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ROUND ROCK / PFLUGERVILLE / HUTTO EDITION

Volume 8, Issue 1 | Sept. 6-Oct. 3, 2012

www.impactnews.com

Crossing the railroads

Round Rock's and Union Pacific's interests intersect along tracks running through town

By JP Eichmiller

What do a bridge, a lawsuit and a train whistle have in common? In Round Rock, the common thread is Union Pacific—the multibillion-dollar railroad company that controls the nation's largest network of rail lines, including those running through Round Rock.

The city is currently involved in three separate negotiations with Union Pacific to construct an overpass on RM 620, establish a no-warning-horn quiet zone and settle a lawsuit over the ownership of McNeil Road.

"We have three of the most controversial projects right now in the area, and they all involve Union Pacific," Round Rock Transportation Director Gary Hudder said. "It just happens

Pflugerville population,

(Dwelling units = Single-family attached, single-family

detached, duplex, triplex, fourplex, multifamily units, etc.)

to be coincidental. They are really three very independent issues, but ... it's all 'U-P' all the time. That's our life at the moment?

The ownership of the rail lines and the ability to regulate car traffic near and across them is no small matter in Round Rock considering the city's geography.

The Palestine Line of the Union Pacific bisects Round Rock's northern and southern halves—entering the city's southwest corner near Toll 45 and MoPac and cutting northeast along McNeil Road and Hwy. 79.

A second line, the Georgetown Spur, separates from the Palestine Line near I-35 and McNeil Road and heads north on a path roughly

See what's inside on Page 16 Round Rock is considering closing the railroad

crossing at St. Williams Street and McNeil Road as part of a quiet zone project.

builds roads and develops.

"The biggest problem with what is really valuable industrial property ... is the railroad," Hudder said. "With the railroad there, you might as well put up a wall. It just becomes so difficult to build up property when you have to deal with the railroad. It just cuts like a knife right through the city."

See Railroad | 16

The net result is Union Pacific holds a controlling interest in

Union Pacific tracks.

parallel to the interstate.

how Round Rock commutes,

All of Round Rock's major

east-west thoroughfares north

of McNeil Road-RM 620, Sam

Bass Road, Old Settlers Boule-

vard and FM 1431-cross the

housing and PISD enrollment

Site of new high school debated

Pflugerville ISD and City Council meet to explore options for site

By Rebecca Rose

As students and parents in Pflugerville were counting down the final days until the school year began, Pflugervile ISD trustees and City Council members convened a special meeting to talk about one thing—how to plan for the city's next high school.

The Aug. 21 meeting came on the heels of PISD pulling out of a \$5.49 million land purchase—land that school officials say is necessary to build a new, \$90 million high school in rapidly expanding East Pflugerville.

In April, PISD Superintendent Charles Dupre announced the district would call for a May 2013 bond election to cover construction

costs. On July 26, PISD finalized plans to purchase 149 acres of land along Weiss Lane.

"The Weiss Lane tract meets all of our needs," PISD Chief Financial Director Kenneth Adix said in a statement in August.

Eastern Expansion

Currently, those needs are in Travis County, where most land sits outside of city limits but within the extraterritorial jurisdiction, or ETJ. Templeton Demographics, a consulting firm contracted by PISD to analyze enrollment projections through 2021-22, tracks rates for new single-family homes

See Growth | 15

2013 budget season begins

Cities finalizing plans for new taxes and projects

By JP Eichmiller

As the 2012 financial year nears its end Sept. 30, area city officials are putting the final touches on their respective 2013 budgets.

There is optimism in Round Rock, Pflugerville and Hutto that the economic downturn that has negatively affected property values and tax revenues may be heading for a rebound.

"There is a real balancing act around here right now," Hutto Mayor Debbie Holland said.

Round Rock's budget

The City of Round Rock's proposed 2012-13 operating budget is \$141,506,614—an increase of more than \$4 million from last

According to the proposed budget, the new funds will help pay for a planned 36 percent increase in street maintenance and new staff positions and programs, including expanding the Arts Program; funding Rock 'N Holiday Lights; and hiring a neighborhood development coordinator, school resource officers and additional code enforcement officers.

"I believe the proposed budget reflects a fiscally responsible approach to improving the city's current infrastructure, and meets the current demands while maintaining the city's strong financial position," Round Rock City Manager Steve Norwood said in a statement released by the city.

Round Rock is proposing See Budgets | 19

Population PISD total enrollmen Dwelling units Sources: Pflugerville ISD, City of Pflugerville 17,102 2010

2007

■ George Gutierrez I 32

2009

2011

Interview with Greater Austin Hispanic Chamber of Commerce chairman about the growth of hispanic businesses



■ Emily Hallman | 26

Round Rock clothing designer gains national attention

Round Rock Express | 31 ▶

Team continues to draw a strong fan base despite on-field struggles



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Pflugerville ISD tax increase

The PISD board of trustees votes to approve a 6 cent tax increase and a \$160 million budget for 2012-13

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John and Jennifer Garrett began Community Impact Newspaper in 2005 in Pflugerville, Texas, with a mission to provide intelligent, unbiased news coverage with a hyperlocal focus. Now, with 12 markets in the Austin, Houston and Dallas/ Fort Worth metro areas, the paper is distributed to more than 750,000 homes and businesses.

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The post–Civil War railroad expansion united America's coasts and brought forward a new era of connectivity. Travel that previously required months or weeks to complete could

now be measured in days and hours.

As rail lines stretched across the continent, in Texas, several railroad companies staked claims on rights of way that still exist today. When Round Rock's rail connections were laid in 1876 by the International-Great Northern Railroad, the city joined a conduit that extended from San Antonio to Austin to Houston and beyond.

The railroad came at a price, however, as Round Rock's original downtown area was forced east to its current location to make way for the new rail lines. This early lesson on the influence of the railroad on Round Rock serves as an example for those who believe the past is the greatest predictor of the future.

Today, two Union Pacific lines—the Palestine Line and the Georgetown Spur serve as geographic dividers of the city,

bisecting Round Rock's north from south and east from west. This is important because when it comes to train tracks, nothing crosses them without the railroad's permission.

This month we are featuring a story highlighting three developments going on in Round Rock all relating to the Union Pacific railroad. All have major ramifications in how the city commutes and continues to expand.

We are also featuring an in-depth look at how Pflugerville ISD expansion is forcing the city to consider capital projects it may not be ready to fund. The story, researched and written by Rebecca Rose, is a fascinating look into the occasional pains of urban growth in Central Texas.

And finally, September means it's budget time for local municipalities. This issue breaks down the Hutto, Pflugerville and Round Rock budgets.

JP Eichmiller

jeichmiller@impactnews.com

Reader Feedback

How do you feel about cities luring companies through cash incentives and tax rebates?

It depends on which company and how much is being offered.

45.9%

I think it is great. City governments should do whatever it takes to entice new businesses.

25.4%

I think it is a bad idea. The money and savings should be returned to taxpayers

24.6%

Other

I don't care. The city can do whatever it wants with its money

Results from an unscientific Web survey, collected 8/3/12-8/26/12

Correction – Volume 7, Issue 12

rer 10.000 miles per vear, Higher MSRP will affect lease price. Panamera 4 - Stocker Woods have on lease sale price 589.995.3 from onthly payments of \$13.27, purchase outlon/residual at lease end \$53.926, \$350 discosition fee. See dealer for details, Offer expanses.

On Page 7, there were inaccuracies on the map. Visit www.archive.impactnews.com/pdfs/RPH/issues/RPH-2012-08.pdf to view a correct version.

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George Gutierrez, Greater Austin Hispanic Chamber of Commerce president

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IMPACTS



Round Rock

Now Open

- 1 On Aug. 27, Susan Mahan opened Round Rock Discovery Center, a preschool for children ages 18 months to 5 years old, at 1707 N. Mays St. 246-7477
- **2** Soccer Post, a soccer specialty retail store, opened in August at 110 N. I-35 Ste. 350, in the Market at Round Rock shopping center. 373-8697, www.soccertx.com
- **3** Hall of Flame BBQ, a barbecue food truck, opened June 17 at 2830 S. A.W. Grimes Blvd. in the Uncle Bob's Storage parking lot. Open weekdays 5–9 p.m. 537-9227, www.hallofflamebbq.com
- 4 Southern Hills Baptist Church was scheduled to open in Round Rock on Sept. 2 at 1609 Chisholm Trail Road, Ste. 500. The church is led by Pastors Thomas Dawsey and Matthew Breeden. 879-8109, www.southernhillslife.org

- 5 Texas Spanish Academy, a private Spanish immersion preschool and child care center, opened Aug. 27 at 201 W. Bagdad Ave. in Round Rock. The school offers full-time and part-time programs for children ages 6 weeks to 5 years with little or no previous Spanish experience necessary. A state-approved curriculum and nationally recognized behavior management model is used to help prepare young children for a multilingual world. 589-2931, www.txspanishacademy.com
- **G** Just Train Fun opened its third Austin-area location July 23 at the Round Rock Premium Outlets, next to Nike, 4401 N. I-35. The new "Brown Bear Line" offers rides and entertainment for children on trackless trains. 795-0273, www. justtrainfun.com

Coming Soon

Woof Gang Bakery & Grooming plans to open its first Round Rock franchise at an undisclosed location in October. Woof Gang Bakery & Grooming is a full-service pet boutique specializing in freshly baked treats, a full line of all-natural pet foods,

- accessories and grooming supplies. The store also features a full-service grooming salon. Based in Florida, Woof Gang opened the first Texas location in March 2011. www.woofgangbakery.com
- 7 Round Rock City Council is working with Dallas-based Cornerstone Healthcare Group to develop the city's first acute-care clinic. Construction could begin this fall on a 4-acre tract near the intersection of University Boulevard and College Park Drive at the proposed site.
- **8** Jeremy Patterson plans to open **Auto One Automotive Center**, a full-service auto repair shop, Sept. 15 at 2601 S. I-35, Ste. 100. The location will feature eight service bays and a customized waiting area with a coffee bar and computers. 246-1558.
- 9 Chino's Burritos is scheduled to open in September at 2051 Gattis School Road, next to Little Caesar's.
 www.chinosburritos.com

Anniversaries

10 Trashy Roots Salon at 117 Louis

Henna Blvd., Ste. 150, celebrated its fourth anniversary of business Sept. 8. 388-4247, www.trashyroots.com

Expansions

11 Restaurant Little Red Wagon Hamburgers, located at 1207 E. Palm Valley Blvd., completed remodeling in August. 310-2554

In The News

The City of Round Rock approved a zoning change at 4251 N. I-35, next to BJ's Restaurant and Brewhouse, where national burger chain **In-N-Out** hopes to open the first Central Texas location. Previous planning and zoning ordinances prohibited drive-thru restaurants at that site. No official announcement on an opening date has been made by the company. www.in-n-out.com

Bradley Hester was appointed as the new director of the **Round Rock Community Choir** in August. The choir's previous director was Randi Bolding. www.rrcconline.org

Compiled by Rebecca Rose and JP Eichmiller

13 Retina Research Center, a retinal disease treatment facility at 511 Oakwood Blvd., Ste. 203, announced Aug. 22 the addition of Dr. Chirag Jhaveri, a boardcertified opthamologist. 454-5851, www.retinaresearchcenter.com

14 R Bank, 1900 Round Rock Ave., welcomed Landy Warren as executive vice president and commercial lender Aug. 6. Warren, a veteran Central Texas banker with more than three decades of experience, is a former chairman of the board of the Round Rock Chamber of Commerce. 600-8100, www.rbanktexas.com

In August, Stephanie Stoebe, a reading interventionist at Round Rock's Hernandez Middle School, was named Texas Secondary Teacher of the Year for 2012. www.roundrockisd.org

On Aug. 21, Brad Anderson, Dell Inc.'s president of enterprise solutions, was replaced by Marius Haas. According to a statement from Dell, Anderson made a personal decision to seek new opportunities. Haas, a former Hewlett-Packard Co. executive, will oversee the unit in charge of servers, networking and storage.

15 King of Kings Crossing, which connects Smyers Lane to the northeast edge of the H-E-B parking lot at O'Connor Drive and RM 620, is now open. The 227foot project was completed in two months by Smith Contracting. Funded with safety monies from the Williamson County Road Bond Program approved by county voters in 2006, the project cost \$105,000. A ribbon cutting ceremony took place Aug. 29 for the opening of the roadway.

Hutto

Now Open

16 The Candy Corner opened Aug. 9 at 101A East St. and sells candies, sodas, Hutto T-shirts, gifts, and more. 759-1088.

17 Mandee's Cafe, located inside the Valero gas station at 625 FM 685, opened July 19. The restaurant serves breakfast tacos, croissants, pasta salads, fajitas and more. Call-in orders are welcome.

18 Jo Basey opened Hidden Treasures Thrift Shop on July 1 at 120 Iron Horse Drive. The shop sells used clothing, furniture, children's toys, decorative items and more. 963-1644

Expansions

19 Dragonfly Floral and Gifts reopened Aug. 14 at 303 Axis Deer Trail. Call to schedule a time to visit. 633-8217, www.dragonflyfloralandgifts.com

In The News

20 The City of Hutto is making repairs to the sidewalks and crushed granite trail on Hutto Lake Park throughout August and September. Hutto Lake Park will remain open, but sections of the trail and restrooms will be closed. Temporary restroom facilities are provided. Visitors are asked to avoid areas of the park under construction. 759-4000, www.huttotx.gov

The **Hutto Senior Day Center** began teaming up with Hutto Community Resource Center on Aug. 1, to reach a wider range of citizens in Williamson County and meet a variety of needs for patients and their families through programs. 846-1377, www.huttocrc.org

The City of Hutto's Parks and Recreation Department at 306 E. Live Oak St. offers the Rec 'N Crew Kids after-school program for children in kindergarten through fourth grade. Contact Lacey Dingman at Hutto Parks and Recreation Department at 759-4000 or via email at lacey.dingman@huttotx.gov.

Continued on 17

News or questions about Round Rock or Hutto?



Food Truck Hall of Flame BBQ serves brisket, sausage, ribs, pork and more weekdays in Round Rock from 5-9 p.m in the Uncle Bob's Storage parking lot at 2830 A.W. Grimes Blvd.



Chino's Burritos is set to open in September at 2051 Gattis School Road.



