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## IN MY OPINION

DRAGONS UNLIKELY TO BE BURNED  
BY THE HEAT THEY'RE TAKINGCaution travelers: Here  
there be dragons.

SOUTHLAKE — All is not well in the Dragon Nation, now under attack from both east and west.

First, Dallas-based *D Magazine* published an issue with the tongue-in-cheek headline "Why You Should Hate Southlake."

Now, a new restaurant near football rival Aledo is piling on.

The Railhead Smokehouse BBQ in Willow Park opened this week, selling pork ribs alongside T-shirts with the urban social commentary "Life Is Too Short to Live in Southlake."

The gut punch comes just when the No. 1-ranked Carroll High School Dragon football team must defend a 48-game winning streak.

If you're new around here and wondering what to make of all this mysterious, cult-like behavior, let me explain:

1. This is high school football season in Texas.
2. Magazines prefer headlines that sell plenty of magazines.
3. When so many people in a metropolitan area of 7 million spend a week arguing about whether they hate or love one particular city and high school, that's flattering for that city and high school.

After all, nobody on TV or radio was arguing this week about whether to love or hate Eules. Or Allen. Or Sachse.



BUD KENNEDY  
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## What do you think?

To post a comment about this column, go to [www.star-telegram.com](http://www.star-telegram.com).

■ Southlake seems to love *D Magazine's* article, but the cover is still ruffling feathers, 1B

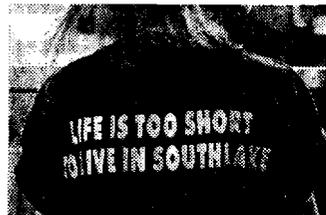
Railhead Smokehouse manager Tana Oakes used to run a clothes shop in Southlake Town Square. She said the T-shirts are a joke: "I definitely don't hate Southlake."

Aledo and Carroll have a long history as sports and academic rivals, and as competitors in the real estate market for families fleeing the big city.

"For years, everybody was moving to either Southlake or Aledo," Oakes said. "Now, we've got a better lifestyle. The T-shirt means that out here, life is slower-paced, the traffic's not as crazy and we have just as good a football team."

Maybe so.

But in recent years, Southlake has been ground zero for Texas high school football, the place where the *Friday Night Lights* might be spot-



"Joke" T-shirt at a Willow Park eatery. S-T/JEFFERY WASHINGTON

lights from ESPN.

*D Magazine* called it Perfect City, U.S.A. and Pleasantville, but it's more like Texas on a Disney movie set. The magazine credited the city's success to winning football coaches and school leaders who stuck to having a single high school, but there's more to the story.

Southlake's success ought to be credited to the 1960s mayors and city councils who annexed miles of farms to build a city around its historic, rural Carroll school.

Carroll could have built two smaller high schools and turned out twice as many valedictorians, twice as many football captains, twice as many drum majors and twice as many yearbook editors. But the city kept one school.

Southlake City Councilman Greg Jones also coaches

peewee football.

"What makes Southlake special is the small-town feeling, where you go to games and see all your friends and everybody you ever knew," he said. "When you get too big and add schools, you lose that."

The Dragons never cut any player, and schedule extra B teams.

"Every kid who wants to play football gets to play," Jones said. "Everyone's a Dragon."

Carroll's football team will visit Dallas in September, playing a Florida team in Southern Methodist University's Ford Stadium.

It's a chance for the Dragon Nation to annex Dallas.

BUD KENNEDY'S COLUMN APPEARS SUNDAYS, WEDNESDAYS AND FRIDAYS. 817-390-7538

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**EULESS**

JESSICA DeLEÓN  
 jdeleon@star-telegram.com

## CITIZENS PATROL HAS A NEW SET OF WHEELS

The Eules Citizens on Patrol group was recently given a new red Dodge Nitro SUV from Allen Samuels Dodge. The 30-member group, which began in Eules eight years ago, regularly conducts patrols in the city. Eules is one of the few chapters that use an official marked car.

**Bike safety tips**

Children can learn to ride safely on city streets at the Eules Bicycle Rodeo and Safety Fair from 9 a.m. to noon Sept. 15 at the Parks at Texas Star, 1501 S. Pipeline Road. The event will include free refreshments and bounce houses. For more information, call 817-685-1666.

