



Barbara Hurtado's in-laws' home sustained heavy damage during the Memorial Day weekend flood. A team from St. Bernard Project, a New Orleans-based nonprofit, has been helping the family rehab the house.

## In flood's wake, Hays sees housing shortage

By Brett Thorne

The Memorial Day weekend floods caused millions of dollars' worth of damage and destroyed at least 321 homes in Hays County, according to county estimates. Many of those who have been displaced are struggling to find intermediate housing, which includes apartments and hotels.

"The issue is that the apartment availability in Hays County and in San Marcos is not there, so we have [flood victims] in hotels," said Kharley Smith, Hays County emergency management coordinator. "Making sure we have the funding available for them to continue to stay in those facilities is what we're seeking assistance with from [the Federal Emergency Management Agency]."

Ken Bell, San Marcos emergency management coordinator, said the city was working with FEMA to determine how to

See **Flood** | 19

## High valuations, flood damage spur 10,000 property appraisal protests

By JJ Velasquez

Hays County's market value is rising, with property values totaling about \$19.56 billion in 2015, according to preliminary data released in April by the Hays Central Appraisal District.

The appraised value rose 14.83 percent from the year before, when values stood at about \$17.03 billion.

Growth in home sales in Kyle and Buda is among the reasons behind the increase, HCAD Chief Appraiser David Valle said.

This year marks the first double-digit increase in values since before the recession, Valle said.

"[The market] took a few years to recuperate," he said. "Now we are here looking at 2015, and there is a pretty good double-digit increase for most areas of the county."

But how much of a revenue boost Hays County entities will realize from the additional taxable value remains unknown, as nearly 10,000 households have filed protests.

Valle said about 1,000 protests were filed because of flood damage sustained in the Memorial Day weekend flooding that largely affected Wimberley and San Marcos. A majority of the protests, however, were likely filed because the homeowners believe their appraisals were over market value, he said.

See **Appraisals** | 12

### How to file a protest

Property owners who were affected by the Memorial Day weekend floods have until July 20 to protest their property appraisal. Notices of protest may be filed by emailing protest@hayscad.com, sent by mail to Hays Central Appraisal District, 21001 N. I-35, Kyle 78640, or faxed to 512-268-2715. Renters filing a protest must show that their contract requires them to pay property taxes.

- ① To begin a protest, the property owner must describe the property under protest.
- ② The property owner should explain the reason for the protest. Most residential protesters cite an appraisal that is over market value.
- ③ The property owner should state facts that may help resolve his/her case—for example, evidence not accounted for in the appraisal.
- ④ The appraisal review board will decide whether to hear the case, and if they take it on, they will typically render judgment within 30-60 days.

Source: Texas Comptroller of Public Accounts/Community Impact Newspaper



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Growth on tap at Middleton Brewing



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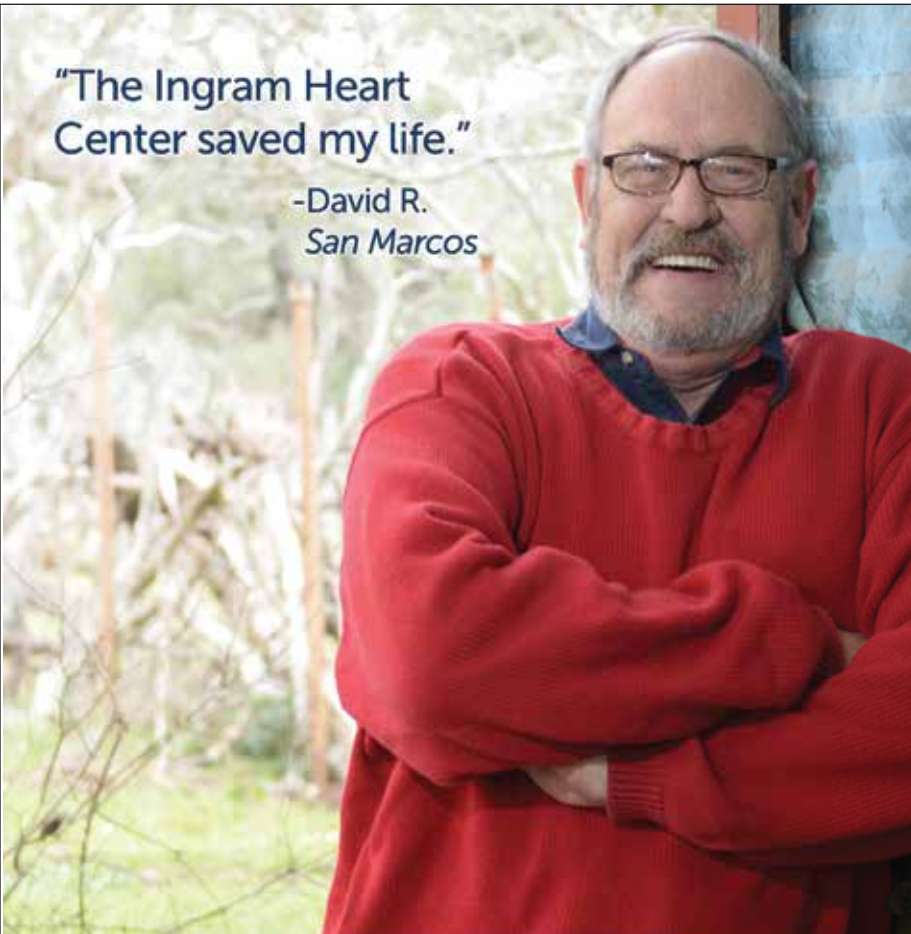
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## About us

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 20 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed monthly to nearly 1.5 million homes and businesses.

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## FROM THE GENERAL MANAGER



Have you been hearing the term “seller’s market” lately? When my husband and I put our home in Round Rock on the market last April we were shocked to have 11 offers in less than 24 hours.

The demand for housing in Hays County has been equally strong. With that demand, many

homeowners are seeing their appraised values rise each year. Although some homeowners see this as advantageous, others are disputing the appraised values claiming they are too high—which in turn means higher property taxes—or because their property was damaged during the Memorial Day weekend floods, as outlined in Reporter JJ Velasquez’s front-page story this month.

This month’s issue also includes our annual Real Estate Guide, featuring news about single-family home growth and the home-buying process in San Marcos, Kyle and Buda.

Hays County is projected to be the fastest-growing county in the nation during the next decade, according to the Texas Office of the State Demographer. In response to the projected and existing demand for single-family homes, San Marcos, Kyle and Buda are trying to ensure they have the housing stock necessary to meet those demands. Take a look at Page 13 to see which neighborhoods are adding the most new homes. If you like what you see you might want to use our handy guide for starting the home-buying process, also on Page 13.

*Lacy Klasel*

Lacy Klasel

GENERAL MANAGER

lklasel@communityimpact.com

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## READER COMMENTS

**Impact Roundup: Trio of Buda businesses to open in same building** (Posted June 10)

“Jen Denton does amazing work! I highly recommend!”

—Jennifer Hughes Eaton

**Correction:** Volume 5, Issue 2, Page 29

Dr. Qing Ren practices nephrology, not internal medicine, at Austin Diagnostic Clinic’s Kyle, San Marcos and Lockhart locations.

## COMMUNITY FEEDBACK

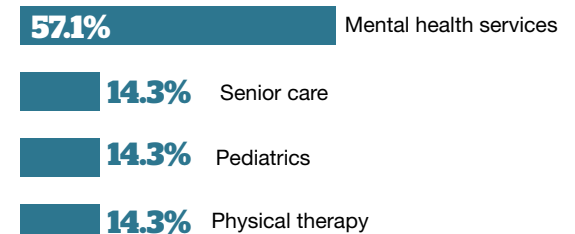
### TAKE THE POLL

**What do you think of the rising property values in Hays County?**

➔ Take the poll at [communityimpact.com/sbk-poll](http://communityimpact.com/sbk-poll).

