City: residential development surges on south I-35 corridor

Density, access to goods slow development farther southwest

By Kate Hull

While the south I-35 corridor experienced the largest surge in residential construction in Austin throughout 2010, neighborhood development surrounding Hwy. 290 and Hwy. 71 stalled, according to a 2010 city planning and development department study outlining changes in residential and non-residential growth.

These differences in growth between the two areas are because of variances in land use restrictions, access to goods and density concerns.

South I-35 residential growth

The largest increases in development continue to center on the southwest portion along I-35 in ZIP code 78748, according to the Austin Growth Watch Report produced by the city’s Planning and Development Review Department.

The vast majority of growth is due to the sprawling shopping center Southpark Meadows, located at 9500 S. I-35 near Slaughter Lane. Plans to add a Sam’s Club store have allowed the shopping center to grow to nearly 1.6 million square feet of retail space. The shopping center is the largest in Central Texas, according to its owner Endeavor Real Estate Group.

The land within 78748 is a part of what is considered the desired development zone, said Duane Hutson, the principal at Hutson Land Planners and Development Consultants. That means it is an area of the city that is less restricted than others based on watershed regulations.

Hutson and his team work with potential developers along the south I-35 corridor to help developers determine what makes sense for a property in terms of density, desired zoning changes and regulations, and variances to the land.

Developers along the south I-35 corridor have been able to establish a larger amount of density because of allowable land cover regulations, which are less stringent than the parcels of land farther west on the Edwards Aquifer recharge zone, Hutson said.

The regulations govern the permitted amount of land cover, such as buildings, that do not allow water to pass through to reach the aquifer. Regions without these strict rules do not have as difficult of a time with continual growth, he said.

Southpark Meadows recently sold another portion of the property to area apartment and single-family home developers, and those sales factored in to the drastically higher number of units for 78748 than surrounding areas.

Sunset Valley plan to shape future development

Land conservation, water sources are among new recommendations

By Joe Olivieri

Sunset Valley has updated its vision for the city’s future.

On April 5, the Sunset Valley City Council approved a new comprehensive master plan—a set of guidelines for future growth that addresses the breadth of various areas of city life, including housing, schools, transportation and resources.

One element of the plan, the future land-use map, categorizes every property in the city to influence future zoning. These categories may not match current land use, but reflect a parcel’s eventual use based on location and neighboring properties, City Manager Clay Collins said.

The plan’s biggest changes are updates since the 1995 plan, increases in space reserved for conservation and making recommendations for nearby areas under Sunset Valley control, called the extraterritorial jurisdiction.

Officials spent almost two years creating the document and received public feedback through meetings and community surveys.

Reasons and processes

Sunset Valley’s population and development have grown since the city’s 1995 plan. Master plans have a 20- to 25-year shelf life, but need to be updated after five to seven years.

Fortunately for Sunset Valley planners, much has stayed the same. “We’re largely built-out. There’s some additional development here...
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Have you ever moved into a house with some vacant land adjacent to your property? It can be a bit deceiving—a picturesque pasture full of grazing cows one day could become a school the next.

That was the case with my first house purchase. Two years ago, we decided to move into Southwest Austin and vowed to not make the same mistake. I checked with every industry contact I had. They told me the land behind my house was zoned residential, but no developer would ever touch it because of the flood plain it encompassed or something to that effect. That sense of ease quickly vanished when my new neighbor dropped by. He proceeded to tell me how developers could not build behind him, but they could build behind me. At that point, I officially gave up.

The truth is that zoning is a very tricky topic. Even if undeveloped land starts out being zoned one way, there is not much recourse to ensure it stays that way. As long as development continues to sprawl outward and vacant land becomes an even more valuable commodity, people will always debate on what to do about zoning.

While things can change, that by no means detracts from the value of long-term planning and zoning by our city. Without conscientious planning, we could be set back years, and that could easily have a ripple effect on the regional economy as a whole. To read more about how our city officials grapple with this topic daily, be sure to read our two cover stories this month. We hope they will give you more insight.

Tavis Baker
tbaker@impactnews.com
Now Open

1. **Backroads Austin**, located at 2200 S. 1-35, opened its restaurant inside the Clarion Inn and Suites. Owned by Chad Hardin, the bar and grill will feature country-style cooking prepared on the premises and daily drink specials. 448-3971, www.backroadsaustin.com


3. **Crystal Nails LLC** opened at 8106 Brodie Lane, Ste. 104 in late March. The salon offers facials, manicures, pedicures and waxing. 280-2888, www.crystallenailsllc.com

Rick Bryant, owner of **Austin Curb Service**, partnered with Arlington-based Concrete Graphics to offer a home address stick-on application. This new stick-on application is made of aluminum and is reflective as well as recyclable. He serves all of Austin and the surrounding areas. Customers can also include a number of school logos. Fundraising opportunities for local schools are available. 662-0396, rick@concretegraphics.com

Tobie Kuykendall has opened **Kuykendall Law Firm, PC**. The firm primarily deals with Social Security disability issues. P.O. Box 151027. 866-931-3141, www.needssi.com

**Primo Analytics** launched an entree review website, www.primodish.com, April 18. The company, started by Fritz Meitzen, Jake Gostylo and Larry Popkin in 2010, incorporated in early 2011. The website allows users to rate different dishes from restaurants, create a free account to save recommendations and share recommendations with friends.

**Torchy’s Tacos** opened its seventh Austin-area location in early April at 3005 S. Lamar Blvd. The taco chain’s full menu and online clothing store is housed at its website, www.torchystacos.com.

**Coming Soon**

4. **Austin Dermatology Associates** is opening a second Austin location in May. The new store, located at 14101 W. Hwy. 290, Bldg. 500A, is medical, surgical and cosmetic dermatology practice run by Dr. Daniel Carrasco. www.austindermatologyassociates.com

6. **Local bakery CakeMaker 3000** plans to establish regular business hours in the coming weeks. The bakery, located inside the Community Renaissance Marketplace, 6800 West Gate Blvd., has been open by appointment since January. It will hold a grand opening celebration April 30 from 4–6 p.m. The bakery offers carved cakes, cookies and muffins, among other products. 393-9754, www.cakemaker3000.net

7. **Worldwide medical device developer ArthroCare Corporation** has leased 136,075 square feet of office space in the Lantana Corporate Center located at 7000 W. William Cannon Drive. The official move-in date has not yet been established. The company’s mission is to design surgical instruments using Coblation technology. 391-3900, www.arthrocare.com

8. **CVS** is constructing a new store at 13519 W. Hwy. 290. The 12,900-square-foot store will include a full-service pharmacy, health and beauty departments, general merchandise and a digital photo lab, according to Public Relations Director Mike DeAngelis. www.cvs.com
Prosperity Bank is building a new Oak Hill banking center at 7015 W. Hwy. 290. A bank representative said construction is expected to be completed by December. www.prosperitybanktx.com

Accents Austin has moved from the Community Renaissance Market, 6800 West Gate Blvd., to 5925 Burnet Road. The store, which sells handmade, local and Fair Trade gifts, has changed its name to Accents and Elements. 374-1152

Locally owned full-service hair salon Cost Cutters Family Hair Salon has relocated its South Austin store from 4032 S. Lamar Blvd. to 4211 S. Lamar Blvd. in the Lakehills Shopping Center. Cost Cutters opened its first salon in South Austin in 1985 and now has 12 salons in Central Texas. 445-5445, www.costcutters.com

