

As River Place annexation looms, lawmakers debate policy

State bill gives neighborhood leaders hope to avoid fully transitioning to Austin’s jurisdiction

BY **ABBY BORA**

The fate of the River Place neighborhood—whether it will be annexed by the city of Austin or not annexed—hangs in the balance as Texas legislators meet in late July to discuss amending existing annexation laws.

The River Place Municipal Utility District is scheduled for full-purpose annexation Dec. 15 by the city of Austin. Some River Place residents oppose annexation with concerns that by becoming Austin residents, their tax bills will increase while the quality of their municipal services may decrease.

During the recently concluded regular legislative session, state Sen. Donna Campbell, R-New Braunfels, sponsored Senate Bill 715, also known as the Texas Annexation Reform Act, which would require voter approval before an unincorporated area is annexed by a city.

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THE COST OF ANNEXATION



If annexed, River Place homeowners can expect to see an increase in property taxes when they receive their first bills under Austin’s jurisdiction in October 2018. The projections below are based on 2016 Travis County property tax rates per \$100 valuation and are subject to change.

2016 RIVER PLACE PROPERTY TAXES		RIVER PLACE PROPERTY TAXES AFTER ANNEXATION (ESTIMATION)	
River Place MUD	\$0.21	Limited district	\$0.50*
Travis County ESD 6	\$0.10	City of Austin	\$0.44
Other taxes	\$2.11	Other taxes	\$2.11
TOTAL	\$2.42	TOTAL	\$3.05

*Maximum tax allowable by agreement between the city of Austin and River Place Municipal Utility District

SOURCES: RIVER PLACE STRATEGIC PARTNERSHIP AGREEMENT; SCOTT CROSBY, RIVER PLACE HOMEOWNERS ASSOCIATION; MARC WARSHAWSKY, REALTY AUSTIN; TIFFANY SEWARD, TRAVIS COUNTY TAX OFFICE; TRAVIS COUNTY TAX RECORDS; VIRGINIA COLLIER, CITY OF AUSTIN/COMMUNITY IMPACT NEWSPAPER

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This view from the balcony of Unit 1301 in the Waterfall on Lake Travis, 5931 Hilene Road, Austin, features Lake Travis and the hills beyond. The condo complex was completed in 2016.

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512.699.0856



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 4 BD 4 BA +/- 3,454 SQ FT
 Listed by The Jones Team
512.470.3173



LAKE POINTE
 12105 Pleasant Panorama View
 4 BD 4 BA +/- 4,238 SQ FT
 Listed by Charla Housson
512.680.4344



LAKE POINTE
 12007 Preserve Vista Ter
 4 BD 4.5 BA +/- 3,989 SQ FT
 Listed by Heather Swick
512.545.5244



FALCONHEAD
 15416 Swiss Alps Ct
 4 BD 3.5 BA +/- 4,403 SQ FT
 Listed by The Spickes Team
512.699.0400



ROCKY CREEK RANCH
 16808 Broomweed Cv
 4 BD 5 BA +/- 4,695 SQ FT
 Listed by Melanie Fenelon
512.658.0773



THE HILLS OF LAKEWAY
 1 Ashbrook Place
 5 BD 4 BA +/- 3,560 SQ FT
 Listed by Allison Olson
512.694.2251



PRESERVE AT FOUR POINTS
 7213 Cut Plains Trl
 5 BD 3 BA +/- 2,890 SQ FT
 Listed by Joe & Cara Keenan
512.917.2326



SPILLMAN RANCH
 4400 Sharpshinned Hawk Cv
 4 BD 3 BA +/- 3,965 SQ FT
 Listed by Todd Grossman
512.919.6524



LAKEWAY
 405 Golf Crest Ln
 4 BD 4 BA +/- 3,102 SQ FT
 Listed by Michele Ray
512.698.4556



PRESERVE AT FOUR POINTS
 10905 Hidden Caves Way
 4 BD 2.5 BA +/- 2,576 SQ FT
 Listed by Bill Boyd
512.750.1070



LAGUNA VISTA
 1327 Lake Shore Dr
 2 BD 1 BA +/- 994 SQ FT
 Listed by Sherry Ellenbogen
512.294.4488



STEINER RANCH
 109 Tierra Grande Ct
 3 BD 2 BA +/- 2,045 SQ FT
 Listed by Brendan Doherty
512.632.7474



STEINER RANCH
 3221 Grimes Ranch Rd
 4 BD 2.5 BA +/- 2,872 SQ FT
 Listed by Wayne Clark
512.585.1594



POINT VENTURE
 18702 Lakeland Dr
 3 BD 4 BA +/- 2,828 SQ FT
 Listed by Patrick Roppolo
512.970.6820



COUNTRY CLUB ESTATES
 4079 Outpost Trce
 4 BD 2 BA +/- 2,237 SQ FT
 Listed by Patsy Aird
512.203.7907

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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.

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What would we do without our homes?

Whether you rent or own your house or apartment, our homes are where we relax, rest, raise families and share memorable experiences with loved ones. Our homes are perhaps the most important financial investment we might ever make.

This issue of *Community Impact Newspaper* features our annual real estate edition, and as always, we've loaded this issue with what we hope will be useful content, including short stories highlighting news and trends (see pages 36-37) in the local real estate sector. Stories include the correlation between lake home prices and lake levels, Hamilton Pool Road

development, West Hwy. 71 medical services and a new affordable housing complex in Four Points.

We've also included a guide (see Page 33) that explains what renovations homeowners can do to get the most out of their home when it is time to put a residence on the market.

We also lay out the process of securing a loan (see Page 35) and what potential homebuyers should do before applying to ensure their loan application is approved.

I hope you enjoy this edition of our paper, and if you have any feedback on our real estate coverage or any other news we cover, feel free to email me.



Phyllis

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ASK THE EDITOR



Leslee Bassman

LESLEE BASSMAN
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lbassman@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to ltwa@communityimpact.com.

Driving on RM 620, I see islands sticking out of the lake. Is the drought returning?

Reader, as a resident of the Lake Travis area, I share your commute and your concerns.

According to Bob Rose, chief meteorologist for the Lower Colorado River Authority, Travis County is not in a drought, citing the U.S. Drought Monitor.

"The weather here has been drier than normal for the past two months, but we are not in a La Nina pattern, the pattern that often brings droughts to our area," he said. "The latest long-range forecasts call for near-normal to slight-above-normal rainfall this fall."

Parts of Sometimes Island begin to be visible when the level of Lake Travis hits about 676 feet above mean sea level, about where it is now, he said on July 7.

"It's important to note that level is just 5 feet below the lake's full level of 681 feet msl," Rose said. "Lake Travis is still 92 percent full [as of July 7]."

The decline in lake levels is typical for this time of year, as water use and evaporation increase as temperatures rise, he said. On average, levels in Lake Travis in July, August and September are the lowest of the year. July also is typically our driest month of the year, with average rainfall of under 2 inches, he said.

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TOASTING with TWIN

~Reflection, and Looking Forward

I remember the first time I saw the word Sangiovese. Over a decade ago, my brother took me to a small get together a friend of his was hosting. He was working as a waiter and studying wine, and the party was themed around wine and food pairings. I didn't even know how to pronounce the grape, let alone what kind of wine it was. I met up with him on a few weeknights to get a few basic lessons and start to learn the vocabulary. I look back on this often to reflect and remind myself we all have to start somewhere. Speaking of starting somewhere, there are two anniversaries this July that date back much further than my recollection of the pronunciation of a grape. Of course I am talking about our great country and your very own Twin Liquors.

As we celebrate our Nations birthday this July, we are also celebrating an Anniversary of your very own

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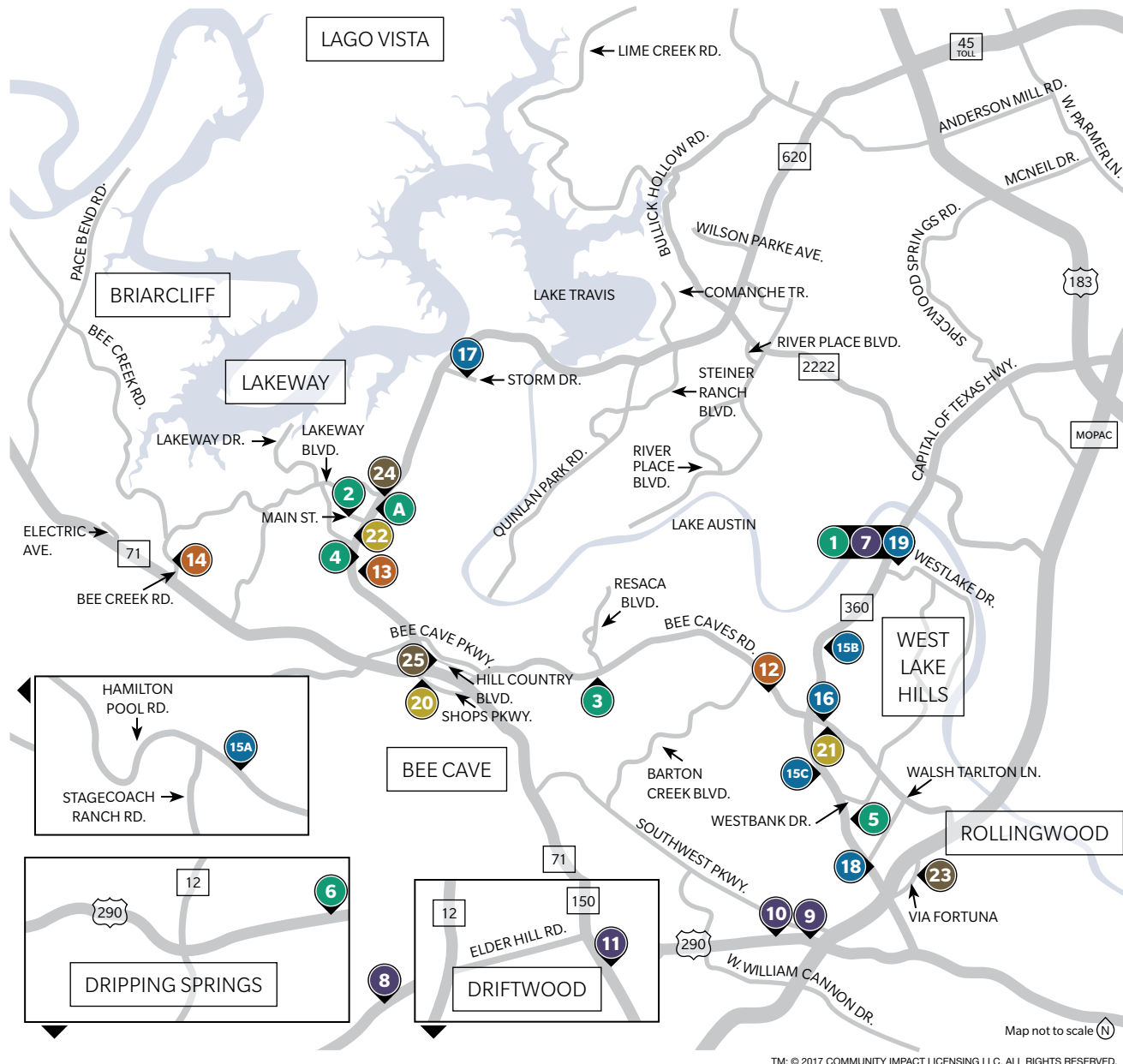
Cheers,
Cale Thibaudeau, Store Manager
Twin Liquors in the Hill Country Galleria



Please drink responsibly.

IMPACTS

Businesses that have recently opened, are coming soon, relocating or expanding.



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NOW OPEN

1 Caring Transitions of West Austin, 3801 N. Capital of Texas Hwy., Ste. E-240/414, Austin, opened June 5. Founded by local residents Ashley Adams and her mom, Patt Bartlett, the West Austin franchise organizes, packs, de-clutters, moves, resettles and provides in-person and online estate sales and liquidations as well as prepares homes to be listed for sale. 512-893-5375.

www.caringtransitionswestaustin.com

2 Found, 2009 Main St., Ste. 150, Lakeway, opened June 17 in the Oaks at Lakeway shopping center. The fashion boutique features contemporary and designer womenswear including Trina Turk and Nicole Miller as well as purses and jewelry. 512-551-3539. www.foundaustin.com

3 Hope & Wellness Rising, 11701 Bee Caves Road, Ste. 207, Austin, opened May 8. Owned by licensed psychologist Kristie Engel, the practice offers psychological services to children and adolescents. 512-572-4673.

www.hopeandwellnessrising.com

4 Lakeway Sports Physical Therapy, 2501 S. RM 620, Ste. 140, Lakeway, opened June 5. Owned by Dr. Iain MacGregor, the clinic offers physical therapy services for injured athletes, athletic performance services to increase an athlete's potential and a membership in a triathlon club that includes coaching, training and testing. 512-840-0444. www.lakewaysportspt.com

5 Moojo food truck opened June 3 in The Midway, 1905 S. Capital of Texas Hwy., Austin. Founded by Matthew Petersen and Matt Weldon, the shop offers custom ice cream sandwiches made with a choice of 12 home baked cookie styles and 16 ice cream flavors. Vegan and gluten-free desserts are also available. 512-473-8759. www.moojo.net

6 Sententia Vera Cultural Hub, 4002 E. Hwy. 290, Dripping Springs, opened June 12. The bookstore features new and used books, with a focus on self-published authors and works by women as well as writers of color. Greeting cards and gifts are also available and a co-working space with conference rooms can be rented in the back

of the facility. The brick-and-mortar store is a transition from owner Teresa Carbajal Ravet's former e-commerce business. 512-633-4327. www.sententiavera.com

COMING SOON

7 Jade, 3801 N. Capital of Texas Hwy., Ste. C-200, Austin, will open in July in the Davenport Village shopping center. The Asian restaurant will include dim sum service on Sundays, 11 a.m.-3 p.m. 512-956-8816.

www.jaderestaurantaustin.com

8 The League Kitchen and Tavern will open a Dripping Springs location in Belterra Village in 2018. Co-owned by Tony Ciola and Creed Ford, the restaurant is currently under construction and slated for a March opening. The eatery will be the third venture in The League chain of local restaurants that features hamburgers, steak, seafood and salads, and includes locations in Northwest Austin/Avery Ranch and Lakeway. Ciola and Ford also own two restaurants in the Tony C's Coal Fired Pizza & Authentic Italian dining chain, including Northwest Austin/

Avery Ranch and Bee Cave sites.

www.leaguekitchen.com

9 Performance Therapy Group, a sports chiropractic, massage and rehabilitation facility, will relocate to the Southwest Crossing development currently under construction at the northwest corner of Hwy. 290 and Mopac when the building opens in September. The facility is currently located 2714 Bee Caves Road, Ste. 100, Austin. 512-330-9965.

www.performancetherapygroup.com

10 POREspective, located at 2300 S. Lamar Blvd., Ste. 108, Austin, will relocate to the Southwest Crossing development currently under construction at the northwest corner of Hwy. 290 and Mopac when the building opens in September. The acne control clinic and skin care product retailer will occupy a portion of the development's first floor. 512-699-9905.

www.porespective.com

11 Vista Brewing broke ground June 4 on its 21-acre site located at 13551 RM 150, Driftwood. Co-owned by Karen and Kent Kilgough, the brewery, tasting room and beer garden will open in 2018 and may later add a restaurant, event venue, accommodations and apary. The company offers two types of beer including low-alcohol and wine-like, aged styles. A stone wall dating back to the 1800s will be featured as part of the garden. www.vistabrewingtx.com

RELOCATIONS

12 Dr. Brian C. Buck, M.D. P.A., will relocate Sept. 1 from 9433 Bee Caves Road, Bldg. 3, Ste. 201, Austin, to 7035 Bee Caves Road, Ste. 101, Austin, in the Bee Cave Plaza. The office specializes in physical medicine and rehabilitation as well as focuses on electrodiagnostic medicine. 512-279-2386

13 Living Massage relocated June 1 from 20308 W. Hwy. 71, Ste. 5, Spicewood, to 3207 S. RM 620, Ste. B, Austin. The business, located on the ground level of the Aspira Medical Spa building, offers various types of massage and focuses on ashitsu, a deep and therapeutic form of barefoot massage. 512-761-0004. www.living-massage.com

14 Spicewood Karate Club relocated June 12 from 22104 W. Hwy. 71, Spicewood, to 5004 Bee Creek Road, Ste. 400, Spicewood. Owned by Charles Radi, the school offers group classes and private lessons in karate. 512-789-5603.

www.spicewood-karate.com

ANNIVERSARIES

15 The Austin Parks Foundation celebrated its 25th anniversary June 12. The nonprofit group builds partnerships to develop and maintain parks, trails and open spaces in Austin and Travis County, including (A) Reimers Ranch, 24100 Hamilton Pool Road, Spicewood; (B) Wild Basin Preserve, 805 N. Capitol of Texas Hwy., Austin; (C) Barton Creek Wilderness Park, 2631 S. Capitol of Texas Hwy., Austin. 512-477-1566 www.austinparks.org

16 Giltedge, a tour agency located in Cape Town and locally at 5656 Bee Caves Road, Ste. F-201, Austin, will celebrate its fifth anniversary in Austin Aug. 1. Co-owned by Murray Gardiner and Sean Kritzinger, the business offers holidays and safaris to Southern and East Africa. 877-511-6860. www.gilt-edge.com

17 Go Pro Solar LLC, 15301 Storm Drive, Ste. C, Lakeway, will celebrate its first anniversary Sept. 1. The business sells and installs solar panels for home and commercial use that will generate power from the sun and replace standard utility expenditures. 512-344-9669. www.goprosolar.com

18 Great American Cookies celebrated its 40th anniversary June 22, including the franchise chain's Barton Creek Square location, 2901 S Capital of Texas Hwy., Austin. The company sells freshly baked cookies, brownies and cookie cakes. 512-327-0881. www.greatamericancookies.com

19 Pink Lady Lash, 3801 N. Capital of Texas Hwy., Ste. C160, Austin, celebrated its first anniversary April 7. Founded by Shelby Tarleton, the business offers lash extensions, permanent lashes and brow tattoos. 512-368-5458. www.pinkladylash.com

CLOSINGS

20 Southwestern restaurant Austin Burrito Company, 13011 Shops Parkway, Ste. 600, Bee Cave, in the Shops at the Galleria, closed June 19. Owned by Bryan Walker, the eatery served fresh-made burritos, tacos, quesadillas, salads, nachos and guacamole and 512-801-1492. www.austinburritocompany.com

21 Brilliant Sky Toys & Books, 701 S. Capital of Texas Hwy., Ste. D, Austin, in The Village at Westlake, closed June 30. The shop offered active and interactive children's toys and books. 512-347-8697. www.brilliantskytoys.com

22 Sweet, 2127 Lohmans Crossing Road, Ste. 310, Lakeway, closed June 24. The bakery offered specialty cupcakes, cookies and desserts. 512-373-8685. www.sweetatx.com

FEATURED IMPACT — NOW OPEN



Hat Creek Burger Co., 1602 S. RR 620, Lakeway, opened June 5 in the Oaks at Lakeway shopping center. The restaurant includes drive-thru service and features breakfast, lunch and dinner. Menu items for the nine-year-old local chain founded by Drew Gressett include breakfast tacos, pancakes, hamburgers, chicken tenders, chicken sandwiches, salads, fries and milkshakes. The West Lake Hills location at 5902 Bee Caves Road includes the Strange Land Brewery headquarters. 512-712-5968. www.hatcreekburgers.com

IN THE NEWS

23 Engineering firm Kimley-Horn, 2600 Via Fortuna, Terrace I, Ste. 300, Austin, was awarded the Design firm of the Year by Engineering News-Record Texas/Louisiana. In January, the company was named one of Fortune Magazine's Best Workplaces in Texas in 2017. The business has 13 offices in Texas and its design work includes creating software for the city of Austin to help manage its traffic management center and 1,000 local street intersections. 512-646-2237. www.kimley-horn.com

24 Lakeway Veterinary Clinic, 1003 S. RR 620, Lakeway, launched a concierge service June 13. Owned by Dr. Rand Doyle, the new service will offer home visits; board-

ing and grooming drop offs and pickups; and medication delivery within Lakeway. The 32-year-old practice focuses on care for small animals including dogs, cats, rabbits, pocket pets, reptiles and birds. 512-263-2134. www.lakewayvet.com

25 Zoltan David Jewelers, 12901 Hill Country Blvd., Bee Cave, in the Hill Country Gallery, unveiled its Iris Moonstone Necklace on June 20. The piece, designed by owner Sir Zoltan David, was acquired by the Smithsonian National Museum of Natural History in Washington, D.C. for permanent display in the museum's Feldspar Exhibit beginning early 2018. The necklace was an American Gem Trade Association Spectrum Award winner in 2016. 512-372-8888. www.zoltandavid.com

COMPILED BY **LESLEE BASSMAN**
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JULY 20-AUG. 20

Children read to horses

Children can practice reading aloud to horses at RED Arena on weekdays. The horses may help calm children, who can become more confident and skilled readers by reading aloud. Various times. Free. RED Arena, 1601 Bell Springs Road, Dripping Springs. 512-807-6505. www.redarena.org

COURTESY RED ARENA



JULY 25

Pan sauce cooking class with free wine to be held

Cutco, a cutlery and cookware store, teaches a class about cooking pan sauces. Complimentary wine and snacks are available. 6-8 p.m. Free. 3201 Bee Caves Road, Ste. 172A, Austin. 512-650-3159. www.cutco.com

COURTESY CUTCO

To-do list

Your ultimate local guide for events, business openings, meetings and more in the months of July and August

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

Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

JULY 21-23

Rodeo, mock shootout set

The Dripping Springs Fair and Rodeo includes a steer show and a mock shootout. 6-10 p.m. (Fri.), 8 a.m.-10 p.m. (Sat.-Sun.). Free (under age 6), \$10 (ages 6-12). \$12 (adults). Dripping Springs Ranch Park & Event Center, 1042 Event Center Drive, Dripping Springs. 512-858-4725. www.drippingspringsfairandrodeo.com

JULY 22

Clinic to host acupuncture

Gayle Hubatch of the Blue Heron Center offers a community acupuncture clinic to provide treatment at a reduced rate in a group setting. 11 a.m.-3 p.m. \$45 (first session), \$35 (additional sessions). Blue Heron Center, 1310 S. RR 620, Ste. B-201, Lakeway. 512-266-2059. www.blueheroncenter.com

JULY 26

UT pharmacy professor, dean to address club

The Lakeway Men's Club hosts speaker Dr. Lynn Crismon, dean and professor at the University of Texas. Attendee must be men living in Lakeway. 7 a.m. breakfast (\$1), 8 a.m. speaker. Free. Lakeway Activity Center, 105 Cross Creek, Lakeway. 512-363-5793. www.lakeway-tx.gov

JULY 29

Joint event may allow views of Jupiter, Saturn

The Austin Astronomical Society and St. Stephen's Episcopal School partner to hold Austin Under the Stars with the possibility of a view of Jupiter and Saturn. 6 p.m.-midnight. Free. St. Stephen's Episcopal School, 6500 St. Stephen's Drive, Austin. 512-327-1213. www.austinastro.org

LIBRARY EVENTS

BEE CAVE PUBLIC LIBRARY

4000 Galleria Parkway, Bee Cave
512-767-6620 • www.beecavetexas.com

July 29 | Magician Cody Fisher performs at the summer reading program wrap-up. All ages • 2 p.m.

