

Chavelo's Mexican Restaurant | 14 ▶
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Volume 1, Issue 11 | March 23–April 19, 2012

www.impactnews.com

Hays County roadways set to undergo transformations

Four pass-through financing projects will begin this summer

By Annie Drabicky

Among the four Hays County road projects on track to begin nearly simultaneously within the next few months is the single-longest project the county has undertaken.

The widening of FM 1626 from FM 2770 to just south of Brodie Lane will be completed under two construction contracts managed by Hays County and will include construction of a bridge over Little Bear Creek, the addition of shoulders and sidewalks, and the expansion of the roadway to two lanes in each direction with a dedicated center turn lane.

The 1626 project joins another set of long-discussed projects, the realignment of FM 150 in Kyle and the conversion of I-35 frontage roads in the area from two-way to one-way traffic from FM 1626 to Yarrington Road.

Jeff Watson, engineer for program

managers HNTB, said the projects will bring more than just road improvements to the area.

"We have four projects coming up this year, which is great. It's a lot of jobs for the community, and that's really a positive thing," he said.

FM 150 realignment

Precinct 1 Commissioner Debbie Gonzales Ingalsbe said safety is the main reason behind the desire to realign FM 150, which runs through precincts 1 and 2.

"There has been so much growth and traffic on this roadway, and with a 'dog-leg' intersection, it is a very dangerous intersection," she said in an email.

Currently, drivers who wish to connect to FM 150 on the east side of I-35 must cross over the highway, travel south on the two-way frontage road and turn left back



Traffic backs up in Kyle on the northbound frontage road. The road will be converted to one-way traffic as part of a pass-through financing project set to begin in summer 2012.

on to FM 150. After the project is completed, FM 150 will be rerouted behind the Dairy Queen.

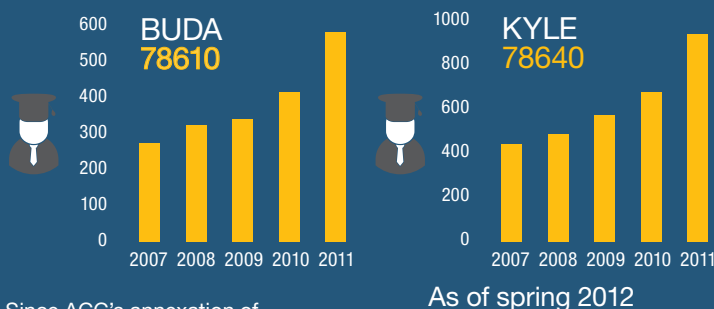
Precinct 2 Commissioner Mark Jones said the traffic from nearby schools adds to the daily gridlock in the area.

"Around that Dairy Queen intersection and below where 150 East comes into the

access road, every day, that traffic backs up," Jones said. "Realigning 150, taking 150 across the bridge and behind Dairy Queen and matching it up where it comes in at PAWS, will be a big improvement to that intersection. It should help mobility quite a bit."

See **Roads** | 9

Austin Community College fall enrollment by ZIP code, 2007–11



Since ACC's annexation of property in Kyle for a North Hays County campus in 2010, students in the annexed area (those within Hays CISD boundaries) have been able to take classes at other campuses at the in-district tuition rate.

As of spring 2012

In-district **\$73** per credit hour
Out-of-district **\$215** per credit hour

Source: Austin Community College

Legal challenges ended, ACC moves forward with work on campus in Kyle

By Annie Drabicky

Nearly 15 months after Hays County residents approved annexation that would allow for the construction of a Hays County campus of Austin Community College, the project can now move forward.

In November 2010, roughly 59 percent of voters in the Hays Consolidated Independent School District voted to approve annexation into the ACC District. According to the lawsuit filed by Kyle dentist

Dr. Ray Wolbrecht, the annexation election should have been invalidated because residents were improperly informed about the maximum amount ACC can raise property taxes.

On Jan. 13, the Texas Supreme Court ended that challenge, allowing ACC to begin the process of issuing bonds to finance construction of the campus.

"Since the lawsuit has been resolved, we finally have clearance

to move forward with the issuance of bonds," said Neil Vickers, ACC associate vice president for finance and budget. "We've been working, doing as much as we can do, without having bonds."

Vickers said that since 2010, the board of trustees has selected an architect and a construction manager for the project.

"We've known in very general terms about how much money

See **ACC** | 8



Power Alley Sports | 12

The Kyle facility provides a place for professional, collegiate and amateur athletes to train



Calendar 6

The Austin City Ballet offers a variety of shows in the coming weeks

Election 2012 | 10 ▶

Continuing redistricting controversy could still delay Texas primary



impactnews.com

Hays County commissioners approve precinct maps

Approval of maps means voters will finally receive updated registration cards

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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 763,000 homes and businesses.

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Kyle has hit a major growth spurt during the past decade with U.S. census figures showing a 527 percent increase in population from

2000–2010.

Mayor Lucy Johnson delivered her State of the City address to chamber of commerce members in February, detailing the city's growth and progress.

Projects such as the work on the I-35 frontage roads will be under way soon, improving traffic flow and safety.

Other exciting developments included the news that Austin Community College may now move forward with construction of its North Hays County campus, which will undoubtedly facilitate economic growth. I, for one, am excited about continuing my education.

Kyle residents will see several new businesses fill spaces that have stood empty for quite some time.

Kyle already has Rack Room Shoes,

IHOP and Applebee's slated for 2012, and Johnson mentioned the city's interest in developments in which residents can both shop and live. She said the city is devoted to avoiding urban sprawl.

Johnson ended her address by encouraging residents to attend public forums and City Council meetings and voice their opinions.

Citizen comments are my favorite part of City Council meetings, and I enjoy hearing passionate people speak up on behalf of the issues that affect them.

If you haven't attended a City Council meeting, give it a whirl some time—you are sure to learn something new about the place in which you live.