### LAST MONTH’S POLL RESULTS

**What health care service do you feel is lacking in Hays County?**



Results from an unscientific Web survey, collected 06/17/15–07/8/15

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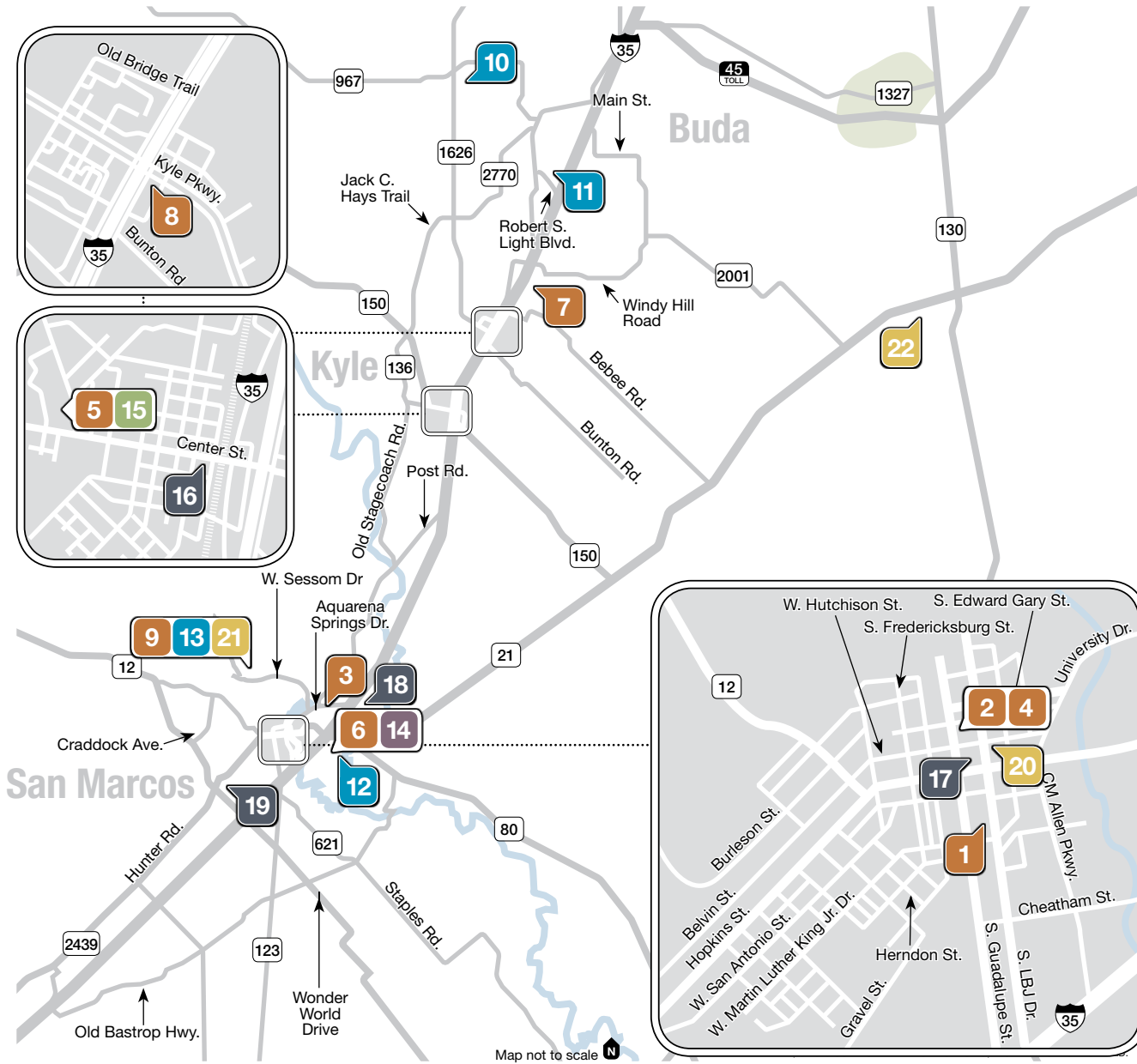
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1 - Subaru Crosstrek: With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease, \$999 total due at inception, no sec. dep. required, 42 monthly pymts of \$259, final pymt / residual = \$12,641. Based on 10k mi. / yr with \$15 per mi. excess charge. MSRP \$22,807. Stk# Z12006. 2 - Subaru Forester: With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease, \$999 total due at inception, no sec. dep. required, 42 monthly pymts of \$239, final pymt / residual = \$12,641. Based on 10k mi. / yr with \$15 per mi. excess charge. MSRP \$23,411. Stk# Z11992. 3 - Volvo S60 T5: \$2,979 cash due at signing. No security deposit required. Monthly payment of \$299, based on \$38,600 MSRP of 2015.5 S60 T5 Drive-E FWD Premier with Heated Seats and Metallic Paint, includes destination charge and application of \$1,250 Volvo Allowance and \$250 Lease Bonus. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Take new retail delivery from dealer stock by May 31, 2015. Car shown with optional equipment. Advertised lease payment and financing excludes taxes, title, and regis. fees and is available for qualified customers based on FICO score through Volvo Car Financial Services. Offer expires: 06/30/2015. 4 - Volvo XC60 T5: \$3,579 cash due at signing. No security deposit required. Monthly payment of \$399, based on \$41,705 MSRP of 2015.5 XC60 T5 Drive-E FWD Premier with Heated Seats and Metallic Paint, includes destination charge and application of \$750 Volvo Allowance. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Take new retail delivery from dealer stock by May 31, 2015. Car shown with optional equipment. Advertised lease payment and financing excludes taxes, title, and regis. fees and is available for qualified customers based on FICO score through Volvo Car Financial Services. Offer expires: 06/30/2015

## IMPACTS



Map not to scale. TM: © 2015 COMMUNITY IMPACT LICENSING, LLC. ALL RIGHTS RESERVED.

## Now Open

**1 Power Haus**, 111 E. MLK Drive, San Marcos, opened April 1. The business sells Stihl and Echo outdoor power equipment and provides repairs for various outdoor equipment. Co-owner Patrick Klaerner spent 32 years as the administration manager for

Tuttle Lumber, which closed its San Marcos store earlier this year. His business partner, Michael Melton, was also previously employed at Tuttle. 512-392-1518.

[www.powerhausequipment.com](http://www.powerhausequipment.com)

**2 Owner Brandon Alarcon opened Donut 911**, 310 N. Guadalupe St., San

Marcos, on June 13. The food truck sells a variety of sweet and savory doughnuts. The truck's menu includes a Philly cheesesteak doughnut, a coffee and Kahlua doughnut, and a peanut butter chocolate doughnut, among others. Alarcon said he plans to add more breakfast items, such as omelets, to his menu. 817-915-6379

**3 Gatti's Pizza**, 1504 Aquarena Springs Drive, Ste. 303, San Marcos, opened June 29. The restaurant does not offer a dine-in area, but customers can have pizza, breadsticks, salads and wings delivered or picked up at the restaurant. 512-710-2222. [www.gattispizzasanmarcos.com](http://www.gattispizzasanmarcos.com)

**4 Jen Monson opened Hokulia Shave Ice**, 310 N. Guadalupe St., San Marcos, on June 5. The mobile food vendor sells 50 flavors of authentic Hawaiian shaved ice. Customers can add on macadamia nut, vanilla or pineapple ice cream that is packed in the middle. The business also caters. 830-302-0235. [www.hokuliashaveice.com](http://www.hokuliashaveice.com). Twitter: @hokuliashaveice

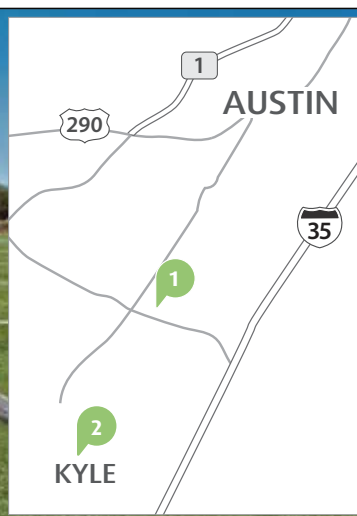
**5 Jeff Brown opened Old Town Kyle Antique Mall**, 103 Rebel Road, Kyle, in May. A certified appraiser, Brown said he has been in the antiques business for 19 years. He also owns Old Town Buda Antique Mall on Buda's Main Street. The two stores combined have more than 30 vendors selling antiques ranging from vinyl records and old fishing lures to vintage jewelry and furniture. 512-423-8713

**6 Spin City Laundry**, 900 Bugg Lane, Ste. 220, San Marcos, opened in July. The laundromat features 62 washers and 62 dryers that accept coins, credit cards and loadable laundry cards, owner Ricky Nguyen said. The 4,600-square-foot store also offers wash and fold services. 512-539-9742. [www.austinspincitylaundry.com](http://www.austinspincitylaundry.com)

**7 The Strand Apartments**, 150 Amberwood South, Kyle, opened its leasing office in June. The new complex offers one-, two- and three-bedroom apartments and



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features amenities such as a sports court, fitness center, dog park, and a water-fountain- and LED-equipped swimming pool. 512-523-8033. [www.strandkyle.com](http://www.strandkyle.com)

**8 Wendy's**, 20515 I-35 Frontage Road, Kyle, opened June 26. The fast-food chain serves hamburgers, fries, salads and desserts. The restaurant is the first Wendy's in Kyle. 512-268-8601. [www.wendys.com](http://www.wendys.com). Twitter: @wendys

**9 Frozen Cave**, 700 N. LBJ Drive, Ste. 104, San Marcos, opened July 3. The business serves gelato, yogurt and desserts. 512-392-4410

## Coming Soon

**10 CVS/pharmacy**, 220 S. FM 1626, Buda, will open in early August. The 15,000-square-foot store will include drive-thru pharmacy service, health and beauty departments, general merchandise and food as well as digital photo processing. [www.cvs.com](http://www.cvs.com). Twitter: @cvs\_extra

**11 Faith Builders Worship Center** will open a facility at 1390 Robert S. Light Blvd., Buda, next spring. A nonprofit organization, FBWC is affiliated with the General Council of the Assemblies of God, a U.S. Pentecostal Christian denomination. Mark Pecina, lead pastor, said the building will feature a coffee house, a life coaching center and a church. 512-803-5909. [www.fbwcstx.org](http://www.fbwcstx.org)

