Fire services update technology and build new stations

**BY Mandy Hobby**

The Leander Fire Department knew they needed to prepare for future fire stations, fire fighters and staff when they went from answering 400 calls in 2003 to 1,400 in 2004. The department, along with city staff, began planning the second fire station in the city’s history three years ago and celebrated its opening March 3.

The station located at 1950 W. Crystal Falls Parkway across from Whitestone Ele-

**Update: Leander TOD**

**Developers invest in city’s plan**

**BY CHRISTI SNOW**

All roads—and rail—in western Williamson County seem ready to lead Le- ander and a future of growth.

Nearly a year and a half after Mayor John Cowman first conceived the idea of a transit-oriented development in his city, the project has drawn developers who want to shape that dream, promising to invest mil- lions of dollars into the envisioned urban community. The city projects the TOD will house a population of 30,000, creating a tax base of $2 billion.

"More of the structure is in place that was meant to support the TOD in the first place," Pix Howell, the city’s urban design officer, said. "Developers have been waiting to see the promises are fulfilled."

The TOD concept focuses on creating an environment where residents can live, work and play all within walking distance, while also having easy access to transpor- tation routes to other cities. Originally, the plan for Leander’s TOD centered around projected road projects, such as 183A Toll, the toll road that opened March 3 to the east of US 183.

Capital Metro will also open the corre- lating Leander Park & Ride this Monday, providing a place where commuters can leave their vehicles and travel to areas such as downtown Austin. Bus riders avoid pay- ing the tolls, since buses are exempt from the roadway fees.

Voters in addition approved a commuter rail system, which will sit at the northern edge of the park and ride and run to downtown Austin starting in 2008. "The bigger land developers will try to make the first hit and then the others will come in a steady influx," Howell said. "This is the most critical time. It will set the at- mosphere and scale of the TOD, so we have to be careful."

Howell believes the opening and build- ing of the transportation played an instru- mental role in the initial draw to Leander. It is the reason WY Atlantics, a Dallas-based investors group, purchased 317 acres in the zone for the future Villages of Messina. Rick Castleberry represents WY Atlantics partners Allen Jones and Wyatt Henderson who bought the land, just to the east of where US 183 and 183A Toll merge.

"There is no other place with as good of north-south, east-west roads in the Austin MSA—and they have got the rail," Castle-
When it comes to your heart, every second counts. The team of professionals at St. David’s Heart and Vascular Centers provide the full continuum of cardiac services, allowing our teams to know your heart better than anyone else.

In Central Texas the only certified chest pain emergency centers are located at St. David’s Hospitals. That means faster diagnosis and treatment, with specially trained cardiac personnel and the latest technology to save precious minutes and save your heart.

Know the warning signs of a heart attack:

- Uncomfortable pressure, squeezing, fullness or pain in the center of the chest that lasts more than a few minutes, or that goes away and comes back.
- Discomfort in one or both arms, the back, neck, jaw or stomach.
- Shortness of breath with or without chest discomfort.
- Breaking out in a cold sweat, nausea or lightheadedness.
Importance of shared vision

A few weeks ago I attended the grand opening ceremony for the Austin Community College – Cypress Creek campus expansion. During the ceremony, Leander ISD Superintendent Tom Glenn thanked citizens for having the foresight to approve the bond that helped fund the expansion project. He went on to emphasize the importance that ACC continue to expand into surrounding areas.

As I listened to Glenn’s speech, it struck me that no matter what development is taking place – whether it’s a community college expansion, the opening of new fire stations or a housing development in the transit-oriented development – they all point to the importance of a shared vision among citizens and city leaders to keep Leander and Cedar Park one step ahead of the population growth expected in these communities.

It’s hard to believe that it has already been one year since the launch of the Cedar Park/Leander edition of Impact. Our staff would like to extend a special thanks to the readers and advertisers who have helped make our first year such a success.

Having been raised in Leander, it has been an exciting experience for me to be back in my “neck of the woods” witnessing the transition of these cities.

My trip through Leander and Cedar Park March 3 is a perfect example of how much things have changed. I started the day at the grand opening of Leander’s second fire station, passed by a crowded parking lot at the new H-E-B in Leander, took my inaugural spin on the toll road and found myself sitting at the intersection of 183A and New Hope Road looking over at the hospital.

As we move into our second year, I hope you will continue to contact us with comments or suggestions. If you missed any of the issues from the past year, you can download them from our Web site at www.impactnews.com.

Claire M. Love
General Manager
Named after its seven original investors, 7 Threadz Design Studio opened in The Railyard a little more than two years ago. Owner Jessa Carreon said she and her husband opened the store on time although two of the seven investors backed out at the last minute.

“We invested everything we had into the store, but we weren’t really scared because we had done so much research,” Carreon said. “We knew this corridor was going to explode. We prayed about it and we felt at peace with making the decision to go ahead.”

The corridor Carreon refers to is the US 183/ FM 1431 area that just welcomed a new toll road, 183A Toll, earlier this month. Carreon began researching cities like Georgetown, Cedar Park, Round Rock and the north Austin area in 2002 and decided to locate in Cedar Park because of the rate of growth and the average age of residents.

Carreon’s research was not the only tool she carried with her when planning for her own design studio. She attended two years of design school in Wisconsin, her home state, apprenticed as a seamstress in college and later interned as a designer.

“I learned a lot about what doesn’t work when I worked for other designers,” Carreon said. “I was able to figure out other people’s mistakes so I wouldn’t make them myself.”

Carreon offers home and business design services and works with architects for new home building and material coordination. She specializes in fabric, upholstery, window treatments, slip covers and pillows.

“Everything is custom made and I am flexible with clients’ budget and taste,” Carreon said.

She has always had a passion for creating and has been rearranging people’s houses since she was a little girl. Even when she worked for a cabinet company and a mortgage company before opening 7 Threadz, she could not put down her sewing needles.

“I can’t not create. I love to take resources that clients have or I have and think outside the box to make everything work,” Carreon said. “My favorite thing to do is take really simple fabrics and drape it and later take it down to make a table cloth and then when I am done with that make a small purse.”

Carreon is also working towards getting her interior designer’s license. She plans to take the designer’s test in two years after accumulating 5,000 hours of design service.
Mystic Pharmaceuticals
One of Cedar Park’s research and development centers announced last month they will be expanding their operations to include manufacturing operations for ophthalmic and intranasal drug delivery systems and pharmaceutical products. Mystic Pharmaceuticals, located at 2006 Windy Terrace off Volente Road, specializes in drug delivery technology. For more information, visit www.mysticpharmaceuticals.com.

1890 Ranch Update
1890 Ranch is picking up speed. The development is expected to open next Spring on FM 1431. Endeavor Real Estate Group released the latest master plan that includes new tenants. Along with a SuperTarget, Circuit City, PetSmart and a theater, 1890 Ranch will feature the city’s first Academy Sports & Outdoors and Chick-Fil-A. For more information, visit www.endeavor-re.com.

