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Cedar Park mulls food trailer rules

Input from cities, chamber, public could influence mobile operations

By Emilie Lutostanski

When entrepreneurs Andy and Mai Lan Bradford sought to open a food trailer in Cedar Park earlier this year, they discovered the city lacks any specific direction on how or if mobile food vendors can operate.

“One thing I noticed is nothing regulates the food truck business,” Andy Bradford said.

Cedar Park ordinances permit two types of vendors: peddlers such as ice cream trucks which can stop on the roadside for a maximum of 15 minutes to sell merchandise, and seasonal vendors such as snow cone stands, which can be set up for 30–60 days. No provisions exist for mobile food vendors.

“As the popularity of food trucks has increased in our region, we have received inquiries from a variety of different types of mobile food vendors,” Assistant City Manager Josh Selleck said in a statement. “In the past we’ve been able to accommodate these users [only] when they fit within the existing code.”

Spurred by the interest of potential vendors, in July City Council discussed how the city might regulate food trailers and asked staff to bring back options to consider.

“Staff will be looking at guidelines and



Cedar Park resident Levi Lambert serves food in Austin on Aug. 8 out of the school bus he converted into a food trailer. He said he hopes to open Lambert's Foodapalooza, a food trailer park, in Cedar Park in 2015.

models from various other cities in the area in order to determine a model that best fits Cedar Park,” Selleck said. “Additionally we will be collecting input received from the community, the chamber of commerce, and restaurant owners [and] managers. The Cedar Park [food trailer] model will need to work in conjunction with the frameworks established by state and county regulations.”

City staffers said they anticipate bringing back initial information to City Council in late August or September.

An array of options

During the past two years, Austin-area cities such as Buda, Hutto and Round Rock have tackled the issue of regulating food trailers within their city limits. In September 2012, Round Rock City Council approved a one-year development agreement with the owner of a parcel of downtown land on which 12 independent food trailers were allowed to operate in accordance with Williamson County health regulations.

“The purpose of that was a temporary pilot

See **Food trailers** | 43

Leander lays out vision for commercial concentrations

Land-use plan to guide P&Z, City Council decisions

By Stephen Burnett

Leander residents can see exactly where city leaders will promote future commercial development after City Council voted to approve the city's first future land-use plan Aug. 7.

The plan envisions specific types of commercial development at the intersections of major highways and local roads. By mapping the anticipated growth areas, members of the Leander Planning and Zoning Commission and City Council created an official guide for making future zoning decisions that encourage construction of

successful retail centers in Leander, said Tom Yantis, Leander director of Development Services.

“Previously we didn't have this tool in place to help us determine: Is this the right location for the requested zoning of this piece of property?” Yantis said. “What we hope is that [the future land-use plan] achieves, over time, concentrations of commercial and high-density residential and office districts at these key intersections.”

Mapping Leander's future

In 2007, P&Z appointed
See **Vision** | 45



Leander planners project major development at Hwy. 29 and Ronald Reagan Blvd.



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About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 16 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



Lately I find myself behind the wheel of my truck with time to reflect on the change that is just around the corner. Summer hasn't officially ended, but having a teenager—who has already started sports and is trying to attend every last social activity—keeps me on the road contemplating what's ahead for both of us.

The front-page story in this issue on the regulation of food trailers in the city of Cedar Park describes a crossroads our growing community is currently facing. Although some neighboring cities have already tackled the regulation of food trailers, this topic is just now coming to a head in Cedar Park.

Personally I am looking forward to the possibility of

more food options. Regardless of whether the food is being served out of a food truck or a local brick-and-mortar establishment, I'm all about supporting these business owners in the same way.

It's exciting to think that in addition to my go-to place for brunch, my favorite eatery for watching football and my pick for a restaurant with a great patio, I may soon have more food selection in a charming outdoor atmosphere.

Or better yet, food trailers in Cedar Park may end up offering the solution I need for the upcoming school year. What better way to satisfy a truck full of hungry, picky teens after a high school sporting event than a gathering place with all their favorite foods?

Tyana Abree
GENERAL MANAGER
tabee@impactnews.com

COMMUNITY FEEDBACK

READER COMMENTS

Balcones Canyonlands National Wildlife Refuge (Volume 9, Issue 4)

"Having visited and walked the trails, I can personally attest to the beauty of the refuge. It's absolutely a great place to spend some time, whether you're walking/hiking the trails, bird-watching or just enjoying nature. As a Realtor it's definitely an asset to have in our 'backyard.' The value it adds makes it worth preserving."

—Lisa Waddill

WilCo elected officials get salary increases (Volume 9, Issue 4)

"Neither the county judge nor any of the commissioners deserve a raise of their already too-high salaries, given the underhanded manner by which they and their predecessors have pursued an induced-development strategy to convert the county's historic agricultural [farms] and ranchland into higher-intensity suburban developments that will increase the tax base and cover the costs of their ginormous road-building program without raising the tax rate."

—Jim V.

Cedar Park City Council explores food trailer regulation
(Posted on impactnews.com/lcp July 16, 2014)

"We want the food trailers here in Cedar Park; that will give us more dining option[s]."

—Jeff

LAST MONTH'S POLL RESULTS

One of the front-page stories in the July issue was about Austin Community College's three bond propositions and a tax cap proposal that will be on the November ballot. Proposition 1 includes a new \$60 million campus in Leander.

How will you vote in the Nov. 4 ACC bond and tax cap election?

42.61%

No to all propositions

21.74%

Yes to some propositions

20.87%

Yes to all propositions

10.43%

Undecided

3.48%

I do not plan to vote

1%

Other

Results from an unscientific Web survey collected 7/17/14–8/12/14

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This map of Cedar Park, Texas, displays a network of roads and key locations. Major highways shown include US-183, US-1431, and US-45 (Toll). Local roads such as Bagdad Rd, New Hope Dr, Main St, Park St, Brushy Creek Rd, Bell Blvd, Little Elm Trl, Lakeline Blvd, El Salido Pkwy, Anderson Mill Rd, Lake Creek Pkwy, Pecan Park Blvd, Lakeline Mall Dr, Ridgeline Blvd, and Whitestone Blvd are labeled. The map features 21 numbered callouts: 1 (Buttercup Creek Blvd), 2 (Pecan Park Blvd), 3 (Cottonwood Creek Trl), 4 (Medical Pkwy), 5 (Pecan Park Blvd), 6 (Lakeline Mall), 7 (C-Bar Ranch Trl), 8 (Parmer Ln), 9 (Main St), 10 (Main St), 11 (Whitestone Blvd), 12 (Arrow Point Dr), 13 (Main St), 14 (Cypress Creek Rd), 15 (Stonelake Blvd), 16 (Little Elm Trl), 17 (Anderson Mill Rd), 18 (Lake Creek Pkwy), 19 (Lake Creek Pkwy), 20 (Lakeline Mall Dr), and 21 (Bagdad Rd). Landmarks like Lakeline Mall and MoPac are also indicated. The map is titled 'Cedar Park' and 'Austin'.

9 Located in the Cedar Park Town Center retail development, **BJ's Restaurant & Brewhouse** will hold its grand opening Sept. 29 at 11 a.m. The

4 Dawn Cowman opened **Physician Practice Revenue Solutions** on Aug. 18 at



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Compiled by Emilie Lutostanski

nationwide restaurant chain at 1001 E. Whitestone Blvd. serves burgers, pizza, salads, pasta, steak and seafood as well as speciality cocktails, wine and a selection of handcrafted, restaurant-branded beer. 512-379-2180. www.bjsrestaurants.com

10 A new location of **Chipotle Mexican Grill** will open in the fourth quarter of 2014 at 909 E. Whitestone Blvd., company officials confirmed. The chain restaurant serves customizable burritos, rice bowls, tacos and salads and has more than 1,600 locations. www.chipotle.com

11 Company officials confirmed a **Panera Bread** location will open at 1504 E. Whitestone Blvd. in 2015. In July the city received a permitting application for the 5,164-square-foot restaurant that will be constructed next to Dos Salsas. Panera Bread is a bakery and cafe that serves sandwiches, soups, salads, bread, croissants and more. www.panerabread.com

12 Dr. Akash Pandya will open **SmileOn Orthodontics** in mid-September at Whitestone Professional Park, 1785 Whitestone Blvd., Ste. 200. Pandya has practiced orthodontics for 10 years and offers braces and Invisalign products to patients of all ages. Appointments can be made Mon.–Fri. 7 a.m.–7 p.m. and Sat. 8 a.m.–1 p.m. 512-337-2325. www.smileonortho.com

13 **Confucius and Mencius Chinese School** will open Sept. 7 and hold classes Sun. 1:30–3:30 p.m. and 3:45–5:45 p.m. at the Cedar Park Recreation Center, 1435 Main St. Owner and teacher Pearl Chao Hsu offers kindergarten through fifth-grade students opportunities to speak, listen, read and write the Chinese language and explore Chinese culture. Courses and conversational classes are also available for middle and high school students and adults. 512-704-2698. www.cm-chineseschool.weebly.com, www.facebook.com/confucius, menciuschineseschool

14 Ashley Sawinski will open **Bloom Chiropractic and Wellness** at 1907 Cypress Creek Road, Ste. 107, in September. Sawinski said the business offers family chiropractic services with an emphasis on women and children, especially children who experience colic or frequent earaches. www.bloomchiroaustin.com, bloomchiropractic@yahoo.com

Relocations

15 Leif and Caitlin Johnson will relocate their franchise of **Nothing Bundt Cakes** from 1890 Ranch in Cedar Park to 10225 Research Blvd., Ste. 330, Austin. The Cedar Park location closed Aug. 13, and the Austin location opens Aug. 23. Nothing Bundt Cakes sells individual and miniature bundt cakes as well as larger cakes for special occasions. 512-986-7453. www.nothingbundtcakes.com

16 After operating at 1525 Cypress Creek Road for 11 years, **Not Just Mail** relocated to 1851 S. Lakeline Blvd., Ste. 104, in early July. Owner Hope Biba said the store offers shipping services such as FedEx and UPS, notary services, shredding, copying and faxing in addition to cards and gifts such as candles, artwork and jewelry. 512-918-9113

17 **The Ivy School**, a Spanish immersion preschool, will relocate in October from 10713 N. RR 620, Ste. 601, Austin, to 9511 N. RR 620, Austin. The early learning center provides Spanish language and culture classes to children ages 18 months to 5 years old. 512-501-0620. www.ivyschoolaustin.com

School Notes

18 **Harmony School of Political Science and Communications**, 13415 N. RM 620, Austin, was one of 16 schools announced Aug. 13 to receive a Texas Science, Technology, Engineering and Mathematics Academies designation for the 2014–15 school year. The designation is for schools that focus on improving instruction and academic performance in STEM subjects

and increase the number of students who study and enter STEM careers. 512-284-9880. www.hspaustin.org, www.tea.state.tx.us

Anniversaries

19 **Starlight Dental and Orthodontics** celebrated its 30th anniversary June 5. Twin brothers Drs. Kip and Cody Nielson along with Dr. Bob Ferguson offer a range of dental services at the practice, located at 10123 Lake Creek Parkway. 512-250-8101. www.starlightdentalaustin.com

Expansions

20 **Chase Flooring Group** expanded its Lakeline showroom, 14010 N. US 183, Austin, in June to add more floor space and products. The store offers carpet, wood, tile and other flooring options in the 4,800-square-foot showroom as well as a new beverage bar and lounge area for guests. 512-360-2222. www.chaseflooring.com

21 In June owners Harry and Lynn Shank expanded **Texas Assurance Care**, 921 W. New Hope Drive, Ste. 403. In addition to offering insurance and retirement plans, the Shanks created a training center space in which they can answer specific questions about Medicare, Social Security benefits, home health care, financial planning and more. 512-343-5400. www.txassurancetexas.com

Community Service

More than 100 volunteers are needed at sites in Cedar Park and Leander for the annual **United Way of Williamson County Day of Caring** on Sept. 26. From 9 a.m.–noon, volunteers are needed to expand the garden at Cypress Hill Elementary School, organize and clean at Hill Country Community Ministries, paint offices at Samaritan Health Ministries and complete trail maintenance at Southwest Williamson County Regional Park. 512-255-6799. www.unitedway-wc.org.



Owner Ben Kazda offers vintage shirts, boots and accessories at **Hold Up** on Cypress Creek Road.



New Austin eatery **Foxhole Culinary Tavern** opened July 25 to serve classic American cuisine.



Owner Hope Biba relocated **Not Just Mail** from Cypress Creek Road to South Lakeline Boulevard.



The Lakeline showroom at **Chase Flooring Group** was expanded to add more products and a snack bar.

News or questions about Leander and Cedar Park?
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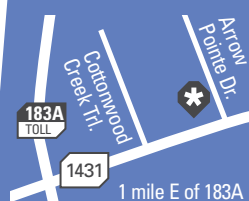
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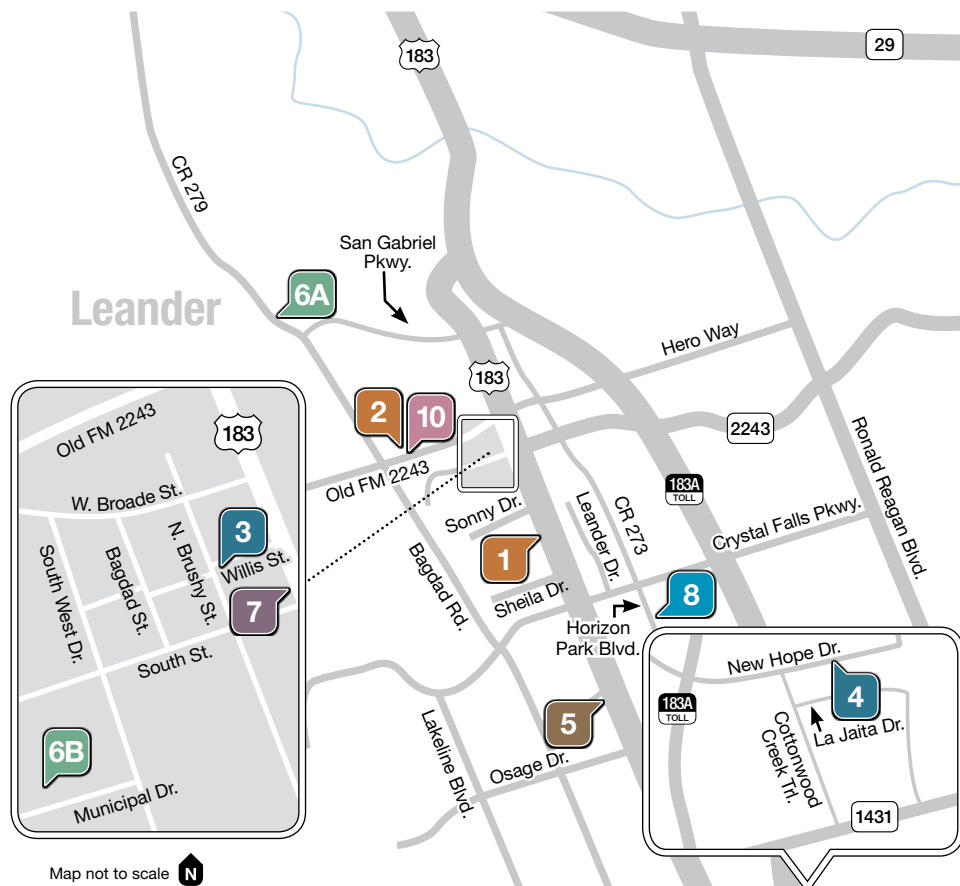
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IMPACTS

Compiled by Emilie Lutostanski



Leander

Now Open

1 Open Monday–Saturday, **Rougarou Gumbo** serves to-go cups and bowls of gumbo, jambalaya, and red beans and rice from 11 a.m. until the food is sold out. Owner John LaCaze said the small Cajun soup kitchen at 1909 US 183, Ste. 107A, opened July 14 and will hold a grand opening celebration Aug. 23. 512-785-4134. www.facebook.com/rougarougumbo

2 **Booster Bingo** opened July 3 at 11880 W. Old FM 2243, Ste. 301. Patrons age 5 and older can play bingo in a non-smoking environment. Daily games begin at 7 p.m. and 8:30 p.m., and proceeds benefit various Leander ISD organizations such as PTAs and booster clubs. Bingo Chairwoman Laurie Frederick said, in August, Booster Bingo introduced a happy hour with free

beer on Fridays from 6–7 p.m. 512-515-1612. www.boosterbingo.com

Coming Soon

3 Brothers Genc and Luke Krasniqi will open **Leander Beer Market** at the end of August in the former Two Saints Baking Co. and Cafe location at 106 W. Willis St. The beer bar and garden seats about 100 guests and will offer 300 beers including 20 drafts as well as Italian appetizers such as fried ravioli and calamari. 214-863-9184

4 Enrollment is open for **Good News Preschool** at Good News United Methodist Church, 1610 E. New Hope Road, ahead of the Sept. 8 start of school. Director Lindsay Funk said the school uses Bible-based curriculum designed to promote cognitive, emotional, physical and social growth with an emphasis on kindergarten readiness. 512-554-5501. www.facebook.com/goodnewsumpreschool

Relocation

5 On July 10, **Zero Gravity Gymnastics & Cheer** opened its new facility at 2401 S. US 183 after moving from 601 E. Whitestone Blvd., Cedar Park. A grand opening celebration is planned for 11 a.m.–3 p.m. Aug. 23 and includes face painting, pizza, gym tours and more. 512-508-7213. www.zerogravitygymnasticsandcheer.com

School Notes

6 On Aug. 7 the Leander ISD school board named two schools that are currently under construction in Leander. **A Tom Glenn High School** north of the Benbrook Ranch subdivision is set to open in fall 2016, and **B Christine Camacho Elementary School** is expected to open on Municipal Drive by fall 2015. www.leanderisd.org

New Ownership

7 New owners Terry Copeland and Shannon Adams reopened the **Leander Inspection Station**, 101 N. US 183, on July 31. The business offers state inspections and will begin offering vehicle air conditioning repair and/or window tinting by October. 512-271-1309

Anniversaries

8 Led by Pastor Gabe Kasper, **ACTS Church Leander** will celebrate its one-year anniversary Sept. 8. The congregation meets Sundays at 10 a.m. at Pleasant Hill Elementary School, 1800 Horizon Park Blvd. ACTS Church Leander is a mission of the Lutheran Church–Missouri Synod. 512-680-3648. www.actschurchleander.com

Closings

10 After operating out of the Grand Mesa CrossFit gym at 11880 W. Old FM 2243, Ste. 208, **Flow Yoga** closed Aug. 2. The studio in Cedar Park remains open. 512-260-9642. www.flowyogatx.com



John LaCaze said **Rougarou Gumbo** is named after a fictional wolf-like creature known in Louisiana.



Booster Bingo benefits Leander ISD booster clubs, PTAs and Future Farmers of America alumni.



Zero Gravity Gymnastics & Cheer's new 16,000-square-foot gym gives athletes more room to train.



From left: employees Mitchell Alexander and Jared Wagner work at **Leander Inspection Station**.