**12 Raising Cane's Chicken Fingers**, 928 Hwy. 80, San Marcos, will open in October in the space formerly occupied by an Arby's restaurant. The restaurant will serve chicken fingers, fries and sweet tea. 866-552-2637. [www.raisingcane.com](http://www.raisingcane.com). Twitter: @raisingcane

**13** Michael Ward and Michele Gilbreth will open **The Parlour Salon**, 700 N. LBJ Drive, Ste. 110-C, San Marcos, in July. The salon will provide haircuts for men and women starting at \$25 and \$40, respectively. Among the salon's other services are highlights, facials, pedicures, makeup, waxing and eyelash extensions. 210-861-5579. [www.theparloursalonsmtx.com](http://www.theparloursalonsmtx.com)

## Relocations

**14 A Pizza Hut** restaurant moved from 720 E. Hopkins St., San Marcos to 900 Bugg Lane, Ste. 118, San Marcos, on April 15. Among new features at the restaurant are lunch specials, including 9-inch individual pizzas with a side and Wing Street wings. General Manager Kandi Reynolds said the location will soon sell alcohol. 512-396-3696. [www.pizzahut.com](http://www.pizzahut.com)

## New Ownership

**15** Tim Saavedra took ownership of **Ice Box Shaved Ice**, 103 Rebel Road, Kyle, on May 10. The mobile vendor sells 62 flavors of shaved ice, as well as piccadilly—which features chopped dill pickle and chili salt. Scoops of ice cream may also be added to any shaved ice. [www.facebook.com/iceboxshavedice](http://www.facebook.com/iceboxshavedice)

## Anniversaries

**16** Owner JJ Xiao celebrates the first anniversary of **East Buffet**, 103 W. Center St., Kyle, in July. The restaurant, which includes a buffet, serves Chinese food and sushi. 512-262-0070. [www.kyleeastbuffet.com](http://www.kyleeastbuffet.com)

**17 Central Texas Ballet Conservatory**, 101 E. Hopkins St., San Marcos, celebrates its

fifth anniversary in August. CTBC offers classes in ballet, tap, jazz and contemporary dance for students with a range of backgrounds. 512-396-8736. [www.centraltxballet.com](http://www.centraltxballet.com)

**18 Sur-Powr Battery Supply**, 1718 N. I-35, San Marcos, celebrated its 30th anniversary in June. The company provides batteries for various uses, including wheelchairs, golf carts and cars. 512-396-7107. [www.surpowr.com](http://www.surpowr.com)

**19** Royce Barnett celebrates the first anniversary of **Well Family Chiropractic**, 1913 Dutton Drive, Ste. 405, San Marcos, on July 28. A doctor of chiropractic, Barnett specializes in corrective spinal care; perinatal spinal care, or low-back adjustments for pregnant patients; sports injuries; myofascial release and childhood gait abnormalities. 512-842-6102. [www.wellfamilychiropractic.com](http://www.wellfamilychiropractic.com)

## Closings

**20 LeoSquare**, 212 N. LBJ Drive, San Marcos, closed July 4. The shop, which opened in October, sold men's clothing and accessories. LeoSquare carried men's brands such as Supreme and Nike.

**21 The Den**, 700 N. LBJ Drive, Ste. 115, San Marcos, closed May 26. The billiards bar served beer and cocktails and offered entertainment such as darts, foosball and shuffleboard.

**22** Owners Greg and Tracy Tougas closed **Tracy's Cafe**, 14750 Camino Real, Niederwald, on June 27. The cafe's menu included burgers, salads, omelets, breakfast tacos and a variety of desserts.

Compiled by Brett Thorne and JJ Velasquez

News or questions about San Marcos, Buda or Kyle?  
Email us at [sbknews@communityimpact.com](mailto:sbknews@communityimpact.com).



Brandon Alarcon serves a variety of sweet and savory doughnuts at San Marcos' **Donut 911**.



Kyle's newest apartment complex, **The Strand Apartments**, includes a swimming pool.



A new **CVS/pharmacy** will open at 220 S. FM 1626, Buda, in August.



Tim Saavedra serves 62 flavors of shaved ice from his business, **Ice Box Shaved Ice** in Kyle.

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## BUSINESS

# Middleton Brewing

## San Marcos beer outfit eyes expansion one year after moving, plans cans for fans

By Brett Thorne

**M**iddleton Brewing is dealing with the kind of problems most businesses would envy.

One year after moving to a larger brewing facility than their old Wimberley location, the San Marcos brewery has expansion in mind once again because demand for its most popular beer, Bobcat Red, is increasing each month.

Brewing assistant Calvin Kouba said the brewery is considering an investment in a new fermenter that will allow the

company to ramp up production of Bobcat Red to take distribution “to the next level.”

In the first quarter of 2015 the brewery distributed 45 barrels of Bobcat Red to off-site locations such as Chimy’s and Zelik’s in

San Marcos as well as other bars and restaurants throughout Hays, Travis, Comal and Williamson counties. In the second quarter demand increased to 60 barrels.

“When we first started [at the new location] we jumped into such a big system—we had to grow into it a little bit, and we had all this beer we had to sell,” Kouba said. “Now it’s good to have demand we can’t keep up supply with.”

General Manager Clayton Rahmberg said the brewery is planning to

begin canning Bobcat Red—a red ale that he describes as a middle ground between malty beers and hoppy beers—for retail distribution later this year.

“When [owners Dennis and Kim Middleton] started this place they intended for it to be a Belgian brewpub, with the focus being Belgians,” Rahmberg said. “It is—Dennis and Calvin brew fantastic Belgian beers—but it’s funny when you go off-site the consumers decide what’s going to be

your top-selling beer. You don’t really get to go back and choose that.”

Bobcat Red has taken up a significant portion of Middleton’s production capacity, but the desire to experiment with new, different flavors is still alive and well at the brewery, Kouba said.

Middleton plans to

launch a new series of beers that have been aged in wine and whiskey barrels later this summer.

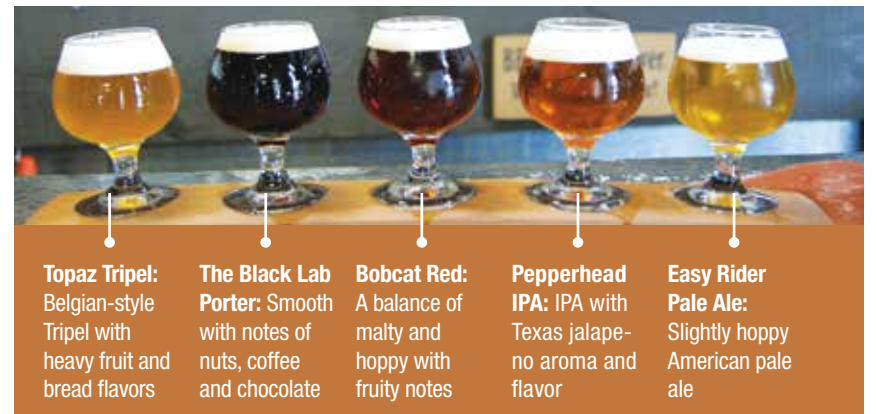
The team at Middleton is also planning to invest in a smaller brewing setup to compliment the existing 55-barrel system—which can brew 1,600 gallons in one use. The smaller system will allow Dennis and Kouba to continue their sudsy experiments with ingredients such as wild yeast, fruit and home-grown chocolate mint harvested from Kim’s garden.

The new space has also allowed



Photos by Brett Thorne/Community Impact Newspaper

From left: Nathan Woeber, Calvin Kouba, Dennis Middleton and Clayton Rahmberg, part of the team behind Middleton Brewing, are seeing rising demand for their most popular beer, Bobcat Red.



**Topaz Tripel:** Belgian-style Tripel with heavy fruit and bread flavors

**The Black Lab Porter:** Smooth with notes of nuts, coffee and chocolate

**Bobcat Red:** A balance of malty and hoppy with fruity notes

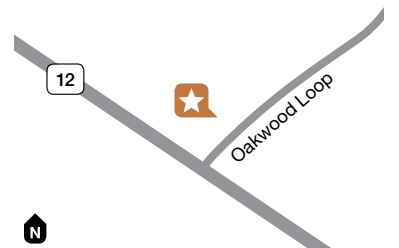
**Pepperhead IPA:** IPA with Texas jalapeño aroma and flavor

**Easy Rider Pale Ale:** Slightly hoppy American pale ale

the brewery to host social events, such as the upcoming Belgian Beer Festival on July 25. Middleton has also introduced a Sunday brunch catered by Slingin’ Sliders, a food truck on the brewery’s property. The menu—which includes eggs Benedict, chicken and waffles, and biscuits and gravy all made from scratch—has received rave reviews from customers, Rahmberg said.

The brewery is planning a limited release of a white India pale ale later this summer, of which half the sales will go to those affected by the Memorial Day weekend floods.

### Middleton Brewing



101 Oakwood Loop, San Marcos  
512-847-3435  
www.middletonbrewingtx.com  
Hours: Thu.-Fri. 2-10 p.m., Sat. noon-10 p.m., Sun. noon-7 p.m.



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undergraduate degree from Texas State University in San Marcos and received his medical degree from Texas Tech University Health Sciences Center, where he also completed his Anesthesiology residency and Pain Management Fellowship. Originally from central Texas, Dr. Ozuna and his family are excited to once again call the Hill Country their home.