Melissa Nicewarner Daly
general manager
mdaly@impactnews.com

Reader Feedback

Where do you do most of your grocery shopping?

Grocery shopping is a chore; I shop at whichever store is closest to me to get it done as quickly as possible.

45%

Other

33%

I love grocery shopping! I go to farmers markets and also take my time at traditional stores.

22%

I grow as much of my own food as possible.

0%

Results from an unscientific Web survey, collected 02/24/12–03/12/12

From impactnews.com, on the Great River Cleanup

"The area just downstream of San Marcos from Stokes Park to Martindale still needs a lot of work. ... volunteers on that stretch completely filled up with only a quarter or less of the beer cans around Don's Fish Camp. So take a trash bag with you when you canoe the San Marcos River, or maybe five or six bags. We in the San Marcos River Foundation appreciate each and every person who assisted with this annual spring cleanup."

—Dianne Wassenich, executive director,
San Marcos River Foundation

Correction – Volume 1, Issue 9

On Page 4, the incorrect address was listed for ColorMix Graphics & Printing. The design and printing shop is located at 404 S. C.M. Allen Parkway in San Marcos.

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Contents

News



4 Impacts

▲ 6 Calendar

The Austin City Ballet

7 City and County

10 Elections 2012

Texas primary date remains in flux

Features



12 Business

Power Alley Sports

▲ 14 Dining

Chavelo's Mexican Restaurant

16 Real Estate

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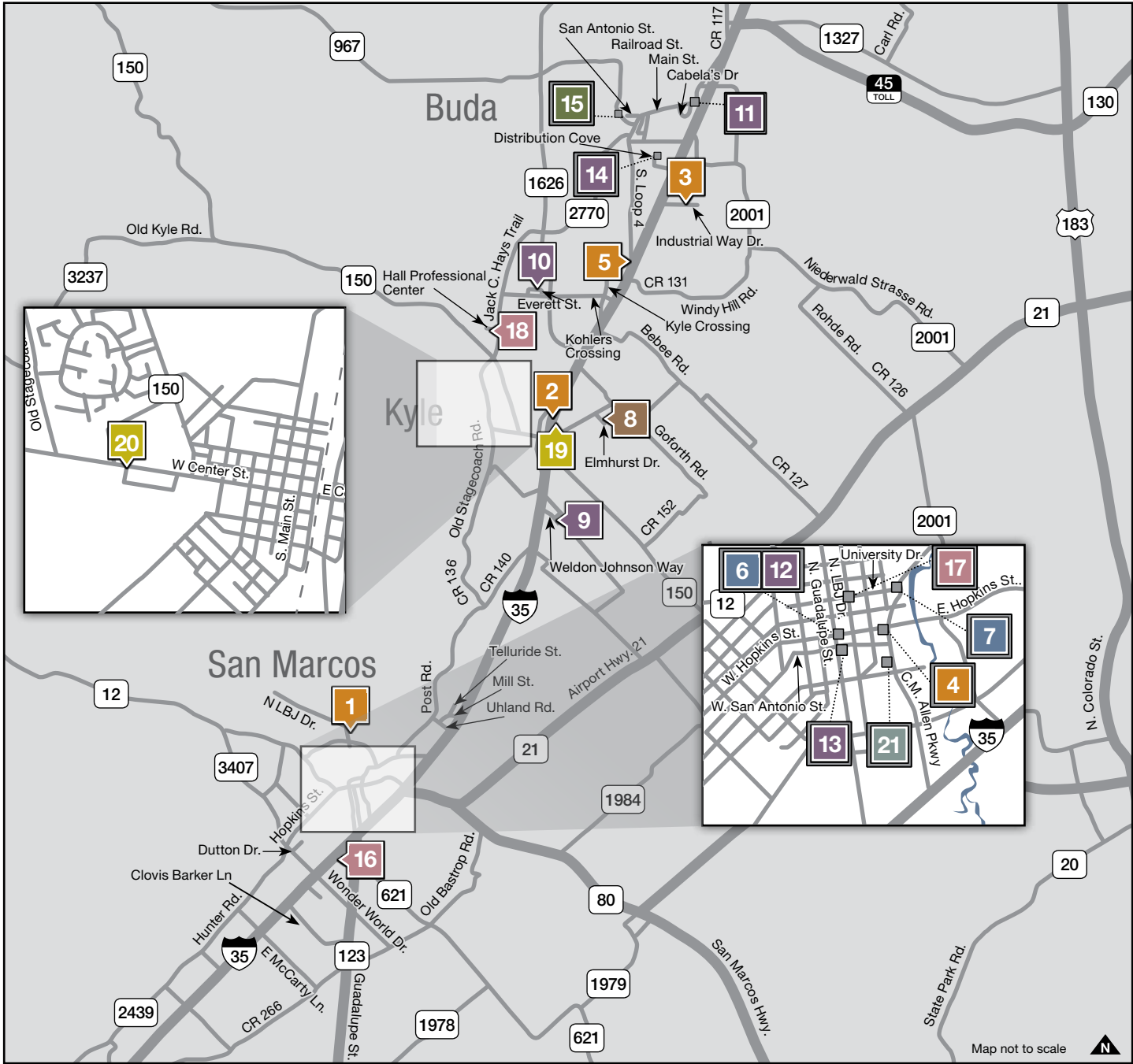
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IMPACTS



Now Open

- 1** **Deli-cioso**, 700 N. LBJ Drive, Ste. 102C, opened Feb. 1 in San Marcos. Chefs and co-owners Rene Palomarez and Adam Gronski welcome diners six days a week with a chalkboard full of Mexican street taco options, as well as soups, tortas and more. 392-4423, www.deli-cioso.net
- 2** **Kent Powersports of Austin**, 21015 N. I-35, owned by retired Major League Baseball player Jeff Kent, held its grand opening celebration March 5 in Kyle. The Honda dealer sells motorcycles, all-terrain vehicles, scooters and utility task vehicles. 268-8609, www.kps-austin-honda.com
- 3** Gary Rhodes opened **E-Z Credit Appliance & Furniture**, 5151 Industrial Way Drive, Buda, on Feb. 1. The store sells kitchen appliances, furniture and television sets, and provides in-house financing. 523-8237
- 4** Connie Ulmer opened her own office, **Connie Ulmer Insurance**, 325 E. Hopkins St., San Marcos, specializing in individual and small group life and health insurance.