**Get rid of crud**

The Crud Cruiser will visit Eules from 9 to 11 a.m. Sept. 29 at the municipal complex, 201 N. Ector Drive.

It will collect hazardous materials and small electrical products, such as computers, radios, VCRs, stereos, clocks and televisions. Space is available for only 125 households.

JESSICA DeLEÓN COVERS EULESS.  
 817-685-3932

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## RALLYING AGAINST A NEW CIGAR TAX

**The owners of a Euless cigar shop want to ensure that federal taxes don't add several dollars to the price of a smoke.**

The owners of a four-year-old Euless cigar shop are trying to prevent the price of puffing from going up.

They're rallying opposition at Town and Country Cigars of Euless against a proposed federal tax increase that could add several dollars to the cost of cigars.



SHLACHTER & CO.

The merchants' complaints are aimed at legislation that would include higher cigar taxes as part of a strategy to pay for children's health insurance nationwide.

"Cigars have always been taxed at a similar rate to a beer or to a glass of liquor, at about a nickel apiece on the federal end," Peacock said.

"Some of the proposals are up to a \$10-per-stick tax."

Large cigars, which are taxed differently than cigarettes, generally cost \$2 to \$30, Peacock said.

The two proposals that have gotten the most traction in Congress call for taxes of \$1 or \$3 per cigar.

"We have an e-mail campaign going with everyone on our e-mail list," co-owner Mike Peacock said. "We have signs up in the shop. We're talking it up to everyone."

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press

# Largest Shopping Centers and Malls

Ranked by total gross leasable area

Rank	Name Address City Postal Code Phone Fax Web Site	Total Gross Leasable Area No. of Stores	Percent of Occupancy Parking Spaces	Year Built Year Last Renovated	Anchor Tenants	Leasing Agent Company Phone	Owner Manager
1	North East Mall 1101 Melbourne Road Hurst 76053 817-589-9603 817-595-4471 simon.com	1,647,000 140	DND DND	1971 2000	Dillard's, JCPenney, Macy's, Nordstrom and Sears	Betty Haas Simon Property Group 817-589-9603	Simon Property Group Steve Bowden
2	The Parks at Arlington 3811 S. Cooper St. Arlington 76015 817-467-0200 817-468-5356 theparksatarlington.com	1,527,878 180	97 7,300	1988 2002	Dillard's, Macy's, Dick's Sporting Goods, Sears, JCPenney, Circuit City, Steve & Barry's and Cheesecake Factory	Steve Hughes General Growth Properties 972-868-6534	General Growth Properties Lorie Lisius
3	Ridgmar Mall 1888 Green Oaks Road Fort Worth 76116 817-731-0856 817-763-5146 ridgmar.com	1,270,813 115	DND DND	1976 2000	Neiman Marcus, Dillard's, Macy's, JCPenney, Sears and Rave Motion Pictures	Clay Walton Macerich 972-386-0321	Macerich/Walton Street Capital Robb Jackson
4	La Gran Plaza 4200 South Freeway Fort Worth 76115 817-922-8888 817-927-1833 lagranplazamall.com	1,100,000 DND	82 DND	DND Under renovation	Burlington Coat Factory, Cinema Latino, CVS Pharmacy, Fiesta Mart Grocery and W.E. Trading	DND DND 817-922-8888	Grupo Zocalo DND
5	Hulen Mall 4800 S. Hulen St. Fort Worth 76132 817-294-1200 817-370-0932 hulenmall.com	940,000 120	95 4,600	1977 1994	Dillard's, Macy's and Sears	Steve Hughes/Kevin Davies General Growth Properties 817-294-1200 ext. 7010	General Growth Properties General Growth Properties
6	Southlake Town Square 1256 Main St. Southlake 76092 817-329-5566 DND southlaketownsquare.com	600,000 121	98 DND	1999 DND	Harkins Theaters, Barnes and Noble, Coldwater Creek, Crate and Barrel, Banana Republic, Williams Sonoma, Pottery Barn, Container Store, Gap, Bombay and Eddie Bauer	Mickey Ashmore UCR Urban 214-526-6262	Cooper and Stebbins DND

