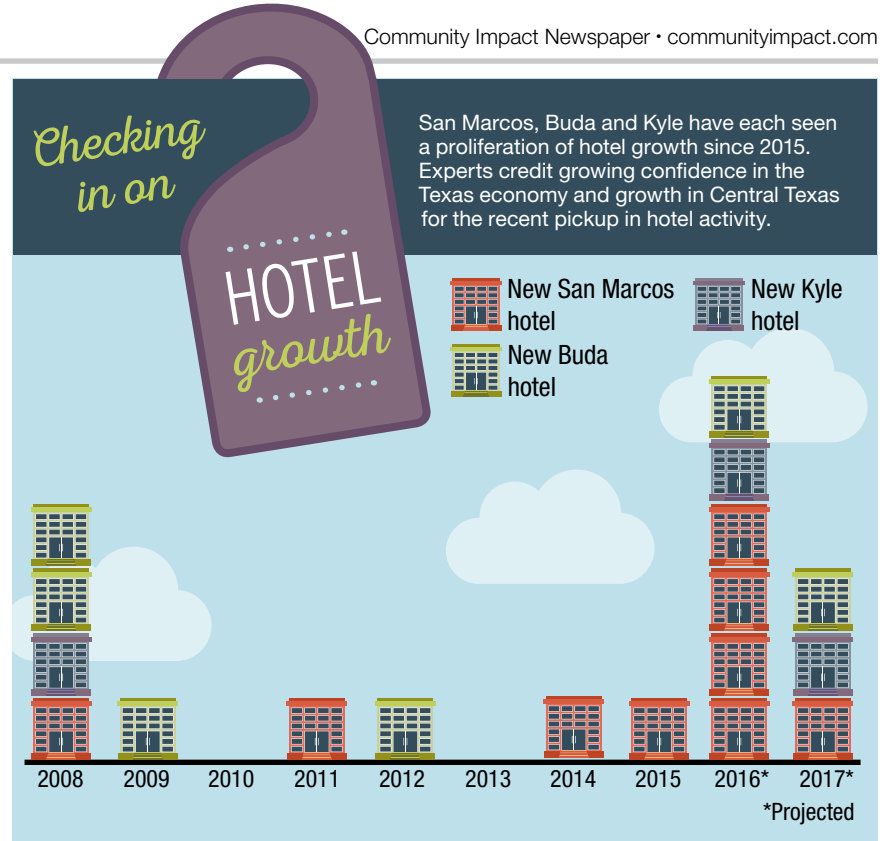
The study, performed by Stone Hospitality Group, confirmed the city could support a full-service hotel—which typically includes amenities such as restaurants and bars—as well as extended-stay hotels similar to Patel's project in Buda and a resort-style hotel similar to the Hyatt Lost Pines near Bastrop.

"Right now the market is so wide-open that any [type of hotel in Kyle] would work," Blank said.

Until recently, much of San Marcos' hotel inventory was 15 to 20 years old, said Rebecca Ybarra-Ramirez, director of the San Marcos Convention and Visitor Bureau. Studies show travelers prefer staying in newer hotels, she said, so developers are coming in to fill the need, now that they can get financing, Ybarra-Ramirez said.

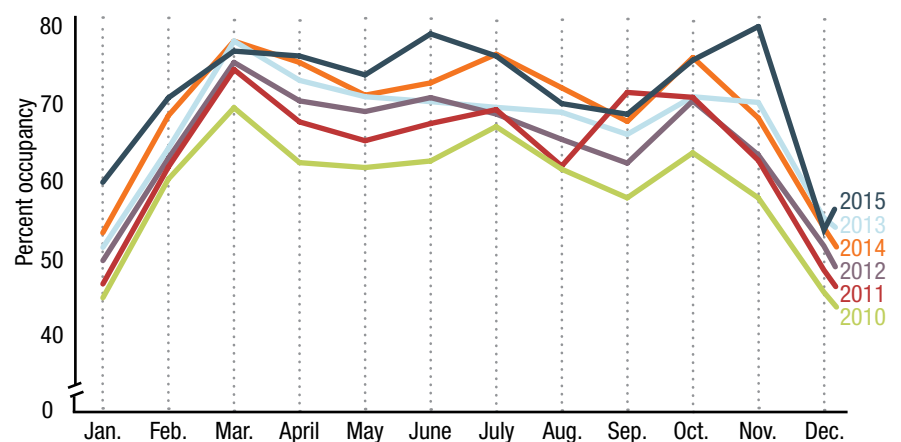
The city's hotel occupancy rate typically hovers between 60 and 70 percent each month, she said, and can be as high as 95 percent on the weekends.

