



community Impact NEWSPAPER™

LOCAL. USEFUL. EVERYONE GETS IT.

WWW.IMPACTNEWS.COM

JANUARY 2009

VOLUME 1, ISSUE 10

Neighborhood Dining
Wing guide
Page 9

Business Profile
12 Rounds
of Boxing Fitness
Page 7

12 Rounds owner Rey Perez



Local Savings Guide begins page 23

CAPITOL NEWS

BY PATRICK BRENDEL

Southwest Austin's state representatives are championing these issues during the 2009 Legislative Session, which began Jan. 13.

Rep. Valinda Bolton, D-Austin

- Give urban counties the tools and authority they need to manage growth and development in rapidly growing areas
- Provide property tax relief by doubling the homestead exemption and indexing it to the home's appraisal value

- Address the cost of higher education by placing a temporary moratorium on tuition hikes at Texas' four-year public universities

Rep. Elliott Naishtat, D-Austin

- Require that votes on all substantive bills and resolutions by the Legislature be recorded and made available to the public on the internet

- Require public officials to disclose on personal financial statements the fair market value of gifts they receive

- Increase income eligibility in the Children's Health Insurance Program to 300 percent of the federal poverty level so more low-income children will be covered

Rep. Eddie Rodriguez, D-Austin

- Create a Central Texas regional transportation system, which would allow additional funding mechanisms for local transportation projects

- Exempt renewable energy devices from franchise and sales taxes; study increasing the mandated percent of renewable energy offered by utilities; encourage the building of green low-income housing

- Change the state air quality program that replaces old vehicles so that more people in Travis County will use it

Rep. Patrick Rose, D-Dripping Springs

- Reform electric cooperatives to require open records, open meetings and guarantee democratic elections of board members

- Change the school finance formula so that a certain class of school districts receives more state money (and less from local property taxes)

- Address allegations of abuse and neglect in state schools and centers, with the first step being a 10-year strategic plan to reform long-term services

Toll 45 SW on track for 2011 construction

Environmental work underway on decade-old road project

BY ERIC PULSIFER

The construction of Toll 45 SW, a short stretch of highway that would serve as one of the final pieces in a partial loop around the capital area, is on schedule after facing several delays due to funding problems and a lack of community support.

Hays and Travis counties purchased the necessary right-of-way for Toll 45 SW in the late '90s, but setbacks left many who would use the road confused about when, or if, it would be coming.

Originally, the Texas Department of Transportation planned to begin construction on Toll 45 SW this year, but budget issues in 2008 brought the project to a halt. With funding issues now ironed out, TxDOT has completed the design process for Toll 45 SW and is currently working on a



CONTINUED ON | 13

The life of a toll road

1 Planning

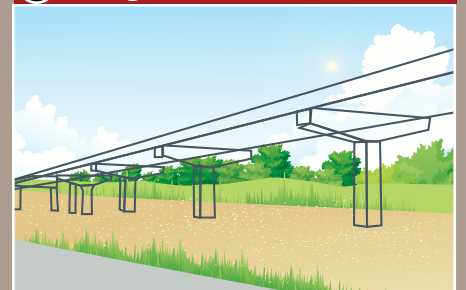


Cost: \$196,000 per lane-mile

Timeline: 1-10 years

Before anything, TxDOT must go through a public approval process. This includes presenting project alternatives and getting citizen feedback. Environmental studies are also done to determine the path and plan that will cause the least amount of damage.

2 Design

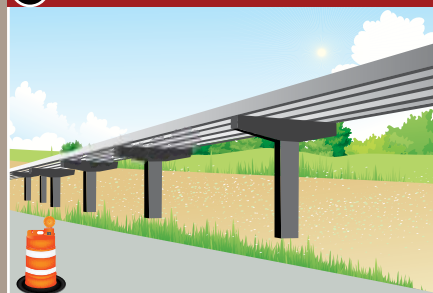


Cost: \$452,000 per mile for engineering, \$3.96 million per lane-mile for right-of-way

Timeline: 1 year

After funding is secured, right-of-way is purchased and a path for the road is laid out based on the environmental study. During this period, construction and toll equipment is sent off for bidding.

3 Construction



Cost: \$3.9 million per lane-mile

Timeline: 1-2 years

Construction on parts of the project may begin while design is still underway, but on most toll road projects, all parts of the road are built at once. This includes building frontage roads and exits.

4 Maintenance



Cost: \$5,000 per lane-mile a year

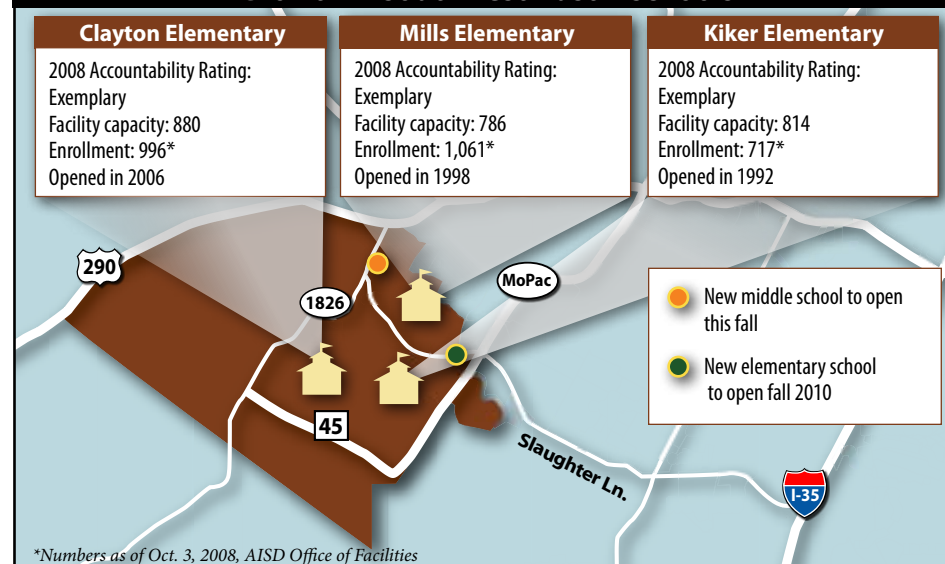
Timeline: For the life of the road

Maintenance costs include mowing grass twice a year, litter pickup, patching holes, sealing cracks, replacing signs and repairing dented guard rails. Concrete toll road can go more than 20 years before major repairs are necessary.

Source: Texas Department of Transportation

School crowding yields new facilities, boundary changes

Growth in southwest Austin schools



STORY HIGHLIGHTS

- HIGH ENROLLMENT STRETCHES RESOURCES
- NEW MIDDLE SCHOOL REQUIRES REDRAWING OF BOUNDARIES
- 2008 BOND APPROVED LAND PURCHASE FOR FUTURE HIGH SCHOOL

BY TERESA PIONE

As a response to rapid growth in the area, the Austin Independent School District is beginning construction on a new elementary and middle school in southwest Austin, while other AISD schools continue to deal with the constraints of overcrowding.

Both Mills and Clayton elementary schools have projected capacities of 135 and 115 percent respectively, with similar

CONTINUED ON | 11

Business Profile
Maxwell's Closet Classics
Page 6

Community Profile
TxDOT's Marcus Cooper
Page 22

Annual Regional Report
Top stories in the area
Page 15



PRSR STD
US POSTAGE PAID
COMMUNITY IMPACT
PERMIT NO. 411
78626

americanforests.org
GLOBAL RELEAF
Corporate Partner
Printed on recycled paper

ONE HOME. ONE STORY.

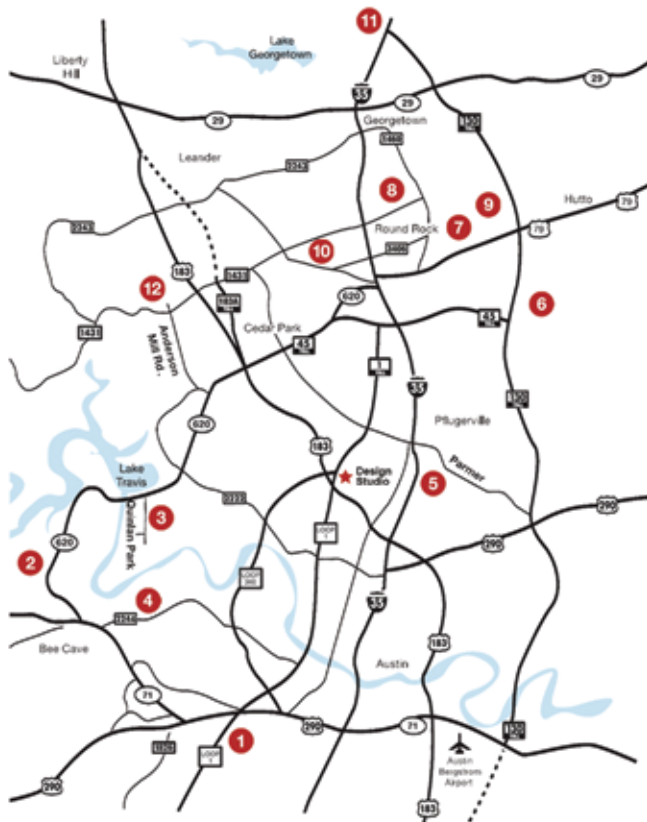
Countless Memories.

You could say it was love at first sight. The moment I saw it, I looked at Doug and whispered "Yessss!" For me it was the kitchen. **I LOVE IT!** But Doug he's all about the media room. It came with built-in **6.1 Surround Sound** (whatever that is), and a plasma TV, so he's in **hog heaven**. And Ava, well, she just **adores** her bedroom. Not a night goes by where she's not a beautiful **fairy princess** with her own stuffed animal royal court. But our favorite time is when we **snuggle up** to the fireplace. That's when we know we've found the home we always **dreamed** of.

HOMES INSPIRED BY *The Donaldsons*

Homes Inspired by You

Find your inspiration in any one of our 23 desirable communities across Central Texas.

1 **Brodie Springs Now Open!**Austin, TX
From mid 400's
512-292-61862 **Falconhead Closing Out!**Austin, TX
From mid \$500's
512-263-5196**Falconhead West**
From mid \$300's
512-263-51963 **Steiner Ranch**
Austin, TX**Summer Vista**
From low \$400's
512-266-7758**Mediterra**
From \$300's
512-266-2820**Emerald Ridge**
From \$500's
512-266-5968**River Heights Overlook**
Closing Out!
From mid \$600's
512-266-6503**Hawks Canyon**
From high \$500's
512-266-6503**The Reserve**
From \$600's
512-266-6503**Palisades Now Open!**
From mid \$300's
512-266-7758**Tierra Grande Now Open!**
From \$240's
512-266-78044 **Senna Hills**Austin, TX
From mid \$500's
512-263-2655**Senna Hills Garden Homes**
From mid \$300's
512-263-26555 **Pioneer Crossing**Austin, TX
From \$160's
512-490-24416 **Falcon Pointe Closing Out!**Pflugerville, TX
From \$210's
512-670-36077 **Legends Village**Round Rock, TX
From \$130's
512-218-02028 **Teravista**Round Rock, TX
From \$200's
512-388-47409 **Paloma Lake**Round Rock
From \$240's
512-341-761110 **Walsh Ranch**Round Rock, TX
From \$300's
512-733-760011 **Villages of Berry Creek**Georgetown, TX
From \$140's
512-763-121212 **Whitestone Oaks**Cedar Park, TX
From \$200's
512-259-3557taylor
morrison

Homes Inspired by You



© 2008 Taylor Morrison. Information contained within this advertisement is correct at time of publication and subject to change. TAYLOR MORRISON, INSPIRED BY YOU, HOMES INSPIRED BY YOU and The 4 Man Logo are trademarks or registered trademarks of Taylor Morrison, Inc. or of one of its affiliates. Marks used by permission only. For more information about Taylor Morrison, please visit our website at <http://www.taylormorrison.com>

www.TaylorMorrison.com

Area Publisher's Note

Karin Shaver



I lived in Ft. Worth for a couple of years beginning in 2004, and my sister still lives there. Since Austin is clearly the better city, she almost always does the traveling when we get together for a weekend. But, I finally made the return trip to Ft. Worth last weekend and was amazed by how much had changed since I lived there. There were new restaurants, schools, retail developments, condo projects and roads that I had never seen. My first thought was, "They need a *Community Impact Newspaper!*" There is so much going on and nobody to break it down on a truly local level.

I think I will have to work on my pitch to our publisher in order to convince him to start additional papers in other

parts of the state. For now, *Community Impact* has six papers in the Austin area, and this edition serves seven ZIP codes in southwest Austin. This month, the Annual Regional Report brings you slightly more regionalized news from our other editions. You can always find more southwest Austin news on our website, including many more stories posted daily.

Also beginning this month, check out www.health.impactnews.com, which is an extension of last month's healthcare focus. Again, it is a way to find local, useful information regarding healthcare providers in our area.

Our 2009 resolutions haven't changed from last year's. We still plan to introduce you to new businesses, offer ideas on how to spend locally and provide a variety of useful information such as road projects and other economic developments.

Happy New Year!

Karin Shaver

Karin Shaver
kshaver@impactnews.com



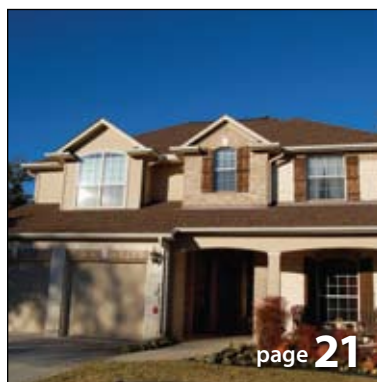
page 6



page 9



page 15



page 21

COMMUNITY IMPACT

4 Southwest Austin

BUSINESS PROFILES

6 Maxwell's Closet Classics Custom-made organization solutions make good use of closet space

7 12 Rounds of Boxing Fitness Intense boxing workout program relieves stress, burns fat

NEIGHBORHOOD DINING

9 Wing guide Southwest Austin's best places to get wings for the Super Bowl

ANNUAL REGIONAL REPORT

15 Central Austin

16 Round Rock/Pflugerville

17 Georgetown/Hutto/Taylor

18 Northwest Austin

19 Leander/Cedar Park

REAL ESTATE

21 A comprehensive look at commercial and residential real estate from around the area

COMMUNITY PROFILE

22 Marcus Cooper, TxDOT spokesman

community Impact

NEWSPAPER™
LOCAL. USEFUL. EVERYONE GETS IT.