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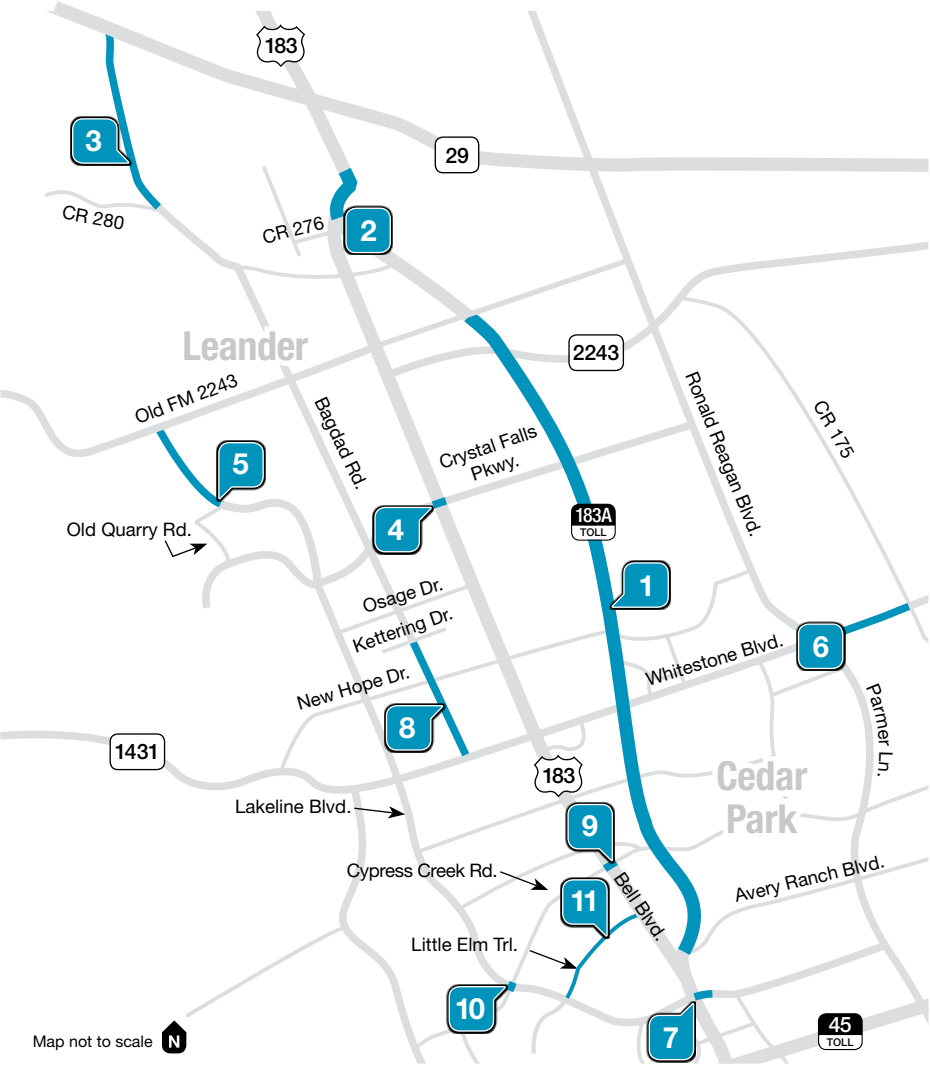
TRANSPORTATION UPDATES

Major projects in the area

Compiled by Stephen Burnett

@

News or questions about these or other local transportation projects? Email us at lcnpnews@impactnews.com.



1 Toll 183A frontage roads
The Central Texas Regional Mobility Authority began a routine maintenance project July 29 to remove and replace the top 2 inches of pavement on about 14 miles of northbound and southbound Toll 183A frontage roads. The Mobility Authority will keep the frontage roads open and will not close any lanes Mon.–Fri. during peak hours between 6–9 a.m. southbound and 3:30–7 p.m. northbound. Engineers plan to begin resurfacing access ramps near San Gabriel Parkway in Leander and will work their way south. Engineers will also repair the southbound frontage road near New Hope Drive, where water from a spring has been seeping under the roadway.

Timeline: July–fall 2014
Cost: \$4.8 million
Funding source: Central Texas Regional Mobility Authority

2 Toll 183A/US 183 intersection
The Central Texas Regional Mobility Authority will improve the intersection of Toll 183A and US 183 in Leander by adding stoplights and rerouting the southbound access road that connects US 183 to CR 276.

Timeline: Fall 2014–summer 2015
Cost: TBD
Funding source: Central Texas Regional Mobility Authority

3 Bagdad Road widening in Leander
Initial design is underway to rebuild the road from CR 280 in Leander to SH 29 in Liberty Hill. County engineers hope to widen Bagdad Road to five lanes within the city of Leander and to four lanes outside the city limits.

Timeline: TBD
Cost: TBD
Funding source: Williamson County

Intersection reopens



Stephen Burnett

4 Crystal Falls Parkway/US 183
On July 19 the city of Leander reopened the intersection of Crystal Falls Parkway and US 183, which closed May 3. The intersection now has dedicated turn lanes on both roads. City engineer Wayne Watts said the reopening was delayed because a subcontractor was not able to install railroad crossing equipment at the intersection on schedule. A quiet zone for trains was temporarily rescinded until engineers added the railroad crossing gates' automatic detector.

Timeline: November 2013–July 2014
Cost: \$1.9 million
Funding source: City of Leander

Extension work continues



Stephen Burnett

5 North Lakeline Boulevard
This project's second phase will extend Lakeline Boulevard from Old Quarry Road to Old FM 2243 as a two-lane road with a median, curbs and gutters. In the future, engineers hope to widen Lakeline Boulevard in Leander to four lanes.

Timeline: Spring–fall 2014
Cost: \$3.4 million
Funding sources: City of Leander, Williamson County

6 Whitestone Boulevard improvements
The Texas Department of Transportation will rebuild the intersection of Whitestone Boulevard and Parmer Lane/Ronald Reagan Boulevard into a partial continuous-flow intersection. TxDOT will also widen Whitestone Boulevard from four to six lanes between Market Street and CR 175 (Sam Bass Road); extend and add turn lanes to intersections at Toro Grande Drive, Raley Road and Sam Bass Road; and improve drainage, pavement, signs and stoplights on Whitestone.

Timeline: Summer 2014–spring 2016
Cost: \$17 million
Funding sources: City of Cedar Park with 80 percent reimbursement by TxDOT

7 Lakeline Boulevard/Bell Boulevard turn lanes
To improve traffic flow at the intersection, engineers are adding dual right-turn lanes from Lakeline Boulevard to southbound Bell Boulevard.

Timeline: Summer–fall 2014
Cost: TBD
Funding source: Williamson County

Rebuilding project continues



Stephen Burnett

8 Bagdad Road in Cedar Park
The city is reconstructing a 1.4-mile section of Bagdad Road from Whitestone Boulevard to Kettering Drive. The project includes improvements to turn lanes and sidewalks. North of New Hope Drive, Bagdad Road is newly paved.

Timeline: Fall 2013–January 2015
Cost: \$4.23 million
Funding sources: City of Cedar Park (with 70 percent federal funds)

9 Cypress Creek Road/Bell Boulevard turn lane additions
To improve traffic efficiency, the city plans to add dual left-turn lanes to both sides of Cypress Creek Road at Bell Boulevard.

Timeline: Fall 2014–TBD
Cost: TBD
Funding source: City of Cedar Park

10 Cypress Creek Road/Lakeline Boulevard turn lanes
City engineers plan to extend four right-turn lanes at the intersection. The project will also involve relocating any affected sidewalks and streetlights. Cedar Park Engineering Director Darwin Marchell said work will likely overlap into the school year.

Timeline: Fall 2014–TBD
Cost: TBD
Funding source: City of Cedar Park

11 Little Elm Trail connections
MileStone Community Builders has finished its connection of Little Elm Trail to Bell Boulevard. Starting in 2015 the city of Cedar Park and Williamson County will pay for two more segments to finish the road. One section will link the Cypress Creek townhomes to the Red Oak neighborhood, and another will link the Cypress Creek neighborhood with South Lakeline Boulevard.

Timeline: March 2015–TBD
Cost: \$3.4 million for MileStone Community Builders section, other costs TBD
Funding sources: City of Cedar Park, MileStone Community Builders and Williamson County

Other transportation projects	
Project description	Estimated timeline
TxDOT is widening West Whitestone Boulevard from Anderson Mill to Bagdad roads and adding turn lanes at the Bell, Discovery and Lakeline boulevard junctions for \$4 million.	March–Oct. 2014
TxDOT plans to repair and overlay about 1.8 miles of US 183 in Cedar Park between Toll 183A and RM 2243 at a cost of about \$1.19 million.	Aug.–Sept. 2014
A new traffic signal will be installed at Toll 183A and Scottsdale Crossing in Cedar Park to handle added development in the area.	Aug.–fall 2014
Williamson County is widening RM 620 to a four-lane road along nearly two miles between Cornerwood and Wyoming Springs drives in Round Rock.	Jan. 2013–fall 2014
The Central Texas Regional Mobility Authority is conducting a 183 North Mobility Project study that could bring added or express lanes to US 183 between SH 45 and MoPac.	TBD
TxDOT will build a 0.85-mile sidewalk on Poplar Lane between New Hope and Osage drives in Cedar Park at a cost of \$305,716.	TBD



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TRANSPORTATION

Capital Metro receives \$50 million from TxDOT for MetroRail expansion

By Amy Denney

Capital Metro is moving forward with plans to upgrade its downtown MetroRail station and purchase four new rail cars that will double the capacity of the 32-mile commuter line through a \$50 million grant from the Texas Department of Transportation.

The Texas Transportation Commission—the governing board for TxDOT—approved awarding the grant June 26.

“The additional rail cars will allow us to run at higher levels of benefit,” said Todd Hemingson, Capital Metro’s vice president of strategic planning and development. “We see a need for that. We think the demand would be there.”

The additional funding—combined with an \$11.3 million Transportation Investment Generating Economic Recovery, or TIGER, grant from the Federal Transit Administration and \$18 million from Capital Metro—will enable the transit agency to shave train headways, or the time between rail vehicles, from 34 minutes to 15 minutes during peak hours.

Depending on the availability of future funding, Capital Metro will may be able to add a MetroRail train after 7 p.m., Hemingson said.

Upgrading the downtown station at the Austin Convention Center will allow Capital Metro to shift the station farther to the east and have three tracks and two platforms, Hemingson said.

“The station will be a much more inviting environment and more comfortable with more space on the platform,” Hemingson said.

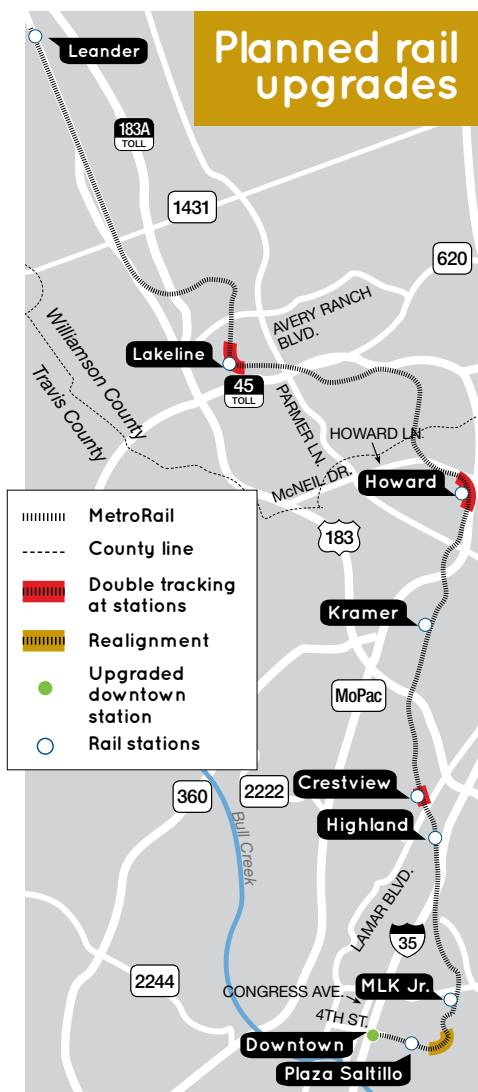
Capital Metro has been speaking with area stakeholders, including the city of Austin, Hilton Austin Hotel and the convention center, about transforming the area surrounding the station into a gateway to Austin with a transit and pedestrian plaza.

The transit agency has not yet set a timeline on construction or purchasing the new rail cars, but Hemingson said design is about 10 percent complete.

The \$11.3 million TIGER grant will allow the agency to add siding, also known as double tracking, near the Lakeline, Howard and Crestview stations for increased capacity. The money will also help to realign a portion of the tracks in East Austin.

Included in the \$29.3 million from the TIGER grant and Capital Metro funds is \$6.2 million for the double tracking and \$2 million to modify the MetroRail cars. Upgraded rail cars will allow MetroRail and freight to operate at the same time.

Capital Metro plans to start construction on these upgrades in 2015.



Grant from TxDOT\$50 million

Four new rail cars\$28 million

These rail cars will double the capacity of the system and allow up to 2,400 additional passenger trips each during the morning and afternoon weekday peak hours. MetroRail currently has 2,700 passengers each weekday.

Upgrade downtown MetroRail station\$22 million

The upgrade will involve replacing the existing station that was designed to be temporary and connecting MetroRail with future urban rail and local bus service. The station is located at 401 E. Fourth St. adjacent to the Austin Convention Center. The new downtown station would include up to three tracks and two platforms to accommodate future MetroRail growth and better serve large crowds during special events. The total cost is estimated between \$30 million and \$35 million. Local and federal funds will cover the remainder of the cost.

Additional funding\$29.3 million

Capital Metro plans to add double tracking at three stations and realign part of the track in East Austin.

TIGER grant from FTA\$11.3 million

Local funding from Capital Metro\$18 million

Total\$79.3 million

Source: Capital Metro

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EDUCATION

Districts prepare for SAT changes

Entrance exam will change scoring and make essays optional

By Kyle Webb and Emilie Lutostanski

When current high school freshmen take the SAT tests in 2016—as well as those who take the college readiness assessment exam in subsequent years—they will encounter a redesigned test focused on eight key changes made by College Board, a not-for-profit organization in charge of the SAT and the Advanced Placement Program.

Major updates include a new focus on practical vocabulary words; questions that assess how students interpret and use information sources; a new essay portion in which students will analyze an information source; a new approach to math that will stress algebra, percentages and ratios; the addition of more analytical questions in math and social studies; and a new focus on important historical documents such as the U.S. Constitution and the Declaration of Independence. There will also be no penalty for wrong answers.

Along with the eight key changes the scoring system has been changed from a possible maximum score of 2400—800 for math, 800 for reading comprehension and 800 for writing—to 1600 with the essay section of the test being optional.

The newest changes negate some of the previous updates made to the test in 2005 when the essay section was introduced and the maximum score was increased from 1600 to 2400.

Martha Salazar-Zamora, deputy superintendent of instruction and administration at Round Rock ISD, said the changes are a welcome step that will bring the SAT into better alignment with the knowledge and skills students need for college.

“I think that this redesign is definitely a positive step for [the] SAT,”

Salazar-Zamora said. “There’s a tighter focus. There’s going to be an emphasis on relevant rather than obscure vocabulary. There is greater use of real-world context and analysis of expository text from a wide range of disciplines.”

Lisa Brittain, Leander ISD director of college and career readiness, said many of the same preparatory tools used for the current version of the test will remain in the future. Students will still be able to take preparatory assessments such as the pre-SAT, or PSAT, and the ReadStep exam before tackling the new SAT.

“The new PSAT and ReadStep exams will launch prior to the SAT in October 2015,” Brittain said. “Leander ISD students are provided the opportunity during the school day—at no cost to all students—to take the ReadStep in eighth grade and then the PSAT in ninth through 11th grades. Since these exams will also be redesigned and released before the spring 2016 SAT, all students—particularly our juniors—will have had an October exposure to the exam that is a good snapshot of what can be expected on the SAT.”

Leander ISD also aims to embed the SAT’s test structure and format into coursework at the high school level, Brittain said.

“In addition to the work going on in our classrooms, we do offer mock or practice SAT and ACT assessments at all of our high school campuses,” she said. “These opportunities are great to work on endurance for these 3.5-hour plus exams ... which is hard to replicate in the 90-minute classroom setting.”

The biggest challenge in preparing students for the new test will likely be communicating what the changes could mean for them, Salazar-Zamora said. Students will need to understand

CHANGES TO THE SAT		
Category	Class of 2014-16	Class of 2017-beyond
SCORING A+	1/4-point penalty for wrong answers; score is based out of 2400—800 for math, 800 for reading comprehension and 800 for writing	No wrong-answer penalty; score is based out of 1600—800 for math and 800 for evidence-based reading and writing; optional essay will receive a separate score
TIMING L	3 hours, 45 minutes	3 hours; 3 hours, 50 minutes with optional essay
ADMIN. Availability and content	Test is only available in print form; test is focused on broad range of topics and content	Test available digitally and in print; test has fewer questions with a greater focus on in-depth analysis of content
ESSAY Pencil	Essay is required; students have 25 minutes to write an essay in response to a prompt; accuracy of essay information not tested	Essay is optional; students have 50 minutes to analyze document and draft essay; requires students to analyze and explain how the author builds an argument; facts tested
MATH A7 B Calculator	Focus on wide array of topics; greater emphasis on computational skills; calculators allowed for all sections	Focus on problem-solving and data analysis, algebra and advanced math; real-world problem-solving including analyzing data, charts and graphs; calculator not allowed for all math sections
READING AND WRITING Pencil	Writing score combines multiple-choice questions and written essay score; reading section has two question types: sentence-completion and passage-based questions	Reading and writing combined into evidence-based reading and writing; focus on real-world vocabulary as well as revising and editing writing in passages; focus on analyzing literature, social studies and science passages—one passage is a primary source from American and/or world history, such as a historical excerpt from the Gettysburg Address or the Bill of Rights.

Source: College Board

what the return to the 1600-point scale means and how they should decide whether to take the SAT’s now-optional essay portion. Students hoping to enter writing-intensive fields should consider taking the essay portion, she said.

College Board announced the SAT redesign in 2013 and said the new test will focus on the core knowledge and skills that are shown to be the most important to prepare students for college and career.

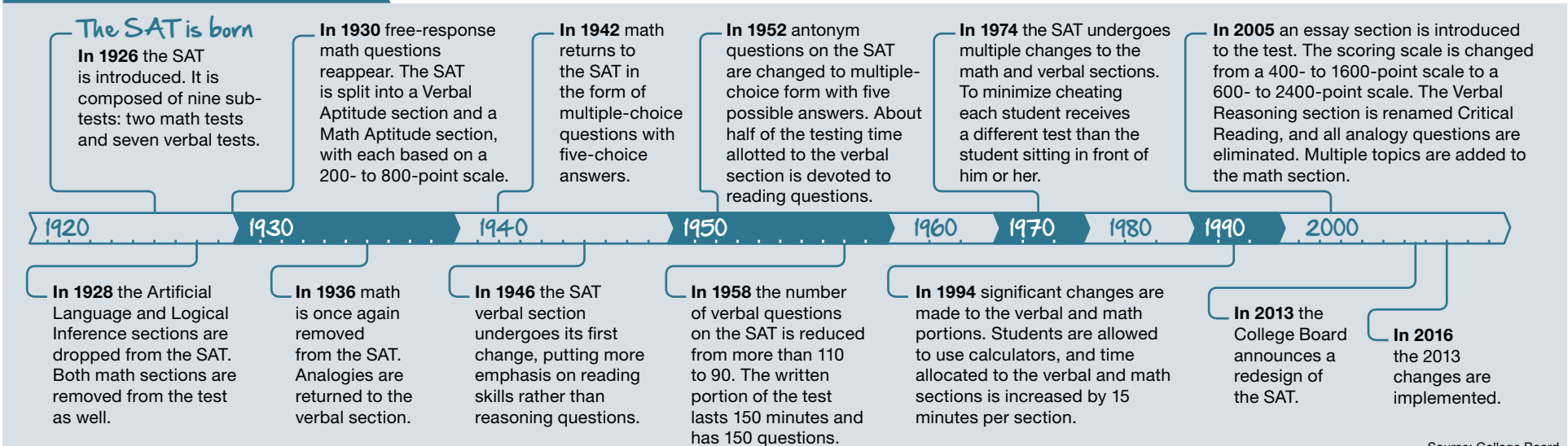
Less than half of the students who take the SAT are college-ready, according to the College Board website.

College Board also announced it will be transparent in order to take the mystery out of the exam, providing a full SAT blueprint before the first administering of the test in spring 2016.

