Noise complaints threaten Nutty Brown's liquor license

Judge sides with venue, noise laws unclear outside of Austin

By Kate Hull

After five years of back-and-forth discussions over noise complaints between residents and the Nutty Brown Cafe and Amphitheatre, the latest chapter came to an end June 7 after administrative law judge Roy Scuday made a recommendation in favor of renewing the venue’s liquor license.

The hearing was based on a Texas Alcoholic Beverage Commission provision stating that excessive noise could merit the nonrenewal of a venue’s liquor license. The 10 Heritage Oak neighborhood residents involved in the official complaint and Nutty Brown owner Mike Farr participated in two scheduled hearing dates that ended May 27 when written closing arguments were submitted to a judge. They were not expecting a decision until mid-July.

Judge Scuday sent a letter to the local couple that has spearheaded the noise criticisms, Manuel and Ana Pena, stating that “the applicant’s permit should be renewed with a provision that the music from the licensed premise continue to be monitored on outdoor concert nights and limited to 75 decibels at the property line.”

Although the judge has made a recommendation, TABC must decide whether to enforce the recommendation.

Farr said in an email that “the judge did make a recommendation largely in our favor but his part of the process is just that.” Farr is waiting for the TABC to make its official order and for the matter to be settled before making a statement.

Ana Pena said she and her husband are disappointed in the decision and felt they presented ample evidence to the judge that the noise was a disturbance to their home life. They plan to continue to try and work with the legislature to get better laws and continue to work with Farr.

“The judge said he is not trying to minimize how this has affected some of us and he realizes it is a real concern, but he feels that after hearing what the respondent had to say about what he has done, that he is making an effort to control it now,” Ana Pena said.

The judge will recommend to the TABC to renew the license and, although TABC is a neutral party in the debate, TABC is likely to side with the judge’s decision based on past cases, Farr said.

“The TABC has a provision in its code about excessive noise,” Farr said. “A permit to sell alcohol can either be denied or non-renewed, but it is very vague. It doesn’t define what that [noise level] is and it doesn’t characterize what qualifies as excessive noise.”

Official: No lasting Oak Hill traffic relief before 2015

Interim plan is latest to fix Hwy. 290/71 intersection

By Joe Olivieri

State and local officials have spent almost three decades trying to improve traffic at the Y at Oak Hill.

They say a lack of community consensus, a slow development process and limited funds have contributed to the delay.

The latest plan, announced in March, calls for the Texas Department of Transportation to bring temporary traffic relief to the Hwy. 290 corridor near Hwy. 71 by next year using redesigned left-turn lanes and other design measures. That interim fix would buy time until government entities could design a long-term solution.

That long-term solution is still in its earliest stages and will require years of environmental studies and design work, according to state officials familiar with the area.

“I don’t see [completion] happening before 2015, but you never know. Miracles can happen,” said Don Nyland, TxDOT’s South Travis area engineer. “We’ve been working on it for 30 years.”

If something is not built this time around, declining state and federal funding threatens to shelve improvements entirely, said Steve Pustelnik, spokesman for the Central Texas Regional Mobility Authority, an independent government agency created to improve transportation in Travis and Williamson counties.

“It’s been studied over and over again, and we’re reaching a point where if this next round of environmental studies doesn’t lead somewhere, our hope of anything in the Y that would be permanent starts to fade,” he said.

History

The Y at Oak Hill, or the intersection of Hwy. 290 and Hwy. 71, took its current form in 1953, said Sandy Nyland, TxDOT’s South Travis area engineer. “We’ve been working on it for 30 years.”

If something is not built this time around, declining state and federal funding threatens to shelve improvements entirely, said Steve Pustelnik, spokesman for the Central Texas Regional Mobility Authority, an independent government agency created to improve transportation in Travis and Williamson counties.
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From left to right, Patricia Bayer, RN; Dr. Luke Padwick; Dr. Laura Waltrip (Medical Director); Dr. Robert Gonzalez; Dr. Sean Fitzpatrick; Brenda Barnes, RN, (Clinical Manager); Dr. David Grayson; Dr. Michael Haas; Ruby Hughes, RN

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General Manager’s Note

It was mid-morning on the Saturday of Memorial Day weekend and I had a dilemma about grocery store choices.

Should I go left from my neighborhood and hit the construction in Bee Cave, or hang a right and take my chances with the traffic at the Y at Oak Hill? Surely at 10 a.m. on a Saturday, the intersection of Hwy. 290 and Hwy. 71 would be tame, so I turned right.

Thirty minutes later, I found myself contemplating a U-turn to take my chances in Bee Cave.

Anyone who lives in Southwest Austin knows the pros of why they call it home: the feeling of being out of the city and the ability to see stars at night and hear wildlife in the distance.

We all unfortunately know one big con as well: the dreaded Y. After the latest bond passed and council gave the green light for interim improvements, I just assumed it would be smooth sailing.

Then, during a recent Oak Hill Business and Professionals Association meeting, I heard Austin Mayor Lee Leffingwell throw a curveball. He said things had stalled as we were waiting from something at the federal level. Hearing this, of course, meant it was time for Community Impact Newspaper to fill in the community on the latest chapter in the 290/71 saga. If you have ever traveled in this area, I think you will enjoy this month’s cover story. It addresses what is happening now and goes into the history of how we got here.

I look forward to the day when covering the Y has more to do with the gas pedal than the brake.

Travis Baker
tbaker@impactnews.com

Reader Feedback

Corrections – Healthcare Directory 2011


On Page 22, at UT Southwestern Blackstock Family Medicine Resident Program, Dr. Lisa Kelly Clemons is a family practice doctor. Dr. Swati Avasthi practices internal medicine, and Drs. Liam Fry and Peggy Russell do not practice there.

On Page 26, Dr. Amy Alcorn does not practice at ARC Southwest.

We at Community Impact Newspaper recognize the need to help out with disaster relief, especially in those states recently beset with flooding, tornadoes and wild fires. We would encourage our readers to help, also. It is times like these when we realize that the world has become a global community, and we can all help our neighbors in need. Your gift to the American Red Cross will support disaster relief efforts throughout this country and around the world.

Donate at redcross.org

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Now Open

1. The fourth Central Texas location of MK Prosthetic & Orthotic Services opened in late May at 4534 West Gate Blvd., Ste. 114. Owned by Mark Kirchner, the office is a privately owned clinic that designs, fabricates and fits custom prosthetics and orthotics for patients referred by area doctors. 614-4612, www.mkprosthetics.com

2. Offering vintage clothing, specialty antiques and more, Vintage Vault opened in early May at 6001 W. William Cannon Drive, Ste. 305B. Owned by Yolanda Palomarez, Vintage Vault hosts a Saturday Vintage Market the first Saturday of every month from 10 a.m.–4 p.m. 614-2162, www.vintagevaultaustin.com

3. Sierra Vista Apartments, located at 4320 S. Congress Ave., is now leasing for August move-ins. All apartments are completely renovated and feature new floors and appliances. Sierra Vista is a tax-credit property that is owned and operated by Foundation Communities, a local nonprofit providing affordable housing throughout Austin. 448-4884, www.foundcom.org/get-housing/austin-communities/sierra-vista/

4. Owned by Phillip Puzzo, Texas Cycle Werks, a locally owned cycling store geared toward all levels of cyclists, held a grand opening May 21. The store, located at 5300 S. MoPac, Ste. 501, offers mountain, road, hybrid, triathlon, and various lifestyle bicycles as well as professional service and repair. 892-2453, www.texascyclewerks.com

5. Lindsay and Mike Rosenthal opened their second Austin location of 1379 Family Sports Shop in May, located at 4301 W. William Cannon Drive. The sporting goods store focuses on families staying active and offers various brands of children’s athletic gear. 215-0193, www.1379sports.com

6. Complete with outdoor seating, patio and spacious indoor seating, locally owned restaurant Domingo’s Mexican Grill, 3991 W. Hwy. 290, 290, opened for business in early June. 894-2064