Performance Bicycle has moved from 3005 S. Lamar Blvd. to 4040 S. Lamar Blvd in the Brodie Oaks Shopping Center. The company, founded more than 25 years ago, will also open stores in Roseville, Calif.; Marietta, Ga.; Boise, Idaho; and Southlake next month. Performance Bicycle sells bikes for mountain, road and hybrid users, as well as related equipment and gear. 879-9570, www.performancebike.com

South Austin Modern Dentistry, located at 3601 W. William Cannon Drive, is under construction and slated to open its third Central Texas location June 7. 892-0817

Gov. Rick Perry has named Austin Community College professor Kristin Benton chairwoman of the Texas Board of Nursing. Benton was first appointed to the board in 2008 as a representative of vocational nursing education. ACC has eight campuses in Austin including the Pinnacle Campus located at 7748 W. Hwy. 290. www.bne.state.tx.us

Barley Swine added Pastry Chef Kyle McKinney to its staff in March. McKinney has previously worked at the Four Seasons, Mansion at Judges Hill and the Hilton in Austin. The restaurant is located at 2024 S. Lamar Blvd. 394-8150, www.barleyswine.com

Sterling Acura of Austin, 4801 S. 1-35, received the Dealership of Distinction, a national award for the highest dealership honor for excellence. “Winning this award for the fourth time out of our seven-year existence is a testament to our team of employees and our commitment to excellence,” Dealership President Richard Davis said. 866-979-8263, www.sterlingacura.com

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April

23 Funky Chicken Coop Tour
The third annual Austin Funky Chicken Coop Tour is a self-guided tour to various urban chicken coops at Austin homes. Attendees learn about constructing a low-cost coop, chicken care, coop design and cohabitation with the chickens and other animals. A map is available on the website the week of the tour. 10 a.m.–4 p.m. • Free • Various locations throughout Austin
www.fcccooptour.blogspot.com

29 Barbecue benefits Hope4JD
A charity barbecue will be held at the Circle C Child Development Center benefiting the nonprofit Hope4JD. The event will feature train rides, food, music, dancing and more to raise money for a Southwest Austin family whose son was severely injured in a near-fatal drowning accident in 2008.
6–9 p.m. • $5 for adults, $10 for children
5917 La Crosse Ave. • www.hope4jd.com

30 Eeyore's Birthday Party
The annual fundraiser to benefit nonprofit groups in Austin will be held at Pease Park with face painting, live music, vendors and Maypoles to celebrate the popular “Winnie the Pooh” character’s birthday. • 11 a.m.–dark • Free • 1100 Kingsbury St. • 448-5160 www.eeyores.com

30 ElaneFest
Community festival ElaneFest will be held to help celebrate the life of Southwest Austin teacher and photographer Elane Cash who died from cancer earlier this year. The event will feature live music from local bands Dertybird, Michael Dillard and more, as well as food and games. Proceeds benefit the Anna & Caitlin Cash Scholarship Fund. • 4–10:30 p.m. $20 in advance, $25 at the door. Students 13–18 years old are $5 and children 12 and under are free. • 8821 Zyle Road
www.elanefest.snappages.com/home

May

1 Storied Firearms Grand Opening
Local gun shop Storied Firearms will celebrate its grand opening with refreshments, music, games and free giveaways. The event will also have a cowboy fast draw competition and a gun giveaway at the end of the event.
12:30–6 p.m. • Free • 9300 W. Hwy. 290 394-0125 • www.storiedfirearms.com

1 Seton Southwest Goal-a
Seton Southwest Hospital will host an evening of entertainment, games and shopping to raise money for a scholarship endowment and special projects.
6 p.m. • $50 • The Salt Lick, 18300 FM 1826 Driftwood, Texas 78619 • www.seton.net

5 OHBPA Meeting
The Oak Hill Business and Professional Association, which meets the first Thursday of every month, is hosting a talk with Mayor Lee Leffingwell for the May meeting. Leffingwell, a South Austin native, will speak on topical Austin-area issues.
11:30 a.m.–1 p.m. • $15 • Jack Allen’s Kitchen, 7720 W. Hwy. 71. • Free • 963-3778 www.ohbpa.org

7 Austin Family Music Festival
Live music performances, arts and crafts and farm activities are expected as part of the Austin Family Music Festival. In addition, Old MacDonald’s Magical Musical Farm, part of the Emmy Award-winning PBS series “Biscuit Brothers” will be re-created and on display.
10 a.m.–3 p.m. • $10 • Pioneer Farms, 10621 Pioneer Farms Drive, Austin • 963-3778 www.austinformalymusicfestival.com

April

28, May 5, 12, 19
Music on the Patio
Every Thursday, the southwest location of Santa Rita Tex Mex Cantina restaurant will host local talent during the new “Music on the Patio” event with live music and all-night happy hour specials. • 6–8 p.m. • Free
5900 W. Slaughter Lane • 288-5100 www.santaritacantina.com

23, 30. May 7, 14, 21
Sunset Valley Farmers’ Market
Every Saturday, rain or shine, the Sunset Valley Farmers’ Market is held at the Toney Burger Center as part of the Sustainable Food Center farmers markets. Farmers and vendors. • Sat., 9 a.m.–1 p.m. Free • Toney Burger Center, 3200 Jones Road www.sfcfarmersmarketsunsetvalley.org

April 30

By Kate Hull
Because of a $1.4 million donation given to the Lady Bird Johnson Wildflower Center from Mollie Steves Zachry of the San Antonio Area Foundation in August, the center will host a groundbreaking ceremony to celebrate the trees of Texas and individuals involved with making the vision a reality.
The outdoor museum will be developed on 16 acres of land at the wildflower center and showcase more than 50 species of oak trees native to Texas, as well as historically significant trees that will be located in the Hall of Texas Heroes.
The groundbreaking will begin at 10:30 a.m. with tours of the facility. Following the tours at 1 p.m., head arboretum designer Gary Smith will speak in the auditorium to discuss the inspiration for the garden design.
The Mollie Steves Zachry Texas Arboretum is still a work in progress and will officially open in 2012. The Wildflower Center is located at 4801 La Crosse Ave. and the free event will be held from 10:30 a.m. to 4 p.m. Call 232-0100 or visit www.wildflower.org.
By Joe Olivieri

A recently formed Travis County citizens group will start whittling down a $637 million wish list to about $150 million in roads and parks projects to put before voters in a November bond referendum.

The Travis County Citizens Bond Advisory Committee may add up to $250 million in facilities improvements, bringing the total referendum to $400 million.

The group met April 7 to hear presentations on current need assessments for capital projects. It meets at 5:30 p.m. every other Thursday at the Joseph C. Thompson Conference Center, 2405 E. Campus Drive.

Background

Having just finished with the 2005 bond, Travis County was prepared to take on more work, said Steve Manilla, executive director for the county’s Transportation and Natural Resources Department. He added that 2011 is a good time for the county to have a referendum because it would not compete with the City of Austin’s proposed 2012 referendum.

During the past few years, residents and government workers have identified projects too large to be completed in-house, Manilla said. These projects—approximately $637 million worth of work as of April 6—became the universal project list, not including facilities improvements.

The department cannot ask voters to consider the entire universal project list. Taking on that much debt would endanger the county’s coveted AAA bond rating, which allows the county to borrow money at the best available rates.