Additional reporting by Erich Hiner

For more information visit impactnews.com

A HISTORY OF THE SAT

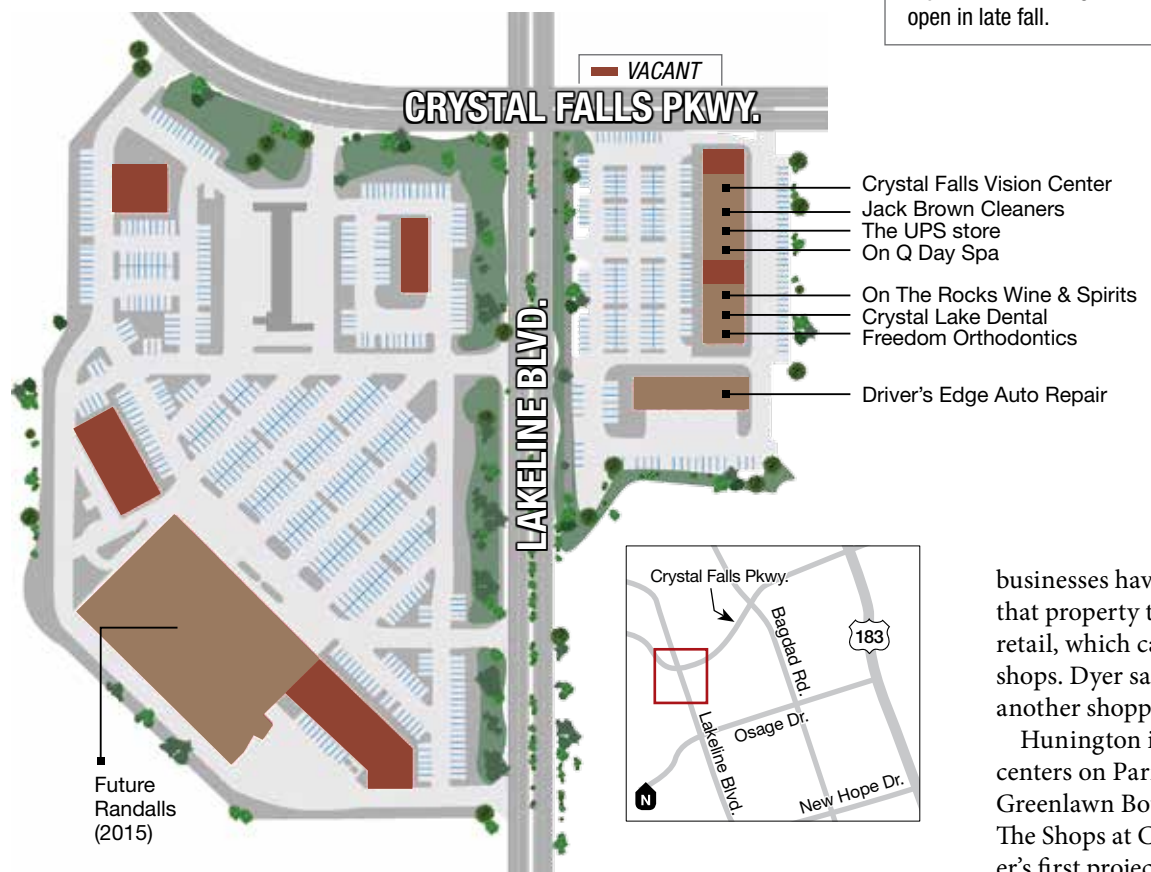


Source: College Board

DEVELOPMENT

North Lakeline Boulevard expansion helps bring new business to Leander

Randalls on Crystal Falls Parkway plans 2015 opening



Businesses in The Shops at Crystal Falls will begin to open in late fall.



By Stephen Burnett

Some Leander residents may find services and stores closer to home after The Shops at Crystal Falls shopping center opens in the fall at the southeast corner of Crystal Falls Parkway and the newly expanded North Lakeline Boulevard.

The shopping center sits on about 5 acres and includes two buildings. Property broker Evan Dyer with developer Hunington Properties Inc. said the corner's main strip center will include Crystal Falls Vision Center, Jack Brown Cleaners, The UPS Store, On Q Day Spa, On the Rocks Wine & Spirits, Crystal Lake Dental, and Freedom Orthodontics. Two spaces are vacant; Dyer said he hopes at least one restaurant will join the plaza.

Completion of the 19,240-square-foot

strip center was postponed because rain delayed landscape work, and in early August, Hunington obtained its certificate of occupancy for the suites, Dyer said. In an adjacent standalone building, Driver's Edge Auto Repair opened in early July.

"You've got higher-end homes [in Crystal Falls] than what would be traditional in Leander," he said. "We want to bring a higher level of service to Leander in that area."

The developer also owns a 3.4-acre site northeast of the Crystal Falls and Lakeline intersection. Dyer said several

"[Randalls is] something we've been waiting on for a long time."

—Leander Mayor Chris Fielder

businesses have expressed interest in that property that is zoned for general retail, which can include restaurants or shops. Dyer said the developer may build another shopping center on the site.

Hunington is also planning shopping centers on Farmer Lane in Austin and on Greenlawn Boulevard in Round Rock. The Shops at Crystal Falls is the developer's first project in Leander, Dyer said.

Dyer said Hunington bought the two Leander properties in spring 2012 after Randalls announced its interest in building a store southwest of the new intersection. The new grocery store is expected to open in time for holiday shopping in 2015.

The store will include at least 59,000 square feet and anchor a shopping center of buildings that total about 23,000 more square feet, according to a development agreement signed by Randalls and the city of Leander on Sept. 27, 2012.

According to the agreement, Randalls must open the shopping center within two years of the completion of Lakeline Boulevard's extension to the Mason Hills

subdivision. That portion of North Lakeline Boulevard—funded by Williamson County and homebuilder KB Home—opened in February.

The Lakeline extension to Old FM 2243 will be completed by December. The new road and Randalls should encourage more traffic on the west side of Leander, Leander City Manager Kent Cagle said.

"Randalls will be submitting [construction] plans in the next two or three months," Cagle said.

On July 17, Leander City Council approved Randalls' request to transfer the property development agreement to the retailer's site developer, Property Development Centers LLC. That means Randalls is preparing to start construction soon, Leander Mayor Chris Fielder said.

"It's something we've been waiting on for a long time," Fielder said.

Cagle said Randalls and other new shops will be convenient for nearby residents.

"It's going to be a great amenity for those neighborhoods in that area [whose residents] have been traveling a pretty good distance for those services," Cagle said. "But since we're predominantly residential, we definitely welcome high-end commercial development."

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NEWS REPORT

WilCo prioritizes affordable housing

Changes give Habitat for Humanity additional funding for land

By Kate Morris

Williamson County commissioners voted June 3 to make access to affordable housing in the county a high priority, a step that allows organizations such as Habitat for Humanity the ability to receive funding from the county's Community Development Block Grant.

The CDBG is a federal grant distributed by the U.S. Department of Housing and Urban Development, or HUD. The county received \$1.25 million in CDBG funding, which will be used to pay for projects for the 2014–15 fiscal year beginning Oct. 1, said Sally Bardwell, Williamson County community grants coordinator. The county typically receives the same amount in CDBG funding annually, she said.

The commissioners' vote updated the county's consolidated plan, which serves as a guide for how the CDBG's funding will be distributed through 2018.

HUD data indicates the number and percentage of renters and homeowners who may be subject to housing problems related to housing needs and defined income limits. It showed that the current recession has increased the number of households experiencing housing affordability problems.

Williamson County officials used HUD's information to assess the affordability of the area's rental units and single-family homes based on demographic, economic and housing criteria.

"We obviously ... have to have more affordable housing," said Nikki Brennan, executive director of the Georgetown Housing Authority. "I think [the need is] pretty much all over Williamson County."

In Williamson County more than 500 people are on the public housing waiting list, and more than 600 are waiting to receive assistance through the housing choice voucher program.

Prioritization of affordable housing means CDBG funds will go to efforts

that expand the supply and improve the condition of affordable and lower-income housing as well as the activities that leverage public and private resources.

In accordance with this, Commissioner Valerie Covey motioned to reallocate \$100,000 of CDBG funding for city of Georgetown projects to Habitat for Humanity of Williamson County projects throughout the county.

"[Habitat is] in the process of looking at different areas to continue what they do, and I really support them a lot because it's sweat equity and it gets properties that are just sitting there—some of which need to be cleaned up—back on the tax roll," Covey said.

Covey said she felt it was important for Habitat to have access to the money in case land becomes available.

Habitat is building homes throughout Williamson County, said Debbie Hoffman, Habitat for Humanity of Williamson County executive director.

"We finished building on our last lot in Round Rock on June 8," Hoffman said. "The family purchased the home from us at zero percent interest on June 11."

The organization has a handful of anticipated projects that would continue into early 2015. The next house scheduled to be built is in Jarrell, and construction began in July, Hoffman said.

"From there we will be building in Leander and Taylor over the next 12 months," she said. "In addition to the new construction homes mentioned, we are completing repairs on homes owned by families whose income is at 50 percent or below the median income for Williamson County."

Habitat also has three other undeveloped lots on Moonglow Drive in Leander; however, not all of its land comes from county funding.

"We obtain land through city partnerships, individuals and other funds," Hoffman said. "We have plans to build two



Courtesy: Habitat for Humanity of Williamson County

Williamson County commissioners prioritized affordable housing June 3, making it possible for Habitat for Humanity to receive more funding through the Community Development Block Grant.

more houses in Leander before June 2015. Right now we are raising funds for the second of the two scheduled."

She said the first of these homes is scheduled to be built in the fall, and the second will be built in early spring.

Solutions

Affordable housing is defined as shelter costing lower-income residents no more than 30 percent of their household income—either to rent or the mortgage, taxes and homeowners insurance on a home, Brennan said.

Each year a fair market rent, or FMR, is published by HUD to establish an area's average rent, she said. In Williamson County and the Austin area the FMR for a one-bedroom apartment is \$853, which means a household must earn an hourly income of \$16.41 to afford the apartment, according to HUD.

"Our backbone of the community as far as retail workers, construction workers and even teachers are not making this kind of money," Brennan said.

Area cities are taking different approaches to developing an affordable housing solution. Leander, for example, is turning to transportation.

"Our number one way of addressing

affordability in the future will be having housing built around the rail station because it will have easy access to public transport, which is going to be a much more sustainable way of addressing affordability," City Councilman Dave Siebold said.

Siebold said Leander's plan helps give people the option to live in a suburban area while maintaining a job in Austin. By living near public transportation hubs, the option of eliminating a car expense becomes available.

"That's a monthly expense that you don't have, and that money can go to other things," he said.

Although Cedar Park does not have low-income housing locations or Habitat homes, the city does try to maintain a percentage of residences as affordable housing.

"Cedar Park has a wide variety of home prices within the community," Cedar Park Director of Community Affairs Katherine Woerner said. "Approximately 24 percent of homes in Cedar Park are valued at \$149,000 or less, which provides opportunity for homebuyers at all income levels."

Woerner said the median home value in Cedar Park is \$187,400 and the city does have multiple apartment complexes with income-sensitive units.



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CITY & COUNTY

News from Cedar Park and Leander and Travis and Williamson Counties

Compiled by Stephen Burnett, Kate Morris and Joe Olivieri

Council OKs Hero Way office park

LEANDER A 42-acre office park could be built north of Hero Way after Leander City Council on Aug. 8 approved rezoning the site from interim single-family rural use to heavy commercial.

The collection of five properties is located between CR 270 and Palmera Ridge, a planned residential development on the site of the former Kittie Hill Airport. Zoning change applicant Ryan Betz, manager of commercial real estate firm Betz Co., said he believed the office park would take residents' needs into account.

A property that is zoned heavy commercial can include office space, storage facilities, lumber yards, indoor manufacturing, warehouses and wrecker impoundment.

"We'll be bringing a quality development that will fit a need for jobs in the city," Betz said.

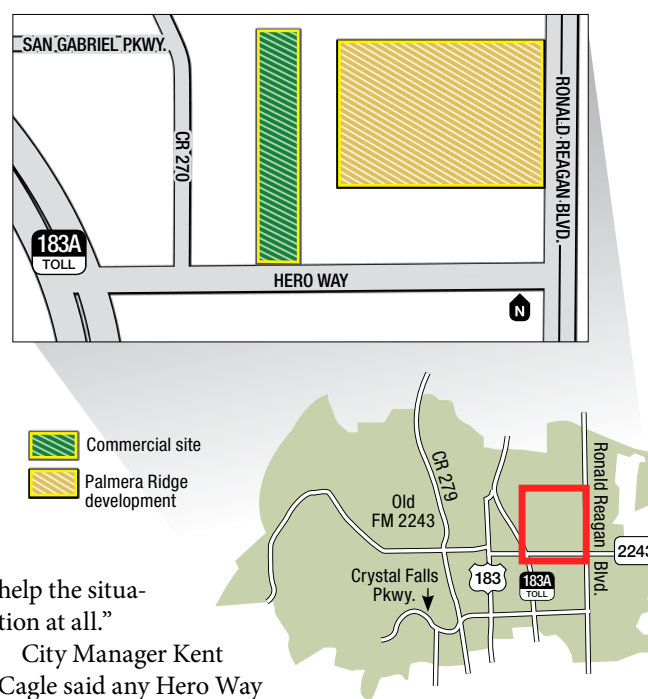
Homeowners southwest of Hero Way and CR 270 spoke against the rezoning Aug. 8. City Council members at first voted to postpone the rezoning vote after Betz asked for more time to do further research. After a meeting recess, City Council returned to the item and unanimously approved the rezoning, with conditions that the site cannot be used for outdoor entertainment or businesses such as pawn shops or same-day loan establishments.

Councilwoman Kirsten Lynch said Betz's offer to comply with the restrictions could help ease neighbors' concerns.

Leander residents including Andrew Lewis said the rezoning would overwhelm Hero Way with traffic.

"There's a lot more traffic, and there's a lot of speeding," Lewis said. "If you change it to [heavy commercial zoning], it wouldn't

Property rezoned to heavy commercial



help the situation at all."

City Manager Kent Cagle said any Hero Way road expansion was at least five years away. Hero Way's traffic has increased but is still light compared with other city roads, he said.

Opponents of the heavy

commercial zoning have started a petition and a Web page, www.saveheroway.com. As of Aug. 13, the petition had 48 signatures.

Charles Schwab office incentive approved

TRAVIS COUNTY Commissioners Court approved an economic incentive agreement with Charles Schwab Corp. during its Aug. 5 meeting.

The court approved the agreement 4-1 with Commissioner Ron Davis opposed.

The county stands to earn \$3.3 million to \$3.6 million in taxes from the agreement over 10 years.

Charles Schwab announced plans to build a 250,000 to 300,000-square-foot regional office at 2309 Gracy Farms, a 50-acre site in North Austin.

The company would invest \$196.7 million, maintain 1,683 jobs and create 823 new jobs, according to the agreement.

The average employee salary would be \$79,602, the median salary would be \$69,032 and the minimum wage would be \$15 per hour. The company would offer health benefits and 401(k) programs to employees, among other benefits.

Katie Petersen Gipson, Travis County senior planning and budget analyst, said the investment would be split in two parts. Charles Schwab would invest \$111.7 million by the end of 2016 and \$56.9 million by the end of 2023.

In exchange for meeting the agreed upon benchmarks, Travis County will offer a 48.5 percent rebate on property taxes. The company could qualify for an additional 3 percent rebate for constructing the new facility to eco-friendly building standards.

The county has a recapture provision to recover funds from the last five years of the agreement if Charles Schwab does not meet benchmarks by the end of the term.

During the Aug. 5 meeting, some speakers took issue with offering incentives to a wealthy company and questioned whether local residents would benefit from the new jobs.

Others endorsed the agreement as a way to encourage local job and economic growth.

Speakers on both sides of the issue said Charles Schwab should want to come to Austin without an incentive.

Commissioner Gerald Daugherty said Travis County "is in the incentives game" because many areas want to attract companies like Charles Schwab.

Commissioner Margaret Gomez said she would support the agreement but felt a larger discussion about housing affordability needs to take place.

City mulls 2014-15 budget

CEDAR PARK On Aug. 14, City Council introduced the city's proposed 2014-15 budget and tax rate.

Residents can share feedback about the proposed budget and property tax rate during public hearings on Aug. 28 and Sept. 4. City Council plans to vote on the budget Sept. 16.

During a meeting July 31, department directors and City Council discussed the tax rate, projected budget revenue and expenses.

Director of Finance Joseph Gonzales said growth and higher property value appraisals led to a lower proposed property tax rate—down from the current \$0.4925 to \$0.485 per \$100 of valuation in 2015.

Gonzales said his department expects the city's 2014-15 revenue to reach about \$39.35 million, \$3.7 million higher than 2013-14 revenue. The city's Finance Department expects to spend about \$39.33 million from the city's general fund, which is supported by the city's tax rate, he said.

The budget's general fund expenses were similar to those in the 2013-14 budget. The city plans to spend about 51 percent of the general fund on public safety and 16 percent on public works, leaving about 33 percent for culture and recreation, support services and city administration.

Commissioners to approve budget Aug. 26

WILLIAMSON COUNTY Commissioners approved a preliminary 2014-15 budget Aug. 5 that is larger than the 2013-14 budget and includes significant cost increases to hire additional personnel.

At the scheduled court session, commissioners approved proposed budget amounts of about \$146.1 million for the general fund, \$22.1 million for the road and bridge fund, and \$74.6 million for the debt service fund.

Budget Officer Ashley Koenig said her department received requests for 139 positions for the 2014-15 fiscal year, compared with 80 positions requested in 2013-14.

"That's probably the biggest task with respect to the budget," she said. "We look at the job description, the salary requested and what the benefit is to the county as far as recommending that position."

In the proposed general fund, county departments requested filling 123 full-time-equivalent positions totaling \$7.06 million. Of those, the budget office recommended funding 25, or about 20 percent of the

requests, which total \$1.5 million.

Staff requested that eight full-time-equivalent positions totaling \$386,000 be funded through the road and bridge portion of the county budget. However, money for only one of those jobs totaling \$79,000 annually was recommended by the budget office.

Senate Bill 1611, or the Michael Morton Act, led to four additional personnel requests.

"... Basically prosecutors and law enforcement agencies are required to turn over all evidence on defendants accused of crime," Koenig said. "In addition to turning that over, all of the evidence must be documented."

In order to comply with this, staff requested transitioning part-time positions, including a digital evidence technician in the county attorney's office, a discovery clerk in the district attorney's office, an evidence technician in the sheriff's office, and an assistant warehouse coordinator in records management and preservation, into full-time positions.

Commissioners will adopt the 2014-15 budget Aug. 26.

Meetings

► **Cedar Park City Council**
Meets the second and fourth Thursdays of the month at 6:30 p.m.
450 Cypress Creek Road, Bldg. 4
512-401-5000. www.cedarparktx.us

► **Leander City Council**
Meets the first and third Thursdays of the month at 7 p.m.
200 W. Willis St.
512-259-1239. www.leandertx.org

► **Williamson County Commissioners Court**
Meets Tuesdays at 9:30 a.m.
710 S. Main St., Georgetown
512-943-1100. www.wilco.org

► **Travis County Commissioners Court**
Meets Tuesdays at 9 a.m.
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*Comparative data for door-to-balloon times reported on www.hospitalcompare.hhs.gov by the U.S. Department of Health & Human Services and the U.S. Centers for Medicare and Medicaid Services for heart attacks requiring angioplasty. Average door-to-balloon time from March, 2013 through February, 2014. National goal is 90 minutes or less for at least 75% of patients. Additional references can be found through the American College of Cardiology (ACC) and the American Heart Association (AHA). If you are experiencing a medical emergency, call 911.

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ACC offers employers on-site continuing education

By Emilie Lutostanski

In early 2013, CEO Ed Trevis recognized a training need for the employees of his Cedar Park-based company, Corvalent, and he said he was surprised to learn about Austin Community College's on-site instruction offerings.

"The convenience of ACC coming to our site and teaching employees, that is something a lot of colleges don't do," Trevis said. "It helped us put more employees into training."

ACC's continuing education department works with employers in a variety of industries to develop employees' skills in technology, manufacturing, communication and more. Trevis said ACC instructors trained more than a dozen employees in Microsoft and other applications.

Don Tracy, ACC continuing education business operations and marketing director, said the college's continuing education department tailors curriculum to fit the company's needs.

"This part of the college is very flexible, and we focus on the needs of the business and the exact type of training and learning outcomes they desire," Tracy said. "We do it at their time and their place where at all possible. We even run classes for some clients in the middle of the night because that's when their employees are on shift."

Although Trevis said he paid ACC for Corvalent's employee training, about \$24 million per year is available for continuing education to businesses statewide through grants from the Texas Workforce Commission's Skills Development Fund. ACC and other community colleges and technical

schools throughout the state work with businesses to find gaps in employees' skills, build a curriculum to address the gap, and apply for TWC grant funding to pay for instruction.

"The Skills Development Fund program that's run by the TWC is a great opportunity for community colleges to access dollars to help support training for new and existing workers [as well as] build the training capacity of community colleges to do similar training with organizations around the state," Tracy said.

In fiscal year 2013, 60 applications for Skills Development Fund grants were submitted to TWC, and 51 were approved, including two in the capital area, according to the Skills Development Fund annual report.

Andres Alcantar, TWC chairman and commissioner representing the public, said TWC accepts most applications because companies understand the requirements of the grant.