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## DINING

# Willie's Joint

## Longtime booking agent enters food service scene near downtown Buda

By JJ Velasquez

**G**reg Henry said he has always been an entrepreneur—from owning a snow cone stand in Waco, installing fencing and selling cellular phones and pagers to running a music booking agency.

A gig managing Texas musician Pat Green and booking shows for country artists for 12 years culminated in July 2014 with the opening of Willie's Joint in Buda.

"Starting in the music business piqued my interest to own a bar," Henry said. "And we kind of went from there."

Willie's Joint, located at 824 Main St. near the city's heavily canopied greenbelt, is a bar and barbecue restaurant serving beer, cocktails and spirits as well as Texas barbecue and a few modern twists on the cuisine.

Henry handles the bar, accounting, music booking and marketing at the bar and restaurant. Business partner Greg Pratt heads the food and catering side of Willie's Joint.

The most popular food items are the sliced brisket, which sells for \$9 per half pound, the jalapeno macaroni and cheese, and the Selena, which sells for \$8 and includes nachos with the customer's choice of sausage, pulled pork or brisket, Henry said.

Another favorite is Willie's World Famous Big Red Ice Cream, which is \$3 for a few scoops. Henry said he got the recipe from his mother.

Catering is a big part of Willie's Joint's operations, Henry said. So far the business has catered weddings,

birthday parties and Buda Chamber of Commerce luncheons.

Willie's Joint, its name inspired by Texas musician Willie Nelson, also hosts live music, typically Thursday through Saturday. Performers are usually singer/songwriters performing acoustic sets, and customers are never charged a cover during live music sets, Henry said.

Willie's specials include Wednesday's \$5 red wine, and what the restaurant calls "Bock Bock," a chicken quarter and a can of Shiner Bock beer.

On Thursdays customers can pay \$8 for a pulled pork sandwich and a 16-ounce can of Lone Star beer. Pulled pork sandwiches normally cost \$8, so the beer is essentially free, Henry said.

Happy hour is from 4-7 p.m. daily. Customers receive \$0.50 off any beer and \$1 off any liquor.

The seating layout includes indoor and outdoor areas. Whether one sits inside or outside there is entertainment readily available, Henry said. Outdoor recreation includes washers and cornhole. Giant Jenga, Connect Four and Cards Against Humanity are also available at Willie's Joint.

Henry said he plans to add to the restaurant's family-friendly atmosphere with a children's playscape.

"I've lived in Buda for over 10 years," he said. "The people here are amazing—lots of families. Between myself and my fiancée, we have five girls. Owning something that has a family atmosphere is important to me."



Frito pie, jalapeno mac 'n' cheese, and pulled pork sandwiches are among the menu items.









Anita Simon and Noah Selby play Giant Jenga in the outdoor portion of Willie's Joint, which comprises a bar and a live music stage. Washers, cornhole and Connect Four can also be played there.



Folk musician Jonny Burke performs on the Willie's Joint stage June 25. Owner Greg Henry, a former music booking agent, said live music is usually performed Thursday through Saturday.

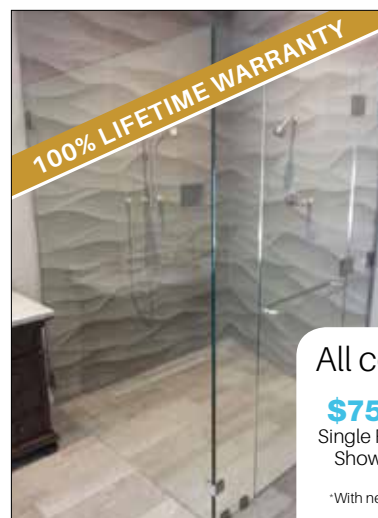
### By the numbers

	<b>50¢ off beer</b> during happy hour (4-7 p.m. daily)	
	<b>\$1 off liquor</b> during happy hour	
	<b>\$8</b> pulled pork sandwich	
	Bar is <b>21+</b> after 9 p.m.	

### Willie's Joint



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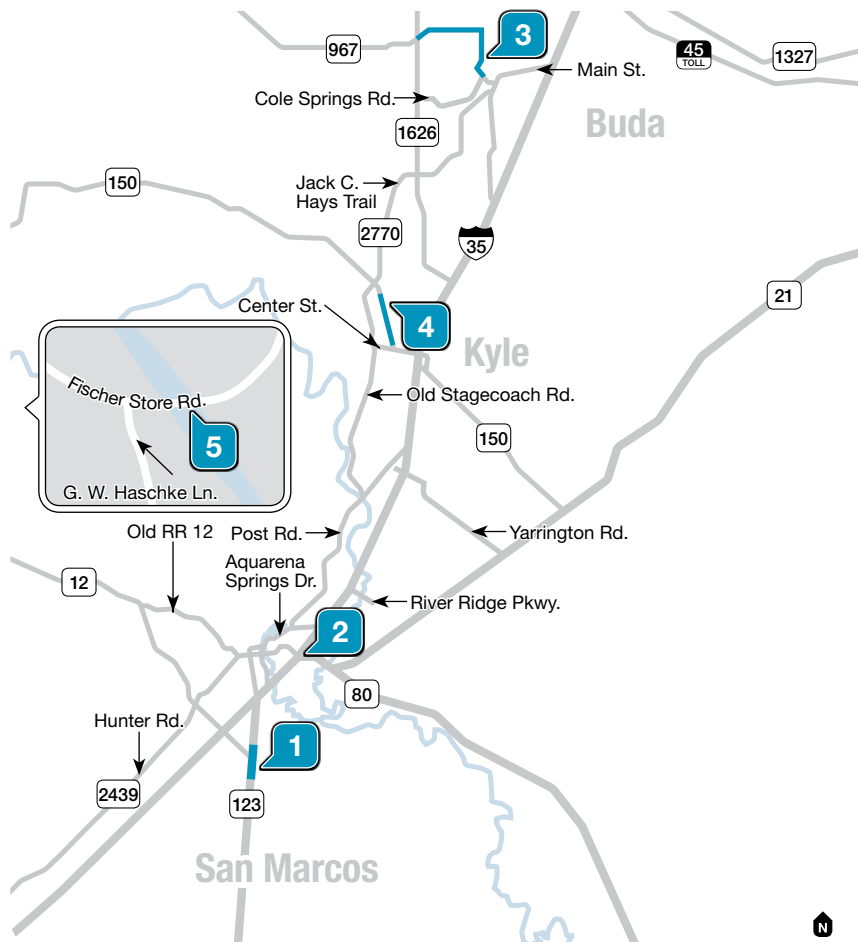
# TRANSPORTATION UPDATES

Major projects in the area

Compiled by Brett Thorne



News or questions about these or other local transportation projects? Email us at [sbknews@communityimpact.com](mailto:sbknews@communityimpact.com).



## 1 Hwy. 123 overpass construction

The Texas Department of Transportation is constructing an overpass on Hwy. 123 in San Marcos that will span Wonder World Drive. A signal will be built at the intersection as well as a bridge with two lanes in each direction and access roads with two lanes in each direction.

**Timeline:** March 2015-mid-2017

**Cost:** \$11.6 million

**Funding sources:** TxDOT

## 2 SH 80/I-35 intersection improvement

Crews began working in May to add an additional turning lane from westbound SH 80 to southbound I-35. Currently the road has one lane for cars making the left turn onto southbound I-35. TxDOT officials said motorists may experience slight disruptions within the project area.

**Timeline:** May-August

**Cost:** \$575,000

**Funding sources:** TxDOT

## 3 FM 967 widening

Sidewalks, drainage culverts and curbs have been formed or are in progress within the project area. Remaining work includes paving, striping, topsoil

placement and seeding throughout the project area.

**Timeline:** September 2014-fall 2015

**Cost:** \$4.4 million

**Funding sources:** Hays County

## 4 FM 150 sidewalk construction

TxDOT plans to construct sidewalks and bike lanes along FM 150 in Kyle from Center Street to Hawthorn Drive. The project is expected to take four months to complete and is aimed at improving safety along FM 150.

**Timeline:** fall 2015-early 2016

**Cost:** \$548,700

**Funding sources:** TxDOT

## 5 Fischer Store Road bridge

The Fischer Store Road bridge that spans the Blanco River in southwest Hays County was destroyed during the Memorial Day weekend floods. The county is aiming to get a permanent replacement built within the next 12 months. In the meantime, the county is planning a short-term replacement. Bowman Consulting has donated services for design of the temporary bridge.

**Timeline:** Summer 2015-summer 2016

**Cost:** TBA

**Funding sources:** Hays County



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## CITY &amp; COUNTY

News from San Marcos, Buda and Hays County

Compiled by Brett Thorne and JJ Velasquez

## San Marcos City Council discusses effects of apartment complex on Blanco Gardens

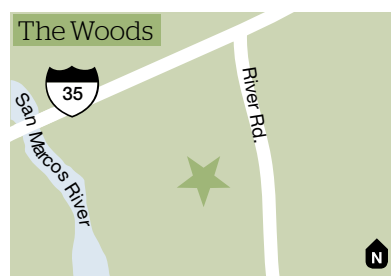
**SAN MARCOS** At its regular meeting June 16, San Marcos City Council discussed issues related to the Woods apartment complex being built on River Road and its effect on the nearby Blanco Gardens neighborhood.