Coming Soon

7. Trudy’s Tex-Mex Restaurant and Bar is opening its fourth restaurant in Austin, located at 13000 W. Hwy. 290 near the Belterra subdivision in the fall. The restaurant first opened in Austin in 1988 and features Tex-Mex and Southern style cuisine. www.trudys.com

8. The first Austin location of Freddy’s Frozen Custard & Steakburgers is coming soon to 4625 W. William Cannon Drive next to Panera Bread Company. The national franchise has three nearby locations as well as eight in the San Antonio area. www.freddysfrozencustard.com

9. Locally owned kolache shop Lone Star Kolaches is building its fifth area location at 3601 W. William Cannon Drive. Featuring sweet kolaches with fruit or cream cheeses and savory kolaches with various sausage or egg combinations, the bakery offers catering and delivery services. www.lonestarkolaches.com

10. Indian restaurant Pakwan Indian Cuisine is slated to open at 3601 W. William Cannon Drive. Featuring sweet kolaches with fruit or cream cheeses and savory kolaches with various sausage or egg combinations, the bakery offers catering and delivery services. www.lonestarkolaches.com

11. The take-and-bake pizza company Papa Murphy’s is under construction in

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the Westcreek Shopping Center at 4404 W. William Cannon Drive. The store, which has three locations in Austin, will be opening this summer, according to the property representative. www.papamurphys.com

12 River City Coffee is under construction in the Sunset Valley Market Fair Shopping Center. Located at 5400 Brodie Lane, the new locally owned café is scheduled to open in early fall. For more information, visit www.sunsetvalley.org.

13 The 42nd location of Broadway Bank is under construction at the Brodie Park Shopping Center, located at 9001 Brodie Lane. The bank is the largest independent bank in the Hill Country with a majority of its locations in San Antonio. The bank offers personal banking, wealth management, private banking and other financial services. www.broadwaybank.com

Relocations

14 Southwest pizza franchise Double Dave’s Pizzaworks is relocating from its location at 3421 W. William Cannon Drive to the Shops at Arbor Trails, located at 4404 W. William Cannon Drive, Ste. 185. The restaurant will be open later this summer. 377-3283, www.doubledaves.com.

School Notes

Incoming Austin Community College president Richard Rhodes was awarded the International Leadership Award from the John E. Roueche National Institute for Staff and Organizational Development. Rhodes received the award for his work serving as president of El Paso Community College. “It’s a real honor to receive the Dr. John E. Roueche international leadership award,” he said in a statement. “I think it’s a tribute to the efforts of the entire EPCC family.”

New Management

15 The eco-friendly laundry service Wash Day Laundry has reopened at its Southwest Austin location 8213 Brodie Lane with new management and an interior redesign. With three Central Texas locations, the laundry service offers full- and self-service facilities. 906-2760, www.washdaylaundry.com

Anniversary

16 Discover Chiropractic is celebrating its three-year anniversary at the Oak Hill clinic. Owned by Dr. Brian Clark, the clinic served the Oak Hill community and surrounding area since 2008. Clark is also the president of the Oak Hill Business and Professional Association, which connects business owners in the area. The clinic, located at 7500 W. Hwy. 71, Ste. 104 is open Mon.–Fri. 9 a.m.–1 p.m. and 3–6 p.m. 288-7000, www.oakhillchiropractor.com

Expansions

17 Satellite Bistro & Bar, a local neighborhood restaurant featuring everything from classic Greek dishes to American favorites, has completed its new bar along with the addition of a baby grand piano for music nights in the lounge. Owned by Mark Kamburis, the restaurant is located at 5900 Slaughter Lane, Ste. 400. 288-9994, www.satellitebistroandbar.com

18 The national apparel chain Kohl’s, located at 4805 W. Hwy. 290 in Sunset Valley, has completed its storewide remodel and is now open. 358-7607, www.kohls.com

19 Designer Shoe Warehouse, located at 5207 Brodie Lane in Sunset Valley, has completed the remodel of the store as of mid-June. The store offers designer men’s and women’s shoes as well as accessories. 891-6777, www.dsw.com

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**CALENDAR**

**June**

**25** Keep Austin Weird Fest & 5K
Celebrate Austin with the ninth annual Keep Austin Weird Fest & 5K. See the one-of-a-kind weirdness of Austin, ranging from psychedelic music to local artisans and a 5K race. • Festival begins at 7 p.m.; race from 7–10 p.m. • $35 ($15 for children younger than 12) at packet pick-up and race day; festival passes $12 online, $15 at the gate • The Long Center, 701 W. Riverside Drive
www.keepaustinweirdfest.com

**OHBA Meeting**
The Oak Hill Business and Professional Association, which meets the first Thursday of every month, is hosting a talk with Fire Chief Rhoda Mae Kerr of the Austin Fire Department. 11:30 a.m.–1 p.m. • $15 • Jack Allen’s Kitchen, 7220 W. Hwy. 71 • www.ohba.org

**9 Dive-In Movie series**
Circle C Swim Center will show “Megamind” as part of the summer Dive-In Movie series for area residents, swim center members and guests. The series will show a variety of films throughout the summer. • Movies begin at 8:30 p.m. • Free for members, $3 per guest • Circle C Swim Center, 5919 La Crosse Ave. 288-6488 • www.circlebranch.info/Pool-Center-313990-14837.htm

**July**

**7 Nature Nights: Wildlife Tracking**
Guides help find tracks and traces of wild animals that live in Central Texas. Sponsored by H-E-B and KVUE. 6–9 p.m. • Free
Wildflower Center, 4801 La Crosse Ave. 232-0100 • www.wildflower.org

**15-17 Classic Game Fest at Game Over Videogames**
The fourth annual Classic Game Fest features game tournaments, concerts and video game costume contests. July 15 will be a retro-game day with a costume contest, and July 16 will have a “NFL Blitz” theme with a movie and tournament. • Fri. 5–11 p.m.; Sat. 3–11 p.m.; Sun. 3–11 p.m. • Free • Game Over Videogames, 5400 Brodie Lane, Ste. 210, 891-6837 • www.gameovervideogames.com

**16 AMBUCS Flapjack Fundraiser breakfast**
The Austin chapter of AMBUCS, a nonprofit focused on providing custom-made tricycles for people with disabilities, is hosting a pancake breakfast at Applebee’s to raise money for the purchase of more tricycles. • 8–10 a.m. • $15 Applebee’s, 5010 W. Hwy. 290
www.capitalcityambucs.org

**30th Annual Sunset Valley Farmers Market**
Every Tuesday, the Sunset Valley Farmers Market is held at the Toney Burger Center as part of the Sustainable Food Center Farmers Market. • May 2–Aug. 21. Beatty’s art and paintings can be found online. • 7–9 p.m. • Free • 5900 W. Slaughter Lane • 288-5100
www.sunsetvalley.org

**Sunset Valley free concert series**
Every other Sunday night, the City of Sunset Valley is hosting a free concert at City Hall for residents and families to gather and enjoy local talents. • 7:30 p.m. • Free • Sunset Valley City Hall, 3205 Jones Road
www.sunsetvalley.org

**Through Aug. 21**

**Painting on Silk Exhibition at Wildflower Center**
Austin artist Catherine Beatty will be featuring her work at the McDermott Learning Center until Aug. 21. Beatty’s art and paintings are inspired by her hiking trips in Central Texas. • Daily • $8 for adults, $7 for students and seniors. Children 5 and younger free McDermott Learning Center, 4801 La Crosse Ave. • 232-0100 • www.wildflower.org

**4th of July Festival featuring Bob Schneider**
Austin native and singer Bob Schneider will perform at the sixth annual Fourth of July festival July 3.

**July 3**

By Huma Munir
Along with fireworks for the sixth annual Fourth of July festival, the Nutty Brown Cafe and Amphitheatre will feature local bands and singers and songwriters such as Bob Schneider, Wire Fence and Kurt Bodean.

Doors open at 6 p.m. with Kurt Bodean and Wire Fence scheduled to start playing at 7 p.m. Bob Schneider will perform at 9 p.m. and the fireworks are scheduled for 10 p.m. pending the status of the fireworks ban. Visitors are allowed to bring their lawn chairs and enjoy the festivities.