Assistant Budget Manager Jessica Rio said there is no debt limit beyond which the county automatically loses its rating.

“We are very healthy financially because we have been prudent and conservative,” she said.

In January, the Planning and Budget Office told the transportation department to cut the list.

At the March 24 meeting, Travis County Budget Director Leroy Nellis said the office’s recommendations are based on identified needs.

“The cost of construction is the most advantageous we’re going to see and the interest on debt is at an all-time low.”

—Leroy Nellis, Travis County budget director

Potential projects

The department presented a fourth draft of the project list to the committee at its April 7 meeting. Several Southwest Austin projects, as well as cost estimates, were included in that draft, dated April 6.

Some capital facilities improvements the Commissioners Court may consider in the next five to 10 years include: a downtown campus, $80 million to $120 million; additional transportation and natural resource projects, $60 million to $100 million; and a medical examiner facility, $30 million to $40 million.

Some other projects under consideration are: a north campus at $70 million to $90 million; a central booking facility for $120 million to $150 million; a jail beds project for $30 million to $40 million; and a new courthouse for $80 million to $120 million.

Recent progress

On March 24, the committee elected Fuentes as its chairman. He is a business owner and chairman of the U.S. Hispanic Contractors Association. The committee elected Vogel as its vice chairwoman. Vogel previously served as chairwoman for the Hays County Parks Advisory Board.

At its April 7 meeting, the committee heard Transportation and Natural Resources Department staff reports on needs for roads, drainage and parks.

Senior Planner Charlie Watts said Travis County residents are represented by Commissioner Karen Huber’s appointees Mark Taylor Evert, Leigh Naftolin and Carolyn Vogel, or Commissioner Margaret Gómez’s appointees Frank Fuentes, Joseph Gieselman and Rosa Rios Valdez.

Officials estimate that in 2013 the average-value homestead in Travis County will be $274,465. For such a homestead, an owner would pay $36 more in county taxes if a $400 million referendum were approved.

Average value of homes sold, March 1-March 31, 2011

<table>
<thead>
<tr>
<th>Average value of homes sold, March 1-March 31, 2011</th>
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<tbody>
<tr>
<td>78735—$520,876</td>
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<td>78736—$256,042</td>
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<tr>
<td>78748—$186,255</td>
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<td>78749—$239,105</td>
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</tbody>
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—Leroy Nellis, Travis County budget director

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At its April 7 meeting, the committee heard Transportation and Natural Resources Department staff reports on needs for roads, drainage and parks.

Senior Planner Charlie Watts said Travis County adopted the Capital Area Metropolitan Planning Organization’s long-range transportation plan as its own.

The plan forecasts that Southwest Austin will have 215,900 residents and 74,800 people working in the area. It also includes traffic projections for Hwy. 290.

“The Hill Country including Travis County is No. 1 in the nation for flash floods,” Floodplain Manager Stacey Scheffel said. “That’s why we’re called ‘flash flood alley.’”

She added that while the National Weather Service counts 113 flooding events from 1950 to 2009, Travis County first responders say the number is closer to 400.

“Go forward

The committee will spend April and May paring down the list. The committee will report to the Commissioners Court and host public outreach meetings in June and July. The county must notify the election division of an intent to contract with the county clerk for election services by Aug. 12. It will spend September preparing for the Nov. 8 election.

The committee’s next meeting will be at 5:30 p.m. on May 5. For more information, visit www.co.travis.tx.us.

Comment at more.impactnews.com/12353
City offers $1.2 million incentive to eBay to expand in Austin

A $1.2 million proposal from the city to eBay will bring approximately 1,000 new jobs, with an average salary of $122,576, to Austin over a 10-year period, according to a new city proposal.

The city announced the economic development incentive proposal March 31, which was approved by City Council at its April 12 meeting.

“This is precisely the kind of company we would like to see expand in Austin,” said Mayor Lee Leffingwell. “This project includes great jobs for Central Texans.”

Austin Energy earns top honors from American Public Power Association

Austin Energy is one of three utilities nationwide, and the only one in Texas, to earn a Diamond Level recognition this year as a Reliable Public Power Provider by the American Public Power Association.

The association had 82 utilities apply nationwide to receive a Reliable Public Power Provider status at either the Diamond, Platinum or Gold level. The national association represents more than 82,000 non-profit-owned, community-owned and state-owned electric utilities.

The recognition awards better-than-average proficiency in operations, reliability, safety, system improvements and workforce development.

Points of merit are Austin Energy’s low power outage average. In 2010 Austin Energy power outages averaged 43.97 minutes compared to an industry average of 90 minutes. Austin Energy averaged only 0.63 outages per customer compared to an industry average of 1.34.

More than $80 million has been spent on improvements and upgrades to the Austin Energy electric system.

Commissioners Court extends outdoor burn ban into May

Travis County Commissioners Court extended an outdoor burn ban in unincorporated areas of the county, including Southwest Austin, through May 4.

At the court’s April 6 meeting, Fire Marshall Hershel Lee said the drought index is 549 on a zero to a maximum 800 scale.

“Watching the weather forecast last night, there is approximately a 10-inch rain deficit over the last six months,” he said.

Roundtable aids former inmates

Representatives for the Austin/Travis County Reentry Roundtable described the importance of community engagement and housing in their annual report to the Travis County Commissioners Court.

The roundtable helps formerly incarcerated people re-enter the community.

Darla Gay, area facilitator, said that 33 percent of people leaving prison or jail have no place to go and that the more stable a formerly incarcerated person’s housing is, the more successful he or she will be.

“There is documented evidence that if you manage the housing stability, not only are your recidivism rates going to go up, but then everything else falls into place, such as [reducing repeat offenses] and utilization of emergency health care,” she said.

Property tax exemptions in flux

Budget Director Leroy Nellis recommended the Travis County Commissioners Court approve an increase in property tax exemptions for residents who are disabled and those who are 65 and older. During his April 5 presentation, Nellis recommended the court raise the maximum homestead exemption for these residents from $65,000 to $75,000, the first increase for the exemption since 1994. Nellis also recommended a limitation of $75,000 per homestead for the county’s historic property tax exemption. The court may vote on these changes as early as May. If approved, they would go into effect for fiscal year 2012.

Meetings

- **Austin City Council**
  - Austin City Hall, 301 W. Second St.
  - 9:00 a.m.
  - Meetings are every Tuesday at 9:00 a.m.

- **Travis County Commissioners Court**
  - 314 11th St., Austin,
  - 854-9425, www.co.travis.tx.us/commissioners_court
  - Meetings are every Tuesday at 9:00 a.m.

- **Sunset Valley City Council**
  - Sunset Valley City Hall, 3205 Jones Road, 892-1383, www.sunsetvalley.org
  - May 3 and 17, 6 p.m.
State budget negotiations gain speed with House vote, Senate deliberations

By Marcus Funk

As the Senate took up the $164.5 billion budget that the House passed for 2012–13, local representatives were divided on the approach taken to resolve what has become a $23 billion budget shortfall.

State Reps. Elliott Naishtat and Eddie Rodriguez, who represent Southwest Austin, joined the rest of the Democratic caucus in voting against the House bill. Naishtat said he voted against the bill because he felt the cuts to public health and education would be devastating.

“We’re going to see nursing homes close all over the state, especially in rural areas,” he said.

State Rep. Paul Workman and all but two other Republicans voted in favor of the budget, which was approved 98-49.

