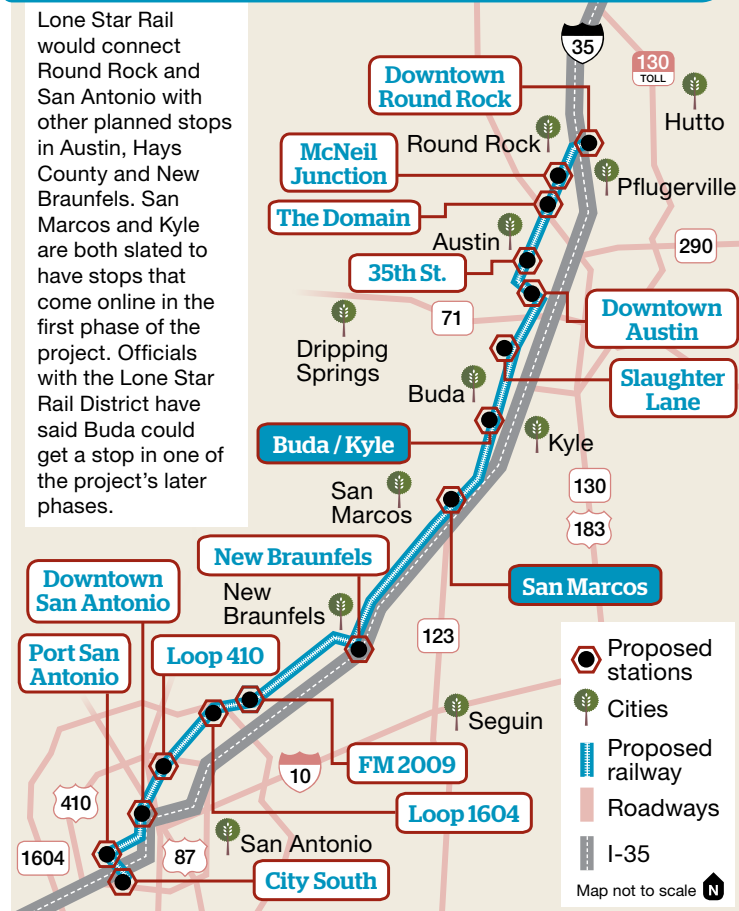


Rail line proposes stations in San Marcos, Kyle

Planned Lone Star Rail locations

Lone Star Rail would connect Round Rock and San Antonio with other planned stops in Austin, Hays County and New Braunfels. San Marcos and Kyle are both slated to have stops that come online in the first phase of the project. Officials with the Lone Star Rail District have said Buda could get a stop in one of the project's later phases.



By Brett Thorne

In the 16 years since Central Texas began exploring the possibility of commuter rail service that would connect Hays County with Austin and San Antonio, no tracks have been laid and no stations have been built, but Joe Black, Lone Star Rail District manager, is confident that commuter rail is coming.

"There's a great deal of work that's been done," Black said. "There are some hoops you have to jump through and boxes you have to check off if you expect the federal government to provide funding for your projects. We've jumped through those hoops and checked those boxes."

The final phase of the project before construction begins is an environmental study, which LSRD Planning Director Alison Schulze said could be completed by 2016.

Conceptual plans for stations in Hays County include a stop near the Austin Community College campus at the intersection of FM 1626 and Kohler's Crossing in

Kyle and a stop at the former Hays County Justice Center in San Marcos. Buda is also included in the environmental impact study, a sign that the city could get a station in one of the later phases of the project, Schulze said.

"We have made a commitment to the mayor, City Council, city manager and everybody that Buda probably isn't big enough right now to have their own station, so in the early phase, Kyle and Buda will share a station," Schulze said. "But we have every intention of including Buda as a possible future station."

The system will most likely begin providing service gradually. Black said the first phase could come online as soon as 2019 and will probably include stops in downtown Austin and Hays County.

"I think we would probably want to have all the way down to San Marcos open and at least as far as the Travis and Williamson county line open in the first phase," Black said.

See **Rail** | 23

Apartments sprouting up throughout San Marcos

Citywide occupancy rate is more than 95 percent

By Wes Ferguson

Construction projects of five San Marcos apartment complexes—all of them geared toward college students—are scheduled to finish in August as Texas State University's fall semester gets underway.

With renters taking their pick among an estimated 3,530 new bedrooms, many apartment managers are having an increasingly difficult time finding enough tenants, said Jason Tarr, a real estate broker who owns the Great Locations rental location service.

"This year the apartment

communities are going to see their biggest vacancy rate they've ever seen in San Marcos," he said. "We're overbuilt right now."

Tarr said the increased competition is a cyclical boon for renters in San Marcos, where nearly three-fourths of the population lives in rental properties, according to 2011 census data. Apartment managers are reducing their prices, improving customer service and focusing on community relations, he added.

"It's really good for the average Joe," said Tarr, who estimates his

See **Apartments** | 25



Construction crews lay bricks on Vistas San Marcos, a 540-bedroom apartment complex near Texas State University.

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*For the first quarter of 2013. Source: Austin Investor Interests

NEWS

6 IMPACTS

9 TRANSPORTATION
Realigned FM 150 in Kyle

10 DEVELOPMENT
Municipal utility districts approved

11 CITY & COUNTY
Entertainment complex coming to Kyle includes theater, bowling alley

12 AT THE CAPITOL
Public education, gun control

14 EDUCATION FOCUS
Private and charter school guide

FEATURES



16 CALENDAR



19 BUSINESS
Wonder World Park



20 DINING
Centerfield Sports Bar & Grill

21 PEOPLE
Adriana Cruz, Greater San Marcos Partnership president

27 REAL ESTATE
Hughson Heights, San Marcos

COUPONS

29 IMPACT DEALS

ONLINE IMPACTNEWS.COM

Famed Lockhart pitmaster plans San Marcos location

'Yakona' recounts 10,000 years at the San Marcos River

Brick Oven Bistro offers breakfast delivery, relaxed atmosphere

H-E-B launches veteran appreciation program

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About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 13 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 870,000 homes and businesses.

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FROM THE GENERAL MANAGER



Nowadays, we live in an age of instant results. For the people who plan and carry out transportation projects, however, the process does not occur overnight.

Reporter Brett Thorne's front-page story discusses the Lone Star Rail District and its efforts to build a commuter line from San Antonio to

Round Rock. The project is 16 years in the making, and even though it could come to fruition as early as 2019, inevitably there will be bumps along the way. The commuter rail line, like many regional undertakings, will not happen without sacrifice.

While the plan is to incentivize high-caliber businesses to establish themselves along this stretch of I-35, the rail line is expected to cost upward of \$2 billion. Some residents worry that property values and property

taxes don't increase enough to foot the bill, they could be left with a portion of the tab.

We repeatedly hear how our stretch of the I-35 corridor is poised for a population surge, and transportation plans are underway. The silver lining of the proposed commuter rail line is that it is rumored not only to bring passengers but also jobs to our area. Because our burgeoning cities are located along the rail's path, the hope is that employers will move to the region because of the larger labor pool from which they can draw.

Like most long-term investments, the commuter line requires patience. I will pause for a flagger to wave me through construction cones or throw in a larger share of the tab if it means I can finally finish reading my book or safely send a text message while traveling via rail.

Melissa Nicewarner Daly
GENERAL MANAGER
mdaly@impactnews.com

COMMUNITY FEEDBACK

TAKE THE POLL

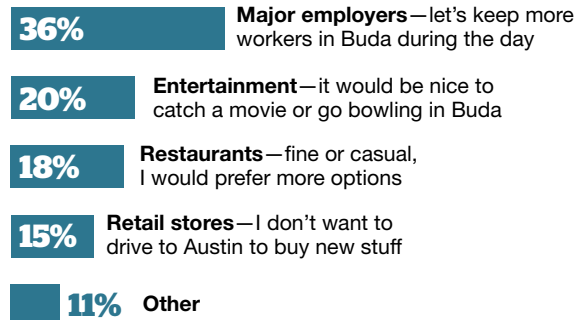
How would you use a commuter rail that joins San Marcos, Kyle and Buda with Austin and San Antonio?

➔ Take the poll online at impactnews.com/sbk-poll

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

LAST MONTH'S POLL RESULTS

What types of businesses should the city of Buda recruit and incentivize?



Results from an unscientific Web survey collected 6/17/13–7/03/13

READER COMMENTS

Major developments proposed along Hwy. 21

impactnews.com/sbk

"If you allow a Canadian developer to put even more pressure on our infrastructure, require that they pay for the electrical, road and water upgrades so that they cannot make millions and just go away [and leave] the taxpayers responsible for the infrastructure upgrades. ... After living in San Marcos since 1985, we are now subject to water rationing and electrical breakdowns and brownouts that we never had before. ... Developers always go to the fastest-growing areas to make their money and then go away."

— John Mulholland

Kyle, Monarch Utilities coexist for now

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"I enjoy paying more for less—and of course we still have no fire hydrant on our street."

— Bruce Ethridge

San Marcos City Council approves student housing project

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"I think Texas State should put together a 'Week Without a Bobcat' where all faculty, staff and students are encouraged to not spend one red cent in San Marcos. ... I think people would think a little differently about this great university!"

— Elena Duran



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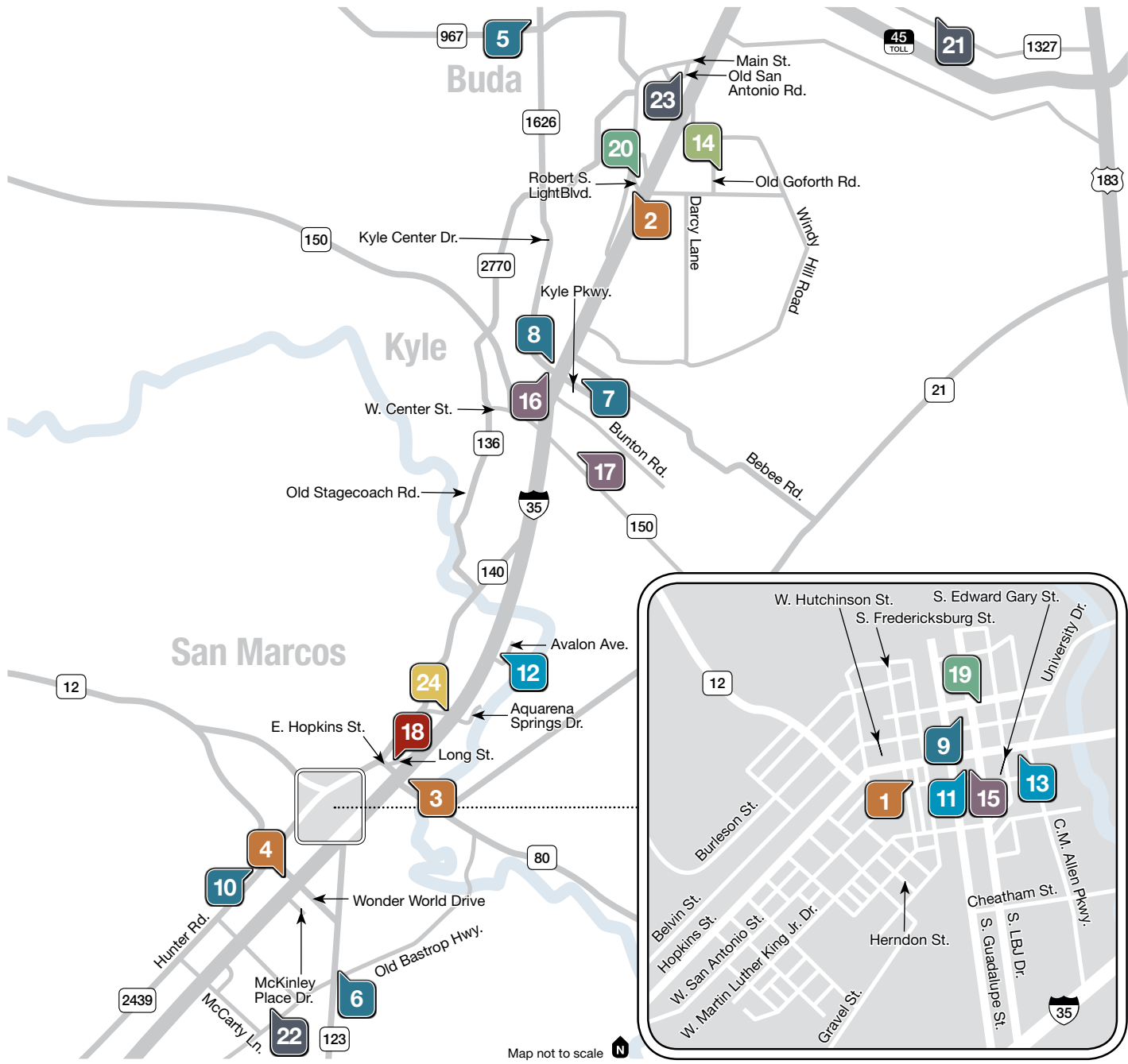


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IMPACTS



Now Open

- 1** Sharon Teal and Ray Santarelli opened **Ahh Vapors**, 210 W. San Antonio St., San Marcos, on June 1. The business sells tobacco vapors, vapor accessories and more than 140 types of vapor juice. 512-400-0447. www.ahhvapors.com
- 2** Owner Chuck Hutchinson opened

Austin Pet Memorial Center, 16670 S. I-35, Ste. B, Buda, on April 15. The center offers private cremations, visitation memorial room services and memorialization materials, such as urns and jewelry. Open 24-hours daily. 512-425-0879. www.austinpemc.com

3 Tamara Martin opened **Hairology Salon**, 1023 Hwy. 80, Ste. 117, San Marcos,

on May 31. The salon offers haircuts for men, women and children as well as perms, styling, spray tans and more. 512-396-9700. www.hairologysanmarcos.com

4 **CMI Moulding**, 500 Wonder World Drive, San Marcos, opened its third Texas location in San Marcos on April 15. The 56,000-square-foot facility will create 15 new jobs and will serve as the South

Texas distribution center and showroom. The company sells molding and framing supplies to retailers. 512-392-6491. www.cmimoulding.com

Coming Soon

- 5** The new facility for **D’Ette & Co.**, 3310B FM 967, Ste. A-105, Buda, will be completed in July. The dance studio offers a variety of classes, including ballet, tap, jazz, hip-hop and combination classes. 512-292-3772. www.dettedancers.com
- 6** **Dollar General**, 2221 S. Old Bastrop Hwy., San Marcos, is opening a 9,000-square-foot store in mid-September. The company plans to hire six to 10 employees and will sell a variety of products, including food, health, pet and household supplies. www.dollargeneral.com
- 7** Franchise owner Gary White is opening **Firehouse Subs**, 5965 Kyle Parkway, No. 110, Kyle, in late August. The restaurant offers hot subs with premium meats and cheeses. White also plans to open a location in San Marcos within a year. 512-268-7400. www.firehousesubs.com

8 **The Little Gym of Kyle Parkway**, 5401 S. FM 1626, Ste. 310, Kyle, will open Aug. 24. The business offers lessons in developmental gymnastics, dance and more for children ages 4 months to 12 years. 512-400-3456. www.tlgkyletx.com

9 Owners Allen Shy, Sean Neal and Hank Lewis plan to open **Louie’s Beer Garden and Seafood Shack**, 119 E. Hutchison St., San Marcos, near the end of July. The restaurant will feature a variety of seafood including alligator, oysters and lobster rolls, as well as a full bar with more than 100 beers.