"Now it seems like everyone is loaning hotel projects money, because [hotels] keep coming," she said.



### Hotel occupancy over the years

Hotel occupancy rates in San Marcos, Buda and Kyle typically spike in March because of spring break and South by Southwest Conferences & Festivals. Rates pick up again in the summer and spike again in the fall during the Formula One races in Austin.



Sources: IHG, Marriott, Choice Hotels, Wyndham, La Quinta, Smith Travel Research, city of Buda, city of Kyle, city of San Marcos/Community Impact Newspaper

### Cities' benefit

The cities of San Marcos, Buda and Kyle each collect a 7 percent tax on guests' hotel bills.

From 2006-15, taxable hotel receipts in San Marcos, Kyle and Buda increased nearly 166 percent, from \$19,123,692.79 to \$50,791,505.25, according to the Texas Comptroller of Public Accounts.

The city of Kyle anticipates that 7 percent tax will generate \$208,250 during the 2015-16 fiscal year. The city of Buda expects the tax to generate \$601,380 in FY 2015-16, and the city of San Marcos budgeted to receive \$2.13 million in tax revenue for the fiscal year.

Under state law, that revenue must be used to promote tourism, but the benefit of the money goes beyond attracting hotel guests to each city, Ybarra-Ramirez said.

"When these people spend the night in our hotel rooms, they eat, they drink, they fuel up and they contribute to the economy," she said. "Then our property tax rate won't go up as quickly."

Blank said a city's hotel inventory can affect its ability to attract high-profile events as well as its appeal to businesses considering coming to the city.

"When we're recruiting companies, if they don't have a hotel here they would be willing to bring their executive-level person into, they're going to [potentially] keep them in Austin and drive them into Kyle," she said. "That's not going to be a Kyle experience for them. It's going to be an Austin experience."



Take the poll online at  
[communityimpact.com/sbk-poll](http://communityimpact.com/sbk-poll).

What would you like to see your city do with its hotel occupancy tax?



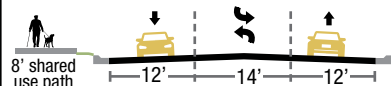
# Road bond

Continued from | 1



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## MARKETPLACE AVE - TYPICAL SECTION



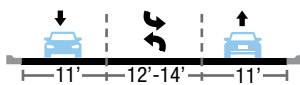
Construction on Marketplace Avenue began in the fall and is expected to be complete by late May.

The newly built road extends Marketplace from its former endpoint at City Lights Drive to Burleson Street. When completed, the road will feature one travel lane in each direction as well as a center left-turn lane throughout most of the project.

The road will provide a direct connection between downtown Kyle and the retailers and services available at Kyle Marketplace. The road is paying immediate dividends, City Manager Scott Sellers said, as two multifamily developers have purchased property adjacent to the new road extension.

"That's another 1,000 people who will live on Marketplace in the next year," he said. "It's crazy how important that road is to attracting people."

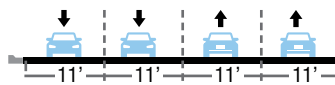
### IH 35 to Brent Blvd.



Construction on Goforth Road began in April and is expected to be complete by spring 2017.

When completed the road will include one travel lane in each direction as well as a center left-turn lane from I-35 to Brent Boulevard and two travel lanes

### Brent Blvd. to Bunton Creek Rd.



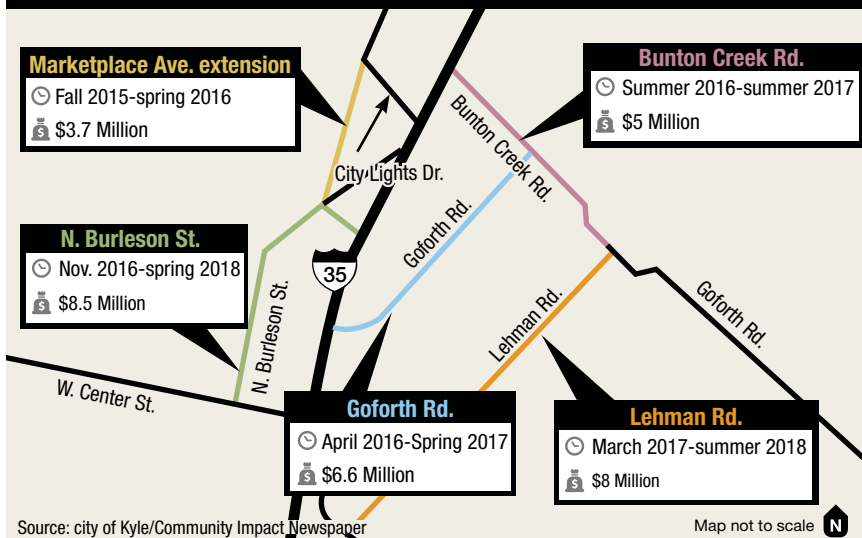
in each direction from Brent to Bunton Creek Road.