Workman and other GOP lawmakers expressed concern about the cuts but sought to keep from raising tax burdens.

“It’s unfortunate. And hopefully, something between our version and the Senate version, we’ll come up with something that won’t hurt quite as bad,” Workman said.

“But there are people out there who are unemployed, that have been for a long time, and they don’t have any interest in seeing us raise taxes.”

House budget activity

Late on April 3, the House approved a state budget with more than $23 billion in cuts to state services in the next biennium, which amounts to a 12.3 percent decrease in spending from current levels. The bill includes $11.5 billion in cuts to health and human services and $5.1 billion to public education.

The House initially had a $27 billion projected shortfall to reconcile. That number fell to $23 billion after a $4.4 billion gap was resolved by using $3.3 billion of the rainy day fund, $800 million in cuts were made and the comptroller announced that the state would bring in more $300 million more revenue than expected.

There were two major elements of the House’s budget version: a refusal to levy new taxes and a compromise to use $3.2 billion of the rainy day fund to help meet a 2011 budget shortfall. Without new revenue streams or higher taxes, the House budget requires deep cuts to public education and health services in Texas.

The Senate budget

In January, the Senate proposed a $158.7 billion budget that called for $28.8 billion in spending cuts, a 15.4 percent reduction from current levels. That translates into $5.4 billion cuts in public education and $16.1 billion in health and human services cuts.

The Senate is expected to rework its budget in light of the House’s willingness to use part of the rainy day fund.

The overall Senate budget has differed from the House’s budget all session, partly because the Senate expects Texas to receive about $1 billion in federal funds that the House did not factor in. Also, a Senate committee is pursuing as much as $10 billion in “non-tax revenue,” or budget allocations that can be rerouted.

A Senate memo leaked by the anti-tax group Empower Texans highlighted several programs that might be cut, including two-thirds of the unspent money in the Texas Enterprise and Emerging Technology funds and an endowment for Texas’ tobacco lawsuit settlements. The August sales tax holiday could be suspended for two years, the memo said.

How Senate and House versions stack up

<table>
<thead>
<tr>
<th>Sector</th>
<th>2010–11 budget</th>
<th>House budget</th>
<th>Senate proposal</th>
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<td>Health &amp; human services</td>
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<td>$10.7 billion</td>
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Spending levels in key sectors Source: Legislative Budget Board

Also, a Senate committee is pursuing as much as $10 billion in “non-tax revenue,” or budget allocations that can be rerouted.

A Senate memo leaked by the anti-tax group Empower Texans highlighted several programs that might be cut, including two-thirds of the unspent money in the Texas Enterprise and Emerging Technology funds and an endowment for Texas’ tobacco lawsuit settlements. The August sales tax holiday could be suspended for two years, the memo said.

Comment at more.impactnews.com/12350
Residential
Continued from 11

The development project, however, has always been zoned for mixed-use and initially had plans to add residential housing.

“The convenience to south I-35 is what makes the residential part boom,” said Buck Cody, vice president of the retail division at Endeavor. “And Southpark Meadows benefits because the area was underserved prior as a retail service.”

Cody said the shopping center draws consumers from as far south as Kyle. Residents to the west, however, are not as likely to visit as nearby residents are.

“Everyone thinks of that development project as a mall and outdoor shopping center, but it is actually a mixed-use development and it has always had a development portion in the plans situated away from I-35,” said Wendy Rhoades, a zoning case manager with the planning department.

Historically, major retail zoning projects tackle the retail aspects first, and then once a majority is built-out, developers bring in residences to the booming area, Rhoades said.

As the city continues to grow, increased development projects are planned around focal points where access is available and density is welcomed.

“Not only do you have terrific access at Slaughter Lane and south I-35, but you have traffic access that is already in place,” Rhoades said.

Questions of density

Moving west from the south I-35 corridor toward Oak Hill, retail opportunities become more difficult because of less density and a higher percentage of land zoned for single-family housing. The land is either currently single-family housing or a part of the watershed recharge zone.

A major question that zoning case managers and developers face is whether to bring greater density to the area near Oak Hill neighborhoods on Brodie Lane.

The neighborhoods are at a crossroads with development because of issues concerning traffic and access at the Y at Oak Hill, which refers to where Hwy. 71 and Hwy. 290 intersect.

“If you have improvements made there, you will see more commercial development become successful in the area,” Rhoades said. “Some people want it so they can get places faster and some of the developers want it so it would be better access. But still some people do not want it because it will bring more density out there.”

The differing opinions among residents, however, is one of the key reasons the area is very desirable for developers in some ways, Hutson said.

“The limited density can be a draw to the area because it is a gateway from Austin to the Hill Country,” he said. “That is what is good about Austin—you can have the city but then quickly, within 15 minutes, be in Southwest Austin and see Hill Country views.”

“The areas within these neighborhoods are a part of ZIP codes 78736 and 78737. In the Austin growth study, both saw very little growth compared with all the surrounding ZIP codes for both residential and non-residential developments. According to Hutson, that is because the area is built-out with single-family housing, and non-residential projects take longer than in other parts of the city.

Future for land

Future plans for large-scale development projects would add residential as well as commercial increases to the continually growing area despite difficulties initially to begin developing.

Two examples of such projects include Avana—a 1,000-acre residential development located at the southeast corner of Escarpment Boulevard and Toll 45 SW—and plans for the mixed-use development Covered Bridge Village that would benefit nearby neighborhoods.

Ongoing discussions of a town center to fill a void for retail needs in Oak Hill have fueled questions of whether density is a positive for area growth, as seen with the neighboring Southpark Meadows center.

Southwest Austin “is an area that has a lot of people involved in it,” Hutson said. “If someone could come to that area and create a consensus and address the concerns for the environment, impervious cover and the neighborhoods, and show how development could benefit them, you could see some of these [hubs] fixed.”

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Sunset Valley
Continued from p. 11

and there, but it wasn’t a complete redo of the plan,” Collins said. “It was more like, ‘Let’s make sure it is up to date.’”

Early last year, city officials began holding committee meetings, creating drafts and soliciting public feedback during two public hearings. The city also sent out a broader community survey to rate city services and provide guidance for redevelopment, he said.

The city collected 149 surveys out of 236 mailed; the total population is roughly 575. Officials continued to hone the plan and hear feedback from council meetings until April.

Key changes
The biggest changes to the master plan were updates to reflect what has happened since 1995.

“In 1995, the first shopping area had been built. We still had some rather large vacant residential areas,” Collins said. “We had that plan as the blueprint for how areas might develop.”

The latest master plan needed to be updated for the remaining undeveloped property in the city and provide guidance for redevelopment, he said.

The city sought public input, and the survey results are reflected in the future land-use map.

• The properties next to the Holiday Inn Express Hotel and Suites, 4892 W. Hwy. 290, are classified as highway commercial.

• The lot at 37 Lone Oak Drive is classified as park, greenbelt or conservation easement.

• The properties on the south part of Brodie Lane are classified as single-family residential.

• The properties along Country White Lane, regardless of whether they are annexed, are classified as single-family residential. A majority of those surveyed favored future annexation.

• Two lots at Hwy. 290 and Stearns Lane remain classified as neighborhood commercial.

Much of the plan makes official recommendations to reinforce the city’s goals. These include how setbacks and streetscapes should “retain the characteristics and features of the surrounding natural environment” and that site grading should be kept to a minimum.