- Hours are by appointment only. 557-2269, www.medicareanswersfromconnie.com
- Damian Cuellar opened **Single Star Solutions** on Feb. 7 in Kyle. The home-based business employs licensed and bonded contractors who repair residential and commercial rental properties. 576-0474
- 5** Kyle Chapman, owner of **Kyle Chapman Motors**, 18300 S. I-35, Buda, held a grand opening celebration in late March for his new location. The dealership sells used cars, trucks and SUVs. 442-7588, www.kckylebuda.com
- 6** **Black Rabbit Saloon**, 127 E. Hopkins St., opens in San Marcos in May. The venue will offer a happy hour and a full bar. Twitter: @blkrabbitsaloon
- 7** Shane Fraser will open the newest location of custom sushi restaurant **How Do You Roll?** at 420 University Drive in San Marcos in late March. The shop features sushi rolls that diners create from

- a variety of standard ingredients and also offers seasonal fish, vegetables and fruits. www.howdoyouroll.com, Twitter: @how_do_you_roll
- Gordon R. Wybo will open **Wybo's Wigglers** in Kyle in late April. The home-based business will sell worms for composting, supplies and fully established worm farms. All products are organic, and packaging is made of recycled and recyclable materials when possible. 386-490-6930, <http://wyboswigglers.com>
- Relocations**
- 8** Leslie Hill of **Hands On Healing** moved to a new location at 165 Elmhurst Drive, Ste. C, in Kyle. The facility provides massage, hypnosis and life coaching. Other services include radiant heart healing and cranio-sacral therapy. Hours are by appointment only. 796-6399, www.handsonehealing.biz
- Anniversaries**
- 9** Byron and Cathy Severance, owners of **The Jumpy Place**, 241 Weldon Johnson

- Way, Kyle, celebrated the two-year anniversary of the location in February. The facility offers free coffee and Wi-Fi to parents while their children play. Monthly memberships are available. 262-1600, www.thejumpyplacetx.com/kyle
- 10** Kim Prahm will celebrate the first anniversary of the 24-hour, seven-day-a-week fitness facility, **Plum Fit**, 4100 Everett St. Ste. 130, Kyle, in April. Plum Fit members have access to treadmills, free weights, weight benches and more. 268-3638, <http://plum-fit.net/>
- 11** “**Keep it Simple**” **Education & Research Center**, 1645 Main St., Ste. A, Buda, owned by Debby Brewington and Kelly Reyes, celebrated its eighth anniversary in February. The center offers in-house and virtual tutoring services for kindergarten through college-age students including SAT preparation courses. 295-0173, www.kiseducationcenter.com
- 12** **The Law Office of Craig M. Seekamp II**, 107 E. Hopkins St., Ste. 121, celebrates its one-year anniversary in April. The San Marcos attorney specializes in small business advising, contract negotiation and drafting, business litigation and construction law. 878-2494, <http://seekamlaw.com/>
- 13** Scott and Gray Gregson and Allen Shy, owners of **Texas Music Theater**, 120 E. San Antonio St., celebrate the first anniversary of the San Marcos music venue in March. Upcoming events include the Lone Star Music Awards, beginning at 8 p.m. April 1. 667-7216, <http://tmtsm.com>, Twitter: @tmtsanmarcos
- 14** Steve and Debbie Ohlman, owners of **Central Texas Collision Services**, 230 Distribution Cove, Buda, celebrated 14 years in business March 16. The shop offers paint and body repair for all types of cars, trucks, RVs and trailers. 295-7618, www.centraltexascollision.com
- Name Change**
- 15** Arveda Alzheimer's Family Care, owned by Dana Tatum, is now **Provident Memory Care**, 645 FM 967, Buda. The facility provides assisted living, home health care and retirement options for senior citizens. 295-5600, <http://providentmemory.com/buda>, Twitter: @arvedacare
- Closings**
- 16** **Sears Hometown Dealer**, 1705 S. I-35, San Marcos, closed in mid-March. www.searshometownstores.com
- 17** After 35 years, Bobby Barnard will close **Sundance Records & Tapes**,



Alejandra Londono

After 35 years, owner Bobby Barnard is closing **Sundance Records & Tapes** in San Marcos. High operational costs are forcing the closure, Barnard said.

202 University Drive, Ste. B, San Marcos, on April 1. Barnard said the store is closing because of high operational costs. 392-7084

18 Sandra Tobias, owner of **Elite Education**, 121 Hall Professional Circle, Ste. D, closed her business in Kyle at the beginning of the year.

School Notes

In February, the U.S. Department of Justice approved changes in Hays CISD board of trustees single-member district boundaries. These changes will affect the May 12 election to fill Patti Wood's at-large seat and Bert Bronaugh's District 3 seat. Buda City Hall is no longer an early voting or election day location. All voters may cast ballots during early voting at the **19 Hays CISD Central Office**, 21003 N. I-35 in Kyle, and **20 Kyle City Hall**, 100 W. Center St. www.hayscisd.net

San Marcos CISD took advantage of low interest rates to refinance its 2004 and 2005 bonds, saving \$5.11 million over the next 18 years, or about \$284,000 per year. The district's 2004 and 2005 existing bonds carried interest rates of 4.15 percent to 5.25 percent. Current rates allowed officials to refinance that debt at 2.564 percent. www.smcisd.net

New Ownership

21 Brothers Albert, Andy and J.R. Gallegos recently took over ownership of **Texas State Quick Lube**, 110 S. C.M. Allen Parkway, in San Marcos. The shop offers oil changes, transmission and radiator flushes, engine cleanings and state inspections. 396-3366

In the News

The City of San Marcos and Texas Disposal Systems have partnered to start an incentive-based recycling program for the city's residents. Through the SMART Rewards program—the first of its kind



Jordan Gass-Poore

Texas Music Theater in San Marcos celebrated its first anniversary.