"Generally when a company decides to commit, they have already done the due diligence, and the colleges and TWC staff assigned to the colleges know enough to provide guidance to really result in a successful grant application," Alcantar said. "Fifty-five percent of the project must be for technical occupations or training, and that is the best way to for us to ensure that the majority of the funds, as intended in the program, are being invested in a way that supports the high demand of occupational needs of industries. It's for individuals to acquire the skills that are current and in-demand in an industry."

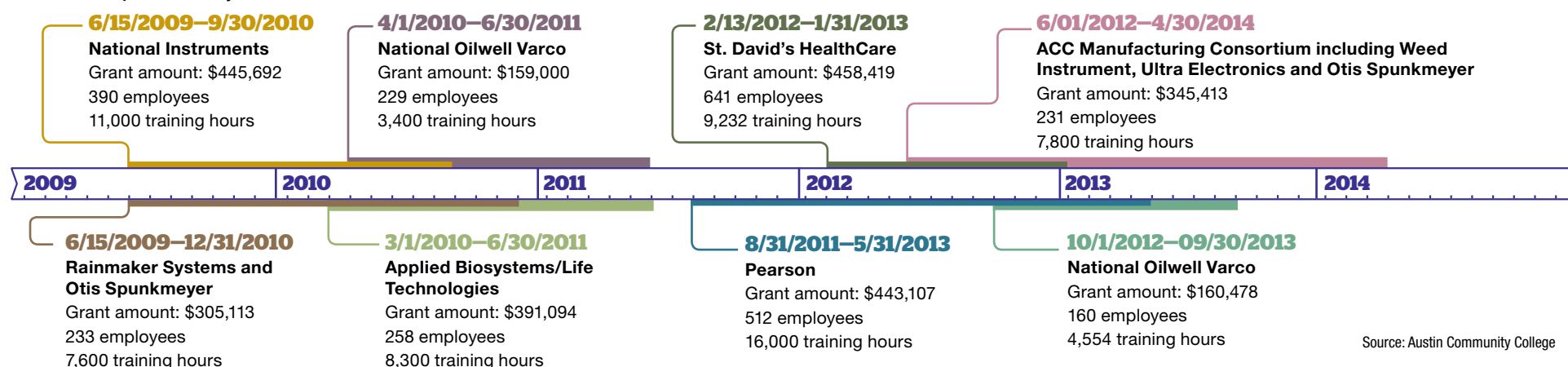
Austin Community College 2013-14 YEAR IN REVIEW

News highlights

- The ACC Elgin campus opens Aug. 29, 2013.
- ACC celebrates its 40th anniversary Sept. 17, 2013, with a career and resource fair and a history exhibit.
- A grand opening celebration for the new ACC Hays campus is held Jan. 16 in Kyle.
- The board of trustees vote June 16 to ask district voters to approve a \$385.97 million bond package and a 3 cent tax cap increase proposal. If approved, the bond money will be used to fund various facility projects, and the tax cap increase may help keep in-district tuition level.
- On July 7 board members authorize negotiations to complete a public-private partnership between the school and Austin commercial real estate developer Live-Oak Gottesman to renovate the four-story, 194,000-square-foot former Dillard's space at Highland Mall—the site of the new ACC Highland campus. The deal, which could be approved as early as Sept. 7, would allow cloud management company Rackspace Hosting to move in by late 2015.
- The ACC Highland campus will debut Aug. 27 as part of a grand-opening celebration and dedication ceremony. The first phase of the campus includes the ACCelerator—the nation's largest learning lab—in the renovated 200,000-square-foot former JCPenney space.

Skills development grants awarded to capital-area companies

Instruction provided by ACC



Source: Austin Community College

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Concordia University Texas expands course options for nursing and adds online programs

By Leslee Bassman

In an effort to meet industry demands for higher-qualified nurses, Concordia University Texas is expanding its nursing coursework options this fall, said Melinda Brasher, Concordia University Texas associate vice president for communication. The school is adding online and on-site Registered Nurse to Master of Science in Nursing certification programs, she said.

Currently nurses are required to complete a two-year associate degree program to be eligible for an RN exam, she said. By enrolling in Concordia's new program, RNs who have an associate degree can gain both Bachelor of Science and master's degrees in nursing, she said.

"The Robert Wood Johnson Foundation is recommending that 80 percent of the registered nurse workforce have bachelor's-level degrees or higher by 2020," Brasher said. "Health care institutions are supporting this. We anticipate there will be demand to seek out higher levels of education in nursing."

She said Concordia's new nursing program is not typical of all universities, as there are only 11 similar programs available in the country. The online program offers a flexible schedule for working nurses, she said.

"Many health care institutions are already requiring associate's degree nurses to seek a bachelor's degree within five years," said Kathy Lauchner, Concordia University Texas director of nursing. "Programs like Concordia's Bachelor of Science in nursing and the new Master of Science in nursing are helping nurses meet that requirement as well as advance in their careers."

The added MSN degree will likely mean a significant increase in salary for the student after graduation, Brasher said.

The program is pending approval by the Southern Association of Colleges and Schools Commission on Colleges, which governs the university's certifications, she said. Approval is expected prior to the start of classes, she said.

Enrollment in Concordia's nursing school has been at capacity every semester since the program opened in 2010, she said.

Increased online options

Two additional online programs will be offered to Concordia students beginning this fall—a two-year Master of Business Administration degree and a four-year Bachelor of Arts in criminal justice degree, Brasher said.

The MBA program has been offered on-site for the past two years, she said. The criminal justice program was offered previously and, by request, has been brought back as an online-only option, she said.

"There is market demand for online programs," Brasher said. "The [MBA and criminal justice] programs are viable in an online format and easily accessible."

She said all of Concordia's online programs provide students with an instructor and counselors in the same way as the programs function on campus. These courses also focus on the university's principles of developing Christian leaders and ethical learning, she said.

With the three new programs, Concordia offers 12 online degree or certification options, Brasher said.



Accredited online degree programs

- Bachelor of Arts in business
- Bachelor of Arts in criminal justice
- Bachelor of Arts in health care administration
- Bachelor of Arts in human resource management
- Bachelor of applied arts and sciences in technical management
- RN to Master of Science in nursing
- Master of Business Administration
- Master of education in advanced literacy instruction
- Master of education in differentiated instruction
- Master of education in education administration
- Reading specialist certification
- Superintendent certification

Concordia University Texas breaks ground on new athletic facilities

By Leslee Bassman

On Aug. 1 outgoing President Tom Cedel joined incoming CEO Don Christian and other Concordia University Texas officials to break ground on the campus's new athletic facilities at 11400 Concordia University Drive, Austin.

The \$2.6 million project will include a regulation-size softball field, a soccer field, fieldhouses for indoor athletic training facilities and covered grandstands, said Melinda Brasher, Concordia University Texas vice president of communication. The softball athletic facilities should be ready in time for the Lady Tornadoes' spring training, she said.

Atherton named as chief advancement officer

By Kyle Webb

Concordia University Texas announced June 25 that Beth Atherton is the new chief advancement officer for the University.

Atherton will lead Concordia's development and communication teams as well as maintain relationships with the community, government, church and corporate partners of the university.

She replaces Don Adams, who had served as vice president for external relations since 2006 and retired June 1.

"Beth is a well-respected professional in Austin's non-profit community and brings a vast understanding of non-profit development, a passion for people and experience in building strong teams," Concordia University Texas CEO Don Christian said.

Atherton, who will serve as a member of the executive leadership team for the university, will also direct the external relations, advancement, communications and development functions for Concordia.



Beth Atherton

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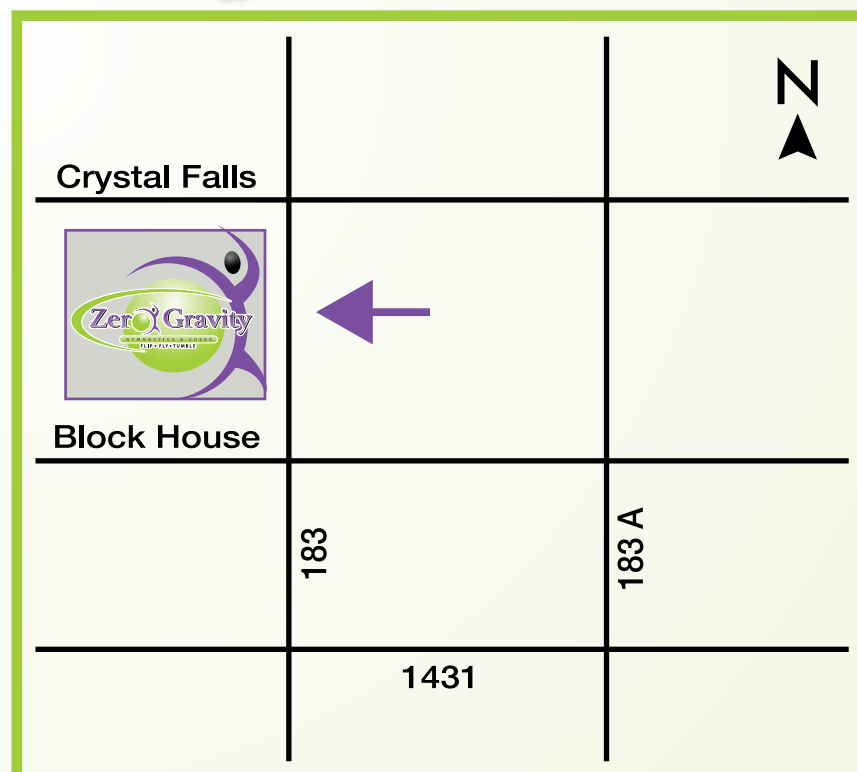
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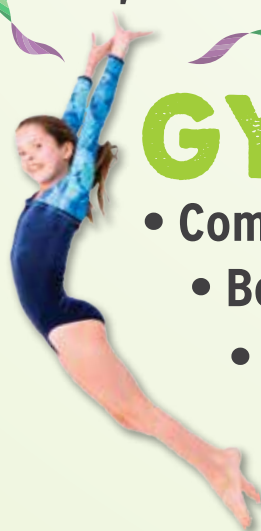
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Fall 2013 enrollment: 41,627 credit students; ACC also enrolls 15,000 noncredit students each year

Percent/number of students accepted each year: ACC has an open-door admissions policy, meaning everyone who meets eligibility criteria is encouraged to enroll.

Top intended majors, fall 2012: General studies, nursing, business administration, general studies in science, engineering
Time required to complete degrees/certificates: Less than one year to two years

Prerequisites needed: Certain majors require completion of prerequisites. Visit www.austincc.edu/info for program choices and more information.

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Baylor Executive MBA and Executive Healthcare MBA

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2013–15 enrollment: 20 (executive MBA)

Number of students accepted each year: No more than 30 students for each cohort (Executive MBA), no more than 15 students (Executive MBA–Healthcare)

Length of program: 21 months for both programs

Prerequisites needed: None (Executive MBA), experience in health care industry (Executive MBA–Healthcare)

3107 Oak Creek Drive, Ste. 240, Austin

www.baylor.edu/austinemba Twitter: @baylor_business

Concordia University Texas

Undergraduate tuition per semester: \$12,940 (2013–14), \$13,200 (2014–15), \$14,655 (2014–15 nursing school)

Fall 2013 enrollment: 2,565

Most popular programs: Business administration, nursing, pre-nursing, education, kinesiology

Length of programs: Four years

Prerequisites needed: SAT/ACT for undergraduates, no GRE required for graduate programs

11400 Concordia University Drive, Austin

<http://discover.concordia.edu> Twitter: @concordiatx

Huston-Tillotson University

Annual tuition: \$11,460 (2013–14), \$11,460 (2014–15)

2013–14 enrollment: 973

Percent of students accepted each year: 54 percent

Most popular programs: business administration, kinesiology, criminal justice

Length of programs: 120 credit hours minimum

Prerequisites needed for automatic admission: SAT—900, ACT—20

900 Chicon St., Austin. www.htu.edu Twitter: @hustontillotson

Southwestern University

Annual tuition: \$35,240 (2013–14), \$36,120 (2014–15)



SOUTHWESTERN UNIVERSITY

2013–14 enrollment: 1,536

Percent of students accepted each year: 52 percent

Most popular programs: Biology, business, communication studies, political science, psychology

Length of programs: 127 credit hours minimum

Prerequisites needed: Average SAT score—1165

1001 E. University Ave., Georgetown

www.southwestern.edu Twitter: @southwesternu

St. Edward's University

Annual tuition: \$36,150 (2014–15)

Fall 2013 enrollment: 4,861

Number of students accepted: 2,901 (Fall 2013)

Most popular majors: Psychology, biology, business administration, global studies

Length of programs: Four years

Minimum prerequisites: SAT—higher than 500 on each section, ACT—higher than 21

Average scores: SAT—1123, ACT composite—24

South Austin campus: 3001 S. Congress Ave., Austin

North Austin campus: 9420 Research Blvd., Echelon III, Ste. 200, Austin

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Temple College at East Williamson County Higher Education Center

Tuition per credit hour: \$88 (in district), \$154 (out of district), \$330 (out of state or foreign)

Percent accepted: Temple College has open enrollment—all students who meet admissions requirements are accepted. Some technical programs have additional requirements.

Length of programs: One, two and four years, depending on program (upper-level courses for bachelor's degrees now available)

Prerequisites needed: TSI must be complete, unless waived or exempt.

TSI is the Texas Success Initiative, a state-legislated program that is designed to improve a student's success in college.

1600 Innovation Blvd. (CR 108), Hutto

Texas A&M Central Texas at East Williamson County Higher Education Center

Tuition per course (three credit hours): \$719–\$735 (undergraduate) \$780–\$798 (graduate)

Courses offered: Business, including marketing and management (undergraduate), history and math (graduate)

Length of programs: Minimum of 120 credit hours (undergraduate), minimum of 36 credit hours (graduate)

Prerequisites needed: TSI must be complete. TSI is the Texas Success Initiative, a state-legislated program that is designed to improve a student's success in college. Students also must have at least 30 college credit hours and a 2.0 GPA.

1600 Innovation Blvd. (CR 108), Hutto

www.tamuct.edu/ewchec Twitter: @tamuct

Texas A&M Health Science Center

Tuition: \$12,780/\$29,532 annual resident/nonresident (M.D. program), \$300/\$2,472 per semester part-time resident/nonresident (nursing bachelor's program)

Fall 2013 enrollment: 150 students (medicine M.D. program), 20 students (nursing bachelor's degree program)

Percent of students accepted: 7.66 percent (M.D. program), 20.59 percent (nursing bachelor's degree program; includes College Station applications)

Most popular programs: College of Medicine M.D. program, College of Nursing second-degree program

Length of programs: Four years (M.D. program), 15 months (nursing bachelor's degree program)

Prerequisites needed/admission criteria considered: Passage of MCAT and 47 semester hours in various core curriculum (medicine M.D. program); HESI Admissions Assessment Exam, Nursing CAS Application and 58 semester hours in core curricula (nursing bachelor's degree program)
 3950 N. A.W. Grimes Blvd., Ste. S211A, Round Rock.
www.tamhsc.edu Twitter: @tamhsc



TEXAS A&M HEALTH SCIENCE CENTER

Texas State Technical College at East Williamson County Higher Education Center

Tuition per credit hour: Texas residents—\$97 (technical courses), \$82 (academic courses), \$254 (nonresidents)

Percent accepted: TSTC has open enrollment—all students who meet admissions requirements are accepted. Some technical programs have additional requirements.

Length of programs: One, two and four years, depending on program (upper-level courses for bachelor's degrees now available)

Prerequisites needed: TSI must be complete, unless waived or exempt. TSI is the Texas Success Initiative, a state-legislated program that is designed to improve a student's success in college. 1600 Innovation Blvd. (CR 108), Hutto

Texas State University

Tuition and fees: \$705.68 per semester hour (2013–14)

Fall 2012 enrollment: 35,568

Percent of students accepted, fall 2012: 57.6 percent

Most popular programs: Curriculum and instruction, health and human performance, journalism and mass communication, psychology, art and design, nursing (Round Rock)

Length of programs: Four years

Prerequisites needed: SAT—1270, ACT—29

601 University Drive, San Marcos; 1555 University Blvd., Round Rock www.txstate.edu Twitter: @txst

The University of Texas

Annual undergraduate in-state tuition: \$9,798 (2013–14)

Fall 2012 undergraduate enrollment: 39,979 students

Percent of first-time freshmen accepted, fall 2013: 40 percent

Most popular programs: Communication/journalism, social sciences, engineering, business/marketing, and biological/life sciences

Length of programs: Four years

2400 inner Campus drive, Austin

www.utexas.edu Twitter: @utaustin

This guide represents a selection of not-for-profit higher education institutions in the area. It is not meant to be comprehensive.

CALENDAR

August

22 Girls Just Wanna Have Fun Pajama Party
The city of Cedar Park sponsors an evening of activities for girls ages 5–13, including jewelry-making, movies, and a self-service manicure and pedicure station. 7–10 p.m. \$25. Cedar Park Recreation Center, 1435 Main St., Cedar Park. 512-401-5500. www.cpparks.net

22 Presentation at Lakeline Oaks Resort
Antoinette Griffin, Texas Seniors' Guide founder and president, speaks on the topic of "Creating a Charismatic First Impression." 8:30 a.m. (breakfast), 9–10 a.m. (presentation). Free. Lakeline Oaks Resort Community, 1905 S. Lakeline Blvd., Cedar Park. 512-331-4100. www.seniorsguide.net. lomktg@rlcommunities.com

23 Musical performance for children
Staci Gray presents a morning of musical entertainment during which children can dance and sing along with silly songs. 10–10:30 a.m. Free. Cedar Park Public Library, 550 Discovery Blvd., Cedar Park. 512-401-5634. www.cedarparktexas.gov

23 Forest Oaks 5K
The Forest Oaks Homeowners Association hosts the second annual event and invites families to participate and help raise funds to support Cox and Reagan elementary schools. Runners start and finish at the Forest Oaks neighborhood pool. 8–9 a.m. \$6.27 (per individual). Forest Oaks neighborhood pool, 708 S. Lynnwood Trail, Cedar Park. www.forestoaksonline.com. board@forestoaksonline.com

23 Laces for Leander shoe giveaway
The Greater Leander Chamber of Commerce's Leadership Leander class sponsors the Laces for Leander project with a goal of providing shoes for every needy student in Leander ISD schools. Students who receive free or reduced-cost school lunches can stop by the chamber office with proof of eligibility and receive free pairs of shoes while supplies last. Donors can call the chamber or make donations on the chamber's website. 9 a.m. Free (shoe recipients), \$10–\$400 (donations). Greater Leander Chamber of Commerce, 100 N. Brushy St., Leander. 512-259-1907. www.leandercc.org. office@leandercc.org

Worth the **TRIP**



23 10th annual Austin Bat Fest
Each year thousands of Central Texans converge on the Ann W. Richards Congress Avenue Bridge during this event to watch 1.5 million Mexican free-tailed bats emerge from under the bridge at dusk. The event also features arts and crafts vendors; food booths; and live music by Blue October, Dangerous Toys, Vallejo and A Flock of Seagulls. 4 p.m.–midnight. Free (children age 8 and younger with paid adult admission), \$10 (adults, cash only), VIP passes also available. Ann W. Richards Congress Avenue Bridge, 100 S. Congress Ave., Austin. www.roadwayevents.com

Featured **EVENT**




AUG 22 and 23 Toughest Monster Truck Tour
Monster trucks Bigfoot and Avenger are showcased at the tour's first local performances in Cedar Park. Pit parties before each show allow fans to walk onto the track, meet the trucks' drivers and see the trucks up close. 5:30–6:30 p.m. (Fri. pit party), 11 a.m.–noon, 5:45–6:30 p.m. (Sat. pit parties), 7:30 p.m. (Fri.–Sat. shows); 1 p.m. (Sat. show). \$5 (pit passes; also available free at O'Reilly Auto Parts locations), \$10 (child admission to show), \$25.50–\$35.50 (adult admission to show), plus parking fees. Cedar Park Center, 2100 Avenue of the Stars, Cedar Park. 512-600-5000. www.cedarparkcenter.com, www.toughestmonstertrucks.com

23 YMCA Kids Night Out
The Twin Lakes Family YMCA hosts its second summer event at which children age 12 and younger can have pizza, snacks and juice; play on an indoor playscape; and view the Disney animated film "Cinderella." Registration is non-refundable and required before 4 p.m. Aug. 23. 5–10 p.m. \$15 (members), \$25 (nonmembers). Twin Lakes Family YMCA, 204 E. Little Elm Trail, Cedar Park. 512-250-9622. <http://ymcagwc.org/articles/kids-night>