ACC Grand Opening
Austin Community College’s Cypress Creek Campus, 1555 Cypress Creek Road, celebrated a ribbon cutting for their new building and expansion Feb. 26. The project adds 70,000 sq. ft. of classroom and support space to the campus, more than doubling its size. The new building houses the student welcome center, administration, learning labs, library, computer labs, science labs, faculty offices and classrooms. Visit www.austincc.edu for more information.

Toolbox for Education Grant
Lowe’s Charitable and Educational Foundation awarded a $2,000 Toolbox for Education grant to Knowles Elementary School PTA for playground improvements. Visit www.toolboxforeducation.com for more information.

Relay For Life
The American Cancer Society is looking for volunteers to participate in the Relay For Life of Cedar Park. The event will be April 27 and 28 and volunteers can help sponsor a potato sack race or sign up to raise money by selling popcorn or coffee. For more information, call 919-1970.

New Pluckers Location
Pluckers Wing Factory and Grill will open a new location in May. The restaurant is taking over the old Lone Star Café space near Lakeline Mall. The bar offers wings and sauces, soups, salads, sandwiches, desserts and appetizers. For more information, call 236-9110.

Grooms by Leah
Leah McClendon opened a new pet grooming shop at 1406 US 183. Grooms by Leah offers pet grooming and boarding. She decided to open her own business after working in the pet care industry for three years. For more information, call 528-1718.

Netlibrary
The Cedar Park Public Library subscribed to eAudio books, available through Netlibrary. Patrons may check out downloadable audiobooks and access them from a home computer or MP3 player. The library is subscribing to the adult and Pimsleur language collections. For more information, call 259-5353.

News or questions about Cedar Park? E-mail us at news@impactnews.com.
When Jackie Morris, owner of Leander’s only florist shop A New Leaf, stood at the crossroads between staying a small mom and pop store and expanding to a bigger florist, she opted for the former.

“I stayed small on purpose because of the service to the customers,” Morris said. “I like to take my time on projects and not just mass produce.”

Morris moved A New Leaf from Austin to Leander two months ago in order to be closer to her home in Liberty Hill and to also give the city a local florist.

Even though the shop just opened in Leander, Morris is not new to the business. She bought the store 16 years ago with money she inherited from her mother. She took a new direction in her profession by buying her own business after being a real estate broker for 10 years.

“I had always loved arts and crafts and doing things with my hands,” Morris said. “My mother had always loved flowers, and I knew it would be a creative undertaking.”

Morris’ shop, located in downtown Leander, is part of realtor Sharon Stegall’s building. Morris filled the space with antiques and flower arrangements that make the floral shop an inviting place to plan arrangements for weddings, parties and funerals. She can also special order custom silks.

“Leander is such a friendly place and small-business oriented,” Morris said. “I plan to be here for a while.”

Morris’ experience and custom arrangements are only a part of the service she provides. Any order made in the store can be sent anywhere in the U.S. without an extra fee. She is on the Teleflora board of directors, an organization that offers three to four education designing shows a year. The shows give florists hands-on experience and up to date trends. The March show is in Austin and will feature wedding arrangements.

“People always come in and ask if I am new to the industry because I just opened,” Morris said. “I want people to know that I have been doing this for years and am new to the area and not the business.”

The community will welcome Morris’ experience by hosting a St. Patrick’s Day party to celebrate the holiday and A New Leaf’s 25th birthday tomorrow. Stegall will host the party right outside the shop’s front door with Irish dancers and bagpipes.
Leander High School Craft Show
Leander High School will host its first Craft Market March 31 from 9 a.m. to 5 p.m. at 3301 S. Bagdad Road. Admission is $2 per person and children under 12 are free. There will be more than 80 vendors, food and entertainment. The market will benefit the Leander High School Lions Baseball department. For more information, visit http://lhs.leanderisd.org.

Acting Workshops
The Way Off Broadway Community Players is teaming up with Austin Acting Workshop’s Barry Pinea to offer acting workshops in their theater on Crystal Falls Parkway. The workshops will include extensive monologue and scene work through nine classes. The cost for each session is $250 for WOBCP members and $275 for non-members. Classes will begin April 22 and go through June 24. To register or for more information, visit www.wobcp.org.

Good Times Guide
The Leander Parks & Recreation Department released 2007 Good Times Guide, a 12-page guide to parks and recreation services. The brochure includes locations for all City parks and facilities, local service organizations contact information, recreation program information, a calendar of events, plus information about new parks and trails. Copies of the Good Times Guide can be picked up at City Hall, Leander Public Library or the Crystal Falls Golf Club. For more information contact the Parks & Recreation Department at 259-2640.
Inside look: city fire departments

CONTINUED FROM 1

ready planning for a third station that will break ground this summer at US 183 and Sonny Drive.

“In a town like this that is growing so rapidly, we are always in the process of long range projections,” Williams said. “The third station will help service the growing west side of Leander.”

The station will include a three- to four-story training facility for in-house training. The department currently uses Cedar Park’s facility on East Little Elm.

“It is sometimes hard for people to understand that being safe costs money,” Williams said. “But, we are helping to work through the growth and needs of the city.”

Interoperability

Leander and Cedar Park fire departments are in the process of upgrading their radio technology from analog to digital. Changing to more advanced technology secures interoperability or exchange of information between city and county entities. Cedar Park and Leander will be able to talk with each other, as well as every department in both Williamson and Travis Counties for quicker and easier communication.

Leander will order their new radios this month and receive them in the next two months, while Cedar Park is still in the process of securing a $900,000 grant from the Department of Homeland Security on behalf of Williamson County for the radios.

“A lot of the radios are funded by the taxpayers, but it is always good to seek out and maximize grant opportunities to offset the costs,” Cedar Park Fire Chief Chris Connealy said.

Cedar Park Fire Department

Just as Leander is literally building for its future, Cedar Park is planning for the opening of its fourth fire station in May 2008. Located off Parmer Lane on Church Park Road, the 10,000 sq. ft. station will house one fire engine, an ambulance, a hazardous materials response unit and a brush truck.

According to Connealy, the city is master planned for five stations at build out, but is also focused on maintaining and improving the existing department. Last year the department was named as the EMS First Responder of the Year by the Texas Department of State Health Services based on response times. The department was chosen out of a pool of more than 2,400 Texas departments.

Connealy said the majority of the calls they receive, 71 percent, are emergency medical services calls.

“Fire is just one component of the fire department,” Connealy said. “We are an emergency services provider and all of our firefighters are emergency services technicians.”

Going the Extra Mile

Cedar Park’s fire department implements programs that take their duties to the next level. They have automatic assistant agreements with surrounding fire departments like Jollyville, Sam Bass and Austin so more than just one station is responding to an incident.

“We work to exceed residents’ expectations. We like to go and talk to neighborhoods and schools about what we do,” Connealy said. “We want adults, as well as children, to know what they are investing their tax dollars in.”

Chief Connealy also implements a relationship by objective program that allows firefighters and staff to have a say in the department’s growth and decisions.

“The chief could make all of the decisions if he wanted, but this interaction lets everyone collectively decide how we do things and give the firemen a buy in,” Connealy said.

The department hopes to become accredited by the Commission of Fire Accreditation by meeting all of the criteria of a well-run organization and to improve their insurance service rating from a 3 to a 2, 1 being the highest.

