Austin City Council is one step closer toward pursuing the largest transportation bond proposition in the city’s history that Mayor Steve Adler said he hopes will transform significant corridors and make meaningful improvements to sidewalks, trails and bicycle facilities.

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“It will have things that are important to everybody,” Adler said.

City drives ahead with $720 million mobility bond

By Amy Denney

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Sources: Austin Board of Realtors, city of Austin, HousingWorks Austin/Community Impact Newspaper
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The available green space and proximity to nature were major factors that brought my family from Williamson County to Southwest Austin more than 10 years ago. A dog and three kids later, I am sure we made the right decision in moving.

As Austin continues to grow however, real estate prices will only go up, and density is prevailing over suburban sprawl. And now, many of those green tracts of raw land we once enjoyed have begun to be developed.

It is my hope these lots will be developed to benefit nearby neighborhoods. But the rapid land value increase in Austin has left this land unaffordable to most residents. It seems as if the only ones who can afford this land are developers and apartment complex owners.

Our July issue features a special look at our local real estate scene. Specifically, one of our front-page stories reports on the evolution of the modern local apartment complex. I've had the opportunity to tour a few of these complexes, and let's just say they are nicer than the boxy apartment I lived in right out of college.

If apartments and development are not for you, you will want to see our other front-page story on the upcoming city transportation bond. I will be especially interested in exactly how many dollars I can expect to flow into District 8, my home district. This first major bond after the formation of the 10-1 City Council should be intriguing.

I hope you find this issue useful and stay tuned as we continue to follow both upcoming development and transportation.
Darlin’ opened at 6507 Circle S Road, Austin, in late April, serving small plates, cheese boards and entrees with alcoholic beverages. Entrees include salads, sandwiches and Cajun fare. 512-814-0999. www.facebook.com/thelittledarlinbar

A Painting With a Twist store opened June 17 in Southpark Meadows at 9600 S. I-35, Ste. 600, Austin. The BYOB art studio lets groups of people age 21 and older share alcoholic drinks and snacks during an art lesson. Painters ages 15-20 are permitted to join the classes if accompanied with an adult. Another Painting With a Twist store in South Austin is located in Oak Hill. 512-710-7928. www.paintingwithatwist.com

Local pizza shop Toss Pizzeria & Pub had a grand opening July 21 at 2901 S. First St., Austin. The restaurant creates thin-crust pies, including a pizza topped with brisket, pickles and onions. The restaurant is open for dinner service from 5 p.m.-midnight with Saturday hours from 2 p.m.-midnight. www.tosspizzeria.com

Confituras, an Austin-based jam and preserves company utilizing locally grown and sustainable food sources, will open a new community kitchen and retail shop this fall at 2129 Goodrich Ave., Austin. Founder Stephanie McClenny plans to include an incubator component to support small, women-owned businesses. www.confituras.net

Residential subdivision Driftwood, located in Driftwood near the Salt Lick barbecue restaurant at 18300 FM 1826, Driftwood, will open

Now Open

1 Austin Craft Realty opened in April at 3401 S. Lamar Blvd., Ste. 3137, Austin, and specializes in apartment-locating services and first-time homebuyer representation. The company aims to be tech-savvy and millennial-friendly while also embracing quality service and the establishment of agent-client relationships. www.austincraftrealty.com

2 Local ice cream food truck Cow Tipping Creamery opened a brick-and-mortar location at 4715 S. Lamar Blvd., Sunset Valley, on June 30. The ice cream shop specializes in Stackers, or layered sundaes made with soft-serve ice cream, including an “It’s Your Birthday” Stacker made with soft-serve, birthday cake crumbs, cake, white chocolate sauce and rainbow sprinkles. 512-538-4039. www.cowtippingcreamery.com

3 The Joint Chiropractic, 9600 Escarpment Blvd., Ste. 930, Austin, opened in early May. Spine-alignment service at the private-pay chiropractic health care provider can be set up without appointments. First-time appointments may take 30 minutes, and follow-up sessions may take five to 10 minutes. 512-309-7825. www.thejoint.com

4 Bar and restaurant The Little

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8 Residential subdivision Driftwood, located in Driftwood near the Salt Lick barbecue restaurant at 18300 FM 1826, Driftwood, will open
in three to five years. The 540-acre Driftwood is expected to include about 100 homes, trails, a vineyard and a town center.

9 Mixed-entertainment venue The Goodnight will open a South Austin location sometime in summer 2017, owner David Goodnight said. The company plans to expand from its original North Austin location to one downtown and another in South Austin on Manchaca Road south of Slaughter Lane. The Goodnight offers games including bowling, full-service dining and bar service. 512-459-5000. www.thegoodnightaustin.com

10 Mariposa Montessori School will open a new campus at 3338 Paisano Trail, Austin, by fall 2017. The school will serve children ages 8 weeks to 12 years old. 512-428-2033. www.mariposamontessori.com

11 Construction began for private preschool Primrose School of Dripping Springs, located at 13823 Sawyer Ranch Road, Dripping Springs, in early July. Owner David Goodnight said the school will open in early 2017. 512-751-1500. www.primroseschools.com

12 Pre-construction sales for townhomes at SoMa Village Homes began July 15. Located at 6800 Manchaca Road, Austin, SoMa Village offers one-to-four-bedroom living spaces. The first phase of construction will be complete in the first quarter of 2017. www.somavillagehomes.com

13 Jewelry and lifestyle concept shop Aro relocated from 2324 S. Lamar Blvd., Austin, to 906 E. Fifth St., Ste. 106, Austin, on July 7. The new location features jewelry pieces from independent and emerging designers as well as a larger selection of clothing, home and apothecary items, and accessories. 512-348-7094. www.shop-aro.com

14 Fried chicken food trailer Ms. P’s Electric Cock closed its 1101 S. Congress Ave. operation ahead of opening its first brick-and-mortar location at 533 W. Oltorf St., Austin, in September. The business specializes in comfort food, including fried chicken, macaroni and cheese, waffles and tacos. 512-912-7778. www.electriccock.com