10 **Sage Capital Bank**, will open a new location at 2201 Hunter Road, San Marcos, in September or October. The bank will feature a drive-thru ATM and provide mobile and online banking services, online bill payment options and more. 512-392-5588. www.sagecapitalbank.com

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Compiled by Melanie Dutschke, Wes Ferguson, Alex Pernice and Brett Thorne

Relocations

11 On July 1, the office of **Jo Anne Prado**, the Hays County Precinct 1, Place 1 justice of the peace, moved to the Hays County Courthouse, 111 E. San Antonio St., Ste. 201, San Marcos, from its long-time location at 1307 Uhland Road, San Marcos. The move was intended to bring Prado closer to the population she serves and make room for the expanding Sheriff's Office. 512-393-7871. www.co.hays.tx.us

12 The leasing office for **The Avenue** apartment complex is relocating to 1111 Avalon Ave., San Marcos, from its current location at 142 N. LBJ Drive, San Marcos, in late August. The office will be on the property of the complex, which features a game room, conference center and fitness center. 512-216-6283. www.avesanmarcos.com

13 In early June, owners Mark and Lori Jakobsen relocated **The Big Kahuna** to The Hitch: A Mobile Eatery, 312 E. Hopkins St., San Marcos, from Mimi's Trailer Park. The food trailer serves Hawaiian-style entrees, including pork sliders, burgers and fries. 512-680-0224. Twitter: @thebigkahunatx

School Notes

14 On July 1, Hays CISD Superintendent Michael McKie announced that Cynthia Vasquez would take over as the interim principal at **Tom Green Elementary School**, 1301 Old Goforth Road, Buda. McKie also announced he would recommend Vasquez for the full-time position at the board of trustees meeting Aug. 8. Vasquez has served as the assistant principal of the school since 2009. She briefly served as interim principal in 2010. 512-268-8438. www.hayscisd.net

Anniversaries

15 **Cafe Monet**, 145 E. Hopkins St., San Marcos, celebrated its first anniversary in May. Cafe Monet is a paint-your-own-pottery-and-mosaic studio that also offers various studio events, fundraising, parties and gift certificates and has expanded to

offer glass fusing. 512-805-2800. www.cafemonet.org

16 **Casa Garcia's**, 5401 S. FM 1626, Kyle, celebrates its second anniversary on July 27. The Mexican restaurant and cantina serves migas, nachos, tamales, gorditas, fajitas, enchiladas, burritos, tacos and more. Breakfast is served all day. 512-268-8300. www.casagarcias.net

17 **Family Dollar**, 575 E. FM 150, Kyle, celebrates its second anniversary in July. Family Dollar sells clothing, cell phones, household and pet products and more. 512-268-8604. www.familydollar.com. Twitter: @myfamilydollar

Expansions

18 Owner Trevor Williams expanded **Patriot Car Wash**, 115 Long St., San Marcos, in June to offer full car wash and detailing services such as shampoo, upholstery, waxing and detailed interior cleaning. 512-576-5353

Name Change

19 Hair Express, 214 University Drive, San Marcos, changed its name to **University Barber and Beauty Salon** in May. The salon offers haircuts for men, women and children as well as waxing and other beauty services. 512-353-6666

20 The Vantage at Buda, 1250 Robert S. Light Blvd., Buda, is now the **Trails at Buda Ranch**. The pet-friendly apartment complex, acquired by Steadfast Management in late March, includes washers and dryers and features balconies and patios, black designer appliances, faux wood flooring and walk-in closets. Amenities at the community include corporate housing, carports, a fitness center with plasma-screen TVs and more. 512-295-8606. www.trailsatbudaranch.com

In the News

21 In June, **Texas Disposal Systems**,

12200 Carl Road, Creedmoor, won first-place honors in Keep Texas Beautiful's Ebby Halliday and Maurice Acers Business and Industry category. The honor is given to businesses that maintain high environmental standards. 512-421-1300. www.texasdisposal.com

22 For the fifth consecutive year, the **San Marcos Water Treatment Plant**, 91 Old Bastrop Hwy., San Marcos, was presented in June with the Treatment Optimization Program Award for meeting stringent standards for surface water treatment. The Texas Commission for Environmental Quality introduced the program in 1994. Since the program's inception, only seven plants have maintained the standards for five consecutive years. The plant, which is operated by the Guadalupe Blanco River Authority, provides water to San Marcos and Kyle. 512-353-3888. www.gbrra.org

23 **Chili's**, 420 Old San Antonio Road, Buda, is sponsoring a fundraiser that will allow Chrysalis Art Foundation to purchase a building in downtown Buda. Diners who bring in a flier available on the Buda Chamber of Commerce website any Wednesday until Sept. 4 will have 10 percent of their order total donated to the foundation. The CAF was created in 2011 and is dedicated to nurturing artists through education, mentoring, scholarships and grants. 512-295-5575. business.budachamber.com/events/

Community Service

24 In June, employees of McCoy's Building Supply, 1350 N. I-35, San Marcos, helped restore and paint the exterior of San Marcos' Centro Cultural Hispano de San Marcos through **Devoe Paint a New Start**, a nationwide program organized by Devoe Paint that brings communities together to paint important structures in the community. The program is devoted to bringing communities together to support painting projects of significant local structures and landmarks. 512-353-5400. www.mccoys.com



Chuck Hutchinson co-owns **Austin Pet Memorial Center** with his wife, Linda.



Louie's Beer Garden and Seafood Shack is opening near the end of July in San Marcos.



In June, owners Lori and Mark Jakobsen moved **The Big Kahuna** to 312 E. Hopkins St. in San Marcos.



Managers Victor Franco and Albert Trinidad celebrate **Casa Garcia's** second anniversary July 27.

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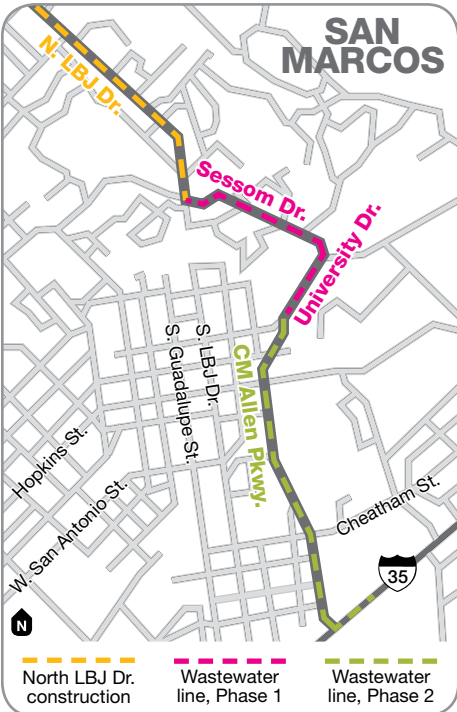
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TRANSPORTATION



Source: City of San Marcos

Projects shifting to CM Allen, North LBJ Drive

By Wes Ferguson

In early August, the city of San Marcos is scheduled to complete the first phase of a wastewater line project that has slowed traffic for about eight months on Sessom and University drives.

Now construction crews are moving south as they continue to extend the wastewater line along CM Allen Parkway. The CM Allen phase of the \$5.1 million project—widening the wastewater line to prevent overflows into the San Marcos River—is scheduled to end in April 2014.

In mid-September, the city is also set to begin the 18-month reconstruction of North LBJ Drive. The Texas Department of Transportation is funding \$1 million of the \$6.5 million project, which will widen the roadway, add sidewalks and bike lanes, and improve drainage, among other efforts.

“That road is in really bad shape,” project manager Shaun Condor said.

Kyle’s realigned FM 150 eases ‘nightmare’ congestion

By Brett Thorne

Part of the newly realigned FM 150 opened in early June in Kyle, and Hays County Precinct 1 Commissioner Debbie Gonzales Ingalsbe said the project is on time and under budget.

“I’m certain that we’ll see better mobility in that area,” Ingalsbe said. “We’re certainly anticipating additional safety because of the construction of FM 150. The road is looking great, and I think that there are many people that are very happy that this project is now open.”

Before the newly realigned road opened, drivers heading east on FM 150 from the west side of I-35 were forced to travel about 1,500 feet on the I-35 access road to reconnect with eastbound FM 150. Ingalsbe said the entire four-lane project should be completed by August.

When the final lanes of FM 150 are completed, the I-35 access roads will convert to one-way traffic from FM 150 to Yarrington Road. When those lanes are converted, all of the access roads on I-35 in Hays County will be one-way, putting an end to head-on collisions with vehicles entering and exiting the freeway.

The new road cost \$7.07 million, and the cost was shared by the city of Kyle, which picked up \$3.5 million, and the county, which partnered with TxDOT



Alex Pernice

A new four-lane section of FM 150 opened in June and is scheduled to be completed in August, allowing travelers to avoid the I-35 frontage road in Kyle.

for the remainder. Under the terms of the bond project approved by voters in 2008, the county is eligible to receive a refund from TxDOT for a portion of the road cost based on how many cars travel on it.

The county and TxDOT combined the FM 150 realignment with a project that will construct 2.7 miles of new southbound I-35 access roads. The combined cost of the two projects was expected to be \$18 million, and the county is eligible to receive a refund of up to \$19.2 million.

Kyle City Manager Lanny Lambert said the city will not be eligible to receive a refund from TxDOT, but city leaders

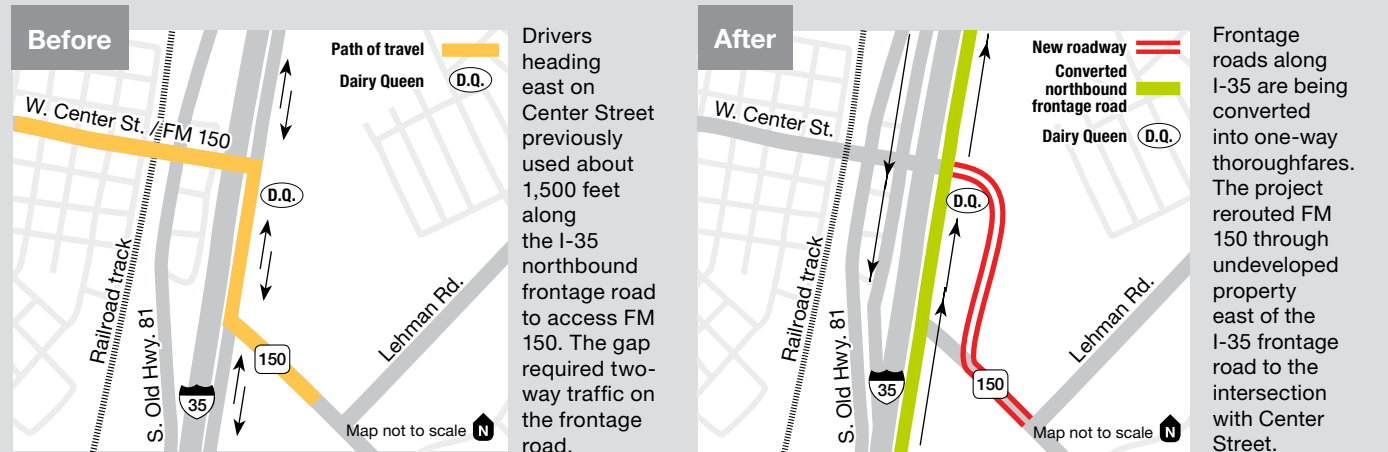
thought enough of the project that they were willing to spend \$3.5 million on it.

“There is less congestion,” Lambert said. “That intersection at FM 150 and the frontage road, that thing was a nightmare of congestion, and that ought to be all cleared up by now.”

Ingalsbe said she is confident Kyle will reap a benefit in the form of economic development.

“I hope that we will get some prospects coming into the city of Kyle,” Ingalsbe said. “It will open up the possibility of additional economic development to occur.”