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Cedar Park Landmarks

1. Cypress Creek ACC - 1555 Cypress Creek Road
   - Dividing in size with 70,000 sq. ft. of additional classrooms and support space.

2. Hill Country Flyer
   - Round-trip from Cedar Park to Burnet through the Texas Hill Country. Enjoy lunch and shopping during a layover in Burnet.
   - Operates on an evening schedule in December for Christmas light viewing. For more information, visit www.austintxregional.com.

3. Volente Beach - 16107 FM 2769
   - Water Park at Lake Travis. For more information and to purchase tickets, visit www.volentebeach.com.

4. Cedar Park Landmarks
   - 1555 Cypress Creek Road
   - Dividing in size with 70,000 sq. ft. of additional classrooms and support space.

5. Dinosaur Tracks
   - Follow the narrow trail from the bridge about ¾ mile west for a walk in the footsteps of Leander’s earliest residents. See our July 2006 history feature in the online archives at www.impactnews.com.

6. Library - 1011 S. Bagdad
   - Opened in October and built on land donated by the Mason family. Facility offers up-to-date technology and a coffee shop. Open Mon.-Thurs. 9-8, Fri. – 9-7, Sat. & Sun. 12-6.

7. Mason Home - next to the library
   - Col. C.C. Mason’s family home site, established 1854.

Leander Landmarks

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   - Col. C.C. Mason’s family home site, established 1854.

Road Rules: Riding in Open Beds

Texas Transportation Code § 545.414

(a) A person commits an offense if the person operates an open-bed pickup truck or an open flatbed truck or draws an open flatbed trailer when a child younger than 18 years of age is occupying the bed of the truck or trailer.

(b) An offense under this section is a misdemeanor punishable by a fine of not less than $25 or more than $200.

(c) It is a defense to prosecution under this section that the person was:
   - (1) operating or towing the vehicle in a parade or in an emergency;
   - (2) operating the vehicle to transport farmworkers from one field to another field on a farm-to-market road, ranch-to-market road, or county road outside a municipality;
   - (3) operating the vehicle on a beach;
   - (4) operating a vehicle that is the only vehicle owned or operated by the members of a household; or
   - (5) operating the vehicle in a hayride permitted by the governing body of or a law enforcement agency of each county or municipality in which the hayride will occur.

Alternate Routes

Cedar Park
- US 183 to FM 1431 via New Hope Road

Leander
- US 183 to Bagdad Road via South Street

Happy Kids, Happy Family, Happy Home!

Cedar Park Town Center
- 1,349 to 2,389 Sq. Ft.
- Hike and Bike Trails
- 2 Lakes with Fountains
- Pool and Amenity Center
- Beautifully Landscaped
- Neo Traditional Style
- Priced from the $130s

Benbrook Ranch
- 1,300 to 2,300 Sq. Ft.
- Oversized Homesites
- Award-Winning Schools
- Community Pool
- New Park Next to the Community
- Priced from the $130s

Katrina and Nicky
259-0780/260-8098

Randall and Bob
528-9973
A World of Coverage
Your Insurance. Our Doctors.

We have a brand new policy - Yours. Now you can have access to some of the finest doctors and specialists in America – with your current insurance coverage. In addition to our #1 rated Scott & White Health Plan, we now accept most major insurance plans providing health care coverage across the State of Texas. That is great news for Texans who want to utilize Scott & White’s world-class facilities with their current health insurance. So no matter who has you covered, you’re covered at Scott & White.
Transit-oriented development

CONTINUED FROM |1

Berry said. “We believe in Leander, we believe in the TOD and we’re going to bring a concept that hasn’t been seen here.”

Once the development is finished it will include around 750 residential lots, 45 acres of commercial lots and 70 acres of greenbelt. In line with the TOD vision, the Villages of Messina will create a pedestrian-friendly neighborhood. Ideally, residents will not even need a car, as groceries are delivered to their homes, children attend a walking-distance elementary and the rail station provides an Austin commute.

WY Atlantis will also build High Point Business Center, a 141-acre commercial district with an eastern portion within the TOD. Situated in Leander’s tallest hills, the development will include showroom space and flex buildings.

The projects are not the only ones emerging in the near future. Lance Hughes and his partners have plans for the currently titled Leander Transit Village, which immediately surrounds the north, south and east of the future rail station with US 183 enclosing it to the west. Hughes anticipates an intensely dense area that will open its first homes in Fall 2008, around the same time he expects the rail to come to town.

The project is different from anything else he has seen in Central Texas. In the past, the group of investors helped with building sites including Steiner Ranch and La Frontera. While Hughes knows of around 100 TODs in the U.S., The Domain, a mixed-used development of high-end housing, retail and offices in Northwest Austin, is the most local comparison, he said. However, it does not even match what they envision. He points to Mockingbird Station in Dallas as a better example.

When they are finished, the land will have everything from single-family homes to commercial buildings.

Villages of Messina: Building on the TOD Concept

The mixed-use project will include 317 acres at the northeast corner of the TOD, where US 183 and 183A Toll merge. In line with the TOD philosophy of living, working and playing all within walking distance, the Villages may later expand to an excess of 800 acres with more than 250 acres devoted to commercial use. Broker Rick Castleberry anticipates the project will bring around $700 million to Leander.

“We want to create a true 24-7 environment,” he said. “You can live there and shop there and work there and play there. We want it to be a small city in and of itself.”

Other projects have already made their entrances. H-E-B Plus! opened in February at the western edge of the TOD. Just outside of the TOD, Greg Maphat has 10- to 24-acre tracts of high-end homes he is selling near the H-E-B on FM 2243 called Palomino Heights.

Howell expects accelerated growth for the next five to eight years, which will then slow, eventually finishing in 20 to 30 years. By then, the face of the rural town will have completely changed, if all goes as planned.

“Leander is probably the most forward-looking city I have dealt with,” Hughes said. “I think they will be rewarded in the long-term.”
**Wagon Train to Bagdad**

*by Karen R. Thompson*

Thompson is manager of archives for Williamson County. Her husband’s mother, Frances Mason Thompson, is a descendant of Colonel C.C. Mason.

On his way to the Alamo, David Crockett wrote in a letter home, “I must say, as to what I have seen of Texas, it is the garden spot of the world.”

Beauty aside, the force that led men to Texas in the mid-1800s was not gold and riches, it was land. A first-class headright was a league of land, 4,428 acres.

Newspapers raved about Texas. Families, mostly from the southern states, loaded their wagons and left a note reading “Gone to Texas.”

Of the 58 signers of the Texas Declaration of Independence, 13 were from North and South Carolina. During 1849 and 1850 Col. C. C. Mason and his kinsman, Samuel D. Carothers, began to form an immigrant party bound for Texas.

In a short time 300 people, including slaves, had registered for the journey. Carothers had 11 slaves, and Col. Mason had seven.

Some of the others making the journey to Williamson County were the families: Schooley, Farris, Waddell, Walker, Cashion and Wilson.

Col. Mason had been left a widower in 1848 when his first wife, Margaret Carothers died, but their five children, Alpheus S., 12, Mary Louise, 9, John D., 7, Charles C., 4, and David, 2, made the long trip to Texas. Mason married his first wife’s sister, Mary Jane Carothers, and their two babies, James Neely, age 1, and newborn Margaret, brought the total children to seven. In Texas they had five more children.