The amphitheater located at the back of the cafe can hold about 3,000 people, said the cafe’s manager, Greg Reed. This year, about 1,200 people are expected to come and enjoy the shows and the festivities, he said. Parents can sit back, eat, drink and listen to the show as their children play in a designated area inside the venue.

“It’s a good, family-oriented place,” Reed said.

There are various specialty food options for customers, and VIP table packages will include full dinner and drinks service.

More information can be found online at www.nuttybrown.com. General admission ($17), table for four ($43.75). The cafe is located at The Nutty Brown Cafe and Amphitheatre, 12225 W. Hwy. 290 • 301-4648 • www.nuttybrown.com

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City budget cuts may close Dick Nichols pool for the winter season

The Parks and Recreation Department, tasked by the city to cut costs in its 2012 fiscal year budget, is looking to close eight public pools, including Dick Nichols Neighborhood Pool.

The department may close the pools for the 2012 summer season, which typically runs from June through August. Pools facing closure for 2012 are Balcones and Kennemer in the north, Shipe and Kennemier in the west, Kealing and Civic in the east and Gillis and Dick Nichols in the south.

Dick Nichols and Balcones, which are year-round facilities, would be closed only during the winter.

By closing the eight pools for the 2012 summer season, the department would save approximately $340,000, said Tom Nelson, aquatics division manager with the department.

South Congress to be resurfaced after 20 years without pavement work

The City of Austin began resurfacing South Congress Avenue from Oltorf Street to Riverside Drive on June 1, with an anticipated completion date of July 15.

The street hasn’t had resurfacing work for more than 20 years, said Mark Schruber, the project manager. Maintenance work will include resurfacing, re-striping and some sidewalk improvements. The renovations will cost $1.5 million, which is being funded by 1998 bond dollars and the Public Works Street and Bridge budget.

The project is being completed in phases. Phase 1 targeted South Congress Avenue from Oltorf Street to Annie Street. Phase two is planned for June 10 to June 27 and will focus on South Congress Avenue from Annie Street to Nellie Street. The final phase will continue the project to Riverside Drive and is expected to be done by July 15.

Formula 1 announces race day, intent to pay city portion

Formula 1 is coming to Austin on June 17, 2012.

For race promoters to tap into the state’s Major Events Trust Fund, which would offer $25 million per year for 10 years from the state’s tax revenue, the city must first sponsor the development by providing $4 million per year.

Race promoters had offered to pay the city’s first year portion, but the city would need to pay for years two through 10 of Formula 1’s 10-year stay.

City staff had said the funds would come from incremental taxes generated by Formula 1 and business that spurs from its presence and not Austin’s current tax revenue.

Promoters later said Formula 1 would pay the entire $40 million cost.

“I’m glad to hear F1 has stepped in to pay what would have been the City’s contribution to the Major Events Fund for the next 10 years,” said Mayor Lee Leffingwell. “After encouragement from myself, and other council members, this seems like a good solution.”

Race promoters have claimed the race could have a $4 billion annual impact.

Council planned to review the Formula 1 proposal again June 23.

S. Congress to be resurfaced after 20 years without pavement work

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Project to widen FM 1626 may join bond referendum

A citizens group included widening FM 1626 among a draft list of projects it may put before Travis County voters in a bond referendum this November.

The project would widen FM 1626 from two lanes to five with shoulders. It and another project’s combined $26.9 million cost will be bought with pass-through financing, in which the state reimburses the county over several years.

The Travis County Citizens Bond Advisory Committee trimmed a $635 million wish list to $205 million worth of work. It will further cut the list this summer.

Meetings

- Austin City Council
  Austin City Hall, 301 W. Second St.
  974-2497, www.ci.austin.tx.us/council
  July 27 and 28, 10 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
  July 5 and 19, 6 p.m.
County targeted in congressional map

By Marcus Funk

Travis County could soon be carved into five congressional districts under a plan approved by the Legislature, making left-leaning Austin ground zero in the latest hyper-partisan battle among state lawmakers. The map has also put Rep. Paul Workman, R-Austin, Travis County’s only Republican in the Lege, in the position of voting for maps that split the same community in dramatically different ways.

Several weeks ago, Workman voted for a new state House map that allowed Austin’s five Democrats to retain seats that could have easily been drawn around them, as well as arguably making the seat held by Rep. Donna Howard, D-Austin, more Democratic. At the time, Workman said the state map and its 5-1 Democrat-to-Republican ratio “probably accurately reflects the populace of the county.”

That same populace is represented very differently in the new congressional map, which passed the state House and Senate without a single Democratic vote. Austin is split into five seats, up from three currently, and each stretches hundreds of miles into San Antonio, Bryan and suburbs of Fort Worth and Houston. Three are currently held by Republicans, and the district between Austin and I-10, currently held by Rep. Lloyd Doggett, D-Austin, has been flipped north into the Hill Country and now stretches to the Tarrant County line.

State Rep. Elliott Naishtat, D-Austin, said the GOP deliberately targeted Doggett; other Democrats, like Rep. Dawnna Dukes, D-Austin, and Donna Howard, D-Austin, have said the new map dilutes minority voters across the state and will likely face a challenge in federal court.

Workman said he voted for the bill because it was vetted, analyzed and supported by the House Redistricting Committee, not because of a headcount of possible Republican gains or losses, or to racially manipulate districts. He was not a member of the Redistricting Committee, which drew the boundaries, so he could not speak to the committee’s logic or motivations.

“You could argue that having multiple congressmen that impacted the same area could be beneficial, because if you get consensus among those congressmen, you theoretically would have more influence in Washington,” Workman said. “On the other hand, it does fractionalize the community among a number of seats. Do I think it’s bad? Not necessarily. Do I think it’s good? Not necessarily. I think it remains to be seen how it turns out.”

Comment at more.impactnews.com/13255

Proposed Travis County map

District 25
Lloyd Doggett, D-Austin
District 21
Lamar Smith, R-San Antonio
District 35
Proposed district
District 10
Michael McCaul, R-Austin
District 17
Bill Flores, R-Bryan
**Austin Community College braces for budget cuts**

By Joe Olivieri

Austin Community College expects to lose about $10 million in state funding for next year's budget, said Neil Vickers, ACC's associate vice president of finance and budget. This could mean increased class sizes and higher tuition for students.

"The state budget is still a little in flux," he said. "While the Legislature has technically passed its budget, it has not passed key bills that affect higher education."

That said, the college anticipates losing "just over 15 percent," or about $10 million of its current $60 million in state funding.

The college has been preparing for this with backup plans to compensate for a range of cuts.

While there was nothing the school could have done to weather 2012 consequence-free, "the steps we started taking two years ago will greatly minimize the impact of this," Vickers said. "Those include reductions in technology outlay, reductions in facility build-outs, minimal increases in staffing and salaries," he said. "We’ve held our belts in the last couple of years."

As the college develops its 2012 budget, administrators have collected feedback and requests from managers, directors and deans.

The board of trustees, along with the president, are scheduled to adopt the budget in July. "Conditions from the state continue to worsen for ACC," Ben Ferrell, executive vice president of finance and administration, told the board of trustees in April.

On June 6, the college's board of trustees reviewed updated budget information.

According to budget documents, the board of trustees "does not intend to eliminate positions or impose furloughs, which would be counterproductive to meeting the growth demands of the region." The district will not raise property taxes, as "tax rolls are projected to be flat and the rate is capped."

The documents offer several options for making up for the lost funds.

The biggest way to raise revenue is to increase tuition by $15 per credit hour, which would generate $13.25 million.

The college has phased in tuition increases by $5 per credit hour increments during the past few semesters. On July 5, the board is expected to increase tuition again by $5 per credit hour for the spring semester.

"No one likes increasing tuition, but the board went many years without increasing it," Vickers said. "We are going to continue to meet the needs of students."