A 10-foot-wide shared use path and sidewalks are planned throughout the project area, according to planning documents.

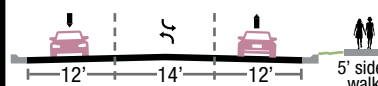
In addition to the reconstruction of Goforth, the city is planning to extend the road from its current end place at Bunton Creek to Kyle Parkway, City Engineer Leon Barba said.

In 2015, Kyle City Council approved an addition to the Goforth Road project that will extend the road from its current end at Bunton Creek Road to Kyle Parkway at a cost of \$1 million.

## KYLE ROAD BOND UPDATE



## BUNTON CREEK RD - TYPICAL SECTION



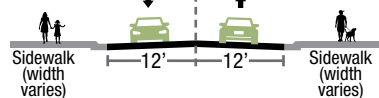
The start of construction on Bunton Creek Road will be partly determined by the schedule for work on Goforth Road, which intersects Bunton Creek.

In addition to road reconstruction, the project also includes improvements to water and wastewater utilities.

The city expects to begin construction on the project in July, and completion is slated for July 2017.

## BURLESON RD. - TYPICAL SECTIONS

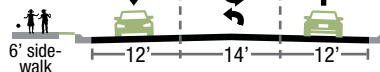
### Miller St to Lockhart St.



Construction on Burleson Street will reconstruct the street with two lanes from Miller Street to Lockhart Street and three lanes from Lockhart to Marketplace Avenue. Sidewalks will be included throughout the project area.

The project will also build a new connection from Burleson to I-35 in an

### Lockhart St. to Marketplace

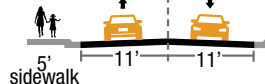


effort to improve mobility.

The city is negotiating with nearby property owners to acquire right of way, Project Manager Jo Ann Garcia said. The city has acquired about half of the 13 parcels necessary to begin the project, she said.

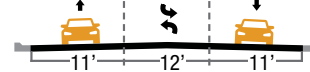
## LEHMAN RD. - TYPICAL SECTIONS

### Location varies



Lehman Road will be closed for most of the 18 months the road is under construction, Barba said. Traffic to and from the Steeplechase neighborhood will be routed to Goforth Road for the duration of the project.

### At cross streets



The project spans from FM 150 to Bunton Creek Road and will reconstruct the road to include two lanes in most areas and three lanes at cross streets.

Road sections may vary in some areas. Layouts shown here are the most common planned throughout each project area.