Much had to be done to ready for the exodus. Substantial clothing and shoes had to be acquired. Mules were shod. Wagons and harnesses had to be repaired and equipped for carrying water and food.

Col. Mason concluded that each family should equip five wagons and one carriage, or one wagon for every five people. The 100 wagons of the train stretched at least a mile in length.

On Oct. 15, 1851, with loaded wagons, they departed for Texas. Carothers’ teenage daughter, Leanorah, kept an account of activities along the trail. She wrote of an unfortunate accident when they were crossing the Canyfork River in Tennessee a month into the journey. Thomas Cashion and Mr. Bales were shooting ducks, and Cashion shot Bales in the leg and crippled him. At this point they had traveled 400 miles and were into the Blue Ridge Mountains.

As they traveled over the Cumberland Mountains, they encountered some “toll gates.” Due to illness in the family, the Masons stayed in Tennessee while the others continued on.

By June 3, 1852, the primary wagon train reached Hempstead County, Ark. where some of the families decided to stay, plant some crops and send their children to school.

Col. Mason and his family continued, first arriving in Travis County. In 1853, he purchased 1,420 acres in western Williamson County on Brushy Creek.

In Bagdad, Mason operated a store and was a leading force in bringing other businesses to the growing town. He died in 1865. Even today, his tombstone in Bagdad Cemetery is the tallest.

When Leanorah Carothers visited the Mason homestead at Bagdad, she wrote that “it is the prettiest country I ever saw in my life.”

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Colonel C.C. Mason’s tombstone is the tallest in the Bagdad cemetery.
Preston Carlton's roots in the hill country go back to when Texas was a republic. His great-grandfather immigrated from England in 1830 in search of his fortune. He served in the Texas Republic army and received a bounty grant from the Republic for 240 acres of land.

“My great-grandfather Benjamin Levitt found the track of land that he just couldn’t live without and built his home and raised his family,” Carlton said. “It was on a grassy knoll surrounded by three creeks, Long Hollow, Big Sandy and Falls Hollow.”

Levitt added acreage through the years and built a school first called Red Bluff and then Volente for the area children.

Carlton says he has old aerial pictures of the area with a farmer and his mule team in view. However, when Carlton, who turned 70 in February, was three years old, the completion of the Mansfield Dam created Lake Travis, and the home where his grandmother, father and he was born, was covered with water.

Perhaps this early pioneer ancestor spurred Carlton to bring his visions of progress to Cedar Park. To help pay off hospital bills after his mother’s death, he decided to leave the ranching business, go into real estate and set up shop in Cedar Park in 1963.

“I knew in my own mind that this area was going to be developed,” Carlton said. “I wanted to have some influence over how this country was developed. I always thought there should be a road from IH 35 because it is the gateway to the highland lakes,” Carlton said. “You could take that road and go all the way to Lake Buchanan.”

It was with this thought in mind that in 1972, he began approaching the county commissioners and local landowners that there was a need for an east-west road north of RM 620 which would connect US 183 to IH 35.

It is difficult today to imagine Cedar Park without FM 1431, but at that time the only road going west was a gravel road which stopped at CR 185 (where the Holiday Inn Express on FM 1431 is today).

“I knew every property owner between here and IH 35,” he said. “I had a couple of men who worked with me, and we talked all but three of the owners into donating land to the county. The three were small tracks of land and they couldn’t afford to donate the land, so the county bought them.”

The county then approached the Texas Department of Transportation and after a haggle over building a 60 ft. or a 200 ft. right of way, the road construction began. Fifteen years after the efforts began, FM 1431 west of US 183 opened in 1987.

“People sometimes say to me, why Cedar Park, why would you go there?” Carlton said. “But we’re talking about a destination. We’re talking about what makes us great. You’ve got the lakes. You are just a few miles from several places of higher education and hospitals – one new one right along 1431.”
# Fitness Guide

## Restaurants/Smoothies

<table>
<thead>
<tr>
<th>Business</th>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tropical Smoothie Café</td>
<td>14900 Avery Ranch Blvd., Ste B-400 Austin 388-9925</td>
<td><a href="http://www.tropicalsmoothie.com">www.tropicalsmoothie.com</a></td>
<td></td>
</tr>
<tr>
<td>Jungle Juice</td>
<td>2423 S. 183 Cedar Park 219-1963</td>
<td><a href="http://www.junglejuicebar.com">www.junglejuicebar.com</a></td>
<td></td>
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## Fitness Centers

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Tropical Smoothie Café</td>
<td>14900 Avery Ranch Blvd., Ste B-400 Austin 388-9925</td>
<td>528-9010 <a href="http://www.tropicalsmoothie.com">www.tropicalsmoothie.com</a></td>
<td></td>
</tr>
<tr>
<td>Ladies Workout Express of Leander</td>
<td>202 W. South Street Leander 259-8606</td>
<td><a href="http://www.ladiesworkoutexpress.com">www.ladiesworkoutexpress.com</a></td>
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<tr>
<td>Ladies Workout Express</td>
<td>1050 N. Lakeline Blvd. Cedar Park 249-6556</td>
<td><a href="http://www.ladiesworkoutexpress.com">www.ladiesworkoutexpress.com</a></td>
<td></td>
</tr>
<tr>
<td>Cypress Creek Fitness for Women</td>
<td>1540 Cypress Creek Road Cedar Park 535-2791</td>
<td><a href="http://www.ccfitness.biz">www.ccfitness.biz</a></td>
<td></td>
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<tr>
<td>Fitness 19</td>
<td>14900 Avery Ranch Blvd. Austin 388-1911</td>
<td><a href="http://www.fitness19.com">www.fitness19.com</a></td>
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<tr>
<td>Fitness 19</td>
<td>2051 Cypress Creek Road Cedar Park 249-6030</td>
<td><a href="http://www.fitness19.com">www.fitness19.com</a></td>
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<tr>
<td>Gold’s Gym</td>
<td>13945 N. US 183 Austin 219-9338</td>
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<tr>
<td>Lifetime Fitness</td>
<td>13725 N. RM 620 Austin 219-0909</td>
<td><a href="http://www.lifetimefitness.com">www.lifetimefitness.com</a></td>
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<tr>
<td>Anytime Fitness</td>
<td>2880 S. Bagdad Leander 260-9977</td>
<td><a href="http://www.anytimefitness.com">www.anytimefitness.com</a></td>
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</tr>
<tr>
<td>JTS Services</td>
<td>800 Mountain Ridge Drive Leander 260-3159</td>
<td>336-5050 <a href="http://www.jtservices.com">www.jtservices.com</a></td>
<td></td>
</tr>
<tr>
<td>ATA Black Belt Academy</td>
<td>10960 E. Crystal Falls Parkway Leander 260-2821</td>
<td><a href="http://www.atablackbeltacademy.com">www.atablackbeltacademy.com</a></td>
<td></td>
</tr>
<tr>
<td>Austin Okinawan Karate</td>
<td>1504 Gething Drive Cedar Park 260-0453</td>
<td><a href="http://www.togkf.org">www.togkf.org</a></td>
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<tr>
<td>HK Taekwondo</td>
<td>1001 Crystal Falls Blvd. Cedar Park 260-0606</td>
<td>335-1890 <a href="http://www.tsdacademy.com">www.tsdacademy.com</a></td>
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</tr>
<tr>
<td>Shaolin Do Kung Fu</td>
<td>715 Discovery Blvd. Cedar Park 260-3499</td>
<td><a href="http://www.texaskungfu.com">www.texaskungfu.com</a></td>
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<tr>
<td>Culin Karate Center</td>
<td>2000 Cypress Creek Blvd., Ste #126 Cedar Park 336-5050</td>
<td><a href="http://www.culinkaratecenter.com">www.culinkaratecenter.com</a></td>
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<tr>
<td>North Austin Taekwondo</td>
<td>2004 Sun Chase Blvd. Cedar Park 331-5726</td>
<td><a href="http://www.nataekwondo.com">www.nataekwondo.com</a></td>
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<tr>
<td>Dragonheart Karate</td>
<td>200 S. Bell Blvd., Ste F4 Cedar Park 918-8912</td>
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<tr>
<td>Tang Soo Do Academy</td>
<td>1525 Cypress Creek Rd., Ste D Cedar Park 335-1890</td>
<td><a href="http://www.tangsooacademy.com">www.tangsooacademy.com</a></td>
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## Health and Diet Foods Retail