From there, the school may make up the difference by: raising out-of-district tuition ($4.08 million in savings); restructuring lab fees ($4 million); and increasing the average class size by one student per class ($3.5 million).

ACC has other options on the table as well, such as reducing administrative spending by 10 percent, reviewing courses with low enrollment and across-the-board reductions in noninstructional/student services budgets.

Reductions are not news to college officials who have watched state funding dwindle during the 2000s, Vickers said. "What we are seeing is the continuation of a longer-term trend," he said. "State funding has gone from 41 percent [of the school's budget] in 2001 to 23 percent in 2011."

"Over the last two years, the state has cut funding mid-year."

"The cuts arrive at a time when the college's services are in great demand, he said."

"We are the primary provider of training and retraining in the workforce," he said. "With unemployment concerns and enrollment growing so much, we are where the people go when they need new skills."

Alexis Patterson, media relations coordinator, said ACC has about 45,000 students taking credited courses and another 15,000 taking non-credit adult education classes.

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Source: Austin Community College
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School administrators respond to AISD master plan, add timeline

By Joe Olivieri

At its May 23 meeting, the Austin Independent School District board of trustees approved a timeline to finish its facility master plan by November and work toward a possible May 2013 bond referendum.

Under the timeline, district staff will spend this summer analyzing reports, proposals and data before making an official recommendation to the AISD board of trustees in September.

The board approved the timeline 7–0, with trustee Annette LoVoi abstaining and trustee Christine Brister absent.

The board advised Superintendent Meria Carstarphen to consider school closures only after all other options—such as changing student transfer policies and attendance areas—are exhausted.

The facility master plan provides guidelines to meet community needs and achieve the district’s educational goals.

The trustees accepted a final draft of the plan from a task force in March.

The May 23 meeting was a chance for administrators to respond to that draft and begin crafting their own recommendations, Carstarphen said.

By Aug. 12, staff will implement summer projects such as reducing the number of portable classrooms and finding cost savings and energy efficiencies, she said.

“We still need to clean up the data,” Carstarphen said. “I am going to walk the sites and see everything myself with my own eyes. Still, I’m aware there are issues and concerns that need to be addressed.”

The superintendent sought the board’s advice on how to proceed.

Trustee Vincent Torres said the facility master plan needed to be a guiding document or a formula that could impart the district’s values on a campus level.

“I would focus how you define vision for the master plan and remain true to that definition,” he said.

Trustees spent time discussing the merits of the Facility Condition Index and whether data collected using that system was helpful for decision making.

They were also divided on the timeline’s 10th and final step—scheduling the next bond election with other districts.

Torres said not including a bond election at the end of the timeline would be “like not planning for graduation at the end of 12 years of school.”

Trustee Lori Moya said she was glad the 10th step was included and it was good to coordinate with other entities.

Trustee Robert Schneider said that for him to support a bond, the facility master plan “would need to be a long way from where we are right now.”

LoVoi said she would have trouble voting for any bond without seeing “a grand plan.”

“I would like to see science and technology implemented across the district,” she said. “The facility master plan is a tool. Academics is why we’re on the board.”

Torres noted that academic programming was scheduled to influence capital improvements during step six of the timeline, around January and February 2012.

The district would convene a citizens bond advisory committee in March 2012, plan and implement summer projects by Aug. 10, 2012, and determine and implement boundary changes as appropriate.

“We are trying to get things underway in 2014,” Carstarphen said. “We found that, working backward from 2013 to get a reality check on how much time we have, we don’t have a moment to waste.”

Comment at more.impactnews.com/13253
Noise
Continued from 11

The provision states that a person or establishment with a liquor license may not produce sound—by means of a band, crowd or other means—that is "loud, vociferous, vulgar, indecent, lewd, or otherwise offensive to persons on or near the licensed premises."

Had Farr lost his liquor license, the business model of Nutty Brown would be dramatically altered to a bring-your-own-beer establishment and would operate with fewer employees.

Manuel and Ana Pena said they do not want the restaurant to close, but they would like to see a system set up to moderate the sound levels that can be heard within their home a little more than a mile away.

In September 2009, the Penas filed an official protest against the renewal of Nutty Brown's liquor license. But after TABC sided as neutral, the couple and Farr tried to mediate the issue.

A compromise was nearly made regarding a lower decibel level and a way to monitor the noise, but when the Penas decided to ask their neighbors if the plan would benefit them as well, nine more individuals decided to officially get involved and a compromise was not reached.

"Unfortunately, when it looked like we were going to reach a deal, they did the right thing and talked to some other neighbors," Farr said. "In February after genuinely trying—everybody was working the best they could—we could never reach an agreement and we agreed to go to a hearing."

Noise debate

The Penas own one of the 221 homes in the Southwest Austin neighborhood of Heritage Oaks.

Located far enough outside of the bustling downtown area, the neighborhood is open and serene. But the home has hit a sour note for Manuel, a retired Austin police officer, and Ana, a local pharmacist.

"We would just like to see us come to an agreement to keep the noise levels down and create some system of monitoring," Ana Pena said.

Nutty Brown sits on 20 acres within a 64-acre tract of land off W. Hwy. 290, 1 mile from nearby subdivisions Heritage Oaks and Belterra. The restaurant and music venue opened in 2000 as a small mom and pop cafe with the capability to have smaller shows.

When Farr purchased the restaurant in 2002, he saw an opportunity to fill a void in Southwest Austin and get involved with his own passion for Texas county music, a genre taking off in the local music scene with acts beginning to fill auditoriums rather than small bars.

The venue originally only had shows on Fridays and Saturdays, but this past year, Nutty Brown hosted the Wednesday night 98.1 Free Texas Music Series, which has increased the weekday volume at the venue.

Issue lacks neighborhood consensus

Although the Penas and nine other home-owners have fervently spoken out against Nutty Brown Cafe, many area residents have remained quiet on the topic. Some residents who live close to Nutty Brown say they cannot hear the noise, according to Dick Goodin, the president of the Heritage Oaks Homeowners Association.

"It is a mixed issue for the neighborhood. There were actually residents of Heritage Oaks who testified for Nutty Brown," Goodin said. "The topography out here is so varied that some people really do not hear the noise. Not that they don’t mind it as much; they just don’t hear it as much. It seems to vary greatly."

Complicating the issue is where individual homes are placed in regard to Nutty Brown’s stage. The elevation of the house, whether trees are blocking the noise, varying wind levels and other topography matters all play into whether or not someone’s version of “excessive noise” is the same as their neighbor’s.

"[Mike] employs people and he provides a venue for people to go enjoy themselves safely," Heritage Oaks resident Georgina Taddia said. "For a long time there was nothing there and it was an eyesore. I was so happy to see something come to that spot."

Jurisdiction

Once the venue became the large outdoor facility it is now, Farr heard from a handful of neighbors who became regular vocal critics of the addition. But Farr reassured the neighbors that he was staying in compliance within the Austin noise ordinance, which states an establishment cannot produce “noise in excess of 85 decibels as measured at the property line of the business.”

Nutty Brown, however, is not within the Austin city limits and is not governed by the city’s ordinance.

Nutty Brown Cafe, 12225 W. Hwy. 290, is located within the extraterritorial jurisdiction of Austin. The ETJ is the unincorporated land within 5 miles of Austin’s boundary but not within the city limits of it or another city. Austin has authority to annex land but does not cover the area as part of the Austin Police Department’s jurisdiction to enforce laws.

Farr said he has always kept the decibel level at 80, which is five below the city’s ordinance. Nutty Brown is not required to adhere to the city’s noise ordinance but will now have to follow a court-ordered provision of 75 decibels at his property line, five lower than his current level.

"I went out and measured the decibels at our property line for the first big Kevin Fowler show and I thought that was very loud," Farr said. "So, I said we could do less than that and started only playing to 80 decibels. It is keeping with my desire to be super compliant and neighborly."

The State of Texas Penal Code of Disorderly Conduct and Related Offenses dictates a noise violation as an excess of 85 decibels. If Nutty Brown were in violation of the ordinance, Hays County would have to enforce and write up the venue.