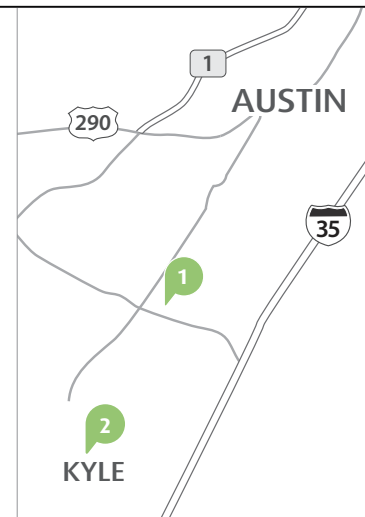


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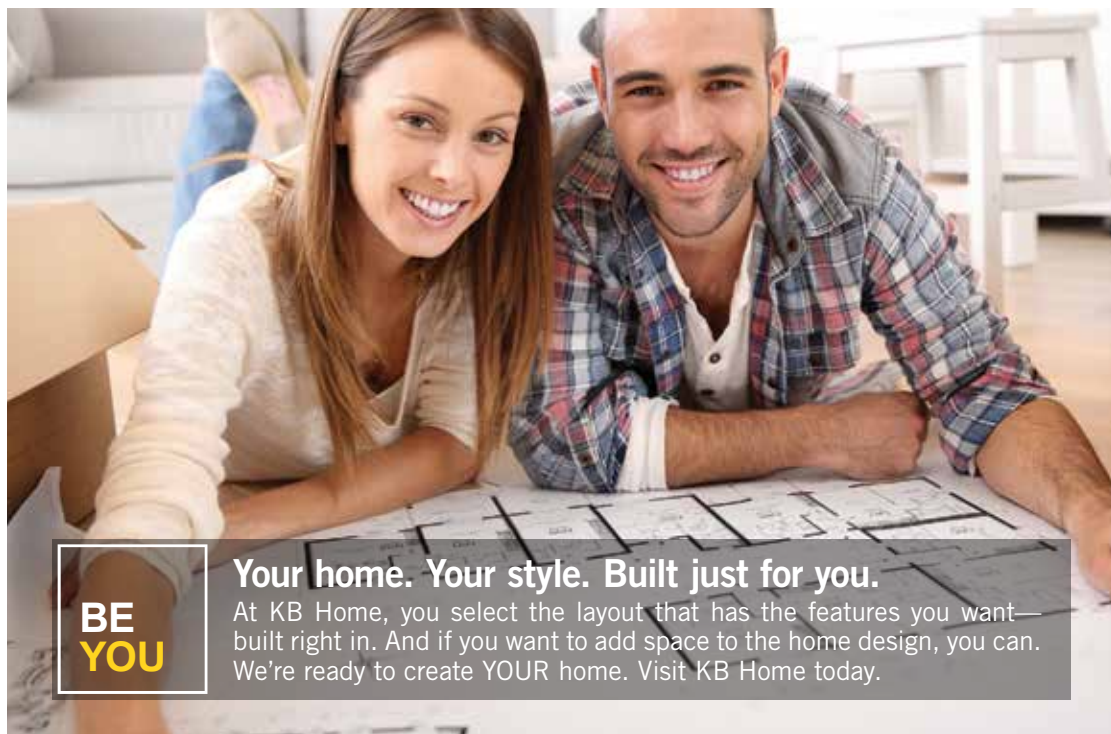
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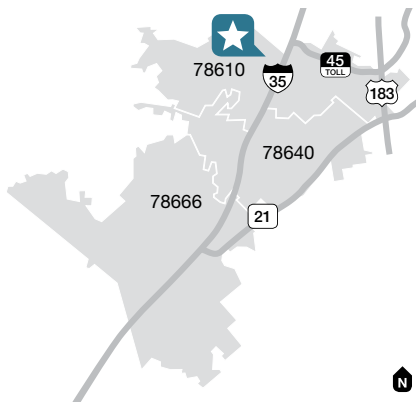
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REAL ESTATE

Located west of Buda, Whispering Hollow is south of FM 967 on FM 1626. It is near schools, retailers, recreation venues, sport facilities and hospitals. Whispering Hollow is approximately 20 miles from downtown Austin and less than 70 miles from San Antonio.



Neighborhood Data provided by  
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www.saraimata.com

FEATURED NEIGHBORHOOD

Whispering Hollow



**Build-out year:** not built out  
**Builders include:** Ryland Homes  
**Square footage:** 1,600-3,850  
**Home values:** \$234,950-\$400,000  
**HOA dues (estimated):** \$396 annually  
**Amenities:** pool, landscaped hike and bike trails, clubhouse, playground  
**Schools:** Elm Grove Elementary School, Dahlstrom Middle School, Hays High School  
**Property taxes (in dollars):**  
City of Buda 0.3475  
Northeast Hays County ESD No. 2 0.0500  
Hays County ESD No. 8 0.1000  
Hays County 0.4232  
Special Road District 0.0438  
Hays CISD 1.5377  
Austin Community College District 0.1005  
**Total (per \$100 value)** **2.6027**

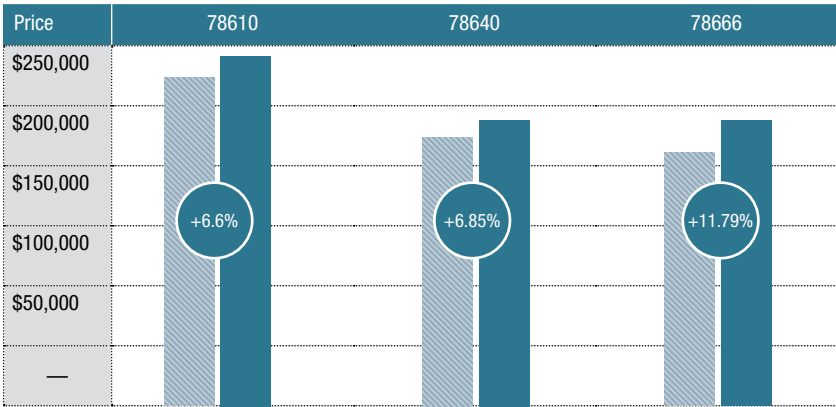
\*As of 4/13/16

Market Data

On the market (March 2016)