Hidden Treasures Thrift Shop is open in Hutto's industrial park located at 120 Iron Horse Drive.



Landy Warren took over as executive vice president and commercial lender of R Bank at 1900 Round Rock Ave. in August.



On Aug. 14, owner Cindy Allen-Lott reopened Dragonfly Floral and Gifts in Hutto at 303 Axis Deer Trail

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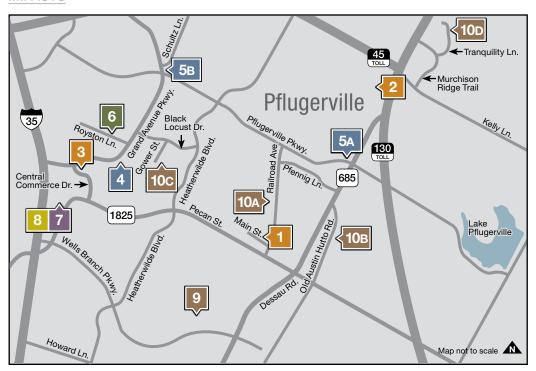


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Round Rock

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Morelia Mexican Grill opened Aug. 16 at 18900 Limestone Commercial Drive, Ste. 110, at Stone Hill shopping center along Toll 130.

Continued from | 5

Pflugerville

Now Open

1 Twisted Dish opened June 27 in Hanovers Draught Haus at 108 E. Main St. in partnership with catering company Catering With a Twist. 997-8375, www.twisted-dish.com

2 Israel Arreola Jr. opened Morelia Mexican Grill on Aug. 16 at the Stone Hill shopping center at 18900 Limestone Commercial Drive, Ste. 110. 670-3463, www.moreliamexicangrill.com

3 Daymi's Hair Salon opened May 21 at 1615 Grand Avenue Parkway. 989-9089, www.daymishairsalon.com

Coming Soon

4 Construction began in August for Phase 2 of Riverhorse Ranch Apartments, at 1525 Grand Avenue Parkway. Construction is expected to be completed in 2014. 828-5400, www.riverhorseranchapartments.net

A new A 7-Eleven convenience store is under construction at 1717 E. Pflugerville Parkway. A company representative said the store should open January 2013. A second new B 7-Eleven is under construction at 17511 Shultz Lane. The store is expected to open March 2013. www.7-eleven.com

Relocations

6 Concordia High School relocated in August from 3407 Red River St. in Austin to 1500 Royston Lane. The school officially opened Aug. 15. 248-2547, www.chsaustin.org

New Management

7 Larry Mendosa became the new manager of **Which Wich** sandwich shop, 15424 FM 1825, in June. 252-9424, www.whichwich.com

Anniversaries

8 Planet Smile at 15424 FM 1825, Ste. 120, celebrated its one-year anniversary in August. Planet Smile provides general, restorative, preventative and cosmetic dentistry. 989-3300, www.planetsmiledental.com

In the News

On Aug. 14, the City of Pflugerville presented a bronze oak leaf at the Pflugerville Fallen Warrior Memorial in the memory of **Spc. Krystal Alvarado Fitts**. Fitts served in the 1st Battalion, 508th Parachute Infantry Regiment, 4th Brigade Combat Team, 82nd Airborne Division, Fort Bragg, N.C.

9 A 1/2-mile crushed granite trail project at **Mountain Creek Trail** was completed July 22. Mountain Creek Park is north of Wells Branch Parkway at 10th Street.

10 Pool hours of operation are changing.

A Gilleland Creek Pool, 700 N. Railroad
Ave., changed Sept. 4 to 4−8 p.m. weekdays
only. B Scott Mentzer Pool, 901 Old
Austin Hutto Road closed Sept. 3.

C Windermere Pool, 16804 Gower St.
closed Sept. 3. D Pflugerville Splash Park,
1813 Tranquility Lane, turns off Oct. 1.
www.pflugervilletx.gov/pools



Customers at Hanovers Draught Haus can order meals from **Twisted Dish** on Wednesday through Sunday nights. The company is located inside of Hanovers at 108 E. Main St.



Which Wich sandwich shop, located across from Tinseltown at 15424 FM 1825, Ste. 240, is under new management.

News or questions about Pflugerville? E-mail rphnews@impactnews.com.



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CALENDAR

September

6 Community Development Advisory Commission Meeting

The Community Development Advisory Commission represents the interests of low to moderate-income citizens of Round Rock and makes recommendations to the City Council on funding for community development projects, programs and sub-grants with funds from U.S Department of Housing and Urban Development Community Development Block Grant program and other sources. The CDAC holds at least one regularly scheduled meeting each quarter. 6:30 p.m. Free. Round Rock City Hall, 221 E. Main St., Round Rock. 341-3328. www.roundrocktexas.gov

7 Firefighters golf tournament benefit

The Texas Firewalkers host the Central Texas 9/11 Golf Tournament at the Golf Club at Star Ranch. Proceeds from the four-player team scramble tournament benefit the National Fallen Firefighters Foundation. Noon. \$100 per golfer. Star Ranch, 2500 FM 685, Hutto. 844-8324. www.texasfirewalkers.com

8 Life Connection Church of Round Rock's Family and Friends Day

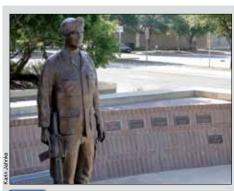
Festivities include free food, live music, bounce houses, games and other activities. Noon–5 p.m. Free. Old Settlers Park, Lakeview Pavilion, 3300 E. Palm Valley Blvd., Round Rock. 255-0552. www.lifeconnectionrr.org

8 Second Saturday Artesian Outdoor Market

Downtown Hutto hosts the Second Saturday event featuring vendors with arts, crafts, food and more. 4–7 p.m. Free. Farley and East Streets, Hutto. 759-4000. www.huttotx.gov

10, 24 Pflugerville Lions Club Meeting

The Pflugerville Lions Club meets on the second and fourth Mondays of every month. 7–8 p.m. Pflugerville Lions Club, 500 N. Railroad Ave., Pflugerville. Members only. 251-5466. pflugervillelionsclub.org



Worth the trip

10 Wall of Honor

The names of four Williamson County service members who died in combat will be added to the Wall of Honor next to the Sgt. 1st Class Nathan R. Chapman statue. Chapman was the first American service member killed in the War on Terror. All four men were connected to Round Rock and are having plaques added for their service in the War on Terror. The ceremony is expected to last approximately 30 minutes and is organized by the Sertoma Club of Georgetown. 4 p.m. Free. County Judicial Complex, corner of Forest and Fourth streets, Georgetown. 863-8977. hoop0221@suddenlink.net

10, 24 MOPS meeting

Round Rock MOPS (Mothers of Preschoolers) is a ministry of Hill Country Bible Church

in Round Rock. MOPS serves moms from pregnancy through kindergarten with fellowship and relevant speakers. The group meets the second and fourth Monday of each month. 7–9 p.m. Free. Brushy Creek Community Center, 16318 S. Great Oaks Drive, Round Rock. roundrockmops@yahoo.com

11 Citizen Police Academy

The Round Rock Police Department holds its Citizen Police Academy starting Sept. 11 and running through Nov. 13. The Citizen Police Academy gives community members the opportunity to experience aspects of life as a police officer firsthand. Meetings are held on Tuesday nights for 11 weeks. 7–10 p.m. Free. Round Rock Police Department, 2701 N. Mays St., Round Rock. 671-2871. www.roundrocktexas.gov

14 Luau at the Prete Plaza

The Baca Center hosts a luau with live music by musical act Church Rejects. Coolers and lawn chairs are welcome. No glass or pets allowed. 5:30–8 p.m. Free. Sharon Prete Plaza, 221 E. Main St., Round Rock. 218-5499. www.roundrocktexas.gov

15 Cash mob

The Book Spot is the site of a cash mob, a group gathering designed to support local businesses. Customers are encouraged to arrive collectively at the start time with \$20 to spend. Local authors Mary Beth Bruton, Rick Foster, Gil Wilson and Lester Morris are scheduled to be at the shop talking about their books. Door prizes include gift certificates to local restaurants including Hoody's, Niki's Pizza, Johnny T's BBQ, and The Book Spot and Kaleidoscope Toys. 11:30 a.m. The Book Spot, 1205 Round Rock Ave. 351-3284. www.juliesbookspot.com

15 McNeil Maverick Spirit Spectacular

The McNeil High School's Mavericks Football Boosters host a gala fundraiser featuring barbecue dinner with tea and water. Activities include a silent auction and raffle with a \$1,000 gift card prize. Only 150 gala tickets are being sold. Tickets include ice cream and one entry into the prize raffle. Adults only. 7–10 p.m. \$50. 8004 Borden Springs Court, Austin. 563-0898. dmalone2@austin.rr.com



15 Pflugerville Pfurry Pfriends Summer Olympics

Activities include races, obstacle courses, a silent auction, raffle, dunking booth and more. All collected proceeds go to the Pflugerville Animal Shelter. No live animals will participate in any of the events. Noon–5 p.m., Free. Hanovers Draught Haus, 108 E. Main St., Pflugerville. 351-7365.

www.pflugervillepfurrypfriends.org

15 Arts festival vendor show and exhibition

The Cedar Ridge High School Theatre Booster Club is hosting a local vendors and performers show to benefit the school's

Family campout and National Hunting and Fishing Day



The City of Round Rock is hosting a weekend of family camping activities, including introductions to hunting, fishing and wildlife conservation, Sept. 21–22 at Old Settlers Park.

Sept. 21-22

By Rebecca Rose

The City of Round Rock invites families to a campout at Old Settlers Park on Sept. 21. The event features activities including geocaching, rock climbing, s'mores, and ice cream making. Attendees are required to register for the outdoor family campout. 4–9 p.m. \$10 registration (includes two meals, instructional how-to sessions, use of demonstration equipment and an event T-shirt.)

The following day, the City of Round Rock and Kids Outdoor Zone host National Hunting and Fishing Day at Old Settlers Park, with family-oriented activities. The program works to introduce youth and newcomers to outdoor sports and teach about wildlife conservation programs. 8 a.m.–1 p.m. Free. Old Settlers Park, Lakeview Pavilion, 3300 E. Palm Valley Blvd., Round Rock. 281-5540. www.roundrockrecreation.com, www.kidsoutdoorzone.com

theater department. The exhibition includes hourly door prizes and a silent auction. 9 a.m.—3 p.m. Free. Cedar Ridge High School cafeteria, 2801 Gattis School Road, Round Rock. crhstbc@yahoo.com, www.crhstheatre.org/arts-festival.html

17 Athletes for Literacy

The Round Rock High School football team rewards third-grade students who completed the Dragon Tails summer reading program by allowing students to run through the Dragon Tunnel before the game and meet with players afterward. \$8 (adults), \$4 (K–5 students). 7 p.m. Dragon Stadium, 620 Lake Creek Drive, Round Rock. 751-2592. www.rrhsfootball.net

20 Pflugerville Education Foundation Schoolhouse Scramble

The Golf Club at Star Ranch hosts a charity golf event to raise funds for PEF. Events include 18 holes of golf (scramble format), breakfast, a catered lunch, raffle prizes, and a one-month free membership plus green fees. 7 a.m. \$100 per player. Golf Club at Star Ranch, 2500 FM 685, Hutto. 594-0171. www.pflugervilleisd.net/educationfoundation

22 Hot Spot Basketball Contest

The City of Pflugerville hosts a skills contest featuring free throw, layup, wing shots, three-point and mid-court shots. No registration is required. Prizes are available for the top contenders in each age group. 3–5 p.m. Free. Pflugerville Recreation Center, 400 Immanuel Road, Pflugerville. 990-6350. www.pflugervilletx.gov

22 Kids Fitness Fun Day

Dr. Marta Katalenas with the Pediatric Center

of Round Rock and Round Rock ISD's PTA host the inaugural Kids Fitness Fun Day. The event aims to teach kids that working out can be fun. 11 a.m.–4 p.m. Free. Cat Hollow Park, 8600 O'Connor Drive, Round Rock. 210-315-9664. www.kidsfitnessfunday.org



26 Public Safety Day

The City of Round Rock hosts Public Safety Day with events and activities featuring local

Online Calendar

Find more or submit Round Rock, Pflugerville and Hutto events at www.impactnews.com/rph-calendar.

For a full list of Central Texas events, visit www.impactnews.com.

To have Round Rock, Pflugerville and Hutto events considered for the print edition, they must be submitted by the second Friday of the month prior to the month they take place.