LAKE TRAVIS COMMUNITY LIBRARY

1938 Lohmans Crossing, Austin
512-263-2885 • www.laketravislibrary.org

July 27 | Meet exotic animals at Wild Things Zoofari. All ages • 2 p.m.

LAURA BUSH COMMUNITY LIBRARY

9411 Bee Caves Road, Austin
512-381-1400 • www.westbanklibrary.com

Aug. 9 | Discover how authors remake stories at Discovery Stealing Goldilocks. Age 5 and older • 4:30 p.m.

WESTBANK COMMUNITY LIBRARY

1309 Westbank Drive, Austin
512-327-3045 • www.westbanklibrary.com

July 25 | Learn breathing techniques at Cloud Meditation. Age 5 and older • 2 p.m.

AUG. 3

Lake Travis High students prepare for school year

Future and current students at Lake Travis High School receive locker assignments, explore clubs and tour campus. Various times. Lake Travis High School, 3324 S. RR 620, Austin. 512-533-6000. www.ltisdschools.org

LIVE MUSIC EVENTS

July 14-30 | 'A Closer Walk with Patsy Cline'

A tribute performance traces Cline's career and features over 20 of her songs. 7:30 p.m. (Thu.-Sat.), 2 p.m. (Sun.). \$40 and up. TexARTS Kam and James Morris Theatre, 2300 Lohmans Spur, Ste. 160, Lakeway. 512-852-9079, ext. 101. www.tex-arts.org

JULY 21 | Brady Honeycutt

Up-and-coming country singer Brady Honeycutt performs. 8:30 p.m. \$10. Mercer Street Dancehall, 332 Mercer St., Dripping Springs. 512-858-4314. www.mercerstreetdancehall.com

July 23 | Jeanette Harris

Saxophonist Jeanette Harris plays jazz and hip-hop, including tunes off her new album, "Chocolate Vibe." 7 p.m. \$36-\$51. One World Theatre, 7701 Bee Caves Road, Austin. 888-616-0522. www.oneworldtheatre.org

July 27 | Mighty Pelicans

The Mighty Pelicans play New Orleans-style Zydeco songs. 7 p.m. Free. The Oasis on Lake Travis, 6550 Comanche Trail, Austin. 512-266-2442. www.oasis-austin.com

July 28 | Skyrocket

Cover band Skyrocket plays music from the 1980s-2000s. 8:30 p.m. \$12. Mercer Street Dancehall, 332 Mercer St., Dripping Springs. 512-858-4314. www.mercerstreetdancehall.com

July 29 | Havin's Band

Dillon Havins, a 14-year-old musician from "America's Got Talent," performs blues and rock with his band. 7 p.m. Free. The Oasis on Lake Travis, 6550 Comanche Trail, Austin. 512-266-2442. www.oasis-austin.com

Aug. 1 | Mary Black

Mary Black sings traditional and contemporary Irish music. Dinner is available for an additional cost. 8 p.m. \$41-\$81. One World Theatre, 7701 Bee Caves Road, Austin. 888-616-0522. www.oneworldtheatre.org

Aug. 11 | Johnny Lee

Texas-born Johnny Lee, maker of the hit "Lookin' for Love," plays country music. The concert is open to Omni guests only. 9 p.m. Free. Omni Barton Creek Resort & Spa, 8212 Barton Club Drive, Austin. 866-572-7369. www.omnihotels.com/hotels/austin-barton-creek

NUMBER TO KNOW

715

July 18 marks the beginning of the Texas Legislature's special session, which will address 20 unresolved items from the regular session.

Senate Bill 715, which would give unincorporated areas the right to vote on annexation, is set to be reviewed again during the special session. If passed, the bill may allow River Place residents to vote on their upcoming annexation (see Page 1).

AUG. 4

TexARTS hosts open house

TexARTS Association for the Performing and Visual Arts Open House and Free Day of Dance allows participants to register for fall classes and meet instructors. Free classes are offered at the event. 5-8 p.m. Free. TexARTS, 2300 Lohmans Spur, Ste. 160, Austin. 512-634-8589. www.tex-arts.org

AUG. 15

Chamber to host coach

Todd Dodge, Westlake High School athletic director and head football coach, speaks at the Westlake Chamber of Commerce luncheon. 11:30 a.m.-1 p.m. \$35 (members), \$40 (nonmembers). Barton Creek Country Club, 8212 Barton Club Drive, Austin. 512-327-3088. www.westlakechamber.com

AUG. 8-10

Orientations to be held for Vandegrift High students

Teens attend one of four sessions for new and returning students at Vandegrift High School. The sessions take place at the cafeteria or performing arts center. Various times. Free. Vandegrift High School, 9500 McNeil Drive, Austin. 512-570-2300. www.leanderisd.org

AUG. 16

Lake Travis school district goes back to school

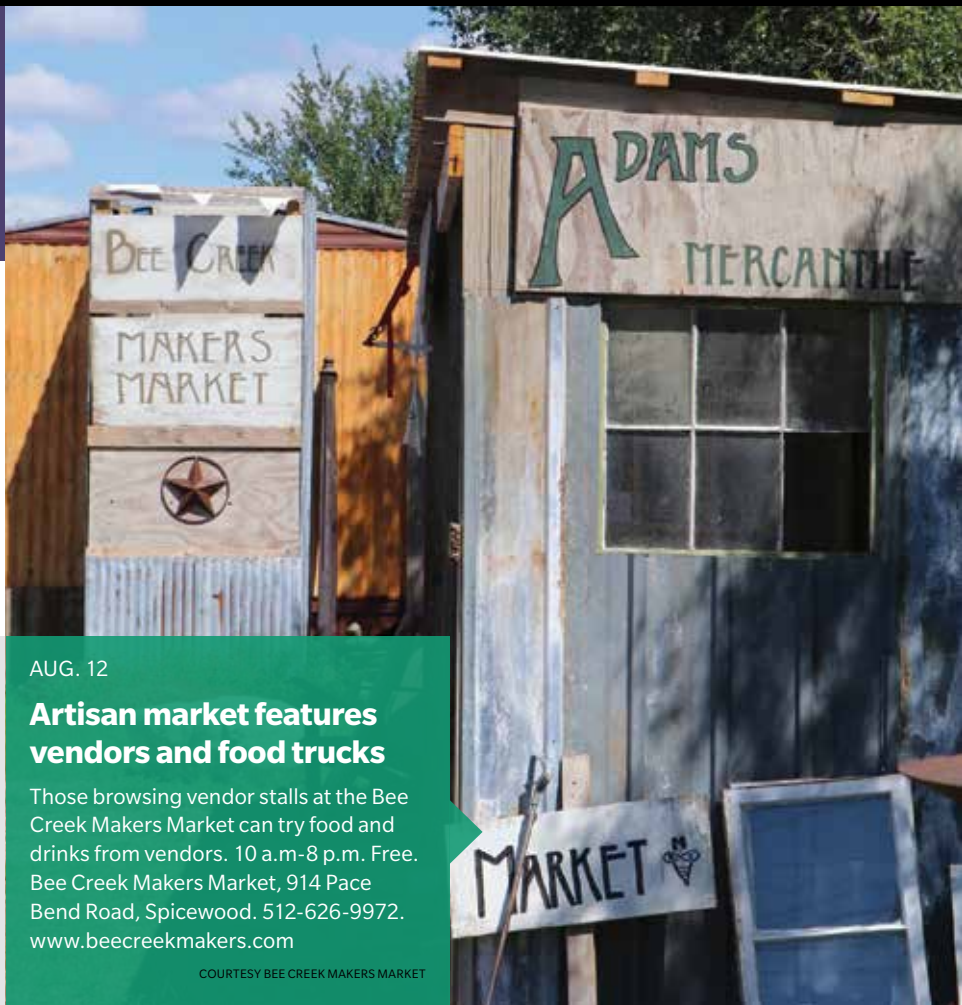
Students in Lake Travis ISD head back to school. 7:40 a.m.-2:55 p.m. (elementary schools), 8:50 a.m.-4:05 p.m. (middle and high schools). Eanes ISD returns to school on Aug. 21. 512-533-6000. www.ltisdschools.org

AUG. 12

Artisan market features vendors and food trucks

Those browsing vendor stalls at the Bee Creek Makers Market can try food and drinks from vendors. 10 a.m.-8 p.m. Free. Bee Creek Makers Market, 914 Pace Bend Road, Spicewood. 512-626-9972. www.beecreekmakers.com

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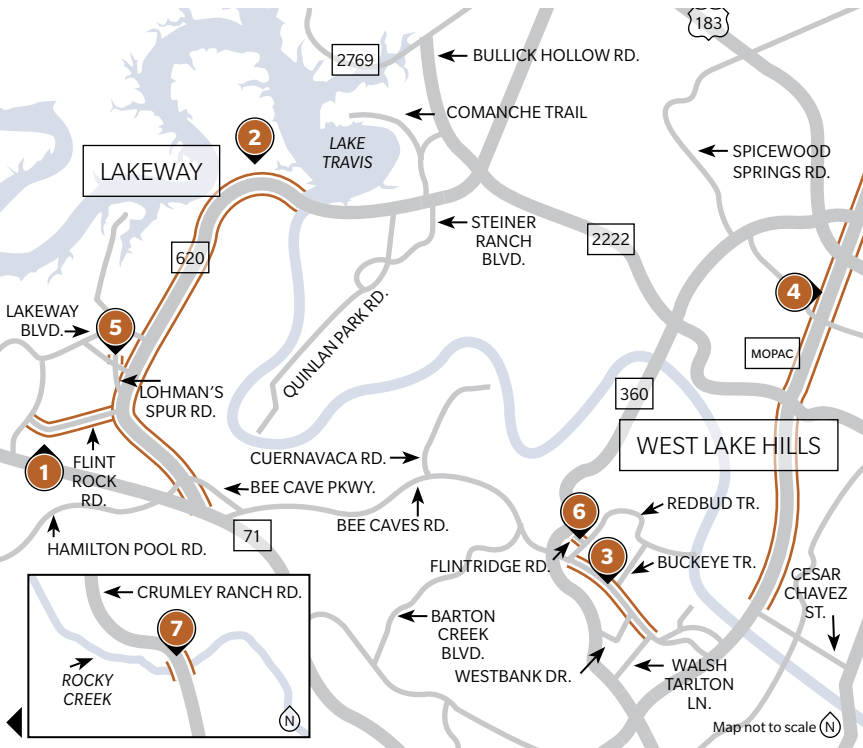
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ONGOING PROJECTS

Project description	Estimated timeline
1 Approximately 2 miles of Flint Rock Road —between RM 620 at Baylor Scott & White Medical Center-Lakeway and Serene Hills Drive—will be widened and an asphalt shoulder added for a total cost of \$9.2 million, with Lakeway’s share being \$4.2 million and the remainder attributable to Travis County. Paving was delayed due to rain and pushed back the project’s substantial completion from the end of June to early July. The asphalt layer and final striping is slated to be finished at the end of July.	October 2015- end of July 2017 (substantial completion)
2 An \$80 million project to widen RM 620 from four lanes to a six-lane, divided road stretching from West Hwy. 71 to the Colorado River is in development. The Texas Department of Transportation is managing the project.	August 2023 bid
3 A \$9.8 million project to construct a four-lane urban roadway with a continuous left-turn lane, storm drains and signals on Bee Caves Road is underway from just east of Redbud Trail to 1,000 feet west of Buckeye Trail. A \$13.2 million project to construct a four-lane urban roadway on Bee Caves Road with a continuous left-turn lane, storm drains and signals is underway from 1,000 feet west of Buckeye to Walsh Tarlton Lane.	Nov. 1, 2016- summer 2019

RECENT UPDATES

- 4 MoPac toll lanes**
Work continues on the MoPac express toll lanes between Parmer Lane and Cesar Chavez Street. Major structural construction wrapped up in late May on this stretch of lanes. Through the summer, crews will be laying the final layer of pavement. The MoPac contractor previously expected to complete the project in June, but TxDOT is now anticipating the project will be finished sometime this summer.
Timeline: October 2013-summer 2017
Cost: \$204 million
Funding sources: various
- 5 Lohmans Spur Road extension**
As part of Lakeway’s May 6 bond initiative, Lohman’s Spur Road will be extended within the next year to accommodate the build-out of the city’s new police station. The project has a preliminary engineering design, but the city is reviewing cost-saving measures on the project that may change its design.
Timeline: June-December 2018
Cost: \$1,000,000
Funding source: city of Lakeway

- 6 Flintridge Road water line**
A Water Control & Improvement District 10 bond project to install an 8-inch diameter pipe under Flintridge Road in West Lake Hills began in June and could be completed by mid-August.
Timeline: June-August 2017
Cost: \$639,839
Funding source: WCID 10
- 7 Bridge replacement**
A bridge and approach on Crumley Ranch Road at Rocky Creek will be replaced. The project is currently being finalized for construction.
Bid date: May 2019
Cost: \$700,000
Funding source: TxDOT

HOW IT WORKS
Who builds roads around new developments?

As rapid development continues around the state, the Texas Department of Transportation and local entities create public-private partnerships to build roads around new developments.

Developers often approach TxDOT about building roadways that connect to their businesses or improving nearby traffic lights, TxDOT spokesperson Danny Perez said. If the project also improves traffic flow, the two entities enter an agreement with the developer contributing a portion or all of the costs of the project.

Perez said developers have funded a number of transportation projects—even a \$2 million ramp reversal on I-45 in Galveston County two years ago.

Developers can also build roads themselves. The company would need to submit its plan to TxDOT—or whichever entity owns the roadway it would connect to—for approval. The developer would retain the right of way in this case.



After the road is built, the developer has the option to return the right of way to TxDOT or another entity for long-term maintenance of the road.

All information on this page was updated as of 7/7/17. News or questions about these or other local transportation projects? Email us at ltwnews@communityimpact.com.

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Oak wilt symposium brings communities together to discuss fight against disease

BY **NICHOLAS CICALÉ**

The cities of Rollingwood and West Lake Hills jointly hosted their second annual symposium June 23 to discuss oak wilt, a contagious disease that can kill live and red oak trees.

“Our goal was to have a community conversation about oak wilt and how we can best improve our efforts to contain this disease and make our residents more aware of how they can stop it,” West Lake Hills Mayor Linda Anthony said. “It is a communitywide issue that no single jurisdiction can manage on its own.”

Representatives from the city of Austin, neighborhood Barton Creek West, Texas A&M Forest Service, Travis County, Village of Briarcliff, Village of The Hills, and Water Control & Improvement District 10 were also in attendance.

RECENT EFFORTS

West Lake Hills and WCID 10 shared the cost of a \$600,000 project on Westwood Terrace to create a 2,000-foot-long trench between the city and an oak wilt center in the Travis County development of Westwood, Anthony said. The project, which dug a trench to install a new water line under the road that doubles as an oak wilt trench, was completed in May.

“The water line wasn’t supposed to be installed for another three years, but I’m happy to say WCID 10 went ahead and got the work approved,” she said. “We hope that will be a big impediment to the spread of oak wilt into West Lake Hills.”

Anthony said the city has had as many as 11 active oak wilt centers in the past, but due to trenching over the past 20 years, that number is down to three disease centers.

“That’s a great indication that trenching does work,” she said.

However, one of the three oak wilt centers is new, located near a previously identified dormant site on North Peak Road and spreading toward Rollingwood, she said. Area trees are actively being injected with fungicide, and she said the city hopes trenches from water projects completed in 2013 will act as barriers to the disease.

Rollingwood spent \$140,000 in March trenching a total of 3,300 feet to limit a separate outbreak of oak wilt

that had been identified on 11 residential properties, Rollingwood Mayor Roxanne McKee said.

The city contacted Clay Bales, a Texas A&M Forest Service forester, before planning the project. Bales recommended trenching through the street and on residential properties to create a closed loop around the infected area, she said.

“The process [of trenching] was challenging, expensive and time-consuming, but it was worth it because hopefully we saved a lot of oak trees and contained the disease,” McKee said. “It really stressed to me how important it is to catch the disease as early as possible before it becomes a project of that size.”

Barton Creek West, a Travis County development off Bee Caves Road, also trenched on residential properties when its residents noticed oak wilt, said Beth Kirkhart, a member of the Barton Creek West Board of Directors. The community injected fungicide into healthy trees on the properties and removed trees near the trench while destroying roots with herbicide as extra precautionary measures, she said.

TRACKING OAK WILT CENTERS

Austin is aware of 321 oak wilt centers within its city limits, with 100 centers identified as active, city Urban Forester Emily King said.

To better track the disease’s movement, Josh Rudow, conservation program coordinator in the city’s tree preservation division, said Austin is creating a database with maps, photos and information on each oak wilt center. An inventory of all known centers will be completed by the end of the year, and active centers will be visited and updated at least once in the next three years, he said.

Locations that are being injected will be evaluated 18 months after the treatment, and trees near trench projects will be reviewed a year after the project’s completion, he said.

Rudow said he believes making locator maps available to the public would be a great tool to allow residents to take preventive actions on their own properties. However Austin, as well as West Lake Hills and Rollingwood, has held off publishing oak wilt maps due



Clay Bales (third from left), a Texas A&M Forest Service forester and oak wilt specialist, discusses the disease during a field tour in Westlake on June 23.

WHAT IS OAK WILT?

- Oak wilt is an infectious disease caused by fungus that disables an oak tree’s ability to move water from its roots to the rest of the tree.
- Live oak trees can die within six months of showing symptoms of oak wilt. Red oak trees can die within four weeks of showing the disease’s symptoms.
- Oak wilt spreads through interconnected roots of separate trees and can travel up to 100 feet per year.
- Beetle flies, which can carry and transfer oak wilt to trees with an open wounds, are most active from February to June. Bee Cave, Lakeway, Rollingwood, Village of The Hills and West Lake Hills prohibit oak tree trimming during these months as a result.



