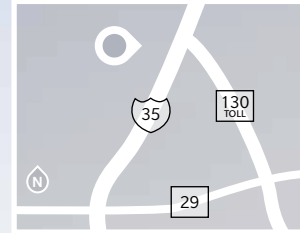


# Plan explores upgrades to city's growing airport

BY EVAN MARCZYNSKI



## Some residents concerned with effect of airport's growth on nearby neighborhoods

The Georgetown Municipal Airport has seen an increase in air traffic since its master plan was last revised in 2005, and Airport Manager Russ Volk said the facility's guiding document is overdue for an update.

But some residents living near the airport have raised concerns about negative effects the busier activity

could have on environmental health and property values.

The airport counted 97,346 takeoffs and landings in 2016, a 28 percent increase from the previous year and the highest annual total since the airport's air traffic control tower first came online in 2008, according to data in a draft master plan update.

"The airport's experiencing a growth spurt just like the city of Georgetown and the whole Central Texas region," Volk said.

In November, the Kansas City, Missouri-based consulting firm Coffman Associates, which was selected to complete the airport's draft master

CONTINUED ON 22

## PAVING THE WAY

The updated \$8.1 billion congestion relief plan for I-35 includes two additional lanes in each direction from RM 1431 in Round Rock to SH 45 SE near Buda. Nine other projects in the plan have already received funding.

### BY THE NUMBERS

**\$8.1**  
billion plan

New lane construction could begin in **2021**

**9 active projects**

in Hays, Travis and Williamson counties

**\$329.8 million**  
funded projects to date



## I-35 work 'messy' but necessary for local access, officials say

### Proposed toll lanes would not reach Georgetown

BY AMY DENNEY AND CARLIE PORTERFIELD

An \$8.1 billion plan to improve traffic on I-35 could have big results for Central Texans—but not without major headaches during years of construction, especially for Georgetown residents who commute south to Austin for work.

On Oct. 30, the Texas Department of Transportation unveiled its updated Mobility35 plan for Central Texas to add two additional lanes that could be tolled in each direction between Round Rock and Buda, depress the main lanes through downtown Austin, make other improvements throughout the three counties and keep the existing number of nontolled lanes.

"It will be messy, particularly downtown when we reconstruct I-35," said Terry McCoy, Austin district engineer for TxDOT and a Georgetown resident. "We'll do the

CONTINUED ON 24



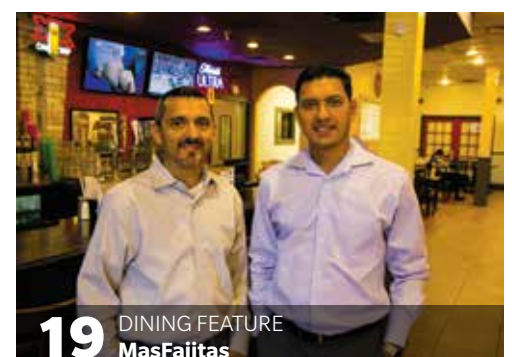
**4** IMPACTS  
Now Open, Coming Soon & more



**10** HOUSING  
Affordable projects break ground



**17** BUSINESS FEATURE  
Tail Wagging Dog Bakery



**19** DINING FEATURE  
MasFajitas



**20** VOLUNTEER GUIDE  
Giving back in Georgetown





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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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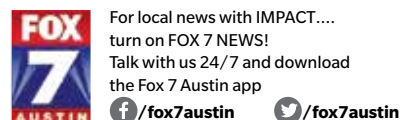
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## Starting a new beginning in Georgetown

Change is inevitable but not always a bad thing. We often worry what changes will bring, but in this case, change is an amazing thing for me.

I have been with *Community Impact Newspaper* for more than 10 years working for the Cedar Park-Leander edition, and it was time for something new. When the Georgetown general manager position became available, I knew I was ready to step out of my comfort zone and follow my heart because I love this community and the people in it.

I am very passionate about helping local businesses thrive and connecting readers to what is going on in their backyard. As we all know, Georgetown is

growing by leaps and bounds, and I am so excited to be a part of that.

For example, one of our front-page stories this month covers signs of city's growth at the Georgetown Municipal Airport, which is in the process of updating its master plan.

You can find our Volunteer Guide (see Page 20), which provides many options for Georgetown residents to give back to the community. If you're looking for ways to help those in need, I hope the guide is a great resource for you to start a new tradition.

My family and I wish each of you a Merry Christmas!



*Denise Seiler*

Denise Seiler  
**GENERAL MANAGER**  
dseiler@communityimpact.com

## ASK THE EDITOR



*Evan Marczynski*  
**EDITOR**  
emarczynski@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to [geofeedback@communityimpact.com](mailto:geofeedback@communityimpact.com).

### How does the city oversee affordable housing development proposals?

Georgetown City Council's Nov. 28 action that will let the developer of a proposed affordable housing project in the 1500 block of NE Inner Loop apply for state tax credits was the first time the council approved such a project under the city's new process to review affordable housing proposals.

The new rules, which were approved by council members in September 2016, manage city staff and the council's consideration of proposals from developers who intend to ask the state for tax credits.

Among the new rules are requirements that developers must hold public meetings with residents living near project sites before proposals can be brought before council.

Developers applying for 9 percent competitive housing tax credits from the state must submit rezoning requests to the city and have appropriate zoning in place before making requests for council approval. Affordable projects that involve noncompetitive 4 percent tax credits must be located on sites zoned for multifamily housing.

## FEATURED STORIES

- 4** IMPACTS  
Now Open, Coming Soon & more
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Local affordable housing grows
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County fee supports indigent care
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- 31** IMPACT DEALS

**Correction:**  
Volume 11, Issue 4

A front-page story titled "Georgetown invests in mobility, utilities" incorrectly reported the employee capacity of the Downtown West complex, which is expected to house about 60 city workers.

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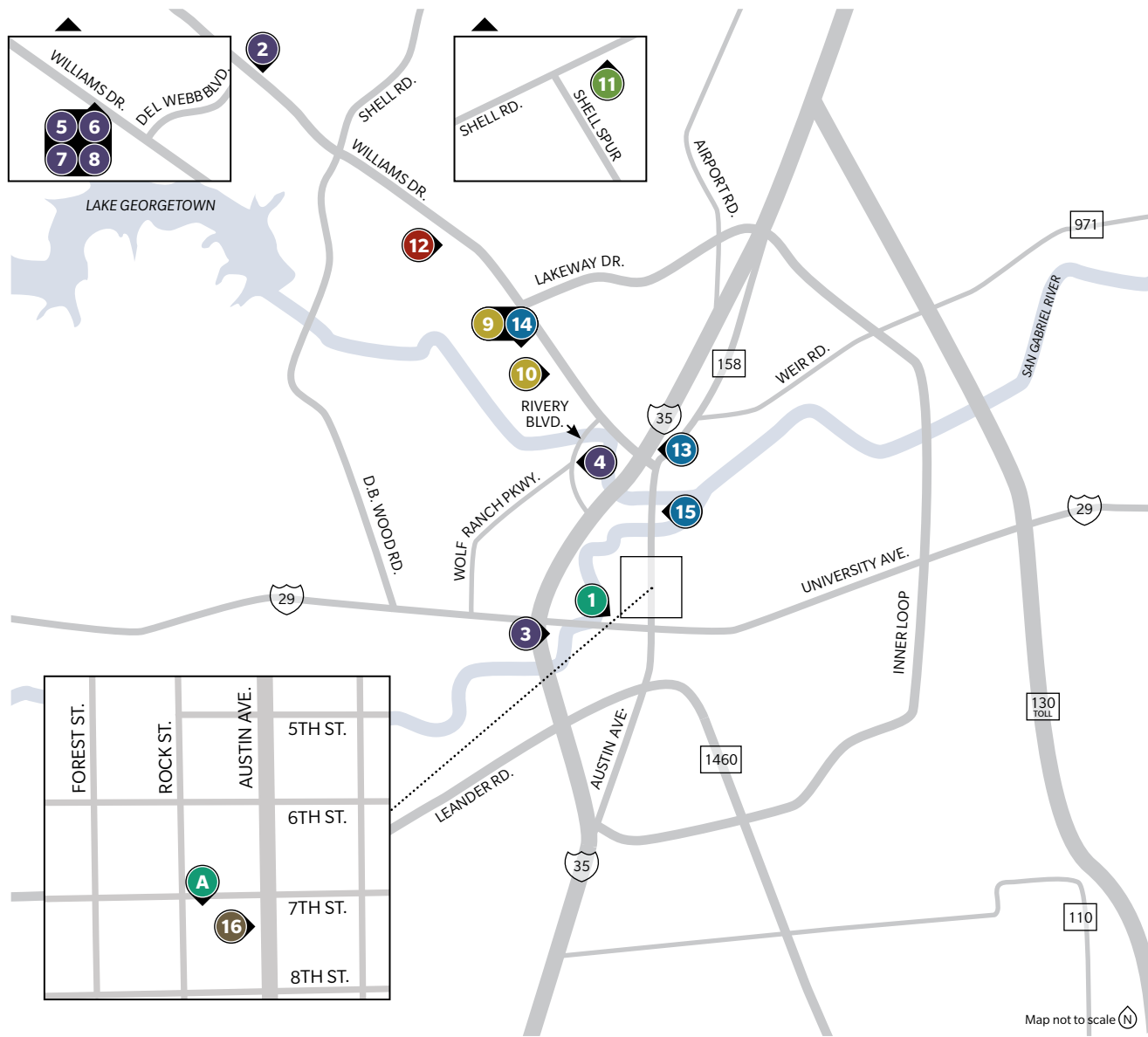
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## IMPACTS

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



### NOW OPEN

**1 Bella Sera Italian Restaurant** opened Nov. 18 at 603 W. University Ave., Ste. 110, Georgetown. The restaurant offers a variety of Italian dishes, such as pasta and pizza. Bella Sera has several locations around Texas, including restaurants in Copperas Cove, Lockhart and Maple Falls. 512-688-5433

### COMING SOON

**2 Merritt Heritage Senior Village**, an income-restricted apartment community for residents age 62 and older, broke ground Nov. 15 ahead of its anticipated completion in December 2018. The complex, located at 4700 Williams Drive, Georgetown, will feature 244 units ranging from studios to three bedrooms in size with half of the

units considered affordable, or set aside for tenants with incomes at or below 60 percent of the area median income. Merritt Heritage will feature amenities such as a movie theater, a gym, a salon and spa as well as shuttle service. 512-574-3589. [www.merrittcommunities.com](http://www.merrittcommunities.com)

**3 Tiff's Treats** will open a Georgetown location in 2019 at the planned Wolf Crossing development off West University

Avenue to the east of Wolf Ranch Town Center. Tiff's Treats offers cookies and other baked goods as well as a delivery service. [www.cookieelivery.com](http://www.cookieelivery.com)

**4** A luxury day spa called **Spa Luxe** will open in April at The Summit at Riverty Park, 1500 Riverty Blvd., Georgetown. Spa Luxe plans to offer a variety of spa services, including facial and body treatments as well as massage and nail services. 512-646-2255

**5 Renken Dentistry**, 5725 Williams Drive, Ste. 101, Georgetown, has been confirmed as a future tenant of the Oak Meadows Marketplace. The dental office will offer a full range of dental work, including crowns, teeth whitening, orthodontics, X-rays, porcelain veneers, oral cancer screenings, dental implants, fluoride treatments and other services. An opening date has not been announced. [www.renkendentistry.com](http://www.renkendentistry.com)

**6 Organic Nails & Spa** has been confirmed as a future tenant at 5725 Williams Drive, Ste. 102, Georgetown, inside Oak Meadows Marketplace. An opening date has not been announced. The business will provide services such as manicures, pedicures, waxing, facials and eyelash extensions.

**7 Great Clips**, which offers walk-in hair care services such as haircuts, will be a future tenant in the Oak Meadows Marketplace, 5725 Williams Drive, Ste. 104, Georgetown. An opening date has not been announced. Great Clips also offers styling services such as updos or French braids. [www.greatclips.com](http://www.greatclips.com)

**8 Natural Pawz** will open in the Oak Meadows Marketplace, 5725 Williams Drive, Ste. 105, Georgetown. An opening date has not been announced. Natural Pawz has more than a dozen locations in the Houston and Austin areas. 281-298-6191. [www.naturalpawz.com](http://www.naturalpawz.com)

### RELOCATIONS

**9** Bicycle shop **Cyclewerx** will move in early 2018 from 3010 Williams Drive, Ste. 115, Georgetown, to a retail space next door at 3010 Williams Drive, Ste. 118, Georgetown. Cyclewerx sells bikes and biking accessories and also organizes rides, sponsors racers and hosts clinics. 512-900-4752. [www.georgetowncyclewerx.com](http://www.georgetowncyclewerx.com)



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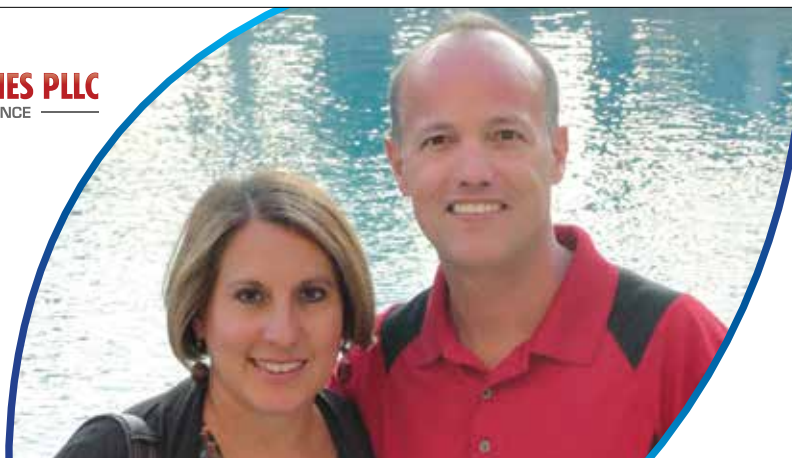
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**10 Laser Lounge Med Spa** moved to 2002 Williams Drive, Georgetown, in September. Previously, it was located at 3613 Williams Drive, Georgetown. Services offered at Laser Lounge Med Spa include customized skin care, acne care, education, skin rejuvenation and laser hair removal. 512-863-2118. [www.laserlounge-medspa.com](http://www.laserlounge-medspa.com)

## NAME CHANGE

**11** Georgetown-based NextDesk announced a companywide rebrand Nov. 14 and is now known as **XDesk**. The change coincides with the launch of the company's new XDesk Vintage product line that features a variety of adjustable-height desk models as well as bookshelves, cabinets and accessories. Since 2012, XDesk, located at 2530 Shell Road, Georgetown, has designed and built adjustable desks that allow users to sit or stand while working. 855-718-1601. [www.nextdesks.com](http://www.nextdesks.com)

## COMMUNITY SERVICE

**12** Residents and managers at **The Oaks Gracious Retirement Living**, 3720 Williams Drive, Georgetown, presented a \$40,000 check Nov. 9 to the Houston Food Bank to support families affected by Hurricane Harvey. The money was raised by The Oaks and other Hawthorn Senior Living communities in the U.S. and Canada. 512-360-0077.