City staff discussed potential solutions to parking issues in the area, such as creating on-street parking along River Road, similar to CM Allen Parkway east of Hopkins Street.

Council Member John Thomaides said the city's first priority needs to be determining if the Woods helped contribute to flooding issues during

the Memorial Day weekend floods.

"These other issues are a nuisance," he said. "They're going to affect the neighborhood. But [the flooding] affects people's quality of life, people's net worth."



## County nixes water reservation contract

**HAYS COUNTY** On June 30, the county cancelled a water reservation contract that would have reserved at least 12,000 acre-feet—equivalent to about 3.9 billion gallons—and as many as 45,000 acre-feet annually from a portion of Lee County.

Commissioner Will Conley said he wanted to terminate the contract because the county had still not attracted any partners in the project, which was intended to serve Bastrop, Hays, Travis and Williamson counties.

"We have been told ... that there is a deal and a buyer intimate just around the corner," Conley said. "Although each and every one of us went across

this region and tried to talk to the river authorities, the municipalities, the counties, talked to [public utility agencies]—we could not find a partner."

The county paid about \$1.5 million to Austin-based real estate company Forestar Real Estate Group for the reservation contract.

County Judge Bert Cobb provided the only vote against contract termination, saying he believed it would help provide a regional solution to water planning.

"I've been called every name in the book," he said. "I've had death threats against me. I would like to believe I've done my job as best and as honest as I could."

### Meetings

#### Buda City Council

Meets at 6:30 p.m. the first and third Tuesday of each month  
Live webcasts of meetings:  
[www.ci.buda.tx.us/livestream](http://www.ci.buda.tx.us/livestream)  
121 Main St. • 512-312-0084  
[www.ci.buda.tx.us](http://www.ci.buda.tx.us)

#### Kyle City Council

Meets at 7 p.m. the first and third Tuesday of each month  
Live webcasts of meetings:  
[www.ustream.tv/channel/kyle-city-council](http://www.ustream.tv/channel/kyle-city-council)  
100 W. Center St. • 512-262-1010  
[www.cityofkyle.com](http://www.cityofkyle.com)

#### San Marcos City Council

Meets at 6 p.m. the first and third Tuesday of each month  
Live webcasts of meetings:  
[www.sanmarcostx.gov/videos](http://www.sanmarcostx.gov/videos)  
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#### Hays County Commissioners Court

Meets at 9 a.m. each Tuesday  
Live webcasts of meetings:  
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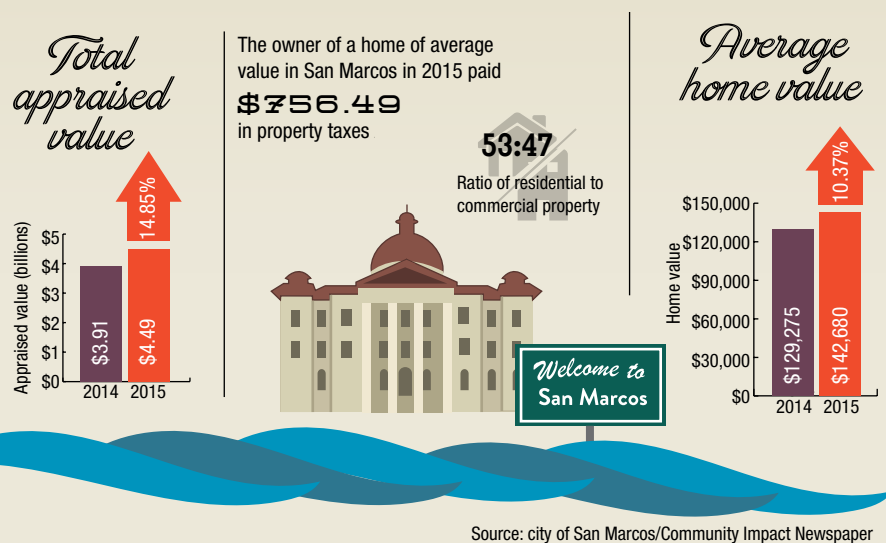
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# Real Estate REPORT

## Appraisals

Continued from I 1



### San Marcos

Among the three cities along the I-35 corridor in Hays County, San Marcos had the smallest increase in property values with a 14.85 percent jump from \$3.91 billion in 2014 to \$4.49 billion in 2015. But it is also more mature in its development than its northern counterparts, Buda and Kyle.

Steve Parker, assistant city manager and chief financial officer for the city of San Marcos, said the city gained about \$65 million in new residential value and \$52 million in new commercial value in 2015.

The average home value in San Marcos rose 10.37 percent, from \$129,275 in 2014 to \$142,680 in 2015. The city's tax rate is 0.5302 per \$100 property valuation.

Of the city's \$4.49 billion in property value, about \$234 million, or 5.2 percent, is under protest, Parker said. That represents about \$1.2 million in potential property tax revenue if the reappraisals are denied, he said. Because most protests are not resolved until after the city adopts its annual budget, the revenue will not likely be reflected in the city's financial planning until 2016-17.

Receiving most of its revenue from commercial property, the city aims to attract residential development that serves higher earners, Parker said.

### Kyle

Kyle's property value eclipsed the \$2 billion mark in 2015. The city's values grew 20.61 percent, from \$1.97 billion in 2014 to \$2.38 billion in 2015.

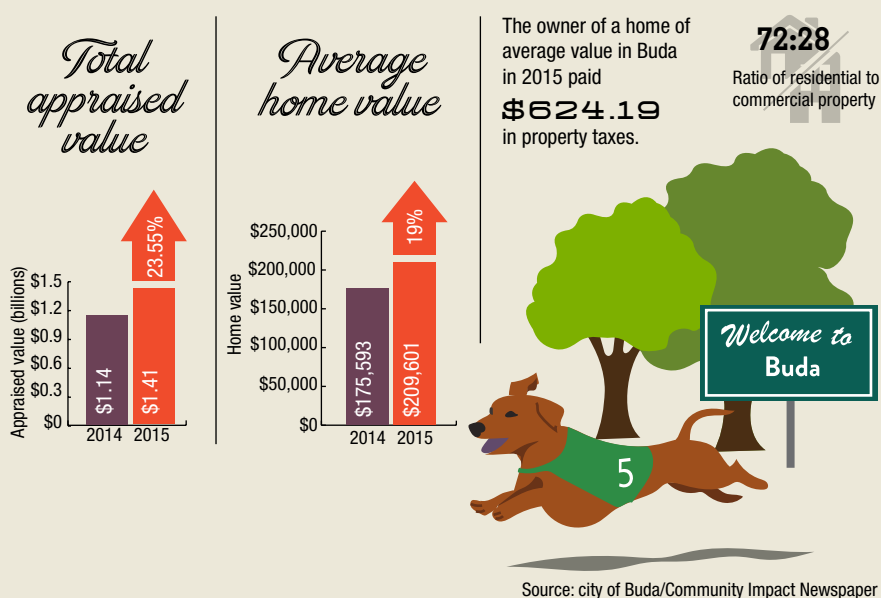
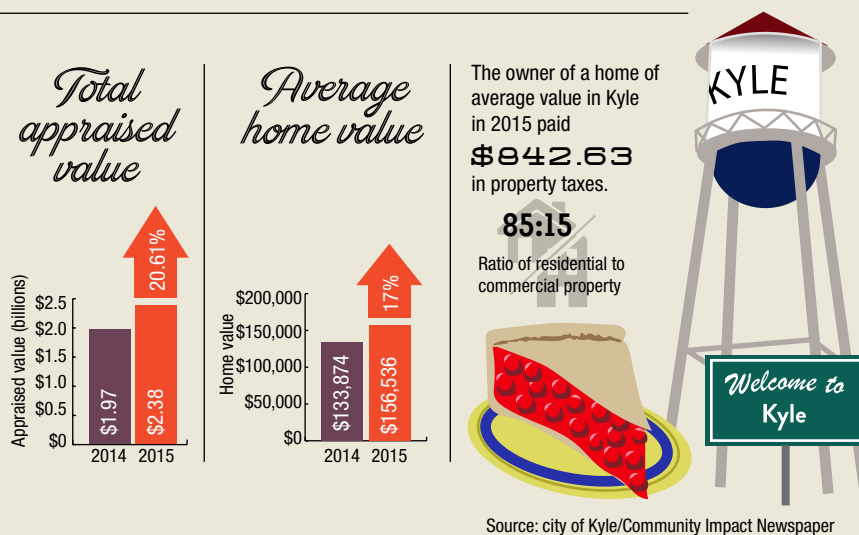
The city's average home value also grew sharply. These are positive signs for the city's economic progress, Assistant City Manager James Earp said.

"As the valuations go up, that's a good sign that our economy's strong," Earp said.

The city's relative affordability in the region has been a primary driver of growth in recent years, but it also has the highest tax rate of any Hays County city, at 0.5383 per \$100 property valuation.

Among the reasons for its high tax rate is Kyle's residential-heavy property portfolio. In 2011, 88 percent of the properties on the city's tax roll were residential and 12 percent were commercial. But at 85 percent residential and 15 percent commercial, according to 2015 preliminary figures, Kyle will seek further commercial growth to ease homeowners' burdens, Earp said.