15 Texas Cycle Werks is relocating by Aug. 1 from its 5300 S. Loop 1, Ste. 501, Austin, location to 5446 W. Hwy 290, Ste. 103, Austin. The locally owned shop carries mountain, road, triathlon and other bicycle varieties at different price points, and offers bicycle tuneups and overhauls. 512-892-2453. www.texascyclewerks.com

16 Cow Tipping Creamery opened on Sunset Valley on June 30 offering birthday cake sundaes. www.cowtippingcreamery.com

17 The Joint Chiropractic is now open in Circle C Ranch, and offers services for back pain. www.thejoint.com


19 Gourmet jam and preserves company Confituras will open a retail shop in the fall. www.confituras.com

Relocations

Amelia’s Retro-Vogue & Relics and record store End of an Ear will relocate from their current spaces at 2213 S. First St. and 2209 S. First St., Austin, respectively. Amelia’s offers vintage apparel and accessories. End of an Ear operated in the South First St. location for 11 years and plans to purchase its own building at a location to be determined in July. www.ameliastravetvogue.com, www.endofanear.com

School Notes

Austin-area public school districts were ranked the third-best in the United States by HomeAlarmReport.com, as announced by Austin ISD on July 11. In the report, AISD and Eanes ISD were cited for having high standards for students and small student-to-teacher ratios. 512-414-1700. www.austinisd.org

Anniversaries

16 Ice cream shop and vendor Austin Scoops celebrated its 10th anniversary in July. Austin Scoops provides original, in-house ice cream at its Circle C location at 9500 Escarpment Blvd., Ste. 900, Austin. In addition to its brick-and-mortar shop, Austin Scoops’ ice cream can also be found at Alamo Drafthouse Cinema and other area restaurants. 512-535-4489. www.austinscoops.com

17 Eco Pharmacy of South Austin celebrated its one-year anniversary June 8 at 2555 Western Trails Blvd., Ste. 103, Austin, inside the South Austin Medical Clinic building. The pharmacy accepts walk-ins as well as phone, fax and electronic prescriptions. 512-519-9248. www.ecopharmacies.com

18 JuiceLand at 4526 West Gate Blvd., Austin, celebrated its one-year anniversary July 3. The West Gate location was the 13th JuiceLand to open in Greater Austin. 512-358-0009. www.juiceland.com

19 Red’s Indoor Range is celebrating its 25th anniversary in August. The gun range, store and classroom has one location in Pflugerville and another in Oak Hill, located at 6200 W. Hwy. 290, Austin. 512-892-4867. www.redsguns.com
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Austin Scoops
Circle C Ranch mainstay celebrates 10 years

By Joseph Basco

Austin Scoops, a local ice cream shop and vendor in Circle C Ranch, celebrates its 10-year anniversary this month, serving cotton candy, birthday cake and roasted marshmallow ice cream at its brick-and-mortar store and in various restaurants in Austin.

But before opening Austin Scoops in July 2006, co-owner Tim Joyner and his wife, Susan, worked in the information technology industry, saving money to eventually retire and open a family-friendly business in Circle C.

Not having prior experience in the ice cream business, Tim said he had to learn not just the industry but also how to own and operate a small business.

“It’s been quite a struggle for 10 years—it’s been difficult,” Tim said. “Any time people ask me about leaving the corporate world to go to a small business, I ask them to think about the time and sacrifice it takes.”

Tim said it has taken Austin Scoops 10 years to get the business “successful and growing” with a clear vision for the future.

“We never seem to have enough staff; we never seem to have enough product, but it’s a fun place to be because we are in an upward trajectory with new customers and opportunities happening,” Joyner said.

Austin Scoops’ regular and seasonal ice cream flavors have been served outside its Circle C store at places including Alamo Drafthouse Cinema.

The Joyners chose Circle C for their store because of the good people and good schools in the neighborhood, Tim said.

“There’s a lot of places we could have gone for half the price, but we wanted to be part of the [Circle C] community,” Tim said. “I think it’s the best decision we have ever made, honestly. I can’t imagine we would still be in business today if he had gone anywhere else.”

Austin Scoops has an always-available assortment of flavors, including vanilla and cotton candy.

Austin Scoops makes dog treats on-site. Premade cakes and ice cream sandwiches for human customers are also available in the freezer at the front of the store.

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Central Texas Food Bank
Nonprofit moves to facility with double the capacity

By Joseph Basco

Central Texas Food Bank celebrated the grand opening of its new, 135,000-square-foot distribution facility in Southeast Austin on July 7. The new facility doubles CTFB’s capacity to serve hungry families and individuals in the Greater Austin area.

Elected officials, including Austin Mayor Pro Tem Kathie Tovo and state Rep. Celia Israel, D-Austin, gave remarks at the grand opening ceremony, stating the organization’s importance in providing food to the needy.

Compared with its former facility at 8201 S. Congress Ave., the new facility at 6500 Metropolis Drive has 2.5 times the amount of dry storage capacity, seven times the refrigeration and freezer capacity, a commercial kitchen and 13 more loading docks.

In the former facility, food was stacked three levels high. The new facility can stack dry food six levels high and frozen food five levels high.

About 60 million pounds of food can be distributed per year out of the new facility, said CTFB President and CEO Hank Perret said.

“This building is our new home,” Perret said. CTFB used fundraising revenue to pay for the $25 million facility.

The newly built facility replaces the former building on South Congress Avenue. The former building is more than three decades old.

Hank Perret, Central Texas Food Bank president and CEO, prepares to load a truck at the grand opening ceremony July 7.

Dry food can be stacked six levels high at the new CTFB facility. Frozen food can be stacked five levels high.

New facility vs. former facility

- 2.5 times the dry food capacity of the former facility
- Seven times the refrigerated and frozen food capacity of the former facility
- Potential annual distribution of 60 million pounds of food compared with 34 million pounds of food in the former facility
- 15 loading docks vs. 2
- Ability to accommodate 150,000 vs. 5,000 volunteer hours per year

The facility’s commercial kitchen features blast freezers, cold rooms, stoves and grills to prepare meals.

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Full English
British-style cafe serves authentic meals

By Joseph Basco

Full English in South Austin, set to celebrate its 6-year anniversary in October, offers customers a British dining experience intended to be unlike any other in the neighborhood.