COMPILED BY **CARLIE PORTERFIELD AND EVAN MARCZYNSKI**  
News or questions about Georgetown?  
Email us at [geonews@communityimpact.com](mailto:geonews@communityimpact.com).

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

## CLOSINGS

**13 Noon Mediterranean**, formerly known as Verts Mediterranean Grill, recently closed its Georgetown location at 900 N. Austin Ave., Ste. 410. The company has closed several of its locations in Austin, Cedar Park and San Marcos in recent months, although eight Austin-area locations remain open. [www.eatnoon.com](http://www.eatnoon.com)

**14 Fire & Ice Pizza Bar** at 3010 Williams Drive, Ste. 118, Georgetown, closed over the summer. The Round Rock location remains open. [www.fireandicepizzabar.com](http://www.fireandicepizzabar.com)

**15 Scott's Oyster Bar** at 103 N. Austin Ave., Ste. 105, Georgetown, closed Nov. 27. The restaurant served Cajun dishes, coastal fare and oysters. [www.scottsoysterbar.com](http://www.scottsoysterbar.com)

## IN THE NEWS

**16 Mesquite Creek Outfitters**, at 704 S. Austin Ave., Georgetown, was named best downtown business for a community with a population of over 50,000 by the Texas Downtown Association in November. 512-943-9253. [www.mesquitcreekoutfitters.com](http://www.mesquitcreekoutfitters.com)

## FEATURED IMPACT — NOW OPEN



Cedar Park-based **Blue Corn Harvest Bar & Grill** opened a new location Nov. 13 at 212 W. Seventh St., Georgetown. The restaurant features a Southwestern-style menu with items such as chicken fajitas and margaritas. Blue Corn is open Mon.-Thu. 11 a.m.-9:30 p.m., Fri. 11 a.m.-10:30 p.m., and Sat.-Sun. 9 a.m.-9 p.m. 512-819-6018. [www.bluecornharvest.com](http://www.bluecornharvest.com)





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—Parent of GPD&O Patient

## (sorry, Santa)



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## LOCAL EVENTS

DEC. 15

### Parks, fire departments host Swim with Santa

Aquatics enthusiasts of all ages can swim with Santa Claus and enjoy hot chocolate and candy canes. 5:30-7:30 p.m. Free (recreation center members), \$2-\$3 (nonmembers). 1003 N. Austin Ave. 512-930-8459. [www.parks.georgetown.org](http://www.parks.georgetown.org)

DEC. 15

### One Love Tattoos hosts apparel pop-up shop

Clothing brand Johnny Cupcakes will open a one-night, pop-up retail shop at One Love Tattoos to offer a variety of merchandise from the Johnny Cupcakes apparel line. The event includes tattoo specials and gift giveaways. 6-8 p.m. Free. 903 N. Austin Ave. 512-868-1588

### Christmas lights sparkle on the downtown Square

Following the annual Lighting of the Square ceremony Nov. 24, Georgetown's historic town center remains festive throughout the holidays with Christmas lights and window decorations on display until Jan 2. Free. The Square, 710 S. Main St. [www.georgetown.org](http://www.georgetown.org)

EVAN MARCZYNSKI/COMMUNITY IMPACT NEWSPAPER



## ✓ To-do list

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

DEC. 15-17

### Georgetown Ballet shows Act 2 of 'The Nutcracker'

The local ballet organization hosts three performances of the traditional Christmas production. 7 p.m. (Fri.), 2 p.m. (Sat.-Sun.). \$15. Southwestern University Alma Thomas Fine Arts Center, 1001 E. University Ave. [www.georgetownballet.org](http://www.georgetownballet.org)

DEC. 16

### Firefighters and Rotarians hosting breakfast benefit

Firefighters and members of the Rotary Club of Georgetown-Sun City serve breakfast with Santa to benefit families in need. 7:30-11 a.m. \$6 (children under age 12 eat free with adult ticket purchase). Georgetown Community Center, 445 E. Morrow St. 512-930-3473

See a full list of events at [www.communityimpact.com/geo-calendar](http://www.communityimpact.com/geo-calendar)

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DEC. 16

## Classic vehicles on display at Pistons on the Square

A classic car show featuring antique and late-model cars and motorcycles takes place on the third Saturday each month on the downtown Square. 8-10 a.m. Free. 710 S. Main St. [www.facebook.com/pistonsonthesquare](http://www.facebook.com/pistonsonthesquare).

DEC. 22

## Tinkergarten lets kids learn with outdoor play

Play-based classes for children help build collaboration and problem-solving skills. Free (online registration required). 10-11:15 a.m. San Gabriel Park, 445 E. Morrow St. [www.tinkergarten.com/leaders/janet.odom](http://www.tinkergarten.com/leaders/janet.odom)

COURTESY JANET ODOM, TINKERGARTEN



DEC. 25

## Brix and Ale serves a Christmas Day brunch

Executive Chef Patrick Taylor offers a menu that includes carved meats, a breakfast station and holiday favorites. 10 a.m.-3 p.m. \$55 (\$25 for children, reservations recommended). 1101 Woodlawn Ave. 737-444-2750. [www.brixandalegtx.com/events](http://www.brixandalegtx.com/events)



## Habitat for Humanity seeks trailer donations

After a Nov. 22 equipment trailer theft in Taylor, Habitat for Humanity of Williamson County is seeking donations to restock the trailer's contents, which included paint supplies, ladders and other building equipment. Donation information is available at [www.williamsonhabitat.org/donate](http://www.williamsonhabitat.org/donate).

COURTESY HABITAT FOR HUMANITY OF WILLIAMSON COUNTY

## WORTH THE TRIP

THROUGH DEC. 31

### Zilker tree on display

Austin continues its annual tradition of lighting the 155-foot-tall Zilker Holiday Tree. 6 p.m.-midnight. Free. Zilker Metropolitan Park, 2100 Barton Springs Road, Austin. 512-974-6700. [www.austintexas.gov/zilkerholidaytree](http://www.austintexas.gov/zilkerholidaytree)

DEC. 31

### AT&T Fireworks Watch Party

A fireworks watch party returns to The Old Red Museum in downtown Dallas. 8 p.m. Ticket prices vary. Old Red Museum of Dallas, 100 S. Houston St., Dallas. [www.5mademen.com](http://www.5mademen.com)

THROUGH DEC. 30

## Theater presents one-man 'Santaland Diaries' show

Joe Mantello adapts humorist David Sedaris' essay on working as a Christmas elf. The show is for mature audiences. Ticket prices and times vary. Georgetown Palace Theatre Playhouse, 817 S. Austin Ave. 512-869-7469. [www.georgetownpalace.com](http://www.georgetownpalace.com)

Find more or submit Georgetown events at [communityimpact.com/geo-calendar](http://communityimpact.com/geo-calendar).

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

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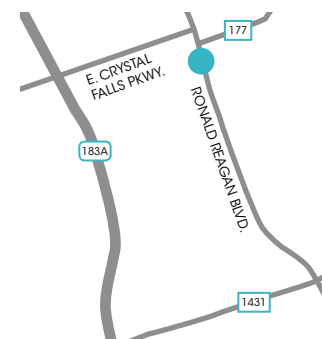
15609 RONALD REAGAN BLVD. LEANDER, TEXAS

Between RM 1431 and Crystal Falls Pkwy

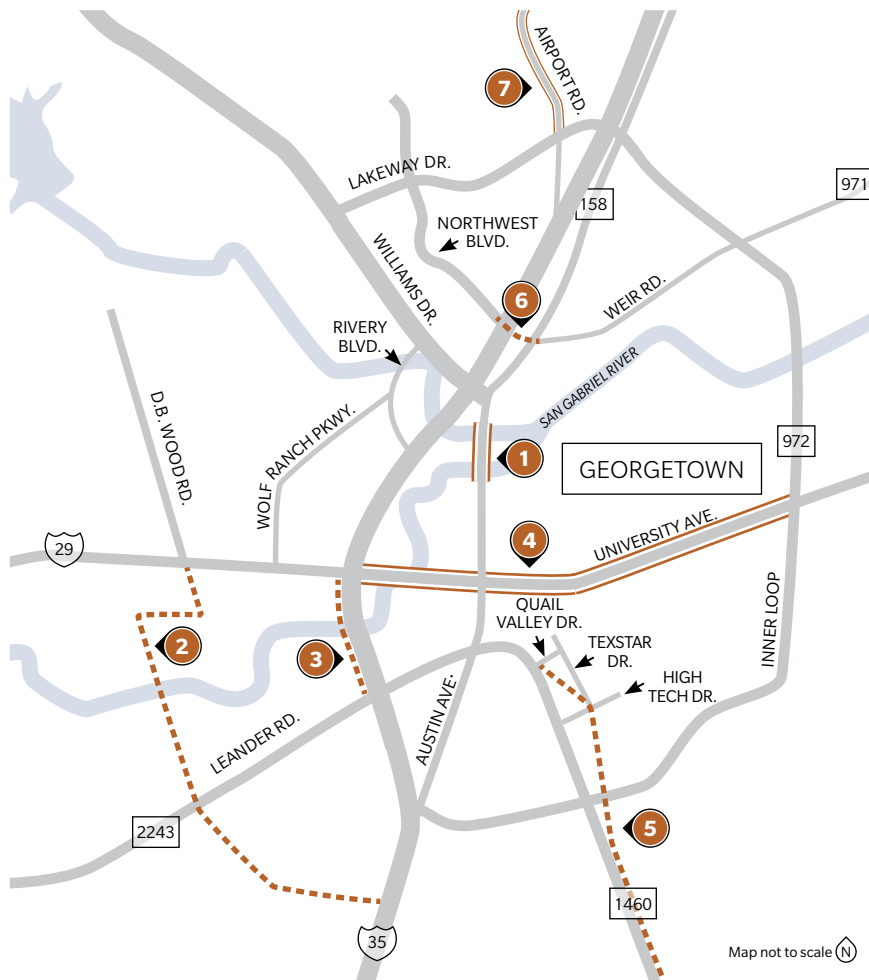
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## ONGOING PROJECTS

Project description	Estimated timeline
<b>1</b> The Texas Department of Transportation continues to review options for repairing the <b>Austin Avenue bridges</b> , which are structurally sufficient but are expected to eventually be unsafe for traffic due to deterioration. Once TxDOT's review is complete, Georgetown transportation officials will make recommendations to City Council on how to best upgrade the bridges.	Recommendations expected in early 2018

Lane closures
 Repaving work
 Road extension
 Road widening
 Signal work
 Utility work

## RECENT UPDATES

- 2** **Southwest Bypass**  
 This new arterial roadway, which is being built in multiple segments, will eventually extend from D.B. Wood Road to I-35. Georgetown and Williamson County are jointly overseeing construction of the bypass, which is being built in several segments.  
**Timeline:** north segment 2016-early 2018; south segment 2017-early 2020  
**Status:** Construction continues on the north portion; south portion broke ground in August.  
**Cost:** \$18.3 million for north segment; \$19.8 million for south segment  
**Funding sources:** 2015 city of

Georgetown transportation bond, Williamson County.



- 3** **I-35 frontage road sidewalk**  
 The sidewalk, which is nearly one mile in length, runs from Leander Road at I-35 to University Avenue near the Wolf Ranch retail center. The project

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**COMING SOON**

**905 Iris, Georgetown TX 78626**

Located in the Crystal Knoll Terrace Subdivision of Georgetown, this 1234 square foot home offers 3 beds, 2 baths, and kitchen open to the dining room and living area. Out back offers a spacious deck perfect for sitting out side and enjoying your morning coffee or tea, or relax and read a book. Sales Price: \$180,000.

**SOLD**

**929 Big Thicket, Georgetown**

Wonderfully maintained Jimmy Jacobs home located in the desirable 55+ community of Heritage Oaks. 2 spacious bedrooms, 2 baths, & large kitchen with breakfast bar & breakfast area. Step out onto your covered patio and watch nature or enjoy your morning cup of coffee or tea!