Texas live oak



Common beetle fly

SOURCE: TEXAS A&M FOREST SERVICE/COMMUNITY IMPACT NEWSPAPER

PREVENTION TECHNIQUES

Trenching—Clay Bales, a Texas A&M Forest Service forester, said the only true method to contain oak wilt is trenching, which breaks the connection of roots from one oak tree to another. Four-foot deep trenches are dug 100 feet from a known oak wilt center to assure all trees that may have the disease, even those that are not showing symptoms, are barricaded from healthy trees.

Regulating trimming—Oak trees that are trimmed between February and June are more at risk of contracting the disease from beetles that are carrying it, Bales said. Whenever oak trees are trimmed, wounds should be painted with tree wound dressing, and pruning equipment should be sterilized.

Injections—Fungicide injections can help preserve individual trees that have not yet shown symptoms. However, injections do not cure oak wilt or prevent it from being passed on to other trees, Bales said.

Education—Bales said continued education will help residents more quickly identify oak wilt and prevent the disease’s spread. Residents who inform their cities and neighbors of possible oak wilt sites help the forest service address issues quickly, he said.

SOURCE: TEXAS A&M FOREST SERVICE/COMMUNITY IMPACT NEWSPAPER

to privacy concerns, he said.

“Some residents are very concerned with being labeled an oak wilt site because they’re worried about property values and privacy,” Anthony said. “One of West Lake Hills’ goals is to get our maps online because our residents

need to know where the disease is and where it might be heading. It’s a very fine line.”

Bales said cities do not have the ability to track every single tree, and most maps only estimate the location where oak wilt is believed to be present.

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Official: Zebra mussels found in Lake Travis

Sharp-shelled species can affect watercraft, lake use and safety

BY LESLEE BASSMAN

Although first spotted in Texas lakes in 2009, zebra mussels were discovered for the first time in Lake Travis and the Highland Lakes on June 22, said Monica McGarrity, aquatic invasive species team leader for the Texas Parks and Wildlife Department.

Zebra mussels are highly invasive marine animals, native to the Black and Caspian seas, that found their way to the U.S. by hitchhiking on boats, she said.

"An invasive species is a species that has impacts on our economy, our ecosystem, our human health and quality of life," McGarrity said. "In this case, this is a bad one that has all three [impacts]."

Zebra mussels' ability to attach to each other and form a wide shape can cause the species to clog a pipe up to 18 inches in diameter as well as exact costly harm to boats and any facility or pump that is using raw surface water, she said. The sharp shells of the zebra mussels are left on river bottoms and beaches, cutting unknowing pedestrians, creating a foul smell and affecting recreation, she said.

Zebra mussels also attach to native mussels and smother them, damaging the local ecosystem, McGarrity said.

"Now that Zebra mussels are at Lake Travis, it is essential for boaters

to clean, drain and dry their boats to prevent the[ir] spread and for marinas to be gatekeepers—to keep an eye out and know where boats are coming from when they are coming into a marina from another infested lake," she said. "[Zebra mussels] spreading on boats is what's going to result in new infestations in new river basins."

McGarrity cautioned boaters to make sure their watercraft, including compartments and gear, has had time to dry completely between leaving and entering different water bodies.

"It's really all about reducing the risk as much as possible," she said.

Kayaks are included in the precautions as they can carry zebra mussel larvae in water trapped in them.

The transportation and possession of zebra mussels is illegal and punishable as a Class C misdemeanor with a maximum \$500 fine, McGarrity said. Repeated violations could carry a higher fine, she said.

However, officials are not putting a damper on using local waterways to cool off during the summer heat.

"We certainly would not discourage folks from using these lakes for recreation," McGarrity said. "[We] just simply advise folks that these are present and make sure that they don't spread them."

BOATERS: YOU CAN HELP PROTECT CENTRAL TEXAS LAKES

- Make sure you clean boats, trailers and gear.
- Drain all water from your boat and gear, including the motor and bait buckets.
- Dry everything completely before entering another water body. If your boat was stored on an infested lake, it should be professionally decontaminated.
- If you find zebra mussels, you can alert authorities at www.texasinvasives.org.

SOURCE: TEXAS PARKS AND WILDLIFE DEPARTMENT/COMMUNITY IMPACT NEWSPAPER



Monica McGarrity, aquatic invasive species team leader for the Texas Parks and Wildlife Department, explains how zebra mussels likely spread to Lake Travis waters.



Zebra mussels attach to each other and can clog pipes in boats and water infrastructure. The marine animals feature sharp shells that can cut and scratch beachgoers.

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Boards discuss potential tax ratification elections

EANES & LAKE TRAVIS ISDS Trustees discussed possible tax ratification elections this November as a result of a penny exchange.

A penny exchange allows a school district to move 2 cents from its interest and sinking tax rate, which is subject to state recapture, into its maintenance and operations tax rate, which is not subject to recapture for amounts over \$1 per \$100 of valuation, said Chris Scott, Eanes ISD executive director for business services. This allows a district to retain more money without increasing the tax rate.

On June 20, the Lake Travis ISD board of trustees reviewed a timeline for calling the TRE. A Nov. 7 election would be triggered if the board votes to increase the maintenance and operations tax when setting the tax rate Aug. 15, said Johnny Hill, LTISD's assistant superintendent for business, financial and auxiliary services.

A tax ratification election would generate an additional \$2.1 million for the district, which could offset an anticipated loss of state funding, he said.

EISD trustees discussed a tax ratification election June 6, and could also elect to pursue a penny exchange when setting the district's tax rate Aug. 22.

EISD Superintendent Tom Leonard said the penny exchange would add about \$2.8 million back into the district's budget, which could go toward staffing and increasing teacher salaries for the 2018-19 school year.

EANES ISD	Maintenance and operations tax*	Interest and sinking tax*	Total tax rate*
Current tax rates	\$1.04	\$0.1725	\$1.2125
Tax rates after penny exchange	\$1.06	\$0.1525	\$1.2125

LAKE TRAVIS ISD	Maintenance and operations tax*	Interest and sinking tax*	Total tax rate*
Current tax rates	\$1.04	\$0.3675	\$1.4075
Tax rates after penny exchange	\$1.06	\$0.3475	\$1.4075

*PER \$100 OF VALUATION
SOURCES: EANES ISD, LAKE TRAVIS ISD/COMMUNITY IMPACT NEWSPAPER

LISD is considering a \$453.8 million bond

LEANDER ISD The board of trustees is considering a bond package of \$453.8 million to address a variety of projects throughout the district. Trustees heard a bond presentation during the board's June 15 meeting.

The bond proposal is divided into five categories—high school, middle school, elementary school, technology and ancillary needs. Roughly 70 percent of the bond projects address growth; 15 percent would focus on maintenance and operations; and 15 percent concentrate on safety. The bond addresses a need for four schools in four years due to projections by the district's demographer that the district is expected to have 4,800 more students in the next four years.

If the board chooses to hold a bond election in November, it must call the election by Aug. 21. If voters pass the bond, the district tax rate is not expected to change because the anticipated increase in property values will offset any potential deficit, Chief Financial Officer Lucas Janda said.

EDUCATION HIGHLIGHTS

EANES ISD The board of trustees on June 20 renamed Westlake High School's business incubator classroom in honor of former trustee Beau Ross. Ross died March 10 due to glioblastoma, a type of brain cancer.

EANES ISD The board of trustees accepted a donation of \$2.5 million on June 20 from the Eanes Education Foundation. The donation will go to compensation and staffing across the district.

LAKE TRAVIS ISD Jennifer Andjelic was introduced as the new principal of Bee Cave Elementary School at a board meeting June 20. Andjelic is returning to Lake Travis ISD after spending three years as principal of Grandview Hills Elementary School in Leander ISD and the past year as LISD's executive director of instruction and professional learning, Superintendent Brad Lancaster said.

LEANDER ISD The board of trustees approved a 3 percent salary increase for district teachers for the 2017-18 school year during a board meeting June 15.

ST. MICHAEL'S CATHOLIC ACADEMY Contractors broke ground June 6 on a 27,000-square-foot athletic center for the campus. The facility will support three basketball courts or six volleyball courts, and it will include restrooms, a concessions area and additional campus parking.

ST. STEPHEN'S EPISCOPAL SCHOOL The school will host its 20th annual Austin Under the Stars event July 29 from 6 p.m.-midnight. More than 20 telescopes will be available for viewers to observe the night sky.

Lake Travis ISD calls for \$253 million bond election

LAKE TRAVIS ISD The district's board of trustees unanimously approved on June 20 a bond election totaling \$253 million to be held Nov. 7.

"The bond can be done within the capacity of our current tax structure, where the tax rate would remain at the current rate of \$1.4075 [per \$100 valuation],"said Johnny Hill, the district's assistant superintendent for business, financial and auxiliary services.

The approved bond package was \$1.3 million higher than the amount proposed by the bond committee at

May's board meeting. The additional money will allow the district to retrofit all of its school buses with seat belts if the bond is approved, Hill said. The passage of Senate Bill 693 requires districts to add seat belts to buses purchased after Sept. 1, and the board is using the bond as a chance to add seat belts to all of its buses, he said.



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School districts project 2017-18 budgets

Eanes, Lake Travis, Leander ISDs craft new fiscal year plans

BY NICHOLAS CICALE

With school districts required to approve budgets for the 2017-18 fiscal year by August, local boards of trustees have been working on preliminary budgets this summer for the coming

school year. Budget projections were presented to the Lake Travis ISD board of trustees June 6 and to Leander ISD trustees May 18. The Eanes ISD board of trustees approved its proposed budget at a meeting June 20.

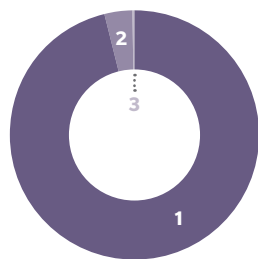
WHAT IS THE TEXAS RECAPTURE PLAN?

TEXAS' "ROBIN HOOD" RECAPTURE PROGRAM REQUIRES SCHOOL DISTRICTS THAT ARE DEEMED WEALTHY, PURSUANT TO A FORMULA BASED ON PROPERTY VALUES AND STUDENT ATTENDANCE, TO SHARE PROPERTY TAX REVENUE WITH SCHOOL DISTRICTS THAT ARE DEEMED LESS WEALTHY.

SOURCE: TEXAS EDUCATION AGENCY/COMMUNITY IMPACT NEWSPAPER

Eanes ISD

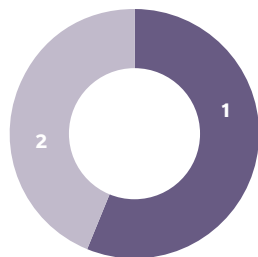
FY 2017-18 projected revenue



Total general fund revenue
\$161,379,075

- 1 Local revenue **\$155,234,613**
- 2 State revenue **\$6,094,462**
- 3 Federal revenue **\$50,000**

FY 2017-18 approved expenditures



Total general fund expenditures
\$165,688,180

- 1 State recapture **\$92,545,330**
- 2 General fund expenditures **\$73,142,850**

General fund expenditures breakdown

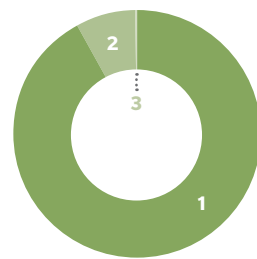
Instructional (personnel and materials)	Maintenance and security	Data processing
\$46,870,705	\$8,658,165	\$1,650,280
Administration	Extracurricular	Health and food services
\$9,695,927	\$2,140,796	\$1,049,830
	Transportation	Other
	\$2,055,160	\$1,021,987

Expenditures in FY 2016-17 are projected to total **\$156,258,020** based on the most recent budget amendments.

SOURCE: EANES ISD/COMMUNITY IMPACT NEWSPAPER

Lake Travis ISD

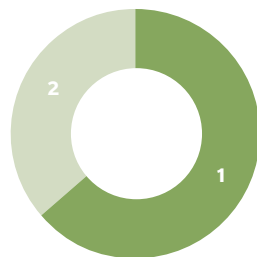
FY 2017-18 projected revenue



Total general fund revenue
\$110,841,527

- 1 Local revenue **\$101,971,827**
- 2 State revenue **\$8,629,700**
- 3 Federal revenue **\$240,000**

FY 2017-18 projected expenditures



Total general fund expenditures
\$119,672,125

- 1 General fund expenditures **\$76,327,176**
- 2 State recapture **\$43,344,949**

General fund expenditures breakdown

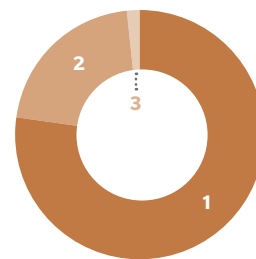
Instructional (personnel and materials)	Maintenance and security	Extracurricular
\$45,670,306	\$9,760,408	\$2,251,380
Administration	Transportation	Other
\$10,592,590	\$3,824,952	\$1,229,236
	Data processing	Health and food services
	\$2,283,107	\$715,197

Expenditures in FY 2016-17 are projected to total **\$108,388,804** based on the most recent budget amendments.

SOURCE: LAKE TRAVIS ISD/COMMUNITY IMPACT NEWSPAPER

Leander ISD

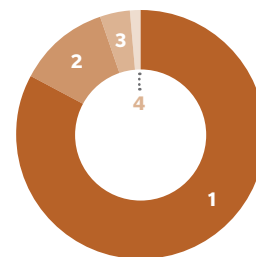
FY 2017-18 projected revenue



Total general fund revenue
\$315,244,375

- 1 Local revenue **\$233,706,497**
- 2 State revenue **\$76,937,878**
- 3 Federal revenue **\$4,600,000**

FY 2017-18 projected expenditures*



Total general fund expenditures
\$334,246,611**

- 1 Personnel **\$276,912,104**
- 2 Non-personnel operating budget **\$40,017,799**
- 3 Maintenance **\$13,316,708**
- 4 Other **\$4,000,000**

Expenditures in FY 2016-17 are projected to total **\$308,984,209** based on the most recent budget amendments.

*Leander ISD does not make payments into the state recapture program.

**LISD lists its total projected expenditures for FY 2017-18 as \$327,246,611 after a projected \$7,000,000 savings from the personnel and operating budgets.

SOURCE: LEANDER ISD/COMMUNITY IMPACT NEWSPAPER

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Emergency Services District 4, Austin Fire Department join forces to better coverage

New interlocal agreement absorbs ESD into city's agency Oct. 1

BY **NICHOLAS CICALE**

Austin City Council approved an interlocal agreement June 15 between the Austin Fire Department and Travis County Emergency Services District No. 4, which will be absorbed into the city's department beginning Oct. 1.

NEED FOR HELP

In a memo to City Council, AFD Fire Chief Rhoda Mae Kerr said annexation over the past 40 years has broken ESD 4 into five separate islands around the city of Austin. As a result of the change in the ESD's tax base and geography, ESD 4 is unable to provide fire service to a majority of its territory under its current structure, she said.

ESD 4 presently provides firefighting services to unincorporated areas of the county, including Four Points' Westminster Glen Estates, Glenlake and Long Canyon areas; neighborhoods near Round Rock ISD's McNeil High School; Northwest Austin's Canyon Creek neighborhood and areas along Spicewood Springs Road; areas along Northeast Austin's Springdale Road; and in Austin Colony near Bastrop.

"We're too spread out to provide adequate fire service to everyone in the district," ESD 4 Fire Commissioner Chuck Alexander said. "ESD 4 provides fire service through property and sales tax. Every time a property is annexed by [Austin], it is taken away from ESD 4 and whittles away at our financial base. In some instances, annexation didn't remove much land but did remove significant revenue."

Although the district has had as many as seven fire stations in the past, ESD 4 currently operates three stations, which leaves two of the islands it covers without direct services, he said.

"I live in ESD 4, and the nearest station to my house is 15 miles," Alexander said. "I pay taxes for that but it's too far to get proper service, and there's an AFD station only a mile away."

TERMS OF THE AGREEMENT

According to the agreement, AFD will provide services to all of ESD 4's coverage area and will also operate out of two of the district's existing fire stations, located at 4200 City Park Road and 14312 Hunter's Bend Road. AFD will also pay for firefighting equipment at the facilities, and ESD 4 will maintain ownership of the stations and cover station maintenance, it states.

The ESD 4 station at 3400 Andree Blvd. will close because AFD is in better position to serve the area with its existing stations, Alexander said. The two stations that will remain open will benefit AFD because the stations will give the department quicker access to ESD 4 areas and city sections, he said.

ESD 4 will also continue to operate as a tax-collecting entity, with tax revenue going to the city of Austin to cover operations in the district, estimated to be about \$4.2 million in fiscal year 2017-18, the agreement states.

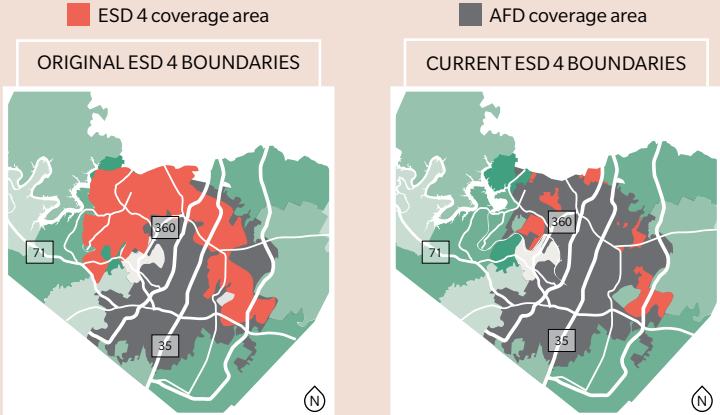
ESD 4 firefighters will have the opportunity to join AFD if they are interested, the agreement states.

"We negotiated, and AFD is willing

A CHANGING EMERGENCY SERVICES DISTRICT

Chuck Alexander, Emergency Services District No. 4 fire commissioner, said the district's original service area formed a horseshoe around the city and had a clean interface with Austin Fire Department's jurisdiction. At its peak, ESD 4 operated seven fire stations and could cover the area effectively, he said.

However, annexation by the city of Austin has since separated the district into five smaller islands, he said. The district only had the financial resources to operate three stations; five would be needed to effectively cover the area, Alexander said.



TRANSITION SCHEDULE

MAY 23	JUNE 15	JULY 24	OCT. 1
Emergency Services District No. 4 board of commissioners unanimously votes to enter an interlocal agreement with Austin Fire Department	Austin City Council approves the interlocal agreement	ESD 4 firefighters begin 10-week fire training for AFD	AFD assumes control of ESD 4 fire stations and begins providing services to the district; eligible ESD 4 firefighters begin as city of Austin employees

SOURCE: EMERGENCY SERVICES DISTRICT NO. 4/COMMUNITY IMPACT NEWSPAPER

to hire our workforce if the firefighters demonstrate they can physically and mentally meet the city's standards," Alexander said. "That doesn't mean all of our firefighters will make it through, but they are certified with experience."

For firefighters who are not interested in joining AFD, ESD 4 is exploring job opportunities for them in other ESDs in the county, he said.

A PERMANENT FIX?

Alexander said ESD 4 staff is hopeful the agreement will be a permanent fix

for the district, and the two parties will meet a few times a year to evaluate the arrangement and tweak the contract as needed.

"This is a fantastic opportunity and increases the service for ESD 4 taxpayers," he said. "This will provide fire stations that are much closer than the ones we have now and will increase the depth of fire service to the entire district."

Alexander said AFD has resources and specialized equipment that ESD 4 could not afford on its own.

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Lakeway's Board of Ethics deliberates city code changes.

Lakeway proposes ethics changes after complaints

Board: Make identity misrepresentation by city officials actionable

LAKEWAY Following complaints filed with Lakeway's Board of Ethics in May, board members approved recommending to City Council four changes to city ordinances that would make recent admitted actions by Mayor Joe Bain a violation of the city code.

The board unanimously voted June 21 to refer to Lakeway City Council the final approval of the following four amendments to the city's code:

1. Adding a violation for an official to misrepresent the official's identity when communicating with any person or entity, including matters in and before the city, and issues of city business and city elections;
2. Create a one-year statute of limitations for coming before the Board of Ethics with a complaint; that is, a complaint must be filed within one year after either a violation occurred or the complainant should have known the violation had occurred through reasonable discovery;
3. Give the subject of a complaint a copy of the complaint filed against him or her when the complaint is referred to a Board of Ethics subcommittee for review; and
4. Codify the Board of Ethics subcommittee review process.