1007 S. Congress Ave., Ste. 10G • Austin, TX 78704 • 465-2623
P.O. Box 2895 • Pflugerville, TX 78691 • 989-6808

Publisher / President John P. Garrett, jgarrett@impactnews.com

Southwest Austin

Area Publisher

Karin Shaver, kshaver@impactnews.com

Market Editor Eric Pulsifer, epulsifer@impactnews.com

Reporter Teresa Pione, tpione@impactnews.com

Account Executives

Sloan Baker, sbaker@impactnews.com

Katherine Kennedy, kkennedy@impactnews.com

Designer Alison Lyons

Assistant Designers Ellie Burke, Desiree Mutia

Staff Writers Robert Bell, Candace Birkelbach, Patrick Brendel, Mark Collins, Amy Stansbury, Kara Vaught, Beth Wade, Tiffany Young

Executive Management

Associate Publisher / Vice President of Operations

Claire Love, clove@impactnews.com

Vice President of Finance

Jennifer Garrett, jgarrett@impactnews.com

Executive Editor Cathy Kincaid, ckincaid@impactnews.com

Managing Editor Shannon Colletti, scolletti@impactnews.com

Cedar Park/Leander

General Manager Laura Wickett, lwickett@impactnews.com

Central Austin

Area Publisher Karin Shaver, kshaver@impactnews.com

Georgetown/Hutto/Taylor

General Manager Matt Painter, mpainter@impactnews.com

Northwest Austin

General Manager Traci Rodriguez, trodriguez@impactnews.com

Round Rock/Pflugerville

General Manager Sara Aleman, sara@impactnews.com

impactnews.com

General Manager James Wickett, jwickett@impactnews.com

Business Director Misty Pratt

Human Resources Manager Kimberly Davis

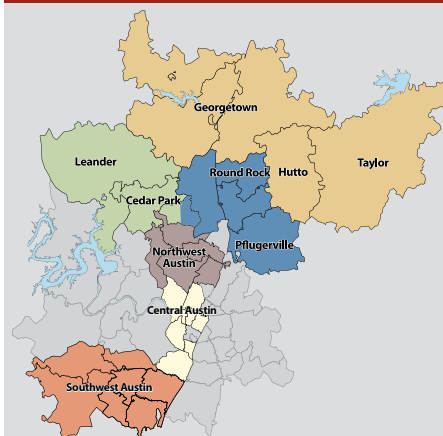
Circulation & Operations Manager David Ludwick

Creative Directors Tiffany Knight, Derek Sullivan

National/Regional Sales Manager Rebecca Pate

Administrative Assistant Desiree McNear

Distribution area



Community Impact Newspaper is Central Texas' fastest growing news organization. Since native Austinite John Garrett founded the first paper in Round Rock and Pflugerville in 2005, our mission has been to provide useful information to the communities we serve. Now distributing to more than 375,000 homes and businesses in six markets, the papers' commitment to local, unbiased reporting has become a recognized brand. At a time when print media are on the decline, *Community Impact Newspaper* has restructured an old product — the community newspaper — and turned it into an important tool by providing readers useful, informative news.



©2008 JGMedia, Inc., All Rights Reserved. No reproduction of any portion of this issue is allowed without written permission from the publisher.

Monthly publication dates

Round Rock/Pflugerville: 1st Friday of the month

Central Austin: 2nd Friday

Georgetown/Hutto/Taylor: 2nd Friday

Cedar Park/Leander: 3rd Friday

Northwest Austin: 4th Friday

Southwest Austin: 4th Friday

For those who do not live in our coverage area, subscriptions are available.

Subscription Rates	One year (13 issues)	per issue
1 market	\$39	\$3
2 markets	\$71.50	\$2.75
3 markets	\$87.75	\$2.25
4, 5 or 6 markets	\$104, \$130 or \$156	\$2
Back issue		\$3.50

For more information, call 989-6808.



South Austin's
Choice for
LUXURY



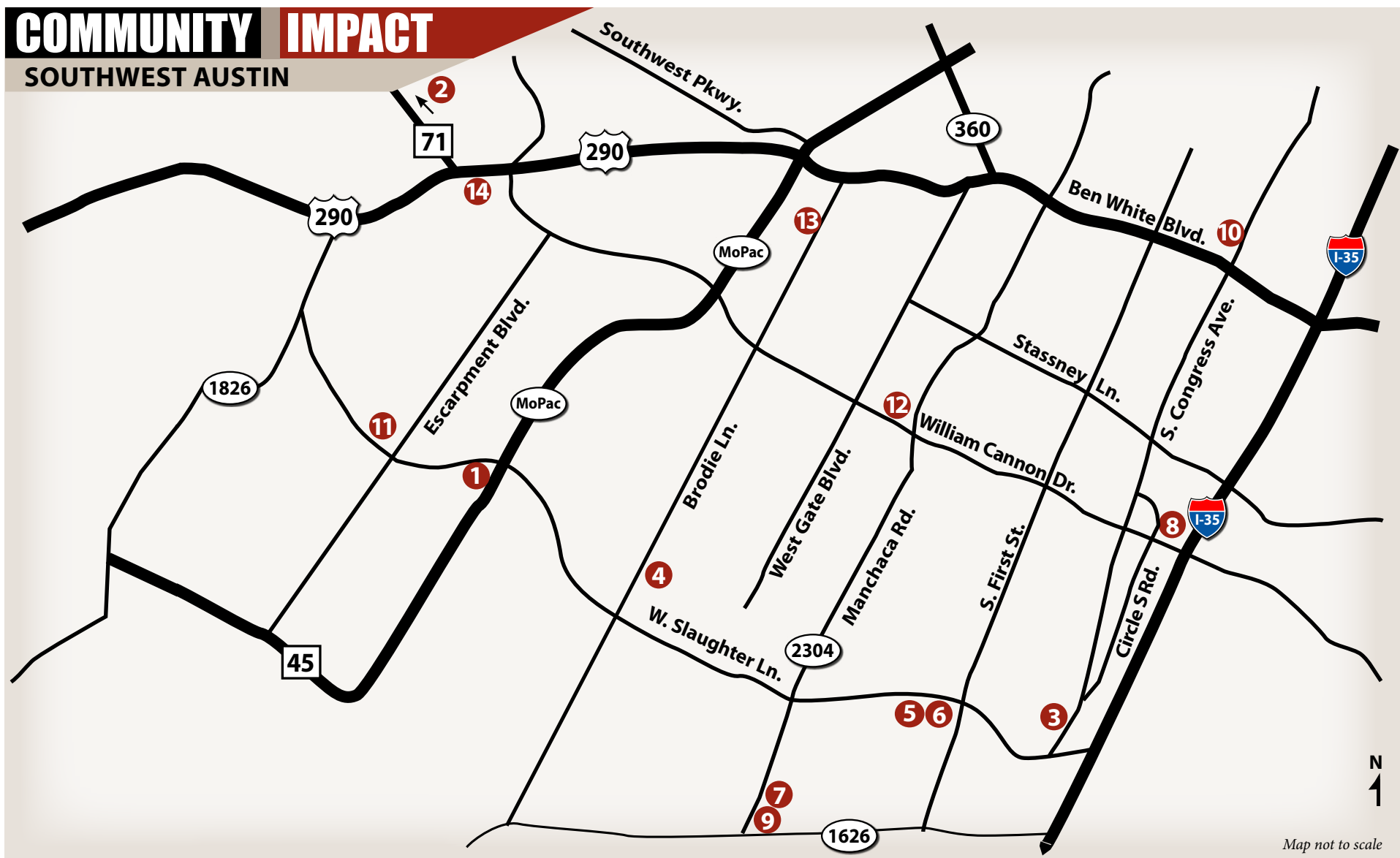
LEXUS
OF AUSTIN
IN THE ARBORETUM AREA.

9910 Stonelake Blvd
Austin, TX 78759
(512)343.3400
TOLL FREE (800)90.LEXUS
www.LexusofAustin.com



COMMUNITY IMPACT

SOUTHWEST AUSTIN



1 Dinner and a movie

A \$5 million **Alamo Drafthouse Cinema** theater is planned to open in 2009 in Circle C Ranch, near the intersection of MoPac and Slaughter Lane. The 35,000 sq. ft. theater will have at least eight screens and will be the largest corporate-owned Alamo Drafthouse theater. The new theater will feature digital 3-D technology. Visit www.drafthouse.com.



2 \$3 million expansion

Austin-based **Architecture, Granite & Marble, Inc.** recently expanded to a 19-acre campus at 19012 Hwy. 71 W. that includes a showroom and tile warehouse. The project investment cost was \$3 million. Previously housed in northwest Austin, the company has been in business since 1992 and features slabs of natural stone from Brazil, India, China and countries throughout Europe. Call 963-1096 or visit www.agmgranite.com.

3 Promote your business

Offering silk screening and embroidering for promotional products, **Longhorn Promotions Embroidery** relocated in September to 8708 S. Congress Ave. The

business was previously located at Slaughter Lane and Manchaca Road. Call 280-8888.

4 The essence of Texas

Former **Seattle's Best Coffee** franchise, located at 9911 Brodie Lane, recently changed to a **Texenza Coffee** drive-through. Owners of the local coffee retailer previously operated the Seattle's Best franchises in Austin and have rebranded several other locations from Bee Cave to San Marcos. Call 282-9100 or visit www.texenzacoffee.com.

5 'Tis the season

Liberty Tax opened a new location on Jan. 5 at 617 Slaughter Lane, Ste. 106. Tax preparation is offered from 9 a.m. to 9 p.m. Monday through Friday and 9 a.m. to 5 p.m. Saturday. Call 280-5700 or visit www.libertytax.com.



6 Barber shop

Guests walking into the new **Capitol City Barber Shop**, located at 615 W. Slaughter Lane, Ste. 113, can expect traditional service complete with razor shaves and hot towels. Jan. 6 marked the

grand opening. The shop is closed on Sunday and Monday. Call 992-0561 or visit www.cccbarbershop.com.

7 Growth continues

When finished, **Remington Hills** apartment complex, 10601 Manchaca Road, will feature 208 units. With 160 units ready now, the development is expected to be complete by the end of March. Call 282-1170.



8 Leaders on the move

The **Texas Association of Family, Career and Community Leaders of America** recently moved to 6513 Circle S Road. FCCLA is a national student organization cultivating new leaders through analysis of issues in society. Call 306-0099 or visit www.texasfccla.org.

9 Budget Storage

A **Budget Storage** is under construction at 12015 Manchaca Road with 260,000

sq. ft. of storage units. Concrete will be poured by March, with the buildings to go up soon afterward. Call 801-0459.

10 Scooter shop

Scooter Freedom, a new retail and repair store, opened Dec. 12 at 3800 S. Congress Ave., Ste. A. Call 276-2691 or visit www.scooterfreedom.com.

11 Learn to play

Clavier-Werke School of Music of West Lake is opening a second location at 5900 W. Slaughter Lane, Ste. 525 on Feb. 2. Nine professionals will teach classes for children and adults ranging from voice, piano, drums and cello. The school will also feature **Kindermusik**, a child development music integration program for children ages 7 and under. Call Kindermusik at 261-5536 and Clavier-Werke School of Music at 328-5777 or visit www.kmbydeborah.com and www.clavierwerke.com.

12 Spa expands services

Under the leadership of Dr. Azadi Roya, a new medical aesthetics division of **4 Seasons Salon & Day Spa**, 2100 W. William Cannon Drive, Ste. G, is now offering beauty maintenance including Botox and laser vein removal. Roya joined the spa in January. Call 280-9773.

13 EmbroidMe

EmbroidMe, 5400 Brodie Lane, Ste. 235, held a grand re-opening celebration on Jan. 15. Purchased by Linda Kohout in April 2008, EmbroidMe originally opened in 2004.

EmbroidMe is a nationwide franchise for embroidery, screen printing and promotional products. Each location is independently owned and operated. Call 892-1300 or visit www.embroidme-austinsw.com.

14 Drive it or ride it

A new Motor Trike and Thoroughbred MotorSports dealership opened Oct. 1 at 6763 W. Hwy. 290. **Mitchell's Family Motor Trikes, LLC** sells Honda and Harley motor trikes, motorcycles and motor trike conversion kits. Call 892-5800 or visit www.mitchells-trikes.com.

Burn ban

Travis County Commissioners Court approved a proposal by the Fire Marshall Office to ban outdoor burning in unincorporated areas of the county that will remain in effect until Feb. 11. Weather conditions will be re-evaluated Feb. 10 to determine if county commissioners should extend the ban. Call 854-4621 or visit more.impactnews.com/3041.

Economic forecast

Local economist Angelos Angelou, founder of Austin-based AngelouEconomics, presented projections at the **Angelou Annual Economic Forecast Event** Jan. 15 at the Austin Convention

Center, 500 E. Cesar Chavez St. He said Austin will see slow job growth through 2010, but opportunities exist as people move in from all major metro areas in the country. Visit www.angeloueconomics.com or more.impactnews.com/3055.

Austin among top 10 job markets in 2008

Texas job markets reported the nation's highest gains in private-sector employment last year, according to employment figures by the **U.S. Bureau of Labor Statistics** released last month. Austin ranked 10 out of 100. The Houston, Dallas-Fort Worth and San Antonio markets were in the top five. Visit more.impactnews.com/3051.

Counters wanted

The **U.S. Census Bureau** is seeking hundreds of temporary part- and full-time workers to help conduct the 2010 census of the United States population. Census takers, office and supervisory jobs are available. Call the Georgetown office at 942-6190 or visit www.2010censusjobs.gov.

COMMUNITY EVENTS

January

1-Feb. 1

Souper Bowl of Caring

Capital Area Food Bank of Texas

Donate healthy non-perishable food items as part of Souper Bowl of Caring at any H-E-B and Randalls store or present your cashier with a scan-coupon at check out. Randalls and H-E-B
282-2111 • www.austinfoodbank.org

31

Clear Your Clutter Day

Presented by the Austin Chapter of the National Association of Professional Organizers

The public is invited to drop off one carload of unwanted items, excluding hazardous materials, for Junk Busters to dispose of free of charge. Austin High School parking lot, 1715 W. Cesar Chavez
10 a.m.-2 p.m.
925-2962 • www.napoaustin.com

13

APL Black History Month event

Austin singer-songwriter Jaha will perform

original songs from her new CD, "Young Journey" Southeast Austin Community Branch
5803 Nuckols Crossing Road
6:30 p.m. • Free
974-7400 • www.cityofaustin.org/library

14

Smooches From Your Pooches

A Valentine's Day kissing contest for you and

your puppy
Register by Feb. 13
Groovy Dog Bakery
4477 S. Lamar Blvd., Ste. 580
891-7333 • www.groovydog.com

15

Austin Marathon and Half Marathon

Downtown Austin

Registration is available through Feb. 14.
7 a.m. • \$90-\$125
www.youraustinmarathon.com

21

Metro Auto Auction

Benefiting area nonprofits

\$300 registration required, refunded if no purchase made
8605 Cullen Lane
9 a.m.
282-7900 • www.metroautoauction.com

22

Green Garden Festival

The City of Austin and nonprofit organizations will have booths and talks to answer questions about environmentally sound landscaping, with a special focus on trees.

Zilker Gardens
2220 Barton Springs Road
Noon-4 p.m.
www.ci.austin.tx.us/greengarden

12-22

"Cyrano de Bergerac"

1897 play written by Edmond Rostand

Runs Thursday-Saturday at 7:30 p.m. and Sundays at 2 p.m. For mature audiences
Mary Moody Northern Theatre, St. Edward's University
3001 S. Congress Ave.
\$12-\$18
448-8484 • www.stedwards.edu

2009 MAZDA3 'R' i 4-Dr, Sport

32 MPG
EST. HWY.

2008
MAZDA3
started at
\$13,995

\$12,995

5-SP, A/C, PS, AM-FM/CD, ABS,
SIDE AIR BAGS AND CURTAINS

WITH
A/C



VIN JM1BK32F891196430 Stk# 1165 MSRP \$16,040 - \$3,045 DEALER DISCOUNT = \$12,995 +TT&L

ADDITIONAL
\$500
OWNER
LOYALTY BONUS**

2009 MAZDA5 Sport



6
PASSENGER

ADDITIONAL
\$1000
OWNER
LOYALTY BONUS**

28
MPG
EST. HWY.

★★★★★
SAFETY RATING

VIN JM1CR293X90328972 Stk# 1122
MSRP \$18,665 - \$2,670 DEALER DISCOUNT = \$15,995 +TT&L

\$15,995

2009 MAZDA6 i SV Completely redesigned



ADDITIONAL
\$1000
OWNER
LOYALTY BONUS**

★★★★★
SAFETY RATING

31
MPG
EST. HWY.

VIN 1YVHP80AX95M19649
Stk# 1427 MSRP \$19,220 - \$2,225 DEALER DISCOUNT = \$16,995 +TT&L

\$16,995

2009 Mazda CX-7 Sport



ADDITIONAL
\$500
OWNER
LOYALTY BONUS**

23
MPG
EST. HWY.

VIN JM3ER293690221059 Stk# 9990
MSRP \$24,550 - \$4,555 DEALER DISCOUNT = \$19,995 +TT&L

\$19,995

0%

Available on ANY new

'08 MX-5 Miata, '09 MAZDA3
'09 MAZDA5, '09 MAZDA6
'08 or '09 CX-7, '08 or '09 CX-9

APR FINANCING!
Expires 2-2-09

Proud Supporter of the **Austin Humane Society** & **march of dimes**

MAZDASouth.com TAKE A TEST DRIVE TODAY

4506 IH-35 SOUTH 866-570-6634
(ON THE MOTOR MILE SOUTH)

SERVICE: M-F 7AM-6PM
Sat 8AM-3PM
SALES: M-SAT
8:30AM-8PM

ONE CALL IS ALL! We'll give you a price quote right over the phone.