25 Leander back to school
Classes start in Leander ISD.

26 Round Rock back to school
Classes start in Round Rock ISD.



27 Chicago and REO Speedwagon concert
The two classic rock bands take turns performing their hits from the 1970s and '80s and join for a musical finale. 7:30 p.m. \$40.50–\$90.50 plus parking fees. Cedar Park Center, 2100 Avenue of the Stars, Cedar Park. 512-600-5000. www.cedarparkcenter.com

29 Little Learners children's class
Parents can bring their children to a city-hosted afternoon of back-to-school-themed crafts, games, stories, snacks and drinks. 3–5:30 p.m. \$25. Cedar Park Recreation Center, 1435 Main St., Cedar Park. 512-401-5500. www.cpparks.net

30 Introduction to 'Minecraft'
Parents of children and teenagers who play the video game "Minecraft" are invited to learn about the game, player jargon, educational elements and Internet safety in this presentation by Bits, Bytes, and Bots Computer Adventures. 3–4 p.m. Free. Cedar Park Public Library, 550 Discovery Blvd., Cedar Park. 512-401-5634. <http://minecraftforparents.eventbrite.com>

31 Splash Jam
Fireworks are the finale of this end-of-summer festival that includes a washer tournament, carnival games, bounce houses, concessions, caricatures and face painting, live music, a rock wall and a slide. Some games and concessions cost extra. 4 p.m. (washer tournament), 5–9 p.m. (event). Free admission (regular pool fees apply). Elizabeth Milburn Pool, 1901 Sun Chase Blvd., Cedar Park. 512-401-5500. www.cpparks.net

31 Wine tasting fundraiser
Guests can sample up to 20 premium international wines and snack on light appetizers during the fundraiser that benefits nonprofit animal rescue organization Austin Pets Alive. 3 p.m. \$20. Tony C's Pizza | Wine Bar, 10526 W. Parmer Lane, Austin. 512-961-6519. www.austinpetsalive.org

September

03 through 04 Life Bridge Job Corps adult education class registration
The nonprofit organization at Twin Lakes Fellowship invites participants to register at two different times for Christian-based fall classes that teach adult education and job-readiness. Topics include computer skills, conflict resolution, English as a second language, GED test preparation, goal-setting, resume writing, and time and money management. Classes begin Sept. 8 and last for 10 weeks. 10 a.m.–1 p.m. (Wed.–Thu.), 6–8 p.m. (Thu.). Free. Twin Lakes Fellowship, 1150 S. Bell Blvd., Cedar Park. 512-522-7152. www.rivercityhopestreet.org/our-programs/cwjccmj. kathy.lbjc@gmail.com

05 Cedar Park Movies in the Park: 'The Lego Movie'
Guests can join the city of Cedar Park's outdoor fall movie series starting with the animated tale of Emmett who is declared the prophesied hero of his Lego world and believes he is destined to defeat the forces of evil with out-of-the-box creativity. 8 p.m. Free. Elizabeth Milburn Park, 1901 Sun Chase Blvd., Cedar Park. 512-401-5500. www.cpparks.net

05 Leander Movies in the Park: 'The Amazing Spider-Man 2'
The Leander Parks and Recreation Department starts its fall movie series with the rebooted superhero franchise's second installment about Peter Parker as Spider-Man, fighting a collection of villains that include Electro, Green Goblin and Rhino. 7:30 p.m. Free. Robin Bledsoe Park, 601 S. Bagdad Road, Leander. 512-528-9909. www.leandertx.gov/parksrec

Compiled by Stephen Burnett



Courtesy MV Productions

07 Brain Power 5K

Austin Cancer Centers hosts the fourth annual event to recognize brain tumor survivors and victims, and to raise funds for the Dr. Marnie Rose Foundation's cure research in Central Texas. 8 a.m. (children's fun run), 8:10 a.m. (warm-up), 8:15 a.m. (Survivor Stride), 8:30 a.m. (timed 5K and fun run/walk), 8:40 a.m. (1-mile run/walk), 9 a.m. (race party and awards). \$12 (children age 12 and younger), \$25-\$30 (adult untimed or timed; increases on Sept. 5 and Sept. 7). Cedar Park Center, 2100 Avenue of the Stars, Cedar Park. 512-600-5000. www.brainpower5k.com. kelly@drmarnierose.org



Courtesy Jen Daugherty

07 Floyd Piano Company Yoga and Brunch Club

Yoga instructor Jen Daugherty leads the class with accompaniment by an automatic player piano. After the class is a brunch from Seven Sundays including light refreshments and mimosas. Class participants and others can tour the company workshop with owner David Floyd. Registration is required. 10 a.m. Free. Floyd Piano Company, 1309 Leander Drive, Leander. 512-260-5236. www.floydpianocompany.com. jendaugherty2010@gmail.com

08 through 29 Green Chile Harvest Fest

Blue Corn Harvest Bar & Grill customers can choose from a special menu with several new dishes that feature hatch and green chilies. The restaurant will donate \$1 per item to the Cedar Park-based nonprofit Austin Dog Alliance. Restaurant hours are Mon.-Thu. 11 a.m.-4 p.m., Fri. 11 a.m.-11 p.m., Sat. 10 a.m.-11 p.m., Sun. 9 a.m.-10 p.m. Cost varies per item. Blue Corn Harvest Bar & Grill, 700 E. Whitestone Blvd., Ste. 204, Cedar Park. 512-658-6235. www.bluecornharvest.com

10 Dedication of Reed Elementary School

The community is invited to the dedication ceremony for Leander ISD's 24th school named in honor of Officer Leonard Reed. Members of Reed's family are scheduled to speak about the officer, who served the Cedar Park Police Department from 2006-10. The school is opening for the 2014 school year. 6-7 p.m. Free. Reed Elementary School, 1515 Little Elm Trail, Cedar Park. 512-570-0000. <http://reed.leanderisd.org>. veronica.sopher@leanderisd.org

12 Go Deep conference

Austin Metro Area Moms in Prayer and Hill Country Bible Church Austin sponsor the conference at which Debra McCoy speaks about how to pray for one's children. McCoy is the mother of Case McCoy and Colt McCoy, former quarterbacks with The University of Texas football team. Child care is free, and registration is recommended. 10 a.m.-noon. \$5 (registration), \$10 (at the door). Hill Country Bible Church Austin Lakeline campus, 12124 N. RR 620, Austin. 512-331-5050. www.hcbc.com/godeep

13 Back to School Dance Clinic

The Leander High School Blue Belles dance team offers a one-day clinic to teach performance dance skills to pre-K through high school students. The class includes lunch, a CD, certificate, photo and T-shirt. Family members and friends can attend a 1 p.m. performance by students. 11 a.m.-2 p.m. \$35. Leander High School Dance Studio, 3301 S. Bagdad Road, Leander. www.bluebelles.org. bluebellesclinic@yahoo.com

13 Senior Info Expo

Treasure of the Hills Senior Center hosts its eighth annual showcase of groups and individuals that provide information about senior health care and planning for emergencies. The expo also offers free flu shots. 9 a.m.-noon. Free. Treasure of the Hills Senior Center, 408 Ridgewood Drive, Cedar Park. 512-331-6000. www.toth-seniors.com

18 College Nannies + Tutors of Cedar Park grand opening

The Austin business celebrates the opening of its Cedar Park location with an event that offers children's activities, door prizes, live music, refreshments and discounted services. 4:30-7 p.m. Free. College Nannies + Tutors of Cedar Park, 11901 W. Parmer Lane, Ste. 220, Cedar Park. 512-818-7976. www.collegenanniesandtutors.com/cedarparktx. cedarparktx@collegenannies.com



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8/29	Bud Light Friday Fireworks
8/30	Doubleheader (5:05pm first game) Shirt-Off-the-Back Night
8/31	Fan Appreciation & Bud Light Fireworks
9/1	\$1 Dogs and Soda (12:05pm game)



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Online calendar

Find more or submit Cedar Park and Leander events at impactnews.com/lcp-calendar.

To have Cedar Park and Leander events considered for the print edition, they must be submitted online by the first Friday of the month.

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Featured **LIVE MUSIC**



Courtesy The Stooch Band

The Stooch Band performs Aug. 23 at Shooters Billiards & Sports Bar.

JT's SportsGrille

200 Buttercup Creek Blvd., Cedar Park. 512-331-2091. www.jtsportsgrille.com

August

- 22** Howlin' Waters and Rhythm Pistol, 6-10 p.m.
- 23** Darrell Goldman, 8 p.m.-midnight
- 29** Howlin' Waters and Rhythm Pistol, 6-10 p.m.

September

- 6** Chris Manning, 8 p.m.-midnight
- 12** The Detentions, 6-10 p.m.
- 19** The Detentions, 6-10 p.m.
- 20** Howlin' Waters and Rhythm Pistol, 6-10 p.m.

Lone Star Grille and Bubba's Backyard

1501 E. New Hope Drive, Cedar Park. 512-528-5896. www.lonestargrilletx.com

August

- 21** Shelli Miller Duo, 7-10:30 p.m.
- 22** The Goodz, 7-10:30 p.m.
- 23** Hollie & The Hype, 7-10:30 p.m.
- 28** Carson Alexander Duo, 7-10:30 p.m.
- 29** Clint Manning, 7-10:30 p.m.
- 31** Purple Room, 7-10:30 p.m.

September

- 5** Zoodust, 7-10:30 p.m.
- 12** The Street Kingz, 7-10:30 p.m.
- 19** Moonlight Social, 7-10:30 p.m.

Shooters Billiards & Sports Bar

601 E. Whitestone Blvd., Ste. 532, Cedar Park. 512-260-2060. www.shootersbilliards.net

August

- 23** The Stooch Band, 9 p.m.-1 a.m.
- 30** Suede, 9:30 p.m.-1 a.m.

September

- 6** Minx, 9 p.m.-1 a.m.
- 13** LC Rocks, 9:30 p.m.-1 a.m.

Wild West

401 E. Whitestone Blvd., Cedar Park. 512-986-7464. www.wildwestcedarpark.com

August

- 20** People's Choice Band, 7 p.m.
- 21** Roger Creager, 7 p.m.
- 27** Texas Unlimited Band, 7 p.m.

September

- 18** Chris Knight, 7 p.m.

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RECENT HIGHLIGHTS

Compiled by Emilie Lutostanski

Austin Regional Clinic grand reopening

On Aug. 4, Austin Regional Clinic staff and supporters celebrated the reopening of ARC's facility in Leander, located at 901 E. Crystal Falls Parkway, Ste. 103. The 4,500-square-foot clinic has 12 exam rooms, treatment rooms and lab services.

The Austin-based primary care network first opened the Leander clinic in 2008. In 2009, ARC consolidated its Cedar Park and Leander clinics because of slower growth in the region caused by the economic recession.

The clinic is one of the first ARC locations to offer self-serve kiosks at which patients can check in for an appointment, make a payment and update personal information.

1 ARC staff, city staff and members of the Greater Leander Chamber of Commerce celebrate the reopening with a ribbon cutting Aug. 4.

2 From left, Steve Anderson, Lawton Publishing senior account executive; Patti Parker, ARC Care Management Program vice president; Dr. Swapna Manthena, ARC Leander family medicine physician; GLCC President Bridget Brandt; and ARC Chief Administrative Officer Gary Landry celebrate ARC's Aug. 4 reopening in Leander.



Photos courtesy Austin Regional Clinic

Cedar Park H-E-B ribbon cutting

On July 18, the H-E-B at the northeast corner of Bell and Whitestone boulevards in Cedar Park held a grand reopening to celebrate the store's 25th anniversary and to unveil the store's \$10 million, 5,200-square-foot expansion. Additions include a larger pharmacy with a two-lane drive-thru, an exterior face-lift of steel and glass, and more parking spaces, said Mark Hauerland, director of retail store operations.

1 H-E-B store manager Rick Nevels cuts the ribbon at the July 18 reopening of the Cedar Park store at Bell and Whitestone boulevards.

2 H-E-B added expanded cheese, seafood and meat markets in the back and new checkout counters in the front of the store during the expansion.



Photos by Stephen Burnett

Medical office building opening



Emilie Lutostanski

Peloton Commercial Real Estate, J Jacobs Construction and Cedar Park Regional Medical Center marked the grand opening and ribbon cutting of Cedar Park Medical Office Building No. 2 on July 30.

CPRMC CEO Brad Holland said the facility will give patients more medical offerings in close proximity to the hospital.

Orthopaedic Associates of Central Texas is the first tenant in the 85,000-square-foot office building located on the CPRMC campus near Whitestone Boulevard and Toll 183A. Construction on the office building was completed in June.

Comprehensive plan reveal



Emilie Lutostanski

Cedar Park city staff gathered July 17 to reveal the city's draft comprehensive plan to members of the Cedar Park Chamber of Commerce.

An advisory committee that included community leaders met with consultant firm Freese & Nichols Inc. from February 2013 until July 2014 to update the city's comprehensive plan, which includes matters such as the future land-use map, infrastructure, transportation, public facilities and economic development.

During the reveal, city staff members including Parks and Recreation Director Curt Randa, presented aspects of the plan such as liveability.

Meals on Wheels of Williamson and Burnet County fundraiser

On Aug. 2, Meals on Wheels of Williamson and Burnet County hosted a barbecue and silent auction fundraiser at the Leander VFW Post 10427, amassing more than \$5,000 to go toward meals for senior citizens.

Craig "Skip" Buttruff helped chop brisket during the event.



Courtesy Brad Sultzman

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Jana Hunter

Debra and Bruce Dowden rent, sell, install and service mobility equipment for customers in Central Texas.

BUSINESS

101 Mobility Austin

Products help veterans, seniors and the disabled

By Jana Hunter

Debra Dowden said she is a natural entrepreneur, but her husband, Bruce, is not.

"I worked 28 years at a job [purchasing for a mining company] that I didn't really like, so that kind of tells you how much of a risk-taker I am," he said.

After extensive research into business concepts that allowed the couple to help others while earning a living, the Dowdens quit their executive positions and moved from the Tyler area to open the 101 Mobility Austin franchise in Cedar Park in April 2012.

101 Mobility began selling franchises in 2008 and now has more than 80 locations throughout the country. The sales, service and installation business

provides mobility and accessibility equipment, including stair lifts, auto lifts, porch lifts, patient lifts, power wheelchairs, scooters and ramps to bypass stairs. Short and long-term rentals are also available.

101 Mobility gave the Dowdens an opportunity to improve mobility for disabled veterans and also help aging individuals, Debra said.

"Bruce has always been really connected with the elderly," Debra said. "He attracts them walking down the street. They'll pick him out and talk to him."

About 40 percent of the store's business is with the Department of Veterans Affairs, she said, while other jobs come from retail sales and referrals from home health

Questions for the customer

How soon do you need it?

Depending on the complexity of the project and whether the equipment is in stock, 101 Mobility Austin can fulfill a customer's needs in as little as one day to two weeks. The company's goal is to conduct a free on-site evaluation within 24–48 hours of being contacted.

"We speak with the patient, look at their home, ask about their needs, find out about their medical condition and the progression of it and just assess what needs to be done," co-owner Debra Dowden said.

101 Mobility Austin aims to provide a quote within 24 hours of an evaluation, though larger projects such as a bathroom remodel or roll-in shower may take up to a week. Most equipment can be delivered within five–10 days, she said.

How long do you need it?

For people rehabilitating an injury, navigating stairs is a temporary but significant obstacle. 101 Mobility Austin rents stair lifts, ramps and vertical platform lifts for those with short-term needs. A standard stair lift rents for \$150 a month.



Photos courtesy 101 Mobility Austin



101 Mobility Austin can install and service devices including pool lifts, ceiling lifts and stair lifts.

101 Mobility Austin



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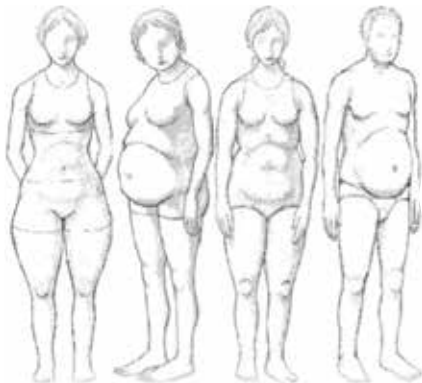
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BUSINESS

Floyd Piano Company

Leander shop owner's family has long history servicing and selling pianos

By Richard Guerrero

Floyd Piano Company owner David Floyd said he has been around pianos most of his life. But while he tickled the ivories as a music student starting at the age of 5 in suburban Houston, Floyd said he discovered his true passion was working on the instruments to ensure perfect harmony.

Floyd's grandmother Joyce Cochran was the Houston-area district manager for the San Francisco-based piano retailer Sherman Clay & Co. in the early '80s when Floyd's mother, Deborah, decided to start a business selling Yamaha pianos.

The business thrived in Houston and was able to add a restoration shop. By the late '90s, the company opened a retail space in Stafford. Eventually Floyd's family launched a successful music school—the Fort Bend Music Center—that offers private instruction for a range of instruments to music students in the Southwest Houston area.

As a teenager Floyd said he found his niche in the restoration side of the business. At first he only took on small jobs, but in time, he learned to rebuild a full range of piano brands—from Steinway to Baldwin to Yamaha.

"Basically, I've been working on pianos since my mom decided not to pay for a babysitter," Floyd said.

Two years ago, Floyd and his wife, Lori, moved to Austin. Floyd worked for Strait Music Co. and Steinway Piano Gallery, but in October he decided to launch his own restoration and sales business. Floyd said he chose Leander for its friendly small business climate and proximity to potential clients who live throughout Williamson County.

"I'm service-based—I wanted a nice, large shop with all the fixin's to where we can do any kind of a job," Floyd said.

"I really like to get my hands dirty and really like to get into [the] work."

Floyd has been working on clients' instruments in his shop since last fall, but his inventory of Baldwin grand and Vertical pianos arrived in June.

"I chose Baldwin and Hallet Davis because they're complementary lines but they're not very expensive. Hallet Davis is a line that we're pretty proud to have, but Baldwin is our flagship line," Floyd said.

For Floyd, the most important aspect of a purchase is service after the sale. Floyd and his carpenter, Kyle Bass, are committed to perfection, Floyd said.

"When we unbox a piano, we fully prep it," Floyd said. "We go through and we make sure all the keys work properly. There's about 23 moving parts per each key on a piano, times 88 [keys]. So you've got to make sure all those moving parts work in concert with each other. That's what turns our pianos into instruments."

Bass said although he has only worked with Floyd for a few months, he is impressed by Floyd's attention to detail.

"We don't send anything back [to the customer] without it being perfect," Bass said. "I've never worked for anyone like that—that no matter what it is, it's gotta be right. It's gotta go out the door perfect."

Floyd Piano Company offers a range of services to help keep pianos at their peak performance level, including piano tuning and voicing as well as restoration projects on pianos in need of rebuilding or repair.

Floyd said the combination of quality inventory and personal service sets his business apart from the competition.

"There are some really good piano shops in Austin, but they don't have a floor for sales. There are some really good sales departments here in Austin but they don't have a shop," Floyd said. "We offer both."



Floyd Piano Company owner David Floyd launched his Leander-based piano sales and service business in October.

Installing player systems

Floyd Piano Company specializes in servicing and installing player systems such as Piano Disc, QRS and Disklavier. Player systems have come a long way since the days of player pianos in the late 19th century, owner David Floyd said. Modern systems can be remotely operated via iPad, are capable of a range of expression and can be installed on almost any piano.

Keys for Kids

Floyd said he is working on creating a piano donation program for promising young musicians who can't afford to pay for a new piano. Floyd said the program will accept and tune donated pianos to deliver to students who are selected by area instructors. Piano teachers who are interested in participating in Keys for Kids can call Floyd for additional details.

Grand opening sale

Floyd Piano Company plans to have a grand opening sale during store hours Aug. 29 and 30. Floyd said all showroom pianos will be on sale with some as much as 45 percent off the retail price, and the store will also offer discounts on services through coupons.



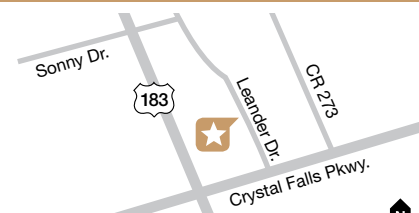
Carpenter Kyle Bass is restoring an 1898 Steinway Model A grand piano for Strait Music Company.



Floyd Piano Company carries a line of Baldwin pianos, which are on display in the company showroom.