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7	Lincoln Square 436 Lincoln Square Arlington 76011 817-461-7953 817-274-5574 lincolnsquarearlington.com	450,000 80	92 DND	1983 DND	Best Buy, Bed Bath & Beyond, Pier 1 Imports, SteinMart, PetsMart, Half Price Books, Gap, Ann Taylor Loft, Nine West, Jones NY, Lane Bryant and Kirkland's	Wyatt Russo The Retail Connection 214-572-8405	DND Pam Dawson
X 8	Shops at Vineyard Village Glade Road at State Highway 121 Euless 76039 214-378-1212 DND DND	420,490 28	97 DND	2007 New construction	Lowe's, Staples, Ross, Marshall's, Bed Bath & Beyond, Shoe Pavilion, PetSmart, Party City and LA Fitness	Charlotte Walley Venture Commercial 214-378-1212	Burk Collins & Company Burk Collins & Company
9	Ridgmar Town Square Highway 183 at Ridgmar Meadow Road Fort Worth 76116 972-250-1486 972-931-0956 retailplazas.com	392,417 33	64 DND	1984 DND	SuperTarget, Sports Authority, Ross Dress for Less, Joann's, PetsMart and Western Warehouse	Chris Gibbons Venture Commercial 214-378-1212	Retail Plazas Inc. DND
10	Gateway Plaza E. Highway 114 at E. Southlake Blvd. Southlake 76092 866-367-7600 DND inlandgroup.com/inlandsw	358,091 35	95 DND	DND NA	Kohl's, TJ Maxx, Bed Bath & Beyond, Old Navy, Office Max and Michaels	David Lewis Lincoln Property Co. 214-740-3347	DND Inland Southwest Management
11	The Village at Camp Bowie Camp Bowie Blvd. between Bryant Irvin Road and Ridglea Blvd. Fort Worth 76116 817-738-5600 817-738-5609 villageatcampbowie.com	269,973 62	75 DND	1940s-1960s 2005	Frost Bank, Baker Street Pub, Pickles & Ice Cream, Starbucks, Eurotazza, Hot Poppy, Ben & Jerry's, Stanley Eisenman Shoes, April Lane Shoes, Baker Brothers and Duce	Mike Geisler, Easley Waggoner Jr., Eric Clayton Venture Commercial Real Estate 214-378-1212	Camp Bowie Interests Maureen Conner, Venture Commercial Management
12	Lake Worth Marketplace Azle Avenue between Loop 820 and Boat Club Road Lake Worth 76135 214-346-0660 214-346-0336 canyonpartnersrealty.com	225,000 18	95 1,029	2006 and 2007 DND	Kohl's, Bed Bath & Beyond, Marshall's and Kirkland's	Jlm Pangman Canyon Partners 214-346-0660	Canyon Partners Judy Davis - Corner Realty
13	Watauga Pavilion North Park Road at Highway 377 Watauga 76148 866-367-7600 DND www.inlandgroup.com/inlandsw	205,223 20	99 DND	DND NA	Pier 1 Imports, Bed Bath & Beyond, Office Depot, Ross Dress for Less, Sports Authority, PetsMart and World Market	David Levinson The Retail Connection 214-572-8448	DND Inland Southwest Management

NOTES: DND - Did not disclose  
 Source: participating companies  
 To be included in this list, please contact listresearch@bizpress.net.

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## D/FW hopes to land retail, commercial development

BY ROBERT FRANCIS  
Fort Worth Business Press

While the Dallas/Fort Worth International Airport has set its sights on new overseas destinations such as Beijing, the airport also has some ideas about creating new destinations of its own.

By the end of the year the airport hopes to award contracts to begin development on Southgate Plaza, a 35-acre mixed use development adjacent to the airport's rental car center.

"We hope to have shovels in the ground by the end of the year," said John Terrell, vice president of commercial development for the airport. "We want it to be a destination-type development, not just a place where people come while they're at the airport. So we're not looking for typical strip-center development. We're looking at something on the order of two hotels, office buildings and seven to 10

restaurants, some nicer sit-down restaurants and a couple of fast, casual-type restaurants."

Terrell said that since 9/11, airports have struggled with how to allow passengers to intermingle with non-passengers.

"It's difficult to do, but an area like Southgate Plaza would allow that to take place," he said.

But Southgate Plaza is just a small piece of D/FW's development plans, according to Jeff Fegan, CEO of the airport.