Guests can have high tea with friends, fish and chips for dinner on Friday evenings, or partake in a Full English ($8): a British breakfast with an egg, British bacon, British sausage, toast, mushrooms and tomatoes.

“The Full English breakfast is quite a special breakfast because with American breakfasts you get a lot of similar things; with Full English breakfasts you get a different sausage and different bacon,” co-owner Alice Bachini-Smith said. “When people who have been to the U.K. come over here, they’ll appreciate that difference because it is not something that is exactly the same anywhere else.”

Co-owner Shadrach Smith added that Full English sources specialized bacon and makes its own British sausage, or bangers, because the restaurant could not find a supplier.

Husband and wife Smith and Bachini-Smith thought of opening a restaurant after customers of their British baked goods at the Sunset Valley Farmer’s Market requested a cafe that serves tea with the food.

In 2010, they opened Full English off Manchaca Road north of Stassney Lane. Bachini-Smith said the neighborhood at the time was not as popular as it is now, and Full English provided a nearby cafe and coffee shop for locals to eat or socialize.

“We thought of opening a place where we would want to go because we live here,” Bachini-Smith said.

For the first few years, the duo worked 60 hours per week trying to get the restaurant to be profitable, Alice said. Now, the restaurant has staff.

Additionally, the restaurant was originally meant to be complementary to the farmers market stand, but the restaurant quickly became more than what the couple could handle, Smith said.

Inside Full English, tables, furniture and decor are all procured from thrift stores and secondhand shops, Bachini-Smith said, evoking a do-it-yourself, improvised punk theme. If a piece of furniture needs to be replaced, then the owners go to a thrift store and get any available furniture, not needing to find an exact replacement of the broken chair or table, Bachini-Smith said, saving costs and adding to the eatery’s D.I.Y. charm.

Full English’s all-day breakfast menu, which includes the Full English meal, also offers breakfast sandwiches, pancakes, pastries and granola. The breakfast food is the reason why most people come to Full English, Bachini-Smith said.

Full English’s high tea ($15 per person), which must be booked 24 hours or more in advance, includes an assortment of tea sandwiches, scones, desserts and tea.

What is a Full English?

Full English’s namesake meal (Full English, $8) includes a British sausage, a piece of British bacon, an egg, mushrooms, tomatoes and toast. Customers can upgrade to the Big British ($12), which adds another sausage, bacon and egg. A vegetarian option ($8) excludes the sausage and bacon and includes an extra egg, baked beans and butter for the toast.

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Transportation Updates

Major projects in the area

Compiled by Joseph Basco

News or questions about these or other local transportation projects? Email us at swanews@communityimpact.com.

Environmental study workshop

1 Oak Hill Parkway
The Texas Department of Transportation held an environmental workshop June 23 at Oak Hill United Methodist Church to inform the public and gather comments about the ongoing Oak Hill Parkway environmental study. The workshop discussed issues including landscaping and potential tree removals. A project team is refining two build alternatives as part of the study, which aims to identify and research potential solutions to bring long-term traffic relief to the intersection of Hwy. 71 and Hwy. 290.

Timeline: environmental study expected to be complete in 2017, construction completion may be in 2022-24
Cost: about $650 million
Funding source: TBD

2 I-35 between Stassney Lane and William Cannon Drive upgrades
TxDOT broke ground June 29 on a 3.2-mile I-35 project from Stassney Lane to William Cannon Drive. Improvements include new bridges at Stassney, William Cannon and Williamson Creek; new on- and off-ramps; improved bicycle and pedestrian paths; and new safety and high-mast lighting. Construction will occur in three phases, beginning with modifying the entrance and exit ramps in the first phase to building the new William Cannon bridge in the third. The improvements are to address traffic congestion on the I-35 main lanes and at area intersections.

Timeline: construction anticipated to be complete by winter 2019-20
Cost: $79 million
Funding sources: Proposition 1

3 Manchaca Road and Slaughter Lane improvements
At the intersection of Slaughter Lane and Manchaca Road, the city of Austin Transportation Department plans to revise right-turn lanes, add raised medians on Manchaca north and south of the intersection, include dual left-turn lanes in every direction of the intersection and other safety improvements. Staff is working on design, 60 percent of which has been completed. The remaining design work is expected to be complete in the summer or fall.

Timeline: design expected to be complete in summer-fall 2016, construction expected to start spring 2017
Cost: $1.5 million
Funding sources: city of Austin

Regional project

1-35 maintenance
TxDOT solicited bids in April for a contract to perform pavement repairs on the I-35 main lanes and frontage roads from Riverside Drive to Wells Branch Parkway. Construction is expected to take two months once the project begins.

Timeline: TBD
Cost: $850,000
Funding sources: TxDOT
South Congress work affects businesses
Employees express frustration with traffic congestion, limited access

By Joseph Basco
A delay of at least a year on finishing a $6.3 million road project on South Congress Avenue from Foremost Drive to Eberhart Lane in South Austin has nearby businesses—some of which are less than a year old—anticipating the project’s completion.

On July 24, construction crews pulled barricades from closed lanes and opened all five lanes.

The Texas Department of Transportation widened the 1.35-mile stretch of Congress from three lanes to five—two in each direction and a center left-turn lane—and adding upgraded drainage facilities, new sidewalks and bicycle lanes.

“The project will enhance safety and mobility for motorists on this heavily-traveled roadway,” TxDOT area engineer Victor Vargas said.

Construction began in October 2014 and was originally scheduled to be complete in fall 2015. The target completion date was updated earlier this year to a late spring completion after traffic was moved to the newly paved side of the road in mid-March.

Project contractor Dan Williams Company will continue working the project until later this summer, according to TxDOT.

Employees in some nearby businesses said they expected the construction to finish in the spring and are wondering why work continues.

“[The construction] has been a nightmare for me,” said Anabelia Berglie, owner of Texas Nails & Music at 6501 S. Congress Ave., Ste. 2-207.

Berglie opened the nail salon in September 2015 in a shopping center built in 2014. Berglie said she was aware that construction started before she opened the business, but she did not expect work to continue near the salon’s one-year anniversary.

Texas Nails & Music had to close Monday hours of operation because of slow business, Berglie said. She added that she is unsure if the salon will be able to stay open.