Floyd Piano Company

1309 Leander Drive, Ste. 401, Leander
281-636-5285
www.floydpianocompany.com
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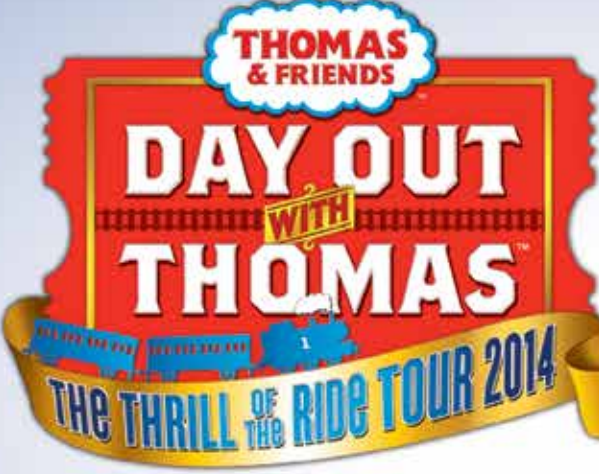
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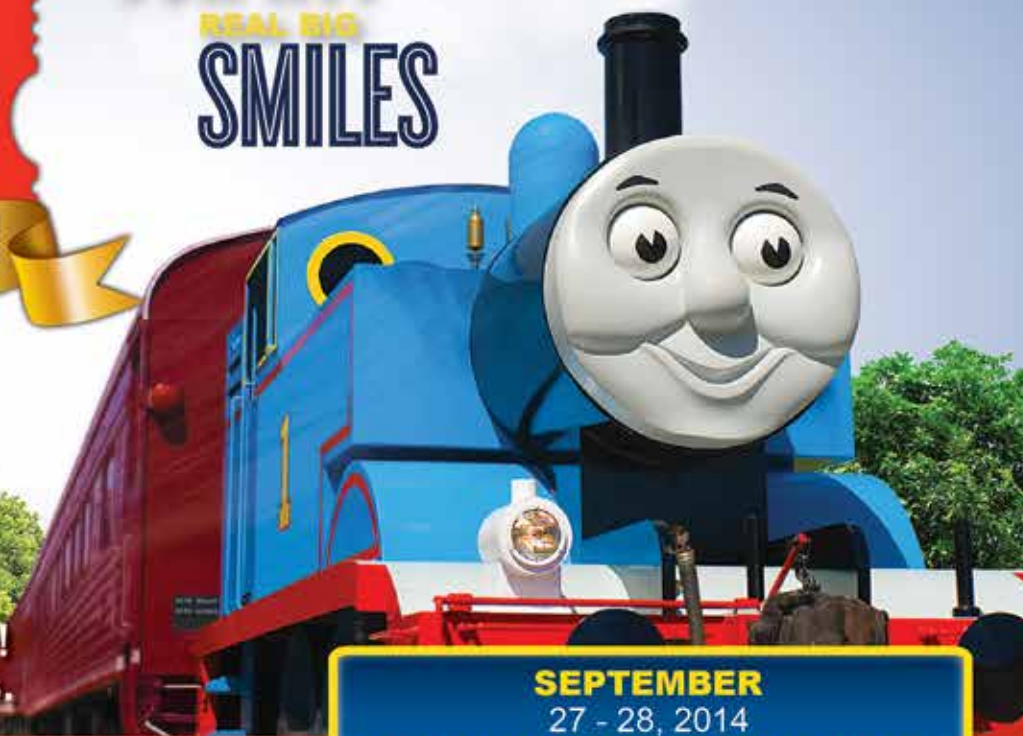
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Tony Ciola is a restaurateur and owner of Tony C's Pizza | Wine Bar. Val McElveen oversees catering and marketing for the restaurant, which has locations in Avery Ranch and Bee Cave.

DINING

Tony C's Pizza | Wine Bar

Restaurateur uses old-world technology for classic New York style pizza in Avery Ranch

By Richard Guerrero

The secret to a perfectly charred pizza crust with caramelized toppings, according to restaurateur Tony Ciola, is the oven.

Tony uses a hearthstone oven that burns anthracite coal at nearly 1,000 degrees at Tony C's Pizza | Wine Bar, which has locations in Avery Ranch and Bee Cave. Tony opened the Bee Cave restaurant in 2008 with the help of his father and business partner, Dan. Tony said the family's history in restaurants goes back six decades and owes its start to his grandfather's stint as a pitcher for the Philadelphia Athletics.

"My family first got in the restaurant business in 1949 in Virginia Beach. My [great] uncle Dominick started his restaurant on a loan he borrowed from my grandfather [Louis] with the money he made playing Major League Baseball," Tony said. "That restaurant was open for 60 years."

Tony worked for his dad's restaurant, Ciola's, which was open in Lakeway for about 10 years, before opening the Bee Cave location. Tony launched Tony C's in Avery Ranch in late 2012 with business partner Creed Ford IV.

"We actually started looking at the area about four years ago," Tony said. "We knew it was a great neighborhood—very similar to Lakeway but with more people."

Tony said the idea to go with a coal-fired

oven was the result of a trip he and Ford took to New York City at the suggestion of Tony's father. In the Big Apple the pair visited numerous pizza restaurants including Lombardi's, the first pizzeria in the United States.

"Creed and I tried like 20 pizza places in New York, and after going to Lombardi's, we were sold on that idea," Tony said, referring to coal-fired pizza. "We're the first in Austin to do a coal-fired oven."

The restaurant offers specialty pizzas such as prosciutto and goat cheese, fig and honey, or arugula pesto with roasted chicken and Kalamata olives. For lighter fare, Tony C's offers salads such as a beet and arugula bowl served with candied walnuts and goat cheese fritters, topped with a grapefruit vinaigrette. Seafood lovers can try the stacked ahi bowl, which is served with sesame-seared tuna, stacked crispy wontons, mangoes and avocado with a sesame ginger vinaigrette.

Tony C's offers weekday happy hour specials from 3–7 p.m. including a \$3 discount on appetizers; \$1 discount on bottled beer; and \$2 off draft beer, Bellini cocktails and wine by the glass.

"A lot of our staff members moved here when we opened and really enjoy the area," Tony said. "We've also hired a lot of local help as well. They're all excited to have new options come in the neighborhood."



Tony C's beet and arugula salad bowl is served with candied walnuts and goat cheese fritters and is topped with a grapefruit vinaigrette (\$10).



The restaurant offers a variety of pizza toppings such as prosciutto and goat cheese (\$15 for 12-inch, \$21 for 16-inch).



A full-service wine bar, Tony C's offers wine flights, which give customers an opportunity to sample three different wines.



The restaurant's contemporary dining area and outdoor patio are open for lunch and dinner.

Catering options

Catering/Marketing Specialist Val McElveen oversees catering events for Tony C's and said the restaurant will customize its offerings to a customer's needs.

"We've done some unique menus in the past; pretty much anything you see on our regular menu, we can also do for catering," McElveen said.

The restaurant requires 24 to 48 hours notice for catering orders with at a minimum of 10 people and has a catering menu with prices per person.

Austin Pets Alive Benefit

The Tony C's Avery Ranch location is hosting a 20 wines for \$20 wine-tasting event benefiting Austin Pets Alive. The event takes place from 3 to 7 p.m. Aug. 31. and includes live music, light appetizers and sampling of 20 premium wines. This is the third year Tony C's has held a fundraiser for a local nonprofit. The 2013 event benefited Autism Speaks.

BEVERAGE

Roasters Coffee Cafe

Owners offer fresh international drinks

By Stephen Burnett

Eric and Wendy Neat said they want to make Roasters Coffee Cafe more than a local coffee shop.

Since the couple reopened the Little Elm Trail business in April 2013, they have offered space for individuals to work or relax, and for groups to meet and knit or hold Bible studies.

"We both have a passion for coffee and for customer service and serving people," Eric said.

Wendy said she views the shop as a comfortable community outreach.

"It's more of a ministry to me; it's kind of a home away from home," she said.

The shop purchases coffee beans in small amounts and roasts the beans every week, unlike other shops that buy larger amounts of beans from outside roasters, Eric said. In-house roasting allows the shop to tailor blends of coffee beans from nine countries including Colombia, Costa Rica, Ethiopia, Guatemala, Indonesia, Kenya and Mexico.

The cafe's espresso includes three types of beans, Eric said, and its house blend is a medium roast that features coffee from two different countries.

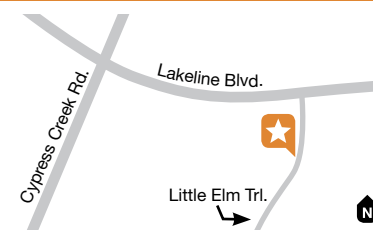
Guests most favor the shop's drip coffee, Mexican mochas and espresso milkshakes, he said.

Eric said Roasters may open additional locations in Cedar Park and Austin.



The espresso milkshake is one of the most popular items at Roasters Coffee Cafe.

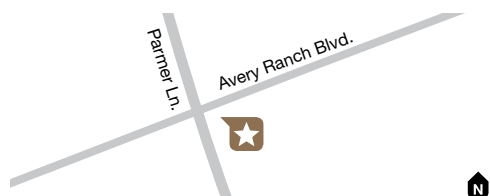
Roasters Coffee Cafe



2011 Little Elm Trail, Ste. 110, Cedar Park
512-373-8757
www.roasterscoffeecafe.com
Hours: Mon.–Fri. 6 a.m.–8 p.m.,
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NONPROFIT

Austin Steam Train Association

Group hires new director and plans museum

By Stephen Burnett

In July, the Cedar Park-based Austin Steam Train Association hired new executive director Lil Serafine to help its train-centered tourism stay on track.

The ASTA was founded in 1989 and offers train rides that include murder mystery performances, costume parties and trips to Bertram and Burnet that can include tours of historic downtowns. A 15-member board of directors, seven paid staffers and a crew of volunteers keep the organization running, Community Outreach Coordinator Cody Eastman said.

Serafine began work at the organization July 1. She has about 25 years of experience with nonprofit groups throughout the U.S., including Recordings for the Blind and Dyslexic—now named Learning Ally—and Grace After Fire, a group that assists female veterans.

“I was born in Chattanooga, and my first [train] experience as a child was on the [Chattanooga] train,” Serafine said.

Serafine said she rode the Austin Steam Train years before she learned in May of the newly open executive director position. After riding the train a second time to Burnet, Serafine said she found a new appreciation for the tourism experience and the age diversity among train riders.

Older residents treasure the days when passenger trains were still common in Central Texas, she said, and many children enjoy witnessing what seems like a fantasy-world vehicle brought to life.

“This morning I was taking a tour with a group of moms and their little toddlers who were just having a thrill being on the train,” Serafine said.

Future museum

In March the ASTA moved to a new office space within the Railyard Shopping

Center that would allow more room for a museum, Eastman said. Staffers and volunteers said they are not sure when the museum would open.

“We’ve always wanted to do something like this [museum],” Eastman said. “Before, our office was the museum.”

Staffers need more funds and more time to plan a quality attraction, he said.

Organizers hope the museum can have free admission and oversight by volunteers who know and love the history of Central Texas railroads. Eastman said volunteers have donated items from Texas railroad history to the association such as vintage engineering equipment, 1940s train calendar pages, original passenger train pamphlets and a Southern Pacific Co. clock that dates to the 1950s.

Volunteers said they also hope to raise money to restore the ASTA’s original 1916 Southern Pacific 786 steam engine, which was taken out of service in 1999 when inspectors found a crack in the boiler. Since then the train has been pulled by a 1960 Alco diesel locomotive. Work to repair and restore the steam engine has taken longer than the group expected, Eastman said.

“It would be a huge hit for us to make the restoration by 2016,” he said.

Serafine said the organization hopes to use the repaired engine for train rides.

Meanwhile, staffers and volunteers will continue to promote the association, especially on social media, Eastman said.

“We want to keep growing,” he said.

“We’re going to introduce a pumpkin patch ride here in October. ... We want to be sure to give people the best experience that we can and that they walk away knowing that they’ve been treated like family.”



Lil Serafine is the Austin Steam Train Association’s new executive director.



Tracking new EVENTS

AUG 24

Princess Flyer 2014

Guests can dress as princesses and bring dolls or stuffed animals for the train ride to Bertram. 2–5 p.m. Tickets start at \$25.

AUG 30

through Nov. 22 Hill Country Flyer

The Saturday train ride is a 66-mile trip between Cedar Park and Burnet. 10 a.m.–4 p.m. \$21–\$51

OCT 25

and 26 ‘Ghost Train — A Halloween Adventure Murder Mystery’

Guests are invited to ride in costume and enjoy dinner, beer and wine during a live murder mystery play. 7–10 p.m. (Oct. 25), 3–6 p.m. (Oct. 26). \$72–\$80

NOV 28

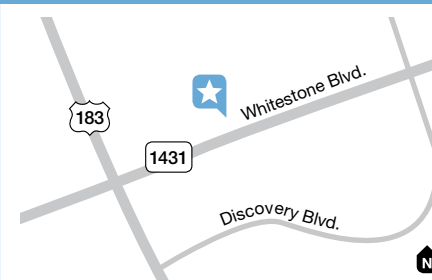
through Dec. 21 North Pole Flyer 2014

Santa and Mrs. Claus serve hot chocolate in decorated passenger cars during non-stop trips to Bertram. 10 a.m. (except Nov. 28), 1:30 p.m. and 5 p.m. (Nov. 28–29, Dec. 6–7, 13–14, 20–21). \$47



Since 1999 the association has used this diesel engine while hoping to raise funds to repair its original 1912 Southern Pacific 786 steam engine.

Austin Steam Train Association



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in Cedar Park and Leander

Compiled by Emilie Lutostanski and Kayley Ryan

From classic New York-style to deep-dish and vegan varieties, the area of Cedar Park, Leander and Far Northwest Austin is home to more than two dozen pizza restaurants. Use this guide to find a new pizza parlor or learn more about an old favorite spot.

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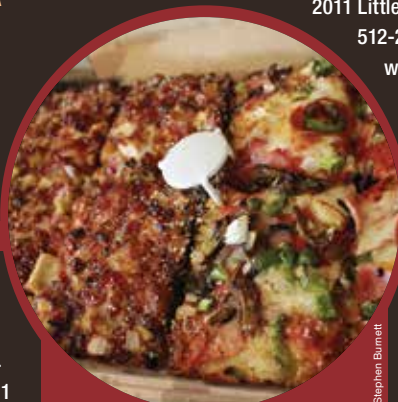
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AUSTIN

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512-238-8889

www.brooklynheightspizzeria.com

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21 CICI'S PIZZA

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Stephen Burnett

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This list includes pizza restaurants in Leander, Cedar Park and far Northwest Austin but may not be comprehensive.

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TOP STORIES

Real estate growth trending westward

LAKE TRAVIS For the first time in history, in 2013 the Austin metro area experienced more construction starts on homes than San Antonio. A lot of that growth is being directed at the north and west parts of the Austin area, said Madison Inselmann, regional director of Metrostudy Austin, a company that tracks housing market information.

The Lake Travis area—stretching from River Place and Westlake west to Spicewood—has prepared for major growth the past two years, according to statistics provided by Metrostudy. Total housing starts—privately owned new houses on which construction has begun—in the first quarter of 2013 increased by 47.9 percent compared with the first quarter of 2012. The numbers increased an additional 4.8 percent year-over-year for the first quarter of 2014, resulting in 1,123 new housing starts.

“Not everyone who moves [to the Austin area] is going to buy a home, but the numbers say there is still a demand for [new home builds],” Inselmann said.

Laura Mitchell, president of the Lake

Travis Chamber of Commerce, credits the recent growth in the region west of Austin to Lake Travis ISD’s reputation as a top-performing district.

“Low lake levels have not seemed to affect the growth rate of development,” Mitchell said. “While the lake is one of the primary reasons people are moving here, it is not the only reason.”

Lakeway City Manager Steve Jones said the city will probably see a decline in new housing permits as a result of residential areas being built out.

“However, I don’t see a slowdown in the area in general,” Jones said. “We’ve got a lot of homes in the \$350,000 to \$400,000 price range, which seems to be in high demand.”

Roughly 80 percent of the housing starts during the first quarter of 2014 for the Lakeway area are priced at \$300,000 and above, according to Metrostudy. Nearly 15



Leslee Bassman

percent are above \$500,000.

About 60 percent of the new home construction in the Austin metro area takes place at least 15 miles away from downtown, Inselmann said.

“Almost 90 percent of the growth in Dripping Springs has been on the eastern border,” Inselmann said. “You could make a pretty good comparison of Dripping Springs to Lakeway about 15 years ago.”

Full story by Leslee Bassman and Kyle Webb

IMPACTS

Now Open

ROUND ROCK Sunrise Teahouse held a grand opening July 26 at 1400 E. Old Settlers Blvd., Ste. 104. The business sells bubble tea—a sweet tea drink with chewy tapioca balls in the cup—as well as coffee, fruit smoothies and Hawaiian shaved ice. 512-547-3319. www.sunriseteahouse.com

NORTHWEST AUSTIN On July 18, **Mt. Playmore**, a 28,000-square-foot playspace with an arcade and party rooms, opened at 13609 N. I-35. The indoor playground includes slides and climbing areas and will ultimately have more than 100 games in the arcade. 512-989-8886. www.mtplaymore.com

Coming Soon

GEORGETOWN Brian and Amanda Rogers will open their photography studio, **Brian Plus Amanda**, at 1911 N. Austin Ave. on Sept. 1. The couple specializes in maternity and newborn photography. 951-520-5541. www.brianplusamanda.com



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NONPROFIT

Hope Alliance

ROUND ROCK According to studies from the World Health Organization, one out of every three women in the world will be a victim of domestic violence in her lifetime. In Williamson County, help comes in the form of Hope Alliance, a nonprofit that has helped domestic violence and sexual assault victims since 1984.

Hope Alliance Development Director Melinda Biggs and Executive Director Patty Conner said that rather than being depressing and disheartening, the work is fulfilling and inspiring.

"It's amazing watching the resiliency of the clients, seeing them thrive and change and realize they are not alone," Biggs said. "Seeing the changes people can make is incredible."

Hope Alliance offers counseling and support groups for its clients. The nonprofit has a legal advocate on staff who helps survivors apply for protective orders and crime victim compensation funds. Hope Alliance also has a violence prevention program that is active throughout Williamson County's schools.



1011 Gattis School Road, Ste. 106
Hotline: 1-800-460-7233
www.hopealliancetx.org

Hope Alliance manages the only shelter in Williamson County for battered women and children. In total, the organization serves about 2,700 individuals a year. However, the need for services has grown to outweigh what Hope Alliance can provide, Conner said.

Full story by Gene Davis

BUSINESS

Prime Focus Forensics

HUTTO In the 1980s, C.M. "Mike" Adams began his career in digital forensics when the profession was much more obscure and known only to insiders as "data recovery."

Now just about everyone has a potential computer risk in the palm of their hand in the form of their cell phone, said Adams, who owns Hutto-based digital security firm Prime Focus Forensics.

Adams acts as a digital detective, spotting gaps in cyber security for private clients and businesses. It is also Adams' job to glean forensic evidence from electronic devices—including smartphones—for private customers and courts.

"Most people think they are phones, but they are really computers with phone capability," Adams said.

As smartphones become more commonplace, so does the danger of digital security breaches. Private investigators often call Adams, who is a certified private investigator himself, about cases in which spyware—malicious, hidden monitoring programs loaded onto an electronic device without the owner's knowledge—has been



512-436-3610
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installed on someone's cell phone.

"It's nefarious stuff," Adams said. "If somebody can get cell phone spyware on your phone, they own your phone just like you do."

Adams also advises private businesses on cyber security. Whenever he visits a company's offices, he finds many digital hazards, particularly in rooms that house network supplies such as routers and servers. A business's most valuable information flows through devices in those rooms, which are often largely ignored or misused, he said. Businesses will often have trashcans and janitorial supplies in their server rooms, Adams said.

Full story by JJ Velasquez

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~ Mario Carlin, Owner



Mario Carlin,
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BUSINESS

The Art Garage

SOUTHWEST AUSTIN Art is a form of problem-solving, said Kelly Emmert, The Art Garage creative director and owner.

"There are all [kinds of] different answers, and the way that you can come to [a solution] is going to be an individual experience," she said.

The Art Garage's focus is art education. Emmert said instilling confidence and encouraging the thrill of discovery students get when they learn a new skill make her job worthwhile.