Farr said they have never been written up for an official noise violation since they have been operating.

Manuel Pena said that one of the bigger issues with the discussion is that unincorporated areas of Travis and Hays counties do not have noise ordinances and counties cannot establish one.

Ana Pena and other area residents have made recent trips to meet with county commissioners and state representatives in hopes of making a noise ordinance in the ETJ regions a top concern.

“At least we stood up for our rights and had our say in court," Ana Pena said. ▶️ Comment at more.impactnews.com/13280

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Image: Texas Alcoholic Beverage Commission

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Baldridge, president of the Oak Hill Association of Neighborhoods.

The Capital Area Metropolitan Planning Organization identified the two highways for expansion back in 1986, according to CAMPO's Stevie Greathouse. In a statement, she wrote that CAMPO had called for turning highways 290 and 71 into a six-lane freeway and expressway, respectively. TxDOT spokesman John Hurt said that in the 1980s, TxDOT began work on turning Ben White Boulevard from "two lanes with a grassy median" into a freeway. When construction work neared Oak Hill in 1990 and 1991, TxDOT held public forums in which some residents opposed improvements for environmental and design reasons.

"Because of the public opposition, TxDOT dropped the plan, took the money and built the Ben White Boulevard interchange at [I-35]," Hurt said. "Oak Hill lost its place in line."

The environmental work and funding processes had to start over because so much time had elapsed, he said. In 1994, CAMPO's plan was scaled back to Hwy. 290 being a four-lane freeway and no upgrade to Hwy. 71. Greathouse wrote. By 2000, CAMPO's plan went back to six lanes. In 2004, CAMPO amended the plan to make the project a toll road. Texas Sen. Kirk Watson, D-Austin, asked local groups to reach a consensus in 2007, Fix 290 spokeswoman Carol Cespedes said. Fix 290, The Oak Hill Association of Neighborhoods, The Oak Hill Business and Professional Association and Consensus 290 met, but never reached an agreement.

"Yes, people wanted highway improvements, but some people did not want additional concrete laid on the ground on top of the [Edwards] Aquifer," Baldridge said. "They didn't want additional road capacity because that translates to additional growth."

She said her view was that development was already here, and asked, "What do we do to take care of it?" Fix 290 was concerned about the TxDOT proposal's "excessive designs," Cespedes said. "We were alarmed by a couple of things. One was the damage that would be caused to Williamson Creek, a local treasure," she said. "It's beautiful and the heart of Oak Hill."

Cespedes said Fix 290 had proposed an eight-lane ground-level parkway with bicycle and pedestrian elements.

In 2007, CAMPO adopted a plan for a six-lane tolled freeway with two-lane non-tolled frontage roads in each direction along Hwy. 290. That project, with some additions, is in the organization's 2035 Plan and slated for completion in 2015 or later, Greathouse wrote.

In 2010, Austin voters approved a mobility bond program that included funds to alleviate traffic at the Y.

In March, City of Austin officials announced the interim fix, a part of the bond program that will bring new and traditional traffic improvements to each Hwy. 290 intersection between FM 1826 and Joe Tanner Lane.

Environmental studies
Gary Schatz, City of Austin Transportation Department assistant director, said one of the interim fix's simpler designs will take 12 to 18 months to finish before construction begins.

"If it stays within the existing footprint or right of way, there are still certain environmental things that you need to look at, but it's very straightforward," he said.

Nyland said design work for the continuous flow intersections is under way and TxDOT has someone on board to write the environmental study.

"Once that gets done, we're still looking at a year out," he said.

Environmental studies are about "assessing the area where the road will go and finding the best alternative to improve mobility in that area," Pustelnik said. He added that environmental studies review all possible consequences, including how the road affects residents, IFlora, fauna, water and air quality and noise.

"The average project takes seven to 10 years to complete," he continued. "The front of that is three to five years of environmental studies, depending on the approach. There's about a year of design and then two to three years of construction."

Pustelnik said planners can cut a year off of that timeline by using one contractor to design and build the project.

The state government has tried to speed up the process of building toll roads. This year, Watson co-authored Senate Bill 19, which would restrict the amount of time allowed to secure funding, find development partners and begin environmental studies.

In 2005, the Legislature passed House Bill 3588, which would "integrate existing and recent transportation policies with new initiatives and financing mechanisms designed to accelerate project delivery and to generate additional cash flow," according to that bill's summary.

Funding
Hurt said funding was not a problem in the 1990s. Now, the discussion has become what can be afforded, he said.

Greathouse wrote that federal law changed prior to approval of the CAMPO 1994 plan to require financial constraint of long-range transportation plans and many projects were reduced in scope or removed from the plan to meet these requirements.
COFFEE WITH IMPACT

Brian Gildea
City of Austin economic development manager

By Bobby Longoria

Brian Gildea first started as the economic development manager for Austin’s Economic Growth and Redevelopment Services Office in October 2009. He has helped negotiate the creation of more than 2,500 new jobs through incentive proposals the city has given to large companies such as Facebook, eBay, SunPower and Hanger Orthopedic.

He graduated from Indiana University in 1995. After working for Indiana’s Department of Commerce, Merrill Lynch and Key Bank, he moved to Elkhart, Ind., where he served as director the city’s enterprise program, which targeted business assistance and redevelopment in lower census tract areas.

It was not long until he became the city’s economic development manager, where he focused on redevelopment and providing low-interest loans to businesses to spur commercial growth. He also helped develop numerous incentive proposals for the city.

How have incentive proposals changed since you first started in this position?

We had done incentives for projects… Those incentives were all tied to property tax–based incentives; new developments with new property taxes that were levied. What we saw were a lot of companies that were heavy on job creation but weren’t building new facilities. We changed the model so we could look at incentives tied to job creation. That really was directed by City Council, in terms of implementing that, right around when I started. And then the first project we took to council with that model was in December 2009. It was Hanger Orthopedic.

Did the dot-com bust or the most recent economic downturn affect Austin more?

The dot-com bust was more detrimental to the Austin economy. A large number of the employees involved were in the semiconductor industry. The downturn that we’ve seen was largely in the area of manufacturing: auto industries, steel industries and things of that nature. Austin is not heavy in those industries.

How did Austin fare in this last recession?

I think Austin, and Texas as a whole, fared very well because we weren’t in the industries that got hit the hardest. I think other communities can learn from it in looking at how they can diversify. A lot of communities around the country are looking at Austin and saying, ‘What is Austin doing that maybe we can look at?’

How well is Austin recovering?

I think for the first half of this year and the end of last year we saw some economic growth, but I think a lot of that was based on pent-up demand. That can be illustrated through the auto industry. It reduced production for a period of time, then it got production back up, but there is pent-up demand. Once that’s met you get more of a normalized economy. I think that’s where we are, which is going to be slow growth, but I don’t think it’s going to be recessionary.

How has the recruitment of large businesses benefited small businesses?

Anytime you look at larger businesses coming here, there is going to be that secondary effect that is creating demand for other products. While we focus on the larger companies and higher payrolls, we are able to generate a net benefit to the community and use that benefit as an incentive to lure those [smaller] companies.

Comment at more.impactnews.com/13252
Austin Custom Winery
Bringing the vineyard to Austin, from grape to bottle

By Kate Hull

There is no need to venture all the way to the Hill Country to learn how to make the latest wines—Mary Charron and her husband, Steve, deliver the winemaking experience at Austin Custom Winery.

In 2008, the Charrons first opened the wine and trinket boutique under the name Vintner’s Cellar of Austin. As of November 2010, the couple no longer operates under the franchise and is an independent custom winery.

“We are for the typical wine drinker who wants a glass of wine when they get home from work, a glass of wine while they are cooking dinner or even a glass while you eat,” she said. “[We are for] your average Joe wine drinker who enjoys a really nice, smooth glass of wine.”

Charron offers a full selection of different wines from around the world, from full-bodied cabernet sauvignons to the trendy and increasingly popular Argentinean malbecs, now the best-selling wine in the U.S., Charron said.