Alejandra Londono

E-Z Credit Appliance & Furniture opened in Buda on Feb. 1.



Alejandra Londono

Texas State Quick Lube is under new ownership by brothers Albert, Andy and J.R. Gallegos.

in Central Texas—residents in single-family homes earn points when they put their recycling bin out for collection on their recycling day. Points may then be redeemed for discounts at area businesses. According to TDS, a wireless radio frequency identification device will measure participation by sensing when a customer's recycling bin is emptied into a TDS SMART Rewards truck. More than 50 San Marcos businesses are offering discounts and incentives to recyclers through the program. 800-375-8375, www.tdssmartrewards.com.

News or questions about San Marcos, Buda or Kyle?
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CALENDAR

Dash for Dawn

March 31
By Aledya Londono

This annual race commemorates the work of educator Dawn Breihan-Hopp, who taught elementary school physical education for more than 30 years throughout San Marcos.

Breihan-Hopp was an advocate of exercising daily to improve the health of children and adults, and she received numerous awards and recognitions for her dedication to physical education.

The race features a 5K run beginning at 8 a.m. at Crockett Elementary School and continuing through San Marcos' historic neighborhoods.

The children's 1K run starts at 9 a.m. at the Dawn Breihan-Hopp Memorial Fitness Track at Crockett. Register online at www.roguerunning.com/events/434.html.

\$30 early registration, \$35 on race day
Crockett Elementary School, 1300 Girard St., San Marcos • 289-6080



Children race around the Dawn Breihan-Hopp Memorial Fitness Track at Crockett Elementary School in San Marcos.

March

29 Spring concert series

The Keep San Marcos Beautiful concert series highlights diverse musical talents, art and food in a family-friendly atmosphere. • 7 p.m. • Free
San Marcos Plaza Park, 401 E. Hopkins St. 393-8420

30–31 Fajita Fiesta and BBQ Cook-off

The annual event features cash prizes in six categories and benefits the Kyle Lions Club. • Free to the public; entry fees vary for competitors • City Square Park, 101 S. Burleson St., Kyle • 753-9038 • www.kylechamber.org

31 11th Annual Youthfest

Youthfest kicks off Child Abuse Prevention Month and includes music, dance, food, a petting zoo, barrel train and bounce house. • 10 a.m.–4 p.m. Free • San Marcos Plaza Park, 401 E. Hopkins St. 754-0500 • www.gsmyc.org

31 Texas Green Home & Living Show

The third annual exhibition hosts vendors of environmentally friendly products geared toward promoting a cleaner, more sustainable environment. • 10 a.m.–4 p.m. • Free • San Marcos Conference Center, 1001 E. McCarty Lane • 393-5900 • www.texasgreenshow.org

April

1 Butterfly House opening

The San Marcos Nature Center Butterfly House provides plants, nectar sources and habitats for nine butterfly species. • 10 a.m.–5 p.m. \$1 donation for adults, free for children 12 and younger • 430 Riverside Drive • 393-8448 www.ci.san-marcos.tx.us

7 Euphoria Music Festival

Electronic dance music artists perform, and the annual event features DJ, performer and artist competitions. Visitors must be at least 18. 5 p.m.–5 a.m. • Prices vary • Thunderhill Raceway, 24801 N. I-35, Kyle • 877-849-5327 www.euphoriafest.com

13–15 San Marcos Springs Fest

The sixth annual event brings kayakers and canoeists together for classes and competitions on the San Marcos River. • Free
Rio Vista Park, 555 Cheatham St., San Marcos 203-0093 • www.kayakinstruction.org

14 2nd Annual Louisiana Swamp Thing and Crawfish Festival

This Louisiana-themed event features an extensive menu of Cajun seafood and music by Zydeco, funk and jazz bands. • 11 a.m.–11 p.m. • \$20 at the gate, free for children 8 and younger • Buda City Park, 121 Main St. www.roadwayevents.com/RoadStar/Events.asp

Worth the Trip



March 30–April 1
The Austin City Ballet

The ballet performs “A Midsummer Night’s Dream” and two contemporary works, “Game-Set-Match” and “Romero and Juliana” at 7:30 p.m. March 30–31. The ballet also performs an original adaptation of “The Lion, the Witch and the Wardrobe” at 1:30 p.m. and 4 p.m. March 31 and April 1. Cast members of “The Lion, the Witch, and the Wardrobe” host a meet-and-greet session after each show. • Ticket prices vary by date and show
The Dougherty Arts Center Theatre, 1110 Barton Springs Road, Austin • 496-5937 www.austin-conservatory-arts.com

Online Calendar

Find more or submit San Marcos, Buda and Kyle events at www.impactnews.com/sbk-calendar

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

To have San Marcos, Buda and Kyle events considered for the print edition, they must be submitted online by the fourth Friday of the month.

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San Marcos

City prepares for railroad quiet zones

The City of San Marcos will soon implement railroad quiet zones at 26 crossings.

City engineers are doing the final design work for the three-month project, which will include the installation of “No Train Horn” signs, the construction of additional medians at several crossings and the installation of additional warning circuitry at one crossing.