"Generally speaking, businesses are good for residents because businesses help supplement the tax base and make it to where [homeowners'] tax burden is less," he said.



### Buda

Buda's 2015 preliminary value rose 23.55 percent from the previous year. In 2014 its assessed values totaled \$1.14 billion; they increased to \$1.41 billion in 2015.

The average home value in Buda rose nearly 20 percent. At \$209,601 the average home value in the city has shot up since 2011, when the value stood at \$159,181.

"You start going up double digits in value, and that's really a significant bill for people," Mayor Todd Ruge said. "You get into those more executive housing, and I would imagine it really is a big expense for [homeowners]."

Although the city's tax rate of 0.2978 per \$100 property valuation is among the lowest in the region, Buda homeowners will feel the strain because their pay raises at work likely do not mirror the growth in their property values, Ruge said.

"I don't know of any profession getting double-digit raises," he said.

He said the significant number of protests—943 as of June 29—will likely make revenue estimates tough.

"It's going to be an inexact science this year," Ruge said.



Take the poll online at [communityimpact.com/sbk-poll](http://communityimpact.com/sbk-poll)

What do you think about rising property values in Hays County?





# From the BEGINNING

Residential real estate deals range from relatively simple to complex. Professionals such as loan officers and real estate agents can help guide buyers through the process. This guide is not comprehensive or intended as legal advice.



## FINANCES

After deciding that purchasing a home is the right long-term decision, potential buyers should look at their credit scores. To qualify for a mortgage a buyer will need good credit with a history of paying bills on time.

Buyers can also contact a bank or credit union to talk to a loan officer about getting prequalified for a mortgage.



## SEARCH

A real estate agent can help with searching for a home. Furthermore, websites such as Zillow.com and Trulia.com can show buyers what's on the market.

Oftentimes when searching buyers take into account the home's price and square footage as well as intangible factors, such as the quality of the neighborhood, surrounding schools and parks, and aesthetics.



## OFFER

A real estate agent can collect data on similar homes sold recently in the neighborhood to see if a home in which a buyer is interested is priced well.

When a buyer has settled on a bid amount, a real estate agent can help him or her through the bidding process. If the bid is accepted the transaction may move forward. If not, the buyer can submit a new bid.



## INSPECTION & NEGOTIATION

The inspector will look at the home for issues such as water damage, roof problems and slope of the house.

After the inspection the buyer can negotiate the price or ask for repairs. At this point the buyer may be free to end the process and continue the search elsewhere if he or she chooses.



## CLOSING

Before closing on the home the buyer may obtain financing or a mortgage from a bank as well as home insurance. To do this the buyer will need to coordinate various types of documents.

Closing is typically held in an office setting and important documents are signed. The transaction is complete when funding is confirmed by buyer to seller.

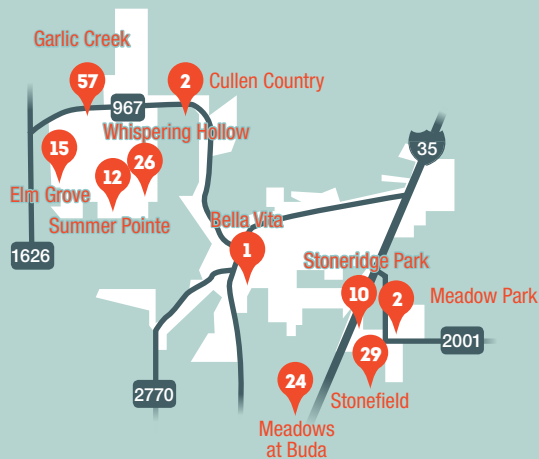
## RAISING THE ROOFS

New homes permitted Jan. 1-June 30, 2015



### Buda

Buda permitted 178 homes from Jan. 1-June 30. Garlic Creek issued 57 single-family home permits between January and July, making it the fastest-growing neighborhood in the city. Sunfield is located in a municipal utility district outside of the city, so its number of permits was not included.



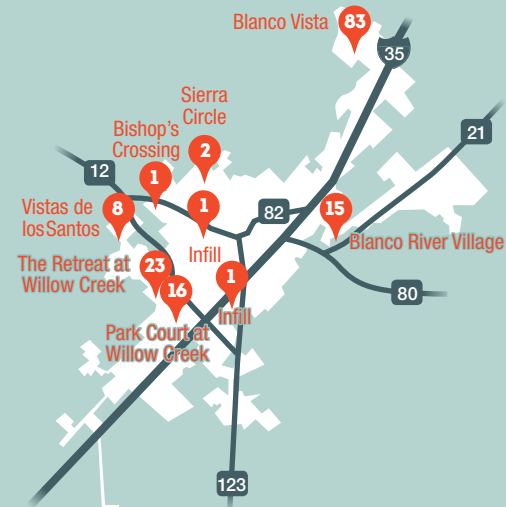
### Kyle

The city of Kyle issued 326 residential construction permits through June, which has the city on pace to best the 505 permits issued in 2014. Cypress Forest, a new neighborhood offering executive housing in west Kyle, will begin construction next summer.



### San Marcos

In San Marcos, Blanco Vista issued 83 permits for new homes in the first six months of 2015. The city is also expecting to see rapid growth in its southern area, where construction is moving along in Vistas de los Santos and The Retreat at Willow Creek.



Sources: city of Buda, city of Kyle, city of San Marcos/Community Impact Newspaper

\*Infill refers to the development of vacant or under-used properties in urban areas that have been almost completely built out.

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# Real Estate REPORT

## San Marcos aims to grow housing market, catch up to I-35 neighbors

By Brett Thorne

The city of San Marcos has historically lagged behind its Hays County neighbors in the number of permits it issues for single-family homes, but city officials are encouraged that the trend appears to be shifting.

Through the first six months of 2015 the city of San Marcos permitted 150 single-family homes, according to its permit reporting service. That puts the city slightly behind last year's pace, but Kristy Stark, assistant director of planning and development services, said new communities such as Paso Robles and Vistas de los Santos—both in southwest San Marcos—are gaining momentum.

The city of San Marcos permitted 278 single-family homes in 2014, and although that number lags behind nearby cities, the city's planning staff said they are encouraged because it has been increasing each year since 2010.

"Our numbers continue to increase [year over year], which is very promising for San Marcos," Stark said. "We're seeing a higher concentration of developers coming in and developing single-family residences and single-family subdivisions, which we hadn't seen [in previous years]."

In Kyle and Buda there were 505 and 452 single-family permits issued in 2014, respectively. Buda's total permit

number does not include the Sunfield neighborhood, which is not within the city limits.

"We want to [have one of the highest numbers of] single-family home communities along the corridor," Stark said. "We want to keep creeping up. We'd love to see 500 homes going up [each year]."

### Growing neighborhoods

Blanco Vista, located in north San Marcos near the intersection of Yarrington Road and I-35, has been driving much of the single-family home growth in San Marcos since it rebranded in 2011. Through the first six months of 2015 the neighborhood has accounted for 83 of the city's 150 total single-family home permits, according to city data.

The neighborhood, which is expected to have 1,800 homes at build out in 2018, is located on 575 acres near the Blanco River, and amenities within the community include Blanco Vista Elementary School, a church, pools and athletic courts. Brookfield Residential, neighborhood's developer, also has plans for small commercial developments near the entrance to the neighborhood.

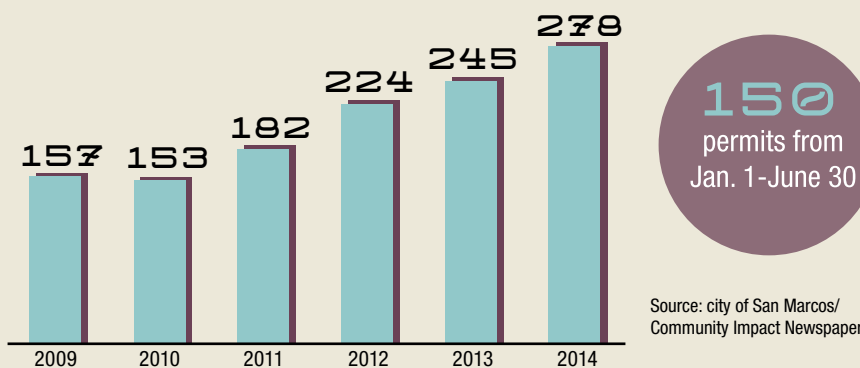
Edjuan Bailey, senior director at Brookfield, said the community has achieved success because of the variety



Construction is underway on the first homes at Northwoods, a new section of Blanco Vista, located in north San Marcos.

### Single-family homes permitted

Kristy Stark, assistant director of planning and development services for the city of San Marcos, said she is encouraged by the number of single-family home permits the city issues each year.



of housing types available.

"If you are looking for a home, regardless of your stage of life, we want you to be able to find it here," he said.

Other neighborhoods in San Marcos are growing steadily as well, Stark said. Cottonwood Creek, the Retreat at

Willow Creek and Park Court at Willow Creek are each showing encouraging signs of growth, she said.

Paso Robles, which is also being developed by Brookfield Residential, will include 3,000 homes on 1,400 acres when it is fully built out.