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<tr>
<td>Divine Light Massage and Herbal Center</td>
<td>601 E. Whitestone Blvd. Ste 210 Cedar Park 528-9728</td>
<td><a href="http://www.divineherbal.com">www.divineherbal.com</a></td>
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<tr>
<td>General Nutrition Centers (GNC)</td>
<td>11200 Lakeline Mall Blvd. Cedar Park 918-2508</td>
<td><a href="http://www.gnc.com">www.gnc.com</a></td>
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<tr>
<td>Sports Authority</td>
<td>11301 Lakeline Blvd. Austin 331-4982</td>
<td><a href="http://www.sportsauthority.com">www.sportsauthority.com</a></td>
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<tr>
<td>Play It Again Sports</td>
<td>200 Buttercup Creek Blvd., Ste 109 Cedar Park 331-9739</td>
<td>259-6444 <a href="http://www.playitagain.com">www.playitagain.com</a></td>
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<tr>
<td>Dan’s Advantage</td>
<td>3005 CR 175 Leander 257-3783</td>
<td>281-9517 <a href="http://www.dansadvantage.com">www.dansadvantage.com</a></td>
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<tr>
<td>Chants and Cheers</td>
<td>601 E. Whitestone Blvd. Cedar Park 733-7716</td>
<td>260-9797 <a href="http://www.chantasandcheers.com">www.chantasandcheers.com</a></td>
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<tr>
<td>American Sports Products Group</td>
<td>1001 Cypress Creek Road Cedar Park 659-9766</td>
<td>259-6444 <a href="http://www.american.com">www.american.com</a></td>
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## Swimming

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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Elizabeth Milburn Pool</td>
<td>1901 S. Bagdad Road, Ste B Leander 260-9797</td>
<td>200-0345 <a href="http://www.elizabethmilburnpool.com">www.elizabethmilburnpool.com</a></td>
<td></td>
</tr>
<tr>
<td>City of Leander Swimming Pool</td>
<td>601 S. Bagdad Road Leander 260-9797</td>
<td>200-0345 <a href="http://www.cityofleanderswimmingpool.com">www.cityofleanderswimmingpool.com</a></td>
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## Dance and Yoga

<table>
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<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
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<tbody>
<tr>
<td>Julianna’s Performing Arts Studio</td>
<td>1900 S. Bagdad Road, Ste B Leander 260-1972</td>
<td>200-0345 <a href="http://www.juliannasperformingartsstudio.com">www.juliannasperformingartsstudio.com</a></td>
<td></td>
</tr>
<tr>
<td>Dance Emotions</td>
<td>200 Buttercup Creek Blvd. Cedar Park 401-0043</td>
<td>200-0345 <a href="http://www.danceemotions.com">www.danceemotions.com</a></td>
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## Golf/Tennis

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<th>Name</th>
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<tbody>
<tr>
<td>Crystal Falls Golf Course</td>
<td>3400 Crystal Falls Parkway Leander 259-5855</td>
<td>200-0345 <a href="http://www.crystalfallsgolfcourse.com">www.crystalfallsgolfcourse.com</a></td>
<td></td>
</tr>
<tr>
<td>Averry Ranch</td>
<td>10500 Avery Blvd. Austin 248-2442</td>
<td>200-0345 <a href="http://www.averryranchgolf.com">www.averryranchgolf.com</a></td>
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## Martial Arts

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<tbody>
<tr>
<td>High Tech Gymnastics</td>
<td>901 Oakwood Drive Leander 259-4913</td>
<td>200-0345 <a href="http://www.hightechgymnastics.com">www.hightechgymnastics.com</a></td>
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## Dance

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<tbody>
<tr>
<td>Balanced Body Yoga &amp; Wellness</td>
<td>715 Discovery Blvd., Ste 409 Cedar Park 848-0780</td>
<td><a href="http://www.balancedbody.com">www.balancedbody.com</a></td>
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## Tennis

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<td>200-0345 <a href="http://www.averryranchgolf.com">www.averryranchgolf.com</a></td>
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</tbody>
</table>

## Contact Information

- **Fitness Guide**: MARCH 2007
- **Fitness Guide**: She should also include contact information for various fitness centers, restaurants, and other wellness-related businesses in the area.
Exercise is necessary for leading a healthy lifestyle.

Benefits of maintaining a healthy lifestyle:
- Reduces your risk of heart disease, high blood pressure, osteoporosis, diabetes and obesity.
- Keeps joints, tendons and ligaments flexible so it’s easier to move around.
- Reduces some of the effects of aging.
- Contributes to your mental well-being and helps treat depression.
- Helps relieve stress and anxiety.
- Increases your energy and endurance.
- Helps you sleep better.
- Helps you maintain a normal weight by increasing your metabolism (the rate you burn calories).

Easy ways to sneak exercise into busy schedules:
- Take the stairs instead of the elevator.
- Go for a walk during coffee break or lunch.
- Walk all or part of the way to work.
- Do housework at a fast pace.
- Ride leftovers or other yard work.

Sticking with exercise programs:
- Choose something you like to do.
- Get a partner.
- Stick to a regular time every day.
- Sign a contract committing yourself to exercise.
- Put “exercise appointments” on your calendar.
- Keep a daily log or diary of your activities.
- Check your progress. Can you walk a certain distance faster now than when you began? Or is your heart rate slower now?
- Ask your doctor to write a prescription for your exercise program, such as what type of exercise to do, how often to exercise and for how long.
- Think about joining a health club. The cost gives some people an incentive to exercise regularly.