The former art teacher moved to Austin in 2007 and started the business in her garage, offering art lessons and hosting a camp for her daughters' friends in summer 2008. In June 2011 she opened The Art Garage in a storefront on Circle Drive.

In March 2014 the studio expanded to include another suite.

"Having three separate spaces for camp was something I really wanted to do so that we could offer age-specific art," Emmert said.

The studio hosts a variety of classes, camps and parties. Children and adults can also walk in and paint pottery, make



Kelli Weldon



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candles, work with clay, make mosaics or fuse glass projects.

Prices are per project, and there are no hidden fees, Emmert said. Spin art projects start at \$3, paint-your-own pottery starts at \$5 and glass projects start at \$15.

Full story by Kelli Weldon

Austin Exotic Pets

NORTHWEST AUSTIN Since 2007 a North Austin pet store's mural featuring a tropical snake, fish and lizard has become a well-known location for photo ops.

"We have lots of people come and take pictures," Austin Exotic Pets Manager Misia Shumway said. "A lot of people aren't even sure that we're a pet store."

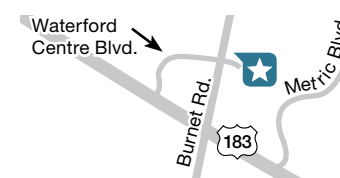
The mural was painted about seven years ago when the shop relocated from the Crossroads Shopping Center, in the suite where Painting with a Twist is now located, Shumway said. The shop specializes in exotic animals, including sugar gliders, flying squirrels, miniature pigs, snakes, bearded dragons, iguanas, prairie dogs and chinchillas. The pet store was originally named Herpeton when it opened in 1991 and still has regular customers who frequently visit the store for new critters and pet care items, she said.

The business relocated to the Burnet Road location in 2007 to offer ample space for its party room, which is available to rent out for special events, school presentations and birthday parties.

After a few changes in ownership and



Lyndsey Taylor



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the business name, current owners Ryan South and Walter Sizemore settled on the name Austin Exotic Pets. South's wife, Alisa, who is a science teacher, gives presentations about different animals that the shop carries during special events hosted at the venue.

Full story by Lyndsey Taylor

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DINING**Garbo's**

NORTHWEST AUSTIN Heidi Garbo opened her first restaurant, Garbo's, on July 8 out of necessity.

Her food truck, Garbo's Lobster Truck, had experienced so much growth since its opening in March 2013 that she had to buy a second truck to handle demand for catering, rentals and special events as well as her regular route throughout Austin. The Wells Branch-area restaurant will further help Garbo grow her business, she said.

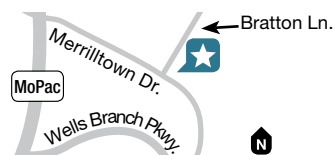
Fresh lobster, clams and diver scallops are flown in from her family's business in Maine, but Garbo's also uses seafood from the Gulf, including black drum fish and shrimp. Other seafood on the menu includes oysters and crab. Because the price of seafood fluctuates, Garbo said she plans to offer a variety of specials.

"We thoroughly believe in specials," she said. "We get bored and like to try new things."

She hired chef Mateo Vannucci, a native of Arkansas who has never visited New England. However, Garbo said he brings his own ideas to the table of what



Amy Denney



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classic New England dishes should taste like and creates something better.

One example is the fish dip, which traditionally is made with cod in New England, but Garbo's uses mahi, red fish and drum fish from the Gulf for a cleaner flavor.

Full story by Amy Denney

Clay Pit

AUSTIN Upon opening the wooden door of the Clay Pit, aromas and the sound of finger cymbals fill the air.

The restaurant, which specializes in traditional and contemporary Indian cuisine, has been located on Guadalupe Street since 1998.

"Even though you're in Texas, we've had folks from the U.K., folks from India, folks from all over the world where there is some really high-quality Indian cuisine come here and not only be pleasantly surprised that there's good Indian food in Austin, but that it's actually great," Clay Pit Manager Graeme Fickling said. "It exceeds what they might have ever had before."

The original intent of the restaurant, Fickling said, was to bring Indian food into the mainstream, just as Italian and Mexican food have been able to break their way into daily American life. Service staff at Clay Pit make sure the dishes are perfectly spiced for each diner, with a spice index that ranges from mild to medium, hot and very hot levels.

"A lot of folks have misconceptions



Jennifer Curington



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Dinner hours: Sun.-Thu., 5-10 p.m.
Fri.-Sat. 5 p.m.-11 p.m.

that the food is going to be really, really spicy and it might not be something that would fit their palate, but I think for the most part people are really surprised," Fickling said.

Full story by Jennifer Curington

Dr. Rachel Trueblood is a board certified pediatric dentist who has been practicing in the Austin area since 2008. She is dedicated to providing compassionate and excellent comprehensive dental care for children ages 0-18.

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Food trailers

Continued from I 1

program to see how things went, because our ordinances do not permit mobile food vendors to set up on-site somewhere,” said Brad Wiseman, Round Rock Planning and Development Services director. “It didn’t seem to be that successful in terms of popularity. ... It was ultimately decided that it wasn’t something the City Council wanted to continue. That pilot program expired, and we did not adapt or change any of our ordinances to pursue mobile food vendors in Round Rock.”

As in Round Rock, Cedar Park City Council could opt to allow mobile food vendors and locations on a limited basis. Cedar Park resident Levi Lambert has met with city staffers since 2013 to try to structure a 2-acre food trailer park as a planned use development on the east side of Farmer Lane near FM 1431.

“There is enough of a market out there for everyone. Everybody eats.”

—Karen Luna, co-owner of Luna’s Kitchen

Plans for the proposed Lambert’s Foodapalooza food trailer park include eight food trucks owned by Lambert but serving different cuisines; a permanent commercial kitchen, restrooms and covered pavilions; an outdoor movie screen; and a shaded playscape.

Lambert said he hopes to open the park by spring after completing the land purchase from the neighboring church, garnering support from additional investors and establishing utilities at the site.

“How the food trucks behave in connection with the on-site commissary—that hasn’t been done by anyone,” Lambert said. “It’s what makes ours so much different from any other food trailer park out there. I want it to be a family attraction and a destination.”

During the July 10 council meeting, Cedar Park Planning Manager Amy Link offered another option: City Council could amend the existing ordinance regarding snow cone stands to include a provision for food trailers.

“A permit would be required with an annual renewal so you would know who’s in town. We would also require that the

applicable county permits be obtained,” Link said. “We would look at prohibiting these types of mobile food vendors in residential districts if they plan on staying for a long period of time.”

Varying opinions

After discussion at the meeting, Councilman Corbin Van Arsdale solicited feedback about food trailers in the city from Cedar Park residents.

“Several people mentioned having set locations that are just for food trailers. Other people mentioned that they didn’t have a problem with them being next to brick-and-mortar places, but they didn’t want to create more problems for pedestrians and cars,” Van Arsdale said. “The people who were against it were passionately against it, and they had different reasons. One I kept hearing was, ‘I don’t want to be like Austin.’”

Cedar Park resident Mike McCloskey said just because adjacent cities have food trailers does not mean they are suitable for Cedar Park.

“I am very concerned for whether it is fair to the brick-and-mortar restaurants that have made a significant long-

term investment in the community and already have to compete with other restaurants under equal terms,” he said. “To allow someone to bring a food trailer to the city without community ties and without the same regulations as other restaurants should be treated with concern.”

Bradford said he thinks food trailers in Cedar Park would add charm and diversity.

“I think that this could spawn a whole variety of types of business that could [operate in] this town versus your chain restaurants,” he said. “We knew there was some evolution happening as far as having the food trucks out here. We thought [opening a commercial kitchen] was a good opportunity to be out here before that happens rather than being reactive.”

More food choices

In July the Bradfords opened Korner Kitchen on South Bell Boulevard in Cedar Park. The commercial kitchen offers to-go meals cooked by Mai Lan and rentable space for independent chefs, caterers, chocolatiers, wholesale food preparers and food trailer operators.

Andy said Korner Kitchen is



Cedar Park city staffers are gathering information from other cities about how to regulate mobile food vendors. Currently no ordinances exist that specifically address the long-term operation of food trailers in the city. Nearby communities have varying ways of regulating mobile food vendors and food trailer parks.

LEANDER

The city’s ordinances address only peddlers and temporary food vendors that visit sites for a short time, but no provisions exist for long-term food trailers. Planning and Development Director Tom Yantis said earlier this year a resident expressed interest in opening a food trailer park in Old Town, so staffers began developing a citywide ordinance that would address restrooms, parking and more. However the applicant withdrew the request to open a food trailer court.

CEDAR PARK

Ordinances only allow peddlers such as ice cream trucks which can stop on the roadside for a maximum of 15 minutes to sell merchandise, and seasonal vendors such as snow cone stands, which can be set up for 30–60 days, or sometimes longer if parked next to a big-box retailer.

between the city and Starcorp Inc. effectively lifted the ban on permanent mobile food vendors within the city but allowed only the Round Rock Food Trailer Park to operate.

By the end of the first year of operation, the popularity of the food trailer park diminished, said Brad Wiseman, Round Rock Planning and Development Services director. City Council chose not to renew the development agreement in fall 2013.

“That pilot program expired, and we did not adapt or change any of our ordinances to pursue mobile food vendors in Round Rock,” Wiseman said.

Since then no other companies or individuals have submitted plans to the city for a food trailer park, he said.

GEORGETOWN

The city allows food trailers to operate in certain zoning districts such as general commercial and industrial, among others, Georgetown Senior Planner Mike Elabarger said. Individual food vendors must be permitted through the Williamson County and Cities Health District and must obtain a 90-day temporary use permit from the city.

Though mobile food vendors can apply to operate on sites throughout the city, staffers worked with the developers of the San Gabriel Food Park to establish parking and safety guidelines that allow multiple food trailers to operate in one place, Elabarger said. The food trailer court, which is the first inside the Georgetown city limits, received clearance to operate July 1.

HUTTO

The city allows food trailers to operate in commercial zoning districts. They are required to be permitted by Williamson County as well as the Hutto Police Department.

Food trailers are limited in the city’s historic district downtown. The historic preservation commission and City Council established one lot downtown where mobile vendors may operate. City Council also approved an agreement in July 2013 that allowed a company to operate up to eight food trailers downtown. However, the agreement fell through because of issues between the company and a neighboring landowner.

ROUND ROCK

In September 2012, Round Rock City Council agreed to a one-year pilot program that created a downtown food trailer park. The development agreement

PFLUGERVILLE

The city does not allow food trailers in the city, Pflugerville Public Information Officer Terri Waggoner said. However city staffers are working to update the city’s unified development code and are considering adding provisions that would regulate mobile food vendors.

Two food trailer courts, the Pflugerville Pfood Ranch and La Placita, opened outside the city limits in 2013. Pflugerville Pfood Ranch is closed. La Placita’s beer garden is available to rent for events at which food trailers can operate.

Sources: Cities of Cedar Park, Georgetown, Hutto, Leander, Pflugerville and Round Rock

providing space for local food vendors while awaiting more explicit guidelines for food trailers from the city.

“The reason we opened this up is because we want to be food truck owners and also open it up to other small businesses,” he said.

With the exception of certain edibles that fall under the Texas Cottage Food Law, local food vendors must prepare their products in a commercial kitchen according to Williamson County and Cities Health District standards.

In April, Karen Luna opened Luna’s Kitchen, a restaurant that

offers daily breakfast and lunch specials, customized meals, and a commercial kitchen that can be rented by personal chefs, candy makers, mobile food vendors and others. Luna said some of the individuals who rent space at Luna’s Kitchen are entrepreneurs moving toward legitimizing their home-based food operations. They help offer more variety for consumers, she said.


Some critics say the addition of food trucks in Cedar Park will drive down business for existing brick-and-mortar restaurants. But Luna said commercial kitchens,

food trailers and restaurants can all coexist in Cedar Park.

“There is enough of a market out there for everyone. Everybody eats,” she said. “My food, I know not everybody is going to like it. So if there is something else people can choose from, that’s better for the customer. And that’s what I want to do—give people lots of options.”

Additional reporting by Stephen Burnett

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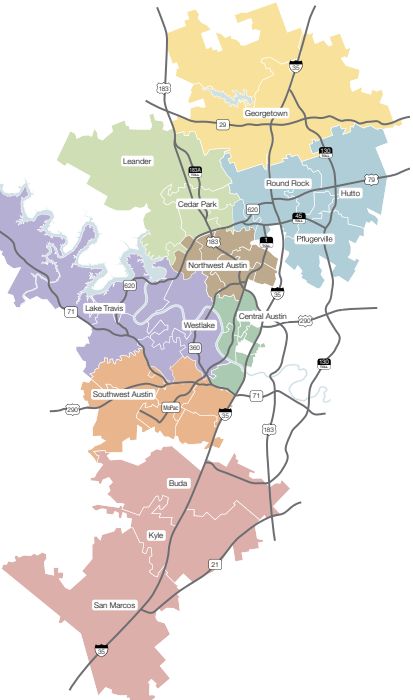

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Vision

Continued from I 1

Mapping the future of LEANDER

Leander's new land-use plan would designate locations for three different types of development sectors, or nodes—town centers, community centers and neighborhood centers.

Many of the city's intersections are being developed as community and neighborhood centers that can include small- to medium-size shopping plazas and restaurants. City planners want also to promote industrial sectors, and are planning large-scale commercial growth in town center nodes located at the intersections of major thoroughfares, said Tom Yantis, Leander director of Development Services.

Of the city's five planned town center intersections, only one—the junction of US 183 and Old FM 2243—already includes a large

citizen volunteers to a Comprehensive Plan Update Committee. They helped assemble the city's 2009 Comprehensive Plan that included an early and informal version of the land-use map.

City Council joined P&Z on March 18 to review the 2009 map and modify the development nodes before officially adopting the land-use plan. After council's vote the plan went into effect immediately.

"This will be a help with

the [2014] comprehensive plan," Place 2 Councilwoman Kirsten Lynch said.

Without a land-use plan, the city may unintentionally invite scattershot development along arterial roadways, Yantis said.

"It's not good for the commercial developments themselves to be so spread out because there's a lot of synergy that you get when you have compatible uses close to each other," he said. "It helps the shopping center thrive if it has a concentration of traffic generators."

Council members can amend the plan, and existing areas that overlap with the

map's commercial junctions can keep their zoning unless City Council approves an area redevelopment plan, P&Z Vice Chairwoman Michelle Stephenson said.

"If it's currently zoned residential, it will stay," she said. "It doesn't have to change."

Yantis said the map aids smart growth.

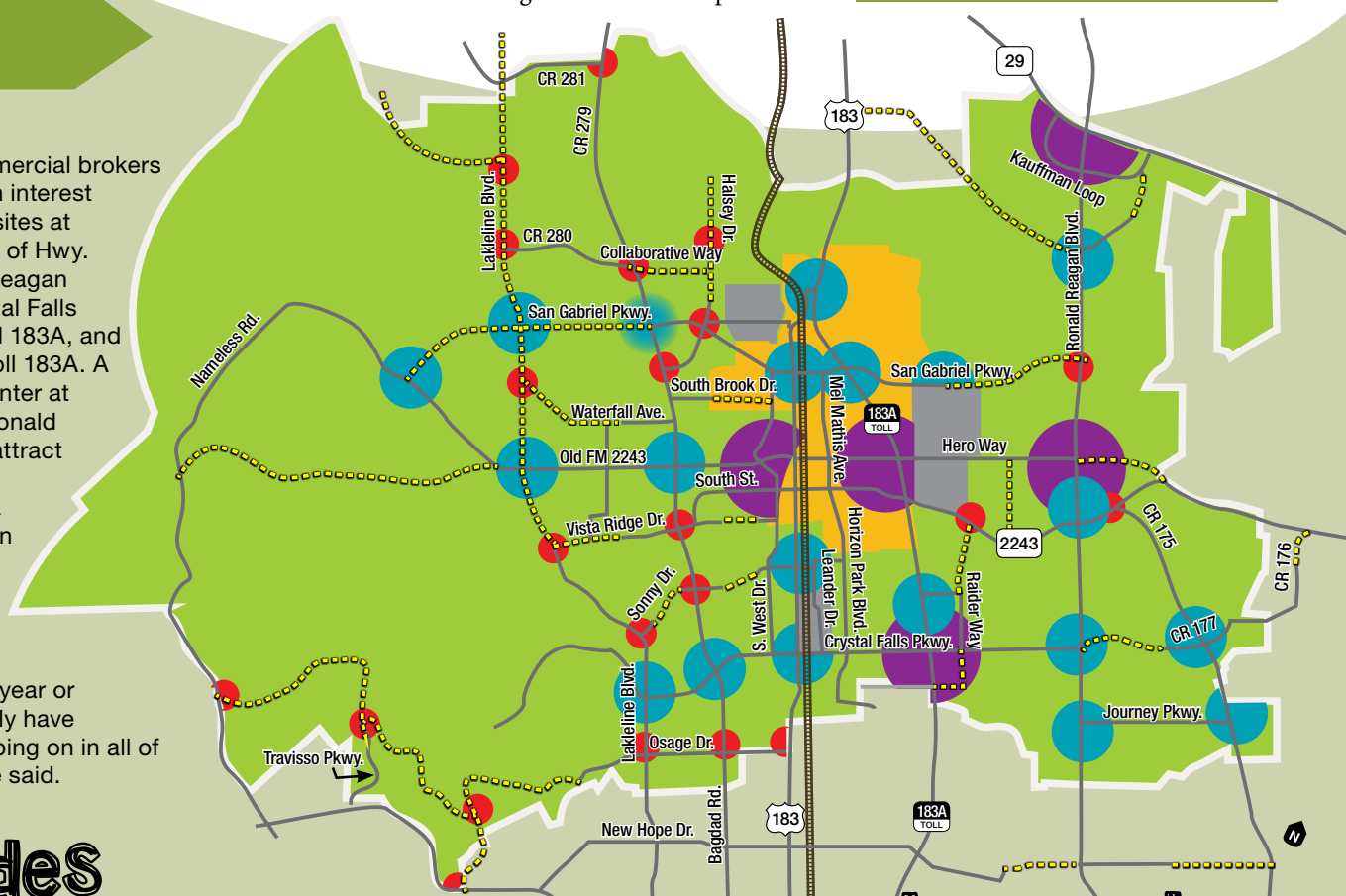
"We'll end up having fewer [retail] locations but more successful projects," he said. "A plan like this helps to create better, more vibrant places."

For more information visit impactnews.com

shopping center.

Yantis said commercial brokers are showing high interest in undeveloped sites at the intersections of Hwy. 29 and Ronald Reagan Boulevard, Crystal Falls Parkway and Toll 183A, and Hero Way and Toll 183A. A planned town center at Hero Way and Ronald Reagan cannot attract much business until the Palmera Ridge subdivision developer has installed new utility lines, Yantis said.

"Within the next year or two we'll probably have [development] going on in all of these nodes," he said.



Legend

- Town centers
- Community centers
- Neighborhood centers
- Projected road
- Industrial districts
- Transit-oriented development district
- Leander city limits
- Railroad

Source: City of Leander

Know Your Nodes



TOWN CENTERS

- At intersections of major roadways
- Intended to attract Central Texas tourists
- Diameter about 1 mile wide or 500 acres in size

CAN INCLUDE:

- Shopping centers and big-box stores
- Chain restaurants
- Large office complexes
- High-density apartments and houses



COMMUNITY CENTERS

- At intersections of major and collector roads
- Intended for Leander residents
- Diameter about 0.5 miles wide or 125 acres in size

CAN INCLUDE:

- Medium-size stores
- Chain or local restaurants
- Medium-size office complexes
- Medium-density apartment buildings and high-density single-family houses



NEIGHBORHOOD CENTERS

- At intersections of collector roads
- Intended for neighborhood residents
- Diameter about 0.25 miles wide or 30 acres in size

CAN INCLUDE:

- Convenience stores and small shops
- Local restaurants
- Smaller office complexes
- High-density apartments, condominiums and townhomes

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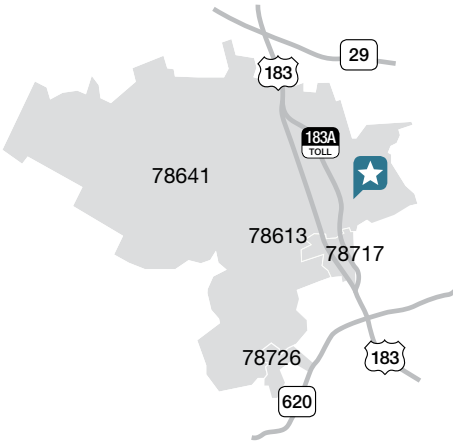
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REAL ESTATE

This month's neighborhood section features Cold Springs, located on Ronald Reagan Boulevard in Leander, north of Cedar Park and just south of East Crystal Falls Parkway. In 2009 developers began building houses, many of which feature covered patios, granite counters and tiled flood. Cold Springs has a community center with a pool and playground, and is located near the 1890 Ranch shopping center and Cedar Park Center in Cedar Park. The neighborhood also has access to the city of Leander's planned Lake Lakewood park.