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## CALENDAR

## July



Courtesy Central Texas Speedway

**18 Summer Showdown Stock Car Race**

The event features 10 races with 10 different classes of cars, including late models, trucks and modified classes. Concessions are available for purchase, and Milt's BBQ provides barbecue. The event also features live music and a children's play area. Gates open at 3 p.m. Free (general admission for children age 12 and younger), \$12 (with military, police, fire or student ID), \$15 (general admission for age 13 and older, single suite ticket for children age 12 and younger), \$50 (all-access pass for age 12 and younger, single suite ticket for age 13 and older), \$70 (all-access pass age 13 and older), \$120 (suite group pack for six). Central Texas Speedway, 24801 I-35, Kyle. 512-268-1114. [www.centexspeedway.com](http://www.centexspeedway.com)

**21 and 28 Movies in Your Park**

The city of San Marcos hosts screenings of "The Goonies" and "Dolphin Tale 2" on July 21 and 28, respectively. Pre-movie games begin one hour before sunset. Concessions are available for purchase at the event, and attendees are encouraged to bring lawn chairs and blankets. Dusk. Free. San Marcos Plaza Park, 401 E. Hopkins St., San Marcos. 512-393-8400

**24 Dive-in movie**

The city of Kyle hosts the event, at which residents are invited to swim and watch "The Pirates! Band of Misfits," an animated movie about a group of pirates on a quest to defeat their archrivals. Characters are voiced by actors Hugh Grant, Salma Hayek and Jeremy Piven. The movie is rated PG. The event's capacity is limited to 230 people. 8:30-11 p.m. Free. Kyle Pool, 1100 W. Center St., Kyle. 512-262-3939

## August

**02 Bridal Garage Sale**

The community is invited to buy and sell bridal items at the event, which also features entertainment by Mike Critz of Pro Music DJ and appetizers courtesy of PoK-e-Jo's BBQ. Goods sold at the event include vases, frames, candles, linens, centerpieces and dresses. 9-11 a.m. Free. Texas Old Town, 1205 Roland Lane, Kyle. 512-396-1800. [www.texasoldtown.com](http://www.texasoldtown.com)

**08 Kyle Market Days**

Local vendors and artisans gather at the event to sell their wares. Local musicians provide entertainment at the event. Hope and Love 4 Kids helps organize the event and is running a donation station at which attendees can drop off school supplies donations for Hays CISD students. 9 a.m.-1 p.m. Free. City Square Park, 101 S. Burleson St., Kyle. 512-262-3939

Worth the **TRIP**

Courtesy city of Galveston

**AUG 15 Galveston Heritage Festival**

The event celebrates Galveston's history with live music, food and entertainment provided by various Galveston-area cultural groups and organizations. Attendees can also learn more about the early history of immigration through the Port of Galveston. 10 a.m.-8 p.m. Free (children age 5 and younger), \$5 (children ages 6-12), \$8 (Galveston Historical Foundation members), \$10 (nonmember adults). Kempner Park, 27th Street and Avenue O, Galveston. 409-765-3404. [www.galvestonhistory.org](http://www.galvestonhistory.org)

Compiled by Brett Thorne

**15 Commemorative Air Force open house**

The community is invited to an open house at the Central Texas wing of the Commemorative Air Force in honor of the 70th anniversary of V-J Day, the celebration of the Allies' victory in World War II. The wing houses WWII-era planes, which attendees can tour. Flights are also available in a WWII bomber. The event is supported by the Buda Area, Canyon Lake, Kyle Area and San Marcos Area chambers of commerce. 11-3 p.m. Commemorative Air Force, 1841 Airport Drive, Bldg. 2249, San Marcos. 512-396-1943



Courtesy Daniel Perlicky

**28 through 30 Float Fest**

Ghostland Observatory, Phantogram and Local Natives headline the three-day music festival, which also includes optional floating on the San Marcos River and overnight camping at Cool River Ranch. Attendees can float the river beginning a few miles upstream from the festival grounds and ending at Cool River Ranch, where live music begins at 2 p.m. each day. Tubers are allowed to bring their own drinks for the river, but must leave them in their car or discard them before entering the music festival. 9 a.m. \$25 (single-day tubing pass, does not grant entry to music festival), \$50 (single-night camping pass, does not grant entry to music festival), \$50 (single-day general admission concert ticket), \$150 (three-day general admission concert ticket). Cool River Ranch, 601 Dupuy Ranch Road, Martindale. 888-512-7469. [www.floatfest.net](http://www.floatfest.net)

## Online Calendar

Find more or submit San Marcos, Buda or Kyle events at [communityimpact.com/sbk-calendar](http://communityimpact.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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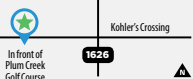
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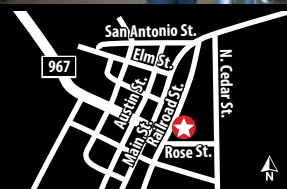
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# Flood

Continued from | 1

address the housing needs in the city and throughout Hays County, where more than 1,200 homes sustained some level of damage, according to county estimates.

“Yes, we have an intermediate housing problem in the city and the county of Hays,” Bell said at the town hall meeting. “Absolutely.”

For now, FEMA is providing monthly rent allotments for some residents to stay in apartments. Others have come to monthly “lease agreements” with local hotels, which they are paying for out of pocket.

Some are moving to apartments, of which San Marcos has 6,369 units. But apartments can be hard to come by in the city—only Cedar Park, Bastrop and North Austin had higher occupancy rates in the 16 regions comprising the Austin metropolitan statistical area, according to real estate data firm Apartment Trends.

## Housing assistance

In the early morning of May 25, Janice Jaslowski sat with her daughter and two grandchildren on the couch of their River Road home near San Marcos’ Blanco Gardens neighborhood. The rain had not let up in hours, and many of their possessions were floating in the ankle-deep water pooling throughout the home, she said.

Across the street a helicopter descended and came up with a person hanging from its rescue line. Minutes later another helicopter flew overhead and performed the same maneuver, but when it ascended, no one was clutching the line, Jaslowski said.

The family went to the nearby La Quinta hotel where they booked a room for the day. When Jaslowski returned to her home the next day, she said she was shocked at the amount of damage that had been done.

“It was so bad we didn’t know where to start,” Janice said. “[The dirt] was everywhere in the house.”

Catholic Charities of Central Texas stepped in to pay for the Jaslowskis to stay in a hotel for about two weeks. The nonprofit helped 100 families to stay in hotels after the floods, said Christina Vehar, marketing and events coordinator with CCCT.

“We have gotten some really wonderful support from the different hotels,” Vehar said. “They have been very generous in the rates they gave us. At the same time they have a business to run and have limitations on

what they are even allowed to do.”

Jaslowski said the assistance from organizations such as CCCT and Billy Graham Ministries has been welcome. She said she remains unsure of what additional assistance she will be eligible for from FEMA. She did not have flood insurance for her home.

“I’m throwing everything on my credit card hoping FEMA will come through,” Jaslowski said in June. “The only thing they’ve given us is \$2,100, and that’s gone.”

In July, Jaslowski moved to Lubbock to live with her grandson until she figures out her housing situation in San Marcos. She said she remains unsure of if or when she will return to the city.

Barbara Hurtado, whose in-laws’ Blanco Gardens home was damaged during the flood, said in the weeks after the flooding she spent two hours each day on the phone with representatives of FEMA, the Small Business Administration and other aid organizations.

She learned that because the damaged home is in a floodplain, her in-laws would be required to purchase flood insurance if they accepted the \$15,000 FEMA was offering. The neighboring homes had been quoted estimates of \$10,000 annually for a flood insurance policy, an amount that could be prohibitive for a family living on a fixed income, Hurtado said.

By having a flood elevation study performed on the property she secured a policy for \$357 annually, she said.

Until the house can be made livable again, Hurtado and her husband will welcome his parents at their home in Martindale. But they plan to move back to the neighborhood, she said.

“They definitely will be back,” she said. “That’s their home. It’s scary, and we talked about them maybe coming out to our place and building something. But right now they’re definitely staying.”

## Moving forward

In San Marcos much of the outcry from the hard-hit Blanco Gardens neighborhood has stemmed from the effects of construction at the nearby Woods apartments, which were approved by City Council in 2013.

Laurie Moyer, director of CIP and engineering for the city, said the channel intended to convey water to the San Marcos River has not been completed because construction at the complex is ongoing. Other drainage features, including box culverts and discharge points, were complete and in place at the time of the flood.

The city must finalize its estimation of high-water marks, which will help

## RUMOR CONTROL

San Marcos and Hays County officials have been combating rumors since the Memorial Day weekend floods May 24-25. Here some experts chime in.



“Flood insurance premiums will go up thousands of dollars.”

“That is a myth,” said Larry Fordham, insurance specialist with the National Flood Insurance Program. “That is not a fact ... It’s totally different than a homeowner’s policy. It’s different than an auto policy or a fire policy. People think, ‘I had an auto accident; my insurance rates are going up.’ There’s a good chance they will. On a flood insurance policy it does not work that way.”