“It is one thing to try to get people to know that we exist, but the road construction is keeping people away from the area,” Berglie said.

Other local businesses that opened a year or less ago in the center include Yo So Cool and Daylight Dental.

Nearby employees also spoke about how construction moved traffic to one lane in each direction, causing safety and traffic concerns.

Daylight Dental receptionist Gladis Ordaz said traffic on Congress became slow each day from Stassney Lane to William Cannon Drive starting at 3 p.m. because of the limited number of lanes.

“It is hard to get out of the shopping center in the afternoon because of the traffic and the [traffic] lights taking forever,” Ordaz said.
The Texas Department of Transportation broke ground on an extensive $79 million road improvement project on I-35 from Stassney Lane to William Cannon Drive on June 29.

Improvements planned for the 3.2-mile project area include: Reconstructing bridge structures and building new U-turns at Stassney and William Cannon, reconstructing frontage road bridges over Williamson Creek, widening main lanes to incorporate shoulders and extended entrance and exit lanes, reconfiguring ramps, improving bicycle and pedestrian access, and adding new safety and high mast lighting.

The project is funded with money voters statewide approved in 2014. Construction is expected to last through winter 2019-20.

The project is part of an initiative by TxDOT, the Capital Area Metropolitan Planning Organization and the city of Austin called Mobility35. The initiative was conceived in 2011.

At the June 29 ground breaking, state Sen. Kirk Watson, D-Austin, said the group of projects in the Mobility35 program is the largest effort ever to make meaningful improvements to I-35 in Central Texas ever since the road was built more than 50 years ago.

“Collectively, the individual projects will transform 65 miles of I-35 into a smart and efficient highway,” Watson said.
Oak Hill project to uproot trees
Hundreds at risk of removal

By Joseph Basco

Two build options for Oak Hill Parkway, the long term project to relieve traffic congestion at the intersection of Hwy. 290 and Hwy. 71, may remove up to 264 trees from the area, according to an environmental workshop for the project held June 23.

If the Texas Department of Transportation and other local partners choose Option A, which involves placing Hwy. 290 lanes underneath Hwy. 71, then 262 trees could be removed, 231 trees may be undisturbed, and 17 trees may be saved by relocation, according to tree surveys from 2007 and 2015.

In Option C, which places the Hwy. 290 main lanes over Hwy. 71, 264 trees may be removed, 229 trees may be undisturbed and 17 trees may be saved. Meghan Pawlowski of Cox McLain Environmental Consulting said the tree numbers are preliminary and may change as the project designs continue to be refined.

Some of the iconic trees, including the “Grandmother Oak,” will not be affected by the project, Pawlowski said. But trees near Joe Tanner Lane, the Hampton Inn on Hwy. 290 and on Old Bee Caves Road may be affected, Pawlowski said.

“Unfortunately, we can’t save all the trees, Pawlowski said. “For the Joe Tanner trees, there’s no way [to avoid construction on] that road, so those trees are looking like they will be removed from the project area.”

Sky Cinemas set for Belterra Village
Movie theater and bar to open in 2017 near W. Hwy. 290

By Joseph Basco

Developers Crescent Communities and Endeavor Real Estate Group both announced June 20 that Sky Cinemas will be first anchor tenant for Belterra Village, a mixed-use project set to open in Southwest Austin off Hwy. 290 near the Nutty Brown Road intersection in 2017.

Sky Cinemas, from the creators of Violet Crown Cinema, will have 14 movie screens and dining. Sky Cinemas, from the creators of Violet Crown Cinema, will have 14 movie screens and dining.

In contrast with Violet Crown Cinema’s independent, art house and foreign screenings, Sky Cinemas will show wide-release, family and select independent films.

“Sky Cinemas represents our effort to bring the highest-quality cinema experience to growing suburban areas,” Sky Cinemas founder Bill Banowsky said.
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City’s Flood Mitigation Task Force aims to show findings to citizens

Group urges fixes to Austin’s decades-old drainage system

By Joseph Basco

The city of Austin’s recently dis-banded Flood Mitigation Task Force revealed its final report to about 200 people at the South Austin Neighborhood Alliance meeting at the Onion Creek Club on June 28, explaining various recommendations the city of Austin should take to prevent further loss of life because of floods.

The 92-page report, first given to City Council on May 16, includes recommendations such as creating a plan to replace the outdated drainage system within five years, prioritizing city funding and bonds for flood mitigation, and finishing the home buyouts along lower Onion Creek and Williamson Creek. Replacing the drainage system was listed as one of the higher priorities in the report.

South Austin resident Ken Jacob, a member of both the task force and SANA said although the task force has completed its final report, members intend to continue scheduling meetings throughout the city to explain the report results and their importance to lives. The meetings and outreach are taking place before City Council prepares to approve the fiscal year 2016-17 budget, which could contain flood mitigation funding, in September.

Jacob, who was one of two District 5 representatives on the task force, said District 5 Council Member Ann Kitchen organized the council resolution that created the task force in June 2015 and is currently coordinating with state leaders to seek a solution for Central Texas flood mitigation.

“This is a regional problem, not just one for Austin,” Jacob said.

Representation for concerns

A resident of North Austin’s District 7, task force member Dorsey Tidwell said events like the 2013 and 2015 Onion Creek flooding incidents in South Austin could also happen in other parts of the city if no action is taken.

“There are creeks, watersheds and undersized, closed drainage systems all over Austin,” Tidwell said. “Flood ing occurs not just because you’re next to a creek, but because there are stormwater drainage systems that haven’t been upgraded in decades.”

According to the task force, 30 percent of the city’s storm pipes were constructed before 1977. Tidwell said there are not enough resources to upgrade the old pipes while Austin continues to grow.

In District 5, Rollin MacRae said it may cost $100 million or more to repair the city’s old drainage system. In his district, MacRae said the most impact from flooding in Austin has occurred to homes in the Williamson Creek and lower Onion Creek areas, and the city’s program to buy flood-prone homes from residents is not moving at a fast enough pace.

Buyouts for homes along Onion Creek began in 2013, and Williamson Creek home buyouts began in 2015. “The buyout program started soon enough to save hundreds of lives, but it’s still not complete,” MacRae said. “One of the things the task force noticed is that the city has a tedious buyout process.”