Restaurant tips:
- Ask for sauces and salad dressings on the side and use them sparingly.
- Use salad and mustard instead of mayonnaise or oil.
- Order baked, broiled, or grilled (not fried) lean meats including turkey, chicken, seafood or sirloin steak.
- Use salsa and mustard instead of mayonnaise or oil.
- Ask for sauces and salad dressings on the side and use them sparingly.
- Increases your energy and endurance.
- Helps you sleep better.
- Helps you maintain a normal weight by increasing your metabolism (the rate you burn calories).

Offers:
- Ladies Workout Express caters to women of all shapes, sizes, ages and fitness levels. It offers an interval circuit-training program that provides a full strength and aerobic workout in 30 minutes. The program speeds metabolism, burns fat and aids in weight loss.

ONE FREE LESSON
WITH A PROFESSIONAL FITNESS INSTRUCTOR
OFFER VALID WITH PURCHASE OF CLUB MEMBERSHIP

ONE FREE WEEK
AT FITNESS 19 CEDAR PARK
THIS PASS IS GOOD FOR ONE FREE WEEK.
PRESENT THIS PASS AT FRONT DESK
FREE WEEK PASS EXPIRES MARCH 31, 2007
The proposed environmental testing for Elementary #19, recently named Grandview Hills Elementary, will be completed with results ready to present at a public meeting March 26.

The site is set to be in a former research and development facility that has caused concern for parents in the district.

“We are gathering more information that will help ease parent’s concerns with the site,” Susan Litherland, vice president of Weston Solutions, said.

At a public meeting Feb.19, Weston Solutions, an environmental testing firm hired by Leander ISD, announced its plans to test the site.

The buildings, formerly owned by SA-SOL North America Inc., were designed for safe chemical use and no chemicals were manufactured on the site, according to research gathered by Weston Solutions.

The agenda set forth by Weston includes a test of all surfaces, air and soil in and under the slab, along with a testing of all porous materials including insulation and sheetrock. Most sheetrock and insulation was removed during the demolition of the building except in the library stairwell and the electric room which contained no chemicals during the company’s use of the building.

“While it is true that we may never know exactly every chemical ever on the property, just like you may never know all the chemicals you have under your sink,” Litherland said, “What we do know from records and what they did, is the types of chemicals that were used.”

The site which was home to a lighting research firm, offices and a livestock DNA research firm was purchased by the district in September 2006. The next phase of testing will test for volatile, semi-volatile and metals in the air, soil and surfaces in and around the building.

The district will allow parents to choose to send their children to a different elementary school and is busy working on a contingency plan if the testing determines the school site unsafe.

The plans for the land also include the use of several satellite buildings for district offices. These buildings will also be tested but not as stringently as the school building. The project also includes ball fields and play areas, as well as several retention ponds.
RESIDENTIAL REAL ESTATE REPORT

Cedar Park & Leander MLS Area

On The Market

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<tr>
<th>Price Range</th>
<th># of Homes for Sale</th>
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<td>$150 - $199.9k</td>
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<td>$1 Million +</td>
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Area HOMES

January 1, 2006 – December 31, 2006

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<th># SOLD</th>
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<td>$1 Million +</td>
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Monthly Home Sales

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<tr>
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<td>January 2006</td>
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<td>December 2006</td>
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<td>November 2006</td>
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KeyStats

+$19,630  Change in avg. selling price over last year
-48      Change in homes on the market since last month
-21      Change in number of homes sold over last year

Data provided by Alamo Title Company (www.alamotitle-austin.com)

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(512) 255-2500

2. Dell
549 Louis Henna Blvd.
(512) 218-3919

3. Cedar Park
1901 Bagdad Road
(512) 259-2443

4. Brushy Creek
7509 O'Connor Dr
(512) 246-6010

5. Pflugerville
1600 West Pecan (FM 1825)
(512) 251-7889
Commercial Development

C1  Development 2000 is planning to break ground on the Gateway at Leander shopping center in July. Lowe’s Home Improvement will be located on the south end of the development with a 150,000 sq. ft. store. There will also be 88,000 sq. ft. of space for a large-scale retailer at the north end of the development, seven pad sites and 100,000 sq. ft. of in-line retail. Construction of the shopping center is expected to be complete in fall or winter 2008.

C2  Construction on the Oaks at Crystal Falls, a 24,000 sq. ft. medical/professional office condominium development, began last summer. Construction on the first four buildings is almost complete. A timeline for the remaining nine buildings is unavailable. A full service physical therapy office is under contract for approximately 1,600 sq. ft. of office space. No other tenants are under contract at this time. For more information, contact Doug DeVine with PREMAS Commercial Realty at 657-0831.

C3  Leander Orthodontics opened March 5 and offers basic orthodontics for children and adults, including Invisalign. For more information, call 260-5300 or visit www.leanderorthodontics.com.

C4  Leander Physical Therapy will open in June. There are two additional 750 sq. ft. office spaces available for lease in the building. For more information, contact Nancy Coldicott at 626-7217.

C5  The Commons at Crystal Falls is a multi-phased development that currently includes Walgreens and the Crystal Falls Center. The long-term plans for the development include two to three additional buildings, but no timeline has been established. The Crystal Falls Center began leasing in October and offers space from 1,300 to 5,000 sq. ft. The center will be home to Como’s Italian Restaurant, which plans to celebrate a grand opening on April 23. Talisman Group, Inc. is currently in negotiations with several other prospective tenants, but no details can be released at this time. For more information, contact Brenda Staples with Talisman Group, Inc. at 418-4472.

C6  The Commons at Crystal Falls is a multi-phased development that currently includes Walgreens and the Crystal Falls Center. The long-term plans for the development include two to three additional buildings, but no timeline has been established. The Crystal Falls Center began leasing in October and offers space from 1,300 to 5,000 sq. ft. The center will be home to Como’s Italian Restaurant, which plans to celebrate a grand opening on April 23. Talisman Group, Inc. is currently in negotiations with several other prospective tenants, but no details can be released at this time. For more information, contact Brenda Staples with Talisman Group, Inc. at 418-4472.

C7  The Commons at Crystal Falls is a multi-phased development that currently includes Walgreens and the Crystal Falls Center. The long-term plans for the development include two to three additional buildings, but no timeline has been established. The Crystal Falls Center began leasing in October and offers space from 1,300 to 5,000 sq. ft. The center will be home to Como’s Italian Restaurant, which plans to celebrate a grand opening on April 23. Talisman Group, Inc. is currently in negotiations with several other prospective tenants, but no details can be released at this time. For more information, contact Brenda Staples with Talisman Group, Inc. at 418-4472.
The Cedar Park Chamber of Commerce celebrated their annual banquet Feb. 24 at the Sendero Springs Event Center in Liberty Hill.

The event themed, “Meet Me at the Fair” featured a shrimp boil, fajitas, live and silent auctions and carnival games. Aside from the festivities, the Chamber recognized local businesses that made a significant contribution to the city of Cedar Park over the past year.

Outgoing Chairman of the Board Dr. Oliver Lou presented the awards and handed over his title to incoming Chairman Jerry Rose.

“We had a record number of people attend,” Chamber President Harold Dean said. “There was lots of comraderie and awards given to deserving people.”

