

# City officials contemplate civic center in downtown

## Municipal campus could consolidate city offices

By Beth Wade

City officials are considering creating a downtown municipal center that would consolidate related city departments currently spread throughout downtown and other parts of the city.

“The original concept was to create a civic/municipal center that would have a lot of the city-related offices, particularly the ones that the public uses a lot,” said Nore Winter, president of Winter & Co., which was hired to write the Downtown Master Plan and study options for the civic center. “[The center] would help to create a focal point in downtown.”

### Defining a place

Winter first proposed the concept in the 2003 Downtown Master Plan and again in the 2013 update; however, the police department’s upcoming move to its new headquarters on D.B. Wood Road, which is anticipated to open in November, gave the city an opportunity to capitalize on existing space, Assistant City Manager Laurie Brewer said.

When the police department vacates the building at 809 Martin Luther King St., it will free up office space as well as parking.

“The old library has been empty for a number of years, and we have hesitated to put more staff over there even though there is overcrowding in some offices because of the parking situation with the police,” Brewer said. “We are looking at this as an opportunity to go ahead and move some of our city offices over there. ... These two spots having



City officials said once the Georgetown Police Department moves from its building at 809 Martin Luther King St. later this year, the building could be used as part of a plan to create a downtown civic center.

all this space really pushes us to want to get something done.”

The complex could include the police department’s former building as well as the first floor of the Georgetown Communications and Technology building, which will be vacated when the police department’s communications

office moves to the new station in November. The former library building could also be used.

“This is an opportunity because we will continue to grow, and downtown will continue to grow and become more dense,” Brewer said. “If we don’t preserve some of that space now for

See **Municipal campus** | 25

# Williams Drive targeted for redevelopment projects

By Beth Wade

The city of Georgetown has deemed Williams Drive a priority for redevelopment projects in 2014 to revitalize the area and help the commercial corridor continue to grow.

City Council could consider removing the Williams Drive Special Area Plan Overlay District rules that govern a portion of the roadway in March and begin reinitiating a plan later this

year to develop the area near the roadway’s intersection with I-35.

“We have this major corridor that also serves as a gateway into our city; let’s do something with it,” Georgetown Project Coordinator Andreina Davila-Quintero said. “It’s like a three-part project or three separate projects. It’s something we are picking up again and we want to move forward with, and we are just starting with [removing] the

overlay district.”

The project, which could also include infrastructure improvements and beautifying projects such as sidewalk improvements, streetscapes and relocating power lines underground, is a multi-year project for the city, City Manager Paul Brandenburg said.

“We want to look at Williams Drive in general and improve the look and feel [of the

roadway],” Brandenburg said, adding that he has often heard people ask why Williams Drive does not have the same look as downtown with buried power lines, sidewalks and old-fashioned streetlights. “I think the first step ... is trying to move forward with lifting the overlay district and then move forward with [working on] the look and feel because it’s changing.”

See **Williams Drive** | 27



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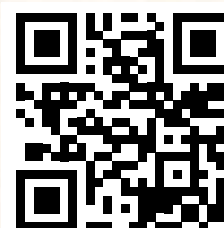
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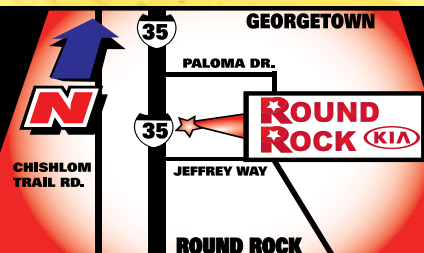
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John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 15 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 1 million homes and businesses.

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## FROM THE GENERAL MANAGER



The new year is a great time to look back at our accomplishments last year and look ahead to the coming year. *Community Impact Newspaper's* January Issue does just that—it gives our readers a chance to reflect on what happened in our community in 2013 and preview what's to come in this

year and beyond.

Throughout 2013 Georgetown saw progress on several projects, including moving forward on approving final agreements for The Summit at Rivery Park development and the downtown master plan update. This year Williams Drive will be a focus for redevelopment and improvements, and city planners have said South Georgetown could also see growth in future years as

Round Rock builds out the University Boulevard area.

If you're anything like me, you are probably also planning your year. My calendar seems to fill up quickly, and for that reason I like to stop and make sure I take note of all of the big events for the year early. On Page 23 you will find a list of some of Georgetown's larger annual community events.

I also want to invite you to share your thoughts with us through online comments at [impactnews.com](http://impactnews.com) and by taking our polls, which are featured below.

As we start another year, I want to say thank you to our readers. I feel privileged to be able to be part of this wonderful Georgetown community, and my team works very hard to bring you news you need. I look forward to a prosperous 2014 with all of you.

*Sarah*

Sarah Joerin  
GENERAL MANAGER  
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## COMMUNITY FEEDBACK

### TAKE THE POLL

In this edition, the front-page story "Williams Drive targeted for redevelopment projects" looks into the city's plan to rezone a section of Williams Drive as well as plans for future improvements to the corridor. Development standards in place since the 1980s were intended to help the area transition from commercial to residential. However, city officials said the standards have not allowed the area to develop with the surrounding city.

### What improvements should the city make to the Williams Drive corridor?

- ☐ Extending Rivery Boulevard and adding other transportation projects to improve traffic
- ☐ Removing development standards along portions of Williams Drive to allow for new building types
- ☐ Adding sidewalks and other streetscape improvements similar to what is in downtown
- ☐ I do not think Williams Drive needs improvements
- ☐ Other

➔ Take the poll online at [impactnews.com/geo-poll](http://impactnews.com/geo-poll).

Look for the results right here in next month's print edition of *Community Impact Newspaper*.

### LAST MONTH'S POLL RESULTS

In last month's edition, the front-page story "Downtown plan update to be adopted in 2014" examined updates to the city's 2003 Downtown Master Plan. The updated document called for increasing housing options and improving walkability.

### What do you think is the top priority for the Downtown Master Plan?

Increasing housing options such as townhomes and second-story residential opportunities on the Square

**45%**

Improving pedestrian crossings on Austin Avenue

**15%**

Adding additional parks and plazas throughout downtown

**15%**

Creating a festival area near the library

**15%**

No opinion

**10%**

Results from an unscientific Web survey collected 12/10/13–01/08/14

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## IMPACTS



## Now Open

**1 The Union on Eighth** hosted its first event Dec. 13 at 224 E. Eighth St. Owners Katie and Justin Bohls said 30 weddings are booked for 2014. The couple also hopes to host community events for the city. 512-591-1955. [www.theuniononeighth.com](http://www.theuniononeighth.com)

**2 Continental Collision Center** opened at 912 Rockmoor Drive on Dec. 9. The collision center has operated in Austin and Lakeway since 1976 and specializes in luxury model vehicles. 512-220-8330. [www.continentalcollision.com](http://www.continentalcollision.com)

**3 Goodwater Wealth Management Group**, an affiliate of Raymond James Financial, opened on the second floor at 103 E. Eighth St., on Oct. 31. The three certified financial planners on staff primarily deal in investments but can assist in all manners of management of overall wealth, such as budgeting, saving and estate planning. 512-686-1080. [www.goodwaterwealth.com](http://www.goodwaterwealth.com)

## Coming Soon

**4** Minister Shawn Montandon said the former Duke's BBQ Smokehouse building at 408 W. Morrow St. is being renovated to become **Gabriel Oaks Church of Christ**. The church began



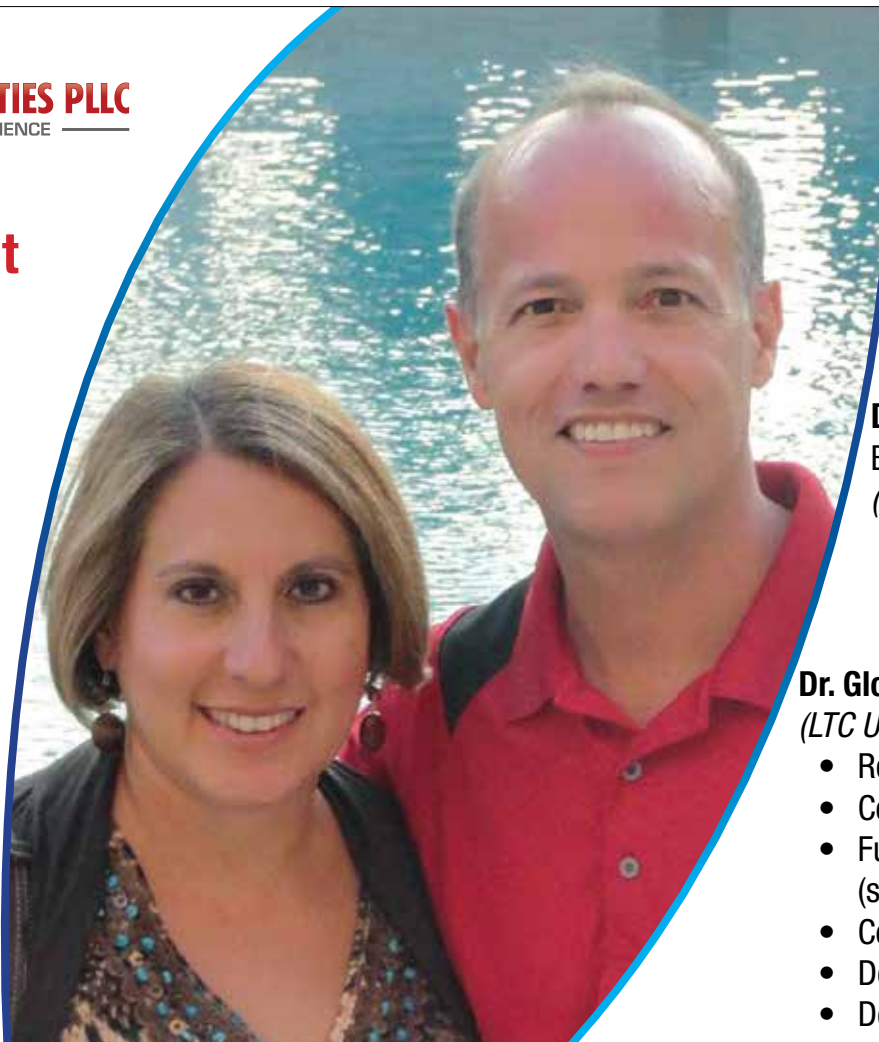
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Compiled by Audrey Spencer

remodeling in October. Montandon said an opening date has not been set. The congregation meets Sundays at 9:45 a.m. for Bible study and 10:25 a.m. for worship at Williams Elementary School, 507 E. University Ave. shawnmon76@gmail.com. www.gabrieloakschurchofchrist.org

**5** Nelson Adams plans to open **Fresh. Healthy. Delivered.** at 1501 Park Lane, Ste. 101, by the end of January. The business will offer healthy lunch delivery to businesses in the Georgetown area for \$5.50 each with a focus on portion control, quality ingredients and consideration for special diets, such as gluten- or carb-free. 512-818-0603. www.freshgeorgetown.com

**6** **Sweet Tooth Candy Cafe** at 1102 S. Austin Ave., Ste. 107, is expected to open by the end of January, owner Elvis Marte said. In addition to offering 5,000 types of candy—from modern to nostalgic brands—Marte said the store will have bottled and handcrafted sodas and coffee drinks. 512-864-9800. www.sweettoothcandycafe.com

## Relocations

**7** The owners of **Tribal & Western Impressions** plan to move to 817 S. Austin Ave. in February and reopen for business