Another of the task force’s recommendations is to make public safety the first priority in city budgeting. Task force members acknowledge that flood mitigation may not have the appeal of transportation improvements, but awareness can be sustained by continuing the task force’s post-fi nal report presentations and outreach to council members.

“Let’s keep a light shining on this so people can understand—no one else has to die before we decide to spend money on [flood mitigation],” Dorsey said.

FLOOD MITIGATION TASK FORCE RECOMMENDATIONS

1. City Council should adopt a citywide flood-mitigation prioritization policy based on potential loss of life, general health and safety, and possible property damage. All subsequent City Council policy and budget decisions should be made through this framework. Before increasing fees or calling bond elections, council should undertake a review of the entire city budget, specifically items related to priorities to keep the citizens of Austin safe, and make difficult decisions about how it prioritizes spending and fund the projects to keep residents safe.

2. Funding large capital projects should be accomplished through bonds and available grants, not through the Drainage Utility Fee. The DUF should only be used for smaller capital improvement projects that are less critical and can be accomplished within a reasonable time frame. Further, only capital projects that are identified as mitigating life and safety issues should be funded initially. In other words, nuisance flooding—flooding that only impacts streets and yards—needs to be tolerated in light of the expansive and expensive list of capital projects already identified by the Watershed Protection Department.

3. Bonds should go out to bid starting in 2016. Drainage bonds have not been funded since 2006.

4. The Watershed Protection Department’s operations and maintenance budget should be funded to a sufficient level so as to provide necessary resources for maintenance, including regular clearing and cleaning of creeks and streams, and to provide necessary personnel and resources during flood events.

5. Complete lower Onion Creek and Williamson Creek buyouts as soon as possible and include targeted property buyouts in upper Onion Creek.

Source: city of Austin/Community Impact Newspaper

Flood during the 2015 Memorial Day and Halloween weekends left roads in the lower Onion Creek area submerged and homes damaged.

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City OKs increased homestead exemption

**AUSTIN** Austin taxpayers will find more relief after City Council approved increasing the homestead exemption from 6 percent to 8 percent during a June 29 special meeting.

The increase applies to the tax year starting Jan. 1, 2016, and will cost the city $3.8 million.

Those opposed to the increase said it would hurt lower-income residents and that the city could fund other much-needed services with $3.8 million.

“We know, for example, these after-school programs are running out because 21st-century grants are running out at some of our schools,” District 4 Council Member Greg Casar said. “I think the city would be an appropriate person to take up funding some of those critical after-school programs.”

City Council approves contractor for $6.7M animal center expansion

**AUSTIN** On June 23, Austin City Council approved a contractor to construct an expansion of the Austin Animal Center at a cost of up to $6.7 million.

The center, located off Levander Loop near US 183 in East Austin, is at full capacity, and its overflow space at the Town Lake Animal Center is no longer a viable option after the Town Lake location failed health inspections, according to city documents.

The expansion—which is expected to begin in October and take about a year to complete—will include the construction of a new kennel building, additional parking, storm drainage improvements and landscaping, according to city documents.

“This is addressing a key issue for us,” said Kristen Auerbach, deputy chief animal services officer. “We generally have 50-60 dogs housed at the [Town Lake location], and this reconstruction project is to address that. It’s going to mean all of our animals are kept here on-site.”

Ellen Jefferson, executive director of Austin Pets Alive—which accepts animals from the city shelter’s euthanasia list and prepares them for adoption—said the new kennels will prevent an additional burden being placed on local animal rescue groups.

“We know the city needs a certain capacity to maintain ‘no-kill’ [status], so what that new building does is ensure we don’t lose capacity to save dogs’ lives,” Jefferson said. “They have to have a safe place to be where they’re not in danger of being killed because they ran out of time.”

Jefferson said animal rescue groups are facing high demand because of the breed, weight and age restrictions in place at many housing complexes within the city as well as a seasonal surge of pets in need.

City selects vendor for body cameras

**AUSTIN** City Council selected a vendor June 23 to supply body cameras for Austin Police Department officers after several council members considered moving the decision to August.

The city will contract with Taser International Inc. to supply and support about 1,700 wearable cameras for up to seven years for a total maximum cost of about $12.2 million, according to city documents.

Cameras will be able to record data such as dates, times and officer identification, according to documents.

Some residents who offered testimony on the issue June 23 raised concerns about privacy and the ability of APD staff to handle public information requests for camera footage.

County burn ban in effect through Aug. 10

**TRAVIS COUNTY** On July 12, commissioners unanimously approved a burn ban, which means no outdoor burning is allowed, that is expected to last until Aug. 10.

The vote for a burn ban had appeared on the Commissioners Court agenda for weeks, but no action was taken prior to July 12. County Judge Sarah Eckhardt said in past Commissioners Court meetings that action would not take place at that time because of the late-May rain and ensure wet conditions, but a burn ban in the future may be expected as conditions dry.

Commissioners may vote to extend the burn ban past its Aug. 10 expiration at a future Commissioners Court meeting.

Council member, mayor pro tem resigns

**SUNSET VALLEY** Jeff Burdett, City of Sunset Valley mayor pro tem and city Council member, resigned from his seat June 29.

Burdett could not fulfill the remainder of his elected term because of changes with his employment, according to his letter of resignation.