At the April 5 meeting, there was only one public comment—a question about water systems. The City Council adopted the plan unanimously.

“To all of the staff, committees and residents, thank you,” Mayor Barbara Wilson said. “We finally got this done.”

Next steps
Minutes after the City Council voted, the work of refining and implementing the plan’s recommendations began.

The first concern was beginning a discussion about the future of the city’s water supply and how possible well systems repairs would fit into the master plan.

The City Council considered a work order for the design and construction of two groundwater storage tanks. Public Works Director Katy Phillips told the council that the estimated cost was $338,000.

The master plan states that the city “should investigate continuing the current dual municipal water supply system that includes the city well water from the Edwards Aquifer and the purchase of City of Austin water from the Colorado River system.”

The plan states that the city should educate residents about the current system and then use public feedback to develop a list of water supply options. Those options would go to a public survey that would guide future water system development in Sunset Valley.

Councilman John Moore suggested that the city discuss long-range planning for its water system.

“I proposed we set up a non-political long-range task force,” he said. “Maybe it includes three financial experts—we have them in town—and we look at creating a sustainable long-term financial plan, because right now we don’t have one.” The budget keeps growing and the situation becomes ugly when cuts need to be made down the line, he continued.

The council decided it would defer the water tank issue, hold a workshop and consider establishing an ad hoc committee at an upcoming meeting.

Collins said while there are no official actions required after a master plan is adopted, “it may generate some discussion or activity, as we saw with the water issue.”

“It is a fairly broad document,” he said. “Some committees may be interested in using the document as a jumping-off point to develop more specific, short-term, measurable goals for a three- to five-year period.”

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**2011 Local Elections**

**Sunset Valley**

**Place 1**

- **Forrest Arnold**
  - Resident for: A year-and-a-half
  - Day job: Organic gardening consultant
  - Top priorities:
    - Preserving quality of life
    - Continuing good government to stay within budgetary constraints
    - Preserving safety and security by continuing police effectiveness
  
- **Rose Cardona**
  - Resident for: Two years, 11 months
  - Day job: Owner of business/immigration/family law practice
  - Top priorities:
    - Providing good legal services
    - Keeping connected with the community
    - Keeping Sunset Valley on the map
  
- **John Moore**
  - Resident for: 11 years
  - Day job: Small-business owner
  - Top priorities:
    - Long-term financial planning for a sustainable budget
    - Preserving city’s economy by supporting businesses and shopping centers
    - Preserving independent way of life
  
- **Rudi Rosengarten**
  - Resident for: One year, four months
  - Day job: Realtor
  - Top priorities:
    - Researching revenue enhancement opportunities
    - Maintaining high standards in municipal infrastructure
    - Protecting private property rights in eminent domain issues

**Austin City Council**

**Place 1**

- **Roger Chan**
  - Resident for: 10 years
  - Day job: Former Austin assistant city manager and local businessman
  - Top priorities:
    - Fiscal responsibility
    - A socially conscious point of view
    - Increase public-private partnerships
  
- **Josiah James Ingalls**
  - Resident for: Six years
  - Day job: Auditor
  - Top priorities:
    - Transparency and accountability
    - Budget priorities
    - Reducing excessive bond spending
  
- **Norman Jacobson**
  - Resident for: Four years
  - Day job: Political activist
  - Top priorities:
    - Get flouride out of water
    - Promote legal rights
    - Keep jobs in Austin and America
  
- **Chris Riley**
  - Resident for: 25 years
  - Day job: City councilman
  - Top priorities:
    - The economy and environment
    - Transportation
    - Protecting Austin’s character

**Place 3**

- **Kris Bailey**
  - Resident for: About 30 years
  - Day job: Insurance adjuster
  - Top priorities:
    - Make community safer
    - Protect the health of the community
    - Direct code enforcement toward new projects
  
- **Michael “Max” Notziger**
  - Resident for: 36 years
  - Day job: Musician
  - Top priorities:
    - Reduce spending in the city budget
    - Stop large, costly, unnecessary projects such as light rail, Water Treatment Plant No. 4 and the biomass plant
    - Provide incentives for citizens to purchase electric vehicles
  
- **Randi Shade**
  - Resident for: More than 20 years
  - Day job: City councilwoman, previously executive director of the Austin Entrepreneurs Foundation
  - Top priorities:
    - Supporting core city services
    - Ensuring responsible growth
    - Running an office that is accessible and responsive to solving citizen problems big and small
  
- **Kathie Tovo**
  - Resident for: Nine years
  - Day job: Writer/educator
  - Top priorities:
    - Make Austin a place where all families thrive
    - An integrated public transportation system
    - Raising the level of my advocacy for families

**Place 4**

- **Laura Morrison**
  - Resident for: 30 years
  - Day job: City councilwoman
  - Top priorities:
    - Preserving the quality of life for Austin families
    - Protecting natural resources and championing local businesses
    - Improving public health and social services
  
- **Eric J. Rangel**
  - Resident for: Three years
  - Day job: Director of accounts receivable
  - Top priorities:
    - Economic development
    - Transportation
    - Community involvement
  
- **Toby Ryan**
  - Resident for: 16 years
  - Day job: Music director
  - Top priorities:
    - Save the arts and entertainment of Austin
    - Represent local business
    - Push for transparency in city government
  
- **Elaine Voeltz**
  - Resident for: 30 years
  - Day job: Retired
  - Top priorities:
    - Promoting public safety
    - Promoting neighborhood watch and email alerts
    - Fostering greater community involvement

**Looking back: 2009**

Of the more than 445,000 registered voters in Austin at the time of the city’s May 9, 2009, election, only 13.1 percent—58,610 voters—went to the polls. Spring elections typically have lower turnouts than fall elections since they are not paired with larger state or federal elections. City of Austin spokeswoman Patrica Fraga said she anticipates a higher turnout this time around due to a few newsmaking items.

“With the way the state of the economy has been, and with all the press about the controversy regarding the emails and transparency with City Council, people will think about voting more,” she said. “The thought of, ‘Your vote counts and you can make a difference,’ is at the forefront of their minds.”

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**Important dates**

- Last day to register to vote was April 14
- Early voting: May 2–May 10
- Last day for ballot by mail: May 6
- Election day: May 14

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**San Leanna**

San Leanna canceled its election after its incumbents ran unopposed.

The incumbents are listed below.

- **Joel Chapa**
  - Mayor
  - joelchapa@sanleannatx.com
  
- **Barbara Quaries**
  - Mayor Pro Tem
  - 293-2887

**San Leanna canceled its election after its incumbents ran unopposed.**

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- **Joel Chapa**
  - Mayor
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- **Barbara Quaries**
  - Mayor Pro Tem
  - 293-2887
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COFFEE WITH IMPACT

Andy Carvin
NPR’s social media strategist discusses Twitter, revolution

Compiled by Kate Hull

Editor’s note: Coffee With Impact is a monthly forum at our headquarters featuring leaders in various sectors who are making a difference in Central Texas and beyond.

National Public Radio’s senior strategist for social media, Andy Carvin, is the former director of the Digital Divide Network and has written extensively on education and technology for PBS.org. Carvin has more than 30,000 Twitter followers and spends about 16 hours daily tweeting and communicating with a vast list of key individuals who are directly involved with many of the international stories he has helped break to the public before the national media began coverage.