In addition to wine-themed merchandise such as hand-painted glasses, Charron plans to begin selling home brewing kits. Charron first became interested in winemaking when her college roommate took her to a similar business while in college as a birthday present. Years later, she felt inspired to try winemaking when she and her husband decided to open a business.

Customers can come into the shop to purchase wine immediately by the glass or by the bottle from the extensive menu, or they can choose to make their own individual batch.

“It is truly an experience because you get to try the wines before you buy them,” Charron said.

Once a type of wine is selected for the batch, the customer stays as involved as they would like with the process, which includes making a custom-designed label and color coordinating the foil around the cork.

After the juice is selected, Charron begins the fermentation process and adds a clarifier along with brewer’s yeast. The juice also has to be de-gassed to remove the air from the process.

The wine is ready to be taken home once the fermentation process is completed after 45 days, but Charron says she is very passionate about allowing four to six months of sitting time before the wine reaches its best flavor.

Although producing the wine keeps Charron busy on a day-to-day basis, many customers also contact Austin Custom Winery to make custom labels for all sorts of events, from weddings to college graduation.

A batch of wine produces 24 to 28 bottles, depending on the size of the batch. Prices range from the low- to mid-$300s, including the custom bottling.

Austin Custom Winery
7010 W. Hwy. 71, Ste. 300
394-0600
www.austincustomwinery.com

Mary Charron opened Austin Custom Winery after a birthday spent at a similar business inspired her.
Southwest Austin

Whether you have a hankering for some Cajun cuisine at Cypress Grill or feel like kicking back and enjoying the classic taste of good ol’ home cooked Southern comfort food at the iconic Hill’s Cafe, there is no need to drive across town to experience the variety. These cuisines and more can be found tucked away in Southwest Austin, giving residents as interesting and enticing culinary options as downtown hotspots.

We have delved into the gastronomy of Southwest Austin and put together a non-comprehensive list of some spotlight-worthy restaurants. To make the cut, the restaurants had to have originated in the area and be established enough to be recognizable destinations. Below are conversations with the main individuals who develop the menus—the owner, manager or executive chef.

Tarka Indian Kitchen
5207 Brodie Lane
Person behind the cuisine: Executive Chef Navdeep Singh

Influences on cooking style:
“When I walk into Tarka and get hit with all of the aromas coming out of our open kitchen, it takes me back. My cooking style is not all that different from my mom’s. Use the best ingredients, and make flavorful food fresh to order.”

Role of food in society:
“For us, it is about being able to satisfy a universal urge, in this case hunger, with fresh, healthy food that has lots of flavor. When done right, great food brings people great pleasure. We love being a part of that.”

Favorite dish at Tarka:
“One is a Shredded Lamb Naanini, which is an Indian version of the panini that uses the popular Indian flatbread called naan, and stuffs it with freshly sautéed ingredients, in this case lamb, diced tomatoes and onions, and our spice mix.”

Jack Allen’s Kitchen
7720 W. Hwy. 71
852-8558, www.jackallenskitchen.com
Person behind the cuisine: Executive Chef Jack Gilmore

Influences on cooking style:
“I grew up in South Texas with fields full of fresh ingredients like chilies, tomatoes, corn and citrus. Then you throw in fresh fish from the Gulf and add the great Mexican influence of cooking styles for an amazing and lifelong source of influence.”

Role of food in society:
“Special food and flavors create both a sense of place and a connected experience … in my opinion, you can’t have one without the other. That’s the role of food.”

Ambience of Jack Allen’s:
“Comfortable, casual, great food and value. Local in source, Texan in spirit.”

Nutty Brown Cafe
12225 W. Hwy. 290
301-4648, www.nuttybrown.com
Person behind the cuisine: Manager Chris Cobler

Influences on cooking style:
“I love to go out and eat, and I have gathered all of those experiences and added them to a life in the food business.”

Trademark style of cooking:
“Spicy! I love spicy food, and that is apparent in most of our dishes.”

Favorite dish at Nutty Brown Cafe:
“The Nutty Shrimp Wontons with all their spicy, cheesy greatness.”

Port A Café
9500 S. I-35, Bldg. C
614-4350
Person behind the cuisine: Owner and Executive Chef Adam Gonzales

Influences on cooking style:
“My first and foremost influence was my mother, Emcie. I was in the kitchen with her at an early age. She had a tamale business, and I got my start there. I was an avid fisherman from running and growing up on the three creeks in Manchaca. I caught bream, bass and catfish as a boy on Onion, Bear and Slaughter creek.”

Trademark style of cooking:
“It’s quite simple—butter and cream with the best and freshest ingredients available. The French started it and know it best. There is nothing wrong with either item as long as one does not eat them every day for every meal!”

Favorite dish at Port A Café:
“Charbroiled oysters and mahimahi fish tacos.”
## Restaurant Sampler

### Satellite Bistro
5900 Slaughter Lane, Ste. 400
288-9894, www.satellitebistroandbar.com

**People behind the cuisine:** Owner Mark Kamburis and Executive Chef Dana Francisco

**Influences on cooking style:**

**Francisco:** “It is a culmination of my travels and experiences with different people and food that shapes the way I approach ingredients. I believe that you can learn a great deal about a group of people or a society by what or how they eat.”

**Mission of Satellite Bistro:**

**Kamburis:** “Bringing the entertainment vibe of downtown to South Austin. Tempting the palate with fusion foods, retro atmosphere, relaxed dining without the hustle and bustle.”

**Favorite dishes at Satellite Bistro:**

**Kamburis:** “I can’t just name one, here are a few: Orchid Chicken; Panko Shrimp; Tuna Tartar; Champagne Gorganzola Salad; Creamy Penne Pasta with Salmon; and Beef Tenderloin with Veal Demi Glace.”

### Doc’s Backyard
5207 Brodie Lane
892-5200, www.eatdrinkdocs.com

**Person behind the cuisine:** Owner Charles Milligan

**Influences on cooking style:**

“I grew up in Austin, so I enjoy the casual feel of a restaurant where you can get your face and hands dirty and have a good time eating with your friends.”

**Why did you decide to get into cooking?**

“I wanted to open a casual hangout like I had grown up with [in Austin]. I think we were starting to miss those sort of great establishments in Austin. I wanted to open a place where people can enjoy good comfort food and local beer and spirits.”

**Favorite dish at Doc’s Backyard:**

“My favorite dish would have to be our bacon cheeseburger with jalapeños, and our hand-breaded onion rings.”

### Cypress Grill
4404 W. William Cannon Drive, Ste. L
358-7474, www.cypressgrill.net

**Person behind the cuisine:** Manager John Haug

**Influences on cooking style:**

“Without a doubt my cooking influences are born of having been raised in Baton Rouge, La. Every Sunday we’d gather at Maw-Maw Fontenot’s house, where we’d eat jambalaya, gumbo, fried chicken, pot roast and tons of vegetables, all made with locally raised food, animal and vegetable alike.”

**Role of food in society:**

“Food should play a central role in our lives because it gives us the opportunity to gather together with friends and family, catch up with each other and just slow down and enjoy life a bit. Life these days has become too rushed and hectic—a decent meal can help us recharge, literally and figuratively.”

**Favorite dish at Cypress Grill:**

“That’s like asking which one of my children I love most. But I’d have to say either the New Orleans-style BBQ Shrimp or the Brined Pork Chop with chipotle-balsamic glaze. Both are deliciously unique and flavorful and both go great with a glass of wine.”

### La Familia Mexican Restaurant
3601 W. William Cannon Drive, Ste. 900
892-1311, www.lafamiliaaustin.com

**People behind the cuisine:** Esbeida Lopez, her husband, Ray, and sister Carolina

**Influences on cooking style:**

“Our menu is inspired by home-cooked meals we grew up with. Using fresh ingredients and making everything from scratch has always been a family tradition.”

**Role of food in society:**

“We believe food is one common ingredient that can always bring everyone together.”

**Ambience of La Familia:**

“La Familia offers a relaxed atmosphere where you can read your morning paper while having a cup of coffee, or catch up with friends while enjoying a Margarita.”