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includes a paved switchback section, located south of the frontage road bridge that crosses the San Gabriel River. The switchback allows users of the sidewalk who are riding bikes, using wheelchairs or otherwise have mobility-related issues can descend the hill just south of the bridge without having to navigate a nearby staircase, which was included in the project.

**Status:** Georgetown officials celebrated the sidewalk's completion and opening Nov. 10.

**Timeline:** May-November 2017

**Cost:** \$900,000

**Funding source:** city of Georgetown

#### 4 Hwy 29 repaving

A TxDOT project to repave all lanes of Hwy. 29/University Avenue between I-35 and Inner Loop. Lone Star Paving is the project's contractor. Work is underway Sunday through Thursday between 8 p.m. and 6 a.m. The new pavement overlay will be completed using a "hot-in-place" pavement recycling technique, which grinds worn asphalt to combine with new asphalt for a fresh surface.

**Status:** Repaving work continues with intermittent single-lane closures during construction

**Timeline:** August 2017-April 2018

**Cost:** \$928,617

**Funding source:** TxDOT

#### 5 FM 1460 widening

Upon completion, this project will widen and realign FM 1460 from Quail Valley Drive in Georgetown to just north of University Boulevard in Round Rock. FM 1460 will include four traffic lanes as well as a center turn lane.

**Status:** TxDOT is overseeing construction of the roadway just north of the Inner Loop. A new segment of the roadway opened in September between Inner Loop and Quail Valley Drive.

**Timeline:** February 2016-spring 2018

**Cost:** \$34.7 million

**Funding sources:** city of Georgetown 2008 road bond, TxDOT, city of Round Rock, Williamson County

#### 6 Northwest Boulevard overpass

A new overpass across I-35 will connect Northwest Boulevard with Austin Avenue and FM 971. The project, which includes construction of additional surface streets, is designed to relieve congestion at the intersection of Austin and Williams Drive and provide more direct access to Georgetown High School and SH 130 by way of FM 971.

**Status:** Engineering work is expected to finish in December ahead of environmental clearance and construction bidding in

## HOW IT WORKS

### How do poor weather conditions affect TxDOT projects?

When planning a construction timeline, the Texas Department of Transportation estimates crews will work an average of 16-17 days per month, TxDOT spokesperson Diann Hodges said. Additional days are set aside to account for unfavorable weather conditions and weekends.

According to TxDOT, construction

projects are most often affected by rain. However, severe events—such as flooding or hurricanes—high winds, lightning, hail and extreme temperatures can also halt construction.

As construction crews cannot work in muddy conditions, the ground and materials must dry before construction can resume. A half-inch of rain could delay projects with a large amount of earthwork for three or more days, Hodges said.

Cold temperatures and rain can also delay concrete and hot mix asphalt projects as the projects require warm temperatures, Hodges said. However, work often resumes the next day as the pavement dries or the weather warms.

early to mid-2018.

**Timeline:** Construction anticipated to begin in mid-2019

**Cost:** \$10.5 million

**Funding source:** 2015 city transportation bond

#### 7 Airport Road expansion

Airport Road near the Georgetown Municipal Airport will be expanded to five traffic lanes, including two northbound and two southbound lanes as well as a center turn lane.

**Status:** The project's engineering and environmental work has been completed. The city is still completing right-of-way property acquisitions.

**Timeline:** Construction start anticipated in 2018.

**Cost:** \$4.7 million

**Funding source:** city of Georgetown

All information on this page was updated as of 12/4/17. News or questions about these or other local transportation projects? Email us at [geonews@communityimpact.com](mailto:geonews@communityimpact.com).



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# New income-restricted project planned along NE Inner Loop

## Other affordable apartment complexes under construction on Williams Drive

BY EVAN MARCZYNSKI

Two affordable housing developments have broken ground this year in Georgetown, and additional developments that make use of state tax credits for income-restricted housing are on the way.

The future Merritt Heritage Senior Village at 4700 Williams Drive celebrated the start of construction Nov. 15. Merritt Heritage will feature 244 units ranging from one to three bedrooms in size with half of the units considered affordable, or set aside for tenants with incomes at or below 60 percent of the area median income.

Colby Denison of Denison Development and Construction, the project's developer, said Merritt Heritage is expected to finish construction and be ready for tenants to move in by December 2018.

Merritt Heritage will feature amenities such as a movie theater, a gym, a salon and spa as well as shuttle service to allow residents to travel around town, said Jackie Weissmiller, vice president of property management for Veritee Property Solutions, which will manage leasing and other aspects of the new development.

Georgetown City Council approved two resolutions Nov. 28 that will let developer Pedcor Investments apply for 4 percent noncompetitive state tax grants for its proposed affordable housing project in the 1500 block of NE Inner Loop. Called the Residences at Stillwater, the development will include 192 units, all at affordable rates.

**"ALMOST ANY COMMUNITY IS DEALING WITH THE ISSUE OF AFFORDABILITY."**

— SUSAN WATKINS  
GEORGETOWN HOUSING COORDINATOR

The council voted 5-2 to approve the resolutions after discussion that rekindled similar debate from 2016, when council members chose to revise the city's process for overseeing and vetting potential affordable housing developers by requiring developers to hold public meetings and meet certain zoning standards.

Actions approved by council Nov. 28 included a resolution of no objection for Pedcor to apply for housing tax credits from the Texas Department of Housing and Community Affairs and a resolution acknowledging that Georgetown has more than two times the state average per capita amount of housing tax credits.

Approval of both resolutions was necessary before Pedcor can apply to the state for tax credits for the Residences at Stillwater development. The tax credits can offset building costs and other project expenses.

In addition to the 4 percent noncompetitive housing tax credit—the one Pedcor intends to apply for—Texas also offers a 9 percent housing tax credit that is awarded annually through a competitive application process.

Council Member Steve Fought, who opposed approving the resolutions along with Council Member Ty Gipson, said before the vote that the city should not shy away from addressing affordable housing, but he disagreed with the current approach. He said he believes Georgetown has taken on a greater burden in allowing affordable housing developments than neighboring cities in Williamson County and elsewhere in the region.

"The rationale is not against the project itself; the rationale is against the regional loading [of affordable housing projects in Georgetown]," Fought said about his opposition to the Nov. 28 resolutions.

Council members heard comments from 10 speakers, including Williamson County Commissioner Terry Cook, who all favored Pedcor's proposal.

"For me, this isn't just a smart decision—and it is a smart decision—it's a moral one," said Council Member Rachael Jonrowe, who voted in support of Pedcor.

Along with its new proposal, Pedcor broke ground in July on Live Oak Apartments, an income-restricted apartment complex at 4121 Williams Drive. The 108-unit complex is expected to finish before November 2018, and preleasing should begin next summer, according to Pedcor.

Live Oak Apartments will include one-, two- and three-bedroom units, according to Georgetown city planning documents. All of the complex's units will have rent restricted by tenants' incomes, with about half of the 108 units set aside for tenants with incomes at or below 60 percent of the area median income, according to planning documents.

An additional development, the 102-unit Kaia Pointe complex, has been approved for 104 Gatlin Creek Drive but has not begun construction. Kaia Pointe will offer 78 percent of its leases at affordable housing rates, according to Sagebrook Development, the project's builder.

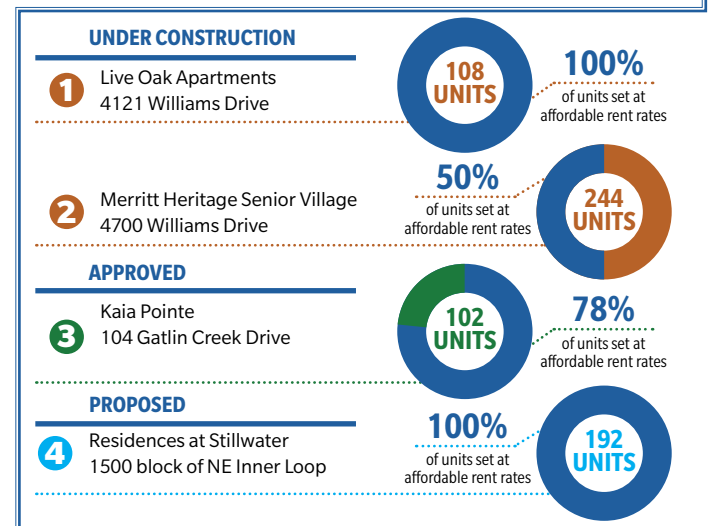
Three developments approved by City Council in 2016 received low-income housing tax credit grants last year: Live Oak Apartments received \$1.5 million; Kaia Pointe received more than \$1.3 million; and Merritt Heritage received more than \$1.1 million, according to the state housing department.

Georgetown officials plan to update the housing element of the city's comprehensive plan in 2018, said Susan Watkins, the city's housing coordinator. The update will look at Georgetown's housing growth scenarios and future demand, she said.

Watkins said access to affordable housing has been a top issue for a number of cities in Central Texas and

## AFFORDABLE DEVELOPMENTS

Four affordable-housing developments are either under construction, approved or proposed in Georgetown.



SOURCE: CITY OF GEORGETOWN/COMMUNITY IMPACT NEWSPAPER

around the U.S., particularly in areas that have seen recent population growth.

"Almost any community is dealing with the issue of affordability," Watkins said.

Pedcor's request for the Residences at Stillwater was the first request made to City Council under the city's new guidelines for developers of affordable housing projects who intend to apply for state housing tax credits.

Georgetown requires developers to hold public meetings with residents living near the locations of proposed projects. Developers must also undergo a zoning review by the city, meet a series of deadlines to submit information, and organize meetings and provide the city with data on current tax-credit inventory, according to the city's rules.



# County approves fee for indigent care

## Health care providers will contribute money for annual distribution

BY **CARLIE PORTERFIELD**

In October, Williamson County Commissioners Court approved a plan to collect mandatory payments from local hospitals and health care providers to go toward indigent care, but it could be months before a rate is set, a spokesperson for area health care providers said.

Commissioners unanimously voted Oct. 31 to create a local provider participation fund, or LPPF, into which health care providers would be required to make payments. That money could be used to pay for eligible health care projects, including the costs of uninsured ER patients or preemotive-care services.

By implementing an LPPF, commissioners hope that the programs funded through the fee will help prevent hospital emergency room trips by making preemptive care more accessible or extending clinic hours, Precinct One Commissioner Terry Cook said.

“Whether it’s through our taxes or by [rising prices when] going to a hospital, the rest of us pay for indigent care,” Cook said.

State law allows counties to ask for up to 6 percent of a hospital’s net patient revenue to fund LPPFs, but Williamson County commissioners are holding back from setting a rate until area hospitals and providers come to an agreement amongst themselves, said Carlos Zaffirini, chief executive officer of Adelanto Healthcare Ventures, a

consulting company working with the 10 hospitals and providers in the geographic area where Williamson County residents receive health care services.

Zaffirini described much of the discussion among the providers, which is private, as “technical.”

“We are continuing to work on it,” Zaffirini said. “Hopefully, we can have something [and] the hospitals can have consensus in the next couple of months.”

“The local legislators and county have shown tremendous leadership trying to organize what is a very complicated program,” he said. “I am hopeful and confident that the hospitals will come together so we can get this program off the ground as soon as possible.”

Hospitals involved in the discussions include Baylor Scott & White Emergency Medical Center in Cedar Park, St. David’s Round Rock Medical Center and the Cedar Park Regional Medical Center, which is a partner of the Seton

Family of Hospitals.

Money paid into LPPFs is eligible for federal matching, and having an LPPF is a way of accessing federal dollars that are already allocated for a region, Zaffirini said Oct. 27 during a commissioners court special session.

The county spends \$5.4 million out of the general fund for indigent health care annually, Precinct Two Commissioner Cynthia Long said.

The federal government mandates that patients who show up at hospital emergency departments cannot be turned away, whether they have sources of payment or not, Long said. Hospitals are left to cover those costs themselves.

“Patients and taxpayers benefit when hospitals are able to offset their uncompensated care costs,” Zaffirini said. “The pressure to increase charges [for paying patients] goes down in that situation.”

- 1 Baylor Scott & White - Cedar Park
- 2 Baylor Scott & White - Round Rock
- 3 Baylor Scott & White - Taylor
- 4 Cedar Park Regional Medical Center
- 5 Cornerstone Hospital of Round Rock
- 6 HealthSouth Rehabilitation Hospital of Round Rock
- 7 St. David’s Round Rock Medical Center
- 8 Seton Medical Center Williamson
- 9 Georgetown Behavioral Hospital
- 10 Rock Springs

## HOW MONEY WOULD BE DISTRIBUTED

Under a local provider participation fund, health care providers pay a fee to the county to allocate toward eligible programs on an annual basis. LPPF money is eligible to be matched with federal dollars available for certain health care programs.

### Hospitals

Under a local provider participation fund, Williamson County can require area hospitals to pay up to 6 percent of a hospital’s net patient revenue to pay into the fund.

### County

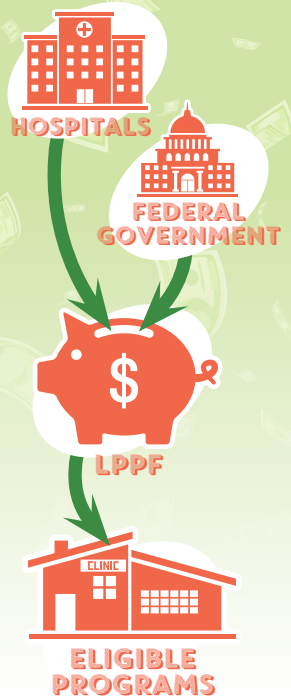
The money from all area hospitals will be combined in the LPPF.