*GOVERNMENT STAR RATINGS ARE PART OF THE NATIONAL HIGHWAY TRAFFIC SAFETY ADMINISTRATION'S (NHTSA's) NEW CAR ASSESSMENT PROGRAM (www.safercar.gov). **Available to current Mazda owners or family members in same household. Must provide proof of ownership. Trade or lease termination NOT required. See dealer for details. Limit ONE per eligible vehicle. †AVAILABLE WITH APPROVED CREDIT ON SELECT TERMS THRU MAZDA AMERICAN CREDIT IN LIEU OF REBATES, DISCOUNTS AND/OR OTHER INCENTIVES. SEE DEALER FOR COMPLETE DETAILS. PICTURES FOR ILLUSTRATION ONLY. ALL PRICES PLUS TT&L AND INCLUDE DESTINATION CHARGE. IN STOCK UNITS ONLY. OFFERS EXPIRE 2/2/09.



BUSINESS PROFILE

BY TERESA PIONE

MAXWELL'S CLOSET CLASSICS



Owner Craig Maxwell

Owner Craig Maxwell's popular slogan, "It's 7 a.m. Do you know where your pants are?" is a reflection of his organizational philosophy.

"When you wake up in the morning, the last thing you want to do is be looking for something

to wear," said Maxwell, who has been manufacturing and installing storage products since 1997. Through organization, one can eliminate at least one instance of stress, he said.

The Maxwell's Closet Classics showroom has entertainment

centers, closets, shelves, drawers and Murphy beds, all designed to improve spatial organization in any room of the house, he said. Services include home visits to assess an individual's storage needs.

"We'll go to someone's home and do an inventory of their clothes," Maxwell said. "We get as detailed as how many pairs of shoes they have, how they hang their pants, do they like folded stuff on shelves or do they like it in drawers."

Maxwell and staff install custom-made adjustable shelves for both new builds and existing homes and condos. The right fit, he said, minimizes "dead," or under-utilized, space.

Accommodating an avid golfer, Maxwell created a porous garage cabinet with holes in which golf club grips extend through the cabinet for easy access.

"We can do a lot of out-of-the-box stuff," Maxwell said.

Hydraulic pull downs from a closet ceiling, ironing boards tucked into drawer cavities and mirrors that slide out of vertical spaces top the list of innovative items in his collection.

Although the products are common in the closet industry, Maxwell said, his method of manufac-

turing pieces on site has given him a leg up on competition.

"We cut everything out of sheet goods so we don't pay freight on 95 percent of the stuff we sell," he said. "We buy it right here locally and manufacture it into finished products."

But Maxwell, who now drives a truck displaying his slogan, was initially skeptical about getting into storage sales. Then the owner of a car audio electronics business, he read about the industry in an entrepreneur magazine, doubting it would be lucrative.

"I thought, 'Who is going to spend \$500 on this 8-ft reach-in closet?'" he said. "I had no idea."

Purchasing a few items at a time, Maxwell rented storage units to house the products. Later he opened a manufacturing plant in Cedar Valley, south of Killeen, and then a showroom on South Lamar. In 2005, he moved to the current location.

The challenge was finding quality employees, he said.

Today, Maxwell calls his business family owned and operated and has a dedicated staff including his son C.J. and niece, Jessica.

Despite a slow holiday season, Maxwell noticed an increase in business this month.

"What I've found is, it's a resilient business to the times because if people are buying new homes, they want new closets. But if they're not buying new homes and they stay in what they have, then they want it to work for them," he said.

In 2009, Maxwell hopes to expand the business to San Antonio, where he currently has a designer who sells the products from a visual portfolio.

SPACE SAVERS



Murphy beds can convert an office to a spare bedroom.



139 E. St. Elmo
288-5552
www.maxorganize.com



If there's one thing you can rely on, it's the right phone service.

In business, you never know what might happen next. But there is one thing you can count on — phone service from Time Warner Cable Business Class. When you choose Time Warner Cable Business Class Phone, you get reliable phone service that runs on our own network, backed by our state-of-the-art infrastructure. You can choose from a variety of calling plans including the important features you need. And, one of our local, dedicated representatives can visit your office and tailor a phone solution that is right for your business. Plus, with this offer, you can simplify your communications with one bill from the same trusted provider.

1-866-TWC-4BIZ

www.twcbc.com/tx

Contact us to learn more about how we can tailor the right phone solution for your business.

TIME WARNER CABLE
Business Class

Internet. Phone. Cable TV.

Sign up for a Time Warner
Cable Business Class
Bundle today and
Save up to 42%
off our standard rates!*

*Offer applies for new Business Class customers who subscribe to a minimum 3-year term agreement. Savings of 42% is based on the Time Warner Cable Business Class 3-year Texas bundled pricing (15 x 2 data service and 3 lines of Business Class Phone) versus the TWBCB standard month-to-month pricing for the same levels of service. Savings amount varies for other bundled packages. Excludes applicable taxes and fees, installation charges, and construction costs. Early termination fee may apply. Offer not transferable and may not be combined with any other offer. Business Class Phone does not include back-up power and should there be a power outage, Business Class Phone, including the ability to access 911 services, may not be available. Additional charges apply for taxes, fees, Directory Assistance, Operator Services and calls to International locations. Offer ends 03/31/09. After promotional period regular monthly rates in effect at that time will apply. Products and services not available in all areas. Some restrictions apply. ©2009 Time Warner Cable. All rights reserved.

BUSINESS PROFILE

BY ERIC PULSIFER

12 ROUNDS OF BOXING FITNESS



Owner Rey Perez

The thought of taking a punch is enough to keep some people from even considering boxing. 12 Rounds of Boxing Fitness owner Rey Perez said most novices that take up training at his south-west Austin gym say they will never go in the ring.

"Sometimes people are intimidated to come in here because it's boxing," he said. "But you don't have to come in here and fight. We don't focus on the competition aspect of it, so it allows us to focus on just the fitness side of boxing."

But that does not mean those training at 12 Rounds never find themselves on the painful end of a jab. Perez said even those who swear it off begin to crave a chance to test themselves in a sparring match as their skills and confidence start to increase.

"I don't force that, but about a month after starting, most people say they want to get in the ring."

The training up to that point — whether it is with a goal to learn to box or just develop some lean muscle mass — is intense. Many of Perez's classes involve circuit training, combining short bursts of strength building and cardiovascular exercises for a more complete workout. Building up the core muscles is also important, to strengthen blows and lessen the sting of an opponent's punch.

If and when students feel prepared to spar, Perez said they start out slow, not fighting at 100 percent and working more on developing technique than going for a knockout.

"I'm a perfectionist," he said. "I want to make sure if you're going to shoot a jab, you're doing it correctly."

Perez has built his eye for pugilistic perfection with more than 20 years in the ring. Born in Puerto Rico and raised in the Bronx, he started boxing as a teenager to stay out of trouble.

Today, Perez, 37, still loves the sport and the workout he gets from it.

"It's addictive," he said. "It keeps you centered, gives you discipline, and the feeling you get at the end is rewarding. I'm a better man because of it."


When Perez first moved to southwest Austin, he found the nearest boxing gym

was too far away. Looking to create a place to train himself, Perez opened 12 Rounds almost three years ago and went from boxer to business owner.

"I'd do it for free if I could," he said.

Perez's class has proven to be quite popular with women, with an overwhelming majority of his clientele not fitting the traditional image of a boxer.

"Boxing is a proven athletic performance enhancer. It's just a great workout, and the amount of results that my members are getting is remarkable," he said.

 Video of boxing basics and tips for novices online at more.impactnews.com/2998

THROWING JABS AND JUMPING ROPE

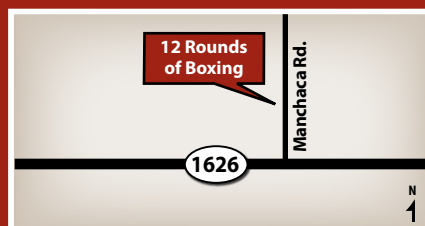
A jab is a quick punch thrown with the lead hand — for right-handed fighters this would be the left and vice versa for southpaws — while the other hand protects the face. Even this most basic of punches works several muscles in the arms, stomach, chest and back.

"The jab is the key in boxing," owner Rey Perez said. "If you don't jab, you're going to get pounded."

Practicing jabs on a punching bag can be workout enough, but even the simple act of maintaining one's defense can wear out boxing newcomers. Though the gloves weigh just under a pound, that weight adds up when holding them up high enough to guard the face and the body.

But Perez said the best workout overall for pros and amateurs can be done at home for little to no cost. Jumping rope helps build endurance, agility, balance and rhythm.

"Jump rope is good for building up fitness," he said. "That's their homework."



12110 Manchaca Road, Ste. 401
282-2BOX
www.12roundsofboxingfitness.com

Central Texas Pain Institute, P.A.

Pain Management Services • Interventional Pain & Spine Care • Behavioral Health Services

TAKE PAIN
MANAGEMENT
INTO YOUR
OWN HANDS



Vivek Mahendru, M.D.
Medical Director

Hui Kang, M.D.
Fellowship Trained Pain Management

Austin • Bastrop • Georgetown

www.centraltexaspaininstitute.com

Ph: (512) 485-7200 • Fax: 512-485-7220



Bitric
house & home

512-291-0804

Remodeling • Aged Wood Floors
Specialty Painting • Custom Furnishings
Accessories and Gifts

20% off any one home accessory with this coupon.
Excludes Farrow & Ball paint and wallpaper
Expires March 31, 2009

3401 West Slaughter Lane • Austin, Texas 78748 • www.bitrichouseandhome.com

RELAX





MEDITATE

HEAL



VISIT OUR NEW LOCATION!

4701 West Gate Blvd, Building C,
at the corner of West Gate and
Western Trails (across from the
theater and Central Market South.)

20% OFF purchase and
1/2 OFF AOMA clinic visit
at our new location.

WHITE CRANE
HERBAL MEDICINE & GIFTS

4701 West Gate Blvd. 512.693.4372
2700 W Anderson Ln. 512.323.6720

AOMA is now accepting transfer student applications for April start. See www.aoma.edu

ORECK
clean home center

**THE ORECK
NEW YEAR SALE!**

BUY ANY CERTIFIED RECONDITIONED
VACUUM OR AIR PURIFIER.

Get up to
50% OFF*

FULL FACTORY
1-YEAR WARRANTY
ON ALL CERTIFIED RECONDITIONED
ITEMS PURCHASED.




*Offer based on original suggested product price. Actual product models available may vary. Supplies are limited. Offer ends 2/14/2009.

Mon-Sat
10am-6pm

Sun
Noon-5pm

HURRY IN TO YOUR NEAREST ORECK STORE TODAY!

2939 W Anderson Lane • 512-467-7191 (across from Louis Shanks)
14101 US Hwy 183N, #550 • 512-258-3537 (Next to Texas Land & Cattle)
9600 S IH-35 • 512-282-0000 (Southpark Meadows near OfficeMax)



FIND YOUR HAPPY PLACE

Find yourself immersed amongst age-old trees, graceful rolling hills, and a beauty that can only be described as Texas Hill Country. Light breezes off Lake Travis, and the relaxing slow pace of life invite you to become part of a one-of-a-kind place. From golf to biking to boating to outdoor cooking, this community touts

acclaimed Lake Travis schools and virtually every amenity and convenience needed by families of all sizes. As both home and sanctuary, Falconhead West is one of the Austin area's newest treasures offering award-winning home designs, resort-style living, convenience and location without equal.

- PGA Tour Signature Series Golf Course.
- Lake Travis - Just 5 Minutes Away
- Hill Country Galleria - 3 Minutes Away
- Acclaimed Lake Travis School District
- Nationally ranked Middle Schools
- Beautiful Hill Country Views
- Exceptional Home Designs and Builders



**taylor
morrison**

Homes Inspired by You



Homes From the \$330's
(512) 263-5196
www.taylormorrison.com



**RYLAND
HOMES®**

Homes From the Low \$300's
(512) 402-1800
www.ryland.com



Drees
CUSTOM HOMES

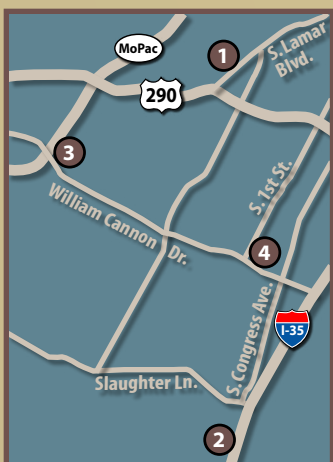
Homes From the Mid \$300's
(512) 263-5806
www.dreeshomes.com

NEIGHBORHOOD DINING

BY MARK COLLINS

It has been the traditional feast of football watchers since the beginning of football. Buffalo wings, with their mouthwatering aroma and sweat-inducing flavor, are a must for any successful Super Bowl gathering.

A hungry friend and I spent an afternoon sampling wings, and after we got over our stomachaches we typed up the results. There wasn't a definite "winner" because each restaurant catered to different needs. Pluckers was a great venue to watch sports, whereas Wing Stop was ideal for wings on the go. Buffalo Wings and Rings had the best bleu cheese dressing, but Wings To Go had the widest variety of sauces. We just provided the guide; now it's up to you to decide which wings really soar.



1 Pluckers

Hatched in a University of Texas dorm room in 1991, Pluckers has since expanded to nine locations, including four in Austin. These classic wings are drenched in sauce and go especially well with the sweet potato fries. Nearly every inch of wall space is covered by TVs tuned to sports, including the usual channels as well as Sky Sports broadcasting the latest sports news from the UK. Drink specials and trivia night make this a fun place to hang out.

Fire in the hole: This wing sauce is hot from the start, but after three wings, you will realize how hot they really are. Now imagine eating 25 to make it onto the "wall of flame."

Dr. Pepper: This dark and decadent sauce comes slathered on the wings. It tastes like barbecue, but is much sweeter and has a distinct Dr. Pepper taste that will cool the mouth after the buffalo sauce has ravaged it.



3909 S. Lamar Blvd.
443-9464
www.pluckers.com
Open daily 11 a.m.-2 a.m.



9600 S. IH 35, Ste. 300
291-9464
www.buffalowingsandrings.com
Sun.-Thu. 10 a.m.-10 p.m.
Fri. and Sat. 10 a.m.-11 p.m.

2 Buffalo Wings and Rings

Buffalo Wings and Rings offers a different kind of ordering system. First, choose from eight different sauces. Then, choose from five different levels of buffalo heat. The system gives diners a plethora of mix-and-match flavors to choose from. The wings are best enjoyed on the back patio that offers access to Southpark Meadows' outdoor playground.