Chamber Awards

- Citizen of the Year - Judge Edna Staudt
- Small Business of the Year - Simply Irresistible
- Community Service Award - Austin Community College
- Chairman’s Award of Excellence - Puryear Photography & Anytime Communications
- Volunteer of the Year - Jack Grafius
- Large Business of the Year - Main Event
- Sponsor of the Year - State Farm, David Schara
- Chamber Partner Awards - Leander ISD, City of Cedar Park, Hill Country Bible Church
- Ambassador Life Award - Phil Duprey
- President’s Gavel Award - Angela Martin
- Outgoing Board Director - Barbara Shaffer
- Outgoing Board Director - Richard Coonce

We invite you to join with almost 700 other businesses as a member of the Cedar Park Chamber of Commerce.

The mission of the Cedar Park Chamber of Commerce is to strengthen and improve the Cedar Park business community in order to promote the economic well-being of all citizens.”
Buy Local…Build a Community

What is the Chamber of Commerce?

- A voluntary organization of citizens investing their time and money in a community development program – working together to improve the economic, civic, and cultural well-being of the area.
- A service institution and an action organization, providing a medium through which people can take effective action for the progress of the community.
- A close-knit organization in which members support each other's businesses.

What does the Chamber of Commerce do?

- Helps to create job opportunities through stimulation of industrial and commercial growth.
- Seeks the improvement of community facilities: streets, highways, parks and schools.
- Brings conventions, sales meetings and other gatherings to the city.
- Encourages expansion programs and modernization for established firms.
- Carries the opinions of its members to city, state, and nationally elected officials, as well as monitors legislative issues that impact the business community. Chambers' affiliation lends their business credibility.
- Carries a reputation of being a leader of business integrity in the community, and everyone's affiliation lends their business credibility.

Why should you join?

- The Chamber can't carry out its broad program of work to protect and advance business without personal and financial support.
- You have a business at stake in the community which can be best safeguarded by working with others through the Chamber to protect and advance all businesses.
- It makes good sense! Chamber membership gives you networking, exposure, and the ability to create impact for yourself and your business – all in one smart business decision.

We invite you to join with almost 700 companies as a member of the Cedar Park Chamber of Commerce.
One-woman show evolves into fine arts academy

by Katherine Kennedy

The Leander Cedar Park Fine Arts Academy is growing rapidly and searching for a larger building for its expected expansion. What started as one woman teaching private lessons after Sunday School 15 years ago has grown into an academy offering four fine arts categories – music, art, dance and theater - together in one location.

Mary Ann Hetrick, founder and instructor, discovered the need for fine arts classes, rather than just private lessons. She moved into the current location on Buttercup Creek to teach four categories of fine arts, and started the LCPFAA in 2005.

“We provide a safe place. Parents trust our instructors and our method of teaching.” Hetrick said. “The school district adds 2,500 students per year, and Leander is the fifth fastest growing city. Our business is growing fast and furious.”

LCPFAA offers a wide variety of classes to students from age two through adulthood. It offers a fun and friendly atmosphere for students to explore relationships between ideas and objects.

“Our instructors are professional, talented and educated. We are bringing culture together. We are here for people to enjoy and be educated in the arts,” Hetrick said.

“We provide a safe place. Parents trust our instructors and our method of teaching.”

The Academy teaches beyond the fine arts curriculum of the school district by providing focused learning on one topic. The instructors believe the arts are integral to every person’s daily life.

“The arts appeal to the creative side of the brain. Students gain a sense of accomplishment by coming here because of our systematic way of teaching,” Hetrick said. “We offer a merit program, similar to the Boy Scouts, in which students earn badges for accomplishments including recitals, increasing book levels, practicing during the semester and art exhibits. This is an incentive for the students, and it takes the push away from practice so students want to practice.”

LCPFAA reaches out to home-school families who feel there is a gap in the curriculum and want to add fine arts to their studies. The Academy insists learning the arts will teach self-discipline, reinforce self-esteem and foster the thinking skills and creativity so valued in the workplace.

“Home-school programs offer the academic side (science, English and math), but for fine arts, they have to go to places like the Zachary Scott Theater downtown,” Hetrick said. “We are offering a fine arts combination that would be easily accessible for home school children and parents who teach.”

“We are currently looking for a larger space to expand our Academy,” Hetrick said.

People who want to donate can visit the Web site.

Upcoming Events:

- Community Folk Night. Every second and fourth Wednesday of the month, 6:30 – 8:30 p.m.
- Free classes in Mountain Dulcimer and Mandolin, 6:00 pm. Community Jam Session, 7:00 pm. Classes will be offered for guitar, banjo, dobro, upright bass, mandolin, fiddle, singers, pickers and spectators.
- Irish Tune Session. Every first, third and fifth Friday of the month, 6:30 – 8:30 p.m.
- Celtic music and Tex-Mex food
- Kid’s Movie Night fundraiser. Saturday, March 17, 6:30 – 10:30 p.m. $20 per child, $2 sibling discount
- Parent’s Night Out. Saturday, March 17, 6:30 – 10:30 p.m.
- Summer Camps which offer music and art lessons, ceramics and quilting workshops and a girls modesty camp
Down-home café combines comfort and cuisine
by Deb Arnold

When Lauralee Courtney left her job at Dell to start a restaurant, her lifelong vision became a reality – all but the name, that is.

“My husband and I always knew we wanted to have a business of our own,” Lauralee said. “I had a vision of a restaurant that would serve good, southern home-cooking with a friendly atmosphere and we’d call it Apron Strings.” Lauralee and her husband, Joe, have lived in Leander for 14 years and were patrons of Café Latte while it was under previous ownership.

“I was part of a ladies group that met here and one day the pastor told me that the restaurant was for sale,” Lauralee said. “So we prayerfully thought about it and asked for guidance.”

Another offer for the restaurant was on the table, but it fell through, so the Courtneys made their move. They bought Café Latte in November 2005 and have owned and operated it ever since.

We decided to stop in on a Saturday morning to enjoy a tasty breakfast in the café which has a bright, comfortable down-home atmosphere. Orders are placed at the counter and then you seat yourself at a booth or table. There are magazines and newspapers available to browse as you await your meal.

My order of bacon, scrambled eggs, and whole-grain toast arrived piping hot and well-prepared ($4.00). We also tried the big fluffy biscuits covered in sausage gravy ($3.50). It was worth going back for seconds.

Their breakfast tacos consist of fresh and tender flour tortillas generously stuffed with your choice of bacon, sausage, potato, egg and cheese ($1.80 three ingredients, $2.00 four ingredients). We chose the scrambled eggs, sausage, and cheese. The accompanying salsa had an authentic, tasty flavor adding just the right spice to the tacos.

As would be expected with a name that includes latte, there was a large selection of coffees and tea to accompany our meal. I chose a Vanilla Chai Tea Latte, smooth and tasty with a subtle undertone of vanilla and spice ($3.00). The coffee, just plain, unadulterated java, filled the cafe with its “wake up and get going” aroma ($1.00). The menu also offers a variety of espresso drinks including cappuccinos, lattes and mochas.

Lauralee says the food, her loyal following of customers and the atmosphere are what make her restaurant unique.

“It’s very near to my heart for people to come in and feel welcome, relaxed and be able to spend time with their family,” Lauralee said. “We truly care about our customers.”