FM 150 realignment at I-35 in Kyle



Source: TxDOT

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1 - Subaru - Model DAD. With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease, First mo. payment total due at inception, no sec. dep. required, 42 monthly payments of \$187, final pymt./residual = \$12,955. Based on 10k mi./yr with \$5.15 per mi. excess charge. MSRP \$23,555. Sdk# 28539. Available with approved credit on select models in lieu of any other offer. Dealer participation may affect final negotiated price. All pictures for illustration only. Offers expire 7/31/13. 2 - Volvo - Excludes \$895 destination charge. Lease the FWD now for: \$279 per month for 24 months with \$2379 cash due at signing. This lease offer is available until July 31, 2013 through Volvo Car Financial Services. Complimentary Factory Scheduled Maintenance. The purchase or lease of a Volvo includes complimentary Factory Scheduled Maintenance for the first three years, for services up to 36,000 miles (10K, 20K and 30K). It's Volvo's way of helping to ensure that critical maintenance needs are taken care of right from the start. *No security deposit required. Monthly payment of \$279, based on \$32,795 MSRP of 2013 S60 T5 FWD, includes destination charge. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Take new retail delivery from retailer stock between July 2, 2013 and July 31, 2013. Car shown with optional equipment. Advertised lease payment and financing excludes taxes, title, and reg. fees. The value of the first 3 monthly payments up to a maximum total amount of \$1,350 will be credited to your account upon opening. On lease agreements this value will include a noncash credit equal to your first monthly lease payment due at signing. Please contact your participating retailer for further details. Offer available on any new 2013 Volvo through Volvo Car Financial Services for qualified customers. 3 - Audi - 39 mo. closed-end leases offered to qualified customers by Audi Financial Services. First month payment paid by Audi on select models. A4 Sdk# D0574 based on MSRP \$35,500 with Convenience & Lighting Pkg. \$2,999 down + \$695 acquisition fee + \$0 security deposit = \$3,694 due at inception + TT&L. Purchase option at lease end for \$18,105. 38 monthly payments of \$349. Advertised offers require dealer contribution; final negotiated price may vary by dealer. Lessee responsible for insurance, maintenance and repairs and may have some financial liability at lease end. Lessee responsible for \$0.25/mile over 10,000 miles per year and a disposition fee of \$375 due at lease end. See dealer for details. Higher MSRP will affect lease price. Pictures shown with optional equipment for illustration only. Offers expire 7-31-13. 4 - Porsche - Limited inventory. Call for available vehicles. Exp 7/31/13.

DEVELOPMENT

State Legislature approves utility districts for 1,674 acres near San Marcos

By Wes Ferguson

Gov. Rick Perry signed five bills into law June 14 that lay the groundwork for a largely residential 1,674-acre development between Kyle and San Marcos.

The bills were approved by the state House and Senate on May 26. They allow the property owner, LaSalle Holdings Ltd., to create five municipal utility districts on Yarrington Road east of I-35, ultimately bringing an estimated 15,000 residents to an area with Hays CISD and just outside Kyle and San Marcos.

Creation of the municipal utility districts, or MUDs, gives LaSalle the authority to issue bonds and collect taxes. The bonds will pay for an estimated \$90 million in infrastructure and improvements such as water, wastewater, roads and parks.

"It allows development in an area the city does not currently plan to serve," said Kristy Stark, the city of San Marcos' assistant director of development services.

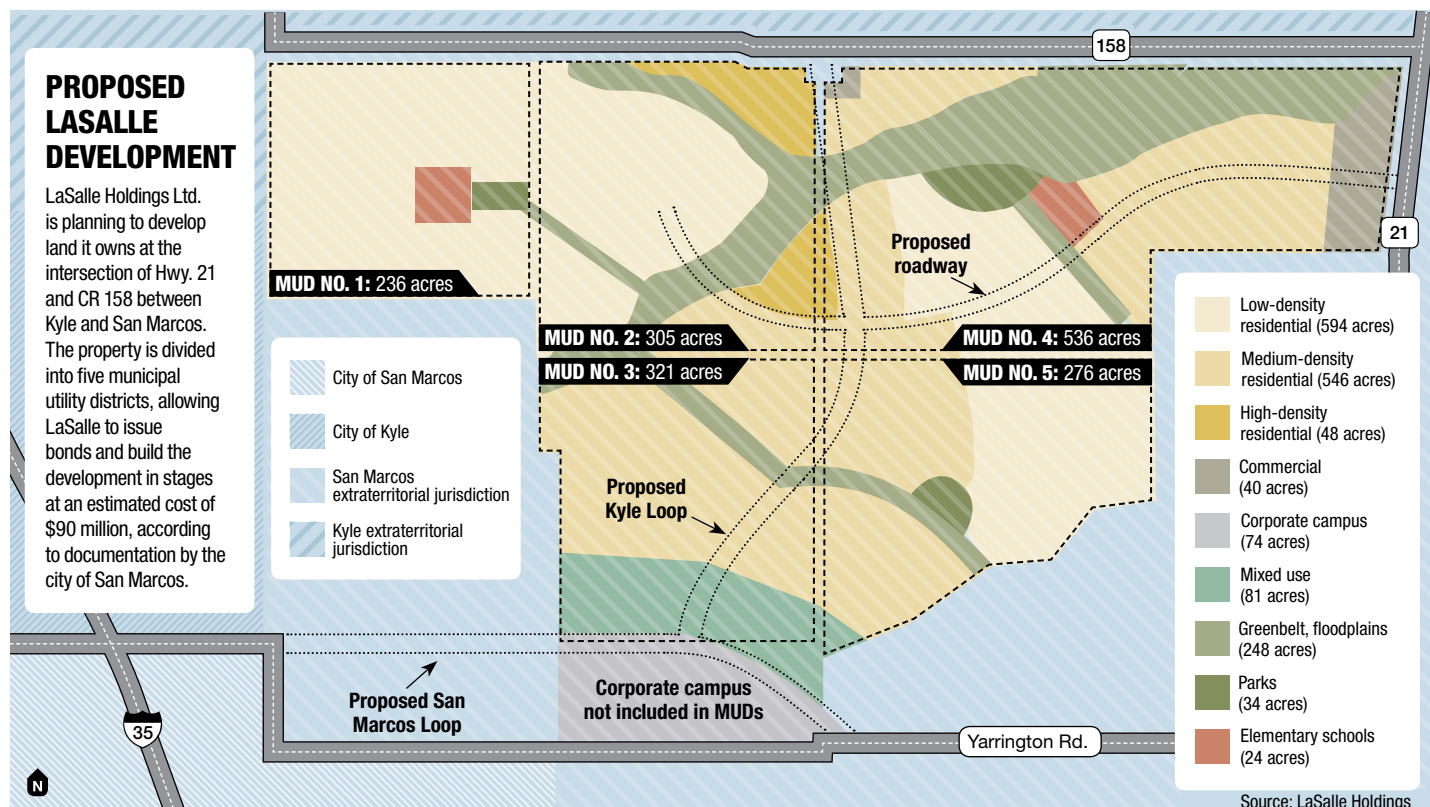
Unlike some MUDs, the Legislature did not grant LaSalle authority to acquire property through the power of eminent domain. One of a number of large projects in the works for eastern Hays County, the LaSalle development is a proposed mix of 7,000 homes and apartments in addition to a handful of commercial sections.

"It creates a lot of rooftops, which are going to come in and shop in San Marcos. I'm sure there will be some shopping in Kyle also," San Marcos City Manager Jim Nuse said. "It provides the rooftops without the obligation to provide some of the expensive services we do," such as police and fire protection.

Boundary dispute

On July 3, San Marcos and Kyle resolved a boundary dispute that had complicated LaSalle's plans.

When beginning to work on the project in 2010, LaSalle developer Mike Schroeder of Brenham thought the property was within the city of Kyle's extraterritorial jurisdiction, or ETJ—any area within



WHAT IS A MUD?

Municipal utility districts are taxing entities created by the Texas Legislature, the Texas Commission on Environmental Quality or a county. They are separate from cities but can be within the city limits or a city's extraterritorial jurisdiction.

2 miles of Kyle's boundary that is not part of another city. San Marcos and Kyle both claimed overlapping portions of the LaSalle property for their ETJs.

On June 18, the Kyle City Council approved a swap that put the entire project within San Marcos' ETJ. In return, Kyle received a portion of San Marcos' ETJ at the intersection of FM 150 and Hwy. 21, along with two slivers of land on the northern side of CR 158.

San Marcos City Council members approved the trade at their July 3 meeting.

"The intent of the swap is really to clean up boundary lines for multiple reasons," said Matthew Lewis, San Marcos' director of planning and development services. "One, the parcel owners have clear jurisdictions to work with at the time they start development. Two, it makes it easier

WHY DO DEVELOPERS CREATE MUDS?

To pay for infrastructure required to support development, MUDs collect taxes and issue bonds to provide utilities and infrastructure. They also use taxes to build amenities such as recreational facilities and parkland within the MUD.

for future planning. Three, it's also just good neighborly practices to negotiate ETJ boundaries along common delineated roadways or parcel boundaries."

San Marcos received 587.6 acres of ETJ valued at \$1.6 million, and Kyle received 193.5 acres valued at \$1.5 million.

Debt and taxes

In April, the San Marcos City Council approved a consent agreement with LaSalle in which the MUD will share 60 percent of its future sales tax revenue with San Marcos, and it will pay the city \$1 million in master development fees. LaSalle also must conform to San Marcos' development standards.

If the city of San Marcos annexes the property, then it will assume the bond debt. Breaking the development into five

MUDs allows the city to annex the land in portions rather than waiting for the entire development's debt to be paid off.

"When you annex a MUD, you take over the debt, so you wait until it makes sense economically to do it," City Attorney Michael Cosentino told council members during a March workshop.

For water service, the company plans to contract with the city of Kyle and the County Line and Maxwell water supply corporations. Although LaSalle has not set a firm construction schedule, it plans to develop the MUDs during the next decade.

"We're pretty excited about it," said Andy Barrett, an Austin-based lobbyist who represents LaSalle. "We have a good working relationship with both Kyle and San Marcos, and we think this is a good thing for everybody."

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Entertainment complex in Kyle to feature movie theater, bowling alley



KYLE City Council approved an economic development incentive package June 20 for an entertainment complex that will feature a movie theater, bowling alley, sports bar and restaurant.

“It feels really good,” said Diana Blank, the city’s economic development director. “We’ve been working on it for a long time.”

The project has been in the works since 2007, Blank said. The development will be located behind The Village at Kyle shopping center near Target.

According to city officials, the development deal includes tax rebates and waivers of the city’s development fees and will be worth about \$1.1 million over 15 years.

Construction is slated to begin later this year, and the facility could be open by summer 2014.

The developer, Schulman Partners LTD, has entertainment complexes in Georgetown, Bastrop, Palestine and Hudson Oaks.

Blank said the development will be similar to Schulman’s Bastrop location, which features high-backed stadium seating, digitally projected movies, mini golf, bowling, a sports bar and grill, and an arcade.

“The project has about quadrupled in size since 2007, so it was worth the wait,” Blank said. “It’s been a long time coming.”

Buda mayor praises lawmakers’ passage of ‘Black Hydrant Bill’

BUDA, KYLE Gov. Rick Perry signed Senate Bill 1086, also known as the “Black Hydrant Bill,” into law June 14, and Buda Mayor Todd Ruge said residents and city leaders are “ecstatic” about it.

The bill, which takes effect Sept. 1, will require Monarch Utilities and other investor-owned utilities to paint red any fire hydrants that can produce adequate water pressure to fight fires.

Monarch and other utilities in Buda and Kyle have painted hydrants in neighborhoods such as Amberwood, Indian Paintbrush, Leisure Woods and the industrial area in the southern portion of Buda’s city limits black to indicate that there is no guarantee the hydrants can provide fire flow.

According to state law, the practice of painting hydrants black frees the utility of any liability in the event that a hydrant is unable to fight a fire.

Leaders from Buda and Kyle said they are hopeful the new law will help attract developers who were wary of locating in the area because of the perceived lack of protection from fire.

“It really could open up the door to some future development for us,” Ruge said. “For the city that’s good, but also for the emergency services district, they’re going to know that they have enough water pressure coming out of those hydrants.”

San Marcos residents rate city and services

SAN MARCOS Residents gave high marks for city services but said they are dissatisfied with job opportunities and the city’s planning for growth, according to results of a community survey presented to City Council on June 4.

Nearly three in four San Marcos residents said they are satisfied or very satisfied with the overall quality of services provided by the city government, a significantly higher ratio than other cities in the Southwest, said Chris Tatham, vice president of the ETC Institute, which conducted the survey of more than 400 San Marcos residents this spring.

“Residents generally have a very positive perception about the city itself,” Tatham said. “When people think of the city of San Marcos, they tend to respond favorably.”

Forty-four percent of survey respondents said they are dissatisfied with the availability of job opportunities, and 48 percent said they are dissatisfied with how well the city is planning for growth.

“I think there are a lot of economic issues here that other communities aren’t having to deal with as much as you are,” Tatham told council members. “This is an important issue that the city as a whole—not just city government—has to tackle.”