Price Range	Number of homes for sale			Average days on the market		
	78610	78640	78666	78610	78640	78666
\$149,999 or less	1	6	5	19	68	25
\$150,000-\$199,999	3	16	4	34	48	25
\$200,000-\$299,999	71	82	20	61	62	99
\$300,000-\$399,999	32	8	27	75	23	152
\$400,000-\$499,999	6	3	11	104	47	95
\$500,000-\$599,999	1	0	9	76	0	94
\$600,000-\$799,999	2	2	4	52	109	174
\$800,000-\$999,999	2	2	1	157	32	176
\$1 million +	2	1	5	195	360	90

Median price of homes sold March 2015 vs. March 2016



Median home value	Median price per square foot	Median annual property taxes	Homes on the market*	Homes under contract*	Average days on the market*
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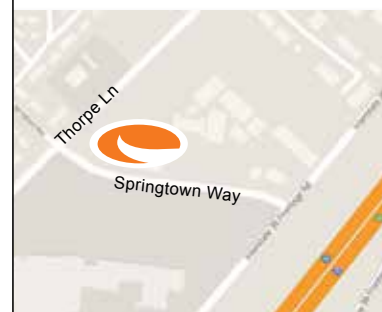
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If you have kids at Elm Grove Elementary, then you have heard about the big library remodel. All of these changes will make the library a 21st century learning experience which include a 3-D printer, robot programming software, discovery boxes, and much more. As a member of the PTA and a local Realtor that lives in Whispering Hollow. I would like to help raise the remaining \$20,000 that is needed to complete the project.

### How Can YOU Help?

Starting April through June I will donate \$500 to the Elm Grove PTA to help pay for expenses from any completed transaction that is referred to me. Help me raise the funds to provide our wonderful kids with a new state of the art Library.

**Q: Are you or anyone you know looking to Sell or Buy?**

**A:** If you buy or sell with me a portion of your transaction goes back into the community to help provide our kids and teachers with the resources they need. I am dedicated to my clients, and will work tirelessly to get all of your real estate needs handled. As one of the top agents in central Texas, I will work 7 days a week for my clients and always strive to be the best.



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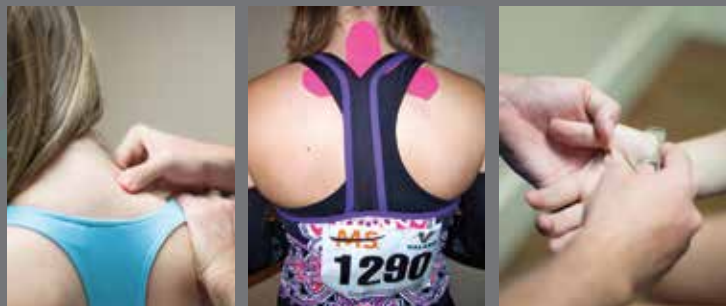
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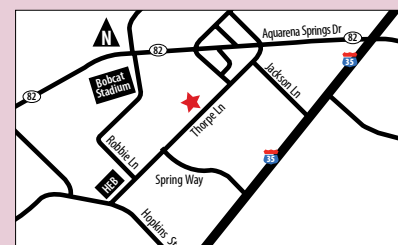
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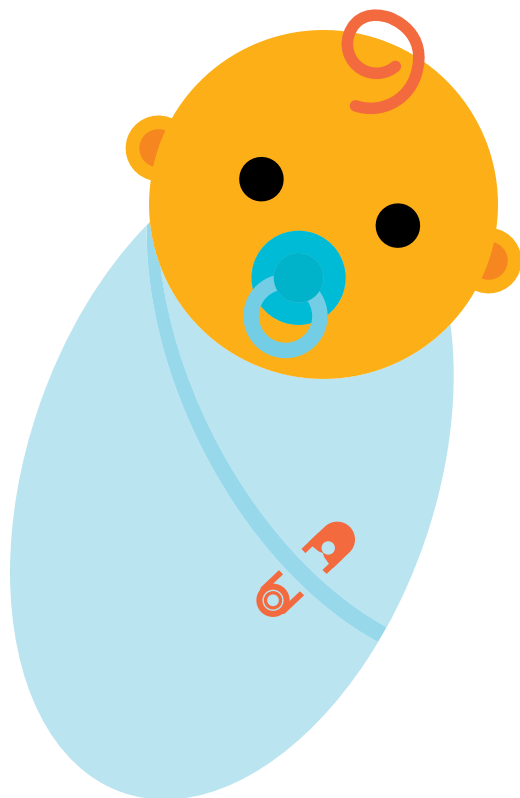


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