In March, Carvin discussed how using Twitter as a reporting tool to cultivate sources and develop connections has been a necessary platform for covering revolutions in Tunisia, Egypt, Libya and Bahrain.

How have communications such as Twitter played a role in the ... revolutions?

Before Egypt happened, there was Tunisia. There had not been protests like that in Tunisia for 25 years because the government is so restrictive on freedom of assembly, and video was quickly posted on YouTube and Facebook. This is a country of 11 million people. About 35 percent are online. Two million of those 11 million are active on Facebook. It didn’t take long for videos to start making [their] way around.

Now I do not consider this a social media revolution. I think it is totally unfair to say that, even though it is clear that social media was used for so many things.

How did you build these relationships with the people who follow you on Twitter?

By building relationships—it is as simple as that. I always use Twitter as a conversation and not as a publishing mechanism. If I see someone on Twitter say ‘good morning’ I write back and say, ‘good morning. What are you up to today?’ I have really worked hard to expand my Twitter base with people that have certain areas of expertise.

I have done a lot of work in online disaster response and I have a lot of friends in crisis response. I also have a lot of human rights workers, reporters and news junkies following me that all help out.

How have you developed a means to verify information through ... Twitter?

There is no reason for me to pretend that I know everything on a given topic because I think it is an absolute fact that my community knows a lot more about these subjects than I ever will. Give me a topic, and I will find people who know more and get them to share it with me.

The economics of social media—not in the money sense but in terms of the transactional relationships—it is all about the currency in generosity and reciprocity in the best sense of the word. I’ll help you and you can help me and in the long run, it will be good for all of us.

What advice would you give local businesses and news organizations on how to engage their audience?

The advice I give to local NPR and PBS stations is to get yourself on Twitter and see whom you already know there. Ask publicly, ‘Who are the best Twitter folks in town and why are you following them?’ Also, ‘Which local businesses are using it?’ It is amazing at how many companies are seeing this as their way to reinvent the relationships they have with their public. And I use that over consumer because these people don’t just consume anymore.

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Chamber report: AISD graduation rates rise, college attendance slips

By Kate Hull and Rebecca LaFlure

A new report from the Greater Austin Chamber of Commerce finds that the percentage of Austin ISD seniors who graduate in four years increased from 74 percent in 2008 to 76 percent in 2009, and the percentage of graduates who immediately enroll in higher education dropped a percentage point to 58 percent.

The 2010 Education Progress Reports, released by the Austin chamber in partnership with school districts and other Central Texas chambers, track student performance trends that are most important to the business community.

Drew Scheberle, senior vice president of education and talent development for the Austin chamber, said the initiative started six years ago as a way for chamber officials to improve public education and prepare students for college. The Austin chamber has released separate reports for 10 participating school districts.

Scheberle said this year’s reports are particularly important to school districts and chambers as state lawmakers consider making large cuts to public education.

“People don’t pay attention until you have to make really important decisions like shutting down schools or firing a whole bunch of people. That’s when they start to pay attention, and that’s when these are most important,” Scheberle said.

“We’re asking school districts to set out goals. The hope is the enactment of those goals will help them in guiding their budget process.”

As a part of the compiling process, a task force of business leaders reviewed each district’s most recent performance data—largely based on the TAKS test—identified its strengths and weaknesses and offered recommendations on areas to improve. District officials then set goals to work toward and identified ways the business community can help.

The reports, with their large graphics and informational sidebars, were created to be clearer and more understandable than many of the data sheets released by the Texas Education Agency, Scheberle said.

The reports examine what percentage of a school district’s graduating class are deemed college- and career-ready under the state definition. They also provide the graduation rate, and what percentage of graduates went on to enroll in a university, community college or technical school directly after high school.

In addition, the reports track how fifth- and eighth-graders performed in reading, math and science. Because education is a major factor in the chamber’s ability to attract companies to the region, chamber officials want to address school issues early on, before students graduate high school.

**Austin ISD results**

With more than 82,200 students enrolled at 122 campuses in 2009, Austin ISD continues to be one of the largest school districts in the country. To help ensure the success of AISD graduates, the Austin chamber task force set a district goal to graduate 90 percent of the class of 2014 in four years and to ensure 77 percent of those students enroll in higher education immediately following high school.

According to the AISD progress report, the overall four-year high school graduation rate increased in 2009 from 74 percent in 2008 to 76 percent. AISD showed even more significant gains in the high school completion rate of economically disadvantaged students, increasing from 61 percent in 2008 to 75 percent in 2009.

“Giving a consistent and uniform accounting of student achievement and district performance to the public is a very good thing and gives a lot of positive support amongst the business community and the employers of the Greater Austin area,” AISD Communications Specialist Andy Welch said. “This also provides some confidence that AISD is doing a good job of producing a future workforce.”

The district saw across-the-board improvement and consistency in the percentage of students who performed the same or slightly better overall on the TAKS exit-level exams; 87 percent passed all four tests needed to graduate in 2010.

Improvements were seen across all subgroups except for white students, whose results stayed at 95 percent passing in both 2009 and 2010. Seventy-seven percent of African-American students passed all four exams in 2010, a 1 percent drop from 2009. Hispanic students had the highest increase, improving by 6 percentage points to 83 percent passing.

“We have serious financial challenges and we have to address those,” Welch said. “But we have to keep our focus on the areas that are identified in our strategic plan so that we [continue] to meet these objectives.”

The reports can be found at www.austinchamber.com/edureports. Comment at more.impactnews.com/12347
By Kate Hull

After months of proposed budget reduction plans including eliminating 1,153 positions, the Austin Independent School District board of trustees is now discussing whether to hold a tax ratification election to address the remaining $46.3 million budget deficit.

The staff recommended waiting until November to put the tax increase up for public vote rather than June. If they decide on June, they would have to inform the public by May 3.

“We should really think about November for a timeframe and not give away a single penny more than you have to,” Superintendent Meria Carstarphen said to the board members. “[You should] save as many pennies as you can for an even rainier day, and believe it or not, that might be around the corner anyway. June may be too soon.”

The maximum allowable tax increase is 9 cents, which would raise taxes from $1.079 to $1.169 and would bring $29 million to the district yearly after recapture.

“I get a sense that that is where the board is leaning,” said Kenneth Zarifis, co-president of Education Austin, the labor union for AISD employees. “There is a lot of caution on the board to not do anything until we know what the Legislature is doing, but no matter what the Legislature does, sooner is better than later in my mind.”

On March 28, the board voted to cut 490 contract positions at the end of the 2010–11 school year. They approved the administration’s reduction in force recommendations, opted not to renew some term contracts and to terminate contracts and probationary employment.

The board must give notice to teachers no later than the 45th day before the last day of instruction, as required under contract, which occurred April 15.

“Tonight you are scheduled to vote on perhaps the most difficult task to come before you as a trustee in the AISD,” Carstarphen said to the board members. She informed the board that although it is tempting to postpone these big decisions, there is nothing on the horizon that could alter the current situation for the district.

Previously, the board identified 1,153 positions for elimination. As of March 28, 361 of those positions had been resolved through attrition—resignation or retirement.

That left 792 positions—490 contract and 302 non-contract—up for consideration. Employee salaries account for nearly 87 percent of the total general fund budget.

Even with cuts, the board has not accounted for $46.3 million of the $94.4 million total deficit. On March 1, the board declared a fiscal emergency, allowing it to terminate employee contracts as part of addressing a $94.4 million budget shortfall.