### Federal

Once collected into an LPPF account, the funds are eligible for matching at the federal level.

### Clinics

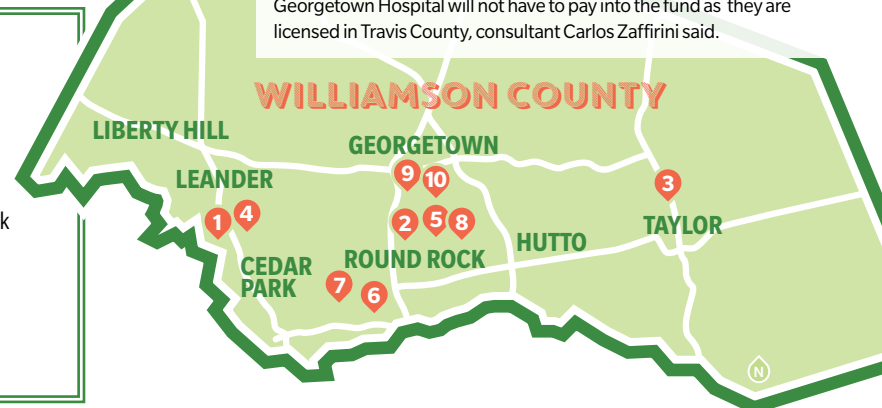
That money, once matched, can then be distributed annually to pay for eligible health care projects, including the costs of uninsured ER patients or preemptive-care services.



SOURCE: WILLIAMSON COUNTY/COMMUNITY IMPACT NEWSPAPER

## HOSPITALS TAKING PART

Williamson County has confirmed 10 facilities that will be required to pay the mandatory fee at the rate set by the Commissioners Court. Most of those are hospitals within the county lines, but two Georgetown health care facilities are also included. St. David’s Georgetown Hospital will not have to pay into the fund as they are licensed in Travis County, consultant Carlos Zaffirini said.



## Coming Soon! ARC Rheumatology in Round Rock

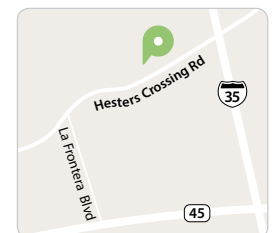


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## Wagner Middle School opens to students in city's southeast area

**GEORGETOWN ISD** Wagner Middle School students began classes at their new campus following Thanksgiving break, after they spent nearly the entire fall school semester at the campus of a former elementary school.

The new Wagner facility, located at 1621 Rockride Lane, Georgetown, was originally scheduled to open before the first day of the 2017-18 school year, but the campus's completion was delayed several months.

On Nov. 27 students began the school day at the site of the former Williams Elementary School at 507 E. University Ave., Georgetown, then got on a bus and were transported to the Wagner campus.

Upon their arrival at their new school, students were greeted by a crowd and attended a pep rally before heading to their first class in the new building. An official grand-opening celebration and ribbon-cutting event will be held Dec. 20, according to Georgetown ISD.

The \$55 million Wagner facility was funded through GISD's \$160.6 million bond package approved by school district voters in November 2015. The campus features an open design concept and collaboration space.

Since the 2015 bond's approval, GISD has undertaken renovations of more than half of the district's



CARLIE PORTERFIELD/COMMUNITY IMPACT NEWSPAPER

Wagner Middle School students attend a welcoming pep rally before classes began at their new campus Nov. 27.

facilities and opened two new schools.

Joining Wagner as a new GISD campus is Purl Elementary School, which opened in August just before the start of the 2017-18 school year.

Wagner students have been attending classes this year at the former Williams Elementary School campus. GISD plans to turn the Williams facility into a new administration hub and professional development center. The project, estimated by GISD officials to cost about \$14.8 million, is expected to start in 2018.

## Standard & Poor's upgrades Georgetown ISD's bond rating

**GEORGETOWN ISD** The district's bond rating has been upgraded because of a growing tax base and good financial management, the district announced Nov. 16.

Standard & Poor's, a financial services company that publishes financial research and analysis, changed Georgetown ISD's bond rating from AA- to the stronger AA in November, according to GISD.

"The improved rating could attract additional investors, making our bonds more competitive and potentially lowering the interest rate on new bond issuances," GISD Chief Financial Officer Pam Sanchez said.

According to S&P the upgrade was due to continued growth in the district's tax base, good financial management practices and the action taken by the district's board of trustees to adopt a fund-balance policy.

### MEETINGS

#### Georgetown ISD board of trustees

Meets the third Monday of each month at 7 p.m.  
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## City and school district's proposed aquatic center could add new swim facilities—but cost millions

**GEORGETOWN** A proposed aquatic center built in partnership between the city of Georgetown and Georgetown ISD could add competition-level pools and a host of amenities to existing facilities at the Georgetown Recreation Center in San Gabriel Park, according to a feasibility study presented Nov. 14 to Georgetown City Council. However, to build such a facility could require more than \$22.3 million and cost up to \$376,000

annually to maintain, according to Keith Hayes, a principal with Barker Rinker Seacat Architecture, the firm selected to undertake the study.

Hayes presented City Council with two options: a 27,000-square-foot facility with a 25-meter-by-25-yard indoor pool that would cost between \$24.5 million and \$28 million to build, and a 14,500-square-foot alternative with a 50-meter-by-25-yard outdoor pool with an estimated development

cost of between \$22.3 million and \$24.8 million.

Both options include a variety of amenities, including new bathrooms, locker rooms, spectator areas and even plans for a water slide and leisure pool.

District 4 Council Member Steve Fought said he likes the idea of the city and the school district working together to develop a project that could benefit both.

Council Member Rachael Jonrowe, who represents Georgetown's District 6, said the operating costs might be too expensive to be feasible.

### NUMBER TO KNOW

**5** Georgetown is accepting applications until Jan. 5 for volunteers to serve on city boards and commissions. Terms begin in March, and for most boards, last for two years. More information is available at [www.georgetown.org/council-boards-agendas](http://www.georgetown.org/council-boards-agendas).

### CITY & COUNTY HIGHLIGHTS

**GEORGETOWN** Former addresses along the 800-block through the 1500-block of FM 1460 are now located on Old 1460 Trail following City Council approval of a street name change. Council members voted Nov. 14 to approve the change. The affected addresses are no longer part of FM 1460 due to a roadway realignment project.

**GEORGETOWN** City Council members voted Nov. 14 to cancel the regular council meeting that would have been scheduled for Dec. 26, the fourth Tuesday of the month, due to the Christmas holiday.

**WILLIAMSON COUNTY** Commissioners approved an economic agreement Nov. 21 with Lone Star Tangible Assets to build and operate a state-administered gold depository in Leander.

## Civic office center Downtown West breaks ground with anticipated completion by end of next year



Downtown West will consolidate many of the city's offices and include new City Council chambers and a municipal court.

**GEORGETOWN** City officials celebrated the start of construction Nov. 28 for Georgetown's future Downtown West civic office center, a process that is expected to finish before the end of 2018.

City Council voted unanimously Nov. 14 to approve a construction manager at risk agreement with construction firm Balfour Beatty, which established a guaranteed maximum price for the project at no more than \$10.8 million.

When complete, the Downtown West project, which will include new City Hall offices, City Council chambers and municipal court facilities, will consolidate most of the city's offices into a civic center just west of the Square.

The project will repurpose the city's former library to serve as a City Hall and turn the Georgetown Communications and Technology building into new municipal court offices and council chambers.

## Court votes against support of application for new statue marker

**WILLIAMSON COUNTY** Commissioners voted Nov. 14 against supporting an application to the Texas Historical Commission for an explanatory marker near the 21-foot Confederate monument in front of the county courthouse that proponents said would include text to provide context regarding the lasting influence of the American Civil War and the Jim Crow era on today's society.

The application, sponsored by Courageous Conversations GTX, stated the prominent location of the monument works against the destruction of racial discrimination and segregation. Opponents of altering or moving the monument, which includes a statue of a Confederate soldier and engravings of Confederate flags, have said it honors local veterans who fought for the Confederacy.

### MEETINGS

#### Georgetown City Council

Meets second and fourth Tuesday, 6 p.m.  
101 E. Seventh St., Georgetown  
512-931-7715 • [www.georgetown.org](http://www.georgetown.org)

#### Williamson County Commissioners Court

Meets Tuesdays at 9:30 a.m.  
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## \$200 million multiuse development, The District, planned in Round Rock

BY IAIN OLDMAN

Mark IV Capital Inc. announced in November it will build a master-planned residential and commercial development called The District at SH 45 and North Greenlawn Boulevard in Round Rock.

A memorandum of understanding between Mark IV and the city of Round Rock directs the California-based real estate firm to invest \$200 million of private capital in the development, which will bring residential, retail and office space to the southern end of Round Rock.

The development will be located on 65-acres of property and will provide approximately 1 million square feet of mixed-use space.

"Here we are today on the cusp of a brand new development that is going to be very exciting for this entire region," said Ben White, Round Rock Chamber vice president of economic development.

Round Rock City Council voted unanimously Nov. 9 to approve a memorandum of understanding between the city and Mark IV Capital. A final agreement is expected in early 2018.



Mark IV Capital Inc. plans to build a high-end residential and commercial center in Round Rock.

Paul Cate, the real estate firm's CEO, said the development company is in discussions with retailers, grocers and other commercial residents, including a medical office, to occupy "at least 1 million square feet" of office space at The District.

Mark IV indicated hotel buildings will also be included in the development. The District will also feature an estimated 900 units of residential space.

Cate cautioned against a comparison of The District to Northwest Austin's mixed-use development district The Domain. The Mark IV

executive called The District a highly walkable community, and the initial site plans lay out designs for several pocket parks scattered throughout the development.

Additionally, Cate said The District will focus on bringing in local retailers, eschewing national chains or retailers.

The District will be Mark IV's third major development in Round Rock. The real estate firm opened its first building, Summit I at La Frontera, in 2013, and it is expecting to complete Summit II at La Frontera in 2018.

### TOP STORIES ONLINE

Most-read stories from 11/1/17 - 12/1/17

- 1 Texas gold depository will be headquartered in Leander (posted Nov. 2, 2017)
- 2 See which businesses have signed leases at the future Randalls-anchored Oak Meadows Marketplace in Georgetown (posted Nov. 29, 2017)
- 3 Latest update: Future Georgetown Randalls supermarket anticipated to open in January 2018 (posted Nov. 2, 2017)
- 4 Blue Corn Harvest Bar & Grill opens location in Georgetown (posted Nov. 14, 2017)
- 5 WilCo Commissioners Court punts on explanatory plaque near Confederate monument (posted Nov. 14, 2017)
- 6 Georgetown's proposed city-school district aquatic center could add facilities, cost millions (posted Nov. 14, 2017)
- 7 With 111 dog dropoffs so far this month, Williamson County animal shelter asks for help (posted Nov. 28, 2017)

Links to all of our social media accounts can be found at [communityimpact.com/social](http://communityimpact.com/social)



"Kite," a sculpture by South Austin artist Mary Morse, was installed Nov. 9 outside the Georgetown Public Library.

## Art pieces added to downtown Georgetown's revolving sculpture tour

BY CARLIE PORTERFIELD

Nine newly installed art pieces in Georgetown's Cultural District have been added to the city's revolving sculpture tour, a city initiative to promote art in the community. The nine pieces will remain on display until October 2018.

For more than a decade, the city has installed sculptures in public spaces, such as along Main Street and in the Georgetown Public Library. The pieces

are switched out every year. The idea is to make art more accessible to the public, fine arts librarian Dana Hendrix said.

"People become very connected to the pieces, so there can be some sadness when it goes away. But then there's something new to fall in love with," Hendrix said.

More information about the sculpture tour's new additions is available at <https://arts.georgetown.org>.

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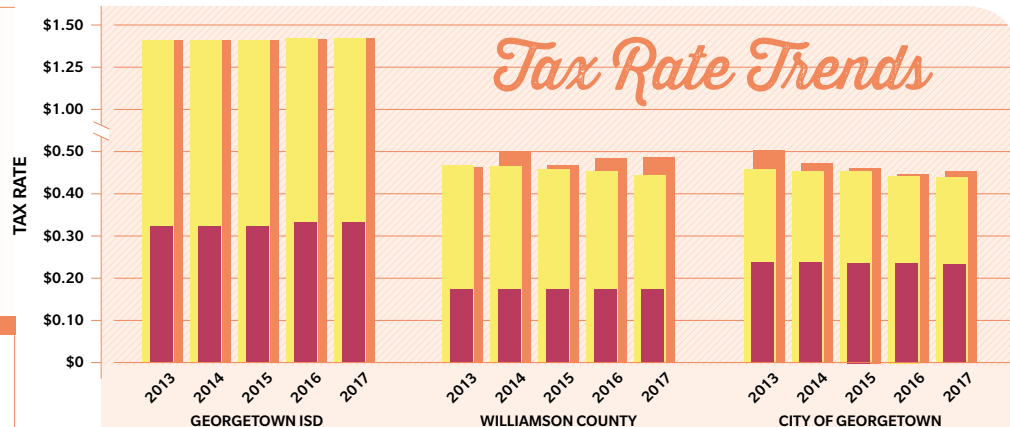
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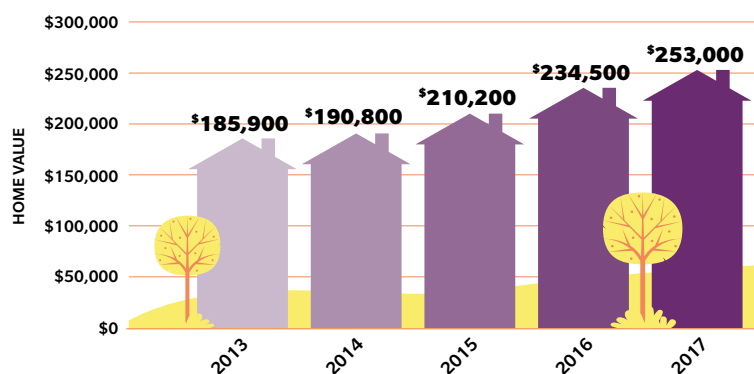
# Tax Facts

This year's Williamson County property tax statements were mailed in October and must be paid in full by property owners on or before Jan. 31 in order to avoid penalty or interest fees. Here is a look at how tax rates have changed over the past five years among local taxing entities.