In his April 28 blog, Bain apologized for posting on Nextdoor.com under the pseudonym "John Smart" and for making statements regarding the city's May 6 election.

Chair Laurie Higginbotham said

she would present the proposed code amendments to the council for approval at its July or August meeting.

"I think the questions and comments that have been raised to me, just in various neighborhood meetings, have been addressed by the changes we have made today, which is the concerns of misrepresentation of identity," Higginbotham said during a discussion of comments made to individual board members. "When we reviewed the complaints regarding that, there wasn't anything in the code at that time that gives us the power to take action on that. Now, we have passed statutory language that would give us the opportunity to do something about that in the future."

Additionally, the board voted to investigate two of the nine complaints it received in May—from residents Carl Hunter and Mike Stotts—with its subcommittee finding that seven complaints could not be actionable under the existing code, Higginbotham said.

Residents, including former Lakeway City Council candidate Tiffany McMillan, thanked the board for its service.

The Lakeway Board of Ethics meets every other month. The next scheduled meeting is Aug. 16, during which the two complaints are slated to be discussed. Higginbotham said she would try to push the meeting up to July depending on the summer schedules of board members.

increased development and traffic.

The 2017 Citizens Bond Advisory Committee is scheduled to make a recommendation to the Travis County Commissioners Court and deliver its final report July 18, with a public hearing July 25. The commissioners will make a final determination on the bond Aug. 8.

Travis County mulls public feedback for Nov. bond

TRAVIS COUNTY The county held six public outreach sessions in June, presenting information relevant to determining what projects will be part of a proposed Travis County bond election slated for November. Two of the sessions were held in Four Points and Lakeway with residents citing concerns over a need for youth sports facilities,

More restrictions start for water agency customers

TRAVIS COUNTY The West Travis County Public Utility Agency upgraded its limited water-use requirements from Stage 1 to Stage 2 beginning July 1.

Stage 1 of the agency's drought contingency plan went into effect Sept. 12 and contained voluntary water-management guidelines. Stage 2 prohibits filling swimming pools,

washing vehicles and using outdoor water features.

WTCPUA board members discussed the implementation of Stage 2 of the plan during an operations report presented June 15. The decision to initiate Stage 2 was based on the historical increase in demand for water during the summer, WTCPUA General Manager Robert Pugh said.

West Lake Hills seeks proposals for vacant property

WEST LAKE HILLS City Council extended a deadline June 28 for developers to submit plans regarding a vacant city property at 110 Westlake Drive, near Bee Caves Road. The 2.46-acre tract is zoned for government, utility, institutional use.

The request for proposals deadline was extended from July 19 to Sept. 17, Mayor Linda Anthony said.

City Council could decide to sell the property to the developer who proposes what is deemed to be in the city's best interest, she said. The public will have an opportunity to comment on submissions, she said.

Council Member Brian Plunkett said the intent of the posting is to see if there are innovative developers in the area who can create a plan that would be beneficial to residents.

Rollingwood aims to clarify nonconforming homes

ROLLINGWOOD City Council reviewed the city's building code June 21 and proposed an amendment to clarify nonconforming homes.

The code defines a nonconforming structure as a building that was in compliance with city building codes when it was built but no longer complies with city regulations or zoning.

At a May 19 council meeting, city building inspector Mike Alexander said he considered the reconstruction of any portion of an original structure retained in a project's new construction to be grandfathered under the code regulations that were in effect when the original structure was built. But all new construction projects are required to comply with current code regulations and setbacks, he said.

"The way the code was being enforced is if [a homeowner] saves a little strip of foundation encroaching in the setback but builds an entirely new house, it was considered a reconstruction [and subject to older regulations in effect at the time the original foundation was built]," Alexander said.

At the June 21 meeting, Alderman Gavin Massingill proposed a code amendment to require nonconforming structures be brought into

compliance with current building codes if:

- the structure is completely demolished;
- at least 50 percent of the structure is being remodeled; or
- the portion of the home that involves the nonconformity is being remodeled.

The council agreed to send the proposed amendment to the planning and zoning commission for feedback.

Massingill said the code amendment would make it so a nonconforming structure may not be altered in a way that increases the extent of its nonconformity, such as adding a second story on top of a first floor that had a nonconforming setback.

Under the proposed amendment, remodels that only change the interior of the home—including windows, doors or roofing—would not have to be brought into compliance, he said.

The commission recommended if a homeowner voluntarily changes a nonconforming structure, he or she must bring the structure into compliance by modifying the home or applying for a variance, City Attorney Doug Young said. Remodels that exclusively altered the interior of the home would be an exception to the rule, he said.

Travis County, Austin propose tax to fund venues

Additional hotel occupancy tax would pay for public, sports sites

TRAVIS COUNTY The county and city of Austin leaders could collaborate on a joint venue-tax district, which would finance a number of community and sports venue projects throughout the county.

Travis County is authorized to levy a venue tax, an optional additional hotel occupancy tax, of no more than 2 percent. The revenue may be used to finance specific tourism-related projects that have been approved through a voter referendum. The proposed venue tax would generate between \$15 million-\$20 million in revenue annually.

Diana Ramirez, director of economic

development and strategic investments with the county's planning and budget department, updated the Commissioners Court on the progress of the program during its June 27 meeting.

In May the county began researching the possibility of a venue tax and joint venue district. Judge Sarah Eckhardt sent a letter May 18 to Austin Mayor Steve Adler proposing a partnership, to which he favorably replied.

Commissioners approved the financial analysis expenditure, to be outsourced at a cost of no more than \$18,000, but directed the planning and budget staff to identify a funding source.

DATE TO KNOW

JULY 18

The Travis County Citizens Bond Advisory Committee will recommend which projects should be included in a bond proposed for November.

QUOTE OF NOTE

"THE CITY CAN SELL [THE PROPERTY] TO [THE DEVELOPER WITH] THE BEST OPTION, WHICH COULD BE A COMBINATION OF MONEY, [DESIGN] AND IF IT'S A USE [THE CITY COUNCIL] WANTS TO SEE."

—ALAN BOJORQUEZ, WEST LAKE HILLS CITY ATTORNEY, ON A REQUEST FOR PROPOSALS REGARDING THE POTENTIAL SALE OF A VACANT CITY PROPERTY LOCATED AT 110 WESTLAKE DRIVE

CITY HIGHLIGHTS

BEE CAVE City Council reappointed Jim Miles, Position 3; Juliet Tapia, Position 4; and Kevin Hight, Position 5, to the city's planning and zoning commission June 13.

LAKEWAY City Council is scheduled to close July 11 on general obligation bonds in the amount of \$23,065,000 that will be used to fund a new police station and purchase land related to the building. Council is set to award the bonds to the winning bidder July 17.

ROLLINGWOOD City Council approved a resolution allowing new City Administrator Amber Lewis to be a signatory for the city bank account June 21. Lewis began working for the city June 5.

WEST LAKE HILLS In an effort to combat cut-through traffic by motorists using navigation applications, such as Google Maps or Waze, City Council considered adding signs that would read "No through traffic" to city streets. Council action was not taken at the meeting June 28.

MEETINGS

Bee Cave City Council

Meets second and fourth Tuesday, 6 p.m.
4000 Galleria Parkway
www.beecavetexas.com

Lakeway City Council

Meets on the third Monday, 6:30 p.m.
1102 Lohmans Crossing Road

www.lakeway-tx.gov

Rollingwood City Council

Meets on the third Wednesday, 7 p.m.
403 Nixon Drive
www.cityofrollingwood.com

West Lake Hills City Council

Meets second and fourth Wednesday,

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911 Westlake Drive
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New West Austin neighborhoods question initial CodeNEXT maps

BY **NICHOLAS CICALÉ**

After hearing feedback from concerned residents, Austin City Council approved June 22 the creation of an extra draft for the city's CodeNEXT project, a multi-year effort to update the city's land development zoning code. The city's existing land development code has not been subject to major revisions since the mid-1980s.

After the first CodeNEXT draft was released Jan. 30, Mayor Steve Adler said he saw Austin on a trajectory of becoming a city similar to San Francisco, where rapid growth and a lack of focus on affordability led the city to see an average home cost \$1.1 million. He said CodeNEXT is an important step in managing this growth.

CodeNEXT's initial maps for proposed rezoning were released to the public April 18 and highlighted zoning changes across the city, including the West Austin neighborhood of Lost Creek that was annexed in 2015 and River Place, which is undergoing the annexation process.

LOST CREEK POSSIBLE ZONING

CodeNEXT is the first opportunity for Lost Creek to receive zoning designations, said Paul Schumann, president of the Lost Creek Civic Organization.

"Lost Creek's interim zoning was filled with problems, and the CodeNEXT draft adopted a lot of those errors and added more," he said. "The city painted Lost Creek with a broad brush and didn't look at individual properties to see how big the land was and how properties are being used now."

Schumann said the area was being "up-zoned" with low-density medium residential zoning—meaning more development on less space.

Of the 1,500 homes in Lost Creek, only 65 meet the size requirements in the proposed zoning, he said.

The proposed zoning also allows property uses—such as operating day care centers and home businesses or providing a short-term rental guest house—that contradict deed restrictions created by Lost Creek's original developers, Schumann said.

"There's an extended list of possible uses that were never intended in this neighborhood," he said.

One of the remaining undeveloped properties in Lost Creek, the Marshall tract, would be zoned as low-density residential in the new code, Schumann said.

CONCERNS IN OTHER AREAS

In areas such as River Place and Four Points, CodeNEXT rezoning could result in increased population density without improved transportation options, said Linda Bailey, a vice president of the Austin Neighborhood Council and a board member of nonprofit Save Our City Austin. The proposed code would make it easier to develop multifamily housing or subdivide properties, she said.

Under the code, sections of River Place would be zoned as low-density, medium residential, which allows residents to build guest homes onto properties or to convert homes into duplexes, Bailey said. Those structures are currently prohibited on many River Place properties due to deed restrictions and could increase traffic in the neighborhood, she said.

Through CodeNEXT, Shepherd Mountain, a neighborhood composed of mainly single-family homes west of Capital of Texas Hwy., will be rezoned as medium-high



Rural residential: single-family residential use in areas where terrain or public services do not allow higher density development; properties are at least 1 acre, or 43,560 square feet

Very low-density residential: single-family residential homes on lots of at least 10,000 square feet with terrain limitations

Low-density medium residential: transition zoning between low- and medium-density developments with single-family lots that are at least 5,750 square feet (previously known as single-family residential zoning)

Multifamily residential: single- or multifamily developments with a maximum of 17 units per acre

Planned unit development: individual projects generally on at least 10 acres of land

Neighborhood commercial: low-intensity retail located within walking distance of the neighborhood it serves

Local commercial: medium-intensity retail that serves surrounding communities

Development reserve: land that is not yet committed or is intended for temporary use

Public: land for governmental, civic, public service or public institution use

SOURCE: CITY OF AUSTIN / COMMUNITY IMPACT NEWSPAPER

density residential, Bailey said. The reclassification would not allow new single-family homes to be built and would instead permit multifamily properties on undeveloped lots, she said.

Similar to Lost Creek, deed restrictions in Glenlake, a neighborhood off City Park Road, prohibit homeowners from operating business out of their homes, a restriction that would be allowed under the new low-density medium residential zoning, Bailey said.

"The city will enforce the city code, not neighborhood deed restrictions," she said.

ARE MORE LAYERS NEEDED?

Both Bailey and Schumann said residents want the city of Austin to add a fire-mitigation overlay to CodeNEXT. The overlay would require new buildings constructed in areas prone to wildfires to comply with international wildfire safety standards.

"West Travis County has been united on this front from the beginning," Bailey said. "We saw the Steiner Ranch fire in 2011 and how close it came to our neighborhood, and there's no fire regulations in CodeNEXT. It was forgotten."

Schumann said CodeNEXT

does not account for Lost Creek's designation as an International Dark Sky community, and an overlay with additional lighting regulations should be considered.

Also, CodeNEXT does not label Capital of Texas Hwy. as a Hill Country Scenic Roadway, which comes with additional development regulations, Bailey said.

"Somebody probably just forgot to add it, but for some of us, we live out west because of the beauty along the highway," she said. "That needs to be added back in."

Christopher Neely contributed to this article.



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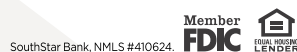
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City prioritizes Bee Cave Pkwy. trail, RM 620 trail construction

BY LESLEE BASSMAN

If all goes according to plan, Bee Cave residents will soon be able to commute along portions of RM 620 by biking or walking.

Bee Cave City Council unanimously approved June 13 an agreement with the city's economic development board to begin the city's connectivity project with the construction of a 10-foot-wide concrete hike and bike trail along RM 620 and improvement of the existing trail that runs along Bee Cave Parkway.

According to a May 23 update regarding the proposed new trail, the city's economic development board will reimburse the city for its trail expenses.

"It is a critical agreement for two priority trails," City Manager Travis Askey said.

During its May 23 meeting, the board debated which pedestrian routes would be given priority as the city begins its connectivity plan.

The RM 620 trail connects Falconhead Blvd. to Bee Cave Parkway and City Park—an important stretch of trail for walkers and bike riders—and the city's current Bee Cave Parkway trail is deteriorating, reasoned board members for prioritizing the two pathways.

RM 620 TRAIL CONSTRUCTION

Additional agreements to purchase rights of way to begin the trail construction are still needed to construct the RM 620 trail, Askey said.

"We've been in conversations with Target and The Home Depot to secure easements for the [RM 620] trail," he said.

"THE [BEE CAVE PARKWAY] TRAIL IS AN EYESORE."

—BILL GOODWIN, BEE CAVE CITY COUNCIL MAYOR PRO TEM AND ECONOMIC DEVELOPMENT BOARD MEMBER

Agenda documents for the meeting stated the board finalized text for the easement with The Home Depot and will obtain signatures upon a final survey of the area.

Board members said the group would approach Christopher Milam, a co-developer of The Terraces planned development district off Bee Cave Parkway, to reimburse the city's costs to develop the relevant trail portion. Members discussed that The Terraces developers had an obligation to construct a trail on the project's property to connect with the city's trail system.

BEE CAVE PARKWAY TRAIL

"The [Bee Cave Parkway]



The proposed Bee Cave RM 620 trail will stretch from the Falconhead neighborhood to Bee Cave City Park and Bee Cave Parkway.

SOURCE: CITY OF BEE CAVE/COMMUNITY IMPACT NEWSPAPER

A LOOK AT FIELD ENGINEERING

On April 25, Bee Cave City Council authorized contracts with RPS Klotz and MWM Group for engineering services related to the trail design of the entire project.

Engineering firm Freese and Nichols will continue on retainer to the city for the trail project.

The three firms will use a method called "field engineering" to devise a path for the new RM 620 trail. Instead of cutting a 10-foot-wide swath of trail through trees and foliage, this method allows the engineers to design the trail path in the field, jogging the trail around trees and other obstacles, Bee Cave City Manager Travis Askey said. This process takes the trail's natural setting into consideration, he said.

trail is an eyesore," said Bill Goodwin, Bee Cave City Council mayor pro tem and economic development board member.

Parts of older trails in the city are only 5 feet wide and

constructed of decomposed granite, Askey said. The new trails approved by City Council are slated to be 10 feet across and composed of concrete, necessitating the change in the older Bee Cave

Parkway trail, he said.

Although cost estimates for both projects have not yet been finalized, Askey said the Bee Cave Parkway trail renovation is expected to cost around \$50,000-\$75,000.



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E-cig store gets green light for Bee Cave opening

West Hwy. 71 selected for New Freedom Vapor's second location

If all goes according to plan, an electronic cigarette shop could open in Bee Cave within the next two months, said Andrew Engen, who manages New Freedom Vapor, an e-cigarette shop in Lakeway.

The site selected for the store's second location, 13908 W. Hwy. 71, Bee Cave, is zoned for retail use, an issue Bee Cave City Council tackled during its June 13 meeting. Stores that sell e-cigarettes and supplies were not defined within any of the city's current zoning categories, and owner Lanette Yoakley, through her attorney, Amanda Brown, requested the business be zoned under a retail designation.

Bee Cave City Council members debated three distinct options for zoning the shop:

- Include e-cigarette shops under the retail designation;
- Include e-cigarette shops under the adult novelty store designation; or
- Create a new zoning category for e-cigarette shops.

The existing New Freedom Vapor, 325 S. RM 620, Ste. B101, Lakeway, was approved as a general retail use within Lakeway's office/retail zoning district.

Brown said the adult novelty store designation "doesn't capture [New Freedom Vapor's] business model," and the creation of a new zoning category could take up to six months to process. Additionally, she said



E-cig store manager Andrew Engen and attorney Amanda Brown address City Council.

e-cigarettes and supplies are the only products the store will carry and, therefore, functions similar to a traditional cigarette shop.

"Other e-cigarette retailers sell other things [New Freedom Vapor] does not sell," said Council Member Monty Parker, referencing the sale of other smoking paraphernalia, including hookah products or pipes.

Although city staff initially informed Brown an e-cigarette store most closely matches Bee Cave's adult novelty store designation, new information presented—including the fact that minors can enter an e-cigarette store but not an adult novelty store—caused the city's planning and zoning commission to recommend a retail store designation to City Council on June 6.

"E-cig stores wanting to sell marijuana paraphernalia is what we want to avoid," Council Member Tom Matzen said.

City Council members unanimously approved e-cigarette hardware and supplies stores within a retail zoning use.

Lakeway approves multiple development projects

Work includes child advocacy center, medical office building, bank

Following Lakeway's June 19 City Council meeting, the city will be adding new development projects.

City Council members approved the following new projects within the city limits:

- A two-story, 42,000-square-foot medical office building at 3000 S. RM 620, in the Lakeway Medical Village, that can accommodate an overflow of operating space, which may be needed by Baylor Scott & White Medical Center-Lakeway;
- A Chase Bank at 16738 W. Hwy. 71 at Serene Hills Drive that will include

two drive-thru lanes for automated teller machines only;

- A children's advocacy center/Center for Child Protection, 1927 Lohmans Crossing Road, to be used for interviews, examinations, intervention and counseling services; and

- A revision to Lakeway Highland Village's welcome and amenity center in the master-planned community of Rough Hollow, 903 Highlands Blvd., that replaces proposed sand volleyball and swim center with basketball courts, tennis courts and restrooms.

Potential 42-unit Bee Caves Road development could bring townhouses to city of West Lake Hills



Property owner Benny Daneshjou presents his plans for a proposed townhouse project to West Lake Hills City Council on June 14.

A townhouse development is being proposed for an undeveloped tract in West Lake Hills, located at 4301 Bee Caves Road. West Lake Hills City Council on June 14 received a first look at prospective plans for a 42-unit project that would offer townhouses priced from \$750,000-\$800,000.

The council did not take action at the meeting, and the developer was not requesting any permits. The informational item was included on the agenda because the developer "wanted to test the water" and see if the council would support a townhouse development at the site, Mayor Linda Anthony said.

The development is consistent with the city's master plan, developer Brad Walters said.

Previous attempts to develop the land include proposals for banks, storage facilities, office buildings, medical buildings and most recently an assisted-living center, she said.

"Townhomes would cater to a wide variety of needs that are currently not met by housing in West Lake Hills," Anthony said. "There are a lot of single-parent families that would like their kids to stay in Eanes ISD but don't want the expense or maintenance of a large home. There are also older families who like the lifestyle but are wanting to scale down to something they can better afford."

When property owner Benny Daneshjou and Walters first approached the city, the townhouse proposal included 100 units, but the size has been scaled back to 42 units, she said.

Daneshjou said, based on a traffic analysis, the townhouse project would add minimal congestion to the area compared to the traffic impact of previous proposals on the tract.

The proposal includes 10 guest parking spots, and council expressed an interest in increasing that number in future plans. Daneshjou said he believed an additional 10 spots or more can be added to the property.

"It is a difficult tract because the property is at a curve, is along Bee Caves Road and is on a slope," Anthony said. "Most retail would prefer a move visible street presence than the property affords. It is also a narrow tract that isn't wide."

Council Member Brian Plunkett said he believes the tract will inevitably be developed and is comparing the proposal to past proposals.

"While I would much rather prefer a retail property to increase the city sales tax base, this offers the ability to increase property tax revenue and it also offers the benefit of 42 families who are going to shop, eat and live in West Lake Hills and support the businesses that are here," Anthony said.