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law enforcement, firefighters, emergency medical services technicians and more. 9 a.m.-2 p.m. Free. Texas Baptist Children's Home, 1101 N. Mays St., Round Rock. 671-2871. www.roundrocktexas.gov

28–30 Stony Point class reunion

The class of 2002, the first graduating class of Stony Point High School, is holding a 10-year reunion during the last weekend in September. Visit the website for a full schedule of events, times and locations. \$90 to register for all weekend activities. 947-1665. www.sphsclassof2002reunion.com

29 Pflugerville Police open house

Tour the Pflugerville Justice Center and meet with officers and volunteers. Check out the Motorcycle and Canine divisions and visit the McGruff the Crime Dog fingerprinting station. 10 a.m.-2 p.m. Free. 1611 E. Pfennig Lane, Pflugerville. 251-4004. www.pflugervilletx.com

29 Irish dance performance

Inishfree School of Irish Dance performs at Prete Main Street Plaza. The performance features costumes, traditional Gaelic music and a community Ceili dance, a basic Irish square dance. Open to all ages. Bring lawn chairs and food. 6-7 p.m. Free. 221 E. Main St., Round Rock. 218-5447. www.roundrocktexas.gov

29 Hairy Man Festival

The Brushy Creek Women's Association hosts the 18th annual Hairy Man Festival, a familyoriented charity event. The festival features food, arts and crafts, and live music. Proceeds go to local food banks. 11 a.m.-6 p.m. Admission is two nonperishable food items or \$2 per person. Cat Hollow Park, 8600 O'Connor Drive, Round Rock. HMF@brushycreekwomen.org, www.hairvmanfestival.org

30 St. Elizabeth Fiesta

St. Elizabeth of Hungary Catholic Church hosts a family-friendly festival with food, live music, games, a raffle for a Ford Escape. 10:30 a.m.-5 p.m. Free. St. Elizabeth of Hungary Catholic Church, 1520 N. Railroad Ave., Pflugerville. 251-9838. www.stelizabethpf.org

October

2 National Night Out Pflugerville

Set up a neighborhood block party and register the event with the city to get a visit from the Pflugerville Police Department and Fire Emergency Services District No. 2. National Night Out is supported by the National Association of Town Watch and the U.S. Department of Justice. 6:30-10 p.m. Free. 670-5514. www.pflugervilletx.gov/nno

Ongoing

Pflugerville Pfarmers Market

Every Tuesday 3-7 p.m. The Green Red Barn, Heritage Park, 901 Old Austin-Hutto Road, Pflugerville. 990-6355. www.pflugervilletx.gov

Round Rock Farmers Market

Every Saturday 9 a.m.-noon. Scott & White Hospital parking lot, 300 University Blvd., Round Rock. 215-4193. www.roundrocktx.gov

Live music in September

BigShotz Neighborhood Bar

399 W. Louis Henna Blvd., Round Rock 388-5050, www.bigshotzbar.com

First Friday Eddie Peery Second Friday Mike Jones Third Friday Mike Chandler Fourth Friday Joe Barrientos

The Downtown Hall of Fame

205 East St., Hutto, 642-3624

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Sept. 7 PB Max

- 8 PB Max
- 14 Robyn N' Steelin
- 21 Stephen Dae
- 22 PR Max

The Edge of Town Saloon & Grill

15601 Vision Drive, Pflugerville, 251-9358

Wednesdays Pete Benz

Sept. 8 CBR Band

- 14 Lunar Light Trio
- 21 Pennock and Atwood
- 22 Kaleid
- 28 Pete Benz

El Rincon

200 E. Pecan St., Pflugerville 990-0250, www.elrincon.biz

Sept. 8 Marissa

- 9 Eclipse
- 16 Son De Rey
- 23 Combo Saborea

Hanovers Draught Haus

108 E. Main St., Pflugerville 670-9617, www.hanoversaustin.com Sept. 6 Karaoke

- **Guilty Pleasures**
- The Weatherman/American Gypsy Band
- Open Mic 11
- 12 Karaoke
- 14 Suede Austin
- 15 Three 33 Band

Junior's Grill & Icehouse

119 E. Main St., Round Rock 310-7777, www.juniorsgrillroundrock.com, www.myspace.com/juniorsroundrock Live music every night

Roadhouse Bar & Grill

1103 Wonder Drive, Round Rock 218-0813

Wednesdays and Saturdays Karaoke Thursdays Open mic with MoJo

Star Co. Coffeehouse & Cafe

114 E. Main St., Round Rock 401-3811, www.starcocoffee.com

Sept. 7 Cardinalis

- 8 Alan Lemke
- 13 Ron Kewin
- 14 Jay Satellite (solo acoustic)
- 15 The One Anothers
- 20 Second Line Jazz Band
- 21 Jay Satellite (full band)
- 22 Circle Jam
- 29 Christine Cochran

Vino 100 Round Rock

3021 S. I-35, Ste. 120, Round Rock 255-0526, www.vino100roundrock.com

Sept. 6 Lisa Marshall

- 13 Hansome and the Toms
- 14 Kaleid
- 20 Karen Goh
- 21 Ray Prim Jr.
- 27 Russell Mayes
- 28 Sound of AM

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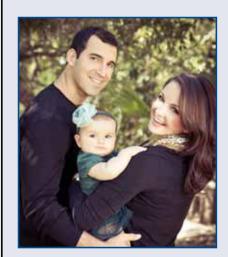


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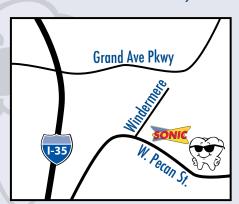
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Recent highlights



Pictured from left, Mike Cooper, Hutto Mayor Debbie Holland and Hutto Chamber of Commerce President Tom Britton judged the Downtown Hall of Fame's First Annual Salsa Cookoff Aug. 4 in Hutto.



Kerbey Lane Executive Chef Joel Welch (left) and HomeField Grill Executive Chef Scott Reed compete in an "Iron Chef" competition Aug. 17 at HomeField Grill in Round Rock using Texas-based ingredients.



United Way Night at The Dell Diamond kicked off United Way of Williamson County's major campaign season Aug. 6 by providing information to residents and volunteers.



Concordia Principal Pat Maynard, Pflugerville Chamber of Commerce President Patricia Gervan-Brown, Concordia Board of Directors President Allan Moritz, Concordia Executive Director David Mueller and Pflugerville Mayor Pro Tem Victor Gonzales gather at the Aug. 9 Concordia High School ribbon-cutting.



Pflugerville Animal Shelter volunteers participate in a dog walk for adoptable pets Aug. 5 at Pfluger Park. The dog walk allowed the pets a chance to explore the park for the afternoon and meet prospective adoptive owners.



Ken Farrington, prostate cancer patient

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CITY AND COUNTY

Pflugerville

City considering new capital improvement projects

City Manager Brandon Wade recommended several capital improvement projects for the City of Pflugerville in 2012-13.

At an Aug. 14 budget workshop, Wade recommended utility fund purchases such as a water pump station near Pfennig Lane and future wastewater development along

Rowe Lane. General fund projects total \$9.2 million, including improvements to Kelly Lane, Colorado Sand Drive, Pflugerville Parkway East, Heatherwilde Boulevard and Pfennig Lane.

The City Council met for a workshop Aug. 28 to discuss the 2012–13 capital improvement project proposals. A public hearing on the budget is scheduled for Sept. 11.

Round Rock

Round Rock closer to gaining city's first acute-care clinic

Round Rock City Council is working with a Dallas-based health care provider to develop the city's first acute-care clinic.

At its Aug. 9 meeting, the council unanimously approved entering into a memorandum of understanding—a nonbinding preliminary agreement—with Round Rock RE Holdings concerning development agreements and incentives.

Ben White, Round Rock Chamber of Commerce Economic Development Partnership vice president, said if planning and zoning approval moves forward quickly, an official agreement could be reached in September.

"It is a great project, and it is a needed project," White said. "Right now acute-care patients need to go to Temple or Southwest Austin. [Soon] those patients that need care will be able to get those services in



Round Rock."

Acute-care facilities treat patients recovering from short-term illnesses and injuries, and those rehabilitating from surgeries.

Cornerstone Healthcare Group of Dallas will lease the property and within three years expects to hire 100 full-time employees earning at least \$55,000 annually.

In exchange for bringing the development to Round Rock, the city is considering offering an incentive package that includes waiving the first \$50,000 of construction, impact and permit fees.

Council OKs resolution against area salamander endangered listing

Round Rock City Council joined the chorus of Williamson County governing bodies voicing opposition to the U.S. Fish and Wildlife Service's proposed listing of four local salamander species on the federal endangered species list.

The council voted unanimously Aug. 24 to pass a resolution opposing the listing, saying the move by the federal government could have a detrimental effect on local development.

"Listing the salamanders under the [Endangered Species Act] will result in additional federal regulatory compliance requirements for development projects with the City of Round Rock, increasing the cost of development," the council's resolution said. "Increasing the cost of development will reduce the number of homes built and increase the cost to own a home."

Meetings

- Hutto City Council 401 W. Front St., Hutto 759-4033, www.huttotx.gov First and third Thursday, 7 p.m.
- Pflugerville City Council 100 E. Main St., Pflugerville 990-6101
- Replays at www.cityofpflugerville.com Second and fourth Tuesday, 7 p.m.
- ▶ Round Rock City Council 216 E. Main St., Round Rock 218-5401, replays at www.roundrocktexas.gov/replay Second and fourth Thursday, 7 p.m.
- **Williamson County Commissioners Court**

710 S. Main St., Georgetown 943-1550, www.wilco.org Meetings are Tuesdays at 9:30 a.m.

Travis County Commissioners Court 314 W. 11th St., Austin

854-9555, www.traviscounty.org Meetings are Tuesdays at 9 a.m.



For instant coverage of meetings, follow us on Twitter @impactnews_rph

City launches local recycling rewards program

The City of Hutto is participating in the SC Johnson Green Choices Recycling Challenge, a national contest that aims to increase recycling participation. The community with the highest reported recycling participation will receive a \$100,000 grant from SC Johnson to use for a sustainability project. More than 300 communities throughout the world are participating. The winning community will be announced in January.

As part of the contest, Hutto residents can sign up for a free Recyclebank account at

www.recyclebank.com/greenchoices.

Travis County



County reviews preliminary fiscal year 2013 budget

The Travis County Commissioners Court reviewed its fiscal year 2013 budget during its Aug. 7 meeting.

The average taxpayer with a homestead valued at \$216,542 after exemptions can expect to pay \$18 more if the court approves the budget Sept. 25.

The average tax bill would rise from \$1,060 to \$1,078.

The tax rate is expected to rise 1.45 cents, from the effective rate of 48.34 cents per \$100 of valuation to 49.79 cents per \$100 of valuation. The county scheduled public hearings on the

tax rate Sept. 11 and Sept. 14 at 9 a.m.

There will be a hearing on the proposed budget Sept. 25.

Leslie Browder, Planning and Budget Office county executive, called the preliminary budget "a sound and financially balanced plan."

The total preliminary budget for the 2013 fiscal year will be \$796.6 million. The county expects to collect \$399.8 million in property tax revenue. The presentation was based on the county's third revenue estimate. The fourth revenue estimate became available on Aug. 17.

Williamson County

Hike in pay may be on the way for WilCo elected officials

After a four-year wait, elected officials in Williamson County could receive a 3 percent salary increase next year.

At a July 30 meeting, Williamson County commissioners voted to move forward with a proposed salary increase for elected county officials. The increase would raise the salaries of 19 officials, including the county judge, county treasurer, county attorney, county clerk, district clerk, sheriff, tax assessor-collector, county commissioners, justices of the peace and constables.

District Clerk Lisa David, who addressed commissioners at the meeting, pointed to cost of living and insurance cost increases as reasons for the wage increases.

"(Salary) wasn't the big decision maker for me. It was because I wanted to be here for the county," David said of why she ran for district clerk. "I think we deserve ... to be looked at for some type of raise. I understand it's not a popular subject. It's very difficult to come before you and bring that up."

Williamson County Clerk Nancy Rister said the raise was about ensuring the quality of future candidates and not about rewarding current elected officials.

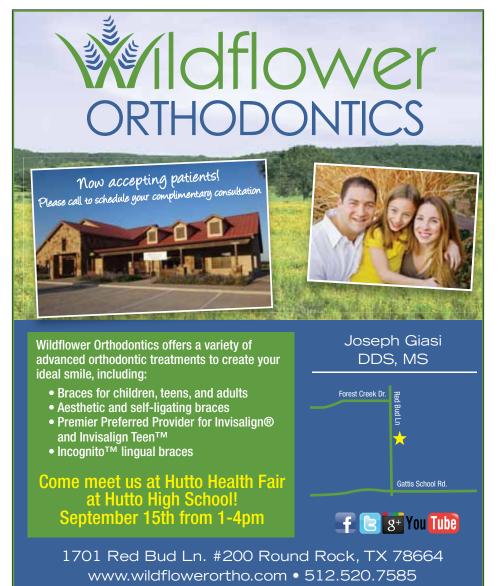
"The kind of candidate you'll have running is people that you do not want in office," Rister said. "You need people with experience, and you need people with a college degree."

Rister said waiting four years without raises puts Williamson County behind in comparison with other counties in Texas.

"If you keep doing this, it's going to get so far behind that you'll never be able to catch up," Rister said.

Williamson County Judge Dan Gattis estimated the total impact of the 3 percent increase on the county budget to be less than \$50,000.









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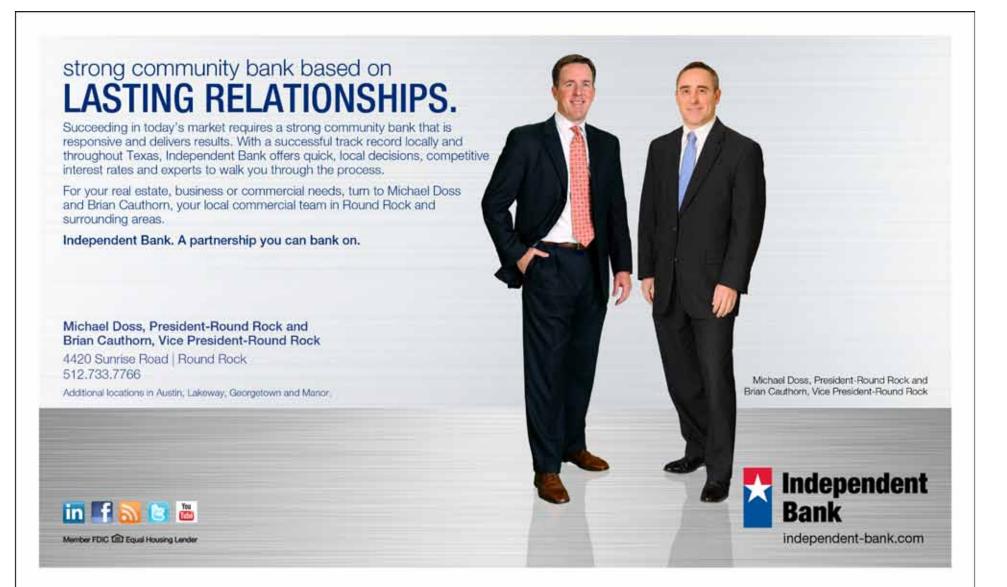
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Growth

Continued from | 1

and multifamily apartments. Bob Templeton, Templeton president, said most of the housing demand occurring throughout Pflugerville is east of Toll 130.

"The (Toll 130) boom is really starting to gain a lot of traction," Templeton said. "It affects the schools."

Subdivisions such as Falcon Pointe in northeast Pflugerville are home to many PISD families. The site has 878 occupied homes and is on track to sell an additional 100 homes by year's end. Vaike O'Grady, marketing director for Falcon Pointe, said planning is under way for an additional 400-500 single-family homes and a multifamily unit.

With new homeowners and new families comes new students. In the past 12 years, five schools— Hendrickson High School, Kelly Lane Middle School, and Murchison, Riojas and Rowe Lane elementary schools—were built to meet enrollment demands in the region, with Cele Middle School set to become the sixth in 2013.