March 1. Manager Cheri Wallace said the store's online sales led to the business outgrowing its 108 W. Eighth St. location, where it has operated for five years. 512-864-2081. www.indianvillagemall.com

**8** **Unity of Georgetown** relocated its services to the Cook-Walden-Davis Chapel at 2900 Williams Drive on Jan. 5. The services offer a path for spiritual living based on the teachings of Jesus, and the church is accepting of all faiths and creeds. Services take place Sundays at 10:30 a.m. 512-686-5432. www.unitygeorgetown.org

**9** Owner Marcy Urban said she will reopen **Urban Homes and Land** at 117 W. Seventh St., Ste. 5, on Feb. 24. The full-service real estate group had been located on the second floor at 714 S. Austin Ave., Ste. 201. 512-763-1500. www.urbanhomesandland.com

**10** Brookwood Community's Georgetown location, **Brookwood in Georgetown**, or BiG, will host a grand opening Feb. 1 for its move to 202 S. Austin Ave., Ste. 106. The office has operated from within retailer Ironstone since 2012. BiG provides spiritual, educational and vocational opportunities for adults with special needs. 512-818-4147. www.brookwoodcommunity.org/georgetown

## Expansions

**11** **Southwest Imports** plans to expand its selection at 1030 W. University Ave. to include more contemporary, traditional and casual furniture designs. Furniture lines including Basset and Flexsteel will be added to the stores selection of rustic furniture, home decor and yard art in late January. 512-943-4532. www.facebook.com/southwestimportsll

## In the News

**12** **Ride On Center for Kids**, located at 2050 Rockride Lane, received a \$32,900 grant from the W.D. Kelley Foundation in December to fund research examining the relationship between equine-assisted activities and therapy and the behavior of children diagnosed with autism spectrum disorder. The research will be conducted by R.O.C.K. and Southwestern University staff members. 512-930-7625. www.rockride.org

Paul Dicks and Jim Wilson presented **Georgetown ISD** Speech Pathologist Penny Mickan with a \$1,995 check Dec. 11 on behalf of the Georgetown Sertoma Club. The funds were raised to help the GISD speech therapy department buy materials and iPad apps to assist in teaching, assessments and therapy for students. www.georgetownsertoma.org



**Continental Collision Center** opened its location at 912 Rockmoor Drive on Dec. 9.



Paul Dicks (left) and Jim Wilson (right) present **Georgetown ISD** Speech Pathologist Penny Mickan with a check to purchase equipment Dec. 11.

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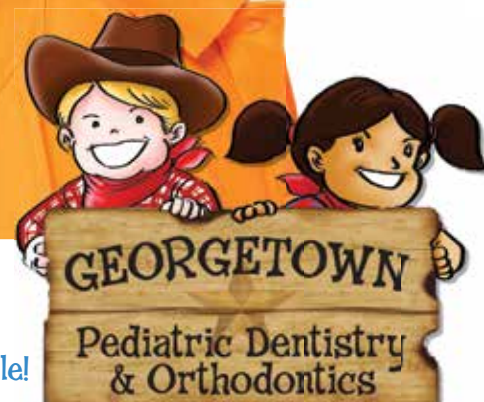
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CITY & COUNTY  
News from Georgetown and Williamson County

Compiled by Audrey Spencer and Beth Wade

Growth summit addresses WilCo growing pains

**WILLIAMSON COUNTY** Speakers and panelists representing Williamson County cities and county departments presented issues related to the county's rapid growth at the 2013 Williamson County Growth Summit.

The event was held at the Austin North Marriott in Round Rock on Dec. 17.

Keynote speaker Madison Inselmann, MetroStudy regional director, said the county was in a transition from economic recovery to growth.

Bob Daigh, Williamson County senior director of infrastructure, also addressed those gathered at

the summit and said transportation is a regional issue that the Commissioners Court aims to address in partnership with other local governments.



Five panelists discussed issues associated with growth in the county Dec. 17 at the 2013 Williamson County Growth Summit.

City may lower speed limits on Austin Ave.

**GEORGETOWN** City Council approved the first reading of an ordinance Dec. 10 to lower speed limits along Austin Avenue between Leander Road and Williams Drive.

The ordinance sets the speed limit at 40 mph between Leander Road and 18th Street; 35 mph from 18th Street to 574 feet north of 16th Street and between Second Street and Williams Drive; and 30 mph 574 feet north of 16th Street to Second Street.

Transportation Engineer Bill Dryden said the city completed a traffic study after receiving multiple complaints about vehicle and pedestrian safety and seeing an increase in the number of vehicle crashes between 18th Street and University Avenue. New developments and improvements to the area have also caused an increase in traffic volume.

WilCo officials unveil rebuilt Berry Springs dam



The completed Berry Springs dam was unveiled by county officials Dec. 17.

**WILLIAMSON COUNTY** The county unveiled improvements to the pond at Berry Springs Park and Preserve at a ribbon-cutting celebration Dec. 17.

In 2010 Tropical Storm Hermine destroyed the dam at the park's pond. Historical artifacts, such as a piece of a gristmill and an old bridge, discovered during repairs slowed progress.

Improvements took five months to complete and cost \$361,240, said Valerie Covey, Williamson County Precinct 3 commissioner.

"A wave of water came through this park and took out ... the dam," Covey said. "We're thankful we were able to acquire the funds to put the dam back."

Other improvements were made during reconstruction, including installing a pump to a discovered well, she said.

City accepts final Garey Park land donation

**GEORGETOWN** At its Dec. 10 meeting, City Council accepted the final donation of 207 acres for the future development of the 528-acre Garey Park on Leander Road. The gift is the final land donation from Jack and Cammy Garey, who announced in 2004 they would donate their home and ranch to become a city park.

The family has also donated \$5 million in matching funds for the park's development. In 2008 voters approved \$10 million in bonds for the park's development.

The master plan was completed in 2006, and the Parks and Recreation Department will begin construction design work in 2014.



Meetings

► **Georgetown City Council**  
Meets the second and fourth Tuesday of every month at 6 p.m.  
Council chambers, 101 E. Seventh St.  
512-931-7715. www.georgetown.org  
Meetings are recorded and broadcast on Channel 10 and online.

► **Williamson County Commissioners Court**  
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Williamson County Courthouse,  
710 S. Main. St., Georgetown  
512-943-1100. www.wilco.org

Tweetings

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Beth Wade

Miss Georgetown Taylor Dieringer (left) and first runner-up Audra Register wave to the crowd gathered for the Red Poppy Parade at the 14th Annual Red Poppy Festival on April 27.



Amie Drabick

Primatologist Jane Goodall speaks to the media before her speech at Southwestern University's 2013 Roy and Margaret Shilling Lecture Series on April 2.



Beth Wade

Sgt. Maj. of the Army Raymond F. Chandler III addresses attendees at the 10th annual Sun City Memorial Day Ceremony on May 27.



Beth Wade

Georgetown Art Works President Jane Estes cuts the ribbon at the Georgetown Art Center's grand opening Oct. 26. The nonprofit art group is overseeing the operations of the facility.



Amy Dodd Thompson

Christian and Karen Soeffker of All Things Kids with their son, Carl, accept the award for Small Business of the Year from Mayor George Garver (right) at the Georgetown Chamber of Commerce annual banquet Feb. 1.



Amie Drabick

Emily Eagle, 7, cheers for the Southwestern University football team during a pep rally Sept. 6.

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# School district begins community-led strategic planning initiative

## Volunteers to help draft strategies based on new goals

By Beth Wade

Georgetown ISD officials have begun the process of creating a strategic plan.

The district assembled a 25-person strategic planning group that drafted the plan's mission statement as well as outlined parameters, objectives and strategies for GISD, said Brenda Albright, GISD deputy superintendent of curriculum and instruction.

Based on what was outlined by the strategic planning group, Albright said five action teams were created with about 25 people each.

"[The plan is meant to] provide a road map, and as board members and administrators are looking at new [programs or initiatives], it's a way to say, 'Does it fit with our strategic plan?'" Albright said. "If it does, then it's something we want to consider."

The teams, which include community members as well as school personnel, parents and students, will spend three months developing specific plans for each of the five goals outlined by the strategic planning group, she said.

"This is not done by the administrative team. It's not done by our principals," Albright said. "We have [representation from the district], but this is not a district plan; it's a community plan."

The district has hired Cambrian Strategic Services to help facilitate the process.

"The thing that we've found through the process ... not a single person had a vision of a broken district," Albright said. "[The team] all had visions of a great district but with areas where we could do better. ... They all felt we were at a very good place, but what is it going to take to get us from good to great?"

After the action teams develop a strategy, each will report back to the strategic planning group for approval, and everything must be approved by consensus, she said.

"No one person gets their way or their opinion on the strategic planning team. You don't vote on anything because the theory is if you vote, somebody loses. So everything is by

## Strategic planning

### Georgetown ISD strategic planning group draft strategies






Five action teams will take the planning group's draft strategies and develop plans to achieve those goals, said Brenda Albright, GISD deputy superintendent of curriculum and instruction.

-  We will ensure that our students are served by the most exceptional staff.
-  We will inspire and invite community and corporate engagement.
-  We will actively seek all available funding to accomplish our mission and objectives.
-  We will improve educational experiences utilizing relevant technology.
-  We will redesign our learning model to include customization and innovation at all levels.

### Strategic objectives

The strategies were created based on the draft strategic objectives outlined by the 25-member planning group at a three-day retreat, Albright said.

The objectives say every student will:

-  receive an academic foundation that will maximize his or her educational potential.
-  participate in leadership and service opportunities throughout his or her education.
-  have opportunities to explore and expand educational experiences of his or her choice.
-  learn through leading-edge technology every day.
-  value a healthy lifestyle and receive opportunities to address his or her physical, mental and emotional needs.

consensus," Albright said. "We want consensus, and if we can't get there then that's not where we want to be."

Once approved by the strategic planning group, the entire plan will be presented to the board of trustees for final approval. Albright said she hopes to have the entire process completed by the board's April 21 meeting.

Albright said the district will

revisit the plan every year to make sure the district is on track or identify areas that need to be re-evaluated.

"It's going to be interesting to see what types of things [the teams] come up with," Albright said.

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# WilCo salamander issues persist

## County ordinance includes new buffer zones for habitats

By Audrey Spencer

The Williamson County Conservation Foundation has been working with the U.S. Fish & Wildlife Service since 2011 to avoid having the Georgetown salamander added to the federal endangered species list.

On Dec. 20 Georgetown City Council approved an ordinance outlining ways the city will protect the species' 18 known habitats without inhibiting economic development.

The ordinance is one part of a comprehensive conservation plan put together by the county as an offering to USFWS in exchange for not listing the salamander as endangered.

"The three aspects we're focused on are water quality, water quantity and site preservation," said Valerie Covey, Williamson County Precinct 3 commissioner and president of the WCCF board. "I believe our comprehensive conservation plan addresses all that."

The species' reaction to water quality changes is still being studied, but under the ordinance, springs that are known salamander habitats would be

protected by an 80-meter red zone on either side of the stream the spring flows into, Covey said.

Red zones would be considered "no-disturbance areas," according to the ordinance. Maintenance of existing developments would be permitted, but no new construction could take place there, Covey said at a Dec. 10 City Council meeting.

A 300-meter orange zone would further protect the habitat, Covey said. The "minimal disturbance area" would allow some parks, wastewater infrastructure and residential development near the habitat, she said.