POSSIBLE HIKE AND BIKE TRAIL

Property owner Benny Daneshjou said he would like to revive an idea started by former West Lake Hills Mayor Mark Urdahl to create a continuous hike and bike trail from the H-E-B at 701 Capital of Texas Hwy., West Lake Hills, to Camp Craft Road. The trail would give a safe path to area children who walk to and from Eanes Elementary School and provide easier access for Westlake High School students.

Mayor Linda Anthony urged council to lock in the hike and bike trail as part of the townhouse project if it moves forward.

"I think the idea of having a place [children] can walk away from traffic is great," Anthony said. "It's also an amenity and an area for recreation that I'm sure the residents of West Lake Hills would be greatly appreciative of."

3M sells campus; LISD awaits fate of access road

3M signed an agreement June 28 to sell its Four Points campus, 6801 River Place Blvd., Austin, to World Class Capital Group, 3M spokesperson Lori Anderson said.

The buyer is a real estate investment firm, and 3M makes notepaper, tape, computer accessories, laminating systems and packaging products.

Anderson said the transaction is expected to close in the fourth quarter of 2017. The property has been for sale since August 2016.

On June 28, 3M announced to its employees the company is investing in a new building on leased property in North Austin, about 15 miles east of downtown Austin, she said.

"We anticipate people will transition to the new building starting in April of 2019," Anderson said.

She said approximately 800 employees work at the Four Points site, and will move to the new location. Meanwhile, 3M will lease the current campus from World Class Capital Group, and its employees will continue to work there, Anderson said.

Leander ISD has been working with 3M to develop a secondary access road to the nearby Vandegrift High School campus.

LISD Chief Communications Officer Corey Ryan said he does not yet know how the sale of the property will affect proposals for the road.

"Our goal is to continue to work toward getting a road built for Vandegrift High School," Ryan said. "We look forward to working with anybody who's going to help us in that endeavor."



Bee Cave is slated to house its first 24-hour veterinary care hospital off West Hwy. 71.

Bee Cave to add 24-hour veterinary care hospital

A 24-hour veterinary care hospital is slated to open in Bee Cave at a time to be determined.

A site development plan for the Animal Care Center of Bee Cave, 15314 W. Hwy. 71, Bee Cave, located on the tract that houses Nitro Swimming, was approved by Bee Cave City Council on June 13. Although the facility abuts homes off Swiss Alps Court in

Falconhead West, the project will include a landscaped buffer between the two sites.

The center will feature three single-story buildings and will include office space, a 24-hour veterinary hospital and indoor kennels for pet boarding as well as to hold overflow sick, injured or recovering animals from the hospital.



Athletic facility Hill Country Indoor is set to open in Bee Cave on Sept. 1.

Hill Country Indoor clears last hurdle to open Sept. 1

New plan includes parking garage, increase in club participants

Following Bee Cave City Council's June 27 vote approving an amended concept plan for Hill Country Indoor, 4317 Skaggs Drive, Bee Cave, the 128,000-square-foot athletic facility is cleared to open Sept. 1.

Council members debated an amendment to the project's planned development district that would increase its maximum participant capacity from 198 members to 413 members—more than twice the amount originally approved in 2015—as well as add a four-story parking garage. The district is currently under construction on an 8.6-acre tract at Bee Cave Parkway and Skaggs.

"It was unrealistic to think when this was approved there would be only 198 people there," said Adrian Overstreet, the managing partner of a group that owns 20 acres nearby.

He said with the additional parking spaces, the developers are avoiding its members parking on adjacent residential streets.

Mayor Pro Tem Bill Goodwin said the city, desiring the project to succeed, has no choice but to approve the changes, including the parking garage. If the project fails, he questioned what Bee Cave would do with the empty building and garage.

"City staff was extremely skeptical of the [project's] occupancy loads at the time," he said. "City Council ignored

the staff advice at that point. I voted for this project, but it was a vote I regret. The city needs to do what it can to make sure the business succeeds, and the parking garage is part of this."

Citing the increase in participants, council required the developers, including former pro baseball player Jeff Kent, to pay \$65,000 as mitigation for the added traffic the facility will contribute to the intersections of Bee Cave Parkway and RR 620 as well as Bee Cave Parkway and West Hwy. 71.

The parking garage is slated to be complete around Oct. 1, the project's architect Jude Langle said.

When it opens to the public Sept. 1, athletic facility Hill Country Indoor will offer:

- 1 soccer/lacrosse/football field
- 4 basketball/volleyball courts
- 14,100-square-foot fitness/health club
- 2,900-square-foot exercise studio
- 5,000-square-foot strength/weight-training room
- 1,800-square-foot indoor playscape
- Rock climbing wall
- Indoor running track
- Lounge/concession area
- 1,200-square-foot party/day care room
- Splash pad to be constructed later

SOURCE: HILL COUNTRY INDOOR/COMMUNITY IMPACT NEWSPAPER

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BEST BANG FOR YOUR BUCK

HOME RENOVATIONS GUIDE 2017

COMPILED BY **ABBY BORA** AND **LUZ MORENO-LOZANO**
DESIGNED BY **CATHY CHEDRAWI**

Updating your home does not have to break the bank. Small projects, from installing new fixtures to roof repair, can improve the look and value of a home.

MAINTENANCE

HVAC maintenance

ABA Heating and Cooling, which serves the Greater Austin area, suggested the following heating, ventilation and air conditioning system maintenance schedule:

- In the spring, make sure the system is blowing cool air for summer
- In the fall, check the heat is working for winter
- Monthly air filter changes and checks on the system's drain

Roof repair

Masada Roofing Inc., servicing the

Greater Austin area, recommended:

- Annual roof repair and maintenance
- Keeping tree limbs away from the roof so animals cannot access it
- Cleaning gutters regularly
- Inspecting storm damage from hail and high winds immediately
- Proper attic ventilation can help with roofing problems as well

Plumbing

Reliant Plumbing, which serves the Greater Austin area, made a few suggestions on how to properly

maintain a plumbing system:

- Tankless water heaters should be flushed out every six months
- Get a sewer line leak detection test using a plumbing camera, and ensure there are no breaks or plant roots in the line
- Ask about pressure gauge checks; average pressure should range between 50-60 pounds per square inch

"PRE-CONSTRUCTION PLANNING DOWN TO THE SMALLEST DETAILS INCREASES THE LIKELIHOOD OF A WELL-EXECUTED PROJECT."

—CHRIS SIEBENTHALER, WILSON PLUMBING

Roof maintenance and repair can range from
\$150-\$250
a year

Routine HVAC maintenance per year can cost up to
\$150

Plumbing maintenance can cost up to
\$130
a year

DO-IT-YOURSELF

Modernize your kitchen or bathroom with new fixtures

Chris Siebenthaler from Wilson Plumbing, which services customers in the city of Austin, said fixture replacement is one of the best "bang-for-your-buck" plumbing projects.

"Faucet, sink and toilet replacements add a fresh new [look] to the home without breaking the bank," he said. "Stick to name brands, and consult your plumber or showroom consultant for educated fixture recommendations."

Siebenthaler recommended keeping all manuals and receipts for plumbing fixtures and appliances. In the future, these documents may come in handy when repairs and replacements are necessary.

Paint and upgrade cabinets

When selling homes, Isabel Affinito of JB Goodwin Realtors, which has offices throughout Austin, said she finds kitchens and bathrooms stick out the most to buyers when making decisions.

One way to freshen up the look of a kitchen or bathroom is to renovate the cabinets. She said homeowners can paint their cabinets—white is particularly popular for kitchens.

"The shape of the cabinets isn't a problem; it's usually the colors and the hardware," she said.

Cabinet knobs start at
\$1
a piece

Sinks start at
\$31

Slab wall installation starts at
\$420

Shower installation averages around
\$3,200

Professional landscaping starts at
\$500

CHEAP JOBS

Transform your bathtub into a stand-up shower

Converting bathtubs to showers is one of the fastest ways to create immediate value, said Josh Agrelius, the owner of bathroom renovation company Re-Bath of Austin, which serves the metro area.

"People are taking less baths," he said. "Especially with the droughts we've had, people are water-conscious."

To get started, homeowners need to research companies they may want to work with. Agrelius said they should make sure they are hiring qualified professionals, using Angie's List and the Better Business Bureau as resources.

"You might spend a little bit more, but it will be done the right way without cutting any corners," Agrelius said.

Update tile to create a sanitary, safe environment

Traditionally, bathing area walls were installed with porous grout, Agrelius said. This can cause the walls of tubs or showers to become moldy from moisture.

"Here in Texas, you can't control the heat, and [the bathing area is] a wet area," Agrelius said. "The most effective way to control water is to eliminate the grout by installing slab-like walls."

By using slab-like walls, including large-format tiles, stone and acrylics, homeowners can avoid the creation of a potentially toxic area, he said.

Invest in landscaping

Affinito said she recommends people selling their homes only invest in renovations that will result in more than a 100 percent return. Hiring a landscaper to add mulch and clean up the lawn for a few hours is often worth the investment in Austin.

"You don't have to go crazy with it," Affinito said. "It makes a huge difference to your curb appeal."

SOURCES: JB GOODWIN REALTORS, ABA HEATING AND COOLING, MASADA ROOFING INC., RELIANT PLUMBING, WWW.LOWES.COM, WWW.HOMEDEPOT.COM, RE-BATH OF AUSTIN, WILSON PLUMBING, WWW.HOMEADVISOR.COM/COMMUNITY IMPACT NEWSPAPER

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Homeownership is not exclusive to high-income earners; those of modest means or in the middle class can afford to have their white picket fences, too. The first step is to work with a lender and hash out the complex financial details.

Prequalification

1



Pick a loan term

Short-term loans of five to 25 years can mean higher monthly payments but a lower total cost to over the loan term.

Long-term loans, which tend to be 30 years, may mean lower monthly payments but greater interest payments over the term.

2



Pick an interest rate

Fixed-rate home loans are less risky because the interest rate remains the same throughout the loan term.

Adjustable-rate loans can offer a lower initial interest rate. Such loans can increase and decrease based on market fluctuations, meaning monthly principal and interest payments can change.

Fixed interest rates*
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Fixed Annual Percentage Rates*
3.55%-4.39%

*AS OF 6/2/2017; BASED ON GOOD CREDIT

3

Pick a loan type

Conventional

- Not guaranteed by the U.S. government
- Conform to Fannie Mae and Freddie Mac*
- Less money on mortgage insurance, fewer steps to closing
- \$424,100 loan limit

VA

- Guaranteed by the U.S. Department of Veterans Affairs
- Eligible veterans, service members, surviving spouses
- No down payment required
- No mortgage insurance
- Capped closing costs

FHA

- Guaranteed by the Federal Housing Authority
- Option for first-time homebuyers
- Available to lower credit borrowers
- Available to borrowers with smaller down payments
- Loan limits vary by county

USDA

- Guaranteed by the U.S. Department of Agriculture
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4



Apply for loan estimate

- Name
- Date of birth
- Income
- Employment history
- Residence history
- Social Security number

5



Check credit history

Target credit score range

620-740+

- No foreclosures in last 7 years
- No bankruptcy in last 4 years
- No liens

6



Calculate debt-to-income ratio

Cumulative monthly debt, including potential new home with taxes and insurance, should not exceed **43%** of income.

The DTI ratio factors in:

- Credit card debt
 - Student loans
 - Installment loans
 - Cosigned loans
- Medical debt is not considered*

Home on the price range

Texas home buying in 2016

\$210,000

Median home price in Texas

58

Days on the market

324,924

Homes sold in 2016



SOURCE: TEXAS ASSOCIATION OF REALTORS REAL ESTATE YEAR IN REVIEW 2016/COMMUNITY IMPACT NEWSPAPER

Student loan borrowers

Borrowers who have deferred student loans or are in forbearance will have 1 percent of the total balance on their student loan calculated toward their monthly debt calculations. Fannie Mae* issued guidelines earlier this year to allow borrowers on an income-based repayment plan to have their existing monthly payment instead of the 1 percent rule calculated toward their debt for home lending purposes. Borrowers paying conventional payments will only have their actual monthly amount calculated toward their DTI.

Prequalification letter approved

Steps to homeownership

After securing all the financial details, a real estate broker can help find that affordable dream home. Closing costs should be considered when purchasing a home.



1 Secure a prequalification letter from lender



2 Find a house



3 Make an offer



4 Seller accepts offer



5 Independently inspect and appraise home



6 Close on house



7 Congrats, new homeowners!

SOURCES: CONSUMER FINANCE PROTECTION BUREAU, FANNIE MAE, TEXAS TRUST CREDIT UNION, TEXAS LENDING, U.S. DEPARTMENT OF AGRICULTURE, U.S. DEPARTMENT OF VETERANS' AFFAIRS/COMMUNITY IMPACT NEWSPAPER



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CONTINUED FROM 1

Housing market addresses lake, Hill Country concerns

1 IS A FULL LAKE TRAVIS TO CREDIT FOR RISE IN AREA HOME VALUES?

After a six-year period of drought conditions in Travis County, the rains of April 2016 brought Lake Travis water levels above capacity for the first time since spring 2010, according to the Lower Colorado River Authority.

Market data from the Austin Board of Realtors showed the median sales price of waterfront properties declined as Lake Travis water levels decreased from 2011-14 when the lake was at its lowest point. But since 2014, prices have increased each year, reaching \$755,000 in 2016, the data shows.

"The steady and sometimes explosive growth of the entire area depends on many factors, and the lake is certainly one of them," Moreland Properties Realtor Jan Moreland said. "With the lake at

capacity, the mindset of the community is different; restaurants and commercial developments are returning to the lake, marinas are full and boat ramps have reopened."

According to ABoR, the number of waterfront properties sold on Lake Travis' south shore have more than doubled since the peak of the drought in 2014, when only 22 units sold. In 2015, 44 lakefront homes sold, and 50 lakefront homes sold in 2016. This year, 38 have sold through June, continuing the trend, she said.

Mark Sprague, a real estate and financial industry analyst with Independence Title Co. in Austin, said waterfront homes are less marketable when lake levels are lower. The decreased number of homes

sold during the drought could have been a result of savvy homeowners waiting for lake conditions to improve before putting a property back on the market, he said.

He said the improved market for lakefront homes since 2014 is also, in part, a reflection of the steady growth in the entire Lake Travis area over the past 15 years.

"Be careful [assuming] correlation equals causation," Sprague said. "If sales dropped, was it because of the lake levels being low or just because of low inventory in the market? In the same vein, if prices for lakefront homes went up after the lake filled back up, is it really explained by the drought or is it consistent with the appreciation already happening?"

2 NEW DEVELOPMENTS QUEUED UP FOR HAMILTON POOL ROAD CORRIDOR

With the first phase of the Provence neighborhood—a four-phase residential project including a proposed Lake Travis ISD elementary school—underway in the 16000 block of Hamilton Pool Road in Austin, other developers are eying the area for growth.

Formerly known as Masonwood, the phase incorporates 678 single-family homes on 460 acres, and developer Jim Meredith said he expects the community to be "up and running by the fourth quarter of 2018."

However, Provence is not the only project bound for Hamilton Pool Road, an unlit, two-lane, shoulderless route.

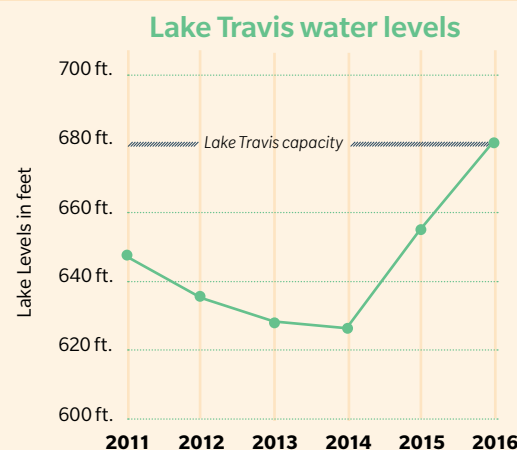
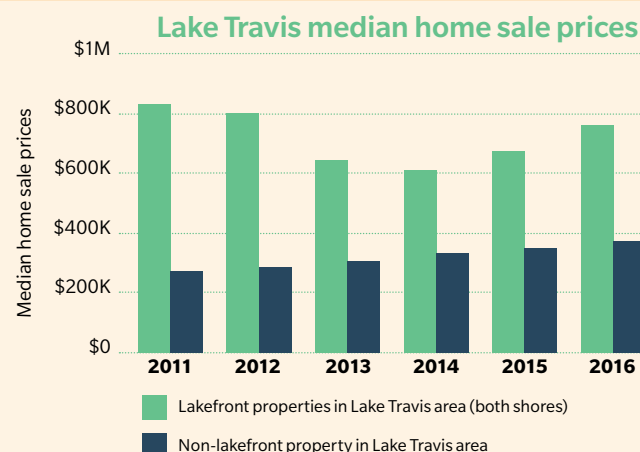
"The Kozmetsky Ranch [in the Hamilton Pool Road corridor] has all of the entitlements and approvals it needs to develop into a planned community of approximately 1,200 single-family units," said Rick Wheeler, president of Malone-Wheeler Engineering and representative of the Greg Kozmetsky and the Ronya and George Kozmetsky Family Foundation, the owner of the namesake ranch. "[The project] is not on the ground today, but it's coming, along with the growth."

Bee Cave, in its 2016 Comprehensive Plan Update, designated the Hamilton Pool Road corridor within its city borders as "rural mixed use," permitting only developments "that would protect the area's low-density, rural residential nature."



This rendering depicts the front entrance to the Provence neighborhood.

DO LAKE LEVELS AFFECT PROPERTY VALUES?



SOURCE: MARK SPRAGUE/COMMUNITY IMPACT NEWSPAPER



Flat Art Sale



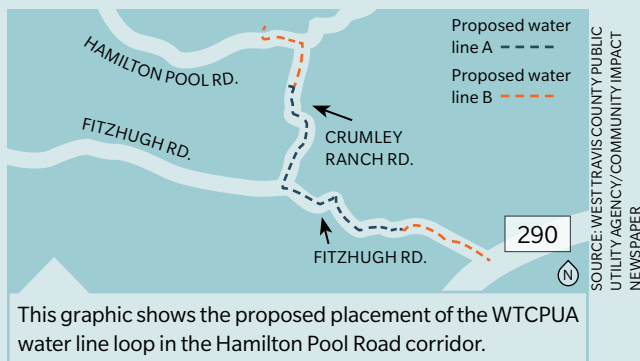
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Spurred on by the anticipated development, Jeremy Petersma, battalion chief of Lake Travis Fire Rescue, announced June 29 the department is planning to open its sixth station on Hamilton Pool Road, across the street from the Rocky Creek neighborhood, in 2019. He said the land for the new station has been purchased, and the project is in its preliminary stage of design. It is anticipated to include a fire engine and truck, he said.

The Hamilton Pool Road site was chosen over another location on West Hwy. 71 near Serene Hills Drive, Petersma said.

Additionally, some Bee Cave City Council members fear a proposed West Travis County Public Utility Agency project to link Hwy. 290 and West Hwy. 71 water lines may prompt even more development in the vicinity.

"I think we have to protect Hamilton Pool Road," Council Member Kara King said of the project. "[The road] is not able to handle the traffic it has, much less more."

Although the item was tabled at the agency's June 14 meeting, packet documents showed proposed pathways for the added water lines along Crumley Ranch Road in the Hamilton Pool Road area.

"It's very hard to stay rural once you have a water line," said Gene Lowenthal, president of the Hamilton Pool Road Scenic Corridor Coalition, a nonprofit group aimed at safeguarding the rural nature of the region.



3 POSSIBLE MEDICAL FACILITY, NEW DEVELOPMENT SET FOR W. HWY. 71

Baylor Scott & White Health announced June 13 it is partnering with the developer of Thomas Ranch, a 2,200-acre master-planned community to be built off West Hwy. 71 at Paleface Ranch Road in Spicewood.

A study is underway to determine the area's current and future medical needs, with the possibility of opening the new facility in 2019, said Tim Ols, president and CEO of Baylor Scott & White Marble Falls Specialty Clinic and Hospital.

"The [proposed medical facility] would more than likely include primary care services and some specialists as well," he said.

These staffers may be family medicine physicians, internal medicine physicians and pediatricians, he said.

Thomas Ranch, with an expected 10-year build-out, is under development by Tom D'Alesandro, president of development firm Blakefield LLC.

Since the project's inception, Blakefield staff has met with various Spicewood neighborhood groups to discuss the development and respond to residents' questions, including Save Our Spicewood on April 23, Naumann Point Property Owners Association on April 29 and the Laguna Vista/Pedernales Bend Property Owners Association on June 3.