City Council accepted Burdett’s resignation and chose Council member Marc Bruner as mayor pro tem July 19.
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CALENDAR

July

28 through Aug. 13
Shrek the Musical at Zilker Park
The 58th annual Zilker Summer Musical features “Shrek the Musical,” a performance based on the children’s movie series. The park’s hillside theater hosts performances on Thursday through Sunday nights July 8-Aug. 13th. Attendees can bring blankets, lawn chairs and picnic dinners to the event. 8:15 p.m. Free. The Beverly S. Sheffield Zilker Hillside Theater, 2201 Barton Springs Road. 512-479-9491. www.zilker.org/shrek-the-musical

28 through Aug. 31
Summer at The UMLAUF
Throughout the summer admission to The UMLAUF sculpture garden and museum is free because of funding from local nonprofit Amplify Austin. 10 a.m.-4 p.m. (Tue.-Fri.), noon-4 p.m. (Sat.-Sun.). Free. The UMLAUF Sculpture Garden and Museum, 605 Robert E. Lee Road. 512-445-5582. www.umlaufsculpture.org

29
Friday Flutters
The Lady Bird Johnson Wildflower Center hosts an evening program in which guests learn about Monarch and other types of butterflies found in Central Texas, along with the native plants butterflies prefer. Guests may arrive early and pack a picnic dinner to eat on the play lawn. 6 p.m. (program start). $4.50 (members ages 6-12), $9 (member adults), $10 (nonmember adults). Lady Bird Johnson Wildflower Center, 4801 La Crosse Ave. 512-232-0100. www.wildflower.org

29
Ian Moore concert
Singer-songwriter Ian Moore of Seattle is veteran of the 1990s Austin roots rock scene. He is credited with four Billboard Top 20 hits, seven Austin Music Awards and eight albums. 8 p.m. $20 (online), $25 (at the door). Strange Brew Lounge Side, 5326 Manchaca Road. 512-828-7636. www.strangebrewloungeside.com

30
‘Dale Watson with Ben Rodgers’ concert
Dale Watson, a veteran country music singer based out of Austin, performs with Ben Rogers in the restaurant portion of honky-tonk venue Broken Spoke. 9:30 p.m. Free. Broken Spoke, 3201 S. Lamar Blvd. 512-442-6189. www.brokenspokeraustintx.net

August

06
Native Landscape Maintenance 101
Landscape and garden consultant Colleen Dieter presents a lesson on properly maintaining native plants in Central Texas, which may minimize or eliminate the need for pesticides and may decrease one’s water bills. Dieter founded Red Wheelbarrow Plant Care in 2003, providing consulting services to Greater Austin residents. 10 a.m. Free. The Natural Gardener, 8648 Old Bee Caves Road. 512-288-6113. www.naturalgardeneraustin.com

07
Beatles vs. Stones: A Musical Shootout
Open to all ages, the event hosts two tribute Bands-Abbey Road and Jumping Jack Flash-to play classic hits from the Beatles and the Rolling Stones. 6 p.m. $20 (general admission), $60-$75 (VIP, must be in groups of four). Nutty Brown Cafe and Amphitheater, 12225 W. Hwy 290. 512-301-4648. www.nuttybrown.com

10 and 17
Sound & Cinema
Alamo Drafthouse Cinema and Do512 present an event offering food trucks, live music beginning at sunset

AUG 13
Austin Ice Cream Festival
The 10th annual celebration includes live entertainment, games and activities, such as a homemade ice cream-making contest, a popsicle stick sculpture contest and an ice cream-eating contest. Money raised has benefitted various local charities. 10 a.m.-7 p.m. Free (age 8 and younger), $15 (age 9 and older). Fiesta Gardens, 2101 Jesse E. Segovia St., Austin www.austinicecreamfestival.com

Online Calendar
Find more or submit Southwest Austin events at communityimpact.com/swa.
To have Southwest Austin events considered for the print edition, they must be submitted online by the second Friday of the month.

20
12th Annual Bat Fest
Roadway Productions hosts live music from performers including Blue October, American Authors, Ace Frehley and Warren G. The event also features arts and crafts vendors, a children’s area, food and drinks, and a bat costume contest. The bats may emerge sometime between 7-8:45 p.m. 4 p.m.-midnight. Free (age 8 and younger with an adult), $19 (adult early bird tickets while supplies last), $25 (adult tickets at the gate). South Congress Bridge, 100 S. Congress Ave. 512-441-9015. www.roadwayevents.com/event/bat-fest/

AUG 06
Native Landscape Maintenance 101
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Compiled by Joseph Basco, Cameron Lang and Cathy Welsh
Every story of buying and selling a home is different, but there are many common steps that potential buyers and sellers should be familiar with before embarking on their respective journeys. This guide explains the steps and roles involved in purchasing and selling a home. This information is not a comprehensive look at every homebuying experience, nor is it intended as legal advice.

**DECIDING TO SELL A HOME**

Who's involved: the sellers

Potential sellers may decide to sell their home based on employment changing, needing to upgrade or downsize, or wanting to change locations.

**PREPARATION**

Who's involved: listing agent, sellers

The listing agent and sellers get the home ready to be sold by doing yard work, painting or large-scale repairs. A staging professional can also be hired to help make the home attractive to buyers.

**FINDING A LISTING AGENT**

Who's involved: listing agent, sellers

The first step in selling a home is usually to identify a listing agent. Though some homes are sold by the owners, the vast majority of homes are sold by real estate agents. Sellers often interview agents to see who will best represent their interests.

**DECIDING TO BUY A HOME**

Who's involved: the buyers

Potential buyers need to decide if buying a home is right for them. Many people look at the market and how long they intend to stay in a home when deciding to buy or rent.

**GETTING PREQUALIFIED**

Who's involved: mortgage lender, buyers

The buyers contact a mortgage lender to get prequalified for a loan once they decide to start looking for a home. Prequalification typically involves a phone conversation between the buyers and lenders discussing credit, employment and collateral. The prequalification amount gives the buyers an idea of what they can afford to spend on a home. Buyers can choose which mortgage company they want to use for the prequalification process. A real estate agent often has a list of companies he or she can recommend.
Who's involved: buyers’ agent, buyers
The buyers often use a real estate agent to lead the home search. The buyers’ agent learns the criteria the buyers are looking for, including price, size and location. The real estate agent can set up a search so the buyers know when a home meets their criteria hits the market, and many agents will learn of properties even before they are listed. In Central Texas, buyers should be prepared to move quickly on houses they want to purchase.

Who's involved: listing agent, sellers
The listing agent takes photos and puts them on different listing services along with information such as the home’s listing price, square footage, and number of bedrooms and bathrooms. Some sellers hire aerial photographers to take photos using drones.

Who’s involved: buyers’ agent, listing agent, buyers, sellers
When the buyers find a house they want to pursue, they put in a purchase offer. The buyers’ real estate agent writes up an offer and presents it to the sellers’ listing agent. The listing agent takes the offer to the sellers, who can then accept, counter, decline or not respond. If the sellers deem the offer acceptable, a sale contract is executed.

