



# Courtyard Caller

OFFICIAL COURTYARD NEWSLETTER

Courtyard Homeowners Association, Inc.

August 2005

Volume 4, Number 2

## Greetings Courtyard Homeowners Association Members:

This issue of our newsletter, Courtyard Caller, is being published for the first time by Peel, Inc. of Littlefield, Texas. In the Austin area, Peel, Inc. publishes similar newsletters for the communities of Barker Ranch, Cherry Creek on Brodie Lane, Circle C Ranch, Coventry, Davenport Ranch, Highland Park West Balcones Area, Lakeside Estates, Ridgewood and Westcreek.

In the past, Courtyard Caller has been totally edited, published and mailed by neighborhood volunteers, with the Association paying all out-of-pocket expenses of doing so. Our arrangement with Peel, Inc. should not only be more efficient but will save us the expense as well.

The arrangement is simple – in exchange for the right to sell advertising space in our newsletter, Peel, Inc. will bear the cost of publishing and mailing our newsletter. You can expect advertising content to be up to approximately 50% of total content. And Peel, Inc. has agreed not to sell or otherwise use our mailing list for any other purpose than to send out our newsletter.

We are still, however, responsible for providing and proofing relevant content for our newsletter, which requires volunteer writers and an editor from the neighborhood. Articles from all Courtyard residents are welcome and if you have an idea for one, please contact the editor or a board member.

On a related note, John Mannix has been serving as the Chair of our Communications Committee as well as the editor and publisher of our newsletter for a little over two years and we thank him for his many efforts on our behalf. John has agreed to continue as our editor on a month-to month basis, but we still need volunteers to take over this function. With our new arrangement, preparing our newsletter is greatly simplified and if anyone is interested in volunteering please call me at 794-8346 or 415-9412.

Thank you,

Frank Apgar, President  
The Courtyard Homeowners Association, Inc.

View the Courtyard  
Homeowners Association Newsletter  
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## Reminders:

A hail storm on Mar. 25 damaged the roofs of numerous homes in the neighborhood. If you haven't already, be sure to contact your insurance company for an inspection before the time limit expires.

Call Marilyn Childress, 502-7509, for the park gate and restroom code.

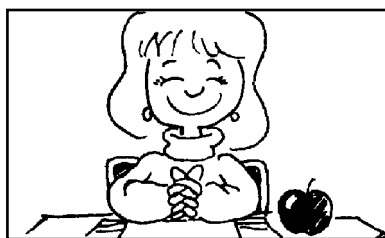
Please be sure to pick up after your pets, bring your trash cans in and keep your garage door closed. Thank you!

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## Courtyard Homeowners Book Club Alert

***We are hoping to form a Tuesday Book Club come fall. Interested?***

We could meet for a buffet salad and ice tea lunch (cost approximately \$6) at the Courtyard Swim and Tennis Club from 11:30 AM to 1:30 PM. Book Club members would choose the books to read but we would start with *Desert Queen* by Janet Wallback. If you are interested or have questions, please call Betty Marshall at (512) 343-8299 after September 1.



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## TxDOT to Replace Low-Water Bridge on 2222

The Texas Department of Transportation (TxDOT) is in the process of designing a new bridge over Bull Creek to replace the existing low-water bridge on 2222 just east of 360 in order to remove 2222 from the floodplain.

The 0.37 mile project from 360 to just east of the County Line would replace the existing bridge and add one eastbound left turn lane at Lakewood Drive.

Currently, the existing low-water bridge floods twice per year on average. The new bridge will be approximately 20 feet higher than the lowest point on the existing bridge and will be above the 100-year floodplain. The new bridge will also increase the water flow of Bull Creek below (south of) the bridge.

This project is budgeted at \$3.1 million and will be 80% funded with federal money and 20% with state money. Additional right-of-way is required and will be 90% funded with state money and 10% with city money.

The most controversial part of the project would require Lakewood Drive to ramp up approximately 19 feet to intersect with the new height of 2222 at the intersection. TxDOT representatives say every effort will be made minimize the removal of trees and the impact on Bull Creek.

The required large retaining wall north of 2222 and east of Bull Creek will be designed in an aesthetically pleasing way.

Construction on the project is planned to start in the 3rd quarter of 2006 and will take approximately 18 months, provided that all utilities are successfully relocated and required right-of-way is purchased. Construction would occur in 3 phases.