Baylor Scott & White Health is evaluating the addition of a medical facility to the Thomas Ranch community planned for a tract off West Hwy. 71.

4 CARDINAL POINT TO OFFER AFFORDABLE HOUSING IN FOUR POINTS

Foundation Communities, an Austin-based nonprofit that has been providing low-income housing for more than 25 years, is constructing Cardinal Point Apartments, which is scheduled to open in Four Points in January.

Located at 11015 Four Points Drive near the intersection of RM 2222 and Four Points Drive in Austin, the affordable-housing development will be the first of its kind in the Four Points area.

"We want to build affordable housing in all parts of Austin,"

Foundation Communities spokesperson Alyah Khan said. "We are excited to build the first affordable housing [development] in Northwest Austin. Our Cardinal Point community will be located close to good schools and plenty of good job opportunities."

The development will have 120 apartments and will offer one-, two- and three-bedroom floor plans with rent starting at \$700, she said.

Cardinal Point will also offer units for at-risk and homeless families through the organization's Chil-

dren's HOME Initiative, which offers reduced rates for low-income families with young children.

The development will begin leasing units this fall for a January occupancy, she said.



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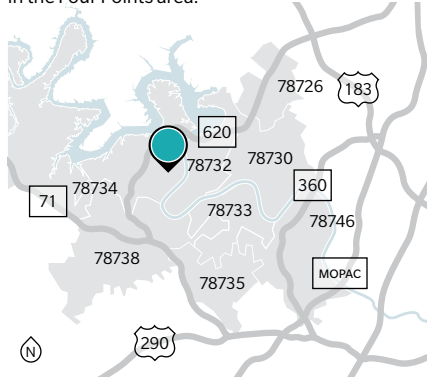
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IL 18101

APACHE SHORES

Residents of Apache Shores can take advantage of waterfront views and amenities with hiking trails along Indian Creek and Lake Apache as well as a Lake Austin boat launch. The neighborhood's waterfront park includes picnic tables, grills, docks and large trees.

Located in Lake Travis ISD and across the Colorado River from Steiner Ranch, Apache Shores is situated between The Oaks at Lakeway shopping center and numerous shopping plazas in the Four Points area.



 Median home value	 Homes on the market*	 Homes under contract*
\$334,250	27	10
 Median annual property taxes	 Median price per square foot	 Average days on the market*
\$6,691	\$205	68

*As of 7/3/17

Build-out year: not built out
Square footage: 300-5, 145
Home values: \$115,000-\$1,675,000
HOA dues (estimated): none
Amenities: greenbelt trails, waterfront boat launch, picnic facilities, swimming pool, tennis and basketball courts
Schools: Lake Travis Elementary School, Hudson Bend Middle School, Lake Travis High School
Property taxes (in dollars):
 Travis County 0.38380
 Lake Travis ISD 1.40750
 Travis County Hospital Dist. 0.11054
 Travis County ESD 6 0.10000
Total (per \$100 valuation) 2.00184



Neighborhood data provided by April Womack,
 Moreland Properties • 512-970-1031 • april@moreland.com

RECENT LISTINGS



3109 Chisholm Trail

3 bedroom / 2 bath 1,250 sq. ft. \$275,000
 Kale Snider
 Keller Williams 512-633-9582



3002 Spotted Wolf Trail

4 bedroom / 3 bath 2,243 sq. ft. \$439,900
 Matthew Morper
 Pivach Properties LLC 512-937-7626



14305 Red Feather Trail

3 bedroom / 3 bath 2,401 sq. ft. \$465,000
 Gene Arant
 Keller Williams 512-261-1000



3203 Brass Buttons Trail

3 bedroom / 2 bath 1,987 sq. ft. \$979,999
 Jennifer Craig
 All City Real Estate 727-420-2746

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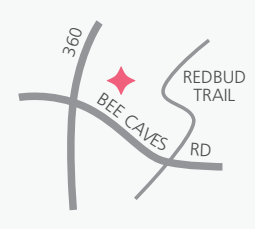
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MARKET DATA

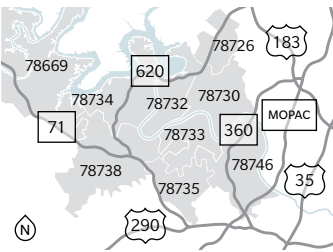
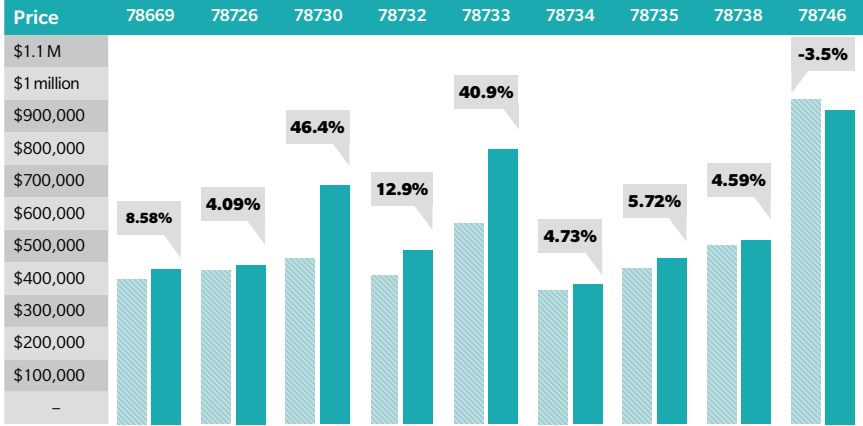
HOMES SOLD (JUNE 2017)

Number of homes sold/average days on the market									
Price range	78669	78726	78730	78732	78733	78734	78735	78738	78746
\$149,999 or less	—	—	—	—	—	1/2	2/29	—	—
\$150,000-\$199,999	—	—	3/24	—	—	1/39	—	1/11	—
\$200,000-\$299,999	4/32	—	1/2	1/4	1/3	6/29	2/7	3/55	1/3
\$300,000-\$399,999	6/143	2/64	—	10/20	2/25	10/21	5/11	14/61	2/32
\$400,000-\$499,999	7/45	7/34	1/17	16/39	2/162	11/49	3/4	13/76	2/42
\$500,000-\$599,999	5/182	7/21	2/30	12/38	1/3	4/49	5/22	17/47	1/4
\$600,000-\$799,999	3/152	—	3/13	12/56	2/70	3/31	1/41	19/48	10/40
\$800,000-\$999,999	2/126	—	4/35	3/7	6/33	1/19	2/109	12/97	13/34
\$1 million +	5/118	2/22	4/80	5/65	5/77	5/206	5/103	8/98	26/65

RECENT PROPERTY LISTINGS

ZIP code	Subdivision	Address	Bed/bath	Price	Sq. ft.	Agent	Agency	Phone
78669	Briarcliff	421 Dunkeld Drive	4br/3ba	\$444,444	2,608	Kathleen Anglin	Realty Austin	512-680-9891
78669	Lick Creek Ranch	4709 Little Creek Trail	3br/3ba	\$435,000	2,030	Lori Wakefield	Keller Williams-Lake Travis	512-657-4455
78669	Pedernales	115 Vicinity Trail	3br/3ba	\$799,900	2,768	Pier Physco	Keller Williams Realty	512-294-1989
78669	Sola Vista	5433 Diamante Drive	4br/5ba	\$625,000	3,034	Amani Wang	Keller Williams Realty	512-762-7253
78669	Tierra Vista	2216 Moonlight Trace	4br/3ba	\$1,375,000	3,864	Sheryl Scott	Kuper Sotheby's Int. Realty	512-415-9204
78669	West Cypress Hills	22329 Rock Wren Road	4br/2ba	\$349,900	2,106	Kimberly Baker-Kahle	Coldwell Banker United, Realtors	512-289-8371
78669	West Cypress Hills	22436 Rock Wren Road	4br/4ba	\$450,000	3,072	Jonathan Ratcliff	Keller Williams Realty	757-999-4405
78726	Canyon Creek	10511 Erica Leigh Court	5br/4ba	\$479,900	3,360	Vicky Harris	Coldwell Banker United, Realtors	512-673-9391
78726	Canyon Creek	10605 Icarus Court	4br/3ba	\$429,000	2,935	John Richardson	Coldwell Banker United, Realtors	512-529-5476
78726	Canyon Creek	9601 Aire Libre Drive	3br/3ba	\$427,500	2,550	Mark Murrell	JB Goodwin, Realtors	512-689-1373
78726	Canyon Creek	10717 Yorktown Trail	4br/3ba	\$469,000	3,343	Jeremy Reed	Keller Williams-Lake Travis	806-786-6042
78726	Preserve	7319 Preserve View Run, Unit 23	4br/3ba	\$499,900	2,890	Tammy Templin	Coldwell Banker United, Realtors	512-796-5559
78730	Alicante	11203 RM 2222, Unit 1604	2br/3ba	\$199,900	1,325	Wendy Elder	Keller Williams-Lake Travis	512-784-0962
78730	Long Canyon	5903 Haydens Cove	3br/4ba	\$789,900	3,288	Robert Guest	Keller Williams Realty	512-699-6911
78730	Montevista	6000 Shepherd Mountain Cove, Unit 309	2br/2ba	\$255,000	918	Barbara Lenhardt	Private Label Realty	512-820-8210
78730	River Place	3912 Conference Cove	5br/4ba	\$926,000	3,874	Ken Bartlett	Keller Williams Realty	512-418-1435
78730	River Place	5303 Eagle Trace Trail	4br/3ba	\$579,000	2,822	Ken Bartlett	Keller Williams Realty	512-418-1435
78730	River Place	9543 Big View Drive	4br/4ba	\$929,900	3,730	Andy Allen	Keller Williams Realty	512-785-0496
78730	Westminster	4620 High Gate Drive	4br/4ba	\$1,150,000	4,983	Andy Allen	Keller Williams Realty	512-785-0496
78732	River Ridge	12700 Mixson Drive	5br/5ba	\$795,000	4,023	Sweet Rojas	Keller Williams Realty	323-974-8665
78732	Steiner Ranch	2400 Shire Ridge Drive	5br/4ba	\$559,000	4,114	Jennifer Rosas	Realty Austin	512-568-0483
78732	Steiner Ranch	12321 Salida Del Sol Pass	5br/4ba	\$550,000	3,721	Kelly Thate	Realty Austin	512-750-5777
78732	Steiner Ranch	2000 Westfalian Trail, Unit 1	3br/2ba	\$349,000	1,670	Edward Farmer	Horizon Realty	512-785-7968
78733	Austin Lake Estates	2310 Balboa Road	3br/2ba	\$469,000	1,731	Colleen Rouhselang	Coldwell Banker United, Realtors	512-350-3787
78733	Rob Roy	700 N. Weston Lane	4br/5ba	\$1,995,000	4,657	Kristi Larkam	Coldwell Banker United, Realtors	512-914-8950
78733	Senna Hills	10628 Senna Hills Drive	5br/6ba	\$1,299,900	4,524	Natalie Kampen	Keller Williams-Lake Travis	512-820-5318
78733	Sterling Acres	804 Chrissys Cove	4br/4ba	\$1,175,000	3,958	Brian Fahey	Coldwell Banker United, Realtors	512-970-8772
78734	Beacon Ridge	5306 Beacon Drive, Unit G	2br/3ba	\$205,000	1,418	Kimbra Henry	Keller Williams-Lake Travis	512-585-4635
78734	Cardinal Hills Estates	1608 Susan Drive	3br/2ba	\$375,000	2,145	Jerry McCulley	Private Label Realty	512-496-5515
78734	Casa Verde	36 Casa Verde	2br/2ba	\$207,900	1,497	Gregg Klar	Keller Williams-Lake Travis	512-653-0488
78734	Cedar Glen	107 Oakbluff Cove	3br/2ba	\$369,000	2,002	Adam Walker	Realty Austin	512-280-7653
78734	Edgewater	115 Firebird Cove	4br/4ba	\$1,350,000	3,461	Amber Hart	Keller Williams-Lake Travis	512-415-9023
78734	Hudson Bend	5901 Laguna Cliff Lane	4br/6ba	\$979,000	5,082	Michelle Jones	Realty Austin	512-470-3173
78734	Hudson Bend	16004 Pool Canyon Road	4br/5ba	\$1,250,000	4,375	Ken Bartlett	Keller Williams Realty	512-418-1435
78734	Hudson Bend	15918 Webb Lane	4br/4ba	\$1,245,000	3,854	Daniel Wilson	Keller Williams Realty	512-801-7718
78734	Lakeway	307 Timpanagos Drive	3br/2ba	\$315,000	1,901	Shelli McLaughlin	Keller Williams-Lake Travis	512-698-8932
78734	Lakeway	121 Carefree Circle	4br/4ba	\$598,000	3,624	Lori Wakefield	Keller Williams-Lake Travis	512-657-4455
78734	Lakeway	103 Royal Oak Lane	4br/4ba	\$570,000	2,996	Ginna Smith	Keller Williams Realty	512-569-9118
78734	Lakeway	429 Seawind	4br/4ba	\$599,900	3,833	Marian Derks	RE/MAX Capital City	512-659-1642
78734	Pinnacle	403 Bellagio Drive, Unit 24B	3br/3ba	\$395,000	2,637	Tracy Nickens	Engel & Volkers Austin	512-954-1300
78734	Stoney Creek Villas	25 Stoney Creek Cove	3br/3ba	\$299,999	1,794	Valerie DiFabio	Keller Williams-Lake Travis	512-431-6825

MEDIAN PRICE OF HOMES SOLD IN JUNE



11203 RM 2222, Unit 1604



4620 High Gate Drive



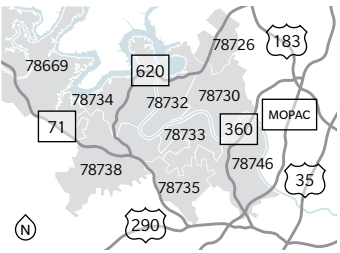
10628 Senna Hills Drive



429 Seawind

RECENT PROPERTY LISTINGS

ZIP code	Subdivision	Address	Bed/bath	Price	Sq. ft.	Agent	Agency	Phone
78735	Aviara	7201 Lookout Bluff Terrace, Unit D-14	3br/3ba	\$390,000	2,276	Kris Luck	Keller Williams Realty	512-773-0313
78735	Barton Creek	8800 Golden Rain Cove	4br/3ba	\$850,000	3,603	Cara Keenan	Realty Austin	512-917-2326
78735	Harper Park	5820 Harper Park Drive, Unit 10	4br/4ba	\$481,980	2,438	Jimmy Rado	David Weekley Homes	512-821-8818
78735	Harper Park	5820 Harper Park Drive, Unit 46	4br/4ba	\$521,321	2,374	Jimmy Rado	David Weekley Homes	512-821-8818
78735	Harper Park	5820 Harper Park Drive, Unit 9	3br/4ba	\$471,212	2,270	Jimmy Rado	David Weekley Homes	512-821-8818
78735	Lantana	7808 Menler Drive	4br/3ba	\$499,900	2,854	Jeff Kress	RE/MAX Capital City	512-791-7744
78735	Trailwood Village	4186 Travis Country Circle	4br/3ba	\$575,000	2,384	Jennifer Lewis	Keller Williams Realty	512-689-5295
78735	Trailwood Village	4702 Red Stone Court	4br/2ba	\$499,997	2,018	Ricky Cain	Keller Williams Realty	512-794-6619
78735	Travis Country	4505 Cliffstone Cove	3br/2ba	\$399,900	1,351	Ross Speed	Realty Austin	512-626-6694
78735	Travis Country Green	4605 Foster Ranch Road	4br/3ba	\$589,997	2,968	Ricky Cain	Keller Williams Realty	512-794-6619
78735	Village Park	4440 Sacred Arrow Drive	4br/3ba	\$579,000	2,617	Margaret Denena	Berkshire Hathaway TX Realty	512-784-7099
78738	Enclave at Alta Vista	206 Sunrise Ridge Cove	4br/4ba	\$339,000	2,635	Ronald Smith	Moreland Properties	512-897-7105
78738	Flintrock at Hurst Creek	112 Golden Bear Cove	4br/4ba	\$930,000	3,306	Julie Stinson	Coldwell Banker United, Realtors	512-529-9469
78738	Flintrock at Hurst Creek	403 Black Wolf Run	4br/3ba	\$679,000	3,274	Tommy Cokins	Tommy Cokins, Broker	512-415-2256
78738	Ladera	14421 Senia Bend	3br/2ba	\$429,000	1,935	Diana Thomas	Kuper Sotheby's Int. Realty	512-970-4489
78738	Lake Pointe	10708 Pointe View Drive	4br/2ba	\$465,000	2,344	Rose Castro	Austin-Options Realty	512-656-3281
78738	Lake Pointe	1700 Resaca Blvd.	5br/4ba	\$950,000	3,749	Mike Cusimano	Premiere Team Real Estate	512-795-9918
78738	Lake Pointe	2217 Windswept Drive	4br/4ba	\$497,500	3,454	Donna Mahlum	Moreland Properties	512-565-6400
78738	Lakeway Highlands	318 Duffy Lane	3br/4ba	\$581,160	3,480	Jay Plotkin	Keller Williams-Lake Travis	512-541-9489
78738	Majestic Hills Ranchettes	17002 Splendor Pass	4br/4ba	\$939,000	4,577	Jon Plum	Kuper Sotheby's Int. Realty	512-992-8859
78738	Ridge at Alta Vista	117 Sebastians Run	5br/6ba	\$875,000	4,887	Gene Arant	Keller Williams-Lake Travis	512-261-1000
78738	Rocky Creek Ranch	8801 Rocky Creek Blvd., Unit 7	5br/4ba	\$549,900	3,449	Laura De Haro	Keller Williams Realty	512-484-5919
78738	Rough Hollow	207 Tavish Trail	4br/4ba	\$565,000	3,045	K.C. Whetstone	Keller Williams Realty	512-431-1222
78738	Spanish Oaks	12601 Maidenhair Lane	6br/7ba	\$1,973,000	6,700	Monica Fabbio	Kuper Sotheby's Int. Realty	512-825-8891
78738	Village of The Hills	9 Butterfly Place	4br/4ba	\$529,000	3,051	Colleen Lockwood	Moreland Properties	512-825-6503
78738	Village of The Hills	8 Club Estates Parkway	4br/4ba	\$999,999	5,518	Peggy Cooper	Coldwell Banker United, Realtors	512-695-2365
78738	Villas at Flintrock Falls	323 Jack Nicklaus Drive	3br/2ba	\$465,000	2,202	Tony Elias	Realty Austin	512-351-0823
78746	Bee Cave Woods	1808 Apricot Glen Drive	4br/3ba	\$815,000	2,538	Jessica Licona	Keller Williams Realty	512-637-8434
78746	Liberty Park	1000 Liberty Park Drive, Unit 505	2br/3ba	\$430,000	1,507	Angele Moyseos	Realty Austin	512-466-8252
78746	Los Altos Village	1821 Westlake Drive, Unit 124	2br/2ba	\$435,000	1,838	Laura Nye	Stanberry & Associates	512-497-5946
78746	Lost Creek	1511 Wilson Heights Drive	5br/4ba	\$745,000	2,865	Sherri Williams	Keller Williams Realty	512-771-7082
78746	Lost Creek	6108 Diamond Head Drive	4br/4ba	\$1,350,000	3,500	Ruth Powers	Realty Austin	512-964-3434
78746	Lost Creek	6405 Five Acre Wood St.	3br/2ba	\$500,000	1,789	Shannon Owen	Realty Austin	512-825-0707
78746	Woods of Westlake Heights	1617 Chesterwood Cove	4br/3ba	\$819,000	3,317	Dawna Cekuta	Kuper Sotheby's Int. Realty	512-413-3333



4505 Cliffstone Cove



403 Black Wolf Run



12601 Maidenhair Lane



6108 Diamond Head Drive

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Find

Bee Cave store offers found furniture with a modern upgrade

BY ROSE L. THAYER

Raised by a father who loved to hunt for antiques, it is no wonder Kim Neal entered the vintage market herself.

"I grew up loving antiques," she said of her father who spent 36 years as an antique dealer in the Austin area. "I always had a desire to have my own shop."

In 2015, Neal opened Find, where she sells furniture and household items she refurbishes into what she calls "feel-good furnishings."

The store offers customers three distinct shopping areas in which to browse. In the main showroom, Neal sets items, such as rugs, tables, chairs, lighting fixtures and pillows, into vignettes. In the warehouse area, people can see the project pieces Neal and her team are working on, and a loading dock displays outdoor furniture and sturdy, metal decor.