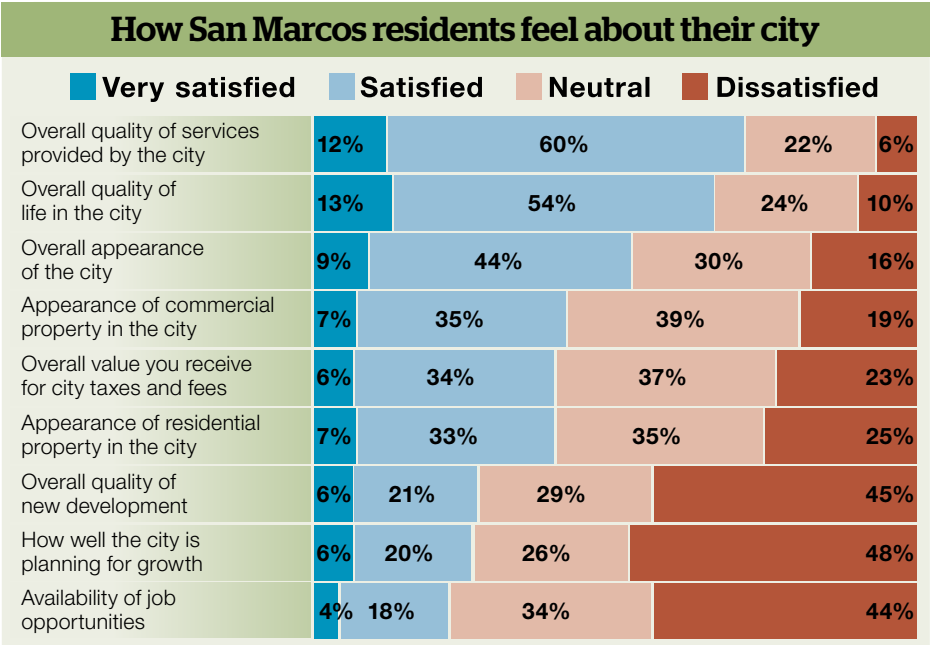
Buda’s skate park is planned for construction on a 0.67-acre parcel of city-owned property.

Construction begins for Buda skate park

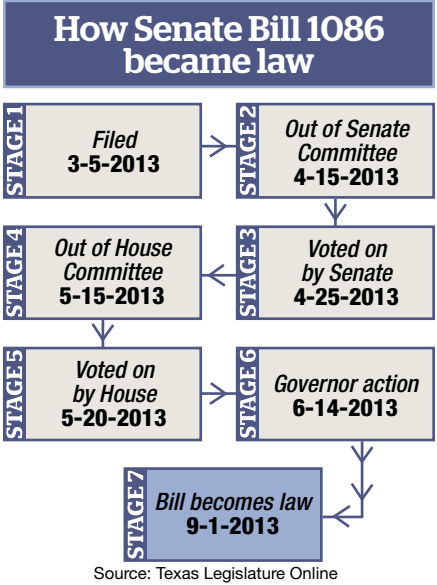
BUDA The city of Buda broke ground on the Jackson Tyler Norris Memorial Skate Park on June 27. Parks and Recreation Director Andrew Czimskey said he hopes Buda’s skaters will be able to enjoy the park by the end of 2013.

The 10,000-square-foot skate park, located at 480 S. Loop 4, will include a memorial to Jackson Tyler Norris, a Buda teenager and avid skater who was struck and killed by a vehicle June 22, 2011.

The contract for the work was awarded to Joe Brown Construction at City Council’s meeting June 18. The total cost is expected to be about \$333,000. The county provided \$140,000, and the city will pick up the remaining \$193,000.



Source: 2013 San Marcos Community Survey



Source: Texas Legislature Online



AT THE CAPITOL

News from the 83rd Legislative Session

By Karen Brooks Harper
Capitol Correspondent

Legislators focus on bills including those dealing with public education, gun control, health care

During the 83rd Legislative Session, Austin-area lawmakers focused on both local and statewide issues, ranging from the reopening of a city-operated pool and the declaration of the state's official pie (pecan) to increased penalties for motorists who leave the scene of a hit-and-run accident.

Legislators passed more than 1,400 new laws during the 140-day regular session. Below is a roundup of some of what area lawmakers pushed for, passed or had rejected by their peers.

Sen. Donna Campbell, R-New Braunfels

Campbell passed legislation that reduces the number of class hours from 10 to six that applicants for concealed handgun licenses must take before getting a permit to carry. The bill also strikes from the law a requirement that gun proficiency be included in the class instruction.

Rep. Tony Dale, R-Cedar Park

One of Dale's signature pieces of legislation would have forced the city of Austin to reopen a popular North Austin swimming locale and children's swim team training ground in the Forest North neighborhood.

The Springwood Pool is at the center of a lawsuit after residents accused the city of backing off its agreement to maintain the pool after it was annexed by the city in 2011. The bill was passed unanimously by a House committee but stalled as it was waiting to be scheduled for a floor vote after the city opposed it.



Rep. Dawnna Dukes, D-Austin

Dukes passed legislation requiring a school district to excuse a temporary absence for a student taking his or her child to an appointment with a health care professional, as long

as the student comes to school on the day of the appointment.

She also passed a bill requiring homeowners associations to create policies supporting native xeriscaping. The bill allows HOAs to restrict the types of xeriscaping, but not to ban it entirely.

Rep. Marsha Farney, R-Georgetown

Farney passed a bill establishing that boards of open-enrollment charter schools must require students to recite the pledges of allegiance to the United States and Texas flags and must

require a moment of silence after reciting the pledges.



Sen. Troy Fraser, R-Horseshoe Bay

Fraser passed legislation creating a statewide water plan, a priority among state leaders for the session. Senate Bill 4 sets up the structure to provide financing to water

providers throughout the state.

The State Water Implementation Fund for Texas is a revolving water infrastructure bank that would finance all the strategies included in the 2012 plan; its funding through the state's rainy day fund is subject to approval by voters in November.

Rep. Larry Gonzales, R-Round Rock

Gonzales was a big player on legislation passed to protect some dedicated revenue funds from being siphoned off their original purpose and used to balance the budget. The bipartisan bill was meant to protect taxpayers from paying fees for one purpose only to have those measures underfunded because the money went to something else.

Rep. Donna Howard, D-Austin

Howard pushed to strengthen personal financial disclosure requirements for legislators, candidates and other officials subject to the state's disclosure laws.

Her legislation would have required lawmakers to disclose all sources of earned and unearned income, including pensions and retirement plans. The bill also would have required disclosure of finances by spouses and children. It did not pass.



Rep. Jason Isaac, R-Dripping Springs

Isaac helped sponsor legislation creating an ad valorem tax exemption for the spouse of an armed services member killed in action. The bill passed with

overwhelming support.

He also devised a plan that would have reduced the 1,100-page Texas Education Code to 62 pages—an idea that puts almost all education programs and decisions in the hands of local authorities. Isaac said his bill, which did not pass, was aimed at restoring local control in the education system.

Rep. Tim Kleinschmidt, R-Lexington

Kleinschmidt co-sponsored legislation that allows students with concealed handgun licenses to store their weapons in their cars while on campus. The bill, which passed, was part of a package Republicans pushed to protect gun rights in Texas.

Rep. John Kuempel, R-Seguin

As vice chairman of the House Licensing and Administrative Procedures Committee, Kuempel helped shepherd legislation expanding the craft brew industry in Texas. Under the new laws, craft breweries can operate tap rooms, and brewpubs can sell their products in stores through distributors.



Rep. Elliott Naishtat, D-Austin

Naishtat passed legislation that supporters say allows access by more children with visual impairment issues to special education services designed for them.

Services and instruction include long cane skills; use of distance optical devices; navigating the home, playground and neighborhood; using other senses effectively; and developing motor skills and concepts needed for purposeful movement.

Rep. Eddie Rodriguez, D-Austin

As chairman of the first Farm to Table Caucus in the nation, Rodriguez authored or helped pass a package of legislation designed to help farmers, farmers markets and the cottage food industry.

The bill expanded the list of foods allowed to be sold by such producers and created a framework that supporters said encourages the cottage food industry.

Sen. Charles Schwertner, R-Georgetown

Schwertner co-sponsored legislation making sweeping changes to public school testing and accountability. The bill reduced the number of high-stakes end-of-course exams from 15 to five, changed high school graduation requirements and adjusted school accountability rating systems.

Rep. Mark Strama, D-Austin

Strama passed legislation creating a grant program for school districts to provide summer school classes for students who are educationally disadvantaged and for programs providing summer teaching opportunities for high-performing, new and student teachers.

He also proposed a resolution expressing disagreement with the federal Citizens United decision allowing corporations to be treated as people under campaign finance law. The amendment went nowhere but was supported by proponents of election reform.



Sen. Kirk Watson, D-Austin

Watson passed a bill creating a "habitual violator" label for drivers of vehicles registered in Texas who consistently fail to pay their tolls. The new law allows tolling project

operators, including the Texas Department of Transportation, to create rules regarding habitual violators and give those motorists' information to the county tax assessor-collector. Under the new law, if motorists do not pay their fees, they cannot renew their vehicle registration.

Rep. Paul Workman, R-Austin

Workman passed a bill creating more transparency for residents of neighborhoods with community propane systems, establishing a pricing structure that relies on free-market data from the U.S. Energy Information Agency. He said the bill will build certainty in pricing for ratepayers and providers without increasing regulation. More than half of the state's 78 community propane systems are in his western Travis County district.

He also co-authored several pieces of legislation pertaining to franchise taxes and pushed for legislation banning the state from enforcing federal gun bans.



Sen. Judith Zaffirini, D-Laredo

The first Hispanic female elected to the Texas Senate, along with numerous other glass ceiling-breaking firsts, Zaffirini was celebrated this session for casting her 50,000th vote in office. She

has had a 100 percent attendance rate since 1987, when she was elected, save for a quorum-breaking tactic she and other Senate Democrats used in 2003 to stop mid-decade redistricting.

With her district being home to the majority of the rigs and oil and gas production in the Eagle Ford Shale, and as a member of the Senate Finance Committee, she helped secure \$450 million in the state budget to repair roads in the areas affected by production efforts.



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AT THE CAPITOL

News from the 83rd Legislative Session

By Karen Brooks Harper
Capitol Correspondent

Abortion bill progresses in second special session

Texas lawmakers came a step closer to passing new safety standards for abortion clinics July 10 when the House gave final approval to the measure, sending it to the Senate on a vote of 96-49.

The vote in the second week of the 83rd Legislature's second special session signals that the Republican majority in the state Capitol is ready to push through the new regulations, which include requiring abortion clinics to adhere to the same standards as ambulatory surgical centers.

Gov. Rick Perry issued a statement praising the passage of the bill in the House.

"The tremendous outpouring of support for this legislation has demonstrated how Texas stands for life, and I commend everyone who wore blue, turned out and spoke up in support of life in our state," he said.

A statement posted on the website for Sen. Kirk Watson, D-Austin, said Texans will push back when the bill passes.

"As bad as this legislation is

for Texas and Texas women, it's almost certain to pass," it said. "[But] this is only the beginning. Texans don't like seeing women's health jeopardized or their rights limited or taken away."

Second special session

The abortion issue is one of three that Perry told lawmakers to address when he convened the second special session July 1.

The first special session in June ended with an 11-hour filibuster of the abortion restrictions by Sen. Wendy Davis, D-Fort Worth, which galvanized the abortion-rights community and sparked massive protests at the Capitol.

At a cost of about \$30,000 per day, a 30-day special session can cost taxpayers more than \$1 million.

Special sessions can only be called by the governor and cannot last longer than 30 days.

The other two bills under consideration during the second special session include

transportation funding and a bill dealing with juvenile sentencing.

Transportation funding

Lawmakers are still haggling over how to fund highway projects after officials at the Texas Department of Transportation said they need \$4 billion in additional annual funding to maintain the state's roads.

A proposal that appeared to be gaining traction was a measure asking voters to approve the diversion of some oil-and-gas proceeds to roads—monies that typically go directly into the state's Economic Stabilization Fund.

But in a House hearing July 9, some representatives expressed concern that the proposal would either gut the rainy day fund or that parts of the bill that place a minimum on the fund's balance will eventually result in no money for roads at all.

Juvenile justice

A measure that closes a loophole in the juvenile justice system

NOTABLE special sessions

Since the Texas Legislature's first special session was called Nov. 18, 1850, there have been more than 110 special sessions, including the ones called this year.



JAN. 21, 1862—Gov. Sam Houston was attempting to head off an illegal Secession Convention. Supporters wanted Texas to secede from the U.S. and join the Confederacy. Houston convened the special session a week before the convention in hopes that it would invalidate the convention. Lawmakers voted to secede anyway; Texas voters agreed.



JUNE 23, 1919—Gov. William Pettus Hobby gave lawmakers 240 topics to deal with during this special session, more than any other in history. In the first week, lawmakers chose to ratify the 19th Amendment to the U.S. Constitution, giving women the right to vote. With that move, the Lone Star State became the ninth state to uphold that federal amendment and the first of the states in the former Confederacy to do so.



JULY 15, 1991—As Texas began to emerge from the economic crisis of the 1980s, lawmakers sought additional sources of revenue. Gov. Ann Richards called lawmakers into a special session to deal with budgetary matters. Among the bills that emerged was a constitutional amendment creating the Texas state lottery. It was approved by voters that same year and has since generated more than \$13.6 billion for schools.

SUMMER 2003—Three special sessions were called after Democratic lawmakers fled the Capitol to break quorum and block mid-decade redistricting. Maps were redrawn in 2001 after the 2000 census, but U.S. House Republican Majority Leader Tom DeLay of Texas pressured Texas Republicans to draw new districts. Fifty-one House Democrats left the state during the regular session and successfully stopped the redistricting, only to have Gov. Rick Perry call them back for a special session. During the second special session, 11 Democratic Senators fled and spent three months in Albuquerque, N.M. New maps were finally approved in the third special session and gave Texas a strong Republican majority in Congress.

Sources: Legislative Reference Library, "Handbook of Texas," Texas State Historical Commission

is awaiting a Senate floor vote.

The bill allows 17-year-olds convicted of capital murder to be receive a life sentence with the possibility of parole.

The legislation was created in response to recent U.S. Supreme Court decisions that say teens cannot be sentenced to life without parole.