Orange zones would not extend very far past major waterways, as the salamanders are not known to travel, Covey said.

Spring and stream buffers in areas that are not known habitats are also included in the ordinance. Spring buffers would allow limited construction within 50 meters of a spring. Stream buffers would limit development and construction to wastewater lines, parks, utility line crossings, flood control measures and road crossings near streams in the 100-year floodplain.

The council also approved a water quality management plan to illustrate



U.S. Rep. John Carter, R-District 31, speaks at a news conference June 18, 2012, about his plans to introduce legislation to halt the listing of certain salamander species as endangered.

to USFWS the city's commitment to the approved ordinance.

"We need to demonstrate [that] we're going to assume some control of this," Councilman Steve Fought said. "[The ordinance] is pretty rushed. ... It's also pretty necessary."

The management plan may be discarded if the salamander is listed as

endangered by USFWS in February.

USFWS is accepting public comment on the ordinance and conservation plan until Jan. 22. Visit [www.regulations.gov](http://www.regulations.gov) to comment.

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Salamander, WCCF

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*Dr. Dinh is a member of the American Dental Association, the Texas Capital Dental Society, the International Association for Orthodontics, and the International Congress of Oral Implantologists as well as a member of the Georgetown Chamber of Commerce.*

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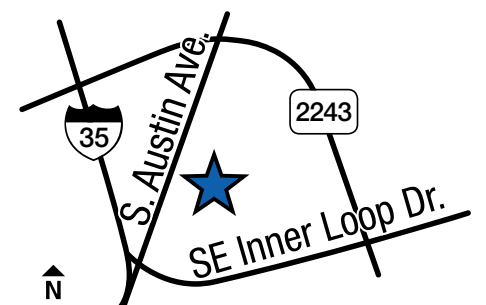
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Last year these businesses had opened, were coming soon or relocated. Here are updates on how they are doing now.

Galaxy Bakery



Galaxy Bakery owners Jennifer and Ike Thorpe plan to expand their menu in 2014.

Ike and Jennifer Thorpe have focused on upgrades and variety since taking over Galaxy Bakery in 2013. The couple has more than doubled the shop’s cupcake options and is also attempting to make the business known for more than just desserts.

“There’s so much competition in cupcakes,” Ike said. “We don’t want to just be known as the cupcake place.”

After more than doubling the number of cupcake flavors offered in 2013, Ike said he and his wife plan to continue to reinvent the bakery with a new logo and website in 2014. They also plan to start using more organic ingredients in their cupcakes, pies and breakfast items, including scones.

“Cupcakes are just one of the desserts we have,” Ike said. “We have the best scones this side of Mississippi.”



107 E. Seventh St.  
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www.galaxybakery.com

Zounds Hearing

When Paul Dicks opened a Zounds Hearing franchise in April, he said he did not expect referrals to become a major source of his customer base.

Dicks estimates about 30 percent of his customers are referrals from other customers, though he was told not to expect more than 10 percent referral traffic, and not to expect it before being in business a year.

“It’s been tremendous. Way above what I planned,” Dicks said.

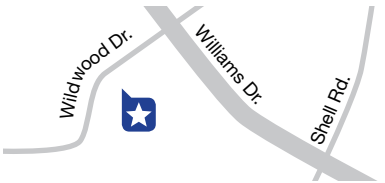
Dicks started hosting dine-and-learn events for the public by invitation in 2013 and said he hopes to host more events in 2014 to educate participants on the causes and effects of hearing loss.

The factory-direct hearing aid center offers customers devices made in Phoenix. Dicks said being a factory-direct center helps keep the cost of the aids affordable.

Business has been so well, Dicks said he is considering opening locations in Bee Caves and Austin.



Paul Dicks uses a chart to explain the progression of hearing loss at dine-and-learn events.



105 Wildwood Drive, Ste. 212  
512-863-4333  
www.zoundshearing.com

San Gabriel Court

San Gabriel Court, named for the former San Gabriel Motor Court motel, is located in front of Two Rivers Apartments and features about 7,500 square feet of office, retail and restaurant space.

The first tenants are expected to move into the space in February and will include a furniture store and art gallery, said Janelle Braun with the site’s developer, Larry Peel & Co.

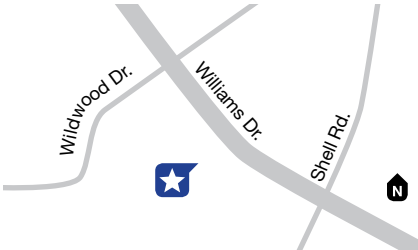
The site will have several buildings including a 2,300-square-foot building situated parallel to the San Gabriel River envisioned by developers as potential restaurant space, she said.

Braun said the site will also feature posts made from local cedar and barrel tile to mirror the old motel.

“We have received significant interest since going vertical, and we are very excited to be part of this developing area of Georgetown,” she said.



San Gabriel Court in front of Two Rivers Apartments could have tenants in February.



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The Brownstone at The Summit is under construction as a part of The Summit at Rivery Park development.

## Council approves The Summit at Rivery Park agreements

**By Beth Wade**

City Council amended several agreements with Novak Brothers and Hines Georgetown Hotel LLC regarding The Summit at Rivery Park development at its Dec. 10 meeting.

The project, located near Rivery Boulevard and Williams Drive, includes 114 single-family townhomes known as The Brownstone at The Summit as well as a \$64 million hotel and conference center with a 16,000-square-foot ballroom and public parking garage.

Plans for the development also include retail and commercial space as well as high-end multifamily apartments.

The council agreed to pay \$12.5 million for the parking garage as well as transportation and infrastructure improvements and other public improvements on the site.

## City continues to expand the arts throughout downtown

**By Audrey Spencer**

Georgetown saw several advancements in its arts and culture presence downtown in 2013, including the opening of the Georgetown Art Center and receiving a cultural district designation.

Operated by Georgetown Art Works volunteers, the Georgetown Art Center opened in October.

Library Services Director Eric Lashley said he hopes to have the art center operate as the city's visitors center for the arts with information on local galleries, concerts and plays.

"The city is looking for people to visit and enjoy Georgetown," he said. "[They want to get people]

downtown and venturing outside the Square."

In September, Georgetown was awarded a cultural district designation by the Texas Commission on the Arts.

Having the designation is a step toward marketing the city as an art destination, Lashley said. The district, which covers the 40-block area of downtown, is one of 24 designated cultural districts in Texas, according to the TCA website.

Lashley said he has been studying how other cities have promoted their cultural district designations and said Georgetown could create a map of its cultural assets in 2014 to be distributed at the visitors center and art center.

## Radiation Detection Co. breaks ground on headquarters

**By Audrey Spencer**

In December, the city hosted a ground breaking ceremony for Radiation Detection Co., which is relocating its corporate headquarters from Gilroy, Calif., to Georgetown near the Texas Life-sciences Collaboration Center.

RDC has been manufacturing radiation detection equipment mostly for medical customers since 1949.

In July the Georgetown Economic Development Corp. approved a \$320,000 land agreement for the company's relocation.

Of RDC's 65 employees, 33 will be relocating. The rest will be hired locally, Georgetown Economic Development Director Mark Thomas said.



Radiation Detection Co. hosted a ground breaking ceremony for its new headquarters Dec. 11.



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Paige Quinlivan, O.D.

### January is Glaucoma Month

Studies show that over the next 10 years the number of Americans diagnosed with glaucoma will increase by more than 1 million. The AOA urges people of all ages to take control of their eye health through early detection to help minimize the risk of developing glaucoma, a disease that damages the optic nerve and often results in loss of sight. Glaucoma is the second leading cause of blindness in the United States. Regular eye exams are the first line of defense for early detection of glaucoma. The disease often strikes without pain or other symptoms, so it is crucial for patients to receive a dilated eye exam where their eye doctor can thoroughly examine the pressure and nerves inside the eyes for potential signs of the disease. Treatment for glaucoma includes prescription eye drops and medicines to lower pressure in the eyes. In some cases, laser treatment or surgery may be effective in reducing pressure.

David Quinlivan, O.D.



## Georgetown City Council



Georgetown City Council members Keith Brainard, Jerry Hammerlun, Rachael Jonrowe, John Hesser, Patty Eason, Tommy Gonzalez, Mayor George Garver and Steve Fought

### Meetings

The council meets at 6 p.m. the second and fourth Tuesday of the month.

Georgetown City Council chambers, 101 E. Seventh St. 512-930-3652 [www.georgetown.org](http://www.georgetown.org)

### Terms and compensation

The mayor and council serve three-year terms with no term limits. The mayor's salary is \$550 a month, and council members each receive \$400 a month.

### TV Coverage

Meetings are replayed on Suddenlink Cable Channel 10 at 7 p.m. on Wednesday, Friday and Saturday following each City Council meeting. Each meeting is also broadcast on the city's website.

### City Council 101

Georgetown City Council members are elected from single-member districts, and the mayor is elected at-large. Each council member must live in the district he or she represents.

George Garver—Mayor, 2011–14  
Patty Eason—District 1, 2012–15  
Keith Brainard—District 2, 2013–14  
John Hesser—District 3, 2013–16  
Steve Fought—District 4, 2013–16  
Jerry Hammerlun—District 5, 2012–15  
Rachael Jonrowe—District 6, 2011–14  
Tommy Gonzalez—District 7, 2013–16

## Big decisions made in 2013

### • Water

The council approved a contract to merge its water utility with the Chisholm Trail Special Utility District at the council's Sept. 24 meeting. The final agreements between the two organizations must still get approval from the Texas Commission on Environmental Quality. The council also approved new water conservation measures including making the city's three-day-a-week watering schedule the year-round standard and changed water rates.

### • Park improvements

City Council approved the purchase of 100 acres of property along Berry Creek near Shell Road for a future west side park.

### • Former Albertsons sold

The council approved a \$3.55 million bid from M.F. Trinity Management for the former Albertsons building at 610 N. Austin Ave. on Aug. 13. The city purchased the building in 2008 to use as a public safety and municipal court facility. According to the bid agreement, potential users must generate a high level of sales tax and offer positive economic impacts or serve a community need.

### • Lone Star Rail District

After several months of debate and a vote to drop its Lone Star Rail District membership, City Council reversed course at its Sept. 10 meeting and voted to stay in the district. Mayor George Garver made the tie-breaking vote in favor of the city's membership.

## Top issues for 2014

### • Transportation

After two chip-seal repaving projects failed in October, City Manager Paul Brandenburg said the council could begin discussions in January or February on the city's repaving process. The council could discuss how to fund repaving projects and when repaving would be necessary. The city could also begin construction on road projects including the widening of Snead Drive and land acquisitions for the widening of FM 1460. Plans also include beginning design work for the Northwest Boulevard bridge at I-35 and design and possibly construction on northbound I-35 frontage roads north of Williams Drive, Brandenburg said.

### • Water

City Council could consider purchasing future water supplies as the area continues to develop and the drought persists.

### • Economic development

As Round Rock continues to develop north of University Boulevard, Brandenburg said the city could focus economic development efforts in the Westinghouse Road area.

### • Housing

City Council may discuss housing options and finding a balance between single-family and multifamily housing, Brandenburg said. The discussions could also mean a change to the city's zoning ordinances to remove multifamily housing as an allowable use in C-1 or C-3 commercial zoning.