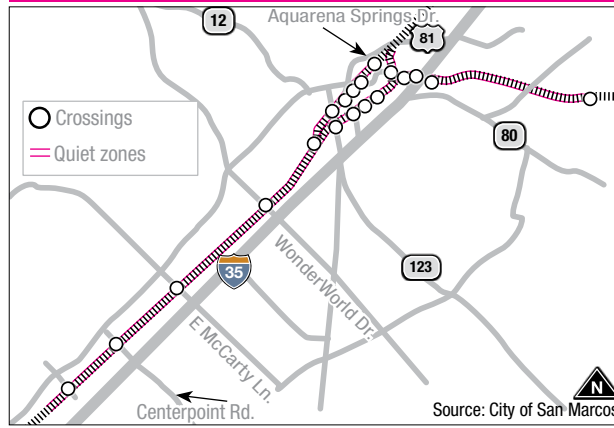
“I think it’s something that the City Council had expressed interest in for a long time, and our engineers have been working on the plans for it for some time,” said Melissa Millecam, communications director for the city.

Phase 1 of the project will implement quiet zones at the majority of the city’s crossings. Phase Two will consist of work on the crossings at Post Road and Uhland Road.

The new medians will prevent drivers from crossing into the adjacent lane to go around a lowered gate.

“Once we go quiet, they [drivers] will have to exert extra caution,” Millecam said. “They can’t assume because they

City of San Marcos railroad quiet zones, Phase 1



don’t hear a train whistle that [there’s no train]. If the gates are down, it means there’s a train on the way.”

Total cost for the project is estimated at about \$514,000.

The final crossings will be quieted after the completion of the Loop 82 railroad overpass, which should be by 2015.

Meetings

► Buda City Council

121 Main St. | 312-0084
www.ci.buda.tx.us

Meets at 7 p.m. the first and third Tuesday of each month

► Kyle City Council

100 W. Center St. | 262-1010
www.cityofkyle.com

Meets at 7 p.m. the first and third Tuesday of each month

► San Marcos City Council

630 E. Hopkins St. | 393-8000
www.sanmarcostx.gov

Meets at 6 p.m. the first and third Tuesday of each month

► Hays County Commissioners Court

111 E. San Antonio St. | 393-7730
www.co.hays.tx.us

Meets at 9 a.m. each Tuesday

Hays County

Veterans Resource Center adds two computers to help with job searches

Hays County officially opened its Veterans Resource Center with a ribbon-cutting ceremony Feb. 28 at the county courthouse in San Marcos.

Hays County Veteran Services Officer and San Marcos City Council member Jude Prather said at the ceremony that one of the goals of the center is to make the job-seeking process easier for veterans.

To that end, the center has acquired two older county computers that can be used for job searches. Prather said the computers were acquired at no cost to taxpayers.

The Hays County Veteran Services Office is open to veterans from any branch of the military. The office is on the second floor of the courthouse, 111 E. San Antonio St.

Officials said the center is meant to be used as a resource by veterans and their dependents to ensure they receive the services they are entitled to for their time in the military.

Those services include help filling out forms for medical and other assistance, and help replacing missing paperwork and medals. The office also offers free transportation to the Audie Murphy Veterans Affairs Hospital in San Antonio from Tuesday through Thursday of each week.

For more information about veterans services in Hays County, residents may contact the Veteran Services Office at 392-8387, Prather at jude.prather@co.hays.tx.us or Assistant Veteran Services Officer Agripina Lopez at agripina.lopez@co.hays.tx.us.

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ACC

Continued from I 1

would be available for construction. Obviously we can't narrow it down too much, but we can give them a general idea," he said.

The campus originally was set to follow the same timeline as a new Elgin campus, which is on track to hold its first classes in fall 2013.

"The timeline is going to have to be revisited, [but] what has always been our goal is we are going to build as much as we can build and get it up and running as quickly as we can," Vickers said.

Alexis Patterson, senior public information coordinator for ACC, said the district has incorporated Hays County students since 2010.

"Since annexation, the residents in Hays CISD have been able to have the lower in-district tuition rate, and the community's been considered a full partner in the district since the vote. They have full access to all the programs at any of our campuses," she said.

Delay's implications

The two main effects of the delay in construction will be an increase in costs over the lifetime of bonds issued and a slight decrease in the size of the campus facilities.

In 2010, as part of the American Recovery and Reinvestment Act, the federal government was offering Build America Bonds,

through which the government subsidized a portion of the bonds' interest costs. That program expired Dec. 31, 2010.

"In that program, the federal government would have reimbursed the college for 35 percent of the interest cost of bonds," Vickers said. "The lost subsidy was \$21 million that the federal government would have paid on our behalf."

On March 5, the ACC District board of trustees approved a resolution that allows officials to move forward to issue \$45 million in bonds. Vickers said that figure is one district officials have been using very generally since the project's inception.

"About \$10 million is actually to pay off the land that we purchased. That's going to leave somewhere in the ballpark of around \$35 million for project costs," he said.

As for programming, Vickers said the loss of the Build America Bonds came early enough in the process that no specific items had to be removed from the plans.

"It's not like I can go in and say, 'We had to cut this many labs or programs,' but no doubt it reduced the total size of the budget," he said. "In general, we won't be able to build as much square footage as we would have been able to build."

ACC officials are aiming for a campus of between 70,000 and 80,000 square feet, he said.

➤ For an expanded version of this story, visit impactnews.com

ACC in Hays County

Campus will be located on 96 acres in Kyle



Roads

Continued from I 1

Along the west side of the highway in the same area, Watson said a second project will adjust the road along I-35 to be a true frontage road.

FM 1626 widening

Jones said the widening of FM 1626 has been discussed for nearly a decade, and faced several delays, so residents and motorists may be a bit skeptical.

"They've been waiting on 1626 since '03 and '04, so it's kind of a 'We'll believe it when we see it.' They're not going to get too excited until they see the bulldozers. I don't blame them," he said.

Watson said the widening and reconstruction work will be done under two construction contracts managed by Hays County.

The first project will begin this summer with the construction of a bridge over Little Bear Creek, where there is a low-water crossing. The bridge construction will be followed by the addition of shoulders and sidewalks and the expansion of the roadway to two lanes in each direction with a center turn lane.