Crazy/Hot: While this sauce is called crazy, it won't make you lose your mind. A combination of sweet barbecue and frisky teriyaki goes well with one of the hotter buffalo sauces and slathered in the restaurant's thick, chunky bleu cheese.

Garlic Parmesan/Xtra Hot: The strong garlic flavor in this sauce goes well with the genuine Parmesan taste that is made evident by the tiny pieces of crumbled cheese on the wings. The wings were served extra crispy, making them extra delicious.

WING GUIDE

3 Wings To Go

Although the name Wings To Go implies you'll want to grab your wings and skedaddle, the beer specials will surely entice you to stay. This wingery offers \$1 and \$2 beers all day every day, and the beer on special changes depending on what day of the week it is. An abundance of flat screen TVs make Wings To Go a nice place to post up and watch the game.

Homicide: The restaurant's hottest flavor warns diners to try homicide "only on a dare!" Made with habanero peppers, it was the hottest wing sauce we tasted anywhere.

Chesapeake Bay: This sauce gives wings a hint of seafood flavor, almost like the restaurant put Maryland crab seasoning on a wing.



6611 S. MoPac
899-9464
www.wingstogo.com
Mon.-Sat. 11 a.m.-midnight
Sun. 11 a.m.-10 p.m.



500 W. William Cannon Drive
416-9464
www.wingstop.com
Mon.-Sun. 11 a.m.-midnight

4 Wingstop

Wingstop knows what it does best and sticks to its guns. The restaurant serves nothing but wings and boneless tenders. To get the most for your money, try Wingstop's lunch special — 10 wings, fresh-cut seasoned fries and a drink for \$7.99. The fries are a nice addition to any wing session, the sweet seasoning offering a brief respite from the fiery wings.

Atomic: This sauce boasted the most flavor of all the belly boilers we tasted, and with less heat, it's more enjoyable for the average wing enthusiast. The thick sauce was smoky and hung with the wings.

Hawaiian: With an inconspicuous hint of pineapple flavor, the Hawaiian sauce is sweet and tastes like an Asian sweet and sour sauce.

My car is stuck in the garage and I'm gonna be late!

Garage Door Problem?

Precision Door Service

512-524-6099

www.precisiondoor.net

- Same Day Service
- 24 Hour Emergency Service
- Highest Quality Parts
- Limited Lifetime Warranty
- Broken Spring Repair
- Service on all Major Brands
- New Door Sales & Installation
- Openers, Parts & Accessories
- Trained & Certified Technicians
- Residential & Commercial

\$39.95 \$160.00 Value!
Preventative Maintenance Service
Includes **Free 34 Pt Safety Inspection**
Offers may not be combined - present coupon at time of service.

\$100.00 OFF Any Limited Lifetime Warranty Door
New 16x7 Garage Door - Installed
Offers may not be combined - present coupon at time of service.

\$50.00 OFF Any Limited Lifetime Warranty Door
New 8x7 Garage Door - Installed
Offers may not be combined - present coupon at time of service.

\$349.99 While Supplies Last!
For a New 3255 LiftMaster Chain Drive Opener - Installed
Offers may not be combined - present coupon at time of service.

Rhythmic Motion
SCHOOL OF DANCE AUSTIN

BALLROOM • LATIN • SALSA • COUNTRY • SWING

Valentine's Day Gift Certificates Available

GROUP CLASSES * PRIVATE LESSONS * WORKSHOPS

Located at the "Y" in Oak Hill
7010 W. Hwy. 71 Suite 165 • Austin, TX 78735

512.215.0093 • www.RhythmicMotion.com

NOW OPEN IN BEE CAVE

Hill Country Urgent Care
Caring for you like family!

Open 7 Days a Week and Evenings
(512) 263-1600

NO APPOINTMENTS • NO WAITING

A FASTER AND MUCH LESS EXPENSIVE ALTERNATIVE TO EMERGENCY ROOMS

- TREATMENT OF INJURIES, ILLNESSES, INCLUDING WORK RELATED INJURIES
- ON-SITE LABORATORY AND X-RAY
- FULL OCCUPATIONAL HEALTH SERVICES
- TRAVEL MEDICINE

13917 Hwy 71 W. in Bee Cave (Located in front of the "Field of Dreams")
www.HillCountryUC.com

natural surroundings | caring staff | advanced technology

We invite you

TO EXPERIENCE THE DIFFERENCE!
ENJOY PEACEFUL GARDENS AND NATURE AS WE ATTEND TO YOUR NEEDS AND WELL-BEING.
GIVE US A CALL...

512 892.CARE (2273)

WWW.FOSTERFAMILYDENTISTRY.COM

5704 HWY. 290 WEST • AUSTIN, TX 78735

FOSTER
FAMILY DENTISTRY
invisalign
straight teeth. no braces.

WATERLOO
Ice House

★ FRESH FOOD ★ COLD BEER ★

COME PLAY ON OUR
HUGE PLAYScape
TRY OUR
YUMMY BREAKFAST
& CHECK OUT OUR
GREAT LUNCH & DINNER MENU
VISIT THE WEBSITE FOR INFO ABOUT
***** LIVE MUSIC *****

2 GREAT LOCATIONS IN YOUR NEIGHBORHOOD

SOUTHPARK MEADOWS
9600 S IH 35 ★ 292-7900

NEW ALL-WEATHER PATIO
ESCARPMENT VILLAGE
9600 ESCARPMENT BLVD ★ 301-1007

WATERLOOICEHOUSE.COM

AUSTIN TELCO 14 LOCATIONS
FEDERAL CREDIT UNION FREE CHECKING
200+ FREE ATMs

WWW.ATFCU.ORG 512.302.5555

HOME EQUITY LOANS**			COMMERCIAL REAL ESTATE LOANS		
4.95% 5 YEARS	5.35% 10 YEARS	5.60% 15 YEARS	5.99% 5 YEARS	6.29% 10 YEARS	6.49% 15 YEARS
AUTO LOANS			MONEY MARKET		
4.75% UP TO 66 MONTHS	5.25% 72 MONTHS		2.48% \$75,000 to \$124,999	2.68% \$125,000 to \$174,999	2.89% \$175,000 and ABOVE
SHARE CERTIFICATES Regular ¹			SHARE CERTIFICATES Jumbo ²		
3.29% 12 MONTHS	3.55% 24 MONTHS	3.65% 36 MONTHS	3.44% 12 MONTHS	3.75% 24 MONTHS	3.85% 36 MONTHS

Big OR SMALL,
we have a loan
to fit your needs.

NCUA
NATIONAL CREDIT UNION ADMINISTRATION
LENDER

*Annual Percentage Rate. All rates are expressed "as low as". Actual rate may vary depending on credit qualifications. **Austin Telco will pay all standard closing costs on Home Equity loans below \$100k. Additional non-standard fees will be the responsibility of the member. ***Rate applies to 1st lien commercial real estate loans with a loan to value of 80% or less; construction/development loan rates/terms may be different. No Pre-payment penalty. ****Annual Percentage Yield. Penalties for early withdrawal may apply. ¹Regular - A minimum deposit of \$1000 is required. ²Jumbo - A minimum deposit of \$95000 is required. All APRs, APYs and terms are subject to change without notice. Please call for details. This credit union is federally insured by the National Credit Union Administration

WINDOWS ROOFING HARDIPLANK

100% Financing
No payments 'til September '09



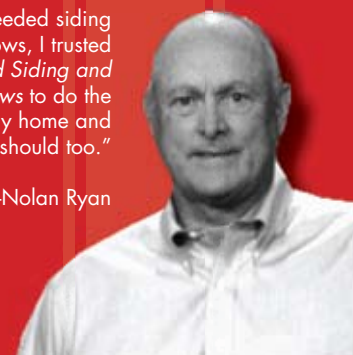
FREE
Estimates
(Siding and Windows)



Valid on new business contracted
2/1/09 to 2/28/09
Minimum requirements. Cannot
be combined with any other offer.
Not applicable to insurance claim.

"When I needed siding
and windows, I trusted
Allied Siding and
Windows to do the
work on my home and
you should too."

—Nolan Ryan



CALL TODAY!
512-6-Siding

www.AlliedSidingAndWindows.com



Schools

CONTINUED FROM J1

projected capacities for the 2009-2010 academic year. But Robert Schneider, AISD board trustee for District 7, said even those future projections could be low, based on historic data.

"There is a clear need to provide immediate relief for both schools in the coming year and very little capacity at adjacent schools to do so," Schneider said.

Clayton Elementary School opened in August 2006 and now has five portables housing two classrooms each. Some music classes are held in the cafeteria, and closets have been turned into offices, said Clayton Elementary PTA President Wendy Gonzalez.

"This area is just growing, and it's young people with multiple children," she said.

Gonzalez has been advocating for the relief school since 2007

when district officials were determining where to build the new school funded by the 2004 bond money. Approved by voters, the 2004 Bond Program allocated \$519.5 million in funds to be used, in part, to handle increased enrollment throughout the district.

"It's awful to have to fight for relief for your school; the district just has other needs," Gonzalez said.

Teachers at Mills Elementary responded to overcrowding by using hallways for reading recovery programs; sharing spaces used for art, music and gym; and cutting after-school programs. Principal Patricia Butler said the high enrollment numbers also complicate faculty interaction.

"Whenever you get really large and you have large teams of

teachers, it's just more difficult for teachers to work together as a team to plan and collaborate," she said.

While Butler said the ideal team would consist of five to six teachers, she said her teacher teams have eight or nine members.

With approximately 1,050 students, Mills Elementary has several portable classrooms on campus, one of which has been converted for use as a physical education classroom. Throughout the week, three P.E. teachers split their time teaching outside, in the gymnasium and in the portable building.

P.E. teacher LuAnn Patrick said although teachers are flexible, the portable is not an adequate space to teach her curriculum.

"It's not very good for quality learning, and we are limited on things we can do," she said.

New middle school

On Dec. 12 the Office of the Superintendent sent out a let-

ter to parents in the district proposing a plan to alleviate crowding at southwest area elementary schools. The new middle school, it was proposed, could be used

for fifth and sixth graders during the 2009-2010 academic year, thereby relieving the surrounding schools of Clayton, Mills and Kiker. The grade configuration would revert back to the normal sixth-, seventh- and eighth-grade structure beginning in the 2010-2011 school year.

Gonzalez said the Clayton Elementary community is continuing to evaluate the proposal.

"It could be the best solution for us, but we don't feel confident," she said.

Boundaries

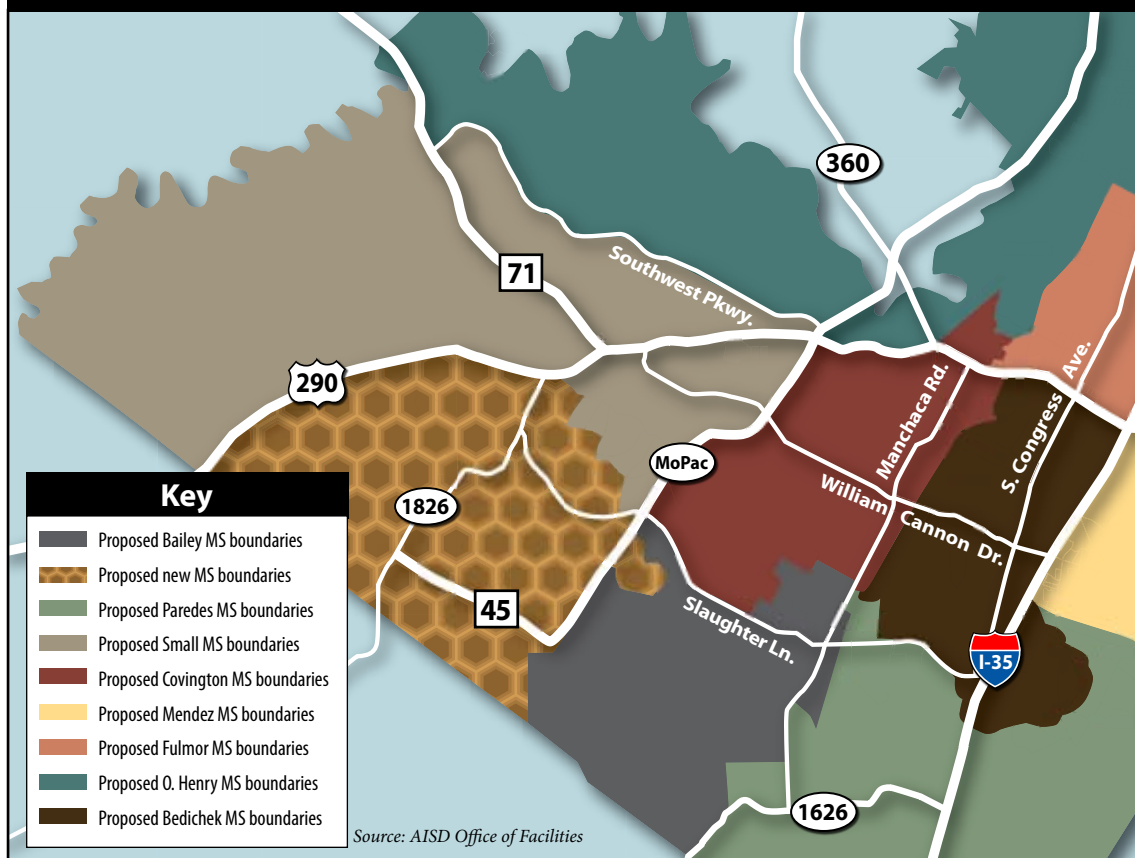
Although the new elementary school will open its doors in fall

"The priority is first and foremost trying not to overcrowd the schools, but we do try to look at tracking as part of the overall picture."

— Paul Turner

AISD executive director of facilities

Proposed middle school boundaries



Created to accommodate the new middle school, these boundaries will be voted on Jan. 26 by the AISD Board of Trustees. If approved, the boundaries will be effective beginning fall 2009. Check more.impactnews.com/2994 for updates on the board's decision.

2010, Schneider said in order to meet future growth demands, the district will have to redraw boundaries for multiple elementary schools.

"If care is not given to the decisions involved, you may end up with situations such as some children being rezoned from Mills to, say Kiker," Schneider said. "Then [students are] put in a situation where they may have been tracked to one middle school in the previous boundary zoning but another after the boundaries for the new elementary school are created."

AISD Executive Director of Facilities Paul Turner said boundaries are based on demographic data throughout the area, and the goal in setting those boundaries is to stay within facility capacity parameters.

"The priority is first and foremost trying not to overcrowd the

schools, but we do try to look at tracking as part of the overall picture," he said.

Recognizing the boundary issue as controversial, Turner said some families have a strong preference for attending a particular school.

"We can't track everyone into those schools to the exclusion of others," he said.

Planning ahead

For AISD, planning for a new school involves hiring a private consultant to gather demographic data and develop growth projections. Turner said despite the report, it can be more costly to overestimate than to underestimate projected growth rates.

"We actually try to project conservatively because it is better to come back and add to [schools] after. If we find we're a little bit under, then it's a lot easier to add to than to take away teachers from a

school," he said.

Currently the district is looking at demographic information submitted on Jan. 8 in order to determine the best place in southwest Austin for a new high school. The 2008 Bond Program approved a land purchase for the high school, though the site and plans must be approved by a separate bond.

The district is setting up a new electronic database to conduct facility assessments and to begin the process of developing a facility master plan that would enable purchases to be made for future land use. Turner said the building blocks are mounting slowly.

"There has been quite a bit of discussion. We've done a lot of research, but at this point we have not gone forward with the process," he said.