**Favorite dish at La Familia:**

“The Nutty Shrimp Wontons with all their spicy, cheesy greatness.”

### Hill’s Café
4700 S. Congress Ave.
851-9300, www.hillscafe.com

**Person behind the cuisine:** Owner Bob Cole

**Influences on cooking style:**

“The traditions of Hill’s date back to the late ‘40s but have always been centered around what most folks call home cookin’: genuine, authentic, made-from-scratch American foods without any pretense. Food should taste exceptionally great without having to be labeled as “gourmet.”

**Role of food in society:**

“Food and drink are the center of any celebration in our culture. We complement all our meaningful occasions of celebration with them. That’s why traditional foods and tenured restaurants that vanguard traditions play an even greater role in memorable life events.”

**Favorite dish at Hill’s Café:**

“Our hamburger really is outta-this-world, and what I choose most often. But the old “Gut-Bomb Truck-stop” greasy enchiladas are my secret favorite. And, no one makes mashed potatoes like Hill’s!”
Karen Huber
Travis County Precinct 3 Commissioner

Interview by Joe Olivieri

Karen Huber has served as a Travis County commissioner since January 2009. Prior to taking office, Huber spent more than 20 years working in economic and real estate development, business management and utility management consulting.

She counts among her accomplishments her work on the purchase of 700 Lavaca Street for administrative offices, communication with residents and “little challenges that people never hear about that make a big difference.”

The commissioner sat down with Community Impact Newspaper to discuss water, development and lessons learned from the April Oak Hill wildfire.

What do you feel are the most pressing issues facing Precinct 3 and the county at large right now?

Water. With the growth that we have seen, the growth that we are anticipating and the projections of our available water supply and resources—both ground and surface water—we are going to be in a world of hurt in another 20 years if we don’t get better organized and work collectively to try to solve the problems that are out there.

Water policy in Texas, and the decisions that are made regarding water... are so fragmented among almost a dozen different agencies. It is to the point where I don’t believe we have a clear leader in policy making. The county really does not have a lot of authority to make water policy decisions.

I think that we should search for the leadership role that is appropriate for us and move there. Whether it is pulling collaborative groups together to address the problems... whether it is filling in pieces that are missing.

What are the biggest challenges that are facing the Commissioners Court right now and how is the court addressing them?

There are always issues all over the place, but they kind of pale in comparison to what the Legislature is doing in cutting the jails, the emergency services and the interference with our unfunded mandates.

The county is cutting back so dramatically on programs such as juvenile adult probation services, or some of the health and human services... that has a huge impact on us and the crime rate going up and our costs for processing that.

The county’s tax rate has been pretty much constant for the last 15 years. Our tax rate this year for the 2011 budget year is lower than it was in 2006 and in 1999. So it is not like Travis County has been significantly increasing taxes over the years.

You have been very active in the weeks after the Oak Hill fire. What have you been doing there and how have you been working on that on a county level?

The Oak Hill fire is a really good demonstration of how well our public safety people work together.

Interestingly enough, they had a central command center that they put at the [Austin Community College] Pinnacle that they put to manage all of these different agencies. I also sit on [the Capital Area Council of Governments], and [the command center] was a piece of equipment that CAPCOG funded through a grant last year. So we had it when we needed it.

I think what the Oak Hill fire demonstrated is our planning efforts that we’ve already been on top of.

One of the things the emergency service districts ramped up—it was already in the process so it was ready to roll out—was [educational] programs such as Firewise.

There are a lot of large-scale projects being discussed at this time. Why is the county looking into some of these projects now and how will the taxpayer benefit from these projects?

We have been doing a facility master plan for the county and the county, quite frankly, is way behind. So when you get as far behind as we are, there are some pretty big hits out there.

The good news is, though, that the bigger projects, like 700 Lavaca Street, which we bought, and the new [civil and family] courthouse, which needs to be built, are finally coming to the front.

The taxpayer may be thinking, “Oh my gosh, the economy’s so bad. Why are we doing this now?”

[The projects] need to be done. The cost of construction is less right now.

We have an AAA bond rating. We can go get money when a lot of other developers and other people can’t get money in an economy like this. So we can get cheap money and the cost to build and the cost to buy land—that goes for parks and open space, too—is much less right now.

Can you discuss why you are opposed to the road project at SH 45 SW?

I never say never on any project. Times change, conditions change, needs change, resources change. So in public policy, one must remain flexible.

That may sound wishy-washy to some. I would wager if that road was really needed it would have been built by now.

It’s a matter of priorities. I have not yet seen data that says that building SH 45 SW will solve the traffic problems on Brodie Lane. The majority of that traffic is generated internally. There is a middle school on one side of the road and an elementary school on the other side. There is only one way in and out and that’s Brodie Lane.
Most people remember their first bike and the freedom and possibility that came with it.

Austin members of the national nonprofit AMBUCS make it their mission to give people with disabilities that same memory by providing AmTryke therapeutic tricycles to children and adults.

“They don’t feel like they are exercising; they are having fun. In many instances, they have a sibling who can ride a bike, and they are elated that they can [join in],” said Larry Carstens, former president and current treasurer of AMBUCS.

William White founded the nonprofit in 1919 as American Business Clubs and it later became AMBUCS. There are currently more than 6,000 members in 120 chapters throughout the country, Carstens said.

“The group used to be just a business organization,” said current president Eric Brophy, “but the nonprofit is for anyone who is interested in helping the kids.”

So far, the local chapter has given more than 80 AmTryke tricycles to area residents. The tricycles are given free of charge to anyone who applies and demonstrates a need. If an AmTryke is not available right away, the applicant will be placed on a waiting list until AMBUCS can meet his or her need.

The tricycles are custom-made to suit the individual’s need, whether he or she is a young child or an adult.

Brophy first decided to become involved when he attended the AMBUCS annual banquet and saw two children receive tricycles.

“We are giving someone the therapeutic benefit of joy and a sense of normalcy you give to a child from the gift of mobility,” he said.

Many of the members in Central Texas are physical therapists who have seen how increased mobility affects their patients’ demeanor and confidence once they are given the new tricycles. The organization is open to all community members who want to be involved with the program, however.

Donations and sponsorships for tricycles are also available for individuals who do not want to become official members.

AMBUCS awarded Adrienne Herring and Elise Trentham as project managers of the year. Both members are physical therapists for Dell Children’s Hospital and coordinate the application and delivery of the tricycles. Herring was named AMBUC of the Year.

For information on how to get involved or sponsor a tricycle visit www.capitalcityambucs.org.
Heading south, Manchaca Road begins at South Lamar Boulevard and dead ends at FM 1626 in the unincorporated area of Manchaca. The road crosses Hwy. 290 and 71 and main roads such as William Cannon Drive, Slaughter Lane and Stassney Lane. Small shopping centers and independent businesses dot the roadside. The area is home to Crockett High School and Austin Community College’s West Stassney Lane campus.