Who's involved: inspector, buyers’ agent, buyers, sellers, listing agent
Buyers then contact a home inspector. Often real estate agents have a list of potential home inspectors in the area the buyers can use. Depending on what the inspector finds, he or she may recommend other professionals look at the property, such as companies that specialize in foundation repairs, pest control or roofing. The buyers may use the information to negotiate for repairs or a modified selling price, though the sellers are not obligated to agree to the negotiated terms.

Who’s involved: buyers’ agent, listing agent, buyers, sellers
In Central Texas, many homes for sale receive multiple offers. Though this can drive up the price, the sellers may not always accept the highest bid if other potential buyers are offering cash, a quicker closing date or other terms amenable to the sellers. The sellers can counter, decline, ignore or accept the offers presented.

Who’s involved: listing agent, buyers, sellers, buyers' agent
After the buyers perform their due diligence by getting the home inspected, the sellers can respond to any negotiations the buyers may put forth. For example, if the air conditioner needs repairs, the sellers may offer to replace it, reduce the home's list price or ask the buyers to move forward as is. If both parties agree to the negotiated terms, a closing date is set.

Who's involved: lender, lending company employees, appraiser, buyers
The buyers often use the mortgage or lending company they were prequalified with, but they do not have to use the same company. The buyers submit documents necessary to process the loan such as pay stubs and tax returns. The lender submits this information to an appraiser and then the lending company’s closing department. The mortgage company also executes an appraisal. The appraiser determines if the value of the home matches the selling price. Though there are multiple people processing the loan throughout this process, the buyers are typically interacting with the lender.

Who’s involved: title company, listing agent, real estate agent, buyers, sellers, lender
If the financing is approved and the buyers and sellers have agreed upon any negotiations that arise, a closing date is set. The closing process often takes place at the title company, which is responsible for ensuring the documents involved in the closing process are legitimate and provides an agent at the closing. Both the buyers and sellers go through the paperwork, but usually at different times. After the closing process, the buyers may move into their new home.

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Buyers' real estate agent writes up an offer and presents it to the sellers' listing agent. The listing agent takes the offer to the sellers, who can then accept, counter, decline or not respond. If the buyers deem the offer acceptable, a sale contract is executed.

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Hosted by:
By Kara Nuzback

Austin city officials are planning to release a draft of the revised land development code, known as CodeNEXT, in January.

The city has been releasing “prescription papers,” which Project Manager Jim Robertson said summarize staff members’ and consultants’ recommendations on how the new code should address key issues facing the Austin community.

On July 12, the city released a prescription paper on mobility and will release one in September on the city’s fiscal health, Robertson said.

Prescription papers on affordability and on the city’s natural and built environment, which includes environmental concerns such as tree preservation and city parks, are available at www.austintexas.gov/codenext.

“These papers are somewhat of a preview for the code,” he said.

Alina Carnahan, public information specialist for the Austin Planning and Zoning Department, said the city is collecting public input on each prescription paper through CodeNEXT Advisory Group meetings, community walks and online forums, such as Reddit.com.

“A lot of the people who comment on [Reddit] are people who wouldn’t necessarily have engaged any other way,” she said.

Carnahan said staffers are using public input to help craft a draft of the new code.

Robertson said when the draft is released, he would like to give the public four months to review it to ensure the city has provided multiple ways for residents to access, understand and question the draft. “We’re not going to rush that,” Robertson said.

At the same time, Robertson said he does not want CodeNEXT “to be a project that never ends.”

He said he hopes to have draft revisions finished and a final draft prepared for Austin City Council adoption by fall 2017.

Budget, delays

In June a coalition of local housing organizations—grassroots advocacy group AURA, the Austin Apartment Association, the Austin Board of Realtors, the Greater Austin Chamber of Commerce, the Downtown Austin Alliance, Evolve Austin, the Home Builders Association of Austin and the Real Estate Council of Austin—noted delays in the CodeNEXT process and called on the city to follow through on its latest January deadline for a draft code.

“We’ve been patient with these delays,” RECA President Ward Tisdale said. “We expect City Council and staff to meet their most recent deadline.”

In addition to the delays, Assistant Planning Director Matt Lewis resigned June 16 after being the subject of an investigation involving accusations that he mistreated CodeNEXT staffers.

Carnahan said she did not know if the city would replace Lewis, but Robertson has helmed CodeNEXT for more than a year, and he will continue to do so, Carnahan said.

Carnahan said delays occurred because the scope of CodeNEXT widened, and the revision now includes a strategic mobility plan for improving traffic congestion, which was not part of the initial project.

Robertson said it is normal for a years-long project to start small to ensure the city’s arrangements with consultants are successful. CodeNEXT began modestly with $100,000 worth of work, and the scope and cost have increased over time, he said.

City Council has allocated funds for CodeNEXT incrementally since the start of the project, including $1 million in 2013 and $1.6 million in 2014, he said. Funds from the transportation budget were also used for the strategic mobility plan, he said.

Robertson denied CodeNEXT was over budget. He said City Council asked for a substantial revision of the land development code, and the city made no promises on the cost of the project.

Residents can provide input on CodeNEXT prescription papers at www.speakupaustin.org.

The code revision is a result of Imagine Austin, the city’s comprehensive plan, which was adopted in 2012.

THE “TERIBLE TWOs” OCCUR AT ANY AGE!

Typically the “terrible twos” are thought to take place in early childhood, however research is showing there’s a new definition plaguing older adults. The new “terrible twos” refers to: “Too” Much, “Too” Soon, “Too” Fast, “Too” Often and with “Too” Little Rest. Prevention is key to avoiding injury. If injury does occur, here are my Top 5 Recommendations.

1. Cross Train: Rest from running, yet still stay active, by cross training. Bike, swim, row – do anything that minimizes weight bearing or pounding on the feet.

2. Lift Weights: As we age, our ligaments and muscles weaken which puts us more at risk for injury. Weight lifting helps keep muscles and ligaments strong to joints aligned.

3. Strengthen your Core: Your body’s core is the area from which everything stems. By building strength, you will be balanced and avoid overuse in other muscle groups.