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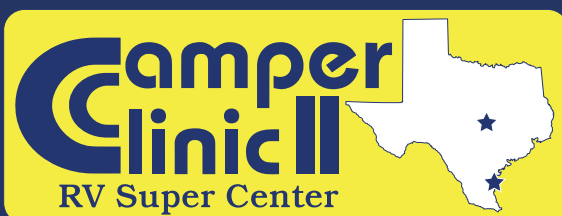
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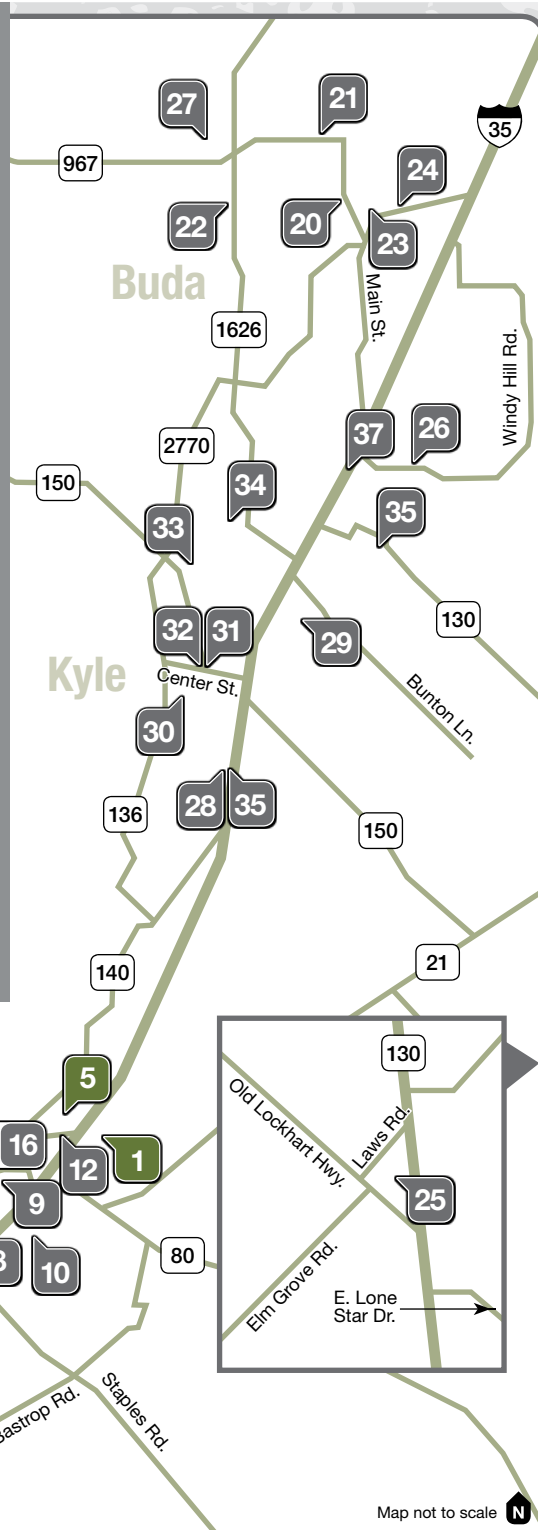
Private and charter school FOCUS

Private education provides many learning opportunities for children, including flexible curriculum, optional religious affiliation and smaller classroom settings. The five private schools in San Marcos offer education ranging from fine arts to biblical studies and computer literacy.

In addition to private schools, public charter schools provide an alternative to conventional education models, aiming to provide a more flexible approach that helps students become lifelong learners as they gain proficiency in traditional academic skills such as math, reading and writing.

This list is not comprehensive. If you would like to add your school or licensed child care center, email listings@impactnews.com

Compiled by Melanie Dutschke,
Wes Ferguson, Alex Pernice
and Brett Thorne



HILL COUNTRY CHRISTIAN SCHOOL

1 Hill Country Christian School provides education focused on biblical principles, leadership, community service, communication skills and critical thinking. The mastery-based learning experience aims to provide each student with an environment devoted to benefiting him or her in the most effective way possible. Classes start Aug. 26.

Grades: Kindergarten–12th
Students per teacher: 5.4 students
Registration deadline: No deadline
Contact: 1401 Davis Lane, San Marcos. 512-353-8976. www.hillcountryschool.net



Courtesy Hill Country Christian School

Cost: \$2,950–\$3,250 per school year (discounts for siblings)
Religious affiliation: Christian

THE MASTER'S SCHOOL OF SAN MARCOS

2 The Master's School of San Marcos provides an integrated approach to humanities, arts and social studies. For example, literature and arts are studied in the context of history and geography. Advanced studies in language arts and math are also offered. Classes start Sept. 4.

Grades: Kindergarten–8th
Students per teacher: 14 students
Registration deadline: Feb. 14, 2014
Contact: 1664 Center Point Road, San Marcos. 512-392-4322. www.mastersschool.org



Courtesy The Master's School of San Marcos

Cost: \$5,250–\$5,850 per year
Religious affiliation: Nondenominational Christian

SAN MARCOS ACADEMY

3 San Marcos Academy offers a college preparatory curriculum involving dual-credit college courses, fine arts and more. The school offers a learning-skills program for students with mild to moderate learning differences and offers English as a second language classes for international students. Classes start Aug. 12.

Grades: Seventh–12th
Students per teacher: 9 students
Registration deadline: No deadline
Contact: 2801 RR 12, San Marcos. 512-753-8000. www.smabears.org



Courtesy San Marcos Academy

Cost: \$11,000 (includes tuition and costs)
(\$33,000 for boarding students)
Religious affiliation: Baptist

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SAN MARCOS, BUDA, KYLE AND HAYS COUNTY

SAN MARCOS ADVENTIST JUNIOR ACADEMY

4 San Marcos Adventist Junior Academy is devoted to providing an education that emphasizes the spiritual and academic aspects of learning. Students are taught the value of physical and mental labor as well as moral purity. Classes start Aug. 14.



Courtesy San Marcos Adventist Junior Academy

Grades: Prekindergarten–10th
Students per teacher: 10 students
Registration deadline: Aug. 11, 2013
Contact: 1523 Old RR 12, San Marcos. 512-392-9475. www.smaja.org

Cost: \$340–\$435 per month
Religious affiliation: Seventh-day Adventist

TEXAS PREPARATORY SCHOOL

5 Texas Preparatory School is a public charter school that seeks to build academic knowledge and skills by integrating fun, educational activities throughout all school programs. The school says students will achieve proficiency in traditional academic skills and an ability to make decisions about secondary education. Classes start Aug. 26.



Courtesy Texas Preparatory School

Grades: Prekindergarten–6th
Students per teacher: 22 students
Registration deadline: July 19, 2013
Contact: 400 Uhland Road, San Marcos. 512-805-3000. www.texasprep.us

Cost: Tuition is free
Affiliation: Affiliated with the Boys & Girls Club of South Central Texas

THE WONDERLAND SCHOOL

6 The Wonderland School teaches an advanced curriculum in a traditional classroom setting, and students are allowed to work at their own pace. The school's curriculum includes Spanish, music, physical education and computer literacy. Classes start Aug. 22.



Courtesy The Wonderland School

Grades: Infants–6th
Students per teacher: 15 (K–6)
Registration deadline: No deadline
Contact: 302 Country Estates Drive, San Marcos. 512-392-9404. www.thewonderlandschool.com

Cost: \$410–\$595 per month
Religious affiliation: Nondenominational Christian

LICENSED CHILD CARE CENTERS

For children who are younger than school age, 31 licensed child care centers are spread throughout San Marcos, Kyle and Buda. The centers offer early childhood education for children and toddlers and have been licensed by the Texas Department of Family and Protective Services.

7 First Step Inc.
 Capacity: 90, 512-353-4177
 4003 Hunter Road, San Marcos

18 St. Marks Episcopal Preschool
 Capacity: 16, 512-353-8325
 3039 RR 12, San Marcos
www.preschoolstmarks.org

28 Grandmas Daycare and Learning Center
 Capacity: 57, 512-504-9208
 1109 N. Hwy. 81, Kyle

8 Henry Bush Child Development Center
 Capacity: 83, 512-396-3533
 722 S. McKie St., San Marcos

19 A Washington Child Development Center
 Capacity: 70, 512-353-1507
 103 Hays St., San Marcos

29 The Kid Ranch
 Capacity: 134, 512-268-6406
 207 Elmhurst Drive, Kyle
www.thekidranch.com

9 Imagination Station Early Learning Academy
 Capacity: 63, 512-353-0622
 415 Riverside Drive, San Marcos

20 Buda Primary Early Learning Center
 Capacity: 70, 512-268-8439
 500 CR 967, Buda

30 La Casa dei Bambini Kyle Montessori
 Capacity: 30, 512-262-2999
 701 Scott St., Kyle
www.kylemontessori.com

10 Kactus Kidz
 Capacity: 34, 512-878-8159
 1200 Martindale Road, San Marcos

21 Buda's Bright Beginnings Learning Centers Inc.
 Capacity: 122, 512-353-1507
 1750 FM 967, Buda
www.budasbrightbeginnings.com

31 Laugh and Learn Mothers Day Out
 Capacity: 20, 512-262-6093
 602 W. Center St., Kyle
www.laughandlearnmndo.com

11 Kids of the Kingdom
 Capacity: 119, 512-353-5437
 130 W. Holland St., San Marcos
www.kidsofthekingdomcdc.org

22 First Class Child Development Center 2
 Capacity: 68, 512-295-5959
 1215 Old Black Colony Road, Buda
www.firstclasscdc.com

32 Pequesland
 Capacity: 32, 512-268-6745
 301-A Rebel Drive, Kyle
www.pequesland.com

12 Lillie Belle Townsend Child Development Center
 Capacity: 16, 512-667-7620
 1506 S. I-35, San Marcos

23 Giggle and Grow Educare
 Capacity: 31, 512-295-5437
 610 N. Main St., No. 3, Buda
www.gngeducare.com

33 Rocking Horse Academy
 Capacity: 282, 512-405-3700
 6022 McNaughton, Kyle
www.rockinghorseacademy.com

13 Lil Pee Wees Childcare and Learning Center
 Capacity: 80, 512-392-3150
 2411 Hunter Road, San Marcos
www.lilpeepees.com/

24 Kids Academy
 Capacity: 171, 512-312-1644
 475 N. Loop 4, Buda
www.kidsacademycdc.com

34 Stepping Stone School XIX
 Capacity: 193, 512-268-0123
 4624 Ratcliffe Drive, Kyle
www.steppingstoneschool.com

14 Mitchell Center
 Capacity: 45, 512-805-8687
 715 Valley Drive, San Marcos

25 Mustang Childcare and Learning Center
 Capacity: 58, 512-243-3600
 12806 S. US 183, Buda

35 Sunbeams Early Learning Center
 Capacity: 25, 512-268-8502
 1510 Bebee Road, Kyle

15 Mothers Day Out and Christian Preschool
 Capacity: 90, 512-396-3236
 129 W. Hutchison St., San Marcos

26 Sonshine Kids Child Development Center
 Capacity: 33, 512-417-9556
 4323 Dacy Lane, Buda
www.sonshinekidscdc.com

36 Tender Love Learning Center
 Capacity: 82, 512-268-8020
 23601 N. I-35, Kyle

16 Presbyterian Parent Cooperative
 Capacity: 16, 512-353-8325
 323 Mary St., San Marcos

27 YMCA of Austin Hays Communities Branch
 Capacity: 15, 512-523-0099
 465 Buda Sportsplex Drive, Buda
www.austinyymca.org/hays-communities

37 Texas Learning Center
 Capacity: 212, 512-312-4341
 221 N. Amberwood, Kyle
www.txlearningcenter.com



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CALENDAR

Featured **EVENT**



AUG 03

River Awareness Day
Celebrate the San Marcos River with activities ranging from hands-on aquatic science experiments to storytelling and guided nature walks. Live music, local food and river-inspired arts and crafts are also available at the festival, which is being held on behalf of the San Marcos Habitat Conservation Plan and San Marcos River Foundation. The spring-fed river is said to be one of the longest continually inhabited places in North America. 9 a.m.–10 p.m. Free. City Park, 170 Charles Austin Drive, and Plaza Park, 204 N. CM Allen Parkway, San Marcos. 956-763-6248. www.facebook.com/events/653898694625409

Brandy Cohen

July

21

Candlelight Bowl
Dream of Hopes Ranch hosts the 13th annual Candlelight Bowl event at Westgate Lanes, 2701 William Cannon Drive, Austin. The Buda nonprofit group works with special-needs children and adults. 1–4 p.m. \$18 (adults), \$12 (age 12 and younger). 512-312-9002. www.dreamofhopesranch.org

23

State of Education Luncheon and Backpack Drive
Hays CISD Superintendent Michael McKie gives an update on education issues in

Hays County at the Kyle Area Chamber of Commerce's monthly luncheon. Attendees are also encouraged to bring backpacks, which will be donated to children for the next school year. 11:30–1 p.m. \$15 members, \$20 nonmembers. Lehman High School cafeteria, 1700 Lehman Road, Kyle. 512-268-4220. www.kylechamber.org

23

Movies in Your Park
Bring a blanket and lawn chairs to watch Disney's "Brave" presented by the San Marcos Parks and Recreation Department. Pre-movie games begin at 7:30 p.m., and the movie starts immediately after sunset. Concessions are

available for purchase. Free. San Marcos Plaza Park, 206 N. CM Allen Parkway, San Marcos. 512-393-8400. www.sanmarcostx.gov/parks

26

Movies at the Pool
The city of Kyle Parks and Recreation Department presents "Finding Nemo" on its inflatable movie screen. Pool staff members hand out admission tickets at 7 p.m. until all 230 tickets are gone. One ticket per person. The movie begins 30 minutes after sunset, and guests may bring lawn chairs, blankets and snacks. Free. Kyle Pool at Gregg-Clarke Park, 1100 W. Center St., Kyle. 512-268-5326. www.cityofkyle.com/recreation/movies-park-3



27

Foodstock: Salsa Showdown
See how your made-from-scratch salsa stands up to the heat of competition in this fundraiser for the Hays County Food Bank. 1–6 p.m. \$10 per entry. Hays County Courthouse Square, 111 E. San Antonio St., San Marcos. 512-392-8300. www.haysfoodbank.org

Courtesy Foodstock

27

Randy Rogers and Central Texas Speedway races
Watch NASCAR racing at the track, which also features beach volleyball, food vendors, horseshoes, the Car Bar, live music by the Randy Rogers band and more. Admission gates open at 3 p.m. Racing 5–10 p.m. \$15 (free for children age 12 and younger). Central Texas Speedway, 24801 I-35, Kyle. 512-828-6478. www.centexspeedway.com



28

Fourth annual BabyFest
Become familiar with the latest products and services for mothers and babies. Networking opportunities are available for area moms and moms-to-be. Dads are also encouraged to attend. Participate in raffles to win prizes; learn information from obstetrics representatives and pediatric physicians from Central Texas Medical Center; and check out the baby boutiques, eco-friendly products, information on vaccinations and more. 1–4 p.m. Free. CTMC main lobby, 1301 Wonder World Drive, San Marcos. 512-353-8979. www.ctmc.org. Twitter: @ctmc_sanmarcos

Courtesy Central Texas Medical Center



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Agents say You need an employee or no group.
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 Thomas Blevins, M.D.
 Luis Casaubon, M.D.
 Valerie Espinosa, M.D.