DAILY HOT LUNCH SPECIALS
Monday: Meatloaf, potatoes, green beans and roll
Tuesday: Chicken tortilla soup, rice, onions, avocados, cheese, tortillas
Wednesday: Pot roast, potatoes, carrots, and roll
Thursday: Chicken tortilla soup, rice, onions, avocados, cheese, tortillas & lime
Friday: Chef’s choice

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Live, work and play at La Frontera
Round Rock prepares for first mixed-use development in 2008

BY MANDY HOBBY

For those who thought the center of La Frontera in Round Rock was still a grassy knoll, think again. North American Properties received city approval and closed on the purchase of nine acres in December, and broke ground on the site for a four-story town center last month.

La Frontera Square, located east of the Marriott Hotel at Hesters Crossing and La Frontera Boulevard, will feature 349 luxury apartments atop 45,000 sq. ft. of retail, restaurant and office space. According to Mike Pacillo, NAP principal, the office space and patio seating at the restaurants will overlook The Green, the park adjacent to the center.

The First of its Kind

The first phase is expected to be complete by the middle of next year, with the final phase opening in Spring 2009. Even with completion more than two years away, Don Martin, La Frontera co-developer, looks forward to Round Rock’s first vertical, mixed-use development.

“When La Frontera was originally master-planned seven years ago, there were not any developers doing vertical, mixed-use in the suburban markets in Texas,” Martin said. “Now that has changed, and we targeted this site to try and find a developer like NAP. We are excited about what they are building.”

Martin expects Austin and surrounding cities like Round Rock and Pflugerville will begin seeing more of these kinds of projects because of high demand.

Location, Location, Location

The Square, visible from IH 35 and Toll 45, will be the focal point of La Frontera. “In some cases, workers in the area buildings can choose to live in the residential units creating a situation where they can live, work and shop and not have to use their cars to commute to work every day,” Martin said.

Competition’s Concerns

Two neighboring apartment complexes, Lakeside and Enclave Apartments, voiced their concerns about the zoning changes through their attorney at a December city council meeting. Ruben Barrera with Bracewell & Giuliani, LLP spoke to the council about the legalities of rezoning the property from one kind of planned unit development to another which would allow more dense development. However, Martin assured the council all other tenants were in favor of the plan and the rezoning passed.

ABRIDGED STORIES FROM OUR RECENT ROUND ROCK/PFLUGERVILLE AND NORTHWEST AUSTIN PUBLICATIONS
Downtown living moves north
Upscale shops and urban living replace landmark

By Rachel Youens

To shoppers, the Domain means trying on rings at Tiffany’s. To Endeavor Real Estate, the Domain means defining the urban Austin lifestyle for the next 100 years.

As the city has expanded, northwest Austin has largely been regarded as a suburb, but recently new attention has been focused on the area. When the Domain opened March 9, it created a new model for Austin growth.

“Endeavor envisioned the Domain as a dense, urban, transit-oriented development, with a vertical mixed-use element,” said Chad Marsh, Endeavor Principal in charge of the Domain. “It will take a lot of cars off the roads and have all the things people want close by.”

The Domain Lineup
Retail and restaurant tenants

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<td>Ruehl</td>
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<td>Spa Reception</td>
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<td>7</td>
<td>Apple</td>
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<td>8</td>
<td>Victoria’s Secret</td>
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<td>9</td>
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<td>Bailey Banks &amp; Biddle</td>
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<td>60</td>
<td>LVMH</td>
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Chris Connealy

After serving as fire chief in one of the fourth largest fire departments in the U.S., Cedar Park Fire Chief Chris Connealy moved from Houston to Cedar Park to be able to spend more time with his teenage sons. He also loved the positive and energetic attitude of Cedar Park firefighters and city staff.

“There are not many opportunities to go to a department starting from the beginning,” Connealy said. “I always loved this area and the people. It was a good fit for me and my family, and I couldn’t ask for anything more.”

Q. How did you become fire chief of Cedar Park?
A. I have 28 years of experience in the fire service. I began as a suppression fire fighter and was an engineer operator, emergency medical technician, suppression officer, assistant fire chief and fire chief in Houston. I decided to move here to Cedar Park three years ago and become the fire chief here because of the area, the residents and the growing department.

Q. What are the duties for the fire chief?
A. I do mostly administrative tasks, long-range planning, meetings, tend to budgetary issues and serve on numerous boards and committees. I am also a big believer in being out there in the fire stations and checking in with all the fire fighters. I use the task of collecting the mail to get to meet with all the guys and see how they are doing.

Q. How is the department meeting the needs of the community?
A. We are building another fire station and have plans for five total by the time we are built out. We are working to establish a technical rescue team and to be the best fire department in the American Fire Service. We are also seeking accreditation and walking the talk of being a good department.

Q. What does the future hold for the Cedar Park fire department?
A. The future looks bright for us. Our primary focus is training at the training facility on East Little Elm. It is a dangerous profession and fire fighter safety is important. Issues that improve fire safety are our number one focus. We are also in the process of building a fourth station and taking a leadership role in county and regional activities.

Education: Bachelor of Arts, emphasis in Fire Administration, Western Illinois University; Masters of Science in Executive Fire Service Leadership, Grand Canyon University
Family: two teenage sons
Contact Information: 247-8317; connealy@cedarparktx.us

Jerry Williams

This year will mark Leander Fire Chief Jerry Williams’ fortieth year in city fire service. He began working as a fire fighter in 1967 in Abilene, TX.

“I moved here because of the high growth and a chance to build a fire department,” Williams said. “I get to work every day with people to make things happen and help develop a safe environment.”

Williams also serves as Leander’s fire marshal and director of permits and inspections.

Q. How did you become fire chief of Leander?
A. I worked as a fire fighter for 25 years in Abilene and as a fire marshal in Copperas Cove before moving to Leander. I am the first paid fire chief Leander has had, and I will be here four years this month. I graduated from the Executive Fire Program at the National Fire Academy. I came to Leander because of the growth and the young department about to grow with the city.

Q. What are your duties as the fire chief?
A. On a typical day, I plan and coordinate the activities of the fire department. I answer citizen questions and meet with developers and people bringing in businesses to Leander. Every Monday we have a development meeting about new businesses. As the fire marshal, I also handle all investigations of fires, plan reviews of new development like the new H-E-B Plus! and make sure they comply with fire codes.

Q. How is the department meeting the needs of the community?
A. We are meeting the needs very well. We opened a new fire station March 3, and we are already planning the next station. We have paid fire fighters and a lot of volunteer fire fighters, as well as Cedar Park and Liberty Hill that help with calls.

Q. What does the future hold for the Leander fire department?
A. The future holds nothing but growth. In three to five years, we will double or even triple in size. We know that we have to have two to three more stations in that period of time and even more later. It is an exciting time for any department when they are growing like we are.

Education: Associates degree from Cisco Junior College
Family: Married to Louise for 37 years, two Bassett hounds
Contact Information: 528-2854; jwilliams@ci.leander.tx.us

Q&A

Leander Fire Chief

Chris Connealy

Cedar Park Fire Chief

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