The second project, construction and improvements from FM 2770 to FM 967, should begin sometime in late 2013.

"This one's fairly complex because you have so much coordination," he said.

Watson said the FM 1626 work is estimated to take about two years to complete. The level of detail and cooperation required has led the county to create a website devoted to the roadway: <http://improve1626.com>.

The site features schematics and project details, a schedule and frequently asked questions, and it will include regular updates as construction progresses.

In addition to the physical length of the FM 1626 project, work will involve coordinating with the more than 75 property owners whose driveways connect to the roadway.

"They'll always have access; that's important to understand," Watson said. "No one will be blocked, but just paving a road, you have to pave in front of someone's driveway."

Jones said that as with FM 150, safety was a top reason for the widening and improvements along FM 1626.

"The current road, the traffic is more than it's designed to handle, and there's several sections of the road that have limited visibility, [and] some pretty sharp curves," he said.

San Marcos Loop

The smallest of the upcoming projects will be the construction of the first mile of a five-lane rural roadway, FM 110, also known as the San Marcos Loop.

The loop will eventually connect I-35 to Hwy. 123 on the east side of the city.

The project will tie in to the first part of the loop, which was the work and improvements done by the City of San Marcos at McCarty Lane near the convention center.

Ingalsbe said the loop has been discussed for more than 30 years as a way to route highway traffic away from the city. She said there were several reasons the project finally received funding.

"The City of San Marcos and the county knew this was a roadway that needed to be built to have an alternative to I-35 for mobility and safety," she said. "Also, the city wanted to direct growth off and away from the aquifer. [And] because the Embassy Suites and Conference Center was built on this roadway, we knew at some point, more development would occur in this area."

Pass-through financing

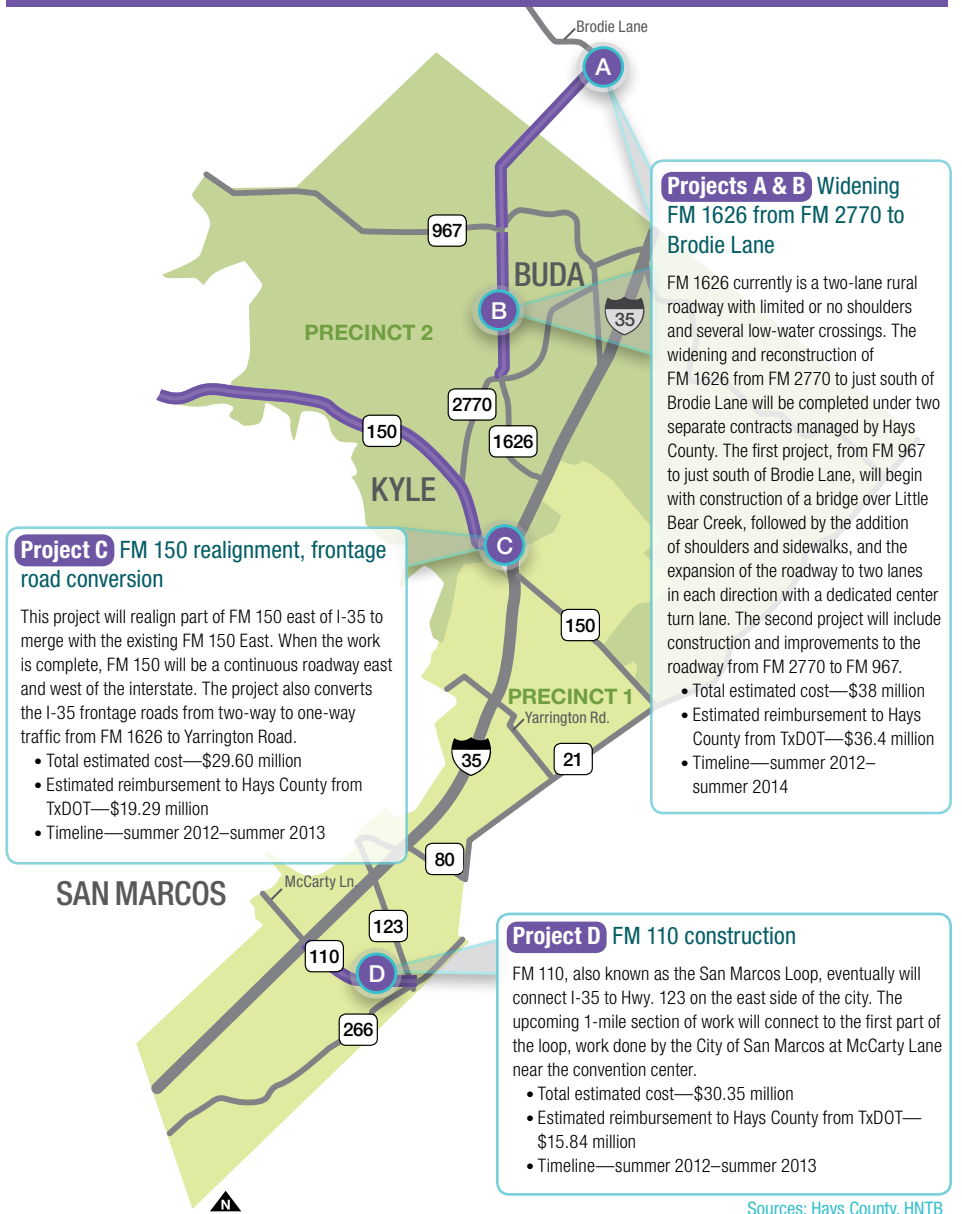
All four projects are being funded through what is known as the Pass-Through Finance Program.

Through the program, the Texas Department of Transportation partners with cities and counties to construct or enhance roads that are under TxDOT's purview but for which the agency does not have the funds.

Other projects previously completed through the program include the expansion of Hwy. 290 and the bridge and frontage road improvements at I-35 and Kyle Crossing.