The board also voted to receive its 10-year facilities master plan. Administrators will use the plan, and additional community feedback, to create their own recommendations later in the year. Trustees and citizens expressed concerns about the plan’s data, and await the administration’s suggestions.

The next regular AISD board meeting will be April 25 at 7 p.m. at the Carruth Administration Complex located at 1111 W. Sixth St. For more information, visit www.austinisd.org.

Comment at more.impactnews.com/12346
Grey Rock Golf Club
Premier facility caters to all types of players

By Kate Hull

Located on 160 acres of oak trees and scenic views, Grey Rock Golf Club offers traditional club services and daily fee options to cater to all types of golf enthusiasts.

The course, constructed in 1992, was built into the Circle C master plan as an amenity for residents. After financing issues, however, the course was sold to a private company and had various owners over the next few years.

In 2002, Walter DeRoeck became the sole owner of the golf club.

“DeRoeck had just moved to Austin, saw this property and thought this was a diamond in the rough,” Sales and Marketing Director Denise Fisher said. “He thought it had great potential because of the location.”

After DeRoeck hired Fisher for marketing and Chip Gist to be the general manager and golf director, the course underwent more than $2.5 million in renovations. The team worked on branding the facility as a hub for recreation in Southwest Austin.

“The business model we determined was that it needed to not be a traditional country club, but a golf-specific club,” Fisher said. “If you live or work in this area and like to play golf, this should be the place you play.”

With more than 200 members and 30,000 rounds of golf played annually, Grey Rock is a “hybrid” public/private club where individuals can choose to be full-time members or pay for daily access. The course strives to make its services accessible to all members of the community, whether they want a membership or not.

The scenic surroundings and easy access to neighboring homes has allowed Grey Rock to cater not only to individuals who use the course, but also to the community by hosting live music nights, Fourth of July parties and charity events supporting area schools.

“We want to give people a reason to come out even if they don’t play golf,” Fisher said. “The live music events are a good chance for the families to come out and enjoy the area as well.”

DeRoeck recently purchased the neighboring Circle C Tennis Club that shares a parking lot with Grey Rock.

The two clubs are not affiliated, but Fisher said he hopes the two will have joint membership opportunities in the future.

“The whole idea is for this to be the recreation hub of the community,” she said.

The next Grey Rock Live Music Series show will take place Friday, May 6 at 6 p.m. with music by the Rankin Twins. A portion of the proceeds will benefit Bowie High School. The event is held monthly throughout the year.

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Grey Rock Golf Club
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Rolling in Thyme & Dough
Scenic, cozy cafe and bakery draws regulars

By Taylor Short

What began as an organic produce vendor five and-a-half years ago has become a Dripping Springs landmark—a place where people can relax, work and enjoy a wide assortment of food.

Fabienne Bollom, owner and chef at Rolling in Thyme & Dough, worked in catering until she began selling organic fruit and vegetables in the city in 2006. The business slowly expanded into a bakery, offering bread and tarts.

“We then started thinking about what was missing in Dripping Springs and what people wanted,” Bollom said. “That idea is what built what we are today."

Bollom shared a name that expressed the idea of herbs and bread. Somebody told her she “wants to roll in thyme and dough.” The name caught on and stuck, though many refer to it as just “Thyme & Dough.”

Soon, sandwiches, cakes, soups and salads filled the menu. The variety of recipes and scenic, floral location drew more patrons to enjoy or purchase.

Originally from Belgium, Bollom arrived in the United States 25 years ago and married a Texan.

She said she did not want to impose European flavors into the dishes and instead learned new recipes to please her southern customers. “We’re in Texas. I’ve never made a cinnamon roll, but that’s what people love here,” she said.

However, the restaurant’s custom pastries, pies and cakes do get the European treatment. Bollom said she only uses Belgian chocolate for the Cake La Fabienne—a Belgian chocolate cake with rich ganache, a sauce made with dark chocolate and cream.

Rolling in Thyme & Dough is where Dripping Springs locals and Southwest Austin residents come for birthday cakes, to meet old friends for tea or to get some work done with a cup of coffee and relaxing atmosphere surrounded by Hill Country views.

“This place is really the center of the community,” Bollom said. “And that’s what I want—for people to come here, have coffee, work on their computer and feel good.”

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4 door Sedan, 2.8L V-6 cyl, Automatic transmission, 18,770 miles. Stock Number: Y8157A. Vin: YS3FH41U181122036. Model Code: FCH69

2010 Subaru
Legacy 2.5i
Limited Sedan
$24,150
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22 | FEATURES | Community Impact Newspaper • Southwest Austin Edition

6 Locations To Serve You! (512) 706-7065 CertifiedPreowned.com
Sarah and Ernest Butler
Austin couple has given $55M to UT music

By Kate Hull

Sarah and Ernest Butler have found an extended family in the arts community of Austin. Sitting in the café of the Blanton Museum of Art, visitors smile and say hello to the couple by name. Students at The University of Texas music school recognize them as more than the namesake of the Butler School of Music.

“Little by little, many experiences along the way have drawn us to music and art,” Sarah Butler said. “If you go to a theater, hear an opera or a symphony or any kind of music presentation, you feel at home again and you can relate to those things. You can be at home anywhere in the world.”

The Butlers have become one of the biggest supporters of the arts at UT, as well as in Austin. In March of 2008, the Butlers made the largest donation ever to a public university’s music program by giving $55 million to the school in hopes of expanding the program’s endowment and providing scholarships to students.

“This [decision] grew on us due to roughly 30 years of following the program and gradually getting more involved,” said Ernest Butler, a retired physician. “We had a chance to watch the potential of the whole school, learn before we invested in it and give a lump sum.”

The couple is actively involved with the Austin Symphony Orchestra and Ballet Austin where Sarah acts as the chair of the foundation, as well as continual supporters of the UT music school. Every last Tuesday of the month, the Butlers can be found attending student concerts at the Blanton.

The music school is about to embark on another chapter with the Austin couple’s help with plans to create UT’s Academy of Music. The academy is based on the current program known as the String Project, which provides string instrument lessons in the school of music on the weekend. The extension of the project will provide music instruction to children and adults in Austin. The academy will be a new 60,000-square-foot facility east of I-35 near Universal Federal Credit Union Disch-Falk Field. It will serve as a larger space to conduct classes for local youth.

“The String Project is 60 years old and has been duplicated all over the country. It has got national awards,” Ernest Butler said. “They have long since outgrown the facility.”

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Livestrong Cancer Navigation Center
A one-stop-shop for treatment, support and resources

By Kate Hull

Gretchen Flatau remembers when dealing with husband Art Flatau’s 1992 leukemia diagnosis meant trips to the library to find information and making countless phone calls to area doctors to discuss treatment plans. The Southwest Austin couple had to make the connections themselves. Now, Gretchen said, the missing links are readily available to those who need it because of the Livestrong Foundation.

On March 25, the couple celebrated the grand opening of the Livestrong Cancer Navigation Center, which helps cancer patients and their families find support, services and treatment options from one location and connects them to services in a convenient way to suit their personal needs.

The navigation center began offering services in November but held its official opening last month at the Livestrong Center, 2201 E. Sixth St. The center is the newest branch of Livestrong, the advocacy nonprofit founded in 1997 by international professional cyclist, seven-time Tour de France winner and testicular cancer survivor Lance Armstrong.