The first phase would be the southern section of the project and would take 6 months to complete. There would be no eastbound left turns onto Lakewood Drive during this phase.

The second phase would close Lakewood Drive at 2222 to traffic but would still be open for emergency vehicles. This phase would construct 2222 from 360 to the east end of the bridge and is expected to last 6 months.

The final phase would take 6 months and would do the remainder of the project from the east end of the bridge to the east end of the project. Lakewood Drive, at 2222, would be closed during this phase also.

During all 3 phases of construction, traffic on 2222 will have 2 lanes westbound and 1 lane eastbound open at all times, according to TxDOT representatives.

## Peel, Inc. Printing & Publishing

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Village Creek  
Waterford Harbor  
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## Commercial Development on SE Corner of 2222 and 360

It has come to our attention that the vacant land on the southeast corner of 2222 and 360 may be developed relatively soon. The Board received a Notice of Filing of Application for a Public Hearing on Conditional Use Permit from the City of Austin. This property is owned by Josie Champion and the City's Case Number is SPC-05-0012A.

The applicant is submitting a site plan for a commercial development with other associated improvements. In short, this site plan is for 56,810 square feet of retail space, including a convenience store, in 2 buildings covering 1 acre. The maximum height of 1 building will be 55.5 feet and the other will be 60 feet. There will be 207 parking places for the retail center, which, together with sidewalks, covers another 2.75 acres, bringing the total impervious cover to 3.75 acres.

Directors Mansoor Ghorri (cell, 415-7001) and Bob Nahabit (home, 349-7988, or office, 349-7977) have agreed to spearhead a property owners group to try to negotiate concessions such as restrictions on building height, lighting and noise, and a security fence between the properties. Please call either one of them with any questions you may have.

You may also contact Kathy Haught of the City's Watershed Protection and Development Review Department at 974-2724 with questions about the process but you will need to refer to the Case Number listed above. You can also find information regarding this case at the City's Web site: [www.ci.austin.tx.us/gis/reviewcases/rcase\\_table\\_search.cfm](http://www.ci.austin.tx.us/gis/reviewcases/rcase_table_search.cfm). And for additional information regarding the City of Austin's land development process; please visit [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

As we understand it, this case will be heard by the Zoning and Platting Commission (ZAP) and not by City Council unless ZAP's decision is appealed by an interested party. To appeal a Hill Country Roadway Corridor site plan, which has been approved by ZAP, an interested party would have to identify a specific Code section that the site plan does not comply with to justify the appeal. The appellant would have to prove that the plan did not comply with the Land Development Code.

When scheduled, we will receive a notice specifying the Land Use Commission hearing of this case and the date, time and location of its public hearing, which will be passed on to you. We believe this will happen within the next couple of months, but no later than November 7, 2005, when the application will expire if not acted on or extended.

You are strongly encouraged to participate in this process if you are concerned about this proposed development's impact on your private property, or the association's common property, which shares a common border with the property to be developed where our park land turns west of Bull Creek across from the fire station.

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# COURTYARD CALLER

## Texas Events - August

1-13—WIMBERLEY: Shakespeare Under the Stars Two Shakespearean plays run consecutively. EmilyAnn Theatre. [www.emilyann.org](http://www.emilyann.org) 512/847-6969

2-11—UVALDE: Soaring Contest Uvalde Flight Center. E-mail: [joanne@uvalde.org](mailto:joanne@uvalde.org) • [www.visituvalde.com](http://www.visituvalde.com)

3, 10, 17, 24, 31—AUSTIN: Clifford Antone's History of Blues & Rock 'n' Roll With his personal collection of rare archival video footage and audio recordings along with live musical guests, Antone provides a rare, authentic glimpse into the real people and stories behind the music that made history. One World Theatre, 7701 Bee Caves Road. [www.oneworldtheatre.org](http://www.oneworldtheatre.org) 512/329-6753

4—ROUND ROCK: Main Street Artisan Stroll Talented artists, musicians and performers fill the sidewalks, displaying wares and entertaining strollers from 5 to 9 p.m. Downtown Round Rock. E-mail: [info@mainstreetstroll.com](mailto:info@mainstreetstroll.com) • [www.mainstreetstroll.com](http://www.mainstreetstroll.com) 512/341-8788

5—AUSTIN: Suzanne Vega One World Theatre, 7701 Bee Caves Road. [www.oneworldtheatre.org](http://www.oneworldtheatre.org) 512/329-6753