- Adopted tax rate:** The tax rate adopted by a vote of the governing body of a taxing entity, such as Georgetown City Council or the Georgetown ISD board of trustees.
- Debt service rate:** A portion of the adopted tax rate that will collect tax to pay a taxing entity's debt service cost for the following year. The remainder of the adopted tax rate collects money to fund an entity's maintenance and operations cost.
- Rollback tax rate:** The highest tax rate a taxing entity can adopt without requiring voter approval through an election.



## Georgetown Average Home Value



## How do I calculate my bill?

According to the Williamson County Tax Assessor, an annual tax payment can be determined by using the equation below.

$$\text{(Your Tax Rate)} \times \text{(Your Taxable Property Value)} / 100 = \text{Your Property Tax Amount}$$

SOURCES: WILLIAMSON COUNTY TAX ASSESSOR, CITY OF GEORGETOWN/COMMUNITY IMPACT NEWSPAPER



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The bakery's most popular dog treat is the snickerdoodle, Hamar said.

Tail Waggins features a seasonal selection of dog treats.

The bakery includes more than 3,000 square feet of retail space and offers food, toys, treats and other accessories for dogs and cats.



In June owner Diane Hamar celebrated the 15th anniversary of Tail Waggins Dog Bakery on North Austin Avenue.

## Tail Waggins Dog Bakery

Pet business offers canine goodies and more

BY CARLIE PORTERFIELD

**T**ail Waggins Dog Bakery owner Diane Hamar said she first began baking dog treats not to sell, but rather as a thank-you present for a friend who helped find Diane's lost dog, Lexi.

As an additional note of gratitude, Hamar baked special dog treats for her friend to sell to raise money for a dog rescue effort the friend was involved in.

The treats were a hit, Hamar said, and she began to get more requests for her products.

"I kind of fell into the business," Hamar said.

She said she decided to end her nursing career in June 2002 and open Tail Waggins with her husband, Peter. For its first two years, the business operated online and only sold her dog treats.

Hamar said she incorporates ingredients that are not only high-quality and healthy but also serve to help a dog's health. She calls them "functional treats."

Varieties that include ginger help dogs with

upset stomachs, and treats made with chamomile and catnip help calm anxious dogs due to the ingredients' soothing properties, Hamar said.

As business has grown over the past 15 years, Tail Waggins has expanded several times.

Its current storefront is 6,000 square feet in size, half of which is used as a warehouse and the other half used as a retail space to sell food, treats, toys and other pet supplies and services.

The business offers training, pet-sitter recommendations and custom treats, including personalized dog cakes for events such as birthdays.

Tail Waggins also has self-service washing stations, which are elevated so pet owners can avoid back pain as they wash their pets.

"Tail Waggins Dog Bakery was the way that we started, but we are so much more than a bakery," Hamar said.

### 3 BEST-SELLING ITEMS AT TAIL WAGGINS DOG BAKERY

#### 1. Steve's Real Food

Steve's is a brand of pet food made up of raw meat nuggets and other natural ingredients. (Pork Diet For Dogs And Cats, \$38.99 for 1.2 pounds)

#### 2. Fromm-brand

Diane Hamar said this kibble is made with fresh ingredients such as meats, rice and cheeses. Dogs find it very tasty, she said. (Four-Star Game Bird Recipe Dog Food, \$18.99 for 4 pounds)

#### 3. Earth Animal No-Hide Chews

These meat-filled chews are long-lasting and are easier for dogs to digest than other chews, Diane said. (\$5.99 for a large chew)

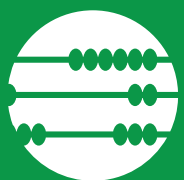
#### Tail Waggins Dog Bakery

2102 N. Austin Ave.,  
Georgetown

512-868-0047

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

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The Caldwell Special fajitas (\$15.99) include beef, chicken and shrimp grilled with vegetables and special seasoning.



Brothers Albert Sorto (left) and Mario Sorto own the MasFajitas Mexican restaurant franchise, which includes five Central Texas locations.



The Georgetown MasFajitas has similar interior decor and ambience compared with the company's other restaurants.

## MasFajitas

Georgetown location is part of brothers' Central Texas franchise

**W**hen brothers Mario and Albert Sorto opened the first MasFajitas restaurant in Caldwell, near College Station, in 1997, they said they had no idea two decades later their company would grow to have five locations spread across Central Texas.

"We were hoping we would make it through the first six months," Albert said, about the company's beginning.

MasFajitas' Georgetown location on Williams Drive opened in March 2016 following the Sortos' expansion into Taylor in 2005 and Round Rock in 2011. A location also opened in Killeen in March 2017.

The Sortos got their start in the restaurant business while working at their uncle's restaurant in Houston.

Albert said he and his brother have

tried to make the MasFajitas menu more diverse than standard Mexican fare by including seafood, salads and other items in addition to more traditional plates. Fajitas are a menu staple, and each MasFajitas location includes a variety of fajita offerings.

The menus and the general decor and ambience of each location are similar, although there are some variations.

The Georgetown MasFajitas, for example, recently launched weekend breakfast service with a special menu that includes huevos rancheros, breakfast tacos, platters and chilaquiles rojos—fried corn tortilla strips cooked with ranchero sauce and jalapenos, then topped with cheese and served with refried beans and

potatoes—among other items.

Mario said kitchens at MasFajitas restaurants use fresh ingredients, and their cooks prepare salsas, beans, pico de gallo, soups and other menu items from scratch.

"We don't cut corners when it comes to the quality of food," he said.

As the business has grown over the past 20 years, Mario said MasFajitas has managed to attract a solid customer base in each of its markets.

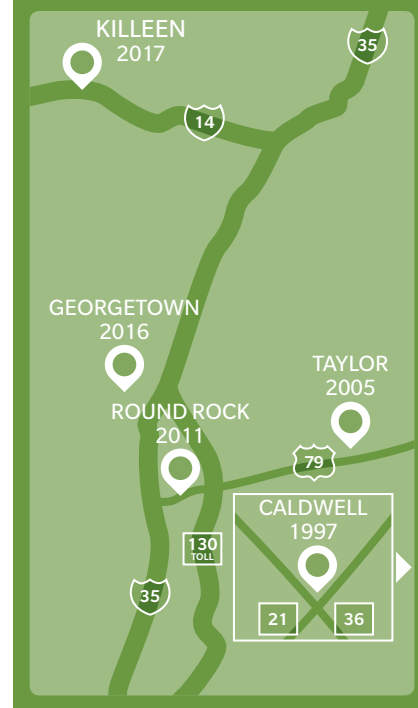
The brothers said they are not opposed to opening a sixth MasFajitas restaurant if the right opportunity comes along. But for now they are focused on maintaining what they have.

"We don't want to overextend ourselves," Mario said.

BY EVAN MARCZYNSKI

### MASFAJITAS IN CENTRAL TEXAS

Since the first location opened in Caldwell in 1997, MasFajitas has expanded to four additional Central Texas cities.



#### MasFajitas

3010 Williams Drive, Ste. 102, Georgetown  
512-868-0003

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

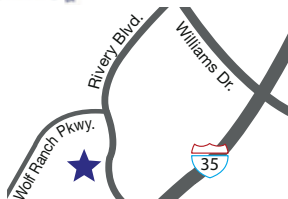
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# VOLUNTEER GUIDE

Whether your passion is helping animals, children or your neighborhood, there are plenty of opportunities to lend a hand. Many local groups need help in their mission to better the community not only during the holidays, but also throughout the year.

COMPILED BY **CARLIE PORTERFIELD**  
DESIGNED BY **CATHY CHEDRAWI**

## ANIMAL SERVICES

♥ **Georgetown Animal Shelter** provides care for homeless animals. Volunteers assist with direct animal care, dog walking and adoption. Orientation overviews are held every first Saturday of the month at noon and usually every second Tuesday at 5 p.m.

110 W.L. Walden Drive, Georgetown  
512-930-3592  
<http://pets.georgetown.org>

♥ **Williamson County Regional Animal Shelter** provides care for homeless animals. Volunteers support the staff by socializing animals and assisting with cleaning, fundraising, off-site event assistance, office work and helping customers.



**WILLIAMSON COUNTY REGIONAL ANIMAL SHELTER**

1855 SE Inner Loop, Georgetown  
512-930-3592  
<http://pets.wilco.org>

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## EDUCATION/YOUTH SERVICES

♥ **Boys & Girls Club of Georgetown** offers programs to help children build character and maintain a healthy lifestyle. After completing a volunteer application, orientation and background check, volunteers can serve as homework helpers, club buddies, mentors and more.

1200 W. 17th St., Georgetown  
512-868-3700  
[www.bgcgeorgetown.org](http://www.bgcgeorgetown.org)

♥ **CASA of Williamson County** provides trained, court-appointed volunteers who advocate for the best interests of abused or neglected children on their journey to a safe, permanent home. Volunteers are trained advocates for CASA children.

805 W. University Ave., Ste. 111, Georgetown  
512-868-2822  
[www.casawilco.org](http://www.casawilco.org)

♥ **Literacy Council of Williamson County** improves adult literacy in the county and offers English as a second language courses. Volunteers tutor individuals to read, write and speak English or earn a GED certificate.

2411 Williams Drive, Ste. 1, Georgetown  
512-869-0497  
[www.literacycouncil-wc.org](http://www.literacycouncil-wc.org)

Additional volunteer opportunities are available at **communityimpact.com**.



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## SENIOR RESOURCES

♥ **Faith in Action Georgetown** assists adults age 65 and older in maintaining their quality of life and independence. Volunteers provide transportation, home repairs and companionship to the elderly.

805 W. University Ave., Ste. 105,  
Georgetown  
512-868-9544  
[www.faithinactiongt.org](http://www.faithinactiongt.org)

♥ **Handcrafts Unlimited** offers handmade crafts from artisans age 50 and older living in Williamson County or an adjacent county. Volunteers help operate the store with daily retail activities and can also teach classes and

help with monthly inventory or special events.

104 W. Eighth St., Georgetown  
512-869-1812  
[www.handcraftsunlimited.com](http://www.handcraftsunlimited.com)

♥ **Meals on Wheels of Williamson and Burnet County** makes and delivers meals to homebound members of the community, including those age 60 and older. Volunteers deliver meals by car.

803 W. Eighth St., Georgetown  
512-863-5010  
[www.wbco.net/services\\_meals.html](http://www.wbco.net/services_meals.html)

♥ **National Volunteer Caregiving Network** helps seniors and the disabled

manage independent living through volunteer caregiving. NVCN volunteers are needed for administrative tasks, web maintenance and special event staffing.

30028 Oakland Hills Drive, Georgetown  
512-582-2197  
[www.nvcnetwork.org](http://www.nvcnetwork.org)

♥ **Stonehaven Senior Center** is open to those age 50 and older, and volunteers provide companionship and other services to residents.

1704 Hart St., Georgetown  
512-863-5141  
[www.facebook.com/stonehavenseniorcenter](http://www.facebook.com/stonehavenseniorcenter)

## HEALTH SERVICES

♥ **GMAT, or Georgetown Medical Assist Team**, is a nonprofit first-responder organization that serves as a 911 response agency primarily for the rural areas in Williamson County.

P.O. Box 1112, Georgetown  
512-773-8818  
[www.gmatems.org](http://www.gmatems.org)

♥ **Kindred Hospice** serves Williamson and Burnet counties providing end-of-life companionship for patients.

2913 Williams Drive, Ste. 320,  
Georgetown  
512-868-0505  
[www.kindredhospice.com](http://www.kindredhospice.com)

## COMMUNITY SUPPORT

♥ **Assistance League of Georgetown Area** aims to help those in need within the community through a variety of services, such as buying clothes for children, hosting monthly birthday parties for people with Alzheimer's disease and assisting with tutoring programs.

900 N. Austin Ave., Ste. 313, Georgetown  
512-864-2542  
[www.assistanceleague.org](http://www.assistanceleague.org)

♥ **The Caring Place** provides assistance to families in need of food, clothing and other services. Volunteers have an opportunity to serve as receptionists, cashiers and more.

2000 Railroad St., Georgetown  
512-943-0702  
[www.caringplacetx.org](http://www.caringplacetx.org),  
[www.facebook.com/thecaringplace](http://www.facebook.com/thecaringplace)

♥ **Friends of the Georgetown Public Library** runs the Second-Hand Prose used bookstore in the Georgetown Public Library. All funds from the bookstore go toward library improvements, such as development of children's activities and special programs as well as unfunded library projects.