With rising housing starts and enrollments concentrated in the region, schools such as Hendrickson High School are feeling the crunch. Enrollment is expected to reach 2,835 by 2015-16, putting the school over capacity. Officials said those numbers prompted the call for the bond election and the move forward to purchase the Weiss property.

Road improvement bonds

When city officials learned of the school land purchase, some questioned what the costs to the city would be. At a City Council workshop Aug. 14, Pflugerville City Manager Brandon Wade said road improvements to Pflugerville Parkway and Pecan

Street—estimated at more than \$18 million—would be needed to make the new school accessible. Wade said if PISD asked for a bond in May, the city should call for a bond at the same time to pay for the roads.

"I don't think it is fair to the voters to ask them to build a school without the city coming in to say (we) also need these roadways to be built," Wade said.

Wade said wherever the school goes, road construction needs to be a top priority. Wade said roadways feeding into Hendrickson High School are just now getting necessary improvements.

"I don't want to get behind the curve like we did with Hendrickson," Wade said.

Wade said the possibility of Travis County funding the roads was possible, and that PISD should bear some portion of the cost.

"My concern is that the county likely does not have the funds to build an urban section roadway without going out for a bond again," Wade said.

Pflugerville Mayor Jeff Coleman said calling for a bond when some residents face raises from five taxing entities was not to be taken lightly.

"[They] could be looking at a 20-25 cent increase at the same time," Coleman said. "If one entity does something, it is going to have an affect on the other."

Alternate sites

At the meeting with PISD, Coleman said one of the challenges with east side growth is much of the land is in the ETJ and outside the city's taxing district.

"We would be building a lot of roads for people ... who would not be citizens of Pflugerville," Coleman said.

Councilman Brad Marshall asked if the district had explored the viability of other land choices. **PISD** enrollment numbers

1. John B. Connally High School (Capacity 2,475) IN DISTRICT HIGH SCHOOLS 2012-13 projected enrollment: 2,044 2015-16 projected enrollment: 2,044 Total high school enrollment 2012-13: 6,747 2. Pflugerville High School (Capacity 2,350) 2015-16 projected: 7,234 2012-13 projected enrollment: 2,301 2015-16 projected enrollment: 2,352 3. Hendrickson High School (Capacity 2,650) 2012-13 projected enrollment: 2,400 2015-16 projected enrollment: 2,835 Pflugerville ISD officials want to move forward with plans to open a fourth school Weiss by 2015, when Pflugerville High property School and Hendrickson High School, will be over capacity. John B. Connally High School's enrollment during the same time period is projected to stay at close to 80 percent capacity.

Source: Pflugerville ISD

The school district owns more than 300 acres of land in the area, including 98 acres on Cameron Road and 138 acres on Cele Lane where the district is set to open its next middle school. While new high schools at both sites could alleviate pressure on Hendrickson High School, distance and roadwork make them even less

"The city wouldn't even consider the notion (of building roads out that far)," Wade said of the Fuchs Lane property.

Some council members want the district to postpone building a new school. Marshall asked if the district could expand Hendrickson High School by constructing new on-site facilities.

"At least it buys us another two years," Marshall said.

Dupre said parents object to the idea of bigger, and often more crowded, schools.

"The community often feels like their children's opportunities are limited," Dupre said. "They start feeling like a number. That kind

of decision really is a communitybased decision."

Redistricting

Rezoning the district to shift the balance to other schools was another option discussed to alleviate enrollment demands.

According to district documents, John B. Connally High School, which has a capacity of 2,475 students, is projected to have 2,044 students for the 2012-13 school year. By 2015-16, the same year that Hendrickson High School's enrollment is expected to exceed capacity by nearly 200, Connally's enrollment is projected to remain at 2,044-much less than its maximum capacity.

Melody Ryan, a PISD parent who was at the Aug. 21 meeting, said rezoning should be considered as an option before calling for a bond.

"(A portion of the growth area) could be rezoned to Connally," Ryan said. "That could delay the need for a new high school until fall of 2017."

PISD spokeswoman Amanda

Brim said redistricting is a matter PISD takes seriously, and moving boundaries on a short-term basis is considered impractical.

"We try to minimize the number of times students are asked to change schools," Brim said.

Future collaboration

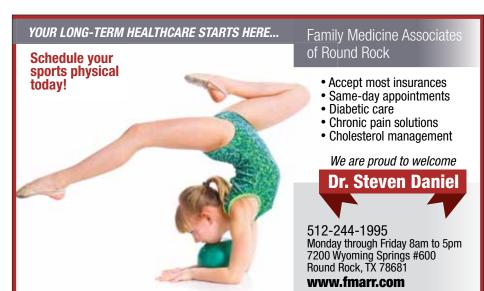
PISD and the City Council will hold semiannual meetings to discuss future growth and present a statement regarding possible school locations. Wade said the city will provide a cost and impact report for potential sites, including Weiss Lane. Wade said ultimately the decision on where to place the school belongs to PISD, and no matter where it goes, the city will likely incur associated costs.

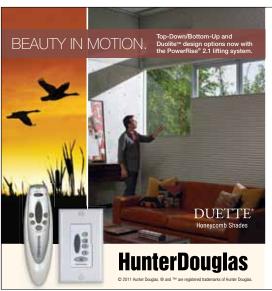
"I think from a city standpoint, we will always be in a reactive mode," Wade said. "There are always elements that we need to consider."

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RM 620 IMPROVEMENTS

- Requires approval from TxDOT, Union Pacific
- City of Round Rock considering land acquisitions around planned construction
- Estimated cost: \$8 million-\$9 million
- · Construction could start in 2014

Bridge section Ground level

Bush's Sonic Chicken Drive-In

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Round Rock
High School

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- 1876: The International-Great Northern Railroad lays tracks through Round Rock.
- **1895:** Williamson County commissioners purchase land along present-day McNeil Road for \$337 from a group of private landowners.
- **1987:** Round Rock annexes McNeil Road and enters into a 25-year, \$3,495 lease with the railroad for use of the property.
- January 2012: Union Pacific requests more than \$4.9 million from the city for renewal of a 25-year lease.
- June 2012: Round Rock sues Union Pacific over ownership of McNeil Road.

Railroad

Continued from | 1

RM 620 overpass

Traffic on RM 620 east of I-35 is a problem, according to Round Rock transportation officials. Rush-hour traffic often backs up across the I-35 overpass to the east and beyond Round Rock High School to the west with commuters traveling off of and on to the interstate.

Compounding the traffic is the railroad crossing near Chisholm Trail Road. The city has spent years trying to develop a plan to build an overpass over the crossing in order to alleviate the traffic congestion. The requirements needed to move forward—Texas Department of Transportation construction approval, Union Pacific authorization and land acquisitions—have kept the project on hold.

"We've got some confining challenges," Hudder said. "We have gone back to the drawing board and started from scratch.

"The railroad is the big unknown. Any time you cross [Union Pacific's] right of way, you have to get their permission."

The Round Rock Transportation Department's plan now is to augment the ground-level section of RM 620 with a flyover portion that would bypass all of the intersections and rail crossings between Deepwood Drive and I-35. RM 620 would still exist as separated, one-way streets at ground level, allowing access to existing businesses and neighborhoods in the area.

"There is going to be a significant amount of right of way acquisitions that would be required," Hudder said.

One purchase the city is considering is the acquisition of The Commons office

and retail complex, located at the southwest corner of Chisholm Trail Road and RM 620. Round Rock City Council met in executive session Aug. 23 to discuss the purchase, but did not reach a decision.

Hudder estimates the entire project should cost the city \$8 million to \$9 million, depending on the cost of land and materials. Hudder said construction may begin in 2014, if everything falls into place.

The biggest "if" of the project, however, remains Union Pacific approval. The rail-road will consider potential liability and insurance costs before giving consent.

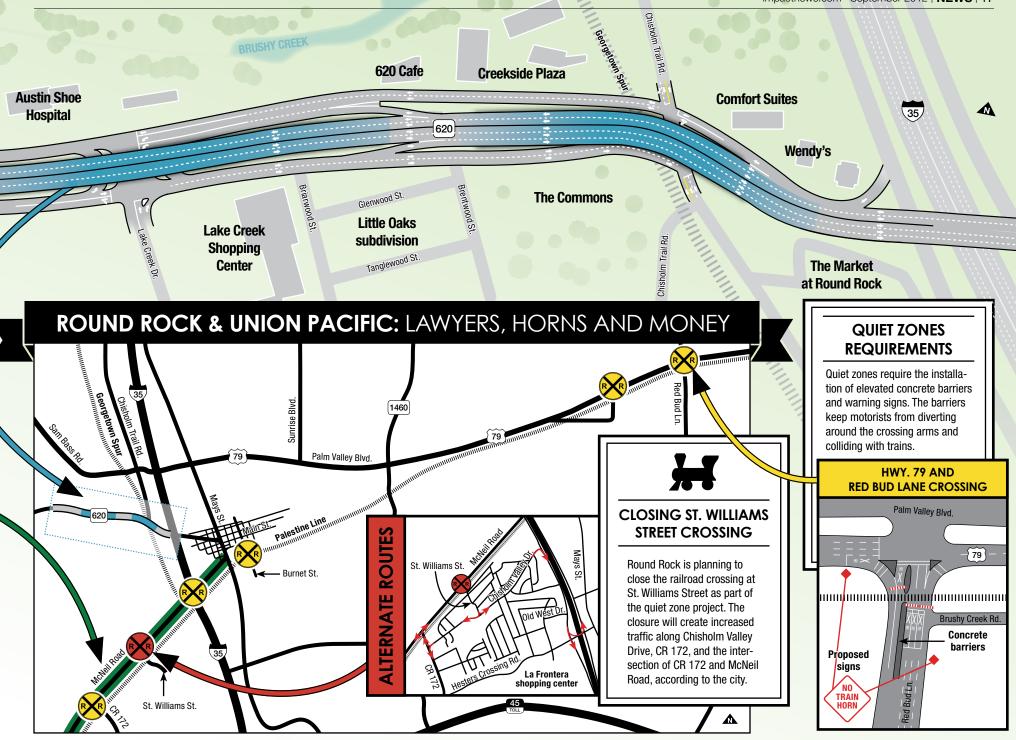
"What we look at is what makes the community safer," Union Pacific spokeswoman Raquel Espinoza said. "But we are always interested in talking with communities on these projects."

Who owns McNeil Road?

Nearly 140 years after the original land was selected for running train tracks through Round Rock, a multimillion-dollar debate has surfaced over who owns the rights to the land running parallel to the tracks along McNeil Road.

During the first 90 years of McNeil Road's operation, no one brought into question the ownership of the road. Then in 1987, according to City of Round Rock documents, as the city was preparing for a series of road improvements, it was discovered that parts of the road may have sat within the right of way of the original International-Great Northern tracks.

According to city records, the city informed the railroad of the potential property conflict and subsequently entered into a 25-year, \$3,495 lease for the property. City officials now say the lease was



exercised to save the costs of researching who owned the land—not as an acknowledgment of ownership by the railroad.

According to Williamson County District Court documents filed June 25 by Round Rock City Attorney Steve Sheets, "Because of the relatively small costs incurred by [Round Rock] for the 1987 leases, the City did not research the title on McNeil Road ... it simply was not worth the expense."

With the leases set to expire this year, however, Union Pacific reassessed the value of the property, and on Jan. 16 sent a letter to the city demanding \$4,961,307 to renew another 25-year lease agreement.

"[Union Pacific] conducted an appraisal based on the property values nearby," Espinoza said. "As these agreements expire, like any land owner, we take a look at whether the property values have increased."

The City of Round Rock responded by filing a lawsuit June 25 in the Williamson County District Court. The suit alleges the railroad lost all rights to the property long ago through statutes of limitations and that Union Pacific should not only relinquish all claims to the property, but also refund all

previous payments.

"The court will determine who is the owner of the property," Sheets said.

Sheets said if the court rules in favor of the railroad, it is unlikely the city would consider entering into a lease at the price offered by Union Pacific—which the city believes far exceeds the value of the land.

"If the judge determines the railroad owns the property, then we are into eminent domain," Sheets said.

Sheets said the case could take years to resolve through the courts. In the meantime, the question of ownership of McNeil Road hangs in limbo.

"We are looking at a number of possibilities," Espinoza said. "We have had discussions with the city, and we are hoping to come up with a solution in the near future."

Quiet zones

Railroad quiet zones have become a trend in communities tiring of the noise of train warning horns. The noise has increased since 1994, when the Federal Railroad Authority began mandating trains sound their warning horns at all road crossings.

A compromise was established in 2005

when the FRA began allowing "quiet zones"—a series of crossings engineered to prevent train-on-car collisions. If cities fund the construction of the zones, train engineers may pass through the intersections without sounding their horns.

"[Round Rock] has been working on this for three to four years," said Chad Wood, Round Rock city traffic engineer. "Quiet zones are a quality-of-life issue."

Wood said the city identified seven public crossings that would need modifications or closure to establish the quiet zone. The crossings all intersect the Union Pacific Palestine Line along McNeil Road and Hwy. 79. Wood said the route sees an average of about 29 trains per day.

The city is considering closing the crossing at St. Williams Street because of space confinements that would not allow for building the safety features required, a move some residents fear would increase traffic congestion in the area. Round Rock hosted a public discussion Aug. 23 to answer residents' questions about the proposed zones.

"I understand there is a concern that [the trains] are very loud," Round Rock resident

Jeannette Graham said. "And maybe when [residents] bought [near the tracks] the frequency of the train traffic was not as great as it is now. But I purposely didn't buy a house that was that close to the railroad tracks because I knew that was going to be a problem."

The next steps in the process are designing the crossings, securing the funding from the city and agreeing to terms with Union Pacific. The railroad must agree to any designs and receive payment for the project before construction begins.

"It has been a major planning effort ... but the engineering challenges are not that steep," Wood said. "[Union Pacific] will actually do 90 percent of the construction."

Hudder estimates that with the aid of federal grants, Round Rock's cost to build the zones would range between \$1.5 million and \$2 million.

"I would say about 90 percent of the residents we have spoke with support the quiet zones," Hudder said.

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Budgets

lowering residents' tax rates from 42.321 cents to 42.035 cents per \$100 of property valuation. According to the city, the decrease would net the average Round Rock homeowner \$12 in annual savings.