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## Williamson County Commissioners Court



Commissioners Lisa Birkman and Cynthia Long, County Judge Dan Gattis, and Commissioners Valerie Covey and Ron Morrison

### County commissioners

**County Judge:** Dan Gattis  
710 Main St., Ste. 101, Georgetown  
512-943-1550

**Precinct 1:** Lisa Birkman  
1801 E. Old Settlers Blvd., Ste. 110, Round Rock  
512-244-8610

**Precinct 2:** Cynthia Long  
350 Discovery Blvd., Ste. 201, Cedar Park  
512-260-4280

**Precinct 3:** Valerie Covey  
3010 Williams Drive, Ste. 153, Georgetown  
512-943-3370

**Precinct 4:** Ron Morrison  
350 Exchange Blvd., Ste. 100, Hutto  
512-846-1190

### Meetings

The Williamson County Commissioners Court meets at 9:30 a.m. every Tuesday at the Williamson County Courthouse, 710 S. Main St., Georgetown. 512-943-1550. [www.wilco.org](http://www.wilco.org)

### Terms and compensation

The county judge and four county commissioners serve four-year terms. Each commissioner receives \$89,508 per year, and the county judge's annual salary is \$109,923.12.

## Big decisions made in 2013

### • Parking garage

After two years of damage assessment and bid applications, county commissioners approved a contract with Restek Inc., a concrete restoration company in Austin, to repair structural issues in the Williamson County Justice Center parking garage in Georgetown. The \$570,495 project is slated to begin in April.

### • Bond election

Commissioners established a bond advisory committee in April to assess the needs of cities within Williamson County and determine the need for a bond election. Following the committee's recommendation, the county proposed a \$275 million road bond and \$40 million parks bond election, which were both approved by voters Nov. 5.

### • Opening of ESOC

On Oct. 11 the county's Emergency Services Operation Center celebrated its opening with a ribbon cutting at 911 Tracy Chambers Lane in Georgetown. The \$12 million building provides office space for emergency management and hazardous materials teams, sheriff's deputies and the Williamson County and Cities Health District's emergency management division.

### • Flood damage

A preliminary disaster summary released in November showed homes and businesses in Round Rock, Hutto and some unincorporated areas of the county reporting the most damage from the Oct. 30-31 flooding. County Judge Dan Gattis signed a disaster declaration Nov. 6.

## Top issues for 2014

### • Road construction

Gattis said connectivity among cities would be a focus in 2014. North-south corridors, such as Bagdad Road in Leander and Cedar Park, and east-west corridors, such as Westinghouse Road and Inner Loop, will be considered for improvements and expansions. Planning for a Hwy. 29 bypass project through Georgetown will also continue.

### • Medical examiner

County commissioners, justices of the peace and attorneys continue to study the viability of establishing a medical examiner's office in Williamson County. In December, Gattis commissioned Edward Sherwood, college of medicine vice dean at Texas A&M Health Science Center in Round Rock, to find out how the autopsy process could be improved. Sherwood's findings should be presented to the court at a March meeting.

### • Events center

A \$40 million parks bond passed in November included \$10 million to design an events center to be located in Taylor. Planning and design for the project could begin this year.

### • Water

County commissioners are concerned about water supplies for residents. In November, the court approved joining the Lone Star Regional Water Authority, which gives the county representation in discussions on water infrastructure projects throughout the state. Gattis said he would be interested in LSRWA building a pipeline to move water from Hutto to Jarrell.

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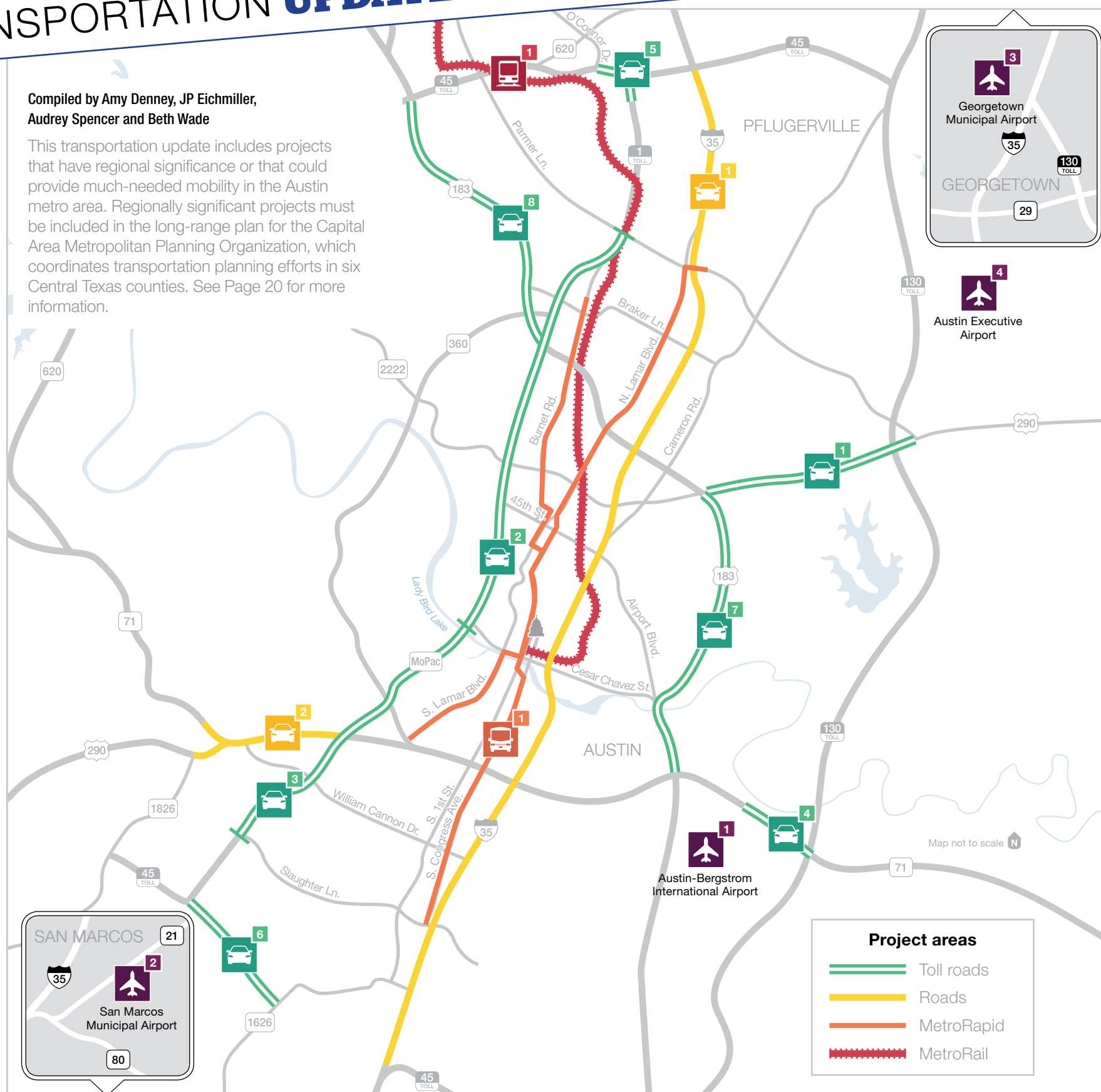
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# TRANSPORTATION **UPDATE**

Compiled by Amy Denney, JP Eichmiller,  
Audrey Spencer and Beth Wade

This transportation update includes projects that have regional significance or that could provide much-needed mobility in the Austin metro area. Regionally significant projects must be included in the long-range plan for the Capital Area Metropolitan Planning Organization, which coordinates transportation planning efforts in six Central Texas counties. See Page 20 for more information.



## AIRPORT UPDATE

Four Central Texas airports are wrapping up construction projects in 2014 or preparing for future expansion.

### 1 Austin-Bergstrom International Airport

Spokesman Jason Zielinski said an expansion on the east side of the terminal is already underway to add 10 security checkpoint lanes and expand customs.

Projects expected to begin in 2014 include a seven-gate expansion to the east end of the terminal. December estimates for the project were between \$120 million and \$140 million, he said.

## Airport car rental businesses will move

operations to a new consolidated rental car facility that opens in 2015. The project will cost \$150 million.

## 2 San Marcos Municipal Airport

The city airport saw an influx of users because of the Formula One race in November. Airport Manager Stephen Alexander said the municipal facility rehabilitated a taxiway and developed the north side of the airport in 2013. The two projects together cost \$4.6 million.

In 2014, the airport will reconstruct one of its three 5,300-foot runways, he said. The project will cost almost \$5 million and is part of routine pavement maintenance.

### 3 Georgetown Municipal Airport

Transportation Services Director Ed Polasek said the airport added two full-time positions in 2013 to allow the airport manager to focus on airport development and maintenance matters.

The airport is preparing to replace lighting along the main runway to meet current standards. The lighting project is expected to go to bid in early spring and will take three to four months to complete, Polasek said. The city is also in the process of acquiring right of way to remove trees and vegetation from around the runway to create a clear zone as required by the Federal Aviation

Administration. Polasek said that project also would go out for bids in the spring.

#### 4 Austin Executive Airport

Located in Pflugerville, the airport reported increased use during F1, Executive Director Andy Perry said. The airport also opened its second 24,000-square-foot hangar in two years in 2013. The \$1.4 million project increased the airport's capacity by 10-20 planes, depending on aircraft size, he said.

In 2014, airport planners will continue to assess future development and could consider building more hangars as growth continues.





## TOLL ROADS

The Central Texas Regional Mobility Authority is an independent agency that oversees several toll road projects in the region—including those seen below—and coordinates with other transportation agencies, including the Texas Department of Transportation.

**1 Manor Expressway**

The first 1.5 miles opened in late 2012 from US 183 to just east of Springdale Road. The total 6.2-mile project will add three tolled lanes in each direction from US 183 to Parmer Lane east of SH 130 with three nontolled frontage road lanes each way. [www.manorexpressway.com](http://www.manorexpressway.com)

**Timeline:** Spring 2014 full completion  
**Cost:** \$426 million

**2 MoPac Improvement Project**

Construction began in December on the 11-mile project that stretches from Parmer Lane to just north of Lady Bird Lake. The project will add one toll lane in each direction. Tolls will be adjusted based on real-time traffic volumes and will increase when traffic is heavier. [www.mopacexpress.com](http://www.mopacexpress.com)

**Timeline:** Late 2015 full completion  
**Cost:** \$200 million

**3 MoPac South**

The Mobility Authority began an environmental study in 2013 on MoPac from Lady Bird Lake to Slaughter Lane. Options for improving mobility include adding express toll lanes. Community meetings are underway and will continue throughout the study. [www.mopacsouth.com](http://www.mopacsouth.com)

**Timeline:** Study to be complete by 2016  
**Cost:** Not known

**4 Hwy. 71**

TxDOT plans to add one toll lane in each direction on Hwy. 71 between Presidential Boulevard, which is the main entrance to Austin-Bergstrom International Airport, and SH 130. It also plans to build a bridge over SH 130 with ramps connecting the toll lanes and SH 130. [www.sh71express.com](http://www.sh71express.com)

**Timeline:** Late 2016 full completion  
**Cost:** \$141 million

**5 SH 45 N and Loop 1**

Phase 2 of the O'Connor Drive extension/toll interchange project resumed in April after a brief delay. This phase is designed to alleviate traffic on RM 620 by adding new connections to SH 45 N, Loop 1 and McNeil Road via O'Connor Drive. The joint TxDOT and Williamson County project includes adding a bridge over SH 45 N, entrance and exit ramps and frontage roads.