Market data provided by
Romeo Manzanilla
Realty Austin
512-600-9366
romeo@realtyaustin.com



FEATURED NEIGHBORHOOD

Cold Springs, Leander



Build-out year: Not built out
Builders include: Buffington Signature Homes, Centex Homes, Mercedes Homes, Pulte Homes
Square footage: 1,534–4,130
Home values: \$197,000–\$299,315
HOA dues (estimated): \$588 annually
Amenities: Basketball court, biking and hiking trails, community swimming pool with splash area, covered pavilion, park, playscapes
Schools: Parkside Elementary School, Stiles Middle School, Rouse High School
Property taxes (in dollars):
City of Leander 0.667920
Williamson County 0.449029
Austin Community College 0.094900
Williamson County FM/RD 0.040000
Leander ISD 1.511870
Upper Brushy Creek WC&ID 0.020000
Total (per \$100 value) 2.783719



Median home value
\$259,095



Median price per square foot
\$118.90



Median annual property taxes
\$6,925



Homes on the market*
9



Homes under contract*
2



Average days on the market*
49

Recent listings



1801 Elaina Loop **\$299,315**
4 Bedroom / 3 Bath 2,620 sq. ft.
Agent: Matthew Menard
Keller Williams Realty 512-270-4769



2108 Mary Ella Drive **\$224,400**
3 Bedroom / 2 Bath 1,895 sq. ft.
Agent: Renee Fox
Realty Executives Austin 316-204-7602



2012 Mary Ella Drive **\$217,500**
3 Bedroom / 2 Bath 1,693 sq. ft.
Agent: Pat Gunter
RE/MAX Capital City III 512-750-0116



2424 Ericanna Lane **\$269,800**
4 Bedroom / 2 Bath 2,679 sq. ft.
Agent: Renee Fox
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REAL ESTATE

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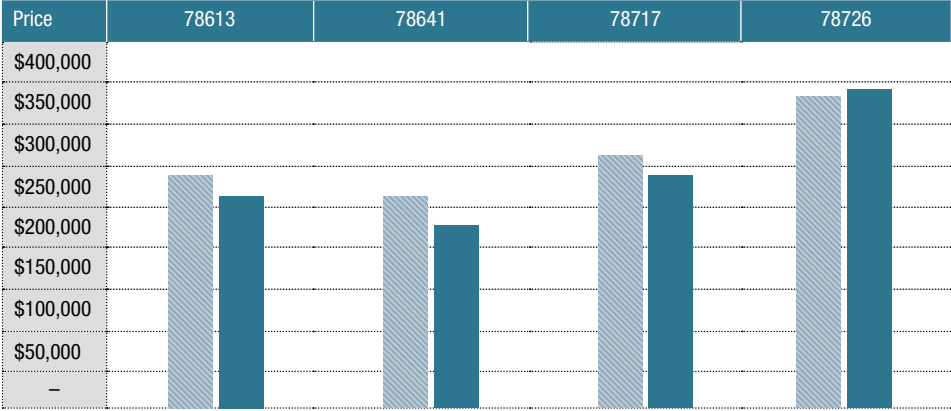
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On the market (July 2014)

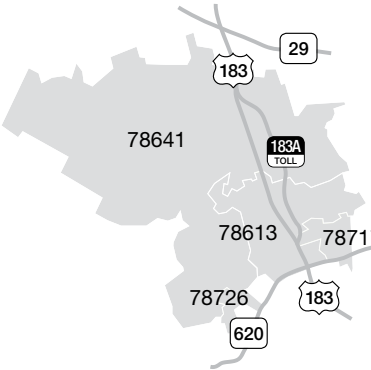
Price Range	Number of homes for sale/Average days on the market			
	78613	78641	78717	78726
\$149,999 or less	–	12/59	–	–
\$150,000–\$199,999	50/48	60/28	2/20	–
\$200,000–\$299,999	110/43	73/71	32/36	–
\$300,000–\$399,999	81/70	62/74	25/47	14/67
\$400,000–\$499,999	54/92	47/86	16/77	16/43
\$500,000–\$599,999	11/133	26/103	10/151	3/110
\$600,000–\$799,999	6/105	32/101	3/36	3/91
\$800,000–\$999,999	1/129	7/99	–	2/147
\$1 million +	12/253	–	–	–

Median price of homes sold July 2014 vs. July 2013



Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78613	Anderson Mill West	1808 Aster Pass	3br/2ba	\$249,000	2,355	Melanie Smith	Coldwell Banker United, Realtors	512-695-0090
78613	Anderson Mill West	1300 Loretta Wood Drive	3br/2ba	\$175,000	1,358	Erica Ledesma	Spencer Properties	512-715-4881
78613	Bella Vista	2804 Corabella Place	3br/2ba	\$300,000	2,481	Kay Roush	Coldwell Banker United, Realtors	512-924-9046
78613	Bella Vista	2701 Corabella Place	5br/3ba	\$379,900	3,743	Melanie Price	Keller Williams Realty	512-897-5394
78613	Buttercup Creek	617 Bristlewood Cove	4br/2ba	\$199,900	1,854	Tye Cobb	Keller Williams Realty	512-590-2711
78613	Carriage Hills	1512 Sedbury Way	3br/2ba	\$188,500	1,886	Paula Hufford	Keller Williams Realty	512-922-5558
78613	Cedar Park Ranchettes	2407 Cypress Lane	3br/2ba	\$85,000	1,216	Cyndi Cummings	Keller Williams Lake Travis	512-423-6782
78613	Cedar Park Towncenter	610 Alamo Plaza Drive	3br/2ba	\$239,900	2,434	Nason Hengst	Keller Williams Realty	512-775-7900
78613	Cedar Park Towncenter	717 Alamo Plaza Drive	3br/2ba	\$202,250	1,756	Denise Soles	Keller Williams Realty	770-241-6460
78613	Creekview	1918 Golden Arrow Ave.	4br/2ba	\$249,900	2,027	Cary Beach	RE/MAX 1	512-820-4998
78613	Crossing at Carriage Hills	1205 Darless Drive	3br/3ba	\$194,500	1,777	Gerri Misko	Berkshire Hathaway HomeServices	512-426-2814
78613	Crossing at Carriage Hills	1403 Santana St.	4br/2ba	\$199,900	1,787	Brett McAnally	Farelli and Associates	512-970-3869
78613	Cypress Bend	2216 Heather Drive	3br/2ba	\$250,000	1,968	Mary Boatright	RE/MAX 1	512-426-1881
78613	Cypress Creek Townhomes	1900 Little Elm Trail	3br/2ba	\$185,000	2,050	Edwin Lui	Mars Hill Realty Group	512-554-9594
78613	Cypress Creek Townhomes	1900 Little Elm Trail, Unit 50	2br/2ba	\$194,370	1,320	Marrie Petterson	J.B. Goodwin Realtors	512-373-6951
78613	Heritage Park	2234 John Tee Drive	4br/2ba	\$205,000	2,211	Dori Garner	Realty Austin	512-917-7310
78613	La Costa on Lakeline	2900 S. Lakeline Blvd., Unit 122	2br/2ba	\$199,900	1,564	Connie Gray	Keller Williams Realty	512-930-2422
78613	Quest Village	525 Passo Fino Trail	3br/2ba	\$224,900	2,264	Kathy Stafford	Keller Williams Realty	512-626-9559
78613	Ranch at Brushy Creek	4217 Buckskin Road	3br/2ba	\$315,000	2,091	Mary Battaglia	Coldwell Banker United, Realtors	512-767-6787
78613	Ranch at Brushy Creek	3502 Turkey Path Bend	5br/2ba	\$485,000	3,720	Vicky Parker	Keller Williams Realty–RR	512-797-7070
78613	Ranch at Brushy Creek	217 Shorthorn St.	4br/2ba	\$379,900	2,963	Karen McGrath	J.B. Goodwin Realtors	512-940-4057
78613	Ranch at Brushy Creek	4006 Knob Creek Lane	4br/3ba	\$399,000	2,625	Steven Hernandez	Realty Austin	512-785-3230
78613	Ranch at Brushy Creek	305 Creekside Cove	5br/4ba	\$650,000	4,749	Tim Kress	RE/MAX 1	512-719-5555
78613	Ranch at Brushy Creek	2203 Kerr Trail	4br/3ba	\$269,900	2,856	Cheryl Tucker	Best Agents in Texas	512-705-9010
78613	Ranch at Brushy Creek	1602 Serenity Springs Cove	4br/2ba	\$275,000	2,245	Michael Kelly	RE/MAX 1	512-636-5955
78613	Ranch at Brushy Creek	1203 Del Roy Drive	3br/2ba	\$289,000	2,870	George Kiefer	Keller Williams Realty	512-970-0709
78613	Ranch at Brushy Creek	1510 Bald Cypress Cove	4br/2ba	\$300,000	3,452	Camille Abbott	Amelia Bullock Realtors	512-529-1299
78613	Red Oaks	702 Rolling Brook Lane	4br/2ba	\$300,000	2,734	Daniel Wilson	Keller Williams Realty	512-801-7718
78613	Silverado West	613 Whistlers Walk Trail	5br/3ba	\$369,990	4,434	Martha Browning	Berkshire Hathaway HomeServices	512-407-2456
78613	Sunset Ridge	2930 Grand Oaks Loop, Unit 1302	3br/2ba	\$269,000	2,054	Colleen Sellars	RE/MAX 1	512-971-0665
78613	Trails at Carriage Hills	1410 Comfort St.	3br/2ba	\$178,200	2,200	Deborah Stevenson	J.B. Goodwin Realtors	512-468-8210
78613	Twin Creeks Country Club	2104 Bindon Drive	3br/2ba	\$275,000	1,884	Gretchen Woellner	Coldwell Banker United, Realtors	512-691-6808
78613	Twin Creeks Country Club	2400 Danciger Lane	4br/2ba	\$325,000	2,435	Mary Battaglia	Coldwell Banker United, Realtors	512-767-6787
78613	Walsh Trails	905 Williams Way	4br/3ba	\$435,000	3,431	Renee Huggans	Moreland Properties	512-785-4029
78641	Block House Creek	2803 Turtle River Drive	3br/2ba	\$178,000	1,612	Natalia Roush	Realty Austin	512-203-2895
78641	Block House Creek	2514 Socorro Bend	3br/2ba	\$179,900	1,707	Carol Chafin	Century 21 Summit Realtors	512-426-2343
78641	Block House Creek	16216 Copper Leaf Lane	3br/2ba	\$219,000	2,343	Lockie Ealy	Realty Austin	512-699-0866
78641	Cold Springs	1717 Cactus Mound Drive	4br/2ba	\$268,180	1,955	Matthew Menard	Keller Williams Realty	512-270-4769
78641	Cold Springs	1801 Elaina Loop	4br/3ba	\$299,490	2,620	Matthew Menard	Keller Williams Realty	512-270-4769
78641	Cold Springs	1821 Cactus Mound Drive	4br/3ba	\$328,310	3,094	Matthew Menard	Keller Williams Realty	512-270-4769
78641	County Glen	1902 Londonderry Drive	3br/2ba	\$180,000	1,637	Matthew Menard	Keller Williams Realty	512-270-4769
78641	Estates of North Creek Ranch	800 Pampas Ricas Drive	4br/2ba	\$189,900	2,480	Shelly Baker	RE/MAX 1	512-909-6223



1205 Darless Drive



4217 Buckskin Road



613 Whistlers Walk Trail

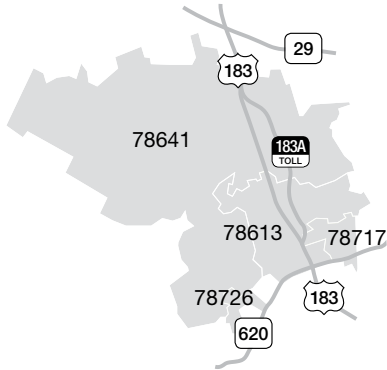


1821 Cactus Mound Drive



REAL ESTATE

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78641	Fairways at Crystal Falls	1804 Harvest Dance	4br/3ba	\$579,825	3,981	Paula Pierce	Turnquist Partners Realtors	727-599-3111
78641	Grand Mesa at Crystal Falls	1313 Pasa Tiempo	4br/4ba	\$848,000	3,770	Donald Hemingway	Crystal Falls Realty	512-789-3356
78641	Grand Mesa at Crystal Falls	3607 Goodnight Trail	5br/5ba	\$739,900	4,980	Edward Askelson	Berkshire Hathaway HomeServices	512-656-2542
78641	Grand Mesa at Crystal Falls	1113 Lions Lair	4br/4ba	\$699,000	3,920	Dana Trinkle	Mallach and Co.	512-971-9543
78641	High Gabriel West	110 N. Hill Circle	3br/2ba	\$225,000	1,861	Linda Graves	RE/MAX Capital City III	512-744-4584
78641	Highlands at Crystal Falls	1811 Tall Chief	4br/2ba	\$317,900	2,848	Natasha Baker	Keller Williams Realty	512-786-1799
78641	Horizon Park	609 Fall Creek Drive	3br/2ba	\$199,999	1,801	Sang Lee Swayne	Keller Williams Realty	512-799-1056
78641	Horizon Park	2005 Horizon Park Blvd.	3br/2ba	\$180,000	1,734	John Mick	RE/MAX 1	512-964-5724
78641	Leander Hills	25612 River Fern Court	3br/1ba	\$89,000	672	George Giles	Keller Williams Realty	512-848-0215
78641	Mason Creek	904 Lantana Lane	3br/2ba	\$139,900	1,206	Matt Prewett	Realty Austin	512-470-4433
78641	Mason Creek	1007 Eagles Way	3br/1ba	\$99,500	1,207	Dow Kennedy	RE/MAX Capital City II	512-267-6302
78641	Mason Creek	1710 Greening Way	4br/2ba	\$180,000	2,146	Forrest Higdon	Keller Williams Realty	512-573-5733
78641	Mason Creek	1704 Mimosa Lane	3br/2ba	\$182,900	1,934	Diane Waters	Keller Williams Realty RR	512-657-4750
78641	Mason Creek	1811 Greening Way	4br/2ba	\$174,900	1,709	Carol Pease	Pacesetter Properties	512-721-6320
78641	Mason Hills	1621 Snyder Trail	4br/3ba	\$422,596	3,133	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78641	Mason Hills	1624 Snyder Trail	3br/2ba	\$425,468	3,100	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78641	Mason Hills	1700 Snyder Trail	4br/3ba	\$442,435	2,967	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78641	Mason Hills	1704 Snyder Trail	4br/3ba	\$449,756	3,256	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78641	Nameless Hollow	23393 NW Nameless Road, Unit 104	2br/2ba	\$45,000	896	Jim Holzknecht	Keller Williams Realty	512-203-2677
78641	North Creek	1700 Southcreek Drive	3br/2ba	\$139,000	1,254	Pamela Buske	RE/MAX Capital City II	512-704-4672
78641	Reagans Overlook	2809 Vista Heights Drive	4br/4ba	\$657,900	3,629	Liz Ott	Keller Williams Realty	512-338-4771
78641	Ridgewood South	1002 Rutherford Drive	3br/2ba	\$214,000	2,098	Karen Hookstra	RE/MAX 1	512-947-5284
78641	Ridgmar Landing	15 Warfield	4br/3ba	\$610,000	3,183	Matthew Jones	Keller Williams Realty	512-534-1953
78641	Ridgmar Landing	17 Warfield	4br/3ba	\$610,000	3,218	Matthew Jones	Keller Williams Realty	512-534-1953
78641	Roundmountain Oaks	22585 Nameless Road	3br/2ba	\$275,000	2,356	Guy Koret	Realty Austin	512-669-8017
78641	Sarita Valley	3012 Rabbits Tail Drive	4br/3ba	\$467,906	3,700	Doyle Beekman	Keller Williams Realty	512-637-8171
78641	Summerlyn	719 Hoot Owl Lane	3br/2ba	\$209,590	1,948	Matthew Menard	Keller Williams Realty	512-270-4769
78641	Summerlyn	711 Hoot Owl Lane	5br/2ba	\$237,130	2,456	Matthew Menard	Keller Williams Realty	512-270-4769
78641	Summerlyn	117 Bufflehead	3br/2ba	\$164,900	1,270	Tye Cobb	Keller Williams Realty	512-590-2711
78641	Timberline West	407 Osage Drive	3br/3ba	\$159,900	1,617	Lynn Moore	Keller Williams Realty	512-413-0498
78641	Vista Ridge	625 Loma Cedro Bend	3br/2ba	\$281,637	2,349	Jimmy Rado	David Weekley Homes	512-821-8818
78641	Westview Meadows	110 Northern Trail	3br/2ba	\$164,900	1,728	James Morelli	RE/MAX Capital City	512-744-4153
78641	Westview Meadows	1029 W. South St.	3br/2ba	\$170,000	1,743	Dori Garner	Realty Austin	512-917-7310
78641	Westview Meadows	709 Morgan Drive	4br/2ba	\$164,900	1,540	Jeff Sehon	Realty Austin	512-695-2919
78641	Westwood	1701 Candlelight Drive	3br/2ba	\$180,000	2,339	Greg Fedro	Recar & Associates	512-345-9886
78717	Avery Ranch East	9337 Meyrick Park Trail	3br/2ba	\$265,000	1,872	Mandi Weller	Keller Williams Realty RR	512-751-0540
78717	Avery Ranch Far West	10813 Dodge Cattle Drive	3br/2ba	\$270,000	2,129	Robert Fischer	Keller Williams Realty RR	512-994-0247
78717	Avery Ranch North	10501 Roy Butler Drive	4br/3ba	\$525,000	4,103	Sara Madera	Turnquist Partners Realtors	512-750-5536
78717	Avery Ranch West	14113 Ballycastle Trail	3br/2ba	\$270,000	2,120	David Brodsky	Keller Williams Realty	512-657-6694
78717	Brushy Creek	15706 Monona Cove	3br/2ba	\$189,000	1,599	Jessica Licona	Keller Williams Realty	512-637-8434
78717	Northwoods at Avery Ranch	10913 Rock Island Drive	3br/2ba	\$291,595	1,751	Susan Truair	Coldwell Banker United, Realtors	512-587-1125
78717	Oak Brook	1431 Hargis Creek Trail	4br/3ba	\$399,000	3,360	Jack Stapleton	J.B. Goodwin Realtors	512-264-5115
78717	Pearson Place	15800 Dink Pearson Lane	4br/3ba	\$389,900	2,520	Kevin McCord	Realty Austin	512-784-9644
78717	Woods Brushy Creek	8103 Ephraim Road	4br/3ba	\$290,000	2,838	Major Bursey	Keller Williams Realty RR	512-586-6376
78717	Woods Brushy Creek	8415 Cambria Drive	4br/2ba	\$274,900	2,436	Deborah Valentin	Keller Williams Realty	512-656-3358
78717	Woods Brushy Creek	8316 Montoya Circle	4br/2ba	\$285,000	3,302	Michelle Busby	Keller Williams Realty	512-699-3425
78726	Canyon Creek	11111 Crossland Drive	5br/2ba	\$430,000	3,054	Kim Horther	Keller Williams Realty	512-423-6018
78726	Canyon Creek	9548 Indigo Brush Drive	4br/3ba	\$489,900	3,499	Patrick McGinley	Keller Williams Realty	512-784-2142
78726	Canyon Creek	10221 Open Gate Drive	4br/2ba	\$350,000	2,540	Timothy Heyl	Keller Williams Realty	512-330-1047
78726	Canyon Creek	10416 Brimfield Drive	5br/4ba	\$615,000	3,696	Carra Elkins	Amelia Bullock Realtors	512-422-9411
78726	Canyon Creek	11501 Sweet Basil Court	3br/2ba	\$349,900	1,917	Martha Chavez	Realty Executives Austin	512-922-4833



1704 Mimosa Lane



711 Hoot Owl Lane



10501 Roy Butler Drive



11111 Crossland Drive



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