The city is counting on the lowered property tax rate being offset by Round Rock's continued growth and the stabilization of sales tax revenue. Last fiscal year, Round Rock budgeted for \$43.2 million in sales tax revenue but ended up collecting \$47.6 million. For the upcoming fiscal year, the city is budgeting for \$45 million in sales tax collections—a figure it hopes is closer to, but still below, the gross amount collected. The city expects 51 percent of its 2012-13 revenue to come from sales taxes.

"Sales tax has really been better than we thought," Round Rock Finance Director Cheryl Delaney said. "We have a lot of levers if these numbers don't come through. As long as we are in line with our financial management policy, we are in a good place."

The total value of all taxable property is also increasing in Round Rock, according to the city. Although the average residential property value is expected to decrease by more than \$1,500 during the next year, the city's overall taxable property value has increased 2.9 percent to \$8.2 billion including \$92 million in new property.

Delaney said the city is taking a less conservative budgeting approach than in years past so that the city is better able to spend its expected revenue.

"I think this is just a very accurate budget," Round Rock Mayor Alan McGraw said at the City Council's Aug. 14 budget retreat. "Ending up with an extra \$7 [million]or \$8 million isn't very accurate."

Pflugerville's budget

The City of Pflugerville is proposing lowering its 2012-13 budget by \$868,693 from \$62,346,456 last year to \$61,477,763 in 2013. The decreased spending is a result of the city's slowdown in growth versus previous years and an increase in the debt service payments of new bonds.

According to U.S. census data, between 2000 and 2012 Pflugerville's population grew from 16,335 to 46,936, a 187 percent increase.

According to the city, growth projections during the next five years are expected to increase at a more modest 1.5 percent annually.

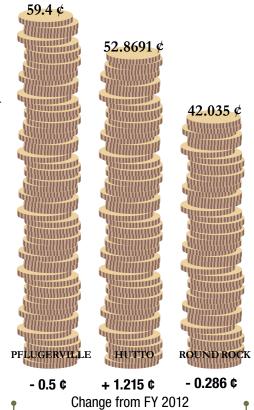
Coupled with the City Council's commitment to lowering property taxes from 59.9 cents to 59.4 cents per \$100 of valuation, a one-half cent decrease-and the continuing drop in property values, the city saw little choice but to take a conservative approach to new spending.

"Primarily it is a very reasoned budget," Pflugerville City Manager Brandon Wade said. "For the most part it looks the same as it did last vear."

The city's reliance on different revenue

CITY BY CITY





Sources: Cities of Hutto, Pflugerville and Round Rock

streams will shift next year to reflect the expected drop in property values and a projected increase in sales taxes. Sales tax revenue in Pflugerville is expected to increase by 8 percent next year and fulfill one-fifth of the total incoming funds. Pflugerville plans to decrease its revenue dependence on property tax by 1 percent to 49 percent of its total.

Most of the spending increases for 2012-13 are expected to come from new staff positions and promotions. The new positions include a human resources director for the Administration Department, an assistant Parks and Recreation Department director, an event coordinator, a Planning Department coordinator and two new positions within the Police Department.

Hutto's budget

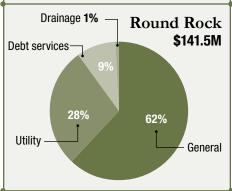
The City of Hutto is planning for an increase in revenue and spending for the 2012–13 fiscal year. Spending (\$17,587,780) is actually expected to outpace revenue (\$16,326,614) next year, a difference the city expects to be able to pay through unreserved funds and savings from prior years.

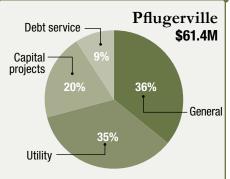
"We typically have money every year that rolls over from year to year," Hutto Assistant City Manager Micah Grau said. "We actually think we are going to bring in more money and spend less money."

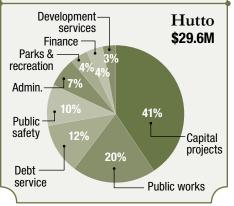
With the addition of capital projects funded by bonds, Hutto's total 2012-13 budget reaches \$29,604,284—an increase of more than \$6 million from the

The city is also planning for a property tax rate increase for residents from 51.6541 cents to 52.8691 cents per \$100 of valuation, a 1.215 cent increase from last year.

FY 2013 **Proposed operating budget** (by fund)







"As Hutto has grown, we've had to put in a lot of infrastructure and a lot of roads, and unfortunately we have to pay for that," Holland said. "I feel comfortable that what we are doing is the right thing."

Property taxes will account for 41 percent of Hutto's expected revenue—a 3 percent decrease from last year. According to the city, the value of the average Hutto home is expected to decrease for the fourth consecutive year. The city estimates the average house will be worth \$124,557 in 2013, a \$1,553 decrease from last year.

Despite the decrease in home values, Hutto residents can expect an \$8 average annual increase on their property taxes during the coming year. The increase will go toward paying interest on a series of 2009 voter-approved bonds that funded a new YMCA facility, street improvement projects and an expected expansion of the city's wastewater treatment facility.

"We have definitely in the past few years held the line," Grau said. "This year we are branching out a little bit. It is time to make a move on some of these projects. I still think it is a very lean budget compared to a lot of other cities."

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City of Hutto hopes to attract grocery store chain to town

By Rebecca Rose

Hutto is stepping up the city's efforts to attract a major grocery retailer, asking residents to make their voices heard and reach out to and encourage their favorite store to come to town.

City officials say developers have been approached but show reluctance to build in Hutto because of its population size. Hutto's current population is hovering at just more than 15,000, according to city data. Neighboring Taylor, home to an H-E-B, has approximately 16,000 residents.

In July, Hutto City Council passed a resolution showing support for a grocery store within the city limits. In addition, the council asked community members to write to the store of their choice and ask that they open a location in Hutto.

Councilwoman Anne Cano said the council decided to put the issue to the community to help encourage grocers who may be considering the city.

"We want them to know we will spend our dollars at their store," Cano said. "Hutto's residents want their grocery dollars to stay in Hutto."

Cano said H-E-B has been approached about building in Hutto in the past.

"Past mayors and past city managers (have) asked them to come several times ... they keep saying we don't have the population for it."

As Hutto grows, the demand for local grocery services also rises. A 2011 resident survey ranked having a local grocery store as the No. 1 need. That same year, a retail assessment and leakage analysis commissioned by the city found a \$88,952,105 loss in supermarket and grocery services to surrounding communities.

Hutto City Manager David Mitchell said retailers such as H-E-B have been presented with numbers from the assessment report, showing more than \$90,000,000 worth of demand in groceries for local residents. Mitchell said large area retailers such as an H-E-B may be worried about syphoning off customers from existing locations.

Currently, H-E-B operates six grocery stores with a 15-mile radius of Hutto's town square.

As for concerns that Hutto's population may be too small to support a major retailer, Mitchell said Hutto's growth already supports large retailers in the region such as The Home Depot and Lowe's on Hwy. 79.

Mitchell said the lack of a local grocery option for shoppers is inconvenient for residents.

"A lot of our residents work outside of our community," Mitchell said. "It's an extra hassle for them to have to stop (on their commute) to pick up groceries."

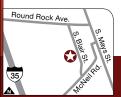
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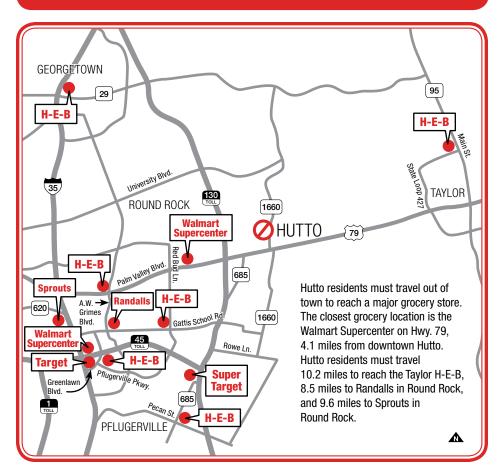


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RRISD approves alternative high school

The Round Rock ISD board of trustees on Aug. 7 approved spending \$25 million to construct the district's first alternative high school, Success High School, slated to open in summer 2014.

Martha Salazar-Zamora, deputy superintendent of instruction and administration, said alternative schools are a need for districts of any size to continue serving every student.

"They learn better in a smaller environment and are more apt to graduate," she said. "There are sometimes misconceptions of an alternative high school. This is not a disciplinary school."

The board approved purchasing 22 acres of land on the north side of Gattis School Road near I-35 and just south of Voight Elementary School. Alan Albers, executive director of operations and maintenance, said the money to pay for the land came

out of the 2008 bond election.

Currently, Success High School operates out of portables at Stony Point High School for Success East and Westwood High School for Success West. Building the site in the middle of the district will allow the district to combine the programs and resources.

The 75,000-square-foot campus will have capacity for 336 students with room for an additional 100 with the extended day, and more than 200 parking spots.

The money for constructing the school will come out of the district's remaining fund balance. Ramiro Flores, deputy superintendent of administration, said the district has about \$42 million in unassigned dollars in that fund balance.

Trustee Terri Romere, who was the only board member to vote against spending \$25 million on the school, said that although she does support the Success

program and understands its value, she does not feel comfortable with spending the \$25 million.

"I am not questioning the ability, just the due diligence," she said. "I just want to make sure the plan is in place."

Pflugerville ISD sets 2012–13 budget

By Rebecca Rose

The Pflugerville ISD board of trustees approved a 6 cent tax rate increase Aug. 16, along with a final \$160 million budget for the 2012-13 school year.

The board approved the 6 cent increase to the interest and sinking (I&S) or debt service portion of the tax rate, raising the rate from 44 cents in 2011 to 50 cents, the maximum the state allows.

With the district operating under a balanced budget for the 2012-13 year, the maintenance and operations tax rate at \$1.04 remains unchanged from the previous year.

PISD Finance Director Kenneth Adix said Templeton Demographics, a demographer hired to assess the district's growth, projected PISD enrollment to increase by 300 students next year. Projections for the next six years show enrollment numbers climbing by an additional 6,000 students. Because of that growth, district officials say more bonds will be necessary to build schools and facilities.

Adix said with plans moving forward for the district to approve a bond for a fourth PISD high school, overall debt capacity is a major concern.

"We know [that] to pay off our existing debt, principal and interest is going to be about \$480 million," Adix said. "Given that amount of debt we would have [with the additional cost of the proposed bond], we would need the I&S to be at 50 cents."

Adix said by setting the I&S rate at 50 cents, the district can reduce debt and interest by more than \$5.5 million.

At the meeting, members of the board of trustees expressed reluctance to raising residents' taxes.

"We have to, by law, [educate] those kids. That's the dilemma we're in," trustee Jimmy Don Havins said. "I don't want to take on more debt either, but we're hurting right now ... we're already overcrowded."

According to district estimates, the increase would cost the average Pflugerville homeowner an additional \$7 per month in taxes.

MAINTENANCE & OPERATIONS \$1.04

2012–13 APPROVED TAX RATE \$1.54

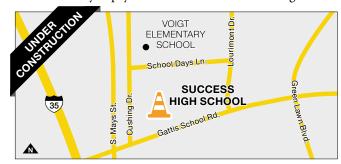
INTEREST & SINKING \$0.50

MAINTENANCE & OPERATIONS \$1.04

INTEREST & SINKING \$0.44

PREVIOUS TAX RATE \$1.48

Source: Pflugerville ISD





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INSIDE INFORMATION

Follow the flow: From lake to home

Brushy Creek Regional Utility Authority water treatment process

By JP Eichmiller





78-inch raw water line (buried)

Floating intake barge

30 million gallons per day

Lake Travis water

The recently activated Brushy Creek Regional Utility Authority water supply project ensures residents of Round Rock, Cedar Park and Leander will continue to have access to adequate water supplies well into the future. The \$131 million BCRUA project went live June 27, supplying Cedar Park and Leander with water. Round Rock is expected to begin tapping into the BCRUA water supply in 2014.

Few people beyond the project managers, however, understand how the project actually transfers raw water from Lake Travis into a drinkable resource.

"[The BCRUA] is more than a plant, it's a complicated operational system," BCRUA Program Manager Michael Thuss said.



48-inch underwater line



Water treatment 101
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BUSINESS

Emily Hallman

Women's clothing designer building business from home

By Rebecca Rose

hen Emily McNeely isn't hunched over a sewing desk intently mapping out the details of a new pattern, she's on the phone setting up orders for fabrics, tracking product shipments online or setting up her workshop for a client fitting.

It's all in a day's work for McNeely, the owner and creative director behind Emily Hallman Designs, a clothing brand based out of Round Rock. Inspired by designers Christian Dior, Oscar De La Renta and Carolina Herrerra, Emily Hallman is vintage women's wear for the modern woman.

"We pay attention to fit and comfort over trends or fads," McNeely said. "(Designs) are classic and feminine."

Hallman is McNeely's paternal grandmother's maiden name; McNeely named the business after her as a way of commemorating her grandmother's passion for sewing and crafts.

With only two years of business under her belt, McNeely, a Baylor University graduate, is transforming Emily Hallman Designs into a budding fashion house. Operating exclusively out of her Round Rock-based workshop and assisted by two fashion interns, McNeely released her first collection earlier this year.

"Once I launched the (Spring 2012) collection, the growth was tremendous," McNeely said. "It's exciting, but it is a lot of work."

McNeely's designs are not yet in stores, and the designer says for now she plans to focus exclusively on Web-based business.

"The focus has to be on social media, having that online presence and using all the tools available to you," McNeely said. "Being online, you've got to have a website that grabs people's attention."

Waco resident Courtney Forsell is a longtime customer of McNeely's who owns nearly a dozen Emily Hallman designs.

"I love (her) clothes," Forsell said. "Not only are they wellmade, but they truly fit your body."

In July, McNeely won a national sewing competition, sponsored by Husqvarna Viking Sewing Machines. She said she hopes to parlay the exposure into more brand growth. McNeely said her ultimate goal is to be in stores nationwide. But for now, she said she is focused on expanding her creative vision and reaching new clients.

In the fall, McNeely will unveil a new line of handbags, marking the first time the design house has ventured into accessories.

"[Purses] were the logical next step," McNeely said. "We are using pieces of fabric from dresses and other outfits to make matching bags. Down the road, there might be an Emily Hallman for the Home line."