For continuing coverage, visit more.impactnews.com/2994

Austin Longevity Center

CHIROPRACTIC • NUTRITION • SKINCARE • ROLFING • MASSAGE • SPORTS THERAPY • ACUPUNCTURE

Todd Whipple, D.C.
Laura Whipple, D.C.
Aaron Kropp, L.M.T.
Billy Zachary, L.Ac.
Janis Marion, L.Ac.
Rebecca Lincoln, LMT, LPC
Kathy L. Purvis, Rolfer
Kathy Kraft, R.N., CLT

Whole Body Health Care
In One Convenient Location

Next to Central Market South
512.448.0900
www.austinlongevity.com

**15% OFF
Initial Visit**
offer expires 02/26/09

It's not too late to get your flu shot!
Flu shots are now available for only **\$10**

Order Online or Call Now!
(512) 707-2300
www.stonegaterx.com

STONEGATE PHARMACY
2501 W. William Cannon Dr., # 203, Austin, TX 78745
Prescription medications available and most insurances accepted.

Stonegate Pharmacy is a locally owned, independent pharmacy that focuses on customer service.

In addition to dispensing customary medications, we also offer:

- compounded and hard-to-find medications
- a private counseling room
- diabetic medications and supplies
- pain management support
- and much more.


**WELLS
FARGO**

For over 150 years, customers have counted on the strength and stability of Wells Fargo.

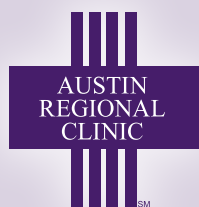


And they'll be counting on us for years to come.

In 1852, Wells Fargo began carrying gold across the West. People knew they could count on a Wells Fargo stagecoach to protect and deliver their valuables. Over 150 years later, Wells Fargo is still that trusted source. In fact, Wells Fargo & Company has been ranked as one of the world's 20 most admired companies the past four years by *Barron's*. That's why our mission has remained the same: to make the road that leads to your someday a little easier. Talk with Wells Fargo today and see how we can help you reach your someday.



© 2008 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC. (118827_11076)



The ARC Advantage

Your best investment: Your Health

Now, more than ever, your health is your most important asset.

With your ARC doctor, you can ensure healthy returns for years to come.

Well Woman Exam Checklist*

- ☐ **Cervical Cancer Screening:** Pap smear every 1-3 years between ages 21-65.
- ☐ **Breast Cancer Screening:** Mammogram every 1-2 years starting at age 40.
- ☐ **Colon Cancer Screening:** Periodic colonoscopy over age 50.
- ☐ **Cholesterol Test:** Check regularly and talk to your doctor about your level of risk.
- ☐ **Blood Pressure Check and Skin Exam:** Check annually as part of your physical exam.

Mary G.
ARC patient since 2000



Healthy Man Exam Checklist*

- ☐ **Colon Cancer Screening:** Periodic colonoscopy over age 50.
- ☐ **Prostate Cancer Screening:** Physical exam and PSA screening over age 50.
- ☐ **Cholesterol Test:** Check regularly and talk to your doctor about your level of risk.
- ☐ **Blood Pressure Check:** Check annually as part of your physical exam.
- ☐ **Skin Exam:** Check annually as part of your physical exam.

Pablo R.
ARC patient since 1980

*Checklist may differ depending on your age and personal health. Talk to your ARC doctor to create your personalized checklist.

Transportation

CONTINUED FROM |1

biological evaluation to examine the project's effect on nearby wildlife and water.

The evaluation is just one piece of the overall environmental assessment, which will ultimately be submitted to TxDOT's environmental division for approval in late 2010.

If all goes according to plan, construction of Toll 45 SW could be put up for bid in December 2010, with building beginning in spring 2011.

As planned today, the 3.6-mile facility will be a six-lane divided roadway, with the two innermost lanes on each side reserved as tolled express lanes. The outer lanes would not be tolled and will be separated from the inner lanes by a concrete barrier. There will be no connecting streets or stoplights, but there will be one exit at Bliss Spillar Road. The project will cost an estimated \$76 million.

Priority list

The Capital Area Metropolitan Planning Organization will handle funding for Toll 45 SW. Though typically the organization only pairs federal funds with local projects, CAMPO is working with TxDOT on Toll 45 SW, a state-funded project, because of the roadway's regional significance.

Toll 45 SW is one of five projects with a total price of \$1.5 billion approved by CAMPO in October 2007. Those five tolled projects are being handled by TxDOT and the Central Texas Regional Mobility Authority, an agency created in 2002 to expedite mobility projects in Williamson and Travis counties. TxDOT will build the road, but CTRMA, which also manages Toll 183A, may run it.

TxDOT requested CAMPO transfer construction funding for Toll 45 SW to go to other projects until work on the road is ready to begin. At that time, TxDOT will go before CAMPO to get the project on the metropolitan planning organization's short-term project list, called the Transportation Improvement Program.

CTRMA Director of Communications Steve Pustelnyk said the agency is focusing on the projects that have the most potential to relieve traffic congestion first.

"We have five main projects that we're working on right now, and I'd say that 45 SW and the Y in Oak Hill are probably at the end of the priority list at this point," Pustelnyk said. "As we get through those projects and as the environmental work gets done on the southwest projects, then we'll be able to turn our priority to those."

This phase of the environmental process may lead to modifications in design, but it is unlikely the road would be cancelled entirely.

"The main purpose of an environmental study is to examine all the factors that a project may impact to determine if any of those impacts are of a significant nature and need to be mitigated in some

way," Pustelnyk said. "That mitigation can occur in several ways, be it change of design, relocating specific elements of the design, making changes to the approach or rerouting the road."

Aside from signage, there is no notable difference between a toll project managed by TxDOT or CTRMA. For the near future, any new toll roads will be operated by CTRMA unless built by private concessionary. This is currently unlikely, but may become a more feasible option in the future, Pustelnyk said.

While TxDOT is currently handling environmental work, CTRMA is examining traffic and revenue

projections, determining feasibility and funding for the southwest Austin toll roads.

"At this point we believe we can fund them," Pustelnyk said. "But we just don't have the details of what that funding will look like."

After TxDOT and CTRMA conclude their studies, the two agencies will meet to determine how much money they will be able to generate above and beyond what is needed to pay the road's debt service. CTRMA will then negotiate toll rates and other conditions surrounding acceptance of the project from TxDOT and present those terms to CAMPO, which will approve or disapprove. If approved, the road will be turned over to CTRMA.

Going full circle

The concept of a loop around Austin is more than 20 years old, and while a continuous loop may never be possible, completion of Toll 45 SW would allow travelers to get from MoPac in southwest Austin to several northern corridors to the east.

"Because of the environmental concerns and the very sensitive areas of the greenbelt and the watershed in the west, it's going to be next to impossible to make a complete loop," TxDOT spokesman Marcus Cooper said. "But 45 SW would be a great relief valve for much of the traffic in the southwest Austin area."

With too many environmental issues to deal with in the western portion of Austin to connect the Loop 360/MoPac area down south to IH 35, Toll 45 SW may be the last piece of a fractured loop around the city.

Toll 45 SW will connect to FM 1626, deterring travelers from cutting through Shady Hollow Neighborhood to get east to IH 35, but there are no plans to connect the road all the way to the interstate.

"We're not looking at completing that loop to IH 35 at this time," Cooper said. "Its current location is where it's going to stay for now."

Future toll projects

Tying FM 1626 to Toll 130 will be Toll 45 SE. The 7.4-mile project is under construction and should open in May 2009. The road will link IH 35 to Toll 130 via a corridor just south of and parallel to FM 1327.

It is likely CTRMA will operate the toll improvements at the Y in Oak Hill. The two major flyovers at the existing Hwy. 290 and Hwy. 71 intersection that create the Y are estimated to cost more than \$400 million. Construction is at least two to three years away.

"The Y has been through at least two or three environmental studies, and every time you open it, you have to go through all the public input process again," Pustelnyk said. "Unfortunately, it causes projects to be delayed what seems like, in many cases, an unreasonable amount of time. But it's just the federal process; it's the way it works."

Keeping tabs on tolls

Though toll roads may switch from tolled to free after the project's debt has been paid back, TxDOT spokesman Marcus Cooper said it would be difficult to predict a road changing over now.

"The main issue is maintenance. Maintenance costs, much like construction costs, are increasing every year," he said. "We're coming to a point where there is a continuous need to build the roads and funding is still an issue."

According to a 2005 study by the Federal Highway Administration, Texas leads the nation in maintenance expenditures with a total of \$1.3 billion dollars in upkeep and repair for nearly 200,000 lane-miles of road.

The American Society of Civil Engineers, which rates the nation's roads and bridges in its Report Card for America's Infrastructure, estimates that \$1.6 trillion in improvements are needed over a five-year period to bring the country's infrastructure to "good" condition.

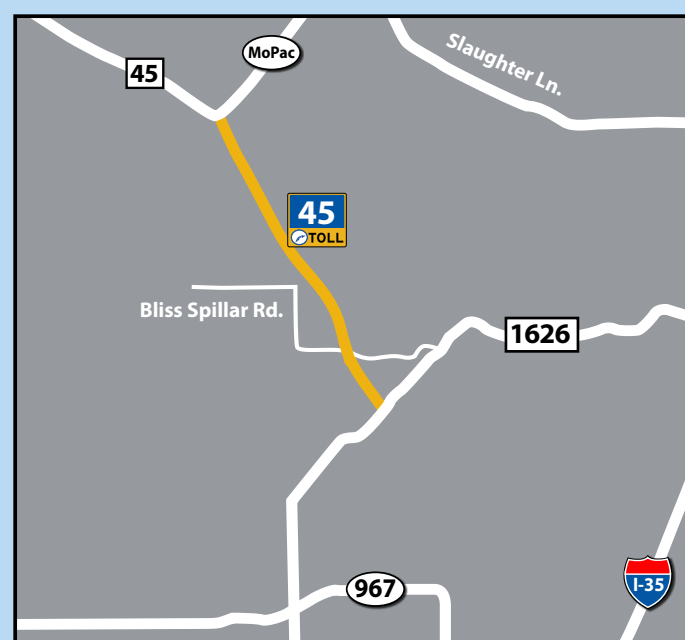
Toll roads are financed over several years, and after they are paid off, TxDOT and CTRMA are authorized to improve or build other facilities with that money.

"In principle, when a toll road generates money above and beyond what's necessary to operate, [CTRMA] has the authority to take that surplus to use it to expand the transportation network in the region," CTRMA spokesman Steve Pustelnyk said.

For the five major projects the CTRMA and TxDOT are tackling — tolls 183, 290 E, 290 W, 71 W, 71 E and 45 SW — any extra funds generated from tolls may only go toward projects within a certain proximity of each road, keeping the money in the Austin area.



Central Texas toll projects



KEY TO LINES

- Toll roads open to traffic
- Toll roads under construction
- Planned toll roads
- Toll road study

Construction of **Toll 45 SW** is scheduled to begin no earlier than 2011. The 3.6-mile, six-lane roadway will include four tolled lanes and two free lanes. It will tie into **FM 1626** and give travelers access to **IH 35** and a network of roads to the east of Austin via Toll 45 SE. **Toll 45 SE** is nearly completed and is planned to open in May 2009.





Urgent Care • Travel Medicine
No Appointment Necessary • Open All Holidays
(512)291-5577 • www.texasmedclinic.com

- Physicians on duty at all times
- We accept most insurance plans
- Fax medical records to your family physician
- Electronic prescriptions

We offer the following services:

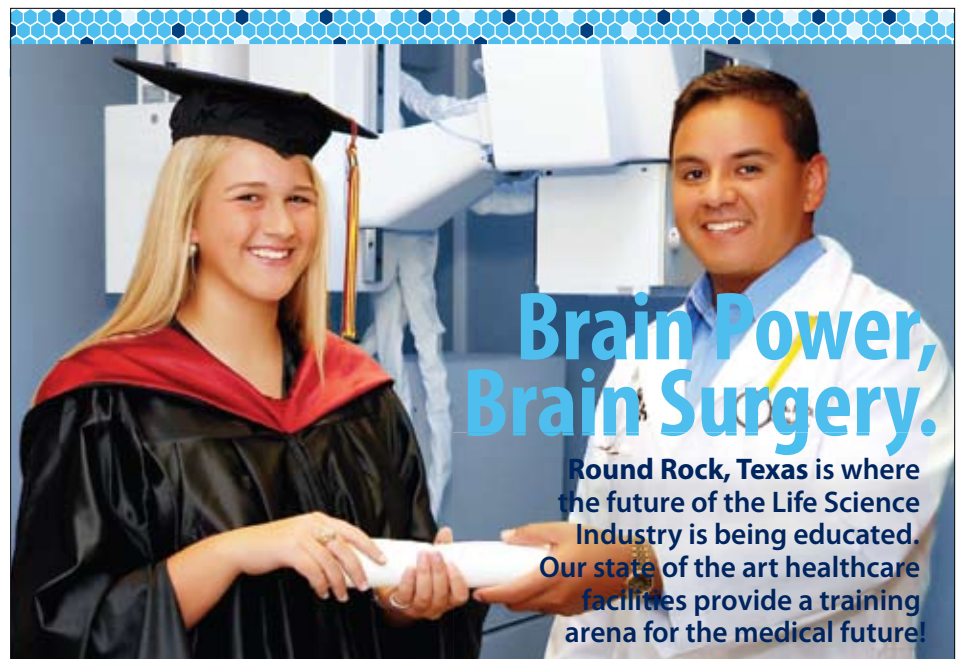
- DOT drug testing & physicals
- Pre-employment drug testing
- Breath alcohol testing
- Treatment of work related injuries
- Immunizations & travel consultations



9900 South IH 35

Located in Southpark Meadows Shopping Center
 between IBC Bank and Firestone.
Serving South Central Texas Since 1982

NOW OPEN • 8am-11pm, 7days a week



ROUND ROCK I S D



TEXAS A&M
HEALTH SCIENCE CENTER
 COLLEGE OF MEDICINE

TEXAS STATE

ROUND ROCK HIGHER
 EDUCATION CENTER

The rising STAR of Texas



Round Rock Chamber of Commerce
Economic Development Partnership

Call 512.255.5805 for more information
www.roundrocktex.com

"Round Rock Economic Development Partnership is a public-private partnership between the City of Round Rock and the Momentum Investors of the Round Rock Chamber of Commerce."



WE MAKE HOUSE CALLS.

Do you need reconditioning, strengthening or rehabilitation? Our rehabilitation liaisons provide no-cost screenings in your own home if you are experiencing physical or functional decline. We offer:

- Inpatient Rehab
- Day Hospital
- Wound Care & Hyperbaric Medicine
- Outpatient Rehab
- Home Health

HealthSouth Rehabilitation Hospital Austin offers a wide range of inpatient, outpatient and day treatment programs that can help you maximize functional independence. For more information or to schedule a no-cost home screening, call HealthSouth.

HEALTHSOUTH
 Rehabilitation Hospital of Austin

1215 Red River • Austin, TX 78701

Home Health

512.479.3608

Wound Care

512.479.3846

IP Rehab

512.479.3551

OP Rehab

512.479.3566



At HealthSouth Rehabilitation Hospital of Austin, our therapists and nurses provide the personal touch that leads to first-class treatment and exceptional outcomes for our patients.

As one of the nation's largest providers of rehabilitative healthcare services, we know our therapy professionals are critical to our success. That's why at HealthSouth, we offer our therapists and nurses a full range of employment incentives including:

- Competitive salaries
- Medical/Dental/Vision coverage
- 401(k)
- Continuing education
- Paid time off
- Flexible scheduling
- Part-time benefits
- Sign-on bonus for designated positions
- Facility-based profit sharing plan
- Student scholarship and loan forgiveness program
- Strong focus on clinical education
- Clinical career ladders

EXCEPTIONAL THERAPISTS & NURSES.
EXCEPTIONAL OUTCOMES.