Neal said she loves to collect chairs, stools and vintage lamps for the shop. She also has an inventory of vintage mirrors and pillows made from old tapestries.

"I love the thrill of the hunt—of finding something and thinking, 'This would be cool in somebody's space,'" said Neal, a 16-year resident of Lakeway.

One of her more recent passions is salvaging items and transforming them into unique light fixtures, she said. Using a 76-inch-long grain tube, Neal said she turned the item into three different light fixtures. For those interested in the current modern farmhouse trend, Neal said she has some old factory lights she rewired for residential use.

"Lighting is really a great way to differentiate your space and make your house stand out," Neal said. "[A light]

is a focal point piece. I think lighting is like jewelry. It can make a difference in a room."

Throughout Find customers can browse Neal's collection of vintage accessories, including old books, brass items and fence post items—objects intended to fill a shelf.

While the hunt and creativity drive Neal's work, she said restoring antiques and vintage items is also the ultimate meaning of recycling.

"You're giving a piece more life," she said.

Items in Find run the gamut of styles, trends and time periods. Although Neal stocks quite a bit of mid-century inventory, it is not all she offers in the shop.

"The store lends itself to a mixed-up style," she said. "It's not sticking with one style. I'm more interested in a layered, one-of-a-kind space."

1: Find in Bee Cave offers a large selection of refurbished lamps. **2:** Owner Kim Neal said she was inspired to open her vintage furniture shop by her father, an antique dealer. **3:** The store, off RR 620, boasts unique pieces.

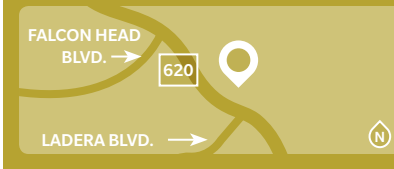
LOOKING FOR SOMETHING?

Find owner Kim Neal said she loves to track down whatever her customers are looking for before transforming the objects into custom pieces.

However, she said her services also include taking something a customer already owns and breathing new life into it.

Find

3595 S. RM 620, Bee Cave
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www.feelgoodfind.com
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BUSINESS FEATURE

Ximena's Latin Flavors

Spicewood couple brings a taste of Colombia to Central Texas

BY DAVID HOPPER

Local shoppers can experience a taste of Colombia because of an award-winning salsa from Spicewood-based Ximena's Latin Flavors.

Founded in 2013 by Jorge and Ximena Guerra, the company features its products, including Salsa Criolla and a spicier version, Salsa Criolla Caliente, in area H-E-B stores.

"We take age-old recipes and make them our own," Jorge said. "We make them healthy, versatile and unique."

Salsa Criolla, which translates to "home-grown salsa," is gluten-free, cholesterol-free and uses all-natural ingredients, he said.

"If you can't pronounce it, you won't find it our product," Jorge said.

The salsa was actually created by Jorge's wife, Ximena, who grew up in Cali, Colombia, and moved to Texas in 2000. Ximena said when she arrived in Texas she did not have much

cooking experience. She said she initially found Texan food to be too spicy for her palate, so she started experimenting in the kitchen with the milder flavors she grew up with in Colombia.

Ximena said the Salsa Criolla can be poured on all meats, vegetables and salads and also serves as a marinade.

"It simplifies American cooking," Ximena, a mother of two children, said. "It has vegetables for the kids who struggle to eat vegetables."

To make the Salsa Criolla Caliente, Ximena's imports the aji amarillo pepper, a spicy Peruvian pepper grown in Santander de Quilichao, Colombia. Jorge said by buying peppers from Colombia, his company is allowing farmers to repurpose land that was previously used to grow the coca plant for cocaine.

"We want to bring goodness to the country we represent," Jorge said. "On

every product [label], we have a little story about where the product came from. We want to export Americans to Colombia without [them] ever [having to leave] home."

Salsa Criolla Caliente recently won second place in the Salsa, Dip category in the Specialty Food Association's SOFi Awards competition in New York City, which included 3,000 entries.

Ximena's also launched 11 new products this year, including a spicy Vaquero Salsa, three types of pepper paste, five types of Peruvian aji peppers in jars and two Colombian soups.

"We hope to take this all over the world," Jorge said of Ximena's salsas. "We want to be on every restaurant table in America, kind of like ketchup, mustard and sriracha. That is the end goal. We feel it's that good, and it's that versatile."

1: Ximena's Latin Flavors was founded by Ximena and Jorge Guerra. **2:** The company has a selection of products.

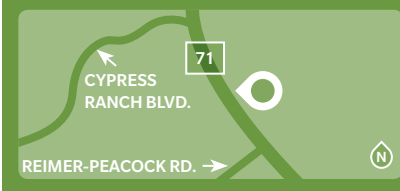
THE H-E-B CONNECTION

Ximena's Latin Flavors has far exceeded sales expectations since its salsas launched in H-E-B stores in September 2015, said co-owner Jorge Guerra, selling about 70,000 bottles in its first year of production. The salsas can be found in the 101 H-E-B stores that feature Cooking Connection product demonstrations.

"We identified the Cooking Connection as an opportunity for people to try it," Jorge said. "We knew once people tried it, it would take off."

Ximena's Latin Flavors

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Taconmaye

Taco truck in Midway Food Park offers northern Mexican fare

BY DAVID HOPPER

Although there is no shortage of taco trucks in the Austin area, Angie Zuniga, who co-owns the Taconmaye food truck with her husband, Carlos, said what separates their eatery from the rest of the taco trucks is the authenticity of the food served.

"My husband is from northern Mexico," she said of Carlos, who cooks for Taconmaye. "The tacos are very authentic for northern Mexico."

Conmaye is slang for "awesome," Angie said.

Many Austin taco spots serve Tex-Mex or fusion tacos, and food trucks serving authentic northern Mexican tacos are uncommon, she said.

In business for nearly a year, the al pastor and carne asada tacos are the most popular tacos at Taconmaye, Angie said. The pork in the al pastor

taco is marinated in a chili pineapple marinade that is made fresh daily, she said.

The salsas are also made fresh daily, Angie said. The green salsa has been the favorite of the truck's patrons, she said, adding that customers also love Carlos' extra spicy orange salsa.

Before moving to Austin, Carlos worked as a welder in an oil field.

"He's always had a real love for food and cooking in the kitchen," Angie said of Carlos. "It's always been a passion of his. Leaving the welding industry, [the taco truck] just kind of came into play."

She said Taconmaye began as a food truck in Williamson County, going to breweries and helping cater small events. Angie said the couple chose to settle their truck in Midway Food Park, located off Capital of Texas Hwy. in Austin, because of its family-friendly

atmosphere and ample parking space.

"Midway is fenced in, so kids can run and play and parents can hang out," Angie said. "It has a stage and that old carnival theme look. It really highlights the 'Keep Austin Weird' [theme] with the decor it has."

The couple makes every taco individually, whereas many of local chains make their tacos in bulk, she said.

However, Taconmaye's menu is not limited to tacos; it also offers tortas, burritos, quesadillas and nachos.

The plan for Taconmaye is to have a brick-and-mortar store within the next two to three years, Angie said.

A Thursday karaoke night will begin in mid-July at the Midway Food Park, and all of the food trucks will begin serving a Sunday brunch featuring live music in August, she said. A bingo night is set for October, Angie said.

1: Taconmaye food truck is based at the Midway Food Park. **2:** The eatery focuses on tacos, but it also serves burritos and tortas. **3:** Angie and Carlos Zuniga own Taconmaye.

TACOS, \$7 FOR TWO:

- **Al pastor:** corn tortilla, pork, onions, cilantro
- **Carne asada:** corn tortilla, steak, onions, cilantro
- **Gringa:** flour tortilla, pork, avocados, cheese
- **Pollo:** flour tortilla, chicken, avocados, cheese
- **Veggie:** corn tortilla, sauteed fresh vegetables
- **Brisket:** corn tortilla, brisket, onions, cilantro

Taconmaye

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Vicecreme

Four Points ice cream shop offers healthy scoops

Gina Galvan and Michael Limongelli said they never imagined they would be in business together, but the siblings' passion for quality plant-based foods led them to open Vicecreme in April in The Oasis shopping center. The vegan ice cream parlor serves dairy-free scoops alongside views of Lake Travis.

The shop is free of any organic, dairy-free or gluten-free signage. Galvan said the store's look was intentional, in spite of its ice cream meeting those descriptions. She said she and Limongelli want people to give the shop a chance before they think "healthy ice cream" and turn away.

Customers can choose from 10 rotating flavors of coconut-based ice cream created by Nadamoo—a local vegan ice cream distributor—or two rotating flavors of house-made, soy-based soft-serve ice cream.

On average, Vicecreme's scoops have 9 grams of sugar and about

130 calories per serving, Limongelli said. The two hope to impart some knowledge on plant-based eating to customers, such as its impact on the environment and a person's health, he said.

But it is not just the ice cream that grabs the attention of customers. The entrepreneurs behind Vicecreme are young 20-somethings. Galvan, an Army reservist, is 28, and Limongelli is 11 months her junior.

"Being owner-operated is important to everybody out here," Limongelli said referencing the growing business community surrounding The Oasis.

Galvan said she and her brother chose to operate by the lake as opposed to downtown Austin. Because of the seasonal, sunset-seeking customer base of The Oasis, they have targeted their hours to those peak times.

"We can be here when the people are here," she said. "And the view isn't half bad."



1: Located in The Oasis shopping center, Vicecreme offers vegan, dairy-free treats. **2:** The shop offers 10 rotating ice cream flavors. **3:** Entrepreneurs and siblings Michael Limongelli and Gina Galvan opened Vicecreme in April.

MORE THAN JUST ICE CREAM

Vicecreme serves up a variety of scoops, sundaes, sandwiches, splits and shakes.

Brownie sundaes are built with brownies made of dates, walnuts and cacao by Galvan's husband. Galvan said they taste like a really thick fudge but are much healthier because they are made from mostly fruit. The ice cream sandwiches are served open-faced with warm vegan cookies.

Vicecreme

6550 Comanche Trail, Ste. 109, Austin
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www.vicecreme.us
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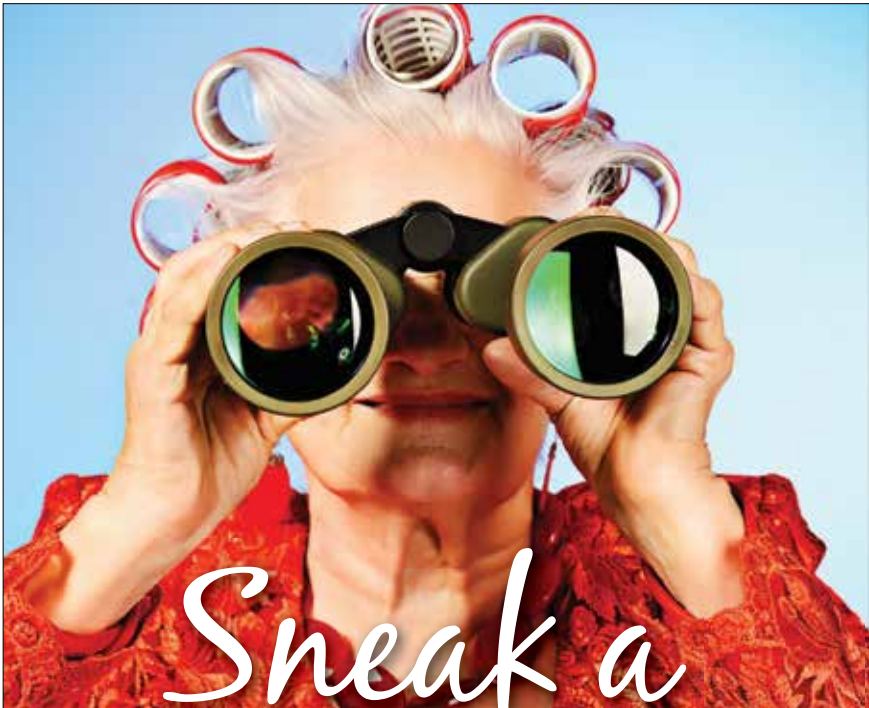


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A SPECTRUM RETIREMENT COMMUNITY  

The Backyard groundbreaking in Bee Cave on June 24

Proponents of The Backyard, a 50-acre entertainment venue and planned development district on Bee Cave Parkway, celebrated the start of construction June 24.

- 1** From left: Bee Cave Mayor Caroline Murphy joins The Backyard co-developer John Paul DeJoria; Tim O'Connor, president of The Live Oak Amphitheater; and IDM President and co-developer Christopher Milam to shovel the first dirt at the site.
- 2** Screenwriter, author and actor Turk Pipkin (middle) attends the festivities.
- 3** The Lake Travis Fiddlers member Maddie Hartin (left) relaxes with her family before performing.
- 4** Bob Schneider entertains guests.
- 5** The ground breaking featured commemorative shovels.



PHOTOS BY LESLIE BASSMAN/COMMUNITY IMPACT NEWSPAPER



Lakeway participates in world's largest swim lesson



PHOTOS BY LESLIE BASSMAN/COMMUNITY IMPACT NEWSPAPER



To increase awareness for drowning prevention, Lakeway Swim Center partnered with Colin's Hope to participate in the eighth annual World's Largest Swim Lesson on June 29. The nonprofit group focuses on water safety.

- 1** Alana King helps her daughter Chloe label life vests.
- 2** Head lifeguard Veronica Lien (left) congratulates swimmer Brooke Miller at the event.
- 3** Colin's Hope is adding life vest stations to local public parks and lakes, including Hamilton Pool and Lakeway City Park.

Flag Day at Lakeway park



PHOTOS BY LESLIE BASSMAN/COMMUNITY IMPACT NEWSPAPER



The Lohmann's Ford Chapter of the Daughters of the American Revolution National Society honored the American flag June 14 at Lakeway Heritage Center Park.

- 1** Guest speaker retired Air Force Brig. Gen. Richard T. Drury addresses the crowd about patriotism.
- 2** Members of Boy Scouts of America Troop 52 present the American flag.

Bee Cave ribbon cutting



COURTESY LAKE TRAVIS CHAMBER OF COMMERCE

The Lake Travis Chamber of Commerce held a ribbon cutting for the opening of Independence Title's Bee Cave office June 20.

- 1** Staffers of Independence Title, 13215 Bee Cave Parkway, Bldg. A, Ste. 100, Bee Cave, celebrate with chamber members.

Chamber luncheon



COURTESY SUZANNE COVERT PHOTOGRAPHY

The West Austin Chamber of Commerce featured guest speaker Rich Dietz at its June 15 luncheon. His company assists nonprofits to increase their online presence.

- 1** Dietz addresses members on optimizing their business websites and possible online pitfalls at the River Place Country Club.

Lakeway/Lake Travis Rotary

Club celebrates 25 years, launches new project

The Lakeway/Lake Travis Rotary Club celebrated its 25th anniversary June 22. Part of an international nonprofit organization, the group is founded upon the principle of “service above self” and is a way for community professionals to help those in need both locally and globally.

Club members meet every Thursday at noon at High 5, 1502 S. RM 620, Lakeway, in the Oaks at Lakeway shopping center. Members are admitted by invitation and sponsorship, but anyone is invited to visit the meetings.

“We’ll assign [potential members] a sponsor if they need one,” said Kristine Shelstad, the newly elected Lakeway/Lake Travis Rotary Club president.

The group plays an active role in the community by sponsoring its annual Lake Travis ISD Special Olympics Banquet, giving more than \$450,000 to Lake Travis High School students for vocational career training and college scholarships, and raising \$50,000 for the Lake Travis Community Library meeting room.

After Rotary donated to the library five years ago, Library Director Morgan McMillian became a club member.

“[Rotary members] were just so insanely generous to the library; it felt like a group I wanted to be a part of,” she said.

The club sponsors Rotary-based Interact clubs at Lake Travis High and Hudson Bend Middle schools. Rotary mentors students and helps them implement charity projects, Shelstad said.

PROJECTS WORLDWIDE

To date, Rotary International is a

major contributor to the eradication of polio worldwide. In 1979, global club members took on a project to deliver the vaccine to more than 6 million children in the Philippines. Rotary has since contributed more than \$1 billion toward the eradication of the disease, which is now confined to five countries.

The Lakeway/Lake Travis club has a new project underway providing 3-D printed prosthetic limbs to children in Tanzania, Africa.

“We can see this project turning into the next polio project for Rotary,” Shelstad said.

Partnering with Baylor College of Medicine in Houston, the club sent 3-D printers with special filament for the sockets to Kilimanjaro Christian Medical Center, where local trained technicians can put them to use.

“You can scan the leg and print out [a prosthetic] for less than \$100,” Shelstad said. “It totally changes the life of that child and their family.”

GROWING LAKEWAY’S ROTARY CLUB

The Lakeway/Lake Travis Rotary Club hopes to attract more members and focus on additional projects in the community, Shelstad said.

“This year’s theme is ‘Make a difference,’” Shelstad said. “We want to be more visible in the community and invite anyone who’s interested in serving the community to hook up with us and see what’s going on.”

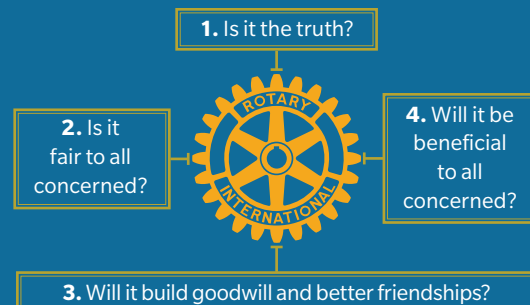
“Rotary’s great because it’s not political; it’s not religious; it’s very accepting and open. No matter your age or profession or where you are in life, there’s a place for you in Rotary.”



1: Kristine Shelstad, Lakeway/Lake Travis Rotary Club incoming president, and outgoing leader Keith Falcone attend the group's 25th anniversary celebration June 22. **2:** The group's new project includes providing prosthetic limbs to African children. **3:** Members helped create water wells in Tanzania.

FOUR PILLARS OF THE ROTARY CLUB

Rotarians worldwide follow tenets that answer four universal questions about potential endeavors.



SOURCE: LAKEWAY/LAKE TRAVIS ROTARY CLUB/COMMUNITY IMPACT NEWSPAPER

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DEVELOPMENT

South Congress development's new owners aim to provide amenities, revitalize area of South Austin

SOUTHWEST AUSTIN A South Congress Avenue development just south of Ben White Boulevard will provide amenities to the neighboring developments, according to one of its co-owners.

John Collins, president of St. Croix Capital Advisory Services Group LLC and a partner in the acquisition of the newly rebranded SoCo Park, located at 4930 S. Congress Ave., said he and his partners sought to provide resources to residents of the area who would otherwise have to travel to Central Austin.

"There is a lot of buzz down here," he said. "For a long time everyone saw urban infill development as having a southern boundary of Ben White, but enough has taken place that, that type of development is now spilling over and that is a very positive thing in my mind."

Developments in the SoCo Park vicinity, known as the St. Elmo

District, include the St. Elmo Public Market, a mixed-use project slated to include an indoor-outdoor public market, a food truck court, office space, a 150-room boutique hotel and a 360-unit apartment complex; PUBLIC Lofts, a 160-unit retail and apartment building; the Yard, a 150,000-square-foot revitalized warehouse district turned mixed-use development containing restaurants and commercial businesses; and at least four other developments housing office buildings, apartments and retail spaces.

The exterior of the development was recently renovated to appeal to the new wave of tenants lined up by Collins and his partner William "Billy" White, he explained.

Landscape upgrades, a fresh coat of paint on the exterior facades and the addition of crushed granite around the property has improved its overall aesthetics, Collins said.

"There has been a lot of interest in



From left: Billy White and John Collins are the new owners of the SoCo Park property.

the property since it was rehabbed," he said.

Made up of three buildings of 41,534 square feet, Collins said he has executed two leases and is in the process of finalizing two more, which leaves one 6,700-square-foot space still available for lease.

Collins remained tight-lipped on the identities of the new tenants; however, he disclosed that one unit is zoned for alcohol sales, and all tenants will provide amenities, both restaurant and retail, to nearby developments.

"We bought SoCo Park so we could

put in restaurants and places where people could go shopping and provide those types of amenities for the apartments that are coming in," he said.

FULL STORY BY **OLIVIA LUECKEMEYER**



SOCO PARK
4930 S. CONGRESS AVE., AUSTIN

DINING FEATURE

Botticelli's

CENTRAL AUSTIN How has small Italian restaurant Botticelli's survived amid the constant business turnover on South Congress Avenue?