Compiled by Melanie Dutschke, Wes Ferguson and Alex Pernice

August



Courtesy city of Buda

01 First Thursday

Explore the restaurants and specialty shops of downtown Buda. Take a walking tour at the Gazebo on the Greenbelt at 6 p.m. and participate in an activity organized by the Buda Public Library. 5-9 p.m. Free. Main Street, downtown Buda. 512-295-7170. www.budatxtourism.com

Worth the TRIP



Courtesy The Emily Ann Theatre & Gardens

01 through 10 Shakespeare Under the Stars

Catch productions of Shakespeare's tragedy, "Julius Caesar," performed by high school and middle school students. The program is in its 23rd season and runs every night but Sunday. 8:15 p.m. \$15 (\$10 for students). The EmilyAnn Theatre & Gardens, 1101 FM 2325, Wimberley. 512-847-6969. www.emilyann.org



Courtesy Texas Governor's Office

09 through 11 Sales tax holiday

The annual tax-free weekend takes place one week earlier than usual this year. During the weekend, state law exempts from sales and use taxes most clothing, footwear, school supplies and backpacks costing less than \$100. All sales made during the weekend qualify for the exemption, including items sold online, by phone or by mail. Nonexempt items include those made primarily for athletic activity, such as golf cleats or football pads. For a complete list of exempt and nonexempt items, visit www.window.state.tx.us/taxinfo/taxpubs/taxholiday

Featured LIVE MUSIC



Courtesy Brave Combo

Denton-based Brave Combo has won two Grammy awards.

Cheatham Street Warehouse

119 Cheatham St., San Marcos. 512-353-3777. www.cheathamstreet.com. Twitter: @cheathamstreet

July

- 18 En Route
- 19 Mando Saenz
- 20 Hill Country Gentlemen and Pake Rossi Band
- 25 Adam Carroll
- 27 Monte Montgomery
- 30 Will Arrington Band and Brett Hauser Band

August

- 9 Brennen Leigh

Summer in the Park music series

San Marcos Plaza Park, 206 N. CM Allen Parkway, San Marcos. 512-393-8400. www.sanmarcostx.gov/concerts

July

- 18 Brave Combo
- 25 Walt Wilkins & the Mystiqueros

August

- 1 Graybone
- 8 Two Tons of Steel

Riley's Tavern

8894 FM 1102, Hunter. 512-392-3132. www.rileystavern.com. Twitter: @rileystavern

July

- 18 The Bad Intentions
- 19 Amber Digby
- 20 Jason Arnold & the Step Siders
- 23 Chris Edwards
- 24 Jeremy Steding
- 25 Ricky Stein
- 27 Lost John Casner
- 31 Mike Ethan Messick

August

- 2 Amanda Jo Cevallos
- 7 Tyler Cannon
- 9 Beau Hinze & the Backporch Shufflers

Online calendar

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

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

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Homes from the \$150s

512.778.5372

Sunfield

August 10, 2013 | 12 PM - 5 PM

145 Stella Gold, Buda, TX 78610

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BUSINESS

Wonder World Park

Commercial cave still cool after 113 years

By Wes Ferguson

Buddy Mostyn has spent a lifetime exploring and operating San Marcos' oldest tourism attraction—the earthquake-formed cave at Wonder World Park.

When he was a boy, his parents purchased the park and its main draw, the 93-foot-deep Wonder Cave. Mostyn took full advantage of the access, he said.

"I was a cave-crawling dude," he said. "One time my parents forgot me at night. They were ready to go home and turned off the lights and left me there. I stayed there in absolute dark. It is spooky, believe me."

It took about an hour before they realized they had left him in the cave.

"They ran back down here and turned on all the lights, and I came shooting out," he said.

Wonder Cave formed during an earthquake an estimated 65 million years ago and has drawn millions of tourists since opening to the public in 1900.

Mostyn took over the family business in 1972 after graduating from Texas State University. He said the cave is known throughout the world because it is the only place where a person can travel underground to see the effects of an earthquake along a fault zone—in this case, the Balcones Fault where the Texas Hill Country jams into the Gulf Coastal Plains.

"You'll get to see first-hand how the earth was ripped apart and big giant boulders caught in mid-air as they were falling," he said. "When you study

earthquakes and tectonic plate movements, there's nothing better than seeing first-hand the actual result of an earthquake."

Mostyn said Wonder Cave is the only commercial cave in Texas not formed by water erosion. The tour begins from a gift shop, descends into several narrow passageways and larger chasms where the air cools to 70 degrees year round, and ends at an elevator.

"When you exit the cave, we take you 110 feet above the ground surface to the observation tower, so you can look down at the major breakoff point of the Balcones Escarpment," he said. "You're right on top of it. From there, you can actually see how the earth's surface changes drastically right at this fault line."

The park also features a train ride from which guests can feed deer at a wildlife park featuring more than 100 animals such as llamas, goats, guinea fowl and turkeys.

Mostyn said attendance is growing at the park. In 2011, Wonder World hosted 125,000 visitors during the summer busy season, and more than 2,000 school groups have come through in 2013.

"What's happened is that Central Texas has become a destination for floating, camping, and everybody helps everybody draw to this area," he said. "We're in the corridor of where all of it's happening, so it's kind of a no-brainer, really. We have to keep our heads straight and keep right out there in front of the public, and we definitely have been growing because of it."



The train at Wonder World Park takes visitors through a waterfall at Mystery Mountain and circles through a wildlife park featuring exotic deer, llamas, goats and other animals.



A stairway descends into Wonder Cave, formed by an earthquake on the edge of the Hill Country.



Wonder World Park features a 6,000-square-foot gift shop.

Tunneling through time

1893

Mark Bevers discovers the cave when drilling a water well

1900

Wonder Cave becomes the first commercial cave in Texas, offering candlelight tours

1850

1900

1950

2000

1916

San Marcos entrepreneur A.B. Rogers buys the cave for \$50 and a gray horse

1957

Rogers' son sells the park to the Mostyn family

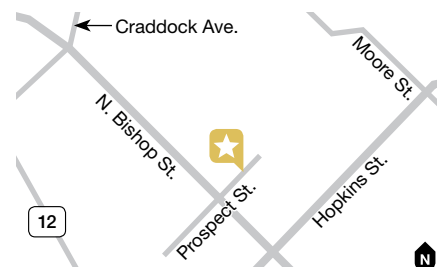
1972

Buddy Mostyn buys the park from his mother

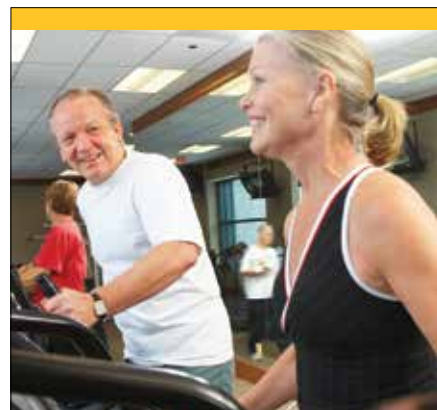
2010

Buddy receives the Rogers Family Tourism Award for lifetime achievement from the San Marcos Convention and Visitor Bureau

Wonder World Park



1000 Prospect St., San Marcos
512-392-6711
www.wonderworldpark.com
Hours: Every day 8 a.m.–8 p.m. in summer, Mon.–Fri. 9 a.m.–5 p.m., Sat.–Sun. 9 a.m.–6 p.m. September–May
Tickets: \$22.95 (ages 13 and older), \$15.95 (ages 6–12), \$8.50 (ages 3–5), free (2 and younger)



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DINING

Centerfield Sports Bar & Grill

Hotspot brings nightlife to downtown Kyle

By Brett Thorne

James Rios took notice of Kyle voters' overwhelming approval of relaxed alcohol restrictions in 2012. Before that vote, bars were illegal in the city limits, and at least 51 percent of restaurants' revenue had to come from food sales.

"Had they not [voted for relaxed restrictions] I would not be open," said Rios, who opened Centerfield Sports Bar & Grill in Kyle in December. "I love food, and I love offering great food, but in order for me to offer my food at moderate prices, I have to be able to make a profit in other places."

Those "other places" Rios referred to include staples such as margaritas and draft beer as well as original cocktails such as the Sexi Mexi, a tequila creation from Bar Manager Evelyn Fowler.

Centerfield obtained the first mixed-beverage permit in Kyle in 2012, and Rios said the response has been overwhelming. Kyle residents have welcomed the bar's easygoing atmosphere, wide selection of drinks and freshly prepared entrees, Rios said.

"We're trying to bring a different environment for everyone every time," he said. "We want everyone to go to Centerfield, whether you need to have a lunch meeting or you just got done playing a round of golf and want to have a couple of beers."

To that end, Rios makes sure the restaurant's entertainment offerings are as diverse as its crowd. Centerfield turns into a piano bar on Wednesday nights, a DJ-led dance club on Saturdays and a karaoke bar on Sundays.

General Manager Davey Pearce said the staff tries to bring the "laid-back, Austin energy" to Kyle without

sacrificing the establishment's family-friendliness.

"We let people be who they are," Pearce said. "We're going to let you have a little fun, but we're not going to let you annoy the families that have kids."

The restaurant's menu, which was designed by a trained chef, has helped the restaurant catch on, too. Pearce said the popularity of the margherita pizza has exceeded his expectations, and Centerfield's hamburgers have come up in "best burger in Texas" conversations.

Diana Blank, director of economic development for the city of Kyle, said the business' success has had a ripple effect throughout Kyle.

"It helps show the demand the community has for those types of businesses and helps us recruit those types of businesses," Blank said. "At the same time, their success is great because it has encouraged more foot traffic downtown."

So far Rios' business plan is working. The business is running smoothly, and he has expansion in mind. He is hoping that with the blessing of the city's planning and zoning department, he will be able to add a rooftop deck to Centerfield by the fall.

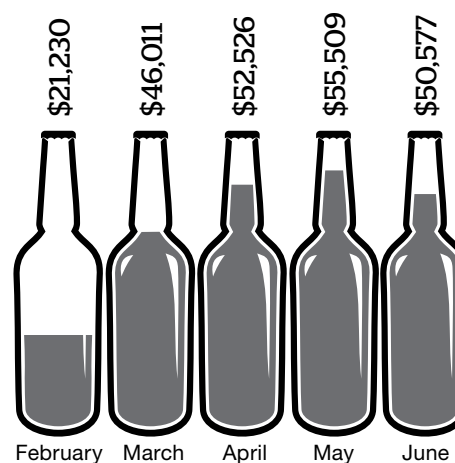
Rios' attention recently turned to another building in downtown Kyle he thought might be ripe for a new business, but for now, Rios said he plans to focus on his existing businesses, which also includes Cleveland's in Buda and Cielo night club in Austin.

"Whether it's the drinks, the menu or the customer service, whatever brings you back to Centerfield, we're going to keep trying to do whatever we can to make it the best that it can be," he said.



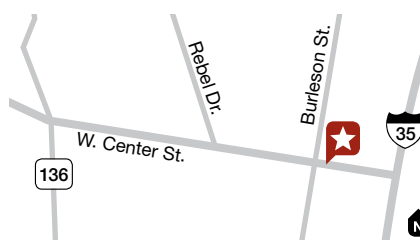
James Rios (left) opened Centerfield Sports Bar & Grill in December with the help of General Manager Davey Pearce. The restaurant, which features a full bar, obtained the first mixed-beverage license in Kyle.

2013 Centerfield alcohol sales



Source: Texas Comptroller

Centerfield Sports Bar & Grill



200 W. Center St., Kyle
512-268-1400
Hours: Mon.-Tue. 11 a.m.-11 p.m., Wed.-Fri. 11 a.m.-midnight, Sat. 11 a.m.-1 a.m., Sun. 11 a.m.-midnight



Centerfield's offerings include cocktails, draft and bottled beer and a full menu. The Centerfield Burger includes a beef patty, bacon and Gouda cheese.

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PEOPLE

Adriana Cruz

New president promotes regional economy

By Wes Ferguson

Adriana Cruz has been described as one of the top economic development professionals in the nation.

During the past seven years, Cruz led the Greater Austin Chamber of Commerce's efforts to bring high-profile companies such as Apple Inc., Samsung and Facebook to Central Texas, creating an estimated 6,700 jobs and \$4 billion in capital investment for the region.