402 W. Eighth St., Georgetown  
512-930-3551  
[www.folgeorgetown.org](http://www.folgeorgetown.org)

♥ **Habitat for Humanity of Williamson County** teams build quality houses for local low-income families. Volunteers assist in construction, office administration and customer service, and they also handle donations at the ReStore, a thrift store for building materials.

2108 N. Austin Ave., Georgetown  
512-863-4344  
[www.williamsonhabitat.org](http://www.williamsonhabitat.org)

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# Update highlights

Three major components in the Georgetown Municipal Airport's draft master plan update include proposed projects to extend the airport's main runway, open sites for new general-aviation hangars and acquire additional property outside the airport's boundaries. Projects could be eligible for federal grant money to pay for 84 percent of development. All costs are estimates.

■ Near-term    ■ Intermediate    ■ Long-term  
— Property line    — Private development

## Main runway extension

The airport's main runway would be extended by 500 feet on its north and south ends to accommodate minimum specifications for aircraft that use the airport today. Work would include the construction of additional lighting and taxiways.

• Design .....	<b>\$165,000</b>
• Replace runway-end identification lights .....	<b>\$50,000</b>
• Replace precision approach path indicators .....	<b>\$150,000</b>
• Reconstruction, marking .....	<b>\$5 million</b>
• Taxiway relocation and construction .....	<b>\$3.4 million</b>
• Taxiway reconstruction .....	<b>\$349,000</b>
• Runway extension .....	<b>\$3.2 million</b>
• New taxiway construction ..	<b>\$7.4 million</b>
<b>Total .....</b>	<b>\$19.714 million</b>

## New hangar space

Paved areas and other elements would be added to the northwest portion of the airport to create building sites for future general-aviation hangar construction by airport tenants.

• Site prep .....	<b>\$1.9 million</b>
• Aviation pavement design and construction ..	<b>\$3.8 million</b>
• Off-airport roadway access .....	<b>\$488,000</b>
• Taxi lanes .....	<b>\$562,000</b>
• Internal roads .....	<b>\$924,000</b>
<b>Total .....</b>	<b>\$7.674 million</b>

## Property buys

The draft master plan proposes expansion of the airport's runway protection zones and runway object-free area to bring them up to FAA standards. Doing so will require future acquisition of homes and other private property outside the airport's boundaries.

• Runway protection zones ..	<b>\$5.5 million</b>
<i>(includes 17 homes north and seven homes south of the airport's main runway as well as one home east of the secondary runway)</i>	
• Runway object-free area .....	<b>\$1.5 million</b>
<i>(includes seven homes north of the main runway near the airport's border fence)</i>	
<b>Total .....</b>	<b>\$7 million</b>

CONTINUED FROM 1

plan update, released a recommended development plan and capital improvement program that lists 52 projects with an estimated cost of \$59.6 million to be considered over the next two decades. Of the estimated cost, 84 percent could be eligible for federal aviation grant funding, according to Coffman Associates.

The documents released in November were the final components of a master plan update process that began in 2016 and included reports on aviation demand forecasts, airport development alternatives and other elements. The draft plan can be found online at [www.georgetown.airportstudy.com](http://www.georgetown.airportstudy.com).

Volk said about \$218,000 has been spent to complete the update process. Ninety percent of that money has come from Federal Aviation Administration grants through the Texas Department of Transportation's aviation division, and the remainder has been paid out of the airport's budget, he said.

## PLAN HIGHLIGHTS

Near-term improvements that could be considered over the first five years of the updated plan include a variety of projects meant to bring the airport into compliance with modern FAA design standards, Volk said.

That includes plans to reconstruct pavement and replace lighting on several of the airport's taxiways, which planes use to move between hangars and the airport's runways.


Intermediate-term projects include a proposal to lengthen the airport's main runway, which runs north-to-south, by 500 feet on both ends, bringing its total length to about 6,000 feet. Volk said the lengthening would put the airport's runway into recommended specification for the types of aircraft that use the airport today.

The draft plan also includes proposals to add space for new

SOURCE: GEORGETOWN MUNICIPAL AIRPORT DRAFT MASTER PLAN/COMMUNITY IMPACT NEWSPAPER

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general-aviation hangars in later stages of the airport's future development.

Patrick Taylor of Coffman Associates said during a Nov. 16 airport advisory committee meeting that the plan also includes a proposal to open the south-west portion of airport property, the area closest to Northwest Boulevard, to private development.

The area "is a highly marketable piece of land potentially for the air-port," Taylor said.

Georgetown's airport will remain a general aviation reliever airport to the Austin-Bergstrom International Airport, so no commercial passenger service is proposed over the next two decades, according to the draft plan.

For the airport's general aviation tenants, the proposed improvements could expand business opportunities and increase pilot safety, said Steven Alexander, a founder of Texas Aviation Partners, which owns GTU Jet, one of the airport's largest fixed-based general aviation operators.

NEIGHBOR CONCERNS

Some residents living near the airport oppose expansion plans.

Carl Norris, a member of the group Airport Concerned Citizens that has in the past called for Georgetown's

airport to be relocated, said the master plan update has renewed the group's desire to see the airport undergo a full environmental assessment through the National Environmental Policy Act, the law enacted by Congress in 1970 that requires federal agencies to study environmental effects of their actions.

"We have never lost focus of what we have been after, which is a public input process with the environmental impact process, which would put [the airport] in compliance with NEPA," Norris said.

The draft master plan outlines some potential environmental effects of new airport development but does not include formal studies. Individual projects, however, could require deeper assessment, Taylor said.

Georgetown resident Rich Gottlieb, who said he recently moved into the Estrella Crossing neighborhood near the airport, said he is not convinced that the airport's current use justifies the need for a runway extension. He added that existing operations at the airport are already negatively impacting some of the surrounding neighborhoods.

"It's not just inconvenience and the noise; it's going to be a loss in property value," Gottlieb said.

Another concern raised during a Nov. 16 public information meeting involves

a proposal to extend runway protection zones beyond the airport's property line on either end of its main runway, which would put the airport in compliance with FAA guidelines issued in 2012, Volk said.

Extending the zones, which is included in the draft plan's long-term project recommendations, would require the airport to use FAA money to purchase and demolish several dozen homes outside of the airport's existing property lines.

Volk said there is no recommendation to actively pursue acquisition of homes within the FAA zone, other than if somebody puts his or her home up for sale and there was federal money available to buy it.

"From all indications there's not going to be an active push to go in and do mass purchases of homes and take them out," he said.

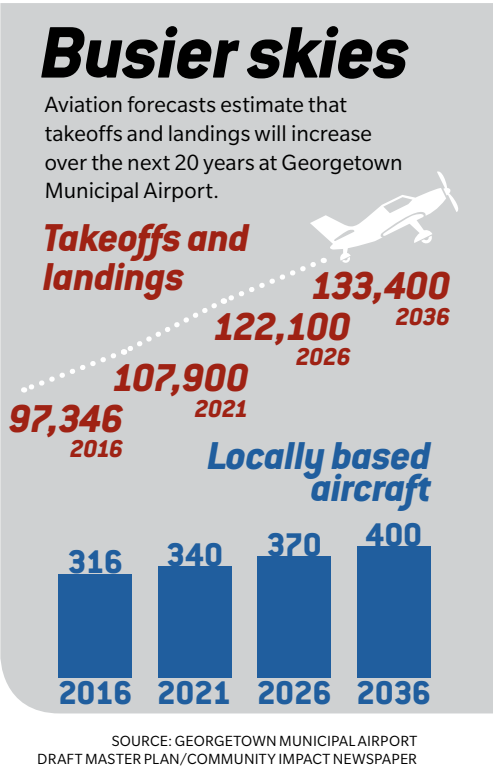
NEXT STEPS

Volk said before the plan is finalized, it would need approval from the city's transportation advisory board, Georgetown City Council, the Texas Department of Transportation and the FAA.

He anticipates the plan will be ready to begin moving through that process as early as January.

Individual projects will need separate approvals before construction can begin. Available funding, Volk said, will drive additions or expansions.

"It's not uncommon that a sizeable percentage of those don't get funded because there's just not enough money to go around," Volk said.



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# 33 MILES DOWN 35

## FUTURE LOCAL CONSTRUCTION

### 1 I-35 at Williams Drive

The Williams Drive interchange project includes reconstructing the I-35 and Williams Drive intersection, adding operational improvements from North Austin Avenue to Rivery Boulevard. The project would also include completion of the northbound frontage road from south of Lakeway Drive to south of Williams Drive.

**Timeline:** Construction is expected to begin in mid-2021 and end in mid-2023.

**Cost:** \$70-80 million

**Funding:** Project development is funded by TxDOT, and Capital Area Metropolitan Planning Organization and TxDOT are jointly responsible for funding construction.

### 2 I-35 at RM 2243

Under this project the traditional intersection of RM 2243 and I-35 would be replaced with a continuous-flow intersection. The bridge at RM 2243 will also be replaced along with improvements to bicycle and pedestrian accommodations. The project also includes operational improvements from Woodmont Drive to Railroad Avenue.

**Timeline:** Construction is slated to begin in spring 2020 and take one year to complete.

**Cost:** \$37.2 million

**Funding:** currently unfunded

### 3 I-35 at Westinghouse Road

The project will improve the bridge and intersection at Westinghouse Road and I-35.

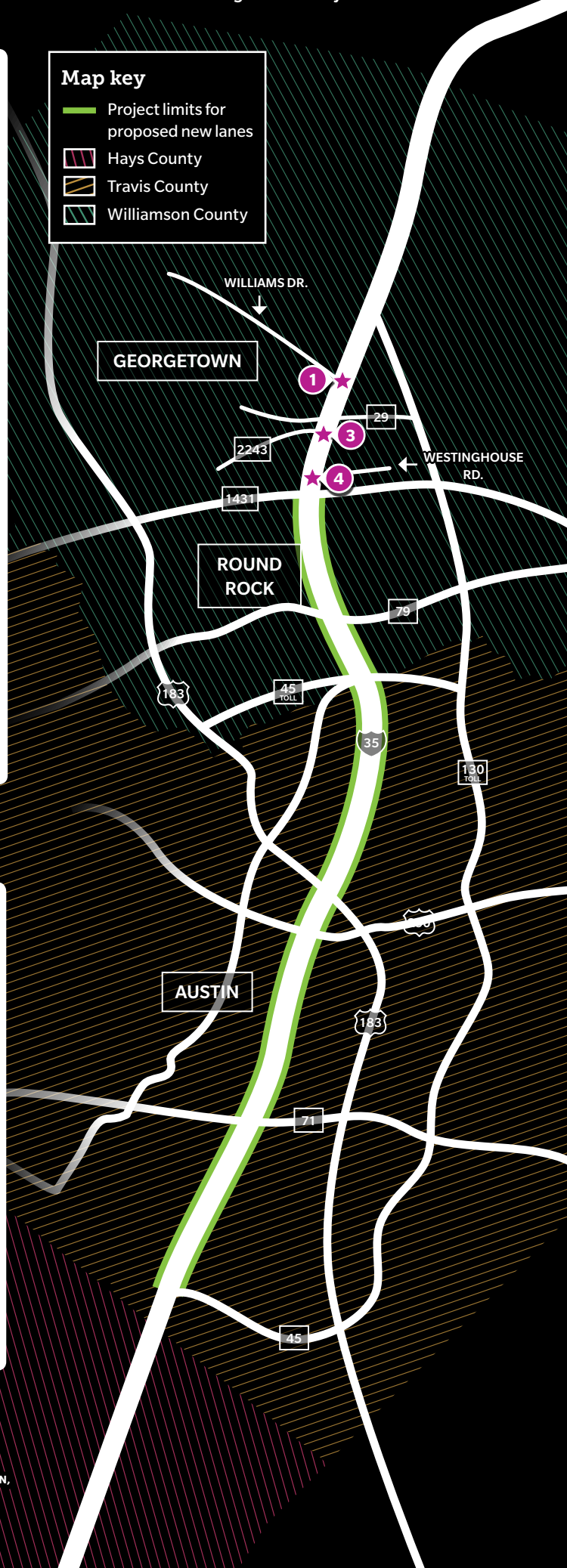
**Timeline:** Schematic and environmental coordination is slated to begin next year with construction in 2022.

**Cost:** \$37.2 million

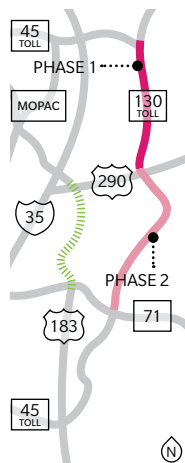
**Funding:** currently unfunded

## Map key

- Project limits for proposed new lanes
- ▨ Hays County
- ▨ Travis County
- ▨ Williamson County



## REGIONAL PROJECTS



### SH 130 expansion

TxDOT will add a third lane on SH 130 in each direction from SH 45 N to SH 71. The project will be built in two phases.

**Timeline:** early 2018-summer 2020

**Cost:** \$195 million

**Funding:** toll revenue

### US 183 South

The Central Texas Regional Mobility Authority is building three tolled lanes on US 183 in each direction between Hwy. 290 and SH 71 as well as making bicycle and pedestrian improvements.

**Timeline:** April 2016-2020

**Cost:** \$743 million

**Funding:** toll revenue bonds, government loans and grants

CONTINUED FROM 1

best we can in phasing that, but there will still be some impact on the traveling public.”

Mobility35 also includes other projects such as I-35 interchange improvements in Georgetown.