For Andrew Botticelli, co-owner of his namesake restaurant, success is achieved through a combination of a devoted staff, a casual atmosphere and a commitment to quality food.

"This is a business that is truly all about a love and passion for people and for food and wine," he said.

When he, his brother Matt and their longtime friend Timmy Brown first opened Botticelli's 10 years ago, Andrew said there was not much restaurant variety in Austin.

"Back then there was nothing to eat in this town besides barbecue and Tex-Mex," he said, adding he wanted to bring the Italian comfort foods he grew up with in Chicago to Austin.

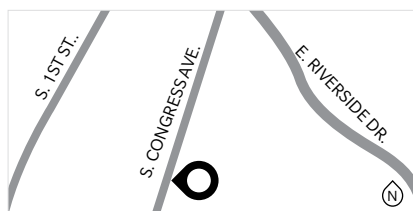
The Botticelli brothers and Brown moved into the former Beck's restaurant in 2007 and turned the back patio into a beer garden where live music is played every weekend. They created a menu of old family recipes with a few



inventive twists and stocked their bar with hand-picked Italian wines.

Although several South Congress restaurants have shuttered in the past few years, Andrew said his Botticelli's staff members—some of whom have worked there for nine years—are a huge part of why Botticelli's stays relevant.

FULL STORY BY **MARIE ALBIGES**



1321 S CONGRESS AVE., AUSTIN

BUSINESS FEATURE

Flying Eyes Eyeware

LEANDER/CEDAR PARK When pilot Dean Siracusa could not find comfortable sunglasses to wear that would fit under his headset, he opted to create his own eyewear line.

"I fly airplanes," he said. "Headsets are designed to keep noise out, and regular glasses would cut into my head, create noise leaks, pressure and pain. That had always been an annoyance, and finally it was enough for me to work on a solution."

Siracusa, an Austin resident, found an eyewear manufacturer to assist in creating the frame style, which uses an aerospace polymer to make the frames thin and light. In 2012 his business, Flying Eyes Eyeware, took off. Outlander, a fulfillment company in Cedar Park, ships the glasses to retailers and customers.

Flying Eyes sunglasses are sold online directly from the company and through other retail websites. Retailers such as pilot shops and motorcycle dealerships sell the glasses in stores across the nation and in Canada, the United Kingdom, Spain,



New Zealand, Australia, China, Japan and South Africa. Opticians and ophthalmologists also sell the product directly.

The glasses can also be purchased at Austin Aerospace LLC, which provides aviation medical exams. Dr. Louis Davenport said he appreciates that Siracusa saw a need, took action and developed a marketable solution.

"Pilots need something that provides a good feel under their headphones," Davenport said. "This is a great product. It's indestructible, stylish, classy and effective."

The glasses are all prescription-compatible, and Siracusa said the material is flexible, durable and resilient.

FULL STORY BY **SALLY GRACE HOLTGRIEVE**

WHAT ABOUT THE RIVER PLACE NATURE TRAILS?



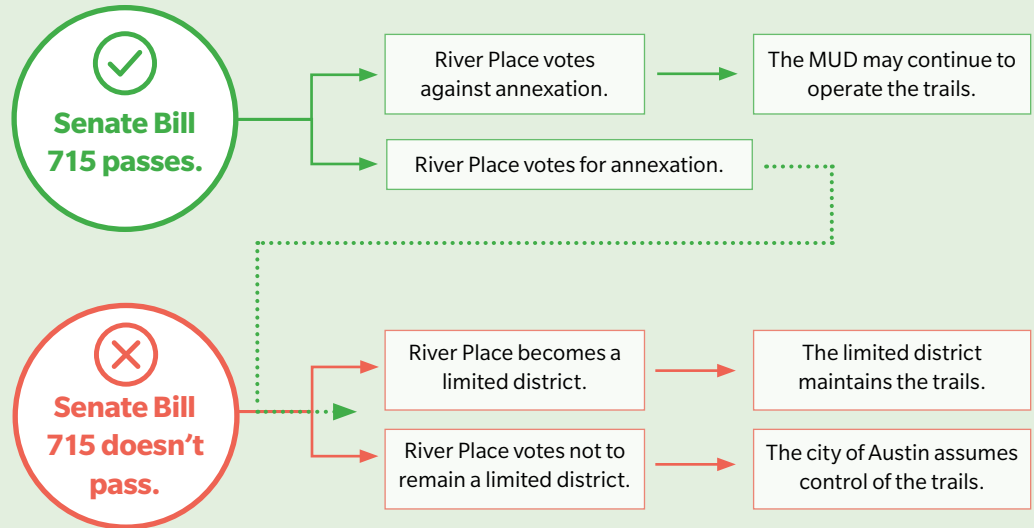
The River Place nature trail has an entrance on River Place Boulevard.

PHOTOS BY ABBY BORA/COMMUNITY IMPACT NEWSPAPER



Cars park near a trail entrance on Big View Drive.

River Place’s nature trails draw crowds, with the hikes gaining attention from features in publications such as *Austin FIT Magazine* and *Austin Monthly*. In May, the River Place Municipal Utility District organized a committee to review ways to mitigate safety issues that may result from a lack of parking and heavy trail use. However, residents also voice concern over what will happen to this unique local feature if the area is annexed in December by the city of Austin. Here’s what could happen if Senate Bill 715 does or does not pass:



SOURCES: SCOTT CROSBY, RIVER PLACE HOMEOWNERS ASSOCIATION; VIRGINIA COLLIER, CITY OF AUSTIN/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

State Rep. Paul Workman, R-Austin, successfully worked with River Place residents to add an amendment to the bill to include their neighborhood within the bill’s protection. The bill died on the Senate floor May 28 during a filibuster by state Sen. José Menéndez, D-San Antonio, and the regular session ended. However, Gov. Greg Abbott called for a special session to begin July 18. Abbott said once the Texas Senate passes sunset legislation to keep certain state agencies alive, he will then add an additional 19 items that failed to pass during the regular session, including the annexation bill. Lt. Gov. Dan Patrick and House Speaker Joe Straus, R-San Antonio, guide the legislative process and will have the final say over which topics are discussed during the special session. “We’re optimistic,” Workman said. “I think [SB 715] will get through [the Legislature] okay. I think the leadership is committed to it.” If added to the special session, SB 715 would be assigned a new bill number.

RIVER PLACE ANNEXATION HISTORY

The city of Austin began the process to annex the River Place MUD in December 2008. A portion of the River Place neighborhood, north of Merrywing Circle,

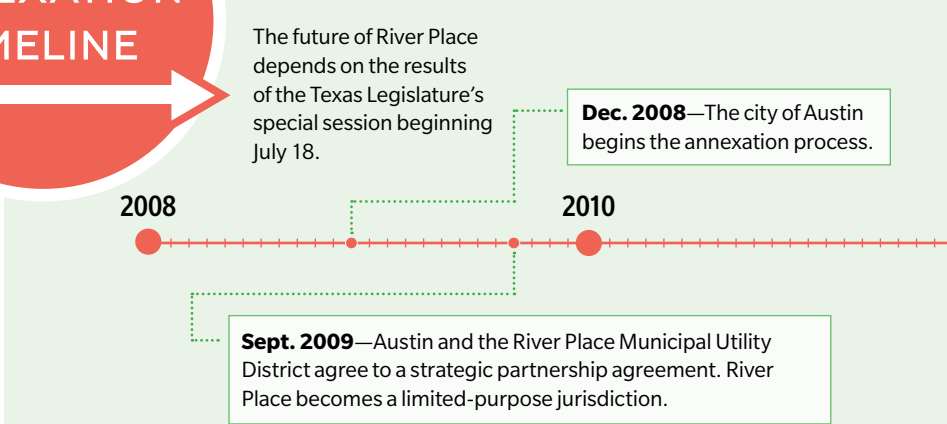
is already within city limits, said Scott Crosby, president of the River Place homeowners association and MUD. The annexation process only affects the area in the borders of the MUD, he said. This area is approximately 1,040 acres of land in Austin’s extraterritorial jurisdiction, or ETJ, according to the 2009 strategic partnership agreement, or SPA, between Austin and the River Place MUD that established the terms of the annexation. Austin’s ETJ is the unincorporated area within 5 miles of its city limits that can be annexed by Austin but its inhabitants do not pay city taxes, lack municipal services and cannot vote in most city elections, according to Austin City Planner Virginia Collier. The SPA allowed River Place to delay full-purpose annexation until December, converting the development into a limited-purpose jurisdiction in the meantime. Although residents in this type of jurisdiction can vote in City Council and charter elections, they do not pay city taxes or receive full city services, Collier said. As part of the scheduled transition, the city took over the River Place MUD’s water and wastewater services in October 2014.

If the annexation bill does not pass during special session, River Place will be fully annexed, and neighborhood residents would have the ability to vote in Austin elections, pay city taxes and receive all city services. At the time of annexation, the River Place MUD would convert to a limited district, according to the SPA. The district will have the same responsibilities as the MUD, such as continued management of its parks and solid-waste disposal. The limited district would be funded by a tax placed specifically on River Place homeowners. Limited district taxpayers will have the opportunity to vote in May on whether to continue as a limited district. If they choose not to keep the limited

district, the city of Austin will become responsible for solid-waste management as well as park and trail maintenance.

WHY ANNEX RIVER PLACE?

Austin’s full-purpose and limited-purpose city limits sometimes surround unincorporated land or other municipalities. “As we’ve annexed, some of the areas just kind of get surrounded by newer development, and then we would go back and try and fill in those areas as we can,” Collier said. “Filling in areas that just haven’t risen to the top for annexation in the past might be something good” if the Legislature will be enacting new restrictions, she said. Campbell called these gaps in city limits “bad city policy.” “[Cities] go get the part they want,



and they leave areas around it that they don't want," Campbell said. "They only reach out and get the areas that can provide a strong tax base for them."

Collier said she disagrees.

"I wouldn't say that annexation as a tool is really strategically seeking out tax revenues," she said. "It's the fact that areas in the city limits pay city taxes and support those services that everyone relies on."

CONCERNS FOR QUALITY OF SERVICES

Collier said annexation seeks to resolve tax inequity that occurs when residents of unincorporated areas in Austin's ETJ use Austin's services and infrastructure but do not pay city taxes.

"You have property owners and taxpayers within the boundaries of the city paying for services and things that are of mutual interest to all the residents in the region," Collier said. "And then you have, just on the other side of the city limit line, [people who] don't contribute to that tax base."

"WE WILL NEED TO EDUCATE THE VOTERS ON WHAT IT WILL MEAN AND COST TO BE EITHER ANNEXED OR NOT ANNEXED."

— SCOTT CROSBY, RIVER PLACE HOA PRESIDENT

Paul Schumann, a member of the Lost Creek Civic Organization, said Austin gains tax revenue from annexed neighborhoods but does not seem to invest the income back into the neighborhood. His development, Lost Creek, was annexed by the city of Austin in December 2015.

"Being a part of the city of Austin and being annexed, you do not have the coverage of the services that you would expect [from Austin]," Schumann said.

According to state law, Austin must provide annexed areas with the same level of services and infrastructure as it provides to other areas of the city with similar topography, population and land use.

"The state law requires that the city approve a service plan as part of the annexation ordinance," Collier said.

Austin has the ability to offer different urban services that are not available in unincorporated areas, she said.

LEGISLATURE TO DECIDE ON POLICY

Campbell called involuntary annexation "taxation without representation." When an area is annexed, she said property is altered and placed under zoning ordinances created by officials the residents did not vote for.

By entering into its SPA with the city of Austin, River Place has been able to vote for city officials since 2009 without paying city taxes.

If Campbell's bill passes with Workman's amendment during the special session, River Place will be able to vote on annexation. Workman said he will be advocating that his amendment stays on the bill during the special session.

If River Place has the opportunity and votes against annexation, the MUD may continue to provide services, and

the community would need to find out how to regain control of its water and wastewater treatment system from the city, Crosby said.

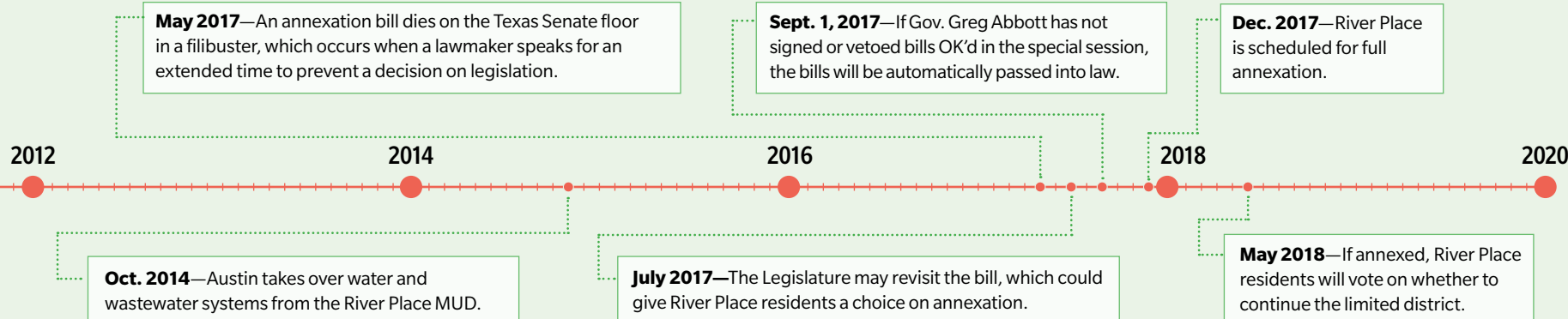
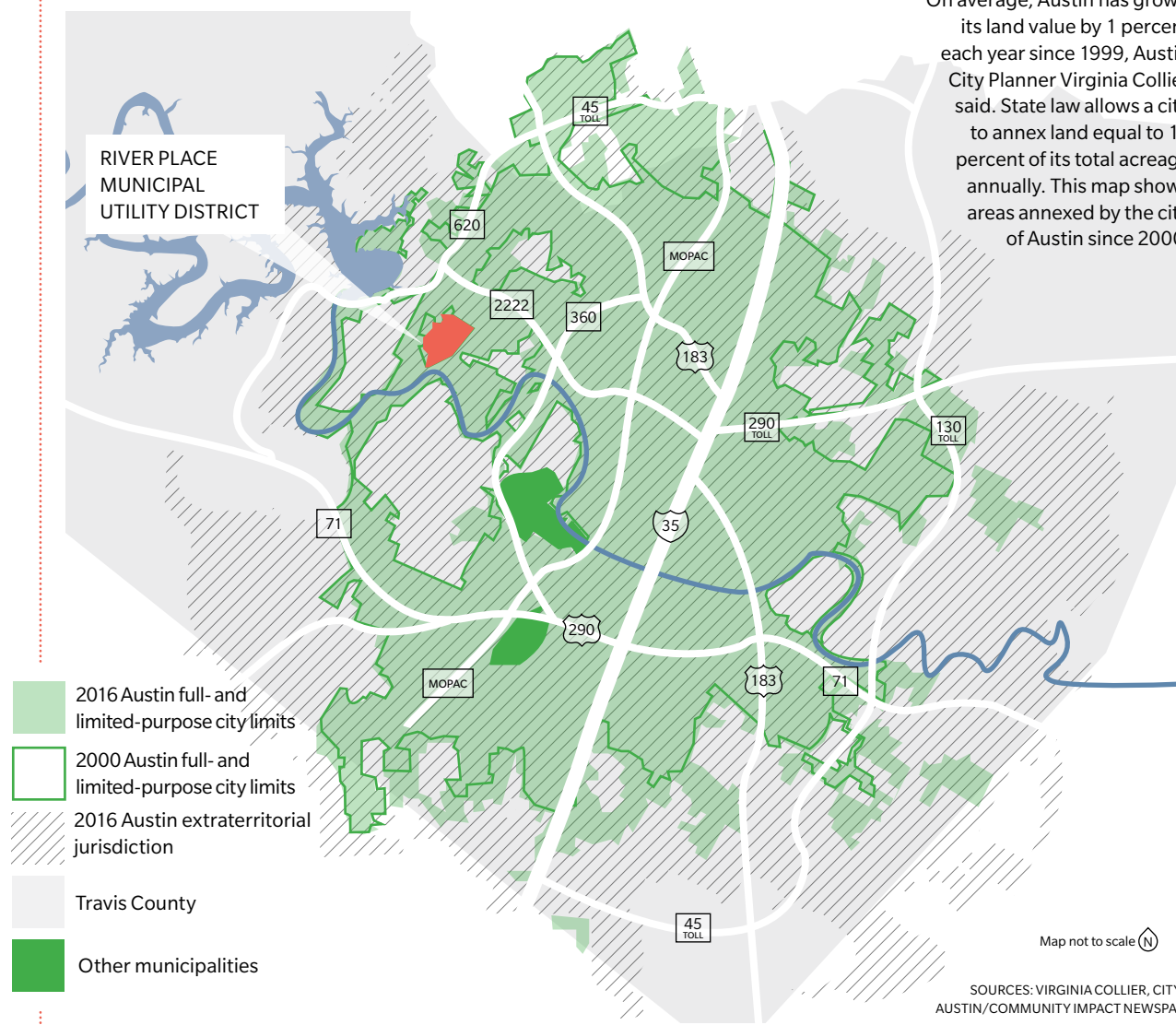
"Beyond that there are many questions that will need to be answered," Crosby said. "We will need to educate the voters on what it will mean and cost to be either annexed or not annexed."

Emily Donaldson contributed to this story.

For more information, visit communityimpact.com.

MAPPING AUSTIN'S GROWTH

On average, Austin has grown its land value by 1 percent each year since 1999, Austin City Planner Virginia Collier said. State law allows a city to annex land equal to 10 percent of its total acreage annually. This map shows areas annexed by the city of Austin since 2000.



SOURCES: CITY OF AUSTIN; SCOTT CROSBY, RIVER PLACE HOMEOWNERS ASSOCIATION; VIRGINIA COLLIER, CITY OF AUSTIN; RIVER PLACE STRATEGIC PARTNERSHIP AGREEMENT/COMMUNITY IMPACT NEWSPAPER



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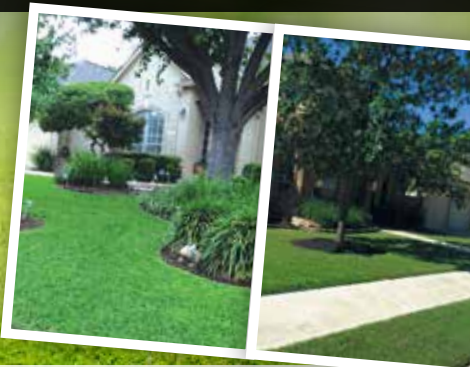
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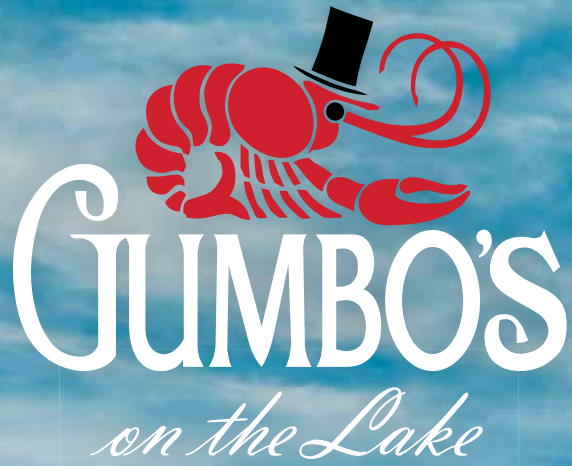
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	REAL GREEN <small>Family Owned & Locally Owned</small>	Other Companies Program
✓ Custom blended balanced fertilizers for Austin's soil.	Yes	No
✓ Water Saving Surfactants included at no charge!	Yes	No
✓ Organics and botanicals available for surface insect control, included.	Yes	No
✓ Visible Fire Ant mound treatments, with every service.	Yes	No
✓ Organic bio-stimulants with humic acid for healthier soil.	Yes	No
✓ Noticeable Improvement or service is Free*	Yes	No
✓ Mid-Summer insect control. (Spiders, Scorpions, Roaches, etc...)	Yes	No
✓ Dallisgrass treatment at no extra charge.	Yes	No
✓ Weed Treatments for both broadleaf and grassy weeds.	Yes	Yes
✓ Micro-nutrients and sulfur applied on an ongoing basis.	Yes	No
✓ Always use the least toxic approach to get the job done.	Yes	No
✓ Not a franchise, locally owned by the Naiser family since 1989.	Yes	No

*See Website for details.

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