According to Hays County, in addition to the \$207 million in taxpayer-financed road bonds, the projects approved by voters will be funded with about \$11 million

Hays County 2012 pass-through finance projects



from the City of Kyle, \$7 million from the City of San Marcos and \$3 million from federal grants.

Once the projects are complete and traffic data are collected, TxDOT will reimburse the county a portion of the total cost, up to \$133.17 million. Reimbursements come quarterly at 14 cents per vehicle mile traveled on each roadway.

Ingalsbe said the total estimated cost for the FM 150 project is \$29.6 million, for which the county will be reimbursed about

\$19.29 million.

Watson said the program offers a way for multiple entities to work together on a common goal.

"The county says, 'OK, we'll build your road for you, and you're going to pay us back X amount of dollars. That way we get our road improved now and then we get paid back,'" Watson said. "It's kind of a creative way to handle a financial crunch."

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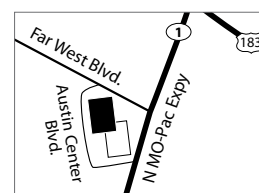
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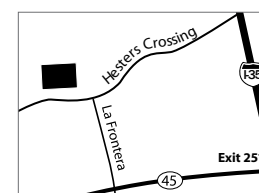
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BUSINESS

Power Alley Sports

Players mingle with pros at Kyle facility

By Brett Thorne

It is not unusual to see professional baseball players in Kyle, just a quarter of a mile from where I-35 intersects Yarrington Road and about 180 miles from the nearest Major League Baseball team.

Power Alley Sports offers a place for professional, collegiate and amateur athletes to train.

Owner Trev Sanford said he knew that if he built a practice facility that was good enough, players would come.

The facility opened in December 2009 to professionals looking to train during the offseason and opened to the public a couple of months later.

It's not unusual for Sanford to look out his office window a few minutes before 4 p.m., the start of the facility's rush, and wonder if it will be another day when the parking lot is full.

"We're having to adjust as a staff. We're getting so full so fast," Sanford said.

Sanford said it is the staff and

facility, which houses six enclosed 70-foot-by-14-foot batting cages, that set Power Alley apart.

"Everyone here has played DI [NCAA Division I] baseball, DI softball, pro baseball, pro softball," Sanford said. "It's hard to find people who qualify who aren't in a hurry to go get a big boy job, but when we do get them, the kids love them. There is nothing like being 12 years old working out with a former professional player who is throwing 97 miles per hour."

Power Alley's coaching staff consists of four former MLB players, a Division I conference champion and a three-time NCAA Women's Softball Coach of the Year.

In 2008, a year before Power Alley opened, Sanford began coaching a select team. The Cen-Tex Prospects have traveled the country playing games and tournaments; and so far the team has graduated 100 percent of its 25 players to college with

scholarships. Three of those athletes are now in the MLB.

Sanford said his business partner, Linda Zapata, who teamed with her husband to lay much of Power Alley's groundwork, has been the most important contributor.

After providing an initial donation to the select team, Zapata was brought on to help coordinate many of Power Alley's programs. They said the Friday night Hit Nights have been especially successful. For \$20, kids get an hour of all-you-can-hit in the batting cages.

Sanford and Zapata said that with the possibility of a new high school in Kyle in the next two to three years, the potential for Power Alley is almost limitless.

"We knew there were a ton of kids here, and it's getting bigger," Sanford said. "I'm not getting rich off of this, but for us, getting that phone call from that kid who just hit his first home run, that's what it's all about."

The Power Alley Sports staff includes, from left, owner Trev Sanford, instructor Joseph Dvorsky, marketing manager Erika Fain and instructor Lance Loftin ▶

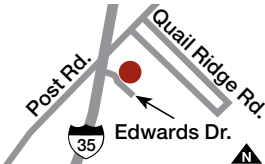


Photos by Ashley Landis



▲ Buckets of baseballs and softballs await athletes at Power Alley Sports in Kyle.
◀ The facility houses six batting cages.

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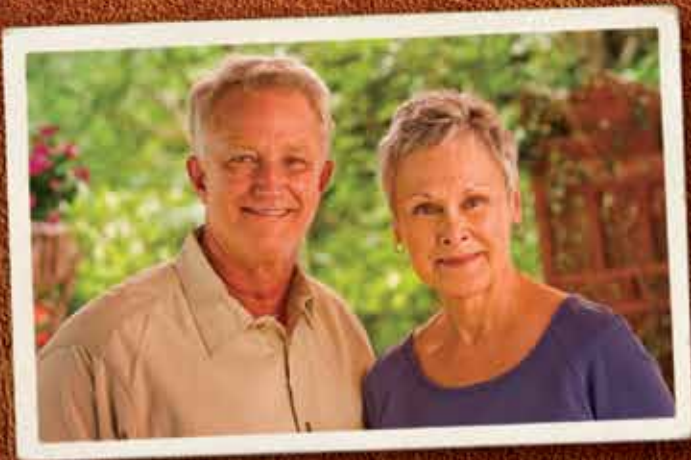
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Jose Isabel Galvan, center, with kitchen and waitstaff, owns Chavelo's Mexican Restaurant in Buda. Galvan began serving customers from a food truck in 2002.

DINING

Chavelo's Mexican Restaurant

Buda eatery offers diners an array of homemade delights

By Brett Thorne

Jose Isabel Galvan, better known by “Chavelo,” his nickname and name-sake of his restaurant, has been working with food since he was a child living in Zacatecas, Mexico.

He moved to the U.S. in 1992 and began working for a tamale shop two years later. By 2002, he decided he was ready to open his own food venture and began selling food from his truck in Austin.

The truck's popularity soon exploded; he eventually received an ongoing order from an Austin hospital for 3,000 tacos per week.

Galvan scrambled to match the demand and bought the building that now houses his restaurant just off Main Street in Buda.

The restaurant is not easy to find, tucked behind a house and with very little signage visible from the street.