5, 12, 19, 26—BANDERA: Open Rodeo Begins at 8 p.m. Includes a calf scramble for kids. Twin Elm Guest Ranch. [www.twinelmranch.com](http://www.twinelmranch.com) 830/796-3628

6—AUSTIN: Ford Car Show Open to any and all Ford vehicles, including Mustangs, Thunderbirds, Falcons and trucks. Great Hills Baptist Church, Jollyville Road. 512/266-4912 or 512/658-8312

6—SAN SABA: 3-D Archery Shoot Reisen Park, Hwy. 190 E. 325/372-5795 ext. 2119

6—WIMBERLEY: Market Day Lions Field, FM 2325. E-mail: [lions@visitwimberley.com](mailto:lions@visitwimberley.com) • [www.visitwimberley.com/marketdays](http://www.visitwimberley.com/marketdays) 512/847-2201

6, 13, 20, 27—BANDERA: Cowboys on Main Features cowboys on horseback, strolling musicians, storytellers and more from 1 to 4 p.m. Bandera's Main Street. [www.frontiertimesmuseum.com](http://www.frontiertimesmuseum.com) 830/796-3864

9, 16, 23, 29—BANDERA: Open Rodeo Begins at 8 p.m. Includes a calf scramble for kids. Twin Elm Ranch. [www.twinelmranch.com](http://www.twinelmranch.com) 830/796-3628

10—NEW BRAUNFELS: Comal County Music Show House band and featured artists perform country music. Doors open at 6 p.m. Civic Center, 380 S. Seguin Ave. 830/629-4547

10-13—SONORA: Sonora Outlaw Pro Rodeo Features complete professional rodeo performances by some of the top cowboys and one

of the top stock contractors in the country. [www.sonoratr-chamber.com](http://www.sonoratr-chamber.com) 325/387-2880

12—AUSTIN: Michael Franks Combining elements of pop, rhythm and blues, and jazz, Franks' recordings are a vibrant creative vision. One World Theatre, 7701 Bee Caves Road. [www.oneworldtheatre.org](http://www.oneworldtheatre.org) 512/329-6753

12-13—SONORA: Sutton County Days Includes arts & craft booths, great Texas food, children's rides and games, parade and dance under the stars in a good old-fashioned country fair atmosphere. [www.sonoratr-chamber.com](http://www.sonoratr-chamber.com) 325/387-2880

12-14—MARBLE FALLS: Lakefest Drag Boat Races Drag boats race along a quarter mile. Some boats are capable of traveling more than 200 mph. Show N Shine is from 6 to 9 p.m. Friday. Lakeside Park. E-mail: [nancy@marblefalls.org](mailto:nancy@marblefalls.org) • [www.marblefalls.org](http://www.marblefalls.org) 830/693-2815

13—FREDERICKSBURG: Fredericksburg Saturday Night: American Music in the Texas Hill Country Series of live music concerts features bluegrass, blues, soul, jazz, gospel, Cajun, zydeco and other American music styles. Begins at 5 p.m. Pioneer Museum, 309 W. Main St. E-mail: [gchs@ctesc.net](mailto:gchs@ctesc.net) • [www.pioneermuseum.com](http://www.pioneermuseum.com) 830/997-2835

13—JOHNSON CITY: Farmers & Artisans (Market Day) [www.lbjcountry.com](http://www.lbjcountry.com) 830/868-5700 or 830/868-7684

13-14—AUSTIN: Citywide Garage Sale Includes antiques and collectibles. Palmer Events Center. E-mail: [info@cwgs.com](mailto:info@cwgs.com) • [www.cwgs.com](http://www.cwgs.com) 512/441-2828

14—KERRVILLE: Second Sunday Summer Serenade Enjoy a free concert in the park. Louise Hays Park. [www.kfumcc.org](http://www.kfumcc.org) 830/257-0809

18-20—JOHNSON CITY: Blanco County Fair & Rodeo [www.lbjcountry.com](http://www.lbjcountry.com) 830/868-5700 or 830/868-7684

19-20—TAYLOR: International BBQ Cook-Off Nationally recognized, prestigious family event includes arts & crafts and live music. [www.taylorjaycees.org](http://www.taylorjaycees.org) 512/365-2677