▲ Emily McNeely works on her latest design collection at her home studio in Round Rock. McNeely is the founder and head of Emily Hallman clothing design company.

■ The pastel-colored "Millie" dress (\$98) is one of designer Emily McNeely's most popular creations, found online at www.emilyhallman.com.

Emily Hallman Designs 254-644-5590 www.emilyhallman.com



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Live Learn Prosper

La Pâtisserie by Oven Fresh Delights

Eatery brings taste of France to Pflugerville

Bv JP Eichmiller

a Pâtisserie by Oven Fresh Delights is the antithesis of the modern chain restaurant and coffeehouse.

The Pflugerville cafe and pastry shop features a selection of French-inspired baked goods and meals, all prepared onsite with local and fresh ingredients. The restaurant caters to a clientele willing to buck the traditional American-fare breakfast for crepes, macarons and croissants.

Seating is limited at La Pâtisserie, and the meals and coffee are made to order, a formula which translates into fresher food served at a relaxed pace.

"Everything is fantastic," said Tricia Stoneff, a loyal customer. "It's small, it's intimate—but the food is fantastic."

La Pâtisserie is the first venture into the restaurant industry for co-owners Homer and Doris Orrick. Doris, a native of France's Champagne-Ardenne region, grew up learning how to cook and bake in her family's kitchen.

"I grew up in France, and my whole family is bakers," Doris said. "I grew up around good food and baking—it's in the blood."

Translating her home-learned skills into a baking career, however, was not Doris's first choice. Doris first immigrated to Texas in 1996 to attend Central Texas College in Killeen, where she studied drafting and design. After finishing school, she returned to France where she began a career as a civil engineer.

In 2002, Doris moved to New York City,

where she met Homer, and the couple later married. By 2006, Doris felt a calling to return to Central Texas.

The idea to open their own restaurant spawned from a noticed gap in local restaurant options. Doris spent years planning the restaurant and menu prior to La Pâtisserie's July 2011 opening.

"She really enjoys baking and cooking and wanted to turn it into a business," Homer said. "We started up slow but have been building up our clientele."

La Pâtisserie is benefiting from serving a niche market with little to no competition in the area.

"We have some good support in Pflugerville, Round Rock and Austin," Doris said. "Several of our customers tell us they are happy they don't have to drive to South Austin to get macarons or croissants."

Customers also appreciate the time and effort Doris puts into the taste and presentation of the meals. Several diners raved about the French toast breakfast—a delicately assembled entree of brioche bread, garnished with sliced kiwi and berries, and topped with whipped cream and powdered sugar. After visiting La Pâtisserie for the first time and trying the French toast, customer Julie Wentz said she felt compelled to go home and experiment with new cooking methods and presentations.

"[The food] is inspired—and inspiring," Wentz said. "And I love the fact that it is privately owned."



Homer (left) and Doris Orrick, co-owners and founders of La Pâtisserie by Oven Fresh Delights, opened their cafe and pastry shop in July 2011 in Pflugerville.

A lesson in French gastronomy

Viennoiseries: French for "Viennese specialties," similar to bread or puff pastries, with sugars, eggs, butter or cream traditionally added to enrich the flavoring. At La Pâtisserie, customers can choose from plain, chocolate and almond croissants; Madeleine; and apple strudels.

Pâtisserie: A French term for pastries prepared by a Pâtissier, or pastry chef. Doris Orrick bakes all of her pâtisseries on site, including Napoléon, tiramisu, crème brulée, fresh fruit tarts and more than a dozen flavors of macarons.



The Paris-Brest pastry is filled with a pralineflavored cream and topped with almond slices.

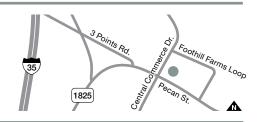


Macarons come in a variety of flavors at La Pâtisserie. Pictured (foreground from left) are coffee, chocolate, cherry, blueberry, and (background) pistachio and guava macarons.



La Pâtisserie pastries include framboisier (foreground) and succès praliné.









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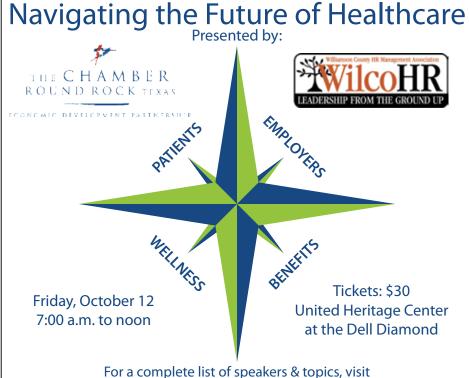
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Ramzi Dakour, MD graduated from Round Rock High School in 1998 and from the University of Texas in 2003. He completed medical school at Texas Tech University School of Medicine in Lubbock and his internship and residency in Family Medicine at Banner Good Samaritan Medical Center in Phoenix, Arizona. He is board certified in Family Medicine.

Dr. Dakour welcomes you, his neighbors, to his practice. He sees children (over the age of four), teens and adults of all ages. His office accepts a wide range of insurances including Medicare. Same-day or next day appointments are available.

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Fall arts & entertainment

October begins the new season for local musical and theater groups

By Rebecca Rose



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www.williamsoncountysymphonyorchestra.org 789-5073

Free

Oct.19 • 7:30 p.m.

Anderson Mill Baptist Church, 10633 Lake Creek Parkway, Austin

Dec. 8 • 7:30 p.m.

Howze Theater, Battalion Ave., Fort Hood



Penfold Theater Co.

Penfold Theatre Co. is a professional theater group performing at various locations throughout Williamson and North Travis counties.

www.penfoldtheatre.org • 850-4849

Tickets) \$25 opening night, \$20 regular, \$18 students and seniors

'Moonlight and Magnolias'

Penfold Theater Co. performs a comedy about the writing of the film "Gone with the Wind." Producer David O. Selznick, convinced the film script is terrible, spends five days locked in a room with famed director Victor Flemming and writer Ben Hecht crafting a new screenplay.

Oct. 4-21 • Thu.-Sat. 8 p.m., Sun. 5 p.m.

City Theatre, 3823 Airport Blvd., Ste. D, Austin Opening night party following Oct. 4 show

'It's a Wonderful Life: Live Radio

Members of Penfold Theater recreate the classic as a radio play, performed live on KPNF.

Nov. 29-Dec. 23 • Thu., Fri., and Sat. 8 p.m., Sun. 6 p.m.

Friar Tuck's Pantry, 204 E. Main St., Round Rock Opening night party following the show Nov. 29



Sam Bass Community Theatre

The Sam Bass Community Theatre presents six to seven productions annually, including four mainstage productions and a mixture of shorterrun spotlight productions, and an annual youth guild summer production.

www.sambasstheatre.org • 244-0440

All performances held at Memorial Park, 600 Lee St., Round Rock

Tickets) \$18 adults, \$15 students, seniors, military and educators

'The Hallelujah Girls'

A coming of age Southern comedy set in Eden Falls, Ga. After the loss of a friend, a group of women realize time is precious, and to change their lives and achieve their dreams, they have to

Sept. 21-Oct. 13 • Thu.-Sat. 8 p.m., Sun. 2 p.m.

'A Christmas Carol'

Adapted by Phil Grecian, the Dickens classic follows Ebenezer Scrooge's transformation after the supernatural visits of Jacob Marley and other ghosts

Nov.16-Dec.15 • Thu.-Sat. 8 p.m., Sun. 2 p.m.



Round Rock Symphony

The Round Rock Symphony provides music students and professional musicians the opportunity to perform traditional orchestral pieces, chamber music, concerts for schools and more,

www.roundrocksymphony.org • 264-5368

Tickets \$25 adults, \$10 students with ID, children 5 and younger free

Austria to Oz

The opening night performance features pieces from Johann Strauss, Wolfgang Amadeus Mozart, George Gershwin and more with soprano Megan Pachecano. The finale features Round Rock ISD middle school guest artists (conductor TBA).

Sept. 21 • 7:30 p.m.

(7 p.m. preconcert talk by conductor)

Round Rock ISD Performing Arts Center 5800 McNeil Drive, Austin

Chamber Music Concert No. 1

The symphony performance features pianist Toby Blumenthal and friends performing selections from Wolfgang Amadeus Mozart, Johannes Brahms and Mikhail Glinka.

Oct. 13 • 7:30 p.m.

Hewlett Room, Georgetown Public Library, 402 W. Eighth St., Georgetown



Round Rock Community Choir

In its 28th season, the Round Rock Community Choir presents four community performances

each year, as well as special appearances from

www.rrcconline.org Free

Fall Classics Concert

Nov.17 • 7 p.m.

First Methodist Church, 1004 N. Mays St., Round Rock

Round Rock Yuletide Concert

Artspace, 31 E. Main St., Round Rock

local organizations, businesses and more.

Round Rock Ballet Folklorico

Founded in 1988 by educator Yolanda Sanchez, Round Rock Ballet Folklorico features dance classes for children. The group performs to authentic folklore music from Mexico at community events throughout the year.

www.roundrockballetfolklorico.org • 659-5667

Free

Performances are held throughout the community and are free unless otherwise noted.

Texas State University Round Rock

Sept. 25 • 6 p.m. • Avery Building Lobby. 555 University Blvd., Round Rock

St. William Catholic Church Fall Festival

Oct. 6 • 1:15 p.m. • St. William Catholic Church, 620 Round Rock West Drive, Round Rock

Chalk Walk

Oct. 6 • 4:30 p.m. • Downtown Round Rock

Dia de los Muertos

Nov. 1 • 7 p.m. • Round Rock Library, 216 E. Main St., Round Rock



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Express keeps on rolling

Minor league club thrives with Texas Rangers alliance

By JP Eichmiller

n the heels of last year's division championship, the 2012 Round Rock Express baseball season began with hopes of continued success.

As their thirteenth season concluded, however, the Express sat in last place of the Pacific Coast League American Southern division, more than 10 games out

Although the 2012 Express win-loss record was a disappointment, ticket sales at The Dell Diamond remained strong.

"Last year we had a really great year, and this year we came in with some high expectations," Express President and CEO Reid Ryan said. "Even though it hasn't been a fabulous year with wins, we've been able to do a lot of other things that have all helped. There are a lot of factors that go into it—and you have to be lucky, and we've had a lot of [things] go our way."

According to attendance statistics compiled by Minor League Baseball, the Express are leading the 16-team Pacific

Coast League in attendance for the third consecutive year. The strong Central Texas economy has helped the team avoid the recent attendance drop-offs affecting other league teams, Ryan said.

"I think we are blessed to be in the Austin area and to be in Texas," Ryan said. "If you look at some of the teams in our league, their economies have been hurt a lot more than ours has been in the last couple of years."

Through 62 games, this season, the Express averaged 8,287 fans per game— 446 more than the next highest team.

Prior to the 2011 season, the Express switched their Major League Baseball affiliation from the Houston Astros to the Texas Rangers, which is co-owned by Reid Ryan's father and Hall of Fame pitcher Nolan Ryan. The move expanded the team's fan base along the I-35 corridor.

"With the Astros relationship, our demographic stretched along [Hwy.] 290 towards Houston," Express General



Since the 2000 opening of The Dell Diamond, the Round Rock Express have enjoyed consistently high ticket sales. Last season the Express became affiliated with the Texas Rangers, drawing in new fans.

Manager George King said. "We have largely retained that fan base, and now we are building towards Waco."

The Rangers' second consecutive trip to the World Series last year also brought new attention to the Express, Ryan said.

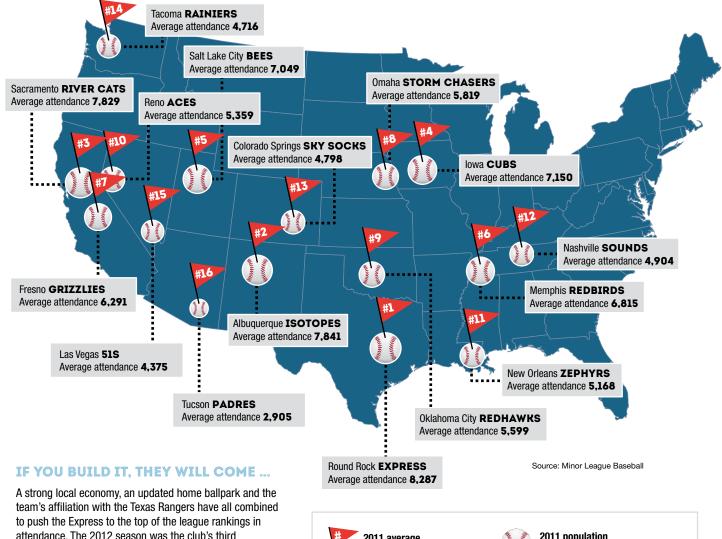
"[The Rangers' success] helps, but I don't know how you can quantify it—but it helps," Ryan said. "I see people all the time from the Dallas-Fort Worth area that come down here because they want to see who is going to be in the big leagues next—or guys that have been on Major League rehab.

"In the last two seasons we've had Nelson Cruz, Josh Hamilton, Manny Ramirez, Roy Oswalt, Alexi Ogando, Neftali Felizthat's six Major League all-stars that have all been in Round Rock. There is definitely an advantage goes with that."

TICKET HOLDERS

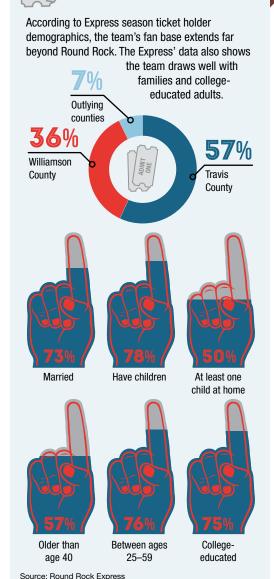
AVERAGE ATTENDANCE RANKING

Express have risen to the top of the 16-team Pacific Coast League



attendance. The 2012 season was the club's third consecutive year leading the Pacific Coast League's home attendance rankings, according to Minor League Baseball.

2011 average 2011 population (size based on average attendance) attendance ranking



COFFEE WITH IMPACT

George Gutierrez

Greater Austin Hispanic Chamber of Commerce chairman

By Amy Denney

Six out of every 10 children who attend Austin ISD are Hispanic, according to the district's 2011 Texas Assessment of Knowledge and Skills results. University Medical Center Brackenridge reported that 85 percent of births at the hospital are Hispanic. George Gutierrez, chairman of the Greater Austin Hispanic Chamber of Commerce, knows the future lies in these children who will be filling jobs, starting businesses and raising families in the Austin area, and of the importance of educating those students and preparing the general business community for growth in the Hispanic market.