Now she's turning her attention to the San Marcos area. In May, Cruz left the Austin chamber to become president of the Greater San Marcos Partnership, a nonprofit, public-private collaboration that promotes job creation and economic development in Hays and Caldwell counties. Her first day was June 2.



Adriana Cruz

From a business recruitment standpoint, what should San Marcos focus on?

There's some work to do on making sure that the city shows well, that the streets are clean, that curbs are repaired, that maintenance is done. There's some beautiful parks here, which is fantastic—the natural environment is a selling point. That needs to be maintained and taken care of because you need that in order to attract people and companies here. You also need good restaurants. You need entertainment options. You need housing. There's some things that we need to work on, but nothing insurmountable. Nothing that I think the community isn't already aware of and just needs to pull together to move forward. The other parts of the region have differing challenges—some entertainment options, some schools. Overall, it's very positive. The opportunities are tremendous for the entire region.

San Marcos residents frequently say they want higher-quality jobs. How will you address that need?

Our purpose is increased job creation and increased capital investment for the region. That's something that is sorely needed. One of the things that we're doing very systematically and methodically is looking at what our assets are and identifying target industries. Those industries that make sense given our strengths, given the presence of the university, include advanced manufacturing, aviation, automotive manufacturing, medical device manufacturing, biotechnology, clean energy, corporate headquarters and back-office operations.

How should taxpayers measure their return on investment in you?

Economic development is a really long sales process. We have projects that take a year, sometimes longer. I think the biggest measure will be the jobs, and that's one of our goals is to report where we are in terms of those metrics. ... It's sometimes not just the wins, sometimes you learn a lot from the losses. 'Why did we lose this project that we were up for?' Having

a debriefing on those losses and having an understanding of what happened. Sometimes there are factors beyond our control [when] a company makes a decision. Sometimes it's something that we can learn from.

Last fall, Amazon picked Schertz instead of San Marcos to build a major distribution facility.

That is one of our challenges. We have a lot of land, but it's not shovel-ready. ... We're pulling together an inventory of available sites and identifying which ones are more ready than others. Then we are working with those folks and letting them know that, 'Your site is great [and] there could be great potential for it, but some things need to be done to get it ready for us to be able to submit it,' when a company comes looking. That's one of the things that we're working on right now, trying to get us up to speed on that.


How do you respond to people who push back against development efforts because they like San Marcos the way it is?

The fact is that you're growing no matter what. ... It's a good problem to have. It's a far better problem than the opposite, where you have people leaving, a lack of growth. Without that growth, you stagnate and are not successful. It's managing that growth and it's growing it in a way that is true to your identity and to your brand. The acknowledgement that you're growing—that's going to happen. Let's do it in a way that includes quality jobs, that includes benefits for citizens, that provides opportunities.

Read the complete interview at impactnews.com

Adriana Cruz's resume

- Vice president of global corporate recruitment, Austin Chamber of Commerce, 2006–13
- Marketing project manager, Angelou Economics, 2005–06
- Marketing director for economic development and tourism, Texas governor's office, 2001–05



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Dr. Lewitton has been providing general and interventional cardiology care in Central Texas for 4 years. He is excited about the opportunity to have a presence in Kyle, and looks forward to helping the Kyle community with its interventional cardiology needs.

EDUCATION

MEDICAL SCHOOL: University of Texas Southwestern Medical Center
RESIDENCY IN INTERNAL MEDICINE:
University of Texas Southwestern Medical Center, Parkland Hospital
FELLOWSHIP IN CARDIOVASCULAR DISEASES:
New York University Medical Center
FELLOWSHIP IN INTERVENTIONAL CARDIOLOGY:
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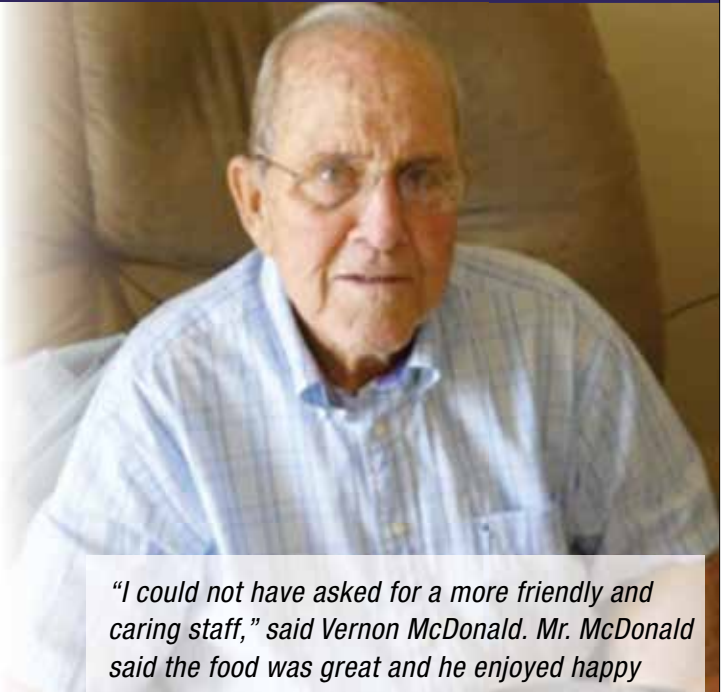


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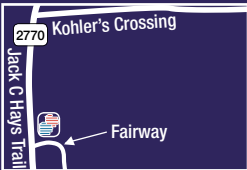


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Funding Lone Star Rail

Two stations in Hays County are planned to begin operating when the Lone Star Rail line opens. In order to fund the project, the Lone Star Rail District will collect the increased sales and property tax from the quarter-mile area around each station. The station locations could change based on the results of an environmental impact study scheduled to begin later this summer.



Kyle
Two station locations being discussed in Kyle are near the Austin Community College campus opening in the spring.

Potential property tax revenue over 25 years: \$8.4 million
Potential sales tax increase: \$18.78 million



San Marcos
San Marcos' station could be located at the former Hays County Justice Center near Martin Luther King Drive and Guadalupe Street.

Potential property tax revenue over 25 years: \$11.38 million
Potential sales tax revenue over 25 years: \$12.62 million

Source: Lone Star Rail District

Rail

Continued from | 1

Costs and benefits

According to an economic impact study from 2007, stations in Buda, Kyle and San Marcos could bring an additional \$107.4 million in property tax revenue to the three cities by 2033. Additionally, taxable sales within the 15 proposed station areas on the route are projected to increase by \$10.7 billion cumulatively through 2033.

Buda Mayor Todd Ruge said the potential benefits are clear, but city officials will have to weigh those benefits against the potential costs of putting a station in Buda.

“On paper it looks great, but when you attach a dollar amount to it, you figure out if it’s something that will work for your community or not,” Ruge said.

The district charges members a \$50,000 annual fee, which covers operations. The capital costs—things such as rail cars and stations—would be funded mostly through growth in taxable property values and sales.

Once the rail is operational, the

day-to-day operations and maintenance will be funded evenly between Austin and Travis County, San Antonio and Bexar County and all the other municipalities and counties—including San Marcos, Kyle, Buda and Hays County.

On June 25, Georgetown City Council voted to dissolve the city’s membership in the LSRD. Place 4 Councilman Steve Fought, who voted in favor of dissolving the membership, said the city was taking on too much risk by agreeing to help fund the rail line. Fought questioned whether LSRD’s development plan relies too heavily on growth that is not guaranteed.

Black said the district has gone to great lengths to ensure LSRD members face very little risk.

“We’re trying to limit what we call ‘budget shock,’” Black said. “We’re not just going to hand them a bill for \$1 million. We’re going to let them grow into the service.”

Will Conley, Hays County Precinct 3 commissioner, said the county is not looking to follow Georgetown’s lead.

“I think Hays County is getting a good value for our investment in

the Lone Star Rail program,” Conley said. “It’s an important program with a lot of foresight behind it.”

Conley noted that as the population of Central Texas grows, the ability to provide adequate capacity for travelers on I-35 diminishes.

“Every option is going to be extremely expensive,” he said. “There is no more low-hanging fruit anywhere.”

A ‘difficult lift’

Joe Lessard, a consultant for the LSRD, estimated the entire project would cost \$1.8 billion–\$2.4 billion.

“It takes time. It takes a lot of patience and persistence, but clearly it’s doable because other cities are doing it and have done it,” Lessard said. “I think what really gets people’s attention is that they understand I-35 is not going to be our solution.”

Lessard pointed to the Trinity Railway Express, a commuter train between Dallas and Fort Worth, as an example for Austin to follow.

According to the TRE web site, more than 4,000 passengers rode the TRE on its first day of service

in 1996. Today, the estimated daily ridership has topped 200,000.

Michael Miles, vice president of governmental relations for Dallas Area Rapid Transit, which partnered with the Fort Worth Transportation Authority to form the TRE, has been with the organization since the discussions about the commuter rail began in 1983.

The TRE project took about 13 years to complete and covers about a quarter of the distance of the Central Texas project, he said.

“If it was easy, they’d sell it in a bottle,” Miles said. “It’s a pretty difficult lift. There are a lot of moving parts, and you have to catch a real opportunity, and once you have that opportunity, you have to be really focused on that.”

However, the result was worth the effort, he said. Developments began springing up near the stations, commuters got quick rides from point A to point B, and downtowns in cities such as Carrollton, Plano and Garland were revitalized.


“That small downtown that was a railroad town 50 or 80 years ago is now a hopping little rediscovered area,” Miles said.

Moving forward

Black said the estimate that the rail line could come online as early as 2019 assumes every step in the process—environmental studies, coordination between the district and municipalities, relocation of Union Pacific freight—goes perfectly according to plan, and so far, things have not gone that way.

But after years of economic impact assessments, feasibility studies and ridership modeling, he believes the project is gaining momentum.

“It really does feel like things are aligning,” Black said. “The right people are in the right positions, and circumstances and conditions are such that people are getting sick of the traffic, tired of their long commutes. ... It’s becoming an issue in people’s minds, even if they don’t know it.”



Take the poll online at impactnews.com/sbk-poll

How would you use a commuter rail that joins San Marcos, Kyle and Buda with Austin and San Antonio?



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Apartments

Continued from I 1

company has helped about 20,000 people find housing since opening in 2003. “When apartments are overbuilt, it’s actually better for my business as well. Apartments call us daily and say, ‘Hey, this is what we have.’ They really need help.”

Slower in the summer

Robin Davis, who tracks apartment data for the market research company Austin Investor Interests, said San Marcos’ apartment occupancy rate was 95.2 percent in the first quarter of 2013, the highest first-quarter occupancy rate since 2000.

The summer is always slower for San Marcos, Davis said, but she added that she expects occupancy rates to rebound in the fall.

“The level has gone down slightly, but 95.2 percent occupancy is nothing to balk at,” Davis said.

Apartments opening in time for the fall semester include The Avenue, with 1,142 bedrooms off River Ridge Parkway at I-35, and Vistas San Marcos, with 540 bedrooms on North Fredericksburg Street a block south of campus. New apartments will probably fill up because college students prefer to live in new facilities, so older apartments “are going to suffer the most,” Tarr said.

Texas State’s enrollment growth and changes to its campus housing requirements are fueling the recent multifamily construction projects. Before 2010, Texas State required students with fewer than 60 credit hours to live on campus. Because of increased enrollment, the requirement was reduced to 30 hours in fall 2010.

Most of San Marcos’ new and proposed apartments rent by the bedroom, which caters to

college students who don’t wish to be responsible for their roommates.

New projects

Developers are continuing to plan new apartment projects in San Marcos. In January, the City Council approved a rezoning request to build The Woodlands of San Marcos, a 1,000-bedroom complex on River Road. In addition, the City Council voted June 18 to allow a 1,112-bedroom student housing project near the intersection of Craddock Avenue and Wonder World Drive.

Also June 18, council members denied a request by developer Darren Casey to rezone property for apartments on Sessom Drive across from Texas State. Casey had wanted to build a five-story shopping and housing complex with 800 bedrooms.

Numerous San Marcos residents voiced opposition to the three projects, and many have argued the supply is outpacing demand for multifamily housing in the city.

“We don’t need apartments right now,” said Diane Wassenich, director of the San Marcos River Foundation. “Owners are having trouble even filling their apartments.”

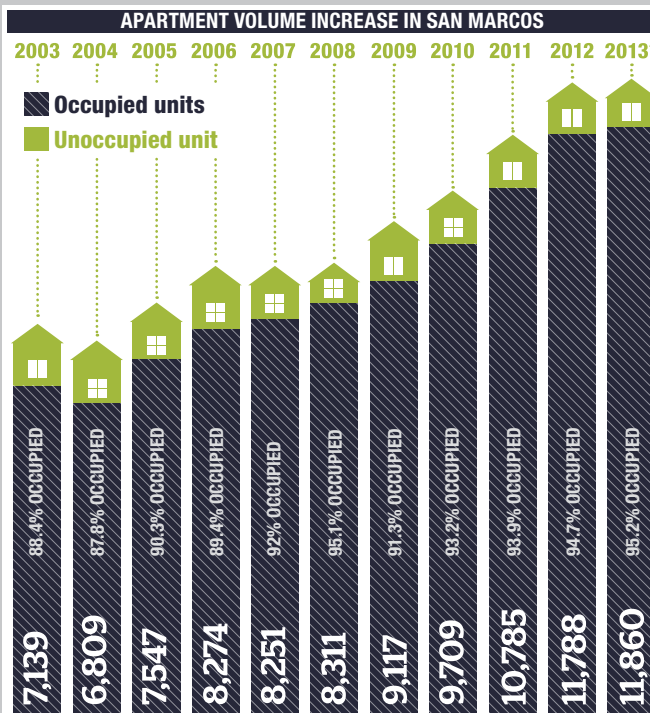
Other residents argue the projects encroach on established single-family neighborhoods. However, at the June 18 City Council meeting, Councilwoman Kim Porterfield said the opposition to apartments has turned into discrimination against college students.