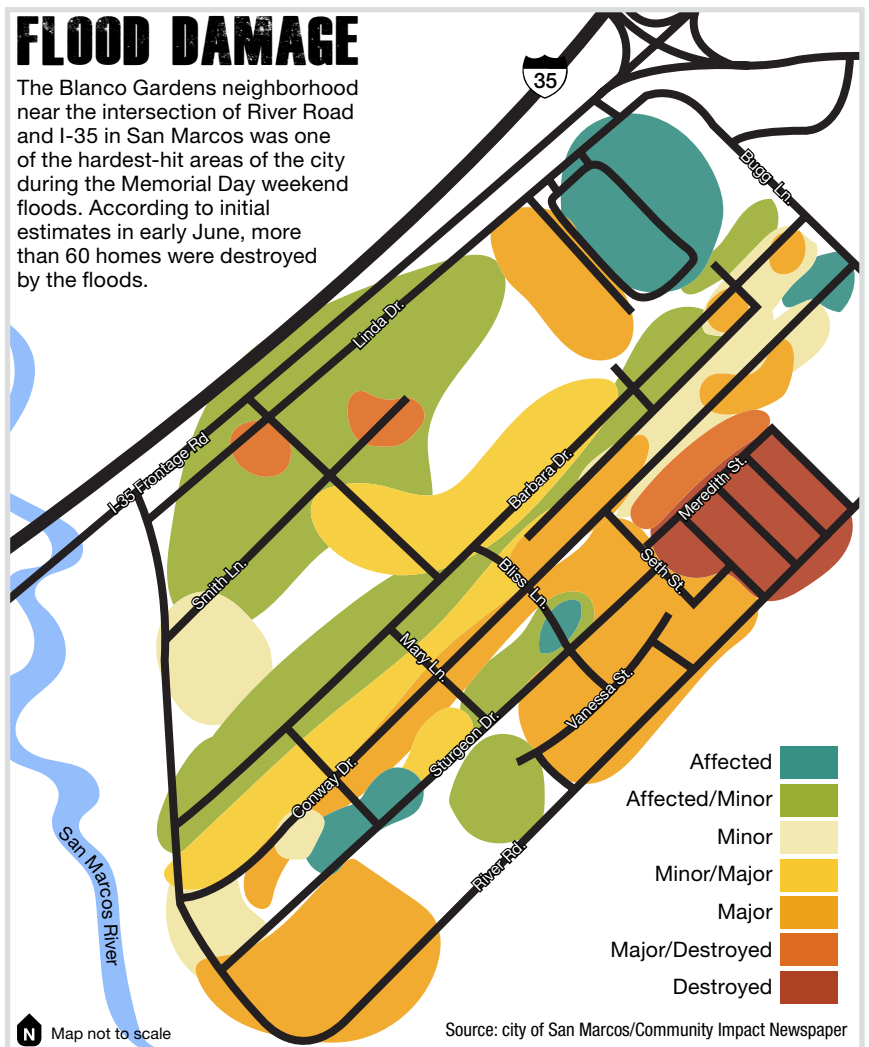
“Flood insurance policies must be purchased if one accepts FEMA assistance.”



“There are instances where if you accept federal assistance and you are in a flood zone, yes, they require you within 30 days to keep and maintain flood insurance,” FEMA representative Nathan Fey said. “What that protects is if nine months from now we have another flood and you’re flooded out ... it should be on the insurance’s side the next time to help you.”

## FLOOD DAMAGE

The Blanco Gardens neighborhood near the intersection of River Road and I-35 in San Marcos was one of the hardest-hit areas of the city during the Memorial Day weekend floods. According to initial estimates in early June, more than 60 homes were destroyed by the floods.



the Guadalupe-Blanco River Authority determine what the flows on the San Marcos and Blanco rivers were during the flooding, she said. That will help determine if the drainage features were functioning as intended.

Residents and council members are also concerned that dirt piles in front of the apartment complex blocked some water from entering the drainage

system. The city has since forced the removal of the dirt piles from in front of the drainage system.

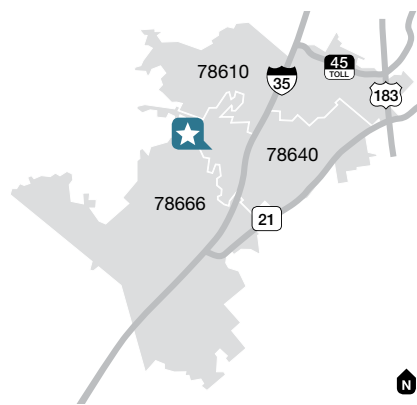
“When I drove in [after] the flood I just looked at [the dirt piles] and went, ‘How could that not have made it worse?’” Council Member Jane Hughson said.

Tell us what you think.

Comment at [communityimpact.com](http://communityimpact.com)

REAL ESTATE

A community on the west side of Kyle, north of downtown, Hometown Kyle features homes starting in the \$180,000s, and customization options are available. Its roads lined with trees, the community features amenities such as parks with children's playscapes, basketball courts, and hike and bike trails. Hometown Kyle is within walking distance of Gregg-Clarke Park, a municipal park that includes tennis courts, trails, a covered pavilion and a public pool.



Neighborhood Data provided by  
Marc Warshawsky  
Realty Austin  
Southwest Austin Market Manager  
512-658-2128  
www.realtyaustin.com

FEATURED NEIGHBORHOOD

Hometown Kyle



**Build-out year:** not built out  
**Builders include:** Pulte Homes, Ryland Homes  
**Square footage:** 1,627-3,992  
**Home values:** \$189,999-\$315,000  
**HOA dues (estimated):** \$100 annually  
**Amenities:** pool, ball fields, sport courts, picnic areas, city of Kyle public pool  
**Schools:** Kyle and Susie Fuentes elementary schools, Wallace Middle School, Lehman and Hays high schools  
**Property taxes (in dollars):**  
Austin Community College District 0.0942  
City of Kyle 0.5383  
Hays County ESD 0.1000  
Hays County 0.4252  
Special Road District 0.0438  
Hays Cisd 1.5377  
**Total (per \$100 value) 2.7392**

Median home value  
**\$215,000**

Median price per square foot  
**\$95.60**

Median annual property taxes  
**\$4,752**

Homes on the market\*  
**17**

Homes under contract\*  
**6**

Average days on the market\*  
**28**

Street views



Hometown Kyle's amenities include a basketball court and picnic area.



Many streets in Hometown Kyle are lined with trees.

Recent listings



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**197 Beargrass Drive \$227,000**  
4 Bedroom / 2 Bath 2,025 sq. ft.  
Agent: Joseph Martinez  
eTexRealty 512-609-0196

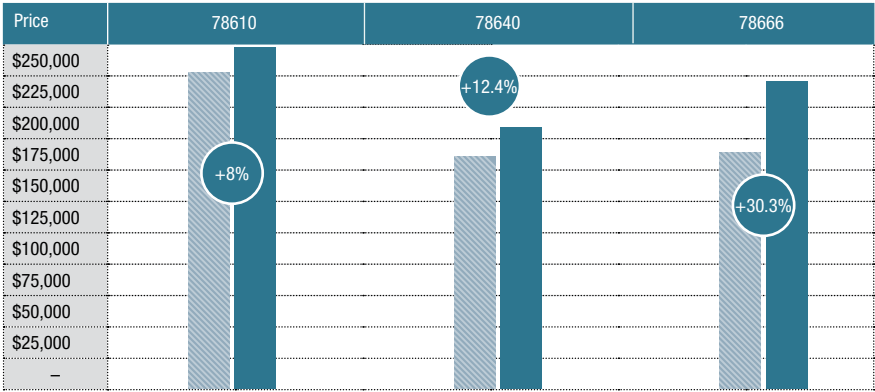
Market Data

On the market (June 2015)

Price Range	Number of homes for sale/Average days on the market					
	78610	78640	78666	78610	78640	78666
\$149,999 or less	1	10	6	33	31	75
\$150,000-\$199,999	29	91	15	17	17	29
\$200,000-\$299,999	91	84	30	52	55	91
\$300,000-\$399,999	41	11	19	48	33	45
\$400,000-\$499,999	10	2	4	71	16	40
\$500,000-\$599,999	4	1	5	34	126	63
\$600,000-\$799,999	2	1	3	72	317	70
\$800,000-\$999,999	2	0	1	48	0	83
\$1 million +	3	1	2	203	92	131

Median price of homes sold

June 2014 vs. June 2015



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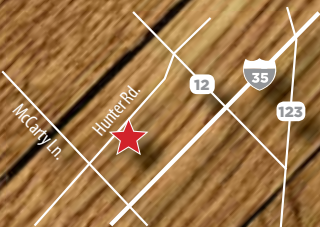
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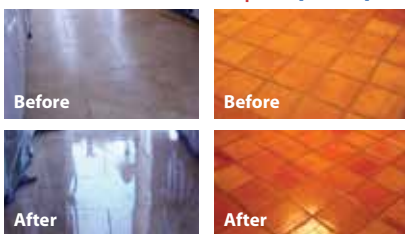


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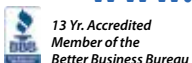
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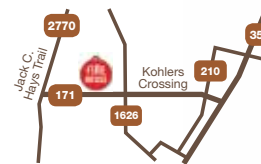
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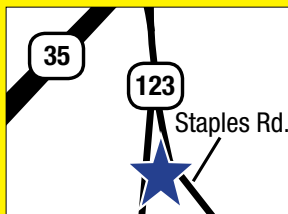
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