What is the mission of the Greater Austin Hispanic Chamber, and what are its goals?

The mission of the Greater Austin Hispanic Chamber first and foremost is to build our members' wealth. We do that by being able to deliver value by developing business development programs that help them grow their business, whether it is a small-business series, a series about taxes, finance, [or] social marketing. ... In terms of our goal, one is to help our business owners grow their business to compete more so in the general market in terms of

How is the Hispanic business community doing?

It's doing extremely well. The Hispanic business climate in terms of number of businesses last year grew 8.6 percent. ...

We're seeing growth with professionals, with lawyers, with doctors, with software developers. We're seeing entrepreneurs starting their own business. We're seeing commercial investors start up buildings, commercial buildings, residential buildings.

What is the biggest public policy issue affecting the Hispanic business community, and what is the chamber doing about it?

Voting is obviously one of the biggest problems that we have—civic engagement, getting Hispanics to go out and register to vote. Civic engagement for Hispanics has been an issue for many, many years. It's a cultural thing, I don't know why. We try diligently to spread the word on the value, the importance of your vote. ... The other would be some of the immigration issues



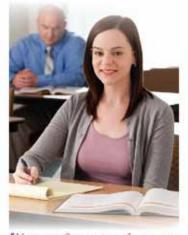
George Gutierrez discusses the growth that is expected to occur in the Hispanic business community during the monthly Coffee With Impact on Aug. 2 at the Community Impact Newspaper headquarters.

that we have that affect our businesses. Overall the business climate has been mired by the anti-immigration issue. Too many Hispanic businesses are impacted either personally or economically because of the environment. ... There needs to be a simpler way for a person to become a citizen of this country.

What is the chamber's education committee doing to ensure that the needs of the **Hispanic population are met?**

Education is of the utmost importance to us because as the general marketplace starts to retire, guess who's going to fill

those jobs? It's the Hispanics. Hispanics have got to be prepared to fill those jobs, or the economy here in Central Texas is going to feel it. We've got to get them educated. We do have a high dropout rate. That is a big concern. It's improving because of the STEM [science, technology, engineering and math] programs that are in place and because of events that we've put on. ... We have to convey the importance of an education, and secondly, once they get beyond the eighth grade, we want them to take a curriculum that focuses on either a STEM program or one that's going to prepare them to go to college.



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The Market at Round Rock

Compiled by JP Eichmiller









Vacant retail space has become scarce at The Market at Round Rock shopping center, located at the southwest corner of I-35 and FM 620 in Round Rock. The shopping center hosts a variety of long-time tenants and new additions, including Corner Bakery Cafe, Andy's Wine and Spirits, and Brush 32 Dental Wellness Center.

"There's been a lot of changes [to The Market at Round Rock]," said Paul Tsui, owner of Natural Wellness & Herbs.
"We've been through the ups and downs—right now we are on an up."

Dining

Dallas-based Corner Bakery Cafe opened July 2 at its first Round Rockarea location. The menu features madeto-order breakfast, lunch and dinner options. 582-8938, www.cornerbakerycafe.com

2 Freddy's Frozen Custard and Steakburgers offers specialty custards with a variety of toppings. Customers may also choose from burger, hot-dog and chicken sandwich combinations. 388-6522, www.freddysusa.com

3 Origami Japanese Cuisine is now in its 13th year of business in Round Rock. The restaurant offers sushi and sashimi along with ramen noodle and don rice bowl dishes. 238-6522, www.origamisushitx.com

4 Sichuan Garden offers authentic Chinese cuisine for dine-in or carryout. The menu includes noodle, chicken, seafood, pork, beef and lamb dishes. Call for delivery availability. 255-6952, www.austinsichuangarden.com

Quiznos serves made-to-order sandwiches, salads and wraps. 671-7404, www.quiznos.com

Food and liquor

6 Andy's Wine & Spirits opened its second Greater Austin location in June at The Market at Round Rock. The store features a wide selection of liquors, beer and wine. 255-0416.

T Lammes Candies is a local, family-owned candy business that has been in operation since 1878 in Texas. The store specialties include Texas pralines and longhorns along with taffy and other confections. 388-1885, www.lammes.com

8 In 2009, **Sprouts Farmers Market** took over the former Albertsons location. Sprouts is a natural foods grocery store that specializes in organic produce and fresh foods. 334-4684, www.sprouts.com

Services

9 **No. 1 Top Nails** is a full-service nail salon that offers customers manicures,

pedicures and artificial nails services. 238-1446.

10 Brush 32 Dental Wellness Center is a family dentistry clinic that offers cleanings, extractions, crowns, dentures and Invisalign braces to customers. 462-3232, www.brush32.com

J. West Jewelers specializes in jewelry and watch repair, and custom designs. Customers can bring in old metal and jewels to have them built on-site into new custom jewelry pieces. 733-5006, www.jwestjewelers.com

Natural Wellness and Herbs owners Paul and Sharon Tsui provide customers health consultations and nutritional supplements. 310-8880, www.healthyindeed.com

Postal Annex caters to small-business owners' needs. The store handles shipping, printing services, copies, faxes and offers notary service. 828-4549, www.postalannex.com

14 Tailor's Touch Inc. offers alterations for all men's and women's clothing. Owner and master tailor Americo Castellano has decades of experience in the industry. 246-1292.

Retail

15 Game Over Video Games specializes in buying and selling retro

and modern video games and consoles. The store sells product eras spanning Atari-era games through today's most popular titles. Game Over also hosts gaming tournaments and events. 246-6837,

www.gameovervideogames.com

16 Leslie's Pool Supplies specializes in selling pool chemicals and equipment. The store also includes a service department that handles in-store and on-location needs. 244-9728, www.leslies.com

Merle Norman Cosmetics features skin products, serums, foundations and lipstick. The store also has a selection of jewelry, purses and gifts. Services include full makeovers and skin foundation matching. 255-2990, www.merlenormanstudio.com/mn-9569

18 Office Depot occupies the second anchor location in the Market at Round Rock. Office Depot carries a wide selection of office supplies and furniture, and offers technical support, paper shredding and packaging services. 238-8658, www.officedepot.com

19 Petty Tile & Carpet sells carpet, wood, laminate and tile flooring primarily for residential locations. The store also offers installation services. 310-9200, www.pettytileandcarpet.com

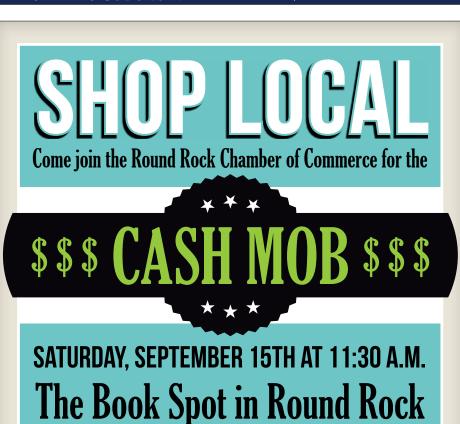
This is a sample of businesses in the area. This list is not comprehensive.

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REGIONAL—Abridged stories from our other editions

Top Stories

Central Health places tax increase on the ballot

Austin This November, Travis County voters will decide whether to support a large tax increase for their health care district.

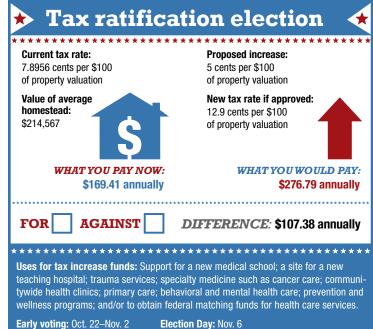
At its Aug. 15 meeting, the Central Health board of managers unanimously voted to place a proposition on the ballot asking voters to raise the tax rate by 5 cents.

That would take the 2013 tax rate from 7.8956 cents to 12.9 cents per \$100 valuation. If voters approved the proposition, it would mean a \$107.38 property tax increase for a taxpayer with an average homestead assessed at \$214,567.

Central Health officials said they are asking for the money in order to afford projects that could be assisted by federal funds.

These funds would come from the 1115 Medicaid Waiver, which is intended to encourage the creation of new projects to improve how health care is delivered locally while still reimbursing hospitals for treating low-income patients. As part of the waiver, the federal government will match \$1.46 for every dollar that is locally generated.

Full story by Joe Olivieri



Cedar Park Center continues to grow since opening



Cedar Park Cedar Park Center officials can point to many indicators of success as the arena celebrates its third anniversary in September.

The suburban Austin arena has been anchored by the Texas Stars of the American Hockey League since opening in 2009. Also, the Austin Toros—2011–12 NBA Development League champions—relocated in 2010 from the Austin Convention Center.

The venue has also attracted many top concerts and events, including various country music and classic rock acts as well as national tours from Cirque du Soleil to Disney on Ice. The total number of events has climbed steadily each year, from approximately 100 in 2009 to more than 130 scheduled events this year.

"Despite the fact we were reasonably sure

the building would be successful, it's still very gratifying to look back three years later and say, 'Yes, it is,'" Cedar Park Mayor Matt Powell said.

The increasing number of events is just one way Powell said the city measures success for the young arena.

Fans in the stands

The Texas Stars, an affiliate for the NHL's Dallas Stars, filled the Cedar Park Center at one of the highest rates in the American Hockey League last season despite having the league's second-worst record. The 2012–13 hockey season kicks off in October.

The 6,800-person arena on average was 80.44 percent full during the 2011–12 season, making the CPC the third-fullest United States arena in the AHL. Only the Hershey, Pa.—94.02 percent—and Syracuse, N.Y.—84.65 percent—arenas had higher attendance averages.

Many of those fans—35 percent—come from outside Williamson County, CPC General Manager Rick McLaughlin said. By drawing fans from throughout Central Texas, he said the team in three years already ranks among the top five AHL teams in overall revenue.

Full story by Joe Lanane

Full stories at impactnews.com

Business

AJ's Cyclery

Cedar Park Cycling is a way of life for Ben Lowell, manager of AJ's Cyclery in Cedar Park. Like many newcomers to the sport, he initially entered the bike shop business as a customer looking for a new way to stay active.

"I actually haven't been a cyclist for very long. People are always really surprised to learn that this is only my third summer as a real cyclist," he said. "I was one of those people who rode bikes a lot as a kid, and then I didn't ride very much for about 10 years. Now I ride about four to five times a week."

Lowell learned about bikes from owners Mark and Christine Bittman.

"The very first time I came into the shop, I knew next to nothing. Mark spent the better part of an hour and just answered every question." Lowell said. Full story by Emily Boenig





AJ's Cyclery 10019 W. Parmer Lane, Ste. 102, Austin 351-3179 www.ajcyclery.com

Dining

Cover 2

Northwest Austin Opening a restaurant in the neighborhood in which Doug Young grew up leads to frequent visits from his mother's friends.

"The lady that just came in is friends with my mom," he said on an afternoon in late July. "[Her friends] still all live over there in the Balcones, Spicewood area."

But owning a place where neighbors can meet up for dinner, drinks or the big game is exactly what Young and co-owner Matt Dodson, also a native North Austinite, had in mind for Cover 2, which opened in March.

"This is a great neighborhood, great area,

13701 Research Blvd. 506-9935 www.cover-2.com Hours: Sun.-Thu. 11 a.m.-11 p.m., Fri.-Sat. 11 a.m.-midnight



but it's very underserved [by] restaurants," Dodson said. "There's so many people moving to this area and it's growing, but the restaurant population isn't keeping up with the actual population."

Full story by Amy Denney



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Impacts

Now Open

Northwest Austin Auto repair shop Active Motorwerks opened in June at 10710 N. Lamar Blvd., Ste. A. The shop repairs and offers diagnostics for BMW, Lamborghini, Ferrari and Audi vehicles. 428-5462, www.activemotorwerks.com

Northwest Austin Hair salon Hailey **Design** recently opened at 11900 Metric Blvd., Ste. H. The salon offers haircuts, color, highlights and waxing. The salon provides a discount for members of the military and Austin Community College students. 491-8683

Cedar Park Owner Johannes Boekhoudt opened Johannes Fine **Art** on Aug. 1 to showcase his work by appointment. The fine art studio produces and sells contemporary expressionist fine art. 2000 Windy Terrace, Ste. 2A, Cedar Park. 287-0105, www.johannesfineart.com

Georgetown Georgetown Winery, 715 S. Main St., recently opened Heart of Texas Olive Oil, which sells flavored olive oils and flavored balsamic vinegars made in Georgetown. 869-8600

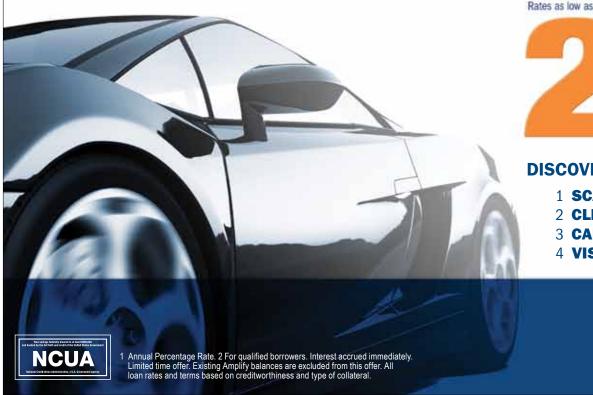


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Market Data

On the market (July 1-31)

Number of homes for sale Average days on the market Price Range Round Rock Pflugerville Hutto Round Rock Pflugerville Hutto Less than \$100,000 39 23 77 69 16 60 \$100,000-\$149,900 121 154 105 50 56 66 \$150,000-\$199,900 217 236 53 57 63 \$200,000-\$299,900 390 134 27 67 65 100 \$300,000-\$399,900 213 10 8 72 169 226 \$400,000-\$499,900 72 4 179 1 69 84 \$500,000-\$749,900 19 56 0 160 \$750,000-\$999,900 1 1 2 54 268 118 \$1 million + 3 95 0 544