"We're working on a master plan update for the airport and we've got more than 18,000 acres of land and we have plenty of opportunities to expand," he said.

Terrell said the development of Southgate Plaza is the first step in transforming the way the airport is viewed by the public.

"We're considered by most a connector airport," he said.

"With developments like this we have an opportunity to create D/FW as a destination, not just for people coming to the airport or who work at the airport, but for the whole Metroplex."

According to Terrell, the airport has 6,600 acres of developable land available for commercial and industrial development.

"That's over seven times more land than we have under development today," he said.

The airport will use its Barnett Shale gas-well drilling contract with Chesapeake Energy Corp. as a model for its agreements with developers, Terrell said. The contract calls for at least 20 percent participation by minority-owned or women-owned business participation.

"They've showed it can be done and done successfully, so we'll continue that in our future contracts," he said.

The airport also has its eye on other developments. It would like to develop the 1,800-acre Bear Creek area on the southwest side of the airport into a corporate campus while maintaining the 36-hole golf course there. At an area called Passport Park, at the intersection of Highway 183 and Valley View Lane on the southeast side of the airport, officials would like to see a mixed-use development of off-freeway retail, industrial and office space. At the Foreign Trade Zone area on the airport's northeast corner, there are approximate-

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ly 112 acres remaining for development, Terrell said. The airport is also looking at developments in the Grapevine area.

Most of these developments will be made possible because of transportation improvements in the area, Terrell said.

"Without those improvements, we couldn't commit to these developments," he said.

Among the transportation improvements on the horizon are light rail, commuter rail, upgrades to area roadways and the D/FW Connector project that will be the largest project in the history of the Texas Department of Transportation.

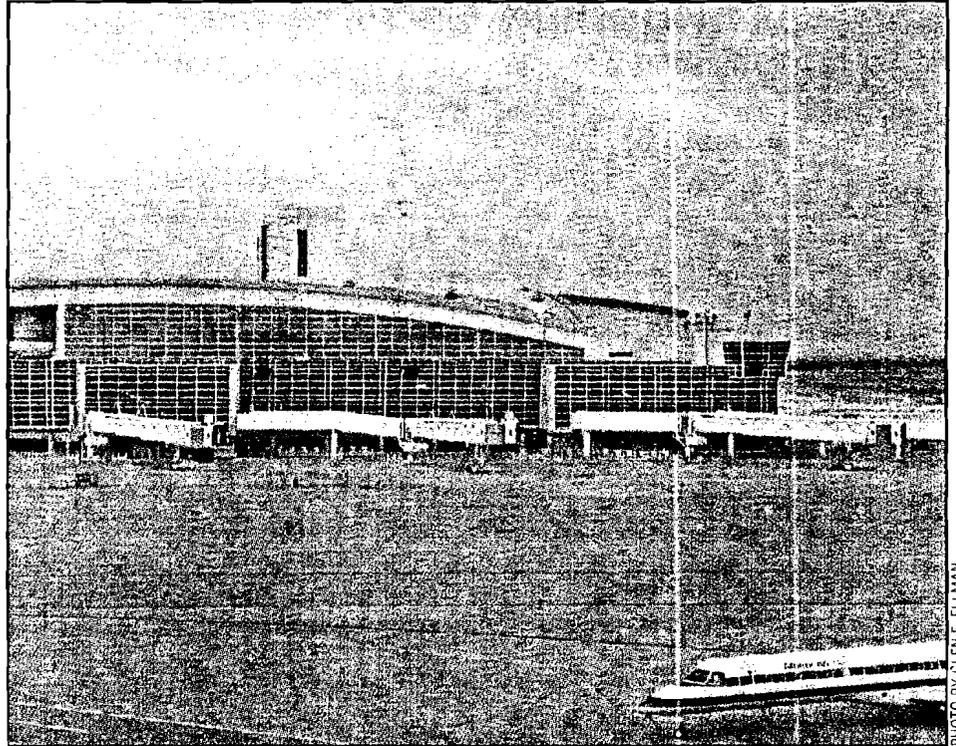
"Over the next 10 years, we'll see some major improvements to access in and around the airport," Terrell said.