**Timeline:** April 2014 full completion  
**Cost:** \$31 million

**6 SH 45 SW**

TxDOT has initiated an environmental study to improve mobility in southern



Courtesy Central Texas Regional Mobility Authority

The first phase of the Manor Expressway opened in December 2012, including this flyover at US 183. The entire 6.2-mile project between US 183 and SH 130 will open in spring 2014.

Travis and northern Hays counties in an area between MoPac and FM 1626. Community meetings are underway and will continue throughout 2014.

**Timeline:** Study to be complete in 2015  
**Cost:** Not known

**7 Bergstrom Expressway**

An environmental study is underway to consider adding six tolled lanes on the 7 miles between Hwy. 290 and Hwy. 71 or not building a tollway at all. [www.bergstromexpressway.com](http://www.bergstromexpressway.com)

**Timeline:** Study to be complete in 2015  
**Cost:** Estimated at \$750 million

**8 US 183 North**

An environmental study began in 2013 to consider adding one or more express toll lanes on US 183 in the grassy median from MoPac to SH 45 N. The Mobility Authority expects to host community open house meetings in early 2014.

**Timeline:** Study to be complete in 2016  
**Cost:** Not known



## ROADS

**1 I-35**

The Texas Department of Transportation has implemented the Capital Area Improvement Program that will improve mobility and connectivity on I-35 in Hays, Travis and Williamson counties.

In August, TxDOT released its corridor implementation plan that identifies short-, mid- and long-term strategies for I-35 between SH 45 N and SH 45 SE in Travis County. The plan outlines improvements at specified intersections and the addition of the Future Transportation Corridor that

could be general-purpose, managed or express lanes, or another type of special-use lane. [www.mobility35.org](http://www.mobility35.org)

**2 Y at Oak Hill**

The environmental impact statement study launched in October 2012 to examine the intersection of Hwy. 290 and Hwy. 71. Community meetings are ongoing and will continue throughout the life of the study, which is expected to be completed in 2016. The cost of the project is not yet known. [www.oakhillparkway.com](http://www.oakhillparkway.com)



## BUSES

**1 MetroRapid**

Capital Metro's bus-rapid transit system launches Jan. 26 on North Lamar Boulevard and South Congress Avenue. The second line launches in summer 2014 on Burnet Road and South Lamar. During peak hours, the buses will stop every 10–12 minutes. The \$47.6 million project was funded partly by a \$38 million federal grant.

**CARTS**

The Capital Area Rural Transportation System offers an interurban bus service among many Central Texas cities. In January, a stop will be added at

Seton Medical Center Hays in Kyle. An additional route between Texas State University's Round Rock and San Marcos campuses will also be added in 2014.

**Routing buses off Congress Ave.**

Capital Metro is relocating bus routes from Congress Avenue to Lavaca and Guadalupe streets starting in January to allow buses to move more efficiently through downtown Austin. The relocation will allow riders to make transfers more easily by limiting the number of stops. Routes 7, 17 and 20 will be relocated in January with the remaining routes moving in the summer.



## RAIL

**1 MetroRail (RedLine)**

In September, Capital Metro announced it had received an \$11.3 million federal grant to improve its commuter rail line. Improvements could include allowing for increased MetroRail speed and train frequency and increasing freight train capacity. Capital Metro staffers are still determining what projects will be funded.

**Lone Star Rail**

The Lone Star Rail District board of directors approved a draft contract with engineering firm Burns & McDonnell to begin the environmental study for the planned passenger rail system

that would stretch from Georgetown to San Antonio. Rail Manager Joe Black said he expects the contract to be completed and the study to begin in the first quarter of 2014.

**Urban rail**

As part of the Project Connect regional transit plan, the Central Corridor Advisory Group is assisting Austin Mayor Lee Leffingwell in deciding on a route for urban rail or other high-capacity transit to serve downtown Austin and up to Highland Mall and to East Riverside Drive. In June, the CCAG will present its preferred route.



## PROJECT CONNECT

The regional transit plan is designed to improve mobility in Central Texas. Project Connect launched in February 2013 and is spearheaded by the city of Austin, Capital Metro and the Lone Star Rail District, which is planning a regional passenger rail line from San Antonio to Georgetown.

Project Connect will include a variety of transit options, such as bus-rapid transit, express buses, urban rail, commuter rail and regional rail.

The project is broken into five different priority corridors. The top priority is the North Corridor that stretches from downtown Austin to Georgetown. The

North Corridor team reviewed three project alternatives in 2013 and will present the locally preferred alternative to residents in early 2014. The team is reaching out to staff and elected officials in Austin, Georgetown, Hutto, Pflugerville and Round Rock for support and participation.

The Central Corridor Advisory Group is assisting Austin Mayor Lee Leffingwell to select the route for the next high-capacity transit investment that could include urban rail. The group will present its preferred route in June. A bond package could be brought before voters in November 2014.



# Central Texas agency coordinates regional transportation planning

By Amy Denney

Planning for transportation projects that are regionally significant or use state and federal dollars takes coordination throughout many jurisdictions.

That's where the Capital Area Metropolitan Planning Organization provides assistance. CAMPO and other MPOs—there are 25 in Texas—are federally mandated to provide this kind of coordination and to create long-term regional plans that set transportation visions, CAMPO Director Maureen McCoy said.

CAMPO is governed by its policy board, which includes representatives from cities and counties in CAMPO's six-county region in Central Texas: Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties.

## Regional planning

Every five years, federal law requires CAMPO to approve a long-range plan. The agency is working on its 2040 plan that will be approved by May 2015. The plan includes transportation and transit projects that are regionally significant, meaning the project would serve regional transportation needs such as MoPac, I-35, Capital Metro's MetroRail and MetroRapid, RM 1431 in Cedar Park and RM 1460 between Georgetown and Round Rock.

"When you look at the planning for major regional arterials, that's where CAMPO comes into play," said Travis County Judge Sam Biscoe, who has served on CAMPO's policy board for 14 years.

McCoy said CAMPO asks each member jurisdiction, including Capital Metro, Lone Star Rail District, the Texas Department of Transportation and the Central Texas Regional Mobility Authority, to submit a list of projects for which they plan to have funding available for in 2040.

Williamson County Commissioner Cynthia Long, who sits on CAMPO's policy board, said the long-range plan helps set the direction of what projects will be prioritized and ensures local jurisdictions are respected during the planning process.

"What might be the right thing in Austin might not be the right thing in Cedar Park, Georgetown or Round Rock," she said. "We need to make sure everyone is engaged in the process."

## Funding

CAMPO also has a say in selecting projects for its plan that use federal and state dollars made available through TxDOT.

Hays County Commissioner Will Conley, who serves as CAMPO's policy board chairman, said the county has focused on getting projects shovel-ready when CAMPO solicits projects that could be federally funded.

"Our county has been very aggressive in preparing projects," he said. "It's one of the biggest reasons we've been so successful in landing state and federal dollars."

Biscoe said Travis County has not been as aggressive in securing projects as Hays and Williamson counties.

"Unlike smaller counties, we have not spent money doing design work, right of way acquisition or environmental work on major projects," he said. "State and federal money is spent on shovel-ready projects. That's a hefty investment up front."

Long said local jurisdictions have to be wise in choosing projects to submit to CAMPO to ensure the local funding match will not be burdensome.

"CAMPO ... needs to be sensitive to the fact that local jurisdictions have [funding] plans in place," she said.

Because so many transportation agencies are involved in the process

## CAMPO FAST FACTS



### What it is:

The Capital Area Metropolitan Planning Organization is a federally mandated transportation planning board consisting of city and county representatives from six Central Texas counties, as well transportation officials from Capital Metro, the Texas Department of Transportation, Lone Star Rail and other organizations.

### How it operates:

The 20 voting members of the CAMPO Transportation Policy board meet monthly in Austin to discuss short- and long-term regional transportation plans.

### What it does:

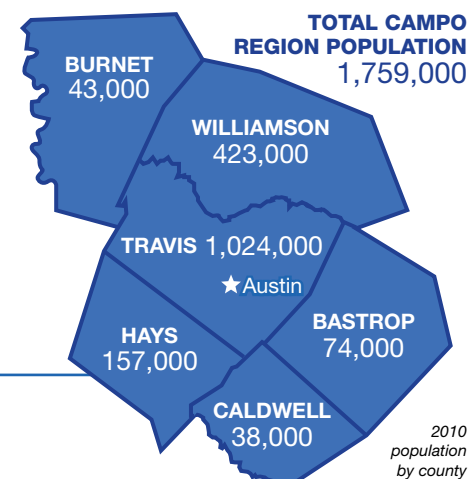
CAMPO officials work to develop long-range regional transportation plans or plans that utilize federal and state funding. Projects include commuter rail, busing, toll roads and highways.

### What is next:

The CAMPO board is soliciting input from elected officials, transportation planners and other regional stakeholders as well as residents as it develops the CAMPO 2040 Regional Transportation Plan. The plan will receive final approval by May 2015.

## GROWING FOOTPRINT

When it was founded in the 1970s, CAMPO's primary focus was in and around the city of Austin. Since then, the organization's area of study has grown to include all of Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties—an area that includes more than 1.75 million residents.



Source: Capital Area Metropolitan Planning Organization

of funding and selecting projects, McCoy said it can be confusing.

"There seems to be so many nuances," she said. "I think the public should know, and they should understand how complex [the process] is and yet in spite of all that we really want to hear from them."

## Public involvement

The CAMPO 2040 plan includes a program that gives residents an opportunity to weigh in on the plan. McCoy said CAMPO has been meeting with residents to ask what challenges they see in their communities. Residents may also submit ideas to the organization's website, [www.campotexas.org](http://www.campotexas.org).

Conley said Hays County reaches out for public input through news

releases, social media and email lists.

"It's important [residents] take those plans and let us know what will be the best path forward, whether that be rail, roads or transit or a combination of any of the above."

McCoy said it is important to hear from residents in all six counties regarding its 2040 plan because different communities have different priorities related to transportation.

"The document itself should reflect what the aspiration of the community is," McCoy said. "We're just the ones that are interpreting that, but if we don't hear from the public, then we can only go on what we hear."

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# Georgia's Naturals

## Business to add health seminars

By Audrey Spencer

**D**arla Carrillo, a certified nutritionist, opened Georgia's Naturals with her husband in March.

The small shop offering organic foods, toiletries and nutrition supplements has had an "outstanding first year," Carrillo said.

"A lot of people come in seeking advice," she said. "They also come in looking for items so they don't have to drive to Round Rock or Austin. ... A lot of inventory is built off customer requests."

Georgia's Naturals hosts massage, ionic foot detox and nutrition consulting by appointment and carries a variety of specialty food items, vitamins, herbs, soaps, snacks and

pet food.

"It makes it easier to work with a client if everything is right here," Carrillo said.

Based on a customer request, Carrillo said she will begin offering classes in January.

She said she hopes to host one-hour informational health seminars each month with different speakers.

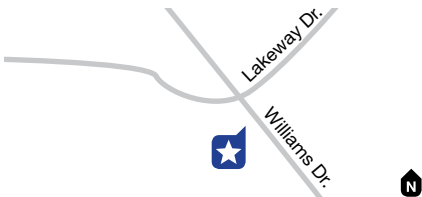
"It's just a way to give more education to the public," Carrillo said. "I have some people lined up to do talks on essential oils, herbs, the whole natural health gamut."

The seminar topics will vary each month depending on the speaker and take place in the evenings at Georgia's Naturals.