For more information about employment opportunities at HealthSouth Rehabilitation Hospital of Austin, call Stephanie Hobson toll-free at 866.769.0722, email Stephanie.Hobson@healthsouth.com or visit healthsouthaustin.com

ANNUAL

Regional

REPORT

2009



Annual Regional Report designed by Ellie Burke

CENTRAL AUSTIN

Developers, neighbors anticipate completion of East Avenue

BY PATRICK BRENDL



Vision for East Avenue

Central Austin Residents of the **Hancock Neighborhood** in Central Austin recognize the ramifications of transforming the 23-acre former campus of **Concordia University** into a \$750 million urban center with buildings rising more than 100 feet above the ground. However, a conciliatory approach by developers has neighbors looking forward to the creation of new

shopping, restaurant and office space within walking distance of their homes.

In early 2007, neighbors protested initial East Avenue development plans, calling for several buildings of nearly 300 feet in height on nine blocks just north of the **University of Texas**, said Bart Whatley, retiring president of the Hancock Neighborhood Association.

"It was a pretty bold request," said Whatley, an architect.

After a mediation process, **East Avenue Investment Group** scaled down the project and placed the largest buildings away from existing homes. Lead developer Andy Sarwal said his group follows the "3 Cs": culture, community and conservation. The neighbors seemed to notice.

"I think they came up with something more responsible to the community and the surroundings," Whatley said.

Green building practices helped developers win over neighbors. The old Concordia University buildings on site were dismantled, rather than demolished, and developers encouraged neighbors to retrieve old bricks to reuse in their homes.

They also donated building materials to local schools and nonprofits like **Habitat for Humanity** and reused materials in the new development. Sarwal said 85 percent of the building materials that made up Concordia have been recycled.

Developers preserved all the site's trees greater than 19 inches in diameter.

"In the age we live in, it's increasingly more important not to take for granted things like that. We aren't trying to fill up the landfill," he said.

Though a national recession is holding back some Austin projects, the 2.5 million sq. ft.

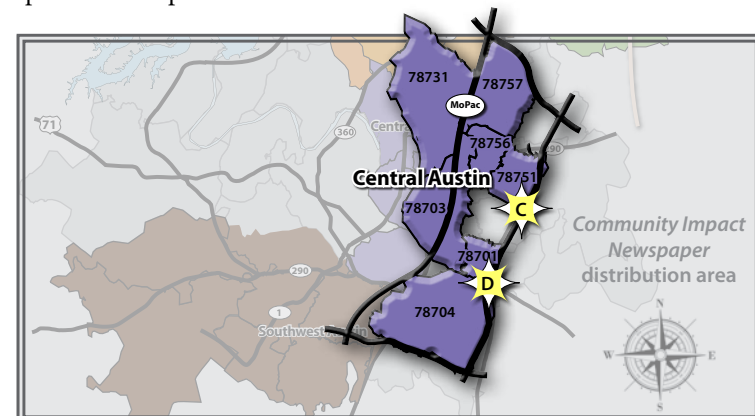
East Avenue development is progressing on schedule, Sarwal said, citing its proximity to UT, **St. David's Medical Center** and state government — three entities expected to thrive, despite the downturn.

The entire development should be complete by summer 2010, he said. When finished, East Avenue will have 1,450 residential units, 210 hotel rooms, 600,000 sq. ft. of office space, 325,000 sq. ft. of retail space and two parks. The whole

site will be LEED-certified green.

Construction has already begun on **Andaz**, a 17-story, Hyatt-brand hotel; a nine-story office building that will be the new home for **Texas Monthly** magazine and a 64-foot, 315-unit **AMLI** apartment complex.

East Avenue also will have a bank, small movie theater, specialty grocery store, coffee house and several restaurants with outdoor dining.



Austin's downtown condo market update

BY MARK COLLINS

Central Austin The most talked about housing market in Austin is currently heads and shoulders above the rest — literally and figuratively. As downtown condominiums rise hundreds of feet in the air, experts say the condo market is not only doing well, it is exceeding expectations with supply trying to stay ahead of demand.

"If people are waiting for the crash to come and for people to give away condos downtown, it's not going to happen," **Spring** developer Perry Lorenz said. "People love to say that the condo market downtown is overbuilt. The ones that are built are sold. There aren't empty condos hanging over the market."

Mark Sprague of **Residential Strategies** said Austin currently

has a 30-month supply of condominiums. A 24-month supply is ideal, Sprague said, as that is roughly the time it takes to get a new project approved and ready for presales.

Kevin Burns, founder of **urbanspace Realtors, LLP**, said the market is getting stronger as more housing options become available downtown. Condos are selling for \$120,000 to \$8 million. Buyers range from the stereotypical young, single crowd (27 per-

cent of buyers are under 30 years old) to empty nesters (26 percent are 45 to 59 years old) to young families (35 percent of buyers are 30 to 44 years old).

Despite increasing interest in a downtown lifestyle, lending constraints are making the transition difficult for developers and prospective condo buyers. Funding for projects more than \$100 million, which includes most proposed condo buildings, are extremely difficult to acquire, said

Taylor Andrews, developer of **360**.

Individuals are also experiencing difficulty in acquiring funding. Sprague said the number of qualified buyers has been reduced by 35 to 50 percent since last year due to the loss of the jumbo financing market and more difficult qualifying marks.

Construction information on the downtown condos can be found online at more.impactnews.com/2519



Austin skyline 2015

MORE TOP STORIES

- **Austin looks to expand transportation options**
more.impactnews.com/2724
- **Brackenridge tract in the balance**
more.impactnews.com/2518
- **Austin Art Garage aids local, emerging artists**
more.impactnews.com/2515

The first edition of *Community Impact Newspaper - Central Austin* was delivered to approximately 80,000 homes and businesses in neighborhoods along South Congress and MoPac, Nov. 14. Its distribution includes Tarrytown, Clarksville, South Congress, South Lamar, Barton Springs, Northwest Hills, Hyde Park, Rosedale, Allandale and those around Burnet Road and Anderson Lane.

ROUND ROCK • PFLUGERVILLE

A Large-scale development planned for northeast Round Rock

BY AMY STANSBURY



Avery Centre will feature a town center with retail, residential and commercial.

Round Rock In November, the Round Rock City Council approved a 937-acre planned unit development, part of the 1,400-acre mixed-use project called **Avery Centre** in northeast Round Rock. Waterstone Development was hired about a year ago by the Avery family to manage and plan the large-scale project. Bob Wunsch, CEO of Waterstone Development,

also worked with the Averys to develop Avery Ranch, an 1,800-acre residential community in north Austin between Round Rock and Cedar Park.

The master plan is a New Urban design with residential, retail, commercial and institutions, including universities, colleges and hospitals. Two types of housing will be built: apartments and townhomes.

“One of the ideas on the multifamily townhouses is to make them look like brownstones in New York, where you walk up steps, but they’re very near the street,” said Gary Newman, president of land development and operations at Waterstone Development.

The Averys have final approval on any proposed development of the land. Some design guidelines that have been established set standards for the appearance and design of buildings, such as a deed restriction requiring service stations’ gasoline pumps at the back of the building. Newman also said that any fast-food restaurants are not allowed to have drive-through windows.

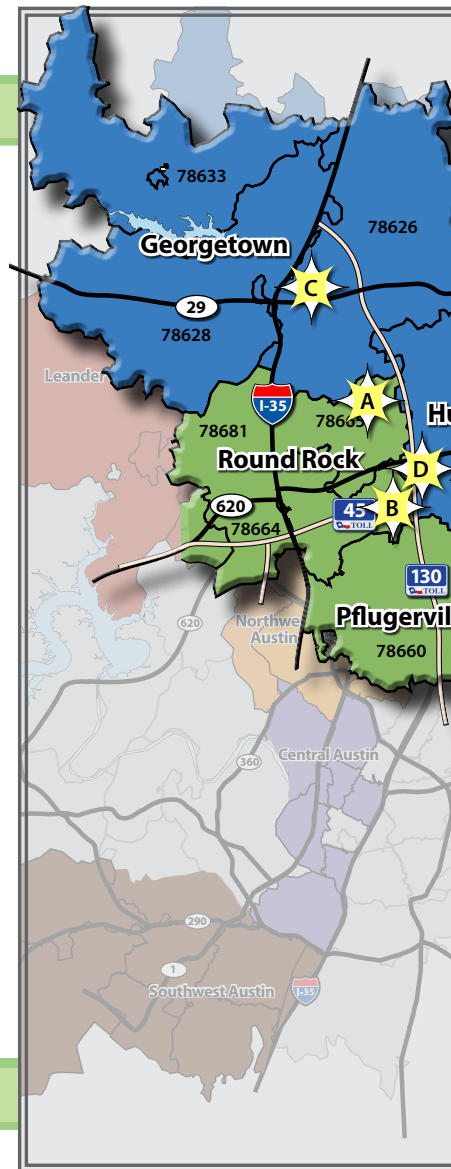
“We want to make this a pedestrian-friendly development, so you park and walk,” he said.

Though portions of what is now included in Avery Centre have already been developed or

planned, such as **Seton Medical Center Williamson**, **Texas State University**, **Austin Community College** and the **Texas A&M Health Science Center**, Newman said he is working closely with those existing entities to develop complementary plans for the area. For example, a privately owned medical office building is planned just south of Seton, and a book store, coffee shop and sandwich shop will likely be built near the Texas State and ACC campuses to serve students.

Full build out of the development is expected by 2018. Waterstone is looking for a developer of the town center that would buy the tract and work with retailers to bring them to the area.

“It would be similar to a developer of The Domain,” Newman said. “They would go out and recruit the retailers.”



B SuperTarget, Best Buy to open soon at Stone Hill Town Center

BY AMY STANSBURY



SuperTarget is expected to open at Stone Hill Town Center March 8, and Best Buy's grand opening is Feb. 27.

Toll 130 also features **Verizon Wireless** and **Mattress Firm**, both of which opened in December.

Houston-based NewQuest Properties broke ground on the million sq. ft. shopping center in October 2007. David Meyers, senior vice president of brokerage and leasing, estimates that at least 525,000 sq. ft. of retail will be open at Stone Hill by the end of the year.

“Nationally, this type of project just isn’t being built right now,” Meyers said. “The good news is we’re going to get this amount of square footage open in 2009. Pflugerville’s going to get the benefit of a brand-new center this year, which clearly may be our lowest point in the downturn of the economy.”

Bealls is also expected to open in March.

A multi-tenant building on the south side of SuperTarget will feature **GNC**, **Quiznos Sub Shop**, **Sport Clips** and a nail salon and spa by this spring. **Rack Room Shoes**, teenage specialty retailer **rue21** and **maurices women’s apparel** will be located in another multi-tenant building on the north side of SuperTarget.

Chick-fil-A is anticipated to open this spring, and construction is underway on **Dick’s Sporting Goods** and **PETCO**, which are expected to open in July. **Office Depot** plans to open in the fall of 2009.

Meyers said he is hoping to add more restaurants to Stone Hill, but **Chili’s Grill & Bar**, once planned for the development, is no longer planning to open there because of nationwide cutbacks.

“In terms of what our needs

are right now, there’s a high demand for sit-down restaurants,” he said. “The fast-casual category of restaurants has been really struggling because with the economy, people are opting not to go out and eat. But we’re expecting to see some new, fresh concepts start to enter the Texas market.”

24 Hour Fitness and a **Cinemark** theater were once anticipated for Stone Hill, but are no longer planning to open there either. Meyers said openings like these have been scaled back, but they may eventually reconsider as the economy improves.

“A gym is a component we’d like to see in the center for the whole live, work and play mentality,” Meyers said. “We envision a theater there, if not Cinemark, then another.”

MORE TOP STORIES

- **New development on Hwy. 79**
more.impactnews.com/2481
- **New Lake Pflugerville Park with swim area, pavilion to be complete by next summer**
more.impactnews.com/1702
- **Fine arts: the next frontier of Round Rock**
more.impactnews.com/1170
- **Recruiting the right retailers**
more.impactnews.com/1169
- **New medical school**
more.impactnews.com/1175
- **Mixed-use development planned for south side of Pecan Street in Pflugerville**
more.impactnews.com/1693



★ PFLUGERVILLE, TEXAS ★

CLOSE TO EVERYTHING. FAR FROM ORDINARY.

★ PFDEVELOPMENT.COM ★

GREAT OPPORTUNITIES. GREAT ACCESS. GREAT QUALITY OF LIFE.

With exceptional schools, well-planned, affordable neighborhoods, and a new recreational lake, Pflugerville offers a first-rate opportunity to enjoy one of the most vibrant areas in the nation.

Whether you want to tap into prosperity or tune out the hubbub, Pflugerville gives you the best that life has to offer. For information, call us at 512.990.3725 or email us at info@pfdevelopment.com.



GEORGETOWN • HUTTO • TAYLOR

Sponsored By: CEDAR PARK EUSION MED SPA PHILLIPVILLE MED SPA

Georgetown's Main Street Program works to revitalize downtown

BY BETH WADE



Photo by Hammond Photography

The Georgetown Main Street Program has spent more than \$120 million helping businesses on the Square.

Georgetown The City of Georgetown's **Main Street Program** was named one of the 52 National Main Street Cities in Texas at the Texas Downtown Association/Texas Main Street Conference in Temple in November.

The Texas Main Street Program promotes historic preservation and economic revitalization in communities,

Georgetown Main Street Program Manager Shelly Hargrove said. The program assists commercial property owners in downtown districts.

Through the program, business owners are able to apply for façade reimbursement grants up to \$10,000. In fiscal year 2008/09, the program's incentive fund has \$43,320 to award.

In 2006/07, Steve and Kyra

Quenan received a \$10,000 façade grant. Since that time, the couple rebuilt a building at 700 S. Austin Ave. and opened **Quenan's Jewelry** on the first floor. Other businesses that have received grants include **RunTex**, **Sweet Serendipity** and **Novita Spa**.

The program became part of the city's economic development department in October.

The switch from the tourism department allows the program to focus on economic development, including new market opportunities for the downtown area, Hargrove said.

In the FY 2008/09 budget, Hargrove said the program received \$20,000 in funding to hire a downtown retail consultant.

Hargrove is also working with **Georgetown Art Works**, a nonprofit that supports the arts in Georgetown, to convert the interior courtyard located behind the storefronts on Eighth Street

into a multipurpose art space. The proposal divides the space into three zones with room for sculptures or instillation art, an artist display and sales area, and a restaurant and winery seating area.

Benefiting from the city's membership, downtown building and business owners can receive onsite evaluations by a historic preservation architect and consultations about visual merchandising and window displays.

Georgetown has been involved with Texas Main Street since 1982, spending more than \$120 million in downtown revitalization in the past 26 years.

Funding for Main Street comes primarily from the city. Additional funding comes from fundraisers, such as Main Street's annual Red Poppy Festival, and donations.

The Crossings of Carmel Creek on hold

BY TERESA PIONE



Rendering courtesy TBG Partners

Street level depiction of retail, restaurants and entertainment

Hutto Developers of **The Crossings of Carmel Creek** have delayed construction on the 466-acre mixed-use project in Hutto. Atlantic Coast Developers President Bill Sulzbacher said they are dealing with a difficult economy and are not sure when

construction will begin. The project's ground breaking was originally set for fall 2008.

When complete, the mixed-use retail, residential and commercial development is expected to increase connectivity and walkability in the city — a concept defined as New Urbanism.