All these developments are tied to a concept called "Airport Cities" or "Aerotropolis" that is just gaining traction in the aviation world, according to John D. Kasarda, a professor at the University of North Carolina at Chapel Hill. Kasarda recently visited D/FW to consult with the airport on its master plan.

"Urban economic development is driven by airports," he said. "The 20th century was highway-centric, but I believe the 21st century will be airport-centric."

Kasarda said there are three factors driving this trend: globalization, time-based competition and large, high-speed jet transportation.

"We talk about connectivity making the world flat, but it's really airports that



Terminal D at D/FW International Airport.

make that a fact," he said. "Airports allow that face to face interaction that is key to making the global supply chain work."

Kasarda said that international airports in Dubai and Hong Kong have already recognized this trend.

"Those communities realize that their airports drive development," he said. "In Asia, airports are viewed as a chief competitive asset. Here, I believe they're viewed as an environmental threat to be controlled."

D/FW International Airport is one of the few in the U.S. well-positioned to take advantage of this trend, said Kasarda.

"There is a lot of land to work with and the infrastructure is coming," he said. "That's not true for many airports in this country. Most are landlocked."

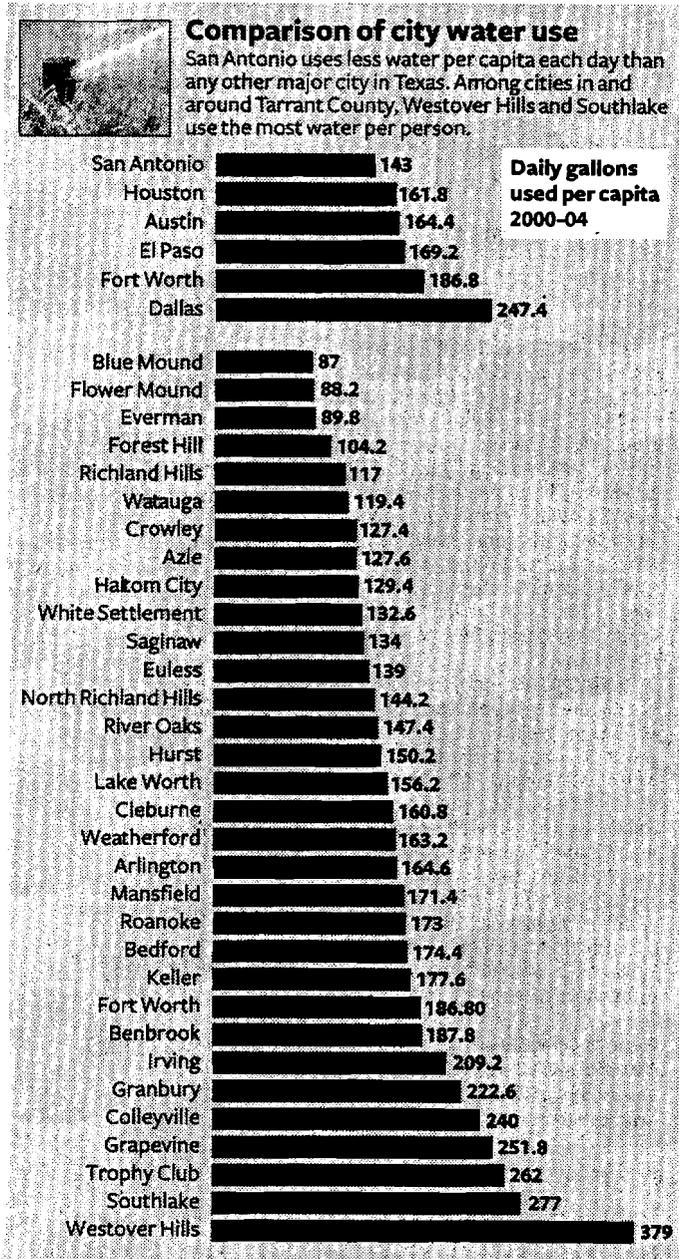
D/FW International Airport will be the host for the Airport Cities World Conference in April of 2008.

Contact Francis at [rfrancis@bizpress.net](mailto:rfrancis@bizpress.net)

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# Conservation: North Texas cities high in water usage



Sources: Texas Water Development Board, City of Fort Worth, various cities STAR-TELEGRAM