Georgia's Naturals owner Darla Carrillo said she plans to add health seminars in 2014.

3010 Williams Drive, Ste. 105  
512-869-8400  
www.georgiasnaturals.com



Vendor Lori Davenport and Ma's owner Elizabeth Sloan stand in part of the store's expanding art gallery.

304 W. Eighth St.  
512-888-4717  
www.mastreasuredfinds.com



# Ma's Treasured Finds & Gifts

## Resale shop plans to open gallery for young artists

By Audrey Spencer

Located just a couple of blocks off the Square, Ma's Treasured Finds & Gifts has plans to convert expansion space acquired in October into a gallery in 2014.

The shop will provide gallery space for high school students and recent graduates to show their artwork, owner Elizabeth Sloane said.

"There's a lot of raw talent in Georgetown, especially coming out of the high school," she said. "We're revamping the entire store to allow space for the gallery."

The resale shop offers a selection of furniture, home decor, clothing and jewelry and rents small spaces to local vendors to showcase their products.

At the beginning of the year, Sloane said vendors would be shifting at the store, with some moving out and new ones moving in.

Since opening in June, the shop has also brought

in Custom Frames by Daniel, which operates inside the store, and Ma's has continued to expand as space has become available.

Kimberly Keller, a former art teacher at Georgetown High School, hosts painting classes at Ma's and said she anticipates the gallery will give her a chance to continue networking with former students and give them real-world experience in a gallery.

"I kept thinking there has to be some way to honor their contribution to our art world," Keller said. "What better way than to self-promote your artwork? Nothing feels as validating as to have someone pay for your artwork."

High school and college-age artists interested in showing and selling their work at Ma's may email Keller at [paintwithme.kimberlykeller@gmail.com](mailto:paintwithme.kimberlykeller@gmail.com).

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## Nancy's Sky Garden

Restaurant owner considers menu expansion

By Audrey Spencer

Nancy's Sky Garden has developed a core of customers that have become like extended family to the staff, owner Nancy Lee said.

Lee opened the restaurant on the fourth floor of Tamiro Plaza in February and designed the menu based on how she saw a diet rich in raw, colorful vegetables benefit her sister, who was diagnosed with colon cancer.

"I was worried about my sister," she said. "I went to visit her [in Korea], and her complexion looked better because of the food she was eating."

Lee said she runs the restaurant with her daughter, Star, and has worked to create a family environment focused on providing fresh food cooked to order.

Dishes such as the Rainbow Salad, an array of vegetables served with sweet potato noodles and chicken salad or tofu, provide an option for diners who are looking to eat healthier. Lee also offers special or seasonal items, such as winter soup, that are not listed on the menu.

During the first few months in business, Lee said signage restrictions posed a challenge to attracting customers; however, regular diners helped build Nancy's Sky Garden customer base through word-of-mouth advertising.

"At the Red Poppy Festival [last year], we were just 3 months old," she said. "A customer found us here, took some menus and handed them out [at the festival]. At

dinnertime we were packed!"

Lee said she is considering options to expand the menu and is considering using only organic vegetables and meats in 2014.

And while Lee and her family are considering opening a second location, continuing to grow business in Georgetown remains the main goal.

"I want to see it packed [in 2014]," Nancy said.



501 S. Austin Ave., fourth floor  
512-554-2060  
www.nancyskygarden.com  
Hours: Mon.-Sat. 11 a.m.-9 p.m., closed Sun.



Owner Nancy Lee said the restaurant is focused on providing fresh Asian cuisine.



Chef Jacob Hilbert opened The Hollow in May offering French cuisine with a modern flair.

## The Hollow

French restaurant offers new cooking classes

By Beth Wade

Since opening his restaurant in May, Chef Jacob Hilbert has focused on using fresh, local ingredients to create a menu featuring modern French cuisine, he said.

"It's been awesome," Jacob said. "We are supported by such a loyal base of people who are just really thrilled we are doing this kind of restaurant here, and it's working."

Each day customers may find themselves looking at a new menu, which often depends on the ingredients available and Jacob's whim, he said.

"I can't stand when the menu isn't reflective of what is actually going on either from a standpoint of product sourcing or technique," Jacob said. "If I get bored with something, I feel like you can see the boredom on the plate, and I can't stand that."

A large percentage of the restaurant's ingredients are sourced locally: About 99 percent of his ingredients are domestic products, about 80 percent of the produce is local and most of the seafood is from the Gulf, he said.

"We are as local as we can be without compromising the quality

of the ingredients," co-owner Lynda Hilbert said.

Jacob said he plans to continue fine-tuning the business and get more involved with the community. The restaurant also added a bar menu and in November added a wine dinner, which is held once a month.

Jacob is also intent on sharing his love of cooking with his customers through cooking classes, which began in October. The classes are held every other Sunday and allow customers a chance to get their hands dirty in the kitchen before sampling their creations.

"Those have been really popular already, which is cool," Jacob said.



708 S. Austin Ave.  
512-868-3300  
www.thehollowrestaurant.com  
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## CALENDAR

## January

**16<sup>17 and 18</sup>** **'Beauty and the Beast'**

Arts Avenue for Kids theater, dance and music studio's 13–18 year-old actors perform the full Broadway production. 7 p.m. (Thu.–Sat.), 2 p.m. (Sat.). \$4 (children age 10 and younger), \$7 (adults). Church of the Nazarene, 4051 E. University Ave. 512-943-2787. [www.artsavenueforkids.com](http://www.artsavenueforkids.com)

**19** **Austin Flute Choir**

Georgetown Public Library hosts the Austin Flute Society. Audience members may come and go or stay for the entire program of classic, folk and popular music. The event is sponsored by the Friends of the Library. 2–4 p.m. Free. 402 W. Eighth St. 512-930-3551. [www.austinfluteclub.com](http://www.austinfluteclub.com)

**20** **MLK Community Dinner**

Southwestern University graduate and trustee Larry Haynes speaks at the annual dinner celebrating Martin Luther King Day in Georgetown. The dinner takes place in the Campus Center ballrooms and follows the university's weeklong MLK celebration theme "Realizing the Dream Across Generations: The Power of Togetherness!" 5:30 p.m. Free (SU students), \$5 (faculty, staff and community). Southwestern University, 1001 E. University Ave. 512-863-1342. [www.southwestern.edu](http://www.southwestern.edu)



Courtesy Richie Laursky

**26** **Print Austin 2014: Print makers reception**

The Georgetown Art Center hosts a reception for the community in the Print Austin 2014 exhibit. Learn about the printmaking process and sample appetizers and drinks at this event. Print Austin 2014 is on display at the art center through Feb. 9. 2–4 p.m. Free. Georgetown Art Center, 816 S. Main St. 512-930-2583. [www.georgetownartcenter.tx.org](http://www.georgetownartcenter.tx.org)

**26** **Benefit concert**

The Sun City Dulcimers present its seventh annual benefit concert for The Caring Place food bank. The program consists of Americana favorites. Monetary (cash or check) or canned food donations are accepted, and the organizers note that The Caring Place is able to obtain more bulk food with monetary donations. 3 p.m. Free. The Worship Place, 811 Sun City Blvd. 512-864-3459. [www.sctxca.org](http://www.sctxca.org)

**31** **Awards banquet**

The Georgetown Chamber of Commerce hosts its annual awards banquet to honor businesses and individuals for their contribution to Georgetown and the chamber.

Purchase tickets by Jan. 24. 6–9 p.m. \$50. Six Flags Ballroom, 2 Texas Drive. 512-930-3535. [www.georgetownchamber.org](http://www.georgetownchamber.org)

## February



Courtesy Georgetown Parks and Recreation

**01** **Cupid's Chase 5K**

The 19th annual Cupid's Chase event includes a Kid's Fun Run, in which participants will receive a T-shirt and goody bag. Runners or walkers in the 5K will start at the corner of Seventh and Main streets and finish at the Bark Park on Holly Street. Proceeds from this race go toward city of Georgetown parks projects. 7:30 a.m. (Kid's Fun Run), 8 a.m. (5K run/walk). \$10 (Kid's Fun Run through Jan. 29), \$15 (Jan. 31 and race day). \$22 (5K through Jan. 29), \$25 (Jan. 31 and race day). Downtown Georgetown. 512-930-8459. [www.cupid.georgetown.org](http://www.cupid.georgetown.org)

**01** **'Out of This World'**

The Austin Civic Orchestra performs with Southwestern University vocalists, featuring the operatic "Intermezzo to Cavalleria Rusticana," three solo arias and "The Planets" by Gustav Holst. Prior to the concert, the orchestra's director and SU's associate professor of physics speak. Telescopes are set up by the Williamson County Astronomy Club for outside use after the concert. 6:30 p.m. (preconcert talk), 7:30 p.m. (concert). Free (children age 18 and younger), \$10 (students, seniors and military), \$12 (adults). Alma Thomas Theater, 1001 E. University Ave. 512-200-2261. [www.austincivorchestra.org](http://www.austincivorchestra.org)

**06 and 7** **Brown Symposium: 'Healing: The Art & Science of Medicine'**

The 36th annual Brown Symposium examines the scientific foundations of the human dimensions of healing and interaction and how both influence medical practices in the 21st century. Speakers, an art exhibit and health fair are included. 9 a.m.–5 p.m. (Thu.), 8:30 a.m.–noon (Fri.). Free. Alma Thomas Fine Arts Center, 1001 E. University Ave. 512-863-1476. [www.southwestern.edu/brownxxxvi](http://www.southwestern.edu/brownxxxvi)

## Online Calendar

Find more or submit Georgetown events at [www.impactnews.com/events/submit.html](http://www.impactnews.com/events/submit.html).

To have Georgetown events considered for the print edition, they must be submitted online by the third Friday of the month.