"This brings to Hutto the New Urbanism concepts that communities, such as Hutto and Taylor, embraced 100 years ago," Hutto City Manager Ed Broussard said. "You had the combination of downtown businesses and residential. [In recent years] we've separated residential from business, dividing our communities. We're bringing those elements back."

The City of Hutto announced the project in 2005 as a response

to a spike in population growth. One factor in the city's decision to pursue this project is the strategic location of The Crossings — within the Austin-metro area and at the intersection of Toll 130, Hwy. 79 and FM 685.

Despite changes in the developer's timeline, the city feels confident the project will proceed, said Matthew Lewis, Hutto director of community development. Meanwhile, the city can work toward other goals, he said.

"In the economic times that we are currently faced with, staff has been focusing on long-range planning for the ultimate build out of the city. This is the first time the city has had an opportunity to address the long-term goals of the community since the explosion of growth in

2004," Lewis said.

In courting development, the city offered tax rebate incentives to the project's developers. The sales tax rebate stipulates that 25 percent of the total sales tax accrued by the development from Jan. 1, 2010, to Dec. 31, 2029, will be rebated to the developer, and that 30 percent of the total hotel occupancy taxes accrued by hotels within the development during that timeframe will also be rebated to the developer.

Rebate timelines will not change with the delays, Broussard said.

Atlantic Coast Developers, LLC, a Jacksonville, Fla.-based group, and New York-based Glenmont Capital Management, LLC are the project's developers. Austin-based TBG Partners and Atlanta-based Phillips Partnership, P.C. are in charge of design.

MORE TOP STORIES

- **The future of Hwy. 29**
more.impactnews.com/1457
- **Higher education expands in Taylor**
more.impactnews.com/1204
- **Hutto's smart growth plan**
more.impactnews.com/2059
- **County develops habitat plan to protect endangered species, aid developers**
more.impactnews.com/1205
- **Golf communities reflect regional growth**
more.impactnews.com/1327
- **Police departments out of space**
more.impactnews.com/1801

FUSION
MED SPA

Janet Pliego, MD

Our science. Your beauty.

New Year, New Image!

Botox - Juvederm - IPL Photofacial
Microdermabrasion - Laser Skin Resurfacing
Chemical Peels - Laser Vein Treatment
Permanent Hair Reduction - Acne Treatment

COLORES • PROTECTS • CORRECTS
colorescience

IMAGE
SKINCARE

PROCYTE
A PHOTOMEDEX COMPANY

512.868.0003
Wolf Ranch - Georgetown, TX - www.fusionmedspa.com

NORTHWEST AUSTIN

A First phase of St. David's women's hospital complete

BY TIFFANY YOUNG



Photo courtesy St. David's North Austin Medical Center

Renaissance Women's Group, Austin Diagnostic Clinic OB/GYN and Austin Area OBGYN and OB/GYN North will all practice at St. David's Women's Center of Texas.

Northwest Austin A hospital in Northwest Austin is expecting to deliver more than 5,000 babies this year, about 1,200 more than in 2008.

In December, the first phase of an \$83 million women's hospital, **St. David's Women's Center of Texas**, opened at **St. David's North Austin Medical Center**. The first phase includes labor and delivery rooms,

Cesarean-section surgical suites, a women's diagnostic imaging center and the Breast Cancer Resource Center.

Connected by a sky bridge to the second floor of St. David's North Austin Medical Center, the facility will increase its capacity for labor, delivery and recovery to 37 rooms, and will feature 61 postpartum rooms.

The idea for the women's center

blossomed a few years ago after **Austin Area OBGYN** approached St. David's about moving its practice from central Austin to north Austin. With the growth of **Renaissance Women's Group**, **Austin Diagnostic Clinic OB/GYN** and **OB/GYN North**, St. David's had already planned to expand its women's services and realized with AAOBGYN's help, it had greater possibilities.

"When AAOBGYN approached us and indicated that they wanted to move up here, we knew that that took us to a new place in terms of how we would look at developing the women's services expansion at this facility, and that led us to create or develop the plans for what we now refer to as the St. David's Women's Center of Central Texas," said Donald Wilkerson, CEO of St. David's North Austin Medical Center.

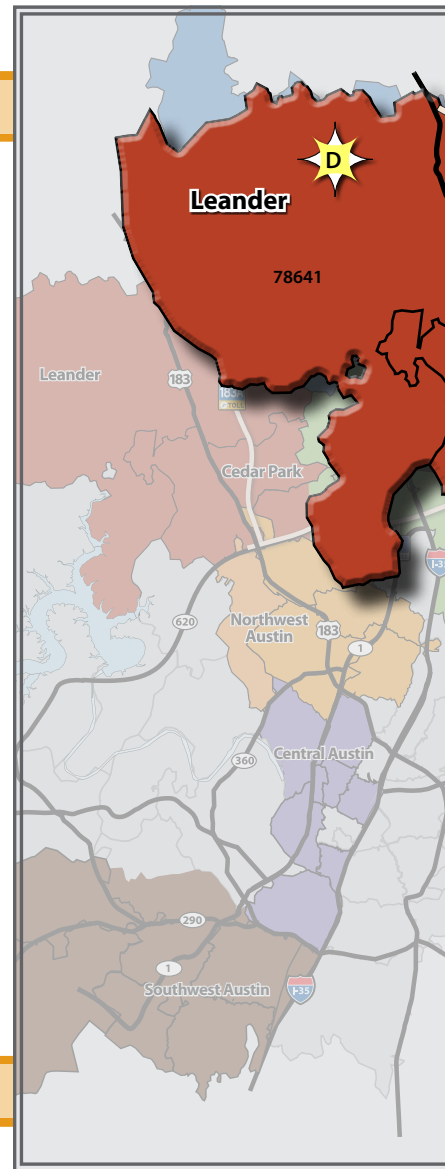
The rest of the 121,000 sq.

ft. project, which will be three stories and could later be expanded up to eight stories, will open this spring. It will include physician offices of various specialties for women's services and 6,000 sq. ft. of retail space dedicated to women's needs.

"The St. David's Women's Center of Texas is quickly taking shape to be a place where women from across the region will come to receive the highest level of care at all stages of their lives," Wilkerson said. "The facility will provide the latest in healthcare technology while also providing a new standard in hospitality."

St. David's North Austin Medical Center has a level III neonatal intensive care unit that allows it to provide care for births as early as 24 weeks.

Wilkerson expects to hire 100 more nurses and supporting staff to accommodate the new services.



B New businesses set to open in The Domain

BY CANDACE BIRKELBACH



Retail and residential construction at The Domain

Northwest Austin Phase I of **The Domain**, which includes high-end retailers, restaurants, office space and apartments, was completed in March 2007 and is owned by Simon Property Group. Phase II, which has projects from both Simon and Endeavor Real Estate Group, started in June and

is estimated to be complete by November 2009. With the failure of Proposition 2 in November, Simon's tax incentives of more than \$64 million remained intact. These incentives apply only to Phase I and not Phase II, which is currently underway.

Simon's Phase II began in December with the ground breaking of the 340-room **Westin Hotel**, a joint venture with **White Lodging**. The hotel is scheduled to be complete by March 2010 and includes an indoor pool, fitness center, full-service restaurant and more than 13,000 sq. ft. of meeting space. **Dillards**, **Dick's Sporting Goods**, **Maggiano's**, **BJ's Restaurant and Brewhouse**, 411 residential units and 75,000 sq. ft. of class A office space are also a part of Simon's Phase II. **Village Road**

Show Gold Class Cinema will open its first Texas location at The Domain. The upscale theater will have eight auditoriums with approximately 40 reclining seats each and a personal gourmet food and cocktails service.

Of the 176 acres Endeavor owns, only about 5 percent has been developed. The **Domain Gateway** — a five-story, 188,000 sq. ft., class A office building — is still under construction, and buildings two and five were once a part of the IBM campus. **Convio**, a company that provides technology to nonprofits, recently expanded by approximately 22,000 sq. ft. on the second floor of building five. **KingsIsle**, a software gaming company, has leased about 19,000 sq. ft. on the first floor of building five and hopes to move in by January. The

Texas Culinary Academy is in building two, where video game producer **Midway Games** was until closing in December.


Endeavor is in the process of clearing ground on its remaining property to make way for new development, including a retail district with a 138,000 sq. ft. **Nordstrom**, an 80,000 sq. ft. **Saks Fifth Avenue** and a 70,000 sq. ft. **Whole Foods**. Road and utility construction for this project is underway, and vertical construction is expected to begin in 2010. In December, Endeavor announced the opening of these stores would be delayed until 2012 due to the struggling economy.

Since The Domain opened, two businesses — **Oakville Grocery** and **Nestle Toll House** — have closed; new tenants have yet to open in those spaces.

MORE TOP STORIES

- **Homeless population moves north**
more.impactnews.com/2780
- **Technology business impacts local economy**
more.impactnews.com/2631
- **Private school to build high school in Northwest Austin**
more.impactnews.com/2259
- **Transportation moving right along**
more.impactnews.com/1940
- **Clinic to move to Northwest Austin**
more.impactnews.com/1402
- **Single stream recycling conserves city resources**
more.impactnews.com/2253





In the dark about snoring?

Your spouse isn't.

It's two in the morning. The house is dark and quiet — except for the buzz saw sounds of snoring that leave your partner wide-eyed every night and exhausted every morning. Sleep disorders can affect everyone in the family. The good news is there are lots of non-surgical treatment options at Heart Hospital of Austin.

To learn more about how sleep disorders affect your life, go to **www.hearthospitalofaustin.com**, or talk with your doctor about the Sleep Disorders Center. You'll rest easier, and your spouse will love you for it.



HEART HOSPITAL of AUSTIN®
Sleep Disorders Center

512.407.REST

LEANDER • CEDAR PARK

Construction continues on Cedar Park Center

BY ROBERT BELL



The Cedar Park Center is expected to be complete by September 2009.

Cedar Park The Cedar Park Center went vertical Dec. 1, when workers raised the metal beams that will support the structure's walls. The \$55 million, 181,000 sq. ft. stadium will be the home of the **Texas Stars** — AHL affiliate of the Dallas Stars — and will host a range of events, from concerts to graduation ceremonies. The primary resident of the center

will be the Texas Stars. Much like the Round Rock Express, the Texas Stars will provide a farm system for the NHL's Dallas Stars. Professional players may spend time in the minors to recover from an injury, and up-and-coming minor league players may get called up for a chance to play in the big leagues. Developers expect to be finished by September 2009. As of

mid-December, the project was on schedule, said Phil Brewer, economic development director.

Crews broke ground on the center in June at the corner of Toll 183A and New Hope Drive. For hockey games, the center will seat 6,800 fans. Seating capacity for other events will be up to 8,700.

"It will not only enhance the quality of life for our residents in terms of providing quality entertainment opportunities, but it will also be an asset for Williamson County and for this region to have a facility of that kind up and running," Brewer said.

Cedar Park had been considering building a large event center for several years, but did not find the right fit for the project until Jim Lites, president of Hicks Sports Marketing, expressed interest in partnering with the city.

The city will pay for 78 per-

cent, or \$43 million, of the project. Cedar Park's 4A Board proposed funding its share with 4A bonds. Voters approved this in late 2006. Funding for the center does not involve property tax increases. Hicks will cover the remaining \$12 million of the project cost.

Hicks will also pay rent of \$2 million over the next 25 years, with the first five years being rent-free. It will fund capital repairs solely for the first eight years.

The next eight years will be co-funded by Cedar Park and Hicks, with repairs in the final years of the agreement being the responsibility of the city. Proceeds from events will be split evenly between Hicks and the city.

Hicks affiliate **Center Operating Company**, which operates the American Airlines Center in Dallas, will manage the center, book acts and staff the facility.

X-Park to go vertical this summer

BY KARA VAUGHT



A rendering shows what the Texas X-Park would look like.

Leander Phase one construction of the **Texas X-Park Skate and Bike Park**, a \$35 million extreme sports complex on the northwest corner of Bagdad Road and Halsey Drive, is expected to begin this summer,

said Tommy LeVasseur, a project team member.

"We're trying to move forward in our financing, which will put the finishing touches on the development stage," he said. "We hope to be financed by early spring."

Biff Johnson, Leander city manager, said another development agreement is in the works between the city and X-Park partners. The city council has already approved several X-Park propositions, including a development agreement on June 2, 2006.

Phase one of the park will include motocross and supercross facilities, a flat track, paintball venue, an overnight instructional action sports camp, BMX jump, BMX track, climbing wall, water spray park and a skateboard park and plaza. An amphitheater with 2,500 fixed seats

and a 52,000-sq. ft. clubhouse with 12,000 sq. ft. of extreme sports-related retail space, food and an exhibition area round out phase one.

Once work begins, construction should be complete in eight to 10 months, LeVasseur said.

Development of phase two is expected to occur in two to three years and includes retail, commercial and lodging space on the land surrounding the sports venues.

The X-Park property was annexed into the City of Leander in March 2006. The city's director of community development at the time, Jim Bechtol, said he worked with developers for 10 months to create an agreement to make the park compatible with the surrounding properties.

"It's a growing, expanding area,"

LeVasseur said. "We have good relationships with [the school district] and Benbrook Ranch."

LeVasseur said a county road project, the extension of San Gabriel Parkway from Halsey Drive to Bagdad Road, would help the X-Park by providing a more direct route to it from the east.

Connie Watson, Williamson County public information officer, said the road extension is in the design phase. A timeline for road construction has not been developed.

"In this environment, the city and the county both have been doing their best to work with us," LeVasseur said.

MORE TOP STORIES

- **Toll 183A project update**
more.impactnews.com/2592
- **Fraction of Leander, Cedar Park residents stay in town to work**
more.impactnews.com/2158
- **Health care in a growing county**
more.impactnews.com/1363
- **Earmarks supply federal funds to local projects**
more.impactnews.com/910
- **Gateway development brings big retail, makes room for more**
more.impactnews.com/716
- **County picks up roads where TxDOT left off**
more.impactnews.com/1252

Cedar Park. Topping the Charts.

- Forbes Magazine ranked Cedar Park as the 11th fastest growing suburb in the nation from 2000-2006.
- Family Circle Magazine rated Cedar Park as one of the ten best places in the country to raise a family.
- Cedar Park had the second fastest growing labor force in the nation between 2000-2005, according to the Census Bureau.

For More Information Contact: **Economic Development Department**
City of Cedar Park | 600 N. Bell Boulevard | Cedar Park, Texas 78613
phone: 512 401 5014 fax: 512 250 8602 | www.cedarparktx.us



**We make
loving your
neighbor easy.**

- Convenient local office
- Money-saving discounts
- Low down payments
- Monthly payment plans
- 24-hour service and claims
- Coverage available by phone



CALL FOR A FREE RATE QUOTE.

732-2211 ext. 5
9041 Research Blvd. Suite 240 • Austin
 (Hwy 183 at Burnet Rd., above Black-Eyed Pea)

*Some discounts, coverages, payment plans and features are not available in all states or in all GEICO companies. Government Employees Insurance Co. (GEICO General Insurance Co.), GEICO Life Insurance Co., GEICO Casualty Co., GEICO Indemnity Co. These companies are available in: Berkshire Hathaway Inc. (Berkshire Hathaway Inc. GEICO), Sun Life Insurance Co. of Canada (Sun Life GEICO), GEICO Financial Group, LLC (GEICO Financial Group LLC). The GEICO logo, name or GEICO logo mark.



GREEN TAG SALES EVENT

FOR A LIMITED TIME ONLY!

LEGACY HOMES™
A MERITAGE CO.