19-21—FREDERICKSBURG: Trade Days More than 300 vendors sell antiques, collectibles, tools, primitives, shabby chic, ranch furniture, crafts, unique clothing and jewelry, food and more. Hours are 9 a.m. to 6 p.m. Friday and Saturday and 9 a.m. to 4 p.m. Sunday. Hwy. 290 across from Wildseed Farms. [www.fbgtradedays.com](http://www.fbgtradedays.com) 830/990-4900 or 210/846-4094

19-21, 26-28—FREDERICKSBURG: Harvest Wine Trail Sixteen Hill Country wineries open their doors. Visitors can travel through newly picked vineyards to wineries filled with the smells of new wine and the excitement of the harvest season. Maps are available by calling the toll-free number. E-mail: [txwines@texaswinetrail.com](mailto:txwines@texaswinetrail.com) • [www.texaswinetrail.com](http://www.texaswinetrail.com) 830/868-2321 or 888/997-3600 Hill Country

19-21, 26-28—JOHNSON CITY: Harvest Wine Trail [www.lbjcountry.com](http://www.lbjcountry.com) 830/868-5700 or 830/868-7684

20—SAN MARCOS: Eddie Durham Jazz Festival San Marcos area citizens and artists pay tribute to a local jazz legacy and one of the most influential Texans in jazz — Eddie Durham. Durham, who contributed greatly to a number of

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- Kelly Peel, 512-589-5471 or [kelly@PEELinc.com](mailto:kelly@PEELinc.com) for ad
- information and pricing.

(Continued on Page 7)

## Texas Events - (Continued from Page 6)

important changes that took place during the 1930s and affected the future of swing jazz music, was born in San Marcos on Aug. 21, 1906. San Marcos Plaza by the river. E-mail: calaboose@centurytel.net 512/353-0124

20-21—SAN SABA: Chamber of Commerce 3-Person Shamble Golf Tournament San Saba Municipal Golf Course on the San Saba River. [www.sansabachamber.com](http://www.sansabachamber.com) 325/372-3212 Hill Country

21—CASTROVILLE: Louis Day Features a church barbecue, arts, crafts, games, bingo, silent auction and live entertainment. Mass is held in the morning at St. Louis Church. Koenig Park on San Jacinto. 830/931-2826

25-28—FREDERICKSBURG: Annual Gillespie County Fair Begins Thursday with the Country Music Showdown at 8 p.m. and the opening of the four-day carnival. Includes agricultural and livestock exhibits, a 10 a.m. Friday parade, dances on Friday and Saturday, mutton busting, horseshoe and washer pitching, arts & crafts, queen contest and more. Gillespie County Fairgrounds, Hwy. 16 S. E-mail: [gcffa@ctesc.net](mailto:gcffa@ctesc.net) • [www.gillespiefair.com](http://www.gillespiefair.com) 830/997-2359

27—AUSTIN: Austin Bamboo Festival Features bamboo plant and crafts for sale, discussions, demonstrations, educational information, tours of the bamboo collection in the Taniguchi Oriental Garden and the opportunity to learn more about growing and using the many species of bamboo that grow in central Texas. Zilker Botanical Gardens. E-mail:

[txbooguru@aol.com](mailto:txbooguru@aol.com) • [www.bamboocentral.net](http://www.bamboocentral.net) 254/593-4012 or 512/929-9565

27—AUSTIN: Keep Austin Weird 5K Open to runners (a timed and certified race), joggers and those wanting to have fun. Includes "Fun Stops" along the way such as Amy's Ice Cream, Oslo, Opal Divines, Bacon & Donuts and surprises. Enjoy a free concert, Fun Zone for children and more. Auditorium Shores. [www.KeepAustinWeird5K.com](http://www.KeepAustinWeird5K.com) 512/448-2336

27—STONEWALL: Lyndon Johnson Remembered Offers a wreath-laying ceremony and remarks to remember President Johnson on the 97th anniversary of his birth. Includes free tours of the LBJ Ranch and refreshments at LBJ State Park and Historic Site. E-mail: [sherry\\_justus@nps.gov](mailto:sherry_justus@nps.gov) • [www.nps.gov/lyjo](http://www.nps.gov/lyjo) 830/868-7128 ext. 244 or 830/644-2252

27-28—STONEWALL: Grape Stomp at Becker Vineyards [www.beckervineyards.com](http://www.beckervineyards.com) 830/644-2681

28—AUSTIN: Austin Chronicle Hot Sauce Festival Amateurs and pros stir up their hottest sauces in a fiery taste-off. Waterloo Park. [www.austinchronicle.com](http://www.austinchronicle.com) 512/454-5766

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