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## ANNUAL Calendar

**FEB 15 and 16** **Williamson County Gemboree**

The Williamson County Gem and Mineral Society hosts the 44th Gemboree, an exposition of gemstones, fossils, minerals, artifacts, beads and jewelry. All ages are invited to view demonstrations, play games, talk to artisans, craftsmen and dealers and participate in door prize drawings. 10 a.m.–6 p.m. (Sat.), 10 a.m.–5 p.m. (Sun.). Free (children age 5 and younger), \$2 (children ages 6–15), \$3 (adults). Georgetown Community Center, 445 E. Morrow St. 512-930-2768. [www.wcgms.org/Gemboree.html](http://www.wcgms.org/Gemboree.html)

**FEB 23** **Georgetown bridal show**

More than 80 vendors representing florists, photographers and event centers set up at the Georgetown Chamber of Commerce's annual Bridal Show. Guests may stay for wedding seminars and a fashion show. Free. 11 a.m.–3 p.m. East View High School, 4490 E. University Ave. 512-930-3535. [www.georgetownbridalshow.com](http://www.georgetownbridalshow.com)

**MAR 01** **Georgetown Swirl**

Guests can partake in an evening of sampling Texas wines, dining from local restaurants and shopping on the Square. Live music is featured, and participants may also enter to win several groupings out of 200 wines by purchasing Swirl Wine Auction tickets. Proceeds benefit the Main Street Facade & Sign Grant Program and The Williamson Museum. 6–9 p.m. \$35 per ticket. The Square. 512-930-2027. [www.swirl.georgetown.org](http://www.swirl.georgetown.org)



Beth Wade

**APR 25** **26 and 27 Red Poppy Festival**

Georgetown's 15th annual celebration of the red wildflowers that have dotted the landscape of the city for more than 70 years kicks off Friday with a concert and continues with a weekend of events including a parade, car show, children's activities and other festivities. Free. The Square. 512-930-3545. [www.redpoppyfestival.com](http://www.redpoppyfestival.com)

**MAY 29 through June 1** **Festival of the Arts**

The festival offers concerts and talks by nationally recognized musicians

and scholars on a new theme each year. The 2014 "Spanish Fiesta with a French Twist" features Italian guitarists, an English pianist and several local artists. A free concert Saturday at 8 p.m. in San Gabriel Park features the Round Rock Symphony and Georgetown ISD student musicians and will be followed by a fireworks show. Some events require admission; others are free. Various locations. 512-639-0433. [www.gtownfestival.org](http://www.gtownfestival.org)

**JUN 27 and 28** **Williamson County Sheriff's Posse Rodeo**

Sanctioned by the Cowboys Professional Rodeo Association, the 71st Williamson County Sheriff's Posse Rodeo features classic rodeo events and includes some of the top cowboys from throughout the nation. The event also features live music. Free (children age 5 and younger), \$5 (children ages 6–12), \$12 (adults). 7 p.m. (Fri. and Sat.) San Gabriel Park, 415 E. Morrow St. 512-534-0321. [www.georgetownrodeo.com](http://www.georgetownrodeo.com)

**JUL 04** **Sertoma Club's 4th of July Celebration**

Georgetown's Sertoma Club's annual Fourth of July event brings thousands of visitors to the banks of the San Gabriel River. Families may browse vendor booths and participate in games or face painting. The celebration wraps up with a fireworks display over the park at dusk. Free. 11 a.m.–10 p.m. San Gabriel Park, 445 E. Morrow St. [www.georgetownsertoma.org](http://www.georgetownsertoma.org)

**OCT 18** **Chisholm Trail Days**

The Williamson Museum hosts a cowboy breakfast, cattle drive, living history camps and more hands-on activities at the annual Chisholm Trail Days event. Live music performances and children's activities are also included. Free (admission), \$3 (cowboy breakfast). 8 a.m.–1 p.m. San Gabriel Park, 445 E. Morrow St. 512-943-1670. [www.upthechisholmtrail.org](http://www.upthechisholmtrail.org)

**NOV 28** **Lighting of the Square**

Join Williamson County and the city of Georgetown in illuminating thousands of lights strung in trees, across businesses and throughout the Square. Live music and hot chocolate are staples of the event held to welcome the holiday season. Free. 5:30 p.m. The Square. [www.visit.georgetown.org](http://www.visit.georgetown.org)

**DEC 05 and 6** **Christmas Stroll**

Watch a parade, bring children to visit Whoo-Village, enjoy live entertainment and more at Georgetown's 34th annual Christmas Stroll. Arts and crafts vendors are set up for shopping in the decorated Square, and Santa Claus drops by to chat with children. Free. 5–10 p.m. (Fri.), 9 a.m.–8 p.m. (Sat.) Downtown Georgetown. 512-639-8719. [www.thegeorgetownsquare.com](http://www.thegeorgetownsquare.com)



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19	20	21	22 IA 7:30	23	24 GR 7:30	25 GR 7:00
26	27	28	29 SA 7:30	30	31	

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2 OKC 1:00	3	4 OKC 7:30	5	6	7	8 ABB 9:00
9 ABB 6:00	10	11	12	13	14	15 HAM 6:00
16 RCH 2:05	17 TOR 2:00	18	19	20	21 CHA 7:30	22 CHA 7:00

**SATURDAY 02.01**

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## Municipal campus

Continued from I 1

public use, it is likely that it could get developed into buildings with other uses, and we would lose that opportunity.”

### Center plan highlights

Winter said part of the municipal center plan will include an analysis of which city offices should be near each other and the square footage needed for each.

Brewer said the city has a facilities plan that identifies the needs of each department that will be updated during the planning process.

“[We want to make sure] nothing has changed and determine space needs so that when we come up with a solution, we are coming up with a 20-, 30- or 40-year solution and not just a five- or 10-year solution,” Brewer said.

City offices that could be moved include City Hall, located in the former post office at 113 E. Eighth St.; municipal court, located at 101 E. Seventh St.; and some offices at 300 Industrial Ave.

The complex could also include additional green space as well as a festival street that could be shut down for events with little or no effect on nearby businesses, Brewer said.

“Given that there are a lot more events in downtown, having a street that you could close ... we can control that more, and it doesn’t become a nuisance for the business owners,” she said.

Brewer said the area would be ideal for farmers markets and other regularly scheduled similar events, and the city is still determining how that would work and what events would be held there.

The plan also includes additional parking and the possibility of a parking garage.

“Right now [the city’s offices] are pretty decentralized,” City Manager Paul Brandenburg said. “We are looking hard at our facilities ... so we can maximize the highest and best use for those buildings.”

Brewer said City Council could consider selling those properties for commercial use.

“That also might mean ... putting those back on the tax rolls and getting more commercial, retail or some other kind of use,” Brewer said. “Any time we do that, that helps the entire governmental community because you’ve got the city, county and school district all collecting taxes on something that’s not being done now.”

### Community input

Winter & Co. is expected to begin hosting community meetings for public input in March, and the plan could be included in the city’s budgeting process, Brewer said.

“By late summer we could have some options for the council to consider,” she said.

Winter said the final plan would also include options for implementation in phases as well as cost estimates.

“In our refinement we will show interim uses and phased build-out,” he said.

Throughout the 2013 Downtown Master Plan update process, Winter & Co. hosted community forums to garner public opinion and ideas for the downtown. During one of those sessions the team asked community members to give ideas for what

the civic center could include, Winter said.

“We are testing a couple of scenarios that came out of the community’s ideas in the last workshop and making them realistic,” he said.

Winter & Co. created three scenarios and is expected to present more refined ideas when it comes back to City Council, Winter said.

“The final report on the municipal center will still have options,” Winter said. “[We are] developing the plan so the city isn’t painted into a corner with just one idea so that if one item doesn’t work, the whole plan doesn’t work.”

Brewer said as Winter & Co. refines the civic center plan the three scenarios could be restricted to include only city-owned properties.

Find related stories at [impactnews.com](http://impactnews.com). Keyword Search

2013 Downtown Master Plan



## MUNICIPAL CONCEPTS

Plans for a civic center near the public library on Eighth Street could include consolidating some city offices as well as adding parks and open space and are subject to change.

Existing building (to remain)   Municipal space   Commercial space   Plazas  
Mixed-use building   Parking structure   Parks



Source: City of Georgetown, Winter & Co.



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# Williams Drive

Continued from I 1

## Overlay zoning

In 2003, the Williams Drive Special Area Plan Overlay District, which runs from Shannon Lane to Power Road, was created to help the light-commercial uses that had developed along the roadway coexist with the surrounding homes.

The overlay district applied standards set by City Council in 1986 including requiring new developments to have the same appearance and scale as a residential building.

City Council approved a resolution in September to begin the process to remove the overlay district.

“We want to be more consistent with what our future plans

are for the city,” Davila-Quintero said. “The standards in the overlay district were the same as [city standards] in the 1980s. ... A lot has changed in the past 30 years. The market has changed, and our community has evolved.”

The zoning change would allow more offices, including medical facilities, as well as personal services, such as salons and day spas, dance studios and restaurants with some limitations, Davila-Quintero said.

“[The overlay district] established a framework of regulations that required a residential appearance,” Georgetown Planning Director Andrew Spurgin said. “We want it to be a lot better looking than what it is today and hope that whatever happens will tie into [the rest of] Williams Drive

and what is happening to the west [with new developments].”

## Public involvement

In December the city hosted a community meeting to discuss removing the district, which would ease restrictions to property owners wanting to develop their land in the overlay district.

Some residents at the meeting supported removing the district.

“It’s restrictive and doesn’t allow anyone who has the desire to come in and make it a better piece of property with higher taxes for the city,” one property owner said at the meeting. “It’s so restrictive now you can’t do it, and I’ve never understood it from the get-go. ... I think this is a much better proposal than what had been on Williams Drive.”

Others said they were concerned removing the district may cause making any changes to existing developments more difficult; however, Davila-Quintero said anything previously allowed would still be allowed after the change.

“I’ve had several people in this room approach me [questioning] what they could do with their property,” Brandenburg said at the meeting. “This overlay district becomes very cumbersome. I think it’s antiquated in my opinion. ... It made sense at one time.”

The plan to remove the overlay district will be presented to the Planning and Zoning Commission in February and could be considered by City Council in March, she said.

## Williams Drive Gateway

Davila-Quintero said the next phase of Williams Drive’s redevelopment could include redoing the Williams Drive Gateway Redevelopment Master Plan, which was originally written in 2006.

The goal of the redevelopment master plan was to revitalize the area, which had been hampered by poor access, a lack of vision and fragmented property ownership, according to the 2006 document.

“We may start [in 2014],” she said. “Conditions have changed since it was first drafted. [We need to study] what is still applicable today and what we need to do to move forward.”

The document featured a conceptual land use and transportation plan for the approximately 70-acre area, which included the former McCoy Elementary School and properties along the southbound I-35 frontage road.

Davila-Quintero said part of the update could mean redefining the plan’s boundaries and reassessing transportation needs.

“One of the things that is going to help us is the Rivery Boulevard expansion,” she said. “The alignment was approved earlier this year, and the final design has been pushed to the next fiscal year.”

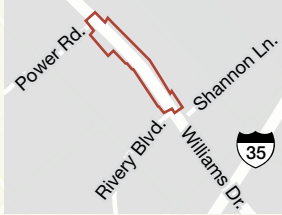
Rivery Boulevard will be extended to Northwest Boulevard and is expected to help ease traffic congestion along Williams Drive—a concern raised by property owners and residents at the overlay public meeting.

“Rivery Boulevard being extended [will help] alleviate that traffic,” Brandenburg said. “Right now one of the problems is all of the traffic is being dumped on Williams Drive, and there is no other east-west road.”

## Williams Drive Special Area Plan Overlay District

The Williams Drive overlay district added a layer of development standards to the area’s base zoning districts, which are primarily residential and office. The area also includes some commercial zoning.