“We need to work together to solve these problems,” Porterfield said. “End this us-versus-them and this hatred and this really bad feeling that I get listening to people talk about how students are ruining our neighborhoods and ruining our lives, because I just don’t believe it.”

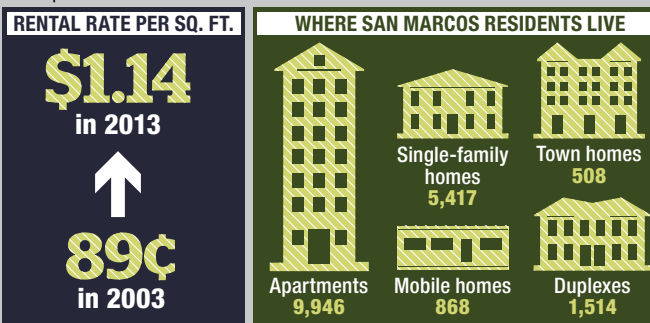
For more information visit impactnews.com

San Marcos apartments surging

Enrollment gains at Texas State University and San Marcos’ population growth have spurred a boom in construction of apartment complexes throughout the city. In addition to apartments that are under construction, a number of projects are in the planning stages, including the Woodlands of San Marcos, a 1,000-bedroom complex on River Road, and The Cottages of San Marcos, an 899-bedroom project at 1415 Craddock Ave.

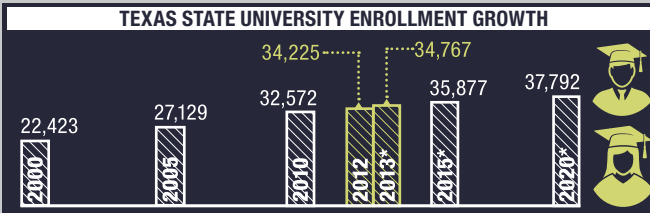


* First quarter. Source: Austin Investor Interests

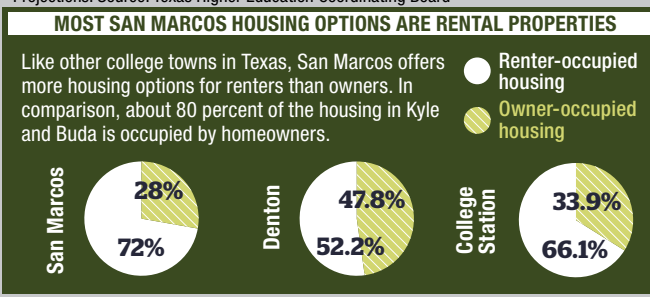


Source: Austin Investor Interests

Source: 2011 census data



* Projections. Source: Texas Higher Education Coordinating Board



Source: 2011 census data

APARTMENTS UNDER CONSTRUCTION

The Avenue Completed by August 2013
1111 Avalon Ave., 512-216-6283
www.avesanmarcos.com

Hillside Ranch, Phase 2 Completed by August 2013
1410 N. LBJ Drive, 512-393-3222
www.hillsidetsu.com

Millennium on Post Completed by August 2013
1651 Post Road, 512-878-1792
www.millenniumonpost.com

Parkway Falls Completed by June 2014
Leah Drive at Medical Parkway
www.gummercapital.com/parkwayfalls

Sienna Pointe Completion to be determined
McCarty Lane at Hunter Road

Vistas San Marcos Completed by August 2013
401 N. Fredericksburg St., 512-667-7726
www.vistasanmarcos.com

Wildwood San Marcos Completed by August 2013
1665 Mill St., 512-749-1283
www.wildwoodsanmarcos.com

Source: Austin Investor Interests



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Featured Neighborhood

Hughson Heights, San Marcos

Market data provided by
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marc@marcyourmove.com



Overview

Build-out year: 1972 first house and 2008 most recent construction
Builders: Custom
Square footage: 1,300–4,337
Home values: \$150,000–\$280,000
HOA dues (estimated): None
Amenities: Established neighborhood with towering oaks
Nearby attractions: Texas State University, Sewell Park, San Marcos downtown square, outlet malls
Property taxes:
City of San Marcos 0.5302
Hays County 0.4251
Special road district 0.0440
San Marcos CISD 1.3500
Total (per \$100 value) **\$2.3493**

Homes on the market (As of July 8, 2013)

No. of homes for sale	6
No. of homes under contract	0
Average days on the market	174

Annual home sales (July 7, 2012–July 8, 2013)

No. of homes sold	5
Square footage (low/high)	1,739 / 2,805
Selling price (low/high)	\$191,000 / \$310,000

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111 E. Sierra Circle

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Agent: James Walker 512-618-8814

104 E. Sierra Circle

5 Bedroom / 4 Bath 3,255 sq. ft. \$279,900
Agent: John McCrocklin 512-914-7227

108 Camaro Way

4 Bedroom / 3.5 Bath 3,074 sq. ft. \$325,000
Agent: Brenda Damron 512-393-4752

228 Camaro Way

3 Bedroom / 2.5 Bath 1,924 sq. ft. \$279,000
Agent: Patricia Fernandez 512-665-1120

Market Data

On the market (July 1-31)

Price Range	Number of homes for sale			Average days on the market		
	Buda	Kyle	San Marcos	Buda	Kyle	San Marcos
Less than \$100,000	0	1	7	0	98	101
\$100,000–\$149,999	8	46	19	82	43	48
\$150,000–\$199,999	35	68	26	57	77	77
\$200,000–\$299,999	43	39	30	71	66	142
\$300,000–\$399,999	11	2	11	77	64	102
\$400,000–\$499,999	8	1	6	109	201	181
\$500,000–\$749,999	5	0	5	44	0	149
\$750,000–\$999,999	3	1	4	99	33	167
\$1 million +	3	1	1	72	356	156

Monthly home sales

Month	Number of homes sold			Average price		
	Buda	Kyle	San Marcos	Buda	Kyle	San Marcos
June 2013	41	60	19	\$221,785	\$160,506	\$166,532
June 2012	21	63	31	\$232,992	\$152,534	\$175,529
May 2013	51	64	27	\$215,178	\$139,573	\$208,046
April 2013	39	43	20	\$218,014	\$157,433	\$193,705
March 2013	35	58	25	\$218,122	\$150,879	\$193,202
February 2013	20	21	12	\$223,345	\$121,199	\$151,504
January 2013	22	33	12	\$193,246	\$139,853	\$172,975
December 2012	27	30	14	\$207,530	\$137,456	\$201,271
November 2012	24	36	20	\$180,861	\$141,839	\$167,380



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REAL ESTATE

Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq.ft.	Agent	Agency
78610	Elliott Ranch	576 Little Bear Road	5br/3ba	\$434,900	4,019	Craig Sanderson	Keller Williams Realty
78610	Elm Grove	322 Oyster Creek	4br/2ba	\$248,349	2,110	April Maki	Sisu Realty & Associates
78610	Elm Grove	499 Oyster Creek	3br/2ba	\$261,823	2,061	April Maki	Sisu Realty & Associates
78610	Garlic Creek West	2082 Cornelia Trimble	4br/4ba	\$330,000	3,323	Debora Flores	Coldwell Banker United Realtor
78610	Green Meadows	2481 Green Meadows	3br/2ba	\$175,000	2,645	David Raesz	Keller Williams Realty
78610	Meadow Park	2110 Intrepid Drive	3br/2ba	\$153,900	1,439	Angelica Garcia	J.B. Goodwin, Realtors
78610	Meadows at Buda	316 Paradise Mountain	3br/2ba	\$179,000	1,900	Kelvin Glover	Keller Williams Realty
78610	Oak Forest	520 Oak Forest Drive	4br/2ba	\$317,500	2,206	Lorraine Seymour	Private Label Realty
78640	Amberwood	1365 Amberwood Loop	4br/2ba	\$199,900	2,257	Michael Harrell	Keller Williams Realty
78640	Bunton Creek	1072 Twin Estates Drive	3br/2ba	\$182,500	1,740	Eric Hegwer	J.B. Goodwin, Realtors
78640	Bunton Creek	1637 Twin Cove	4br/2ba	\$174,900	2,184	Michael Harrell	Keller Williams Realty
78640	Hometown Kyle	292 Sweet Gum	4br/3ba	\$238,900	2,846	Christopher Frickel	Keller Williams Realty
78640	Hometown Kyle	496 Hometown Parkway	3br/2ba	\$179,500	1,857	Mike Minns	Atlas Realty
78640	Hometown Kyle	137 Bumelia Cove	4br/2ba	\$165,000	2,100	Monica Martinez	Keller Williams Realty
78640	Indian Paintbrush	309 Dandelion Loop	4br/2ba	\$145,000	2,111	Lillian Dominy	J.B. Goodwin, Realtors
78640	Kensington Trails	176 Waterloo Drive	3br/2ba	\$139,900	1,364	Ann Skunda	Keller Williams Realty
78666	Park North Condos	1624 Aquarena Springs Drive	2br/2ba	\$59,800	720	Diane Sanders	Coldwell Banker First National
78666	Hillside Village	240 Cerro Vista Drive	3br/2ba	\$85,000	1,568	Kathy Baize	Keller Williams New Braunfels
78666	Rio Vista Terrace	1132 Haynes St.	3br/1ba	\$105,000	900	Fred Terry	Hart Properties
78666	Blanco River Village Condos	226 Trestle Tree	2br/1ba	\$126,000	1,200	Katy Scruton	3Z Realty
78666	Deerwood Estate	206 Whitetail Drive	3br/2ba	\$149,900	1,292	Chris Secrest	Pinnacle Properties-BMS
78666	Oak Knoll	1600 Ramona Circle	3br/2ba	\$167,500	1,687	David Gwynn	Texas Diamond Properties
78666	Bishop Crossing	2035 Nevada St.	3br/2ba	\$173,420	1,508	Justin Padgett	Black Dog Real Estate Inc.
78666	Tanglewood	6 Timbercrest St.	4br/2ba	\$187,500	2,163	Ann Hurt	Hurt Real Estate Group
78666	Oak Heights	1604 Stokes St.	5br/3ba	\$199,500	2,434	Jerry Williamson	RE/MAX Hill Country

ZIP code guide

Buda 78610
Kyle 78640
San Marcos 78666

1072 Twin Estates Drive



1600 Ramona Circle



These residential real estate listings were added to the market between 05/06/13 and 07/09/13 for Buda and Kyle and on 07/09/13 for San Marcos. The listings were included and provided by the San Marcos Board of Realtors and the Austin Board of Realtors. Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

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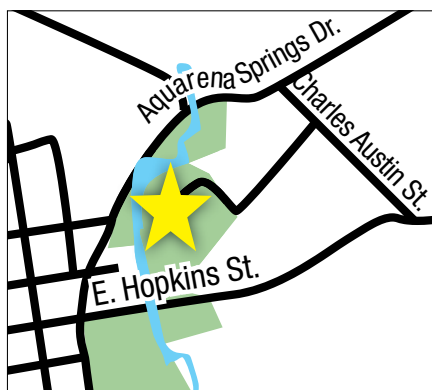
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COUPONS INSIDE

Automotive

Fiesta Motors.....	34
Reliable Automotive	39

Dining

Cody's Bistro & Lounge.....	32
Wings To Go.....	33

Entertainment

Riley's Tavern.....	32
---------------------	----

Gifts & Shopping

Cardinal Framing & Art.....	30
Gotta Habit.....	31

Medical & Dental

Buda Health Center.....	33
Devries Chiropractic.....	33
Kyle Dental	30
Kyle Orthodontics.....	33
Neo Dentistry.....	31
Sprintown Veterinary Clinic	30

Recreation

Blazer Tag.....	30
Cafe Monet.....	30
Dance Unlimited	34

Services

Mail Room Service Center.....	31
Real Green Pest Control & Lawn Care.....	34
San Marcos Window Washing	32
South Austin Appliance	32
Steam Express.....	35
UPS Store	31

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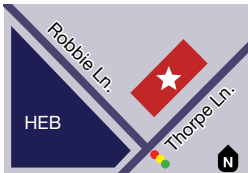
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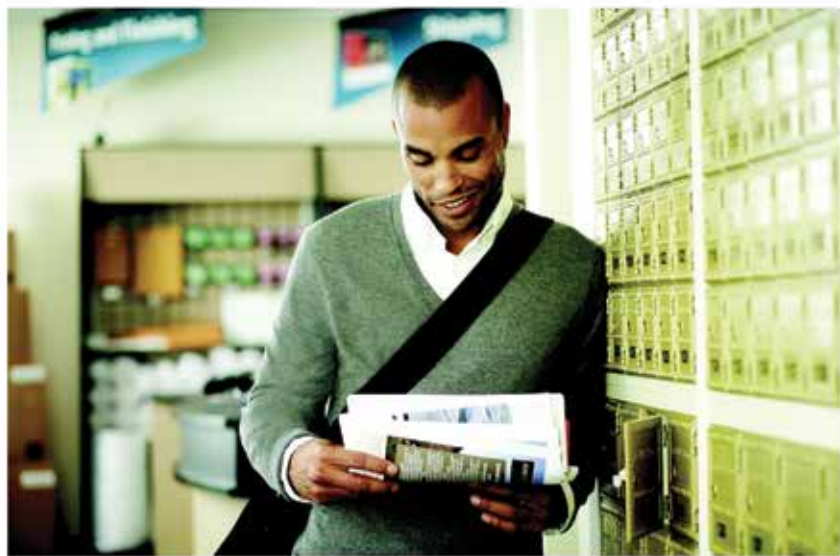
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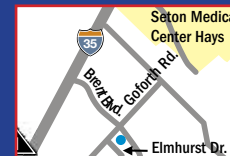
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