Dining
1 Bakehouse Restaurant and Bar offers a wide menu of local favorites and international cuisine at its 5404 Manchaca Road location. 443-5167, www.austinbakehouse.com
2 The bakers and decorators of Cake, Please!, 5700 Manchaca Road, Ste. 310, create wedding cakes as well as cupcakes and baked goods. 366-5969, www.cake-please.com
3 Seafood and Southern cuisine fills the plates at Cherry Creek Catfish, 5712 Manchaca Road. 440-8810, www.cherrycreekcatfish.com
4 Texas deep-pan pizza and create-your-own pizza are two options at Conan’s Pizza’s 2018 W. Stassney Lane location. 441-6754, www.conanspizza.com/south
5 Full English British Cafe, 2000 Southern Oaks Drive, promises British food and South Austin attitude. Catering is also available. 240-2748, www.fullenglishfood.com
6 Coffees, teas, snacks and sandwiches can be purchased at the 24-hour Strange Brew Austin Coffee, 5326 Manchaca Road. 828-7636, www.strangebreaustin.com
7 Subsin’s Authentic Thai Food, 5517 Manchaca Road, serves up traditional dishes and has catering options. 462-1450, http://subsinthai.food.officeive.com
8 Taqueria Arandas 2 prepares tacos and Mexican dishes at its 2038 W. Stassney Lane location. 448-4771

Businesses
9 Owners Rogelio and Lisa Guerrero buy, sell, trade and service cars at APAC Automotive Service and Sales, 5700 Manchaca Road, Ste. 570. 441-2299
10 Austin’s Finest Barber Shop and Salon, 5722 Manchaca Road, welcomes walk-ins and appointments for men’s, women’s and children’s haircuts. 445-6777, www.austinfinestbarbershop.com
11 Learn martial arts in a family-friendly environment at Austin Ving Tsun Academy’s 5318 Manchaca Road location. 707-2982, www.austinvtkungfu.com
12 BBVA Compass’ 6910 Manchaca Road branch has personal banking and drive-through services. 421-5985, www.bbavcompass.com
13 More than 90,000 discounted used books are available at The Book Exchange, 5316 Manchaca Road. 441-6070, www.bookexchangeaustin.com
14 Cats and dogs can get groomed, bathed and boarded at Cherry Creek Grooming, located at 2005 Southern Oaks Drive. 448-2197, www.cherrycreekgrooming.com
15 Goodwill Industries’ Cherry Creek store at 5734 Manchaca Road has apparel and home goods for sale. 448-4849, www.austingoodwill.org
16 At La Contessa Hair Salon, 5312 Manchaca Road, one can get haircuts, manicures and pedicures, among other services. 442-0677
17 Legends Barber Shop, 5330 Manchaca Road, Ste. C, offers haircuts for men and boys. 443-6757
18 Pets can get the medical treatment they need at Manchaca Road Animal Hospital, located at 5720 Manchaca Road in Cherry Creek Plaza. 442-6744, www.manimalshospital.com
19 BBVA Compass’ 6910 Manchaca Road branch has personal banking and drive-through services. 421-5985, www.bbavcompass.com
20 Sue Muschett offers chiropractic services and acupuncture at Synergy Chiropractic, 5318 Manchaca Road. 947-7783, www.synergyaustin.com/
21 Family-owned and -operated since 1983, Tex Guns buys, sells and trades firearms. The 5330 Manchaca Road, Ste. D, store also stocks ammunition, accessories and supplies. 443-6106, www.texguns.net
23 One of six branches statewide, Thrift Town’s 5726 Manchaca Road storefront sells used clothing and home furnishings. 442-7200, www.thrifttown.com
24 Discounted cigarettes and roll-your-own tobacco can be found at Tobaccoville, 5330 Manchaca Road. 851-1741
25 Zacatecas Western Wear, 5330A Manchaca Road, offers Western-style clothing, boots and accessories. 914-4981, www.zacatecaswesternwear.com

This is a sample of businesses and organizations in the area. The list is not comprehensive.
REAL ESTATE

Travis Country West
78735

Overview

Build-out year: 2002–2007
Builders: D.R. Horton and Morrison Homes
Square footage: 2,230–4,474
Home values: $297,500–$433,000
HOA dues (estimated): $395 annually
Amenities: Swimming pool, playscape, pavilion, hike and bike trails,
Nearby attractions: Shopping, restaurants

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

Schools:
- Oak Hill Elementary School
- Clint Small Middle School
- Austin High School

On the market (As of June 9, 2011)

<table>
<thead>
<tr>
<th>No. of homes</th>
<th>No. of homes sold in the last year</th>
<th>Avg. days on the market</th>
<th>Square footage</th>
<th>Selling price</th>
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<tbody>
<tr>
<td>10</td>
<td>14</td>
<td>6</td>
<td>2,380/4,474</td>
<td>$297,500/$433,000</td>
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Featured homes

5701 Sunset Ridge
3 Bedroom / 2.5 Bath
Agent: Carey Burnett
809-7672
Price: $338,000
3 Bedroom / 2 Bath
Agent: Gary Bisha
713-683-0054
Price: $339,000

5717 Medicine Creek
4 Bedroom / 3.5 Bath
Agent: Linnann Guest
297-6283
Price: $350,000

8020 Cobblestone
4 Bedroom / 3.5 Bath
Agent: Elizabeth Zepeda
328-5151
Price: $372,000

Data compiled by
Bob McKenna
Austin Real Estate Partners
288-8088
www.austinreps.com
REAL ESTATE

Market Data  Southwest Austin

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

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<th>Price Range</th>
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<th>78737</th>
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<tbody>
<tr>
<td>Less than $149,000</td>
<td>61/103</td>
<td>3/48</td>
<td>-</td>
<td>39/75</td>
<td>2/42</td>
<td>9/92</td>
<td>2/65</td>
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<tr>
<td>$150,000–$199,900</td>
<td>79/69</td>
<td>27/77</td>
<td>1/59</td>
<td>105/77</td>
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<td>$200,000–$299,900</td>
<td>68/91</td>
<td>67/67</td>
<td>18/40</td>
<td>77/75</td>
<td>14/52</td>
<td>11/125</td>
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<td>$300,000–$399,900</td>
<td>4/139</td>
<td>12/64</td>
<td>47/46</td>
<td>7/104</td>
<td>30/106</td>
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<td>$400,000–$499,900</td>
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<td>18/97</td>
<td>3/139</td>
<td>11/144</td>
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<td>$600,000–$799,900</td>
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<td>14/97</td>
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<td>10/95</td>
<td>2/24</td>
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Monthly home sales*

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<tr>
<td>May 2011</td>
<td>44/$154,444</td>
<td>49/$234,700</td>
<td>33/$300,000</td>
<td>46/$177,691</td>
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<tr>
<td>May 2010</td>
<td>63/$165,000</td>
<td>76/$242,500</td>
<td>43/$325,000</td>
<td>62/$185,495</td>
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Monthly home sales* (As of June 6, 2011)

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<th>Month</th>
<th>78735</th>
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<tbody>
<tr>
<td>May 2011</td>
<td>17/$355,000</td>
<td>7/$224,000</td>
<td>25/$302,500</td>
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<tr>
<td>May 2010</td>
<td>26/$385,000</td>
<td>11/$171,000</td>
<td>16/$310,750</td>
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*Market Data includes condominiums, townhomes and houses.

Property Listings

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<th>ZIP code</th>
<th>Subdivision</th>
<th>Address</th>
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<th>Price</th>
<th>Sq. ft.</th>
<th>Agent</th>
<th>Phone</th>
<th>Agency</th>
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<td>78735</td>
<td>Barton Creek</td>
<td>2205 Wimberly Lane</td>
<td>5br/4ba</td>
<td>$830,000</td>
<td>4,138</td>
<td>Francie Little</td>
<td>468-5753</td>
<td>AvenueOne Properties</td>
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<td>Barton Creek</td>
<td>1908 Wimberly Lane</td>
<td>5br/4ba</td>
<td>$875,000</td>
<td>4,706</td>
<td>Dylan Everett</td>
<td>680-7523</td>
<td>J.B. Goodwin, Realtors</td>
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<td>Governor’s Hill</td>
<td>2300 Barton Creek Blvd.</td>
<td>4br/4ba</td>
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<td>Andrea Winders</td>
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<td>Oak Country Estates</td>
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<td>3br/3ba</td>
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<td>Trailwood Village</td>
<td>4605 Cap Rock Drive</td>
<td>4br/2ba</td>
<td>$309,995</td>
<td>1,682</td>
<td>Charles Runnels</td>
<td>914-0183</td>
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<td>4425 Twisted Tree Drive</td>
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<td>Woods Travis Country</td>
<td>4404 Travis Country Circle</td>
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<td>$204,997</td>
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<td>Richard Cain</td>
<td>794-6601</td>
<td>Keller Williams Realty</td>
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*For more residential real estate listings, visit more.impactnews.com/13243

Residential real estate listings added to the market between 06/01/11 and 06/10/11 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.

Do you know? How many gallons a standard toilet uses per flush?

a. half a gallon  b. one gallon  c. two gallons  d. three gallons

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