“Everybody in Central Texas who’s an elected official is working on mobility challenges. This is just another solution. [The interchange improvements] will alleviate some of those traffic issues in Georgetown,” Mayor Dale Ross said.

“We’re working together with our partners at the county and state; this is going to be a great project.”

## FEASIBLY FUNDING THE PLAN

Planning for I-35 improvements in Central Texas began in 2011 after the Texas Legislature earmarked \$300 million to improve mobility in the state’s most congested corridors. Central Texas received about \$31 million of these Rider 42 funds.

Instead of funding the entire plan—initially calculated at \$4.3 billion—TxDOT opted to fund projects piecemeal as money became available. To date, \$329.8 million has been put toward nine area projects, mostly funded from voter-approved propositions 1 and 7.

“If you think about where we started, we had nothing,” McCoy said. “We started this basically looking for some solutions and, as we identified them, looking for some funding. We’ve been able to marry the two together and started from a program with no ideas and no funding to where we’ve gotten today.”

If the new lanes on I-35 were to be tolled, TxDOT would face challenges in funding those lanes because funding from propositions 1 and 7 cannot be used to build tolled facilities.

“We have other sources of funding that we’re looking at, and we’ll really look under every cushion on the sofa to try to pull this together,” McCoy said. “Once we know how much money we have to work with, we’ll start talking about how we start putting the building blocks together.”

Additionally, in a Nov. 16 letter to the chairman of the Texas Transportation Commission—the governing board for TxDOT, Lt. Gov. Dan Patrick stated he opposes TxDOT’s plans to add toll lanes on 15 projects in the Unified Transportation Plan, the agency’s 10-year plan for construction, development and planning activities.

A TxDOT spokesperson said the agency is still studying additional

DESIGNED BY ANGIE CALDERON

SOURCES: CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, CITY OF GEORGETOWN, TxDOT/COMMUNITY IMPACT NEWSPAPER



lanes on I-35 and that those lanes could take a variety of forms.

The Capital Area Metropolitan Planning Organization, which is the regional transportation planning group for Central Texas, has prioritized I-35 for when funding comes through. The organization, whose board comprises local elected officials, voted in late 2014 to award Proposition 1 funding from that year to I-35 projects.

TxDOT could also apply for federal funding specifically for tolled facilities through CAMPO, said Doise Miers, CAMPO's community outreach manager.

### "EVERYBODY IN CENTRAL TEXAS WHO'S AN ELECTED OFFICIAL IS WORKING ON MOBILITY CHALLENGES."

— DALE ROSS, GEORGETOWN MAYOR

Next spring, the public will have another opportunity to weigh in on the Mobility35's environmental assessment that looks at the impact to the community and environment, Mobility35 Program Manager Karen Lorenzini said.

"This stage is where we need the most public input," she said. "In this stage we do preliminary design, and we do enough design so we know the project is feasible."

#### LOCAL PROJECTS

The proposed toll lanes would not extend into Georgetown, but TxDOT has been working on smaller I-35 projects to address areas of traffic congestion in the city, including at I-35 interchanges at Hwy. 29 and Williams Drive, Georgetown Transportation Planning Coordinator Ed Polasek said.

Although local construction along I-35 over the next few years may be inconvenient for residents, Polasek said he thinks the growing pains will be worth the increased mobility and economic opportunity the projects will provide once they are completed.

"There's always a little discomfort during construction," he said. "But once [construction finishes], it's going to be so much better. There's going to be so much more mobility and less congestion. I think it's going to be painful for maybe 12-18 months, but we're always going to maintain some type of opening [to I-35]."

Finishing a new section of I-35 frontage road northbound from Williams Drive to Lakeway Drive is one example of an improvement that will have an effect on surrounding infrastructure and development, Polasek said.

"We've had people look at developing that property [along the future frontage road] for years, and once you get [the frontage road], it will really help that potential development as the city grows," he said.

With growth in the I-35 corridor, Polasek expects TxDOT to develop additional road projects on the Georgetown section of the highway, possibly even a future extension of the proposed toll lanes.

"Sooner or later, when those projects are done, they'll move north," Polasek said. "It's not just going to stop there and never happen. We just have to be a little patient, and it will happen here eventually."

#### PHASING THE BUILD-OUT

Construction of the four additional I-35 lanes, if funded, would not begin until at least early 2021 when several other key regional projects are completed, McCoy said.

The Central Texas Regional Mobility Authority—which builds and oversees some area toll facilities, including express lanes on MoPac—will complete its US 183 South toll project in 2020. That \$743 million project is adding three tolled lanes in each direction on US 183 between Hwy. 290 and SH 71.

The agency is also planning to build three flyover ramps between Hwy. 290 and SH 130. That project will go out for construction bids in February. And TxDOT is planning to seek construction bids in December for its project to add a third lane in each direction on SH 130 between SH 45 N and SH 71.

"We're trying to set this up to where people have options," McCoy said.

Construction of any new lanes likely would begin in downtown Austin first, McCoy said.

TxDOT is still working out how to fit in four lanes, but he said in areas with the least amount of right of way, TxDOT likely would have to build two levels below ground—one level for the new lanes and one for the main lanes—to have the frontage roads and cross streets remain at surface level.

TxDOT ultimately plans to extend the new lanes through Hays and Williamson counties, but McCoy said the plan is to prioritize the area with the most congestion: downtown Austin.

"That's what we're trying to address in the shortest time frame," McCoy said. "But we're not giving up on Williamson or Hays counties."



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**Extraco Banks** is pleased to announce the addition of **Chris Price** as Vice President, Trust Advisor to our business banking team in Georgetown, Texas.

Chris is a graduate of the nation's only undergraduate Trust program at Campbell University in North Carolina, where he received his BBA in Trust and Wealth Management, an MBA, and a minor in Financial Planning. He was a four-year letter winner in soccer. Chris spent several years at the US Trust, Bank of America Private Wealth Management office in Kansas City before transferring to the US Trust office in Dallas. He then helped market and develop a community bank trust department in Dallas. He and his wife Marybeth and their 6 month old son, Jesse, have recently moved back to Texas after being in Columbia, South Carolina, where Chris was managing a small business for his in-laws. He and his family are looking forward to enjoying all the Hill Country has to offer! *We encourage our friends to drop by our Georgetown lobby to meet Chris.*



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**116 Yukon Terrace**  
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**127 Fox Home Lane**  
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**136 Whispering Wind Dr**  
Cypress \$249,950



**112 Vinca Drive**  
Bowie \$319,950



**121 Verbena Drive**  
Angelina \$227,000



**102 Lost Peak Path**  
Vernon Hill \$324,500



**110 Sunflower Street**  
Medina \$259,950



**332 Fieldstone Drive**  
Monroe \$316,900



**276 Red Poppy Trail**  
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**110 Elderberry Street**  
Lavaca \$243,950



**412 Palmetto Drive**  
DeVaca \$369,900



**109 Lariat Drive**  
Trinity \$289,250



**615 Breezeway Lane**  
LaSalle \$399,000



**201 San Antonio Road**  
Devaca \$316,500



**232 Coffee Mill Creek Rd**  
Surrey Crest \$314,000



**103 Monument Hill Trail**  
Gray Myst \$234,950



**261 Bonham Loop**  
Monterey \$197,950



**100 Medina Creek Cv**  
Abbeyville \$329,500



**157 Dan Moody Trail**  
Medina \$234,950



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Pine Spring \$249,950



**105 Whitewing Way**  
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**101 Copperas Creek Cove**  
Surrey Crest \$297,950



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Monroe \$283,950



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Gray Myst \$249,950



**104 Lariat Drive**  
Trinity \$297,950



**134 Huntsville Cove**  
Pine Springs \$254,900



**133 Trail Rider Way**  
Medina \$229,950



**107 Rock Rose Court**  
Burnet \$319,000

See more of Pokey's listings on

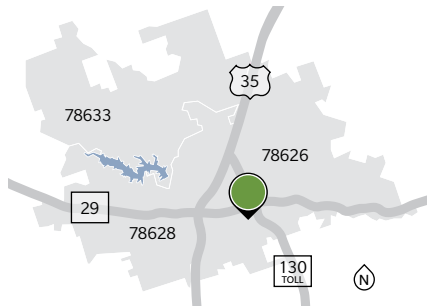




## CHURCHILL FARMS

A family-friendly neighborhood accessible to SH 130 and I-35, Churchill Farms has more than 1,170 residents. The neighborhood is located on the east side of Georgetown off University Avenue and Inner Loop.

About 75 percent of the homes in Churchill Farms are owned rather than rented by their residents. The average age of homeowners residing in the neighborhood is about 42 years old.



Median home value  
**\$245,000**

Homes on the market\*  
**6**

Homes under contract\*  
**3**

Median annual property taxes  
**\$5,210.25**

Median price per square foot  
**\$102**

Average days on the market\*  
**11**



**Build-out year:** mid-1990s  
**Builders include:** B.A. Homes Inc., Brighton Homes, Bill Palmer Homes  
**Square footage:** 1,700-3,500  
**Home values:** \$219,000-\$300,000  
**HOA dues:** \$360-\$380 per year  
**Amenities:** barbecue area, community swimming pool, playground  
**Schools:** Mitchell Elementary School, Wagner Middle School, East View High School  
**Property taxes** (in dollars):  
City of Georgetown 0.42400  
Williamson County 0.43653  
Williamson County FM/RD 0.04000  
Georgetown ISD 1.40900  
**Total** (per \$100 valuation) **2.30953**

## RECENT LISTINGS



**305 Preakness Place**

3 bedroom/ 2 bath 1,199 sq. ft. \$240,000  
Kari Christ  
Keller Williams Realty-GT 512-784-8181



**300 Autumn Trail**

4 bedroom/ 2.5 bath 2,225 sq. ft. \$269,000  
Whitney Vik  
JB Goodwin, Realtors 512-591-8686



**401 Keenland Drive**

5 bedroom/ 3 bath 3,219 sq. ft. \$288,000  
Mike Moss  
Keller Williams Realty-GT 512-818-9007



**412 Thunderbay Drive**

5 bedroom/ 3 bath 3,191 sq. ft. \$285,000  
Pat Gunter  
RE/MAX Capital City III 512-750-0116

\*As of 11/16/17

Neighborhood data provided by Suzie Gabriel and Kelly Hamilton  
The Gabriel Team with RE/MAX CenTX Realty • 512-635-1197

*Jimmy Jacobs proudly announces a new community by Grand Endeavor Homes*

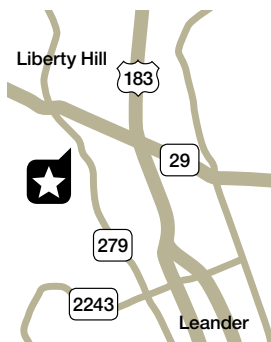
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Buyers can choose from a variety of stunning floor plans from Grand Endeavor Homes. The floor plans Grand Endeavor Homes designed for Highland Oaks range in size from 2,400 to 3,800 square feet of living space and allow buyers to select their preferred architectural style – from Traditional and Traditional Hill Country to Modern and Urban Farmhouse – and customize the plan to suit their tastes and lifestyle. Homes in Highland Oaks start in the \$400,000s.

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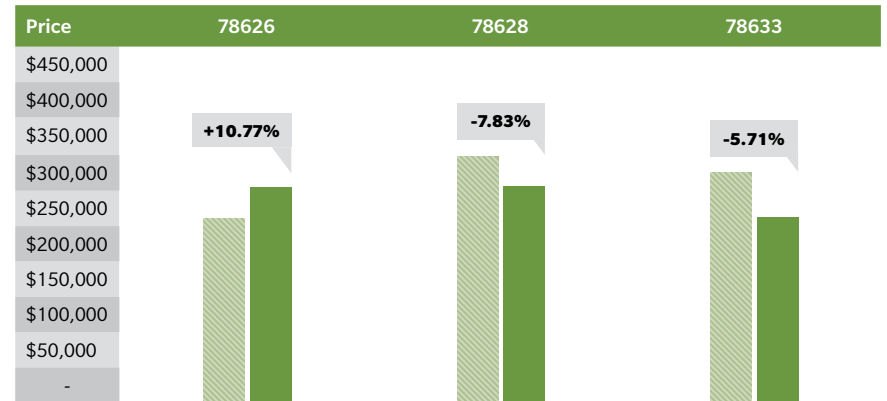
## MARKET DATA

HOMES SOLD (NOVEMBER 2017)

Number of homes sold/Average days on the market			
Price range	78626	78628	78633
\$149,999 or less	-	-	-
\$150,000-\$199,999	3/3	2/2	1/2
\$200,000-\$299,999	20/55	30/48	23/51
\$300,000-\$399,999	8/65	22/82	14/40
\$400,000-\$499,999	2/127	8/124	6/82
\$500,000-\$599,999	-	3/197	3/152
\$600,000-\$799,999	1/31	2/636	1/114
\$800,000-\$999,999	-	-	-
\$1 million +	-	1/368	-