Monthly home sales





	Num	nber of homes s	old	Average price			
Month	Round Rock	Pflugerville	Hutto	Round Rock	Pflugerville	Hutto	
July 2012	236	109	26	\$227,428	\$163,808	\$159,260	
July 2011	236	108	41	\$217,655	\$151,921	\$147,025	
June 2012	226	91	51	\$228,257	\$156,649	\$131,377	
May 2012	224	125	50	\$223,511	\$163,753	\$138,907	
April 2012	216	101	26	\$219,917	\$155,765	\$141,989	
March 2012	197	74	31	\$213,106	\$154,141	\$147,706	
February 2012	103	49	21	\$211,412	\$154,849	\$155,035	
January 2012	99	51	21	\$207,147	\$153,789	\$129,599	
December 2011	132	75	47	\$197,575	\$147,042	\$140,730	

REAL ESTATE

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78634	Hutto	Keith G Sur	1251 County Road 118	3br/2ba	\$1,300,000	2,003	Patt Griffin	331-6688	EXIT-Options Realty
78634	Hutto	Keith G Sur	601 Private Road 900	2br/1ba	\$650,000	1,056	Patt Griffin	331-6688	EXIT-Options Realty
78634	Hutto	Legends of Hutto	239 Herrera Trail	5br/3ba	\$126,500	2,920	Angie McFadden	293-5531	Keller Williams Realty
78634	Hutto	Riverwalk	124 Killian Loop	3br/2ba	\$126,500	1,776	Jason Randall	736-1593	RE/MAX Capital City III
78634	Hutto	Huttoparke	124 Brown St.	3br/2ba	\$128,900	1,638	Myrna Hall	507-6554	J.B. Goodwin, REALTORS
78634	Hutto	Dunn William Survey	188 Lemens Ave.	4br/3ba	\$275,000	1,778	Gladys Ramos	699-0508	RE/MAX Capital City III
78634	Hutto	Lookout at Brushy Creek	112 Comanche Circle	4br/2ba	\$299,900	3,042	Greg Young	587-1337	Keller Williams Realty
78634	Hutto	Heritage on San Gabriel	413 Heritage Loop	6br/5ba	\$895,000	11,012	Dave Murray	751-6060	Coldwell Banker United Realt
78634	Hutto	Lookout at Brushy Creek	163 Brushy Creek Trail	4br/3ba	\$637,900	3,552	Wally Wilson	659-8690	RE/MAX Centx Assoc.
78634	Hutto	Keith G Sur	2011 County Road 118	4br/4ba	\$585,000	5,660	Jason Randall	736-1593	RE/MAX Capital City III
78634	Hutto	Country Estates	607 Pauley Drive	3br/2ba	\$110,000	1,758	Terri Salyer	632-3761	Keller Williams Realty-RR
78634	Hutto	Star Ranch	1000 Glasgow Cove	3br/2ba	\$225,000	2,378	Bettye Turner	241-1745	J.B. Goodwin, REALTORS
78660	Pflugerville	Windermere	16901 Langland Road	4br/2ba	\$110,000	1,758	Patrick McGinley	784-2142	Keller Williams Realty
78660	Pflugerville	Brookfield Estates	1621 Tea Leaf Drive	3br/2ba	\$155,000	1,590	Pam Bergara	439-7491	Keller Williams Realty
78660	Pflugerville	Cantarra	13209 Lismore Lane	4br/2ba	\$146,765	1,419	Matthew Mena	947-8787	Keller Williams Realty
78660	Pflugerville	Avalon	19601 Bridie Path	5br/3ba	\$225,500	2,599	Matthew Mena	947-8787	Keller Williams Realty
78660	Pflugerville	Pflugerville Acres	20304 Frankie Lane	3br/2ba	\$349,999	2,498	AnDriveew Constancio	784-0852	J.B. Goodwin, Realtors
78660	Pflugerville	Meadows Blackhawk	20225 Kearney Hill Road	4br/2ba	\$179,900	2,560	Barbara Wigginton	203-0670	Central Texas Realty Experts
78660	Pflugerville	Shallow Creek	3704 Peach Vista Drive	3br/2ba	\$139,900	1,582	Timothy Heyl	330-1047	Keller Williams Realty
78660	Pflugerville	Dahme	20800 Martin Lane	4br/2ba	\$364,999	2,191	Sherry Hindmarsh	731-8316	RE/MAX Capital City III
78660	Pflugerville	Parkcrest	713 Goodspeed Parkway	4br/3ba	\$189,900	2,677	Bill Morris	785-3345	RE/MAX Capital City
78660	Pflugerville	Ridge at Steeds Crossing	21423 Derby Day Ave.	3br/2ba	\$139,500	1,781	Daniel Wilson	801-7718	Keller Williams Realty
78660	Pflugerville	Avalon	19900 Wearyall Hill Lane	5br/3ba	\$231,990	2,750	Matthew Mena	947-8787	Keller Williams Realty
78660	Pflugerville	Lakeside at Blackhawk	3217 Falconers Way	4br/3ba	\$295,116	2,975	John Bawduniak	713-253-3080	Gatehouse Properties
78660	Pflugerville	Meadows of Blackhawk	2512 Wakonda Court	4br/2ba	\$210,000	2,386	Kurt Duffeck	820-8048	Keller Williams Realty
78660	Pflugerville	Lakeside at Blackhawk	3216 Falconers Way	5br/4ba	\$308,174	4,226	John Bawduniak	713-253-3080	Gatehouse Properties
78660	Pflugerville	Club at Wells Point	810 Indian Run Drive	4br/2ba	\$173,000	2,456	Joetta Houghton	736-2471	Keller Williams Realty-RR
78660	Pflugerville	Falcon Pointe	18801 Falcon Pointe Blvd.	4br/2ba	\$274,900	2,878	Michael Kelly	636-5955	RE/MAX 1
78660	Pflugerville	Spring Hill Village	15308 Spring Hill Lane	3br/2ba	\$144,900	1,390	Teresa Stamper	569-1454	Keller Williams Realty
78660	Pflugerville	Picadilly Ridge	1142 Kentra Drive	3br/2ba	\$127,500	1,380	Syrissa Balusek	269-9272	Urban Homes and Land
78664	Round Rock	Eggers	600 Karolyn	5br/2ba	\$169,000	2,289	Morris Joseph	350-3512	Joseph Realty Group, LLC
78664	Round Rock	Eggers	509 Oak Drive	4br/3ba	\$249,900	2,887	Kourtney Reid	217-6694	Keller Williams Realty-RR
78664	Round Rock	Silver Leaf	132 SnowDriveift Trail	5br/3ba	\$279,000	3,436	Tracey Ippolite	470-2708	Private Label Realty
78664	Round Rock	Forest Creek	4001 Harvey Penick Drive	4br/3ba	\$344,490	3,074	John Mick	964-5724	RE/MAX Capital City
78664	Round Rock	Flower Hill	2811 High Point Cove	5br/2ba	\$159,900	2,676	Carolyn Barbian	965-5189	Keller Williams Realty
78664	Round Rock	Westview	3517 Gattis School Road	3br/3ba	\$495,000	2,475	Kasey Jorgenson	574-5484	Keller Williams Realty-RR
78664		Forest Creek	3236 Bay Hill Lane	5br/4ba	\$455,000	4,354	Helen Finke	689-7904	Joseph Realty Group, LLC
78664		Turtle Creek Village	1107 King Cotton Lane	4br/3ba	\$163,500	1,788	Sally Decelis	791-7419	RE/MAX Round Rock
78664	-	Forest Creek	3722 Norman Loop	3br/2ba	\$185,000	2,435	Karen Hookstra	947-5284	RE/MAX 1
78664		Cambridge Heights	17803 Quitman Mountain Way	3br/2ba	\$152,500	1,826	George Giles	848-0215	Keller Williams Realty

ZIP code guide

78634 Hutto
78660 Pflugerville
78664 Dell/Gattis School area
78665 University/Dell Diamond area
78681 Round Rock west of I-35
78717 Brushy Creek area



112 Comanche Circle

\$299,900



19601 Bridie Path

36 -

\$225,500



18801 Falcon Pointe Blvd.

\$274,900



3722 Norman Loop

\$185,000

Property Listings

ZIP code	City	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78664	Round Rock	Ashton Oaks	321 Creek Ridge Lane	4br/2ba	\$198,000	3,063	Ernesto Hernandez	968-4663	Keller Williams Realty
78664	Round Rock	Merrill	1301 Main St.	4br/2ba	\$97,500	2,136	Carlos Flores	289-5312	Coldwell Banker United Realtor
78664	Round Rock	Forest Creek	127 Justin Leonard Drive	4br/2ba	\$205,000	2,016	Kimberly Whitlock	439-6786	Keller Williams Realty-RR
78665	Round Rock	Southern Hills	4601 Tiffany Nicole	4br/2ba	\$239,500	2,501	Daniel Wilson	801-7718	Keller Williams Realty
78665	Round Rock	Forest Ridge	3111 Dawn Mesa Court	3br/2ba	\$226,850	3,395	Robert Fischer	791-0229	Keller Williams Realty-RR
78665	Round Rock	Lake Forest	1505 Lake Forest Cove	4br/3ba	\$460,000	3,747	Colleen Rouhselang	350-3787	Coldwell Banker United Realtor
78665	Round Rock	Sonoma	2668 Ravenwood Drive	4br/2ba	\$269,900	2,834	Evelyn McLean	825-7389	Keller Williams Realty
78665	Round Rock	Hills at Paloma Lake	3629 Penelope Way	3br/2ba	\$253,515	2,547	John Mick	964-5724	RE/MAX Capital City
78665	Round Rock	Round Rock Glenn	12 Lake Drive	4br/2ba	\$274,900	2,327	Angela Moore	297-5534	Century 21 HSK & Associates
78665	Round Rock	Teravista	4332 Teravista Club Drive	3br/2ba	\$269,900	1,632	Randy Ziehe	914-1354	Spicewood Development, Inc.
78665	Round Rock	The Preserve at Dyer Creek	1105 Valerie Cove	4br/2ba	\$206,613	1,946	April Maki	470-7979	Sisu Realty & Associates
78665	Round Rock	Teravista	4603 Monterosa Lane	4br/3ba	\$289,999	3,101	Terri Romere	431-5435	Keller Williams Realty-RR
78665	Round Rock	Teravista	1012 Mesquite Hollow Place	5br/3ba	\$209,990	2,779	Greg Young	587-1337	Keller Williams Realty
78665	Round Rock	Legends Village	1045 Regency Lane	4br/2ba	\$186,200	2,645	Sherry Hindmarsh	731-8316	RE/MAX Capital City III
78665	Round Rock	Teravista	1102 Hillridge Court	4br/4ba	\$379,900	3,963	Jill Marsh	940-6644	Keller Williams Realty-RR
78665	Round Rock	Preserve at Dyer Creek	1032 Dyer Creek Place	4br/2ba	\$286,000	3,785	Craig Smyser	735-7200	RE/MAX Capital City
78665	Round Rock	Lake Forest	2700 Collingwood Drive	5br/4ba	\$499,999	5,321	Aaron Farmer	899-9520	Texas Discount Realty
78665	Round Rock	Paloma Lake	2601 Estefania Lane	5br/4ba	\$309,864	3,392	John Bawduniak	713-253-3080	Gatehouse Properties
78665	Round Rock	Paloma Lake	2605 Estefania Lane	4br/3ba	\$307,110	3,027	John Bawduniak	713-253-3080	Gatehouse Properties
78665	Round Rock	Teravista	1813 Greyleaf Path	4br/3ba	\$256,011	2,385	Pamela Buske	704-4672	RE/MAX Capital City II
78665	Round Rock	Eagle Ridge	3612 Hawk Ridge St.	4br/2ba	\$178,500	2,558	Kimberly Johnson	293-6653	Keller Williams Realty-RR
78665	Round Rock	Paloma Lake	2813 Saint Frances Court	4br/3ba	\$316,274	3,217	Kevin Elliott	347-7740	Keller Williams Realty
78665	Round Rock	Lake Forest	1508 Lake Forest Cove	4br/3ba	\$357,500	3,437	Patrick McGinley	784-2142	Keller Williams Realty
78665	Round Rock	The Preserve at Dyer Creek	1068 Dyer Crossing Way	4br/2ba	\$245,783	2,330	April Maki	470-7979	Sisu Realty & Associates
78665	Round Rock	Ryans Crossing	710 Johnny Bench	3br/2ba	\$154,900	2,033	Stan Smith	431-6255	Coldwell Banker United Realtor
78681	Round Rock	Stone Canyon	8306 Lofty Lane	4br/2ba	\$259,000	3,097	Colleen Sellars	971-0665	RE/MAX 1
78681	Round Rock	Creekbend	1711 Ryon Lane	3br/2ba	\$150,000	1,712	Gary Cocanougher	773-3989	ERA Colonial Real Estate
78681	Round Rock	Hermitage	1707 Stagecoach Trail	3br/2ba	\$139,900	1,636	David Pavliska	422-5457	RE/MAX Round Rock
78681	Round Rock	Vista Oaks	1002 Russwood Cove	5br/3ba	\$239,900	3,248	Marilyn Williams	413-5078	Keller Williams Realty
78681	Round Rock	Behrens Ranch	2621 Mirasol Loop	4br/3ba	\$288,900	3,068	Jacci Anders	784-1120	Coldwell Banker United Realtor
78681	Round Rock	Sendero Springs	4403 Pasada Lane	5br/4ba	\$287,500	3,445	Terri Romere	431-5435	Keller Williams Realty-RR
78681	Round Rock	Behrens Ranch	2442 Arbor Drive	5br/4ba	\$359,500	4,127	Jacci Anders	784-1120	Coldwell Banker United Realtor
78681	Round Rock	Walsh Ranch	3551 Alexan Drive	4br/3ba	\$360,000	3,797	Edwin Lui	761-6476	Mars Hill Realty Group
78681	Round Rock	Sendero Springs	5305 Sendero Springs Drive	3br/2ba	\$278,500	2,840	Leisa Ormsbee	590-1833	J.B. Goodwin, REALTORS
78681	Round Rock	Round Rock West	1400 Deepwood Drive	4br/2ba	\$199,900	2,048	Joyce Davis	468-2837	Keller Williams Realty-RR



127 Justin Leonard Drive

\$205,000



3629 Penelope Way

\$253,515



1032 Dyer Creek Place

\$286,000



1508 Lake Forest Cove

\$357,500



5305 Sendero Springs Drive

\$278,500

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