"My journey to this building started in Austin in 1996 when I was diagnosed," Armstrong said at the opening. "And my journey down to the doctor’s office [that day] was very similar to the journey people will make [to this center]. They will walk through these doors and have the very same questions that I had and they will want answers."

Those visitors will want to know what their chances of survival are, how they can afford the treatments they need and other questions about what to do next, he said. The center also offers support for the family members of those dealing with cancer.

Navigation Center Director Chris Dammert said the center wants to be a part of the community and a resource in Austin. "People can call us, go online or come into the center to meet one-on-one with our navigators to help connect them with all the resources they may need as they go through their cancer journey," he said.

The center works with medical providers across the city to coordinate care to help the patient and family facilitate a plan that fits with their specific needs, those affected along with their personal testimonials underneath decorate the walls. The center’s motto hangs overhead in large yellow lettering: “It is one thing to live. It’s another to live strong.”

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Yes, this is the face of hunger in Central Texas.

And so is this.
Shady Hollow
78739, 78748

Overview

Build-out year: 1972–1997
Builders: include Doyle Wilson, Vista Enterprises-Diltz, Randy Morine, JW Smith, Wayne Walden, Keith Brown
Square footage: 1,269–2,217
Home values: $150,000–$420,000
HOA dues (estimated): $360 annually
Amenities: Community center, parks, community pool, tennis courts, basketball courts, playgrounds, picnic gazebos, softball practice field, walking path, barbecue grills
Nearby attractions: Two shopping centers, grocery stores, coffee shops, restaurants, gyms, veterinarians, physicians, dentists, dry cleaners

Property taxes:
- Austin ISD 1.2270
- Austin Community College 0.0951
- City of Austin 0.4571
- Travis County 0.4658
- Travis County Hospital District 0.0719
Total (per $100 value) 2.3169

Schools:
- Branaoff Elementary School
- Bailey Middle School
- Bowie Middle School

On the market (As of March 29, 2011)

3306 Treadsoft Cove
5 Bedroom / 2.5 Bath
Agent: Lorella Martin
784-5238
$325,000 3,022 sq. ft.

3724 Indian Point Drive
4 Bedroom / 2 Bath
Agent: Paige Shoberg
589-6052
$325,000 2,190 sq. ft.

11501 Brodie Lane
4 Bedroom / 3 Bath
Agent: Ryanne Vaughan
619-5034
$275,000 2,613 sq. ft.

4109 Paseo Drive
3 Bedroom / 2 Bath
Agent: Vikki Goodwin
426-9090
$272,900 2,417 sq. ft.

Data compiled by Robert McKenna
Austin Real Estate Partners
288-8088
www.austinreps.com

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### Market Data  Southwest Austin

**On the market**  (As of April 6, 2011)

<table>
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<tr>
<th>Price Range</th>
<th>78745</th>
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<th>78735</th>
<th>78736</th>
<th>78737</th>
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<td>Less than $149,000</td>
<td>54/94</td>
<td>4/68</td>
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<td>40/64</td>
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<td>51/85</td>
<td>20/47</td>
<td>84/60</td>
<td>9/117</td>
<td>11/112</td>
<td>32/77</td>
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<td>$300,000–$399,900</td>
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<td>14/80</td>
<td>63/100</td>
<td>3/128</td>
<td>3/41</td>
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<td>$400,000–$499,900</td>
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<td>2/37</td>
<td>23/71</td>
<td>3/169</td>
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<td>1/264</td>
<td>6/30</td>
<td>1/100</td>
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<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>34/67</td>
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**Monthly home sales**

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<th>Month</th>
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<th>78737</th>
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<tbody>
<tr>
<td>March 2011</td>
<td>33/150,000</td>
<td>40/234,125</td>
<td>22/328,500</td>
<td>44/165,000</td>
<td></td>
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<tr>
<td>March 2010</td>
<td>54/166,725</td>
<td>46/233,200</td>
<td>25/315,000</td>
<td>77/184,843</td>
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*Market Data include condominiums, townhomes and houses.

### Property Listings

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<thead>
<tr>
<th>ZIP code</th>
<th>City</th>
<th>Subdivision</th>
<th>Address</th>
<th>Bed/Bath</th>
<th>Price</th>
<th>Sq. ft.</th>
<th>Agent</th>
<th>Phone</th>
<th>Agency</th>
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<tbody>
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<td>Austin</td>
<td>Covered Bridge</td>
<td>7700 Black Mountain</td>
<td>5br/3ba</td>
<td>$359,000</td>
<td>3,571</td>
<td>Tiffany Peters</td>
<td>922-6309</td>
<td>Moreland Properties</td>
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<td>78748</td>
<td>Austin</td>
<td>Hillcrest</td>
<td>11212 Midbury</td>
<td>4br/2ba</td>
<td>$180,000</td>
<td>2,531</td>
<td>Monica Martinez</td>
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<td>Lost Creek at Gaines Ranch</td>
<td>5937 Republic of Texas Blvd.</td>
<td>5br/2ba</td>
<td>$419,997</td>
<td>3,298</td>
<td>Richard Cain</td>
<td>794-6601</td>
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<td>Meridian</td>
<td>12517 Alcanza</td>
<td>5br/4ba</td>
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<td>Deer Park</td>
<td>1705 Brittany</td>
<td>3br/2ba</td>
<td>$140,000</td>
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<td>Bonnie Broyles</td>
<td>422-3034</td>
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<tr>
<td>78745</td>
<td>Austin</td>
<td>Austin Highlands</td>
<td>1200 Milford</td>
<td>3br/2ba</td>
<td>$158,500</td>
<td>1,121</td>
<td>Hanalei Myers</td>
<td>573-1432</td>
<td>Keller Williams Realty</td>
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<td>Oak Hill</td>
<td>1705 Brittany</td>
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<td>1,134</td>
<td>Hanalei Myers</td>
<td>573-1432</td>
<td>Keller Williams Realty</td>
</tr>
</tbody>
</table>

**ZIP code guide**

- 78736 Oak Hill / Southwest Parkway area
- 78738 Oak Hill
- 78737 Oak Hill
- 78739 Circle C area
- 78746 South of Ben White, Sunset Valley
- 78748 Shady Hollow / Manchaca area
- 78749 MoPac / William Cannon area

For more residential real estate listings, visit more.impactnews.com/12339

Residential real estate listings added to the market between 4/13/11 and 4/14/11 were included and provided by the Austin Board of Realtors, www.abor.com. Although every effort has been made to ensure the timeliness and accuracy of this listing, Community Impact Newspaper assumes no liability for errors or omissions. Contact the property’s agent or seller for the most current information.

---

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  - **Thursday, April 28**
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  - Chapel
- **Ladies NDP Luncheon**
  - **Monday, May 2**
  - 11:30 a.m. - 1:30 p.m.
  - Featured Speaker: Patsy Clairmont
  - Austin Baptist Church
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  - Austin DoubleTree Hotel, 6505 IH-35 North
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**Patsy Clairmont, America’s Women of Faith Reservations are required**

**NDP Family Praise & Prayer Rally**

- **Tuesday, May 3**
  - 7:00 p.m.
  - Hyde Park School Quarters, 11400 N. Mopac

**Texas NDP Capitol Event**

- **Thursday, May 5**
  - 11:30 to 1:00 p.m.
  - South Steps

**All Events**

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