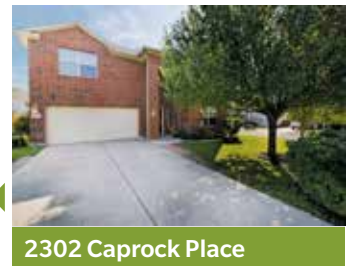
MEDIAN PRICE OF HOMES SOLD IN NOVEMBER

2016 VS. 2017



## RECENT PROPERTY LISTINGS

ZIP code	Subdivision	Address	Bed/bath	Price	Sq. ft.	Agent	Agency	Phone
78626	Churchill Farms	305 Preakness Place	3br/2ba	\$240,000	1,911	Kari Christ	Keller Williams Realty-GT	512-784-8181
78626	Georgian Place	1060 Leeds Castle Walk	3br/3ba	\$219,500	1,780	Rita Snyder	Keller Williams Realty-GT	512-468-2867
78626	Indian Creek	50303 Iron Horse Trail	3br/2ba	\$144,900	1,191	Lisa Jay	Keller Williams Realty-GT	254-493-2101
78626	Parkview Estates	116 Rio Vista Drive	3br/2ba	\$225,000	1,471	Kari Christ	Keller Williams Realty-GT	512-784-8181
78626	South San Gabriel	709 Bridge St.	3br/2ba	\$269,900	1,290	Mallary Trusty	RE/MAX Centx Realty	409-554-5753
78626	Stonehedge	408 Autumn Trail	4br/3ba	\$289,000	2,674	Katherine Brooks	Kuper Sotheby's Int'l Rlty	512-656-2722
78626	Summer Crest	2302 Caprock Place	4br/3ba	\$235,000	2,577	Jeffrey Slanker	Keller Williams Realty	512-800-4886
78626	Teravista	1310 Sunny Meadows Loop	3br/2ba	\$255,000	1,840	Gloria Walls	Coldwell Banker United Realtor	512-422-4598
78626	Teravista	344 Summer Azure St.	3br/2ba	\$269,500	1,846	Jason Lichman	RE/MAX Capital City II	512-595-4809
78626	University Park	1703 E. 19th St.	3br/2ba	\$237,500	1,515	Erin Rost	Realty Austin	512-804-8737
78626	University Park	1602 Southwestern Blvd.	4br/2ba	\$195,000	1,342	Heather Jackson	Keller Williams Realty-GT	512-966-8878
78628	Berry Creek	30209 Saint Andrews Drive	5br/4ba	\$550,000	3,696	Thomas Catlin	Keller Williams Realty-GT	512-592-2929
78628	Berry Creek	30502 La Quinta Drive	4br/3ba	\$319,965	2,779	Stuart Sutton	RE/MAX 1	512-844-3254
78628	Berry Creek	454 Logan Road	3br/2ba	\$289,900	2,139	Brett Danaher	Century 21 Hellmann Stribling	512-423-5742
78628	Berry Creek	30412 Anika Cove	4br/3ba	\$389,900	2,882	Susan Hershey	Keller Williams Realty-GT	512-818-0429
78628	Georgetown Village	606 Fairmont	4br/3ba	\$250,000	2,254	Denise Arndt	Coldwell Banker United Realtor	512-508-4014
78628	Logan Plateau	126 Dawana Lane	3br/3ba	\$448,500	2,865	Rita Snyder	Keller Williams Realty-GT	512-468-2867
78628	Parkside At Mayfield Ranch	600 Atlanta Park Drive	4br/2ba	\$300,000	2,418	Mary Boatright	RE/MAX 1	512-426-1881
78628	Reserve At Berry Creek	201 Cruden Cove	4br/4ba	\$620,000	4,983	Christy Levy	Levy Properties, LLC	512-470-3188
78628	Serenada	3811 Brangus Road	3br/2ba	\$219,900	1,742	Kay Kaiser	Century 21 Hellmann Stribling	512-635-5300
78628	Serenada	3809 Brangus Road	3br/2ba	\$198,500	1,396	Alexis Goertz	Keller Williams Realty-GT	512-870-7657
78628	Serenada	310 Las Plumas Drive	3br/2ba	\$325,000	2,015	Russell Phillips	Keller Williams Realty-GT	512-698-7877
78628	Thousand Oaks	211 Woodstone Drive	3br/2ba	\$230,000	1,856	Pete Martin	ERA Colonial Real Estate	512-818-2015
78628	Village	115 Melissa Court	2br/2ba	\$249,500	1,654	Judith Copple	Keller Williams Realty-RR	512-422-2613
78628	Villages Of Berry Creek	7713 Little Deer Trail	4br/2ba	\$247,500	2,073	Sheri Salley	Century 21 Hellmann Stribling	512-966-7595
78628	Villages Of Berry Creek	30111 Bumble Bee Drive	4br/3ba	\$279,900	2,828	Shelli Palko	ERA Colonial Real Estate	512-688-0403



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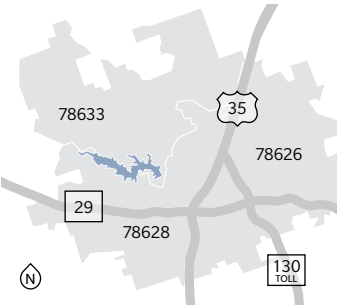
 CityofGeorgetown

 #turnitoff



RECENT PROPERTY LISTINGS

ZIP code	Subdivision	Address	Bed/ bath	Price	Sq. ft.	Agent	Agency	Phone
78628	Water Oak	408 Fair Oaks Drive	5br/4ba	\$415,000	3,586	Brian Pack	Austin City Living	512-751-0642
78628	Whisper Oaks	3009 Whisper Oaks Lane Unit B	2br/2ba	\$130,000	928	Edwin Zamora	RE/MAX Capital City	512-743-4404
78628	Williams	911 Garden View Drive	3br/2ba	\$219,000	1,392	Kent Steenken	Keller Williams Realty-GT	512-635-0439
78628	Williams	408 Golden Oaks Drive	3br/2ba	\$195,000	1,360	Judith Copple	Keller Williams Realty-RR	512-422-2613
78628	Wolf Ranch	120 Belford Road	3br/3ba	\$402,881	2,560	Kenneth Gezella	Gatehouse Properties	210-837-8423
78628	Wolf Ranch	725 Saddle Mountain Road	4br/3ba	\$429,990	2,619	Jimmy Rado	David Weekley Homes	512-821-8818
78633	Big Valley	2000 County Road 255	3br/3ba	\$374,900	1,999	Diane Waters	Keller Williams Realty-GT	512-657-4750
78633	Estates Of Westlake	516 Highland Springs Lane	4br/4ba	\$525,000	3,028	Russell Phillips	Keller Williams Realty-GT	512-698-7877
78633	Georgetown Village	323 Sycamore St.	4br/2ba	\$269,900	1,999	Shelli Palko	ERA Colonial Real Estate	512-688-0403
78633	Lake Georgetown Estates	1755 County Road 262	3br/2ba	\$409,000	2,103	Glenda DuBose	Keller Williams Realty-GT	512-970-1057
78633	Lakeside At Lake Georgetown	105 Lake Cavern Court	4br/4ba	\$401,990	3,517	April Maki	Sisu Realty & Associates	512-470-7979
78633	Lakeside At Lake Georgetown	113 Lake Spring Circle	3br/3ba	\$489,990	2,773	April Maki	Sisu Realty & Associates	512-470-7979
78633	Mission Oaks	1100 Bella Risa Drive	4br/3ba	\$515,000	3,010	Annette Montgomery	Century 21 Hellmann Stribling	512-630-4038
78633	Somerset Ranch	205 Somerset Hills Drive	4br/3ba	\$599,000	3,210	Suzanne Bergmann	Keller Williams Realty-GT	512-639-9438
78633	Sun City	150 Portsmouth Drive	2br/2ba	\$195,000	1,397	Tim Kress	RE/MAX 1	512-337-0202
78633	Sun City	202 Coffee Mill Creek Road	2br/2ba	\$339,500	1,712	Pokey Delwaide	ERA Colonial Real Estate	512-818-9300
78633	Sun City	203 Bartlett Peak Drive	2br/2ba	\$329,000	1,712	Paula Brent	Century 21 Hellmann Stribling	512-818-4232
78633	Sun City	600 Salado Creek Lane	3br/2ba	\$249,950	1,388	Pokey Delwaide	ERA Colonial Real Estate	512-818-9300
78633	Sun City	108 Kickapoo Creek Lane	2br/2ba	\$264,900	1,467	Sweet Rojas	Keller Williams Realty	323-974-8665
78633	Sun City	181 Trail Rider Way	2br/2ba	\$238,500	1,548	Cynthia Kelly	ERA Colonial Real Estate	512-948-6088
78633	Sun City	106 San Saba Drive	2br/2ba	\$425,000	2,070	Christina Roberto	The Stacy Group	512-417-7403



323 Sycamore St.



1100 Bellas Risa Drive

Residential real estate listings added to the market between 11/7/17 and 12/5/17 were provided by the Austin Board of Realtors. Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.



# Have a Wonderful Holiday and a Happy New Year!

The holiday season is about family and community and we'd love to share ours with you. Legacy at Georgetown invites you to tour our community and see how we can treat you and your loved ones like family.

Stop by for a tour this holiday season.

## Legacy at Georgetown

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# IMPACT DEALS

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## Whole **PETS** Market

We're Fun Here

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Offer Expires December 31, 2017

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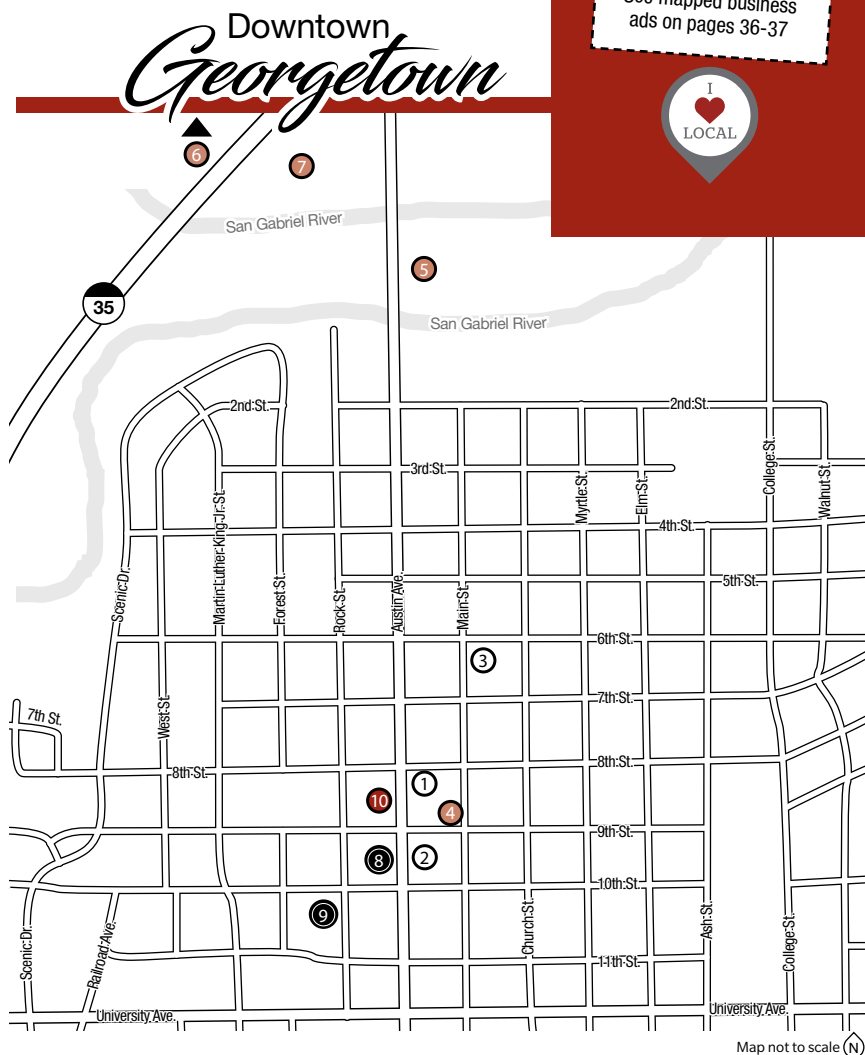
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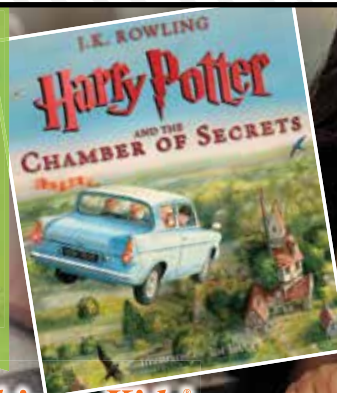


## DEALS

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- ⑥ HARDTAILS BAR & GRILL
- ⑦ FULL HOUSE BBQ

## Services

- ⑧ AVALON MONUMENTS
- ⑨ AVALON MONUMENTS

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- ⑩ THE PALACE THEATRE

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- Loss of a loved one
- Health Challenge
  - Retirement
  - Relocation
  - Caregiving
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<h2>32 oz. tea FREE OR 2 gallons for \$3.99</h2> <h3>Sweet, Un-Sweet or Half &amp; Half</h3> <p><small>Limit 1. Cannot be combined with other coupons. Valid at Georgetown location. Expires 1/20/18.</small></p>	<h2>\$4.99</h2> <h3>New Signature Chicken Salad</h3> <p>Roll • 32 oz Drink</p> <p><small>Limit 1. Valid at Georgetown location. Expires 1/20/18.</small></p>	<h2>\$250 OFF</h2> <h3>#7 20 Chicken Tender Meal</h3> <p>2 Family Sides • Family Gravy • 5 Rolls</p> <p><small>Limit 1. Valid at Georgetown location. Expires 1/20/18.</small></p>	<h2>\$250 OFF</h2> <h3>The Georgetown Special</h3> <p>8 Piece Chicken &amp; 12 Piece Crispy Tender Meal • 1 Family Gravy • 2 Family Sides • 10 Rolls</p> <p><small>Limit 1. Valid at Georgetown location. Expires 1/20/18.</small></p>





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