\$100s to \$300s



\$200s to \$500s



\$400s to \$1M

\$3,000

BEST BUY

**SHOPPING*
SPREE**

Visit one of our models today and register to win a \$3,000 Best Buy Shopping Spree! Get more WOW right now with Meritage Homes, where there's a WOW for everyone!

For more information call (512) 627-9619 or visit www.meritagehomes.com/greentaghomes

* APR for: Monterey is 5.37%; Meritage is 5.39%; Legacy is 5.46%. Promotion available for a limited time only. "BEST BUY™" is not affiliated with Meritage Homes. Best Buy does not sponsor, endorse, approve or have any responsibility for this promotion." BEST BUY and the BEST BUY logo are trademarks of Best Buy Enterprise Services, Inc. The payments above require a 10% down payment and are a combination of a 1st and 2nd mortgage. The interest rate on the 1st mortgage is 5.25% and is a 30 year fixed rate loan that is fully amortized. The interest rate on the 2nd mortgage is 8% and is fully amortized over 30 years, due in 15 years. APR based on a 30-year fixed rate loan, calculated on a 365 day year with typical closing costs. Payments estimate principal and interest only, and do not include taxes, insurance, mortgage insurance or HOA dues, if applicable. Other important terms, limitations, and conditions apply. Offer subject to change without notice. Not valid with existing contracts or other offers. This is not a commitment to lend. Rates, APRs, fees, actual payments, and programs may vary and are subject to change or cancellation at any time without notice. All loans made under this offer subject to underwriting, credit, and property approval. Loan products available may vary. Equal opportunity lender. Subject to seller contribution limitations. Financing through Prestige Lending Services, Ltd., an affiliated lender. TX License No. 75436. (512) 527-0200. 8920 Business Park Dr. #175, Austin, TX 78759.



10800 FIVE #

COMMERCIAL & RESIDENTIAL REAL ESTATE

A



7401 Hwy. 71 W. 78736
 5,000 sq. ft. \$19/sq. ft./year + NNN
 Agent: Eric Yeung 478-1711
 Don Cox Company

B



7400 Cooper Lane 78745
 12,200 sq. ft. \$.55/sq. ft./mo.
 Agent: Mark Lander 569-6644
 The Mooreland Group, LLC

C

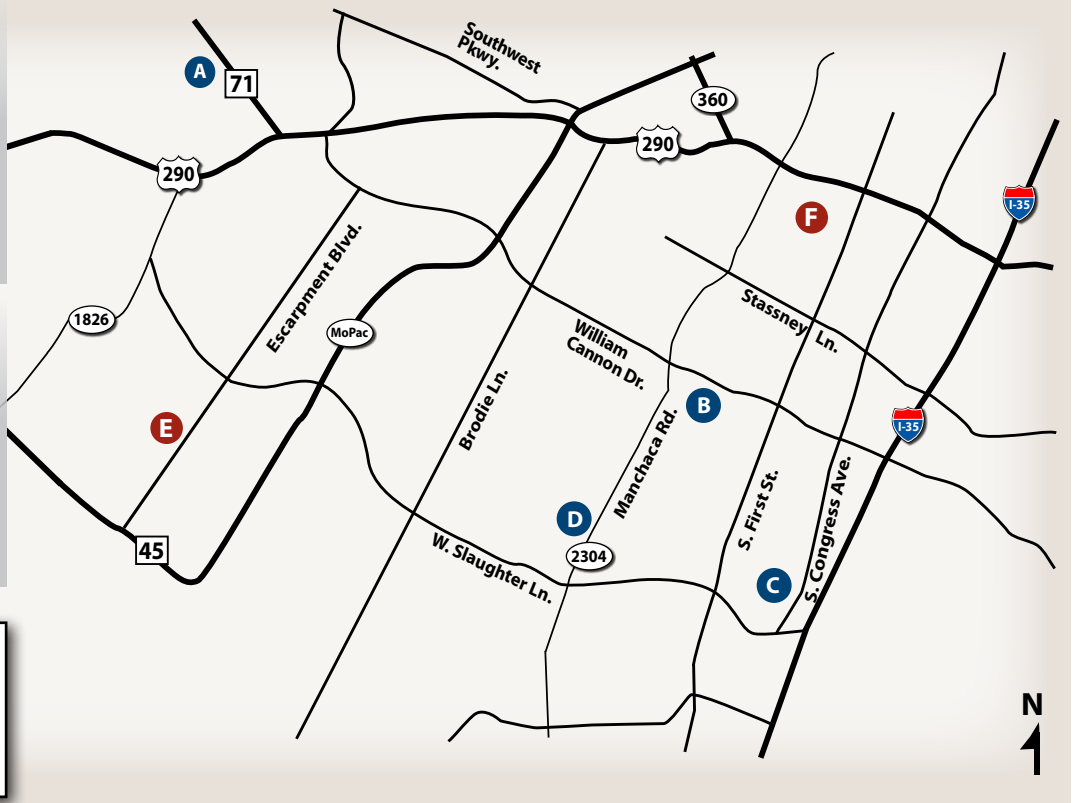


8708 S. Congress Ave. 78745
 9,000 sq. ft. \$18.50-22/sq. ft. + NNN
 Agent: Bill Roland 469-0925
 Granite Properties

D



11600 Manchaca Road, Bldg. 1 78748
 15,000 sq. ft. \$.55/sq. ft./mo. + NNN
 Agent: Steve Shire 249-8076
 Buls Hodge Consulting



If you are a broker, agent, builder or property owner and would like to have your residential and/or commercial properties listed in our real estate section at no cost, please contact us at realestate@impactnews.com to request a submission form. All listings received will be considered for publication in one or more editions of *Community Impact Newspaper*.

NEIGHBORHOODS AT A GLANCE

E CIRCLE C • 78739

Hundreds of acres of trails and parkland surround the Circle C subdivision.

Schools: Baranoff Elementary School • Clayton Elementary School • Kiker Elementary School • Bailey Middle School • Bowie High School

Featured homes



6705 Hansa Loop • \$361,900
 Agent: Amy Collins-Mills 4 Br./2.5Ba.
 Realty Austin 762-0585



7209 Nubian Cove • \$415,800
 Agent: Don Crow 4 Br./3.5 Ba.
 Coldwell Banker 258-6677



7416 Seneca Falls Loop • \$349,000
 Agents: The Squires Team 4 Br./3 Ba.
 Keller Williams Realty 448-4111

F S. MANCHACA • 78745

Just south of Ben White Boulevard and St. Edward's University, South Manchaca offers easy access to South Congress Avenue and downtown.

Schools: Cunningham Elementary School • Covington Middle School • Crockett High School

Featured Homes



906 Nalide St. • \$179,900
 Agent: Diana Zuniga 2 Br./1 Ba.
 Investors Alliance, Inc. 480-8100



4420 Banister Lane • \$189,000
 Agent: Jane Coffman, 3 Br./2 Ba.
 Keller Williams Realty 657-2129



4719 Mount Vernon Drive • \$244,500
 Agent: Jonmarie Compton 3 Br./1 Ba.
 Keller Williams Realty 507-4253

Market Data Southwest Austin area

On the Market (December 1 - 31)

Price range	Number of homes for sale / Average days on market						
	78745	78749	78739	78748	78735	78736	78737
Less than \$100,000	5/87	-	-	-	1/51	2/30	-
\$100,000-\$149,900	27/84	1/104	1/104	13/73	-	3/46	-
\$150,000-\$199,900	82/76	20/95	20/95	20/95	5/91	9/136	1/40
\$200,000-\$299,900	51/97	56/96	56/96	56/96	9/66	8/97	36/110
\$300,000-\$399,900	6/170	10/76	10/76	14/99	29/80	6/84	36/109
\$400,000-\$499,900	-	3/26	3/26	1/61	19/118	2/95	24/116
\$500,000-\$749,900	-	1/118	1/118	4/34	10/94	2/173	17/108
\$750,000-\$999,900	1/40	-	-	-	20/99	1/121	4/133
\$1 million+	-	-	-	-	33/236	1/54	4/179

Monthly home sales

Month	78745		78749		78739		78748	
	Sold	Average Price	Sold	Average Price	Sold	Average Price	Sold	Average Price
Dec. 2008	36	\$165,838	26	\$235,129	14	\$324,071	38	\$176,852
Dec. 2007	43	\$175,269	49	\$230,170	21	\$296,131	60	\$207,102

Month	78735		78736		78737	
	Sold	Average Price	Sold	Average Price	Sold	Average Price
Dec. 2008	16	\$892,306	9	\$199,176	17	\$289,931
Dec. 2007	15	\$567,144	5	\$340,698	21	\$347,979

Key Stats

Change in average selling price from last year						
78745	78749	78739	78748	78735	78736	78737
-\$9,431	\$4,959	\$27,940	-\$30,250	\$325,162	-\$141,522	-\$58,048

Change in number of homes sold from last year						
-7	-23	-7	-22	-1	4	-4

MARKET DATA PROVIDED BY DONNA SCOGGINS

To contact Realtor Donna Scoggins, call 423-5901 or e-mail her at donnasellsaustin@yahoo.com. www.donnascoggins.com



RESIDENTIAL PROPERTY LISTINGS

ZIP CODE GUIDE

Southwest Austin

78735 (Oak Hill/Southwest Parkway area)
 78736 (Oak Hill)
 78737 (Oak Hill)
 78739 (Circle C area)
 78745 (South of Ben White, Sunset Valley)
 78748 (Shady Hollow/Manchaca area)
 78749 (MoPac/William Cannon)

Note: These ZIP codes encompass the Southwest Austin distribution area.

* 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/seller for the most current and reliable information.

AUSTIN

ZIP code	Subdivision	Address	Bed/Bath	Sq. Ft.*	Price	Agent	Agency	Phone
78703	Woodlawn West	1302 Woodlawn Blvd., Apt. 102	2br/2.5ba	1,590	\$320,000	John Cotten	Texas Capital Properties	587-3732
78704	Barton Oaks	3604 Winfield Cove	3br/2ba	1,506	\$349,500	Agent	Sellstate Classic Realty	538-1530
78739	Circle C/Hielscher	6704 Walebridge Lane	3br/2.5ba	2,425	\$315,000	Will Hilton, Realtor	Keller Williams Realty	731-2653
78745	Cherry Creek	7702 Manassas	3br/2ba	1,494	\$195,000	Aubrey Shaw	JB Goodwin	632-6002
78745	La Vid Homes	6708 Manchaca	2br/2.5ba	1,372	\$199,900	Lori Kattner	Hardy Realty	921-8113
78745	Southampton	3209 Centralia	3br/2ba	1,214	\$164,900	Mike Minns	Atlas Realty	785-9157
78745	Carrell Oaks	1201 Echo Lane	3br/2ba	1,212	\$149,999	Steve York	York Real Estate Services	275-9675
78748	Southland Oaks	2500 Gate Ridge Drive	3br/2.5ba	1,945	\$237,999	Melanie Fenelon	Wilson Goldrick Realtors	658-0773
78749	Maple Run	4507 Manzanillo Drive	3br/2ba	1,391	\$179,900	Steve York	York Real Estate Services	275-9675
78750	Spicewood at Bull Creek	10203 Lockerbie Court	4br/3.5ba	3,529	\$538,888	Christy Taylor	Keller Williams	507-5632
78751	Highlands	5214 Evans Avenue	4br/2ba	1,324	\$290,000	Howard Nemetsky	Sellstate Hill Country	528-0404
78756	Broadacres	5607 B Clay Ave.	3br/3ba	1,961	\$424,900	Agent/Owner	Sellstate Classic Realty	538-1530

COMMUNITY PROFILE

TEXAS DEPARTMENT OF TRANSPORTATION

INTERVIEW BY ERIC PULSIFER

Marcus Cooper

Q. How does the Texas Department of Transportation differ from other transportation agencies?

A. We are the state's agency responsible for the construction of roadways throughout the State of Texas for the movement of people and goods in a safe, traveling environment. All of those other agencies, we consider them our partners.

For example, CAMPO [Capital Area Metropolitan Planning Organization] is a federally sanctioned agency that deals with federal dollars and allows for those dollars to be pumped into our local area. CTRMA [Central Texas Regional Mobility Authority] is a state-authorized transportation agency, similar to CAMPO but just state-authorized. They're able to move and work in the private sector in ways that we at TxDOT cannot, as a state agency. So, we've got partners in these others agencies. I believe TxDOT is responsible to the public for our roadways, and we are able to work with these agencies to produce and get these roads on the ground. It's not like 50 years ago where TxDOT was the sole agency.

We still consider ourselves at the forefront, but we have different partners in the process of getting these roads on the ground.

Q. How could this year's state legislative session affect the transportation budget?

A. Two elections ago, voters in the State of Texas approved funding for transportation projects throughout the state. I think it was a total of about \$5 billion in various funds, whether it be bonds or other financial tools. We're hoping that the legislature will address the actual means of how we will appropriate that money. The voters approved it, but it's going to be up to the legislature to determine how we can acquire that money and how we can use it to develop our roadways.

Q. In the future, will any major project managed by TxDOT likely be a toll road, or are alternative funding measures a possibility?

A. It depends. I would say toll roads are an option; however, we are looking statewide at receiving funding from the possible stimulus package from Washington. All of the states are assessing what projects are a priority, and that's what we're doing in the Austin area. There's no set list at this point. We're evaluating everything across the board as far as what our transportation needs are. We are moving forward with what projects we need. We're going into a state legislative session and we're

also looking at what funding may come from Washington as a result of the stimulus package. We also have the current options of public/private partnerships and working with city and county entities to see if they have access to transportation dollars as well.

Q. Are there any existing toll roads that TxDOT plans to switch from tolled to free?

A. It would be difficult to predict a toll road switching from paid to free. The main issue is maintenance.

We're looking at getting, hopefully, state and federal dollars to do more projects, but there is still a need for revenue to maintain the roads. So, the decision to switch over is probably something that won't happen for years, if it does.

Q. Have any planned road projects been scrapped or delayed as a result of the current economic climate?

A. No, everything is on the table at this point. There haven't been any projects that are being cancelled or anything like that. There was a slow down period about 18 months ago where everything pretty much came to a standstill. But at this point, we're in the process of evaluating



TxDOT Public Information Officer

Hometown: Waco, Texas

Education: Bachelor of Arts, Baylor University

mcoope1@dot.state.tx.us

every project that is needed and waiting to see what TxDOT headquarters considers as a priority for the Austin area. They're looking at priority projects across the state. That list is going downtown for review. It hasn't come back yet; we're still in the process of doing it.

We're in a great position now to assess what our needs are, and if the money becomes available, then we'll be able to move forward.



For the extended interview, visit more.impactnews.com/2993

Caring dentistry for the entire family

Extractions
Veneers
Crowns
Bridges
Dentures
Partial dentures
Teeth whitening

Dr. Jackson Booth, DDS
Dr. Tonya Rice, DDS

Southpark Meadows
Shopping Center
(Next to Borders Bookstore)
9500 South IH-35, Suite E-400

512-282-7200



5 Reasons to make our friendly office your dental home

1. **Children** and adults welcome!
2. **Conveniently** located in Southpark Meadows Shopping Center, next to Borders Bookstore
3. Most insurance plans **accepted** (including Medicaid and CHIP)
4. **Guilt-free** office capable of handling emergencies, extractions, root canals and in-office whitening
5. **New** office with the latest dental technology

Se habla español

 **DENTIST**
SOUTHPARK SMILES

www.southparksmiles.com



IDEAS. SOLUTIONS. RESULTS.

The man who stops advertising to save money is like the man who stops the clock to save time.

**Save time.
Save money.
Call PGC.**

PGC MARKETING
ADVERTISING
PUBLIC RELATIONS

512.671.9400 | WWW.PGCCREATIVE.COM