- RESIDENTIAL
- OFFICE
- COMMERCIAL
- OVERLAY DISTRICT



## Williams Drive Special Area Plan Overlay District VERSUS office and residential zoning

	OVERLAY DISTRICT	OFFICE	RESIDENTIAL
PERMITTED USES	Light office, medical office with a special-use permit, single-family residential	Office and related uses; includes medical uses and personal services	Single-family residential or nonresidential uses identified in the unified development code
BUILDING HEIGHT	35 feet; not to exceed 2.5 stories	45 feet	35 feet
STRUCTURE	Single-family residential appearance and scale	Building design standards include building architectural features and compatibility with surrounding buildings	Single-family residential appearance and scale; similarity restrictions



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On the market (December 2013)

Price Range	Number of homes for sale			Average days on the market		
	78626	78628	78633	78626	78628	78633
Less than \$100,000	5	1	-	65	72	-
\$100,000–\$149,999	9	2	1	86	51	107
\$150,000–\$199,999	22	8	7	81	91	92
\$200,000–\$299,999	59	34	32	83	91	69
\$300,000–\$399,999	18	43	31	78	107	81
\$400,000–\$499,999	6	23	23	238	108	108
\$500,000–\$749,999	5	22	18	118	139	121
\$750,000–\$999,999	2	5	1	129	89	39
\$1 million +	1	2	4	84	365	285

Monthly home sales

Month	Number of homes sold			Median price		
	78626	78628	78633	78626	78628	78633
December 2013	20	42	50	\$156,500	\$241,150	\$279,750
December 2012	27	34	62	\$173,000	\$244,200	\$248,698
November 2013	34	42	57	\$156,962	\$254,950	\$248,500
October 2013	29	57	48	\$153,000	\$240,000	\$233,500
September 2013	35	43	54	\$170,000	\$220,000	\$248,500
August 2013	52	67	76	\$174,722	\$273,514	\$245,688
July 2013	45	57	97	\$166,506	\$274,000	\$235,000
June 2013	34	55	66	\$152,750	\$258,000	\$243,000
May 2013	55	57	86	\$165,000	\$272,970	\$268,500

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Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78626	Berry J. Survey	1201 Berry Lane	5br/3ba	\$425,000	3,926	Timothy Heyl	Keller Williams Realty	512-330-1047
78626	Cross Country Estates	2 Igor Sikorsky Cove	3br/2ba	\$425,000	3,018	Nason Hengst	Keller Williams Realty	512-775-7900
78626	East Lynn Addition	1601 Mimosa St.	3br/2ba	\$299,000	2,316	James Wolf	Century 21 HSK & Associates	512-966-0117
78626	East Lynn Addition	1809 E. 16th St.	3br/2ba	\$309,900	2,664	Gabrielle Hanson	ERA Colonial Real Estate	512-925-2116
78626	East Lynn Addition	1603 Pecan St.	4br/2ba	\$275,000	1,944	Annette Montgomery	Century 21 HSK & Associates	512-630-4038
78626	Georgian Place	1024 Quail Valley Drive	4br/2ba	\$149,000	2,864	Edwin Lui	Mars Hill Realty Group	512-554-9594
78626	Indian Creek	50802 Indian Creek Drive	4br/3ba	\$285,000	2,449	Roger Buraimoh	Keller Williams Realty	512-694-3909
78626	Katy Crossing	193 Bastian Lane	3br/2ba	\$194,900	2,152	Greg Young	Keller Williams Realty	512-587-1337
78626	Lord Addition	558 E. 20th St.	3br/1ba	\$83,500	1,040	Carolina Aceituno	Keller Williams Realty–RR	512-217-1218
78626	McShepherd Ranches River Oak	20205 McShepherd Drive	5br/4ba	\$89,900	2,624	Martha Browning	Prudential Texas Realty	512-407-2456
78626	Meadows Georgetown	1006 Meandering Creek Cove	3br/2ba	\$139,900	1,860	Alvin Bolf	Prudential Texas Realty	512-293-2455
78626	Pinnacle	208 Avalanche Ave.	4br/2ba	\$177,500	1,824	Angela Moore	Century 21 HSK & Associates	512-297-5534
78626	Quail Valley	2208 Rifle Bend Drive	4br/3ba	\$110,000	1,137	Alexandra McBrearty	Keller Williams Realty	512-709-5340
78626	Stonehedge	504 Belmont Drive	3br/2ba	\$186,750	2,245	Manuel Arce	Keller Williams Realty	512-296-3274
78626	Teravista Grandview	1416 April Meadows Loop	4br/2ba	\$245,000	2,296	Yolanda Miller	e–Executive Realty	512-740-1873
78626	Teravista	1920 Summit Hill Drive	4br/3ba	\$269,900	2,850	Karen McGrath	J.B. Goodwin, Realtors	512-940-4057
78626	Townhomes at Katy Crossing	1003 Janae Court	3br/2ba	\$125,000	1,144	Glenda DuBose	Keller Williams Realty–GT	512-970-1057
78626	University Park	2314 Howry Drive	3br/2ba	\$151,064	1,399	Marcy Urban	Urban Homes and Land	512-413-5842
78626	University Place Townhomes	1215 Haven Lane, Unit 102	2br/2ba	\$265,000	1,958	Matthew Menard	Keller Williams Realty	512-947-8787
78626	University Place Townhomes	1211 Haven Lane, Unit 102	3br/3ba	\$280,000	2,134	Matthew Menard	Keller Williams Realty	512-947-8787
78626	University Place Townhomes	1215 Haven Lane	3br/2ba	\$320,000	2,451	Matthew Menard	Keller Williams Realty	512-947-8787
78628	Berry Creek	30211 Oak Tree Drive	4br/2ba	\$310,000	2,504	Tony Garrant	Classic Realty	512-779-6744
78628	Berry Creek	30422 Anika Cove	4br/2ba	\$280,000	2,344	Louis Monti	Keller Williams Realty	512-461-9967
78628	Cimarron Hills	106 Birdstone Lane	4br/3ba	\$795,000	4,596	Rita Snyder	Keller Williams Realty–GT	512-468-2867
78628	Enclave	225 Sutton Place	4br/3ba	\$500,000	3,490	Janette Friend-Harrington	Coldwell Banker United Realtors	512-844-3331
78628	Estrella Crossing	3906 Malaga Drive	4br/3ba	\$529,000	3,389	Sheri Salley	Century 21 HSK & Associates	512-966-7595
78628	Falls San Gabriel	2740 Springwood Lane	4br/3ba	\$459,400	3,078	William Kurtz	Century 21 HSK & Associates	512-417-1780

ZIP code guide

78626 East Georgetown  
78628 West Georgetown  
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78628	Georgetown Village	103 Tascate St.	5br/3ba	\$285,793	3,270	April Maki	Sisu Realty & Associates	512-470-7979
78628	Georgetown Village	600 Rosedale Blvd.	3br/2ba	\$281,625	2,500	April Maki	Sisu Realty & Associates	512-470-7979
78628	Middle Gabriel Estate	103 Blue Quail Drive	5br/3ba	\$650,000	4,553	Russell Phillips	Keller Williams Realty—GT	512-698-7877
78628	Oakcrest Estates	413 Ridgecrest Road	5br/3ba	\$350,000	2,951	Wally Wilson	RE/MAX Centx Assoc.	512-659-8690
78628	Parkside at Mayfield Ranch	117 Monahans Drive	4br/3ba	\$404,266	2,927	Kenneth Gezella	Gatehouse Properties	210-837-8423
78628	Reata Trails	107 Thornwood Road	4br/2ba	\$225,000	2,261	Andy Allen	Keller Williams Realty	512-785-0496
78628	Reserve at Berry Creek	5 N. Sarazen Loop	4br/3ba	\$489,000	4,136	Karen Miller	Miller & Associates Realty LLC	512-635-5077
78628	Reserve at Berry Creek	11 Sarazen Loop	5br/3ba	\$410,000	4,209	Judith Copple	Keller Williams Realty—RR	512-864-2500
78628	Reserve at Berry Creek	1527 Shinnecock Hills Drive	5br/3ba	\$475,000	3,500	Wendy Cash	Century 21 HSK & Associates	512-686-3468
78628	Reserve at Berry Creek	105 Sand Hills Cove	5br/4ba	\$469,900	4,321	Wally Wilson	RE/MAX Centx Assoc.	512-659-8690
78628	Sierra Vista	109 Susana Drive	3br/2ba	\$154,900	1,610	Jody Garcia	Keller Williams Realty—GT	512-635-1843
78628	Villages of Berry Creek	30003 Bumble Bee Drive	4br/2ba	\$225,000	2,709	Edwin Lui	Mars Hill Realty Group	512-554-9594
78628	Wood Ranch	306 S. Cassidy Drive	4br/3ba	\$439,965	3,617	Stuart Sutton	RE/MAX 1	512-844-3254
78633	Estates of Westlake	318 Highland Springs Lane	4br/4ba	\$649,500	3,844	Katherine Reedholm	Keller Williams Realty—GT	512-964-3010
78633	Estates of Westlake	608 Marquesa Trail	5br/3ba	\$679,000	4,035	Ashly Wilson	RE/MAX Centx Assoc.	512-508-0623
78633	Fountainwood Estates	332 Allen Circle	4br/3ba	\$485,000	2,982	William Kurtz	Century 21 HSK & Associates	512-417-1780
78633	Georgetown Village	703 Westbury Lane	4br/2ba	\$249,900	2,306	Paula Brent	Century 21 HSK & Associates	512-818-4232
78633	Lake Georgetown Estates	20208 Deer Field Drive	5br/4ba	\$425,000	3,292	Glenda DuBose	Keller Williams Realty—GT	512-970-1057
78633	Mission Oaks	221 Independence Drive	4br/3ba	\$373,900	2,662	Judith Copple	Keller Williams Realty—RR	512-864-2500
78633	Sun City	705 Whispering Wind Drive	2br/2ba	\$265,000	1,717	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	303 Kings Creek Road	2br/2ba	\$220,000	1,465	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	111 Whippoorwill Way	2br/2ba	\$405,000	2,873	Judy Curtis	The Stacy Group	512-422-6550
78633	Sun City	101 Sandpiper Cove	3br/2ba	\$348,500	2,375	Betsy Gallagher	RE/MAX 1	512-431-8265
78633	Sun City	117 Whirlwind Cove	3br/2ba	\$339,000	2,370	James Bartley	The Stacy Group	512-630-1032
78633	Sun City	814 Armstrong Drive	3br/2ba	\$479,900	2,974	Russell Phillips	Keller Williams Realty—GT	512-698-7877
78633	Sun City	400 Deer Meadow Circle	3br/2ba	\$279,900	1,976	Charlotte Hohensee	The Stacy Group	512-868-7248
78633	Sun City	232 Bonham Loop	2br/2ba	\$173,500	1,426	Pokey Delwaide	ERA Colonial Real Estate	512-818-9300
78633	Sun City	103 Hollyberry Lane	2br/2ba	\$224,500	1,654	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	103 Agave Lane	3br/2ba	\$379,000	2,457	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	103 Friendly Circle	2br/2ba	\$369,000	2,470	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	203 Independence Creek Lane	3br/2ba	\$376,000	2,435	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	111 Emory Peak Trail	3br/3ba	\$415,000	2,581	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	109 Lovett Cove	2br/2ba	\$225,000	1,783	Charlotte Hohensee	The Stacy Group	512-868-7248
78633	Sun City	178 Great Frontier Drive	2br/2ba	\$205,000	1,568	Lon Russell	The Stacy Group	512-608-8001
78633	Sun City	502 Dove Hollow Trail	2br/2ba	\$335,000	1,994	Charlotte Hohensee	The Stacy Group	512-868-7248
78633	Woodland Park West	405 Four T Ranch Road	4br/3ba	\$475,000	3,302	Sheri Salley	Century 21 HSK & Associates	512-966-7595
78633	Woodland Park West	106 Cactus Bend Cove	4br/3ba	\$475,000	3,549	Russell Phillips	Keller Williams Realty—GT	512-698-7877
78681	Parkside at Mayfield Ranch	121 Claiborne Lake Lane	4br/3ba	\$377,904	2,926	Jimmy Rado	David Weekley Homes	512-821-8818
78681	Parkside at Mayfield Ranch	124 Claiborne Lake Lane	3br/2ba	\$349,043	2,599	Jimmy Rado	David Weekley Homes	512-821-8818

103 Blue Quail Drive



608 Marquesa Trail



103 Hollyberry Lane



106 Cactus Bend Cove



Residential real estate listings added to the market between 11/12/13 and 01/07/14 were included and provided by the Austin Board of Realtors, [www.abor.com](http://www.abor.com). Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

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