“Basically everything we have done is by word of mouth,” he said. “This location is kind of hiding from everything. A lot of people still don't know that this is here.”

In the beginning, he said he didn't even consider the possibility of using the building as a restaurant—it was only to serve as a kitchen for the food truck, his first love.

It took just a month before he decided to open the doors and let customers dine inside, but even then the restaurant followed its own rules.

Instead of ordering from menus, customers could ask for certain dishes and, depending on the ingredients available, Galvan and the cooks would or would not be able to make the dish.

Buda's population has more than doubled since Galvan began selling food from his truck 10 years ago.

Ginnie Bracamontes has been a waitress at Chavelo's for six years and has witnessed the growth firsthand.

“When I first started working, we would have two waitresses on a typical night,” Bracamontes said. “Now on a typical night, we'll have three waitresses and a busboy.”

These days, visitors are most likely to find Galvan next door, swinging a hammer or pulling up boards in the dilapidated house that sits in front of the restaurant.

He recently purchased the house and is converting it into an office and storage space for the restaurant. He likes to say he is giving the restaurant “a new face.”

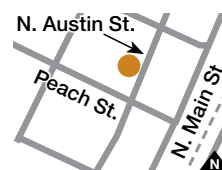
Galvan said a move is probably coming soon. Until a property is available in Buda that is big enough to house his booming business, though, he'll continue playing host to the scores of diners who find their way to his restaurant.

“We have customers that come three times a day, seven days a week,” he said. “That's been getting bigger. We started with nothing, but we've been getting bigger and bigger.”



The Pollo Supreme (\$7.50) is lightly battered and fried, then topped with pico de gallo and chili con queso and served with Spanish rice, beans and guacamole salad.

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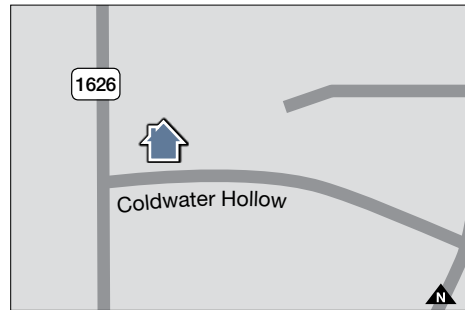
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Data compiled by
Margaret Morris Ennis
Randall Morris & Associates
787-0333
me@margaretennis.com



Overview



Build-out year: Lots still available (started in 2005)
Builders: Ryland Homes, Clark Wilson Homes, Standard Pacific Homes
Square footage: 1,581–3,559
Home values: \$145,000–\$390,000
HOA dues (estimated): \$33 per month
Amenities: Walking paths to elementary school, resort-style amenities, community amenity center with swimming pool, playground, picnic pavilion and green space
Nearby attractions: Super Walmart, H-E-B Plus grocery store, Cabela’s outdoor sports store, Southpark Meadows development at I-35 and West Slaughter Lane
Property taxes:
Inside city limits
City 0.2666
CISD 1.4613
County 0.4251
Road 0.0440
Northeast Hays County ESD No. 2 0.0300
Hays County ESD No. 8 0.1000
Austin Community College 0.0948
Total (per \$100 value) **2.4218**
Schools:
• Elm Grove Elementary School
• Dahlstrom Middle School
• Jack C. Hays High School

On the market (As of Jan. 1, 2012)

No. of homes for sale	No. of homes under contract	Avg. days on the market
12	5	77

Home sales (Feb. 1, 2010–Feb. 1, 2011)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
37	1,556/3,713	\$145,000/\$390,654

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Agent: John Mick
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501 Bayou Bend Drive \$194,500
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Agent: Les Sherman
947-8333
2,282 sq. ft.



229 Still Hollow Creek \$218,835
4 bedroom / 2 bath
Agent: Christopher Easter
788-3333.
1,972 sq. ft.



190 Pompey Springs Court \$239,900
4 bedroom / 3 bath
Agent: John Tobolka
773-1173
2,761 sq. ft.

Market Data San Marcos, Kyle and Buda

On the market (Feb. 1–29)

Price Range	Number of homes for sale			Average days on the market		
	San Marcos	Kyle	Buda	San Marcos	Kyle	Buda
Less than \$100,000	15	18	4	120	119	78
\$100,000–\$149,900	22	76	15	106	73	30
\$150,000–\$199,900	22	61	45	154	100	103
\$200,000–\$299,900	25	17	28	146	129	122
\$300,000–\$399,900	16	2	8	142	345	155
\$400,000–\$499,900	7	2	9	141	140	56
\$500,000–\$749,900	7	1	4	196	225	123
\$750,000–\$999,900	1	0	1	385	0	228
\$1 million +	0	0	0	0	0	0

Monthly home sales (July 2011–February 2012)

Month	Number of homes sold			Average price		
	San Marcos	Kyle	Buda	San Marcos	Kyle	Buda
February 2012	16	29	13	\$163,918	\$123,891	\$198,141
February 2011	20	31	16	\$188,547	\$131,421	\$176,753
January 2012	13	31	15	\$161,153	\$116,717	\$173,073
December 2011	10	34	40	\$154,425	\$118,173	\$171,162
November 2011	11	26	23	\$131,768	\$128,211	\$199,732
October 2011	6	29	22	\$181,167	\$135,685	\$168,594
September 2011	13	31	21	\$191,330	\$160,032	\$180,155
August 2011	19	47	20	\$217,708	\$132,934	\$204,375
July 2011	28	47	18	\$183,289	\$127,730	\$193,516

For Sale

\$219,000
price/sq. ft. \$85
3 bedroom / 2 bath
2,569 sq. ft.
2 car garage with 6 ft. extension
Bonus room & office
Year Built 2009
Agent: Amy McDonald 512-799-7799

230 Mystic Shadow Lane
Buda, TX 89610

Sponsored by: Deitz Bookkeeping

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