4. Stretch: Increasing flexibility in your muscles will avoid tearing and other muscle problems. Try Yoga!

5. Hydrate: Don’t forget to drink more now that it is summer and muscles need water more than anything to help heal.

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Flintco
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Gary Bagelman
GreenEarth Engineering

Samsung Austin Semiconductor
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Grocery Supply Co Inc.
Hall Chiropractic
The Human Potential Center
Hyde Park Baptist Church
Ka-Prow Thai & Sushi Bistro
Lafe T Larsen
The Liberty
The Magellan International School
Melanie McAfee
Milk + Honey
The Montessori Center, Inc.
Mueller Emergency Center
Pineapple Tangaroa
Sarvar Yaghmaie
Satellite Health Central
The Soup Peddler
Spicewood Forest Owners Assoc.
Stratus Realty
Umbrellas and Sunglasses
Vairea Properties
Waterloo Cycles
Wesley Foundation
William A. Dailey, Ph.D., Neuropsychology
Younicos Inc

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A City of Austin Program
A building permit is required to “erect, construct, enlarge, alter, repair, improve, remove, convert, move or demolish” any building or structure within Austin’s zoning jurisdiction, according to the Austin Development Services Department. A trade permit for electrical, mechanical, plumbing or irrigation work is sometimes required depending on the scope of the project.

Texas counties have not been given general zoning authority by the state Legislature. For residents in unincorporated areas of Travis County, building and development permits are required for any manmade changes to real estate, including structures; driveways; septic systems; or mining, dredging, filling, grading, paving, excavating, drilling or division of land.

Sources: Austin Development Services Department, Travis County Permit Office/Community Impact Newspaper

COMPILED BY KARA NUZBACK
DESIGNED BY ANGIE CALDERON
Apartments
Continued from 1 1

As out-of-state transplants continue to flock to Southwest Austin, apartment complex developers are considering the area a lucrative proposition for luxury living.

Luxury apartment complexes, including AMLI Covered Bridge, Ocotillo and The Santal, opened within the past year or plan to open soon.

Representatives from several of the complexes have cited the developments’ proximity to downtown, the area’s major employers, the influx of out-of-state transplants moving to Austin and growing development in the surrounding area as reasons why luxury apartments are a good fit for Southwest Austin.

“We’ve been doing outreach marketing with everyone in the area: Dripping Springs, Hill County Galleria, NXP [Semiconductors NV], ARM [Holdings], and others off of Southwest Parkway,” Ocotillo Community Manager Kim Caracciolo said. “We have a lot of people nearby.”

Why Southwest Austin?
AMLI, at 8715 W. Hwy. 71, opened its first phase for pre-leasing in September, with the first residential move-ins occurring in late October, AMLI Community Manager Brandon Venema said.

AMLI Residential originally sold an apartment complex in the area about three years ago, so AMLI Covered Bridge is the company’s reintroduction into the Southwest Austin submarket, Venema said.

“We’ve seen a surge of local restaurants and businesses enter the Southwest Austin area in the past few years, such as Via 313, and we’re 5 miles from Hill Country Galleria,” Venema said. “We’re also close to major employers, including Austin-based YETI Coolers. They have a complex under construction on Southwest Parkway.”

In front of AMLI Covered Bridge on Hwy. 71 is future space for restaurants, retail and veterinarian Southwest Vet, Venema said. The new retail space will be beneficial for AMLI residents because they will have the experience of a mixed-use environment in the Hill Country, he said.

For Ocotillo, Caracciolo said there is a segment of homeowners who are wanting to move out of houses and into apartments for convenience, but they still want the luxuries that they had in their houses. Future residents interested in Ocotillo have also been out-of-state transplants who are seeking a luxury apartment, she added.

Ocotillo, scheduled to open late this year at 8000 W. Hwy. 290, is being built in an “untouched gem” of an area, Caracciolo said.

“There are other communities here that have been here since 2010, and I feel like there wasn’t much new building going on, so everyone has been taking advantage of that after downtown development was getting dense,” Caracciolo said.

Construction for The Santal, located at 7624 Tecoma Circle near the William Cannon Drive and Southwest Parkway intersection, began in spring 2015. Residents moved into the first phase of the complex Jan. 15, The Santal Community Manager Jennifer Krienke said. The complex has a 30 percent occupancy rate as of July 14, Krienke said.

The Santal owner Stratus Properties plans to build an $80 million mixed-use development at the southwest corner of Southwest and William Cannon named Lantana Place. The mixed-use center is planned to include a Moviewhouse & Eatery, 140,000 square feet of office space, hotels, restaurants and retail.

Addressing the demand for luxury apartments in Southwest Austin, The Santal District Manager Melissa Zanoni said there are many workers in the tech industry moving to Austin from the West and East coasts who were used to paying high prices for apartments compared with Austin prices.

“Southwest Austin is becoming a really strong destination for people wanting to enjoy the features of the Hill Country and the convenience of being close to downtown Austin,” Krienke said.

Zanoni added that residents will be able to be close to downtown without having to pay downtown Austin living prices.

What ‘luxury’ means
Robin Davis of Austin Investor Interests LLC, which tracks apartment data in the Austin and San Antonio areas, said classifying an apartment complex as “luxury” is relative depending on what the complex is being compared with. Some complexes will say they have a media room, which can mean a TV in the clubhouse for one complex or a mini-theater in another, Davis said. Similar comparisons can be made with luxury swimming pools, Davis added.

“In some areas, simply

APARTMENT TRENDS
The following data includes only Class A apartment complexes, or ones built within the past eight years. See the adjoining page for a mapped list of complex locations.

SOUTHWEST AUSTIN

MEDIAN MONTHLY APARTMENT RENT

<table>
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<tr>
<th>EFFICIENCY</th>
<th>1 BEDROOM</th>
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768

SQUARE FEET
Average size of a one-bedroom unit

1,153

SQUARE FEET
Average size of a two-bedroom unit

1,386

SQUARE FEET
Average size of a three-bedroom unit

OTHER POPULAR AMENITIES INCLUDE:

- On-site BBQ grills
- Nearby jogging trails
- Walk-in closets
- In-unit washer & dryer
- On-site business center
- Built-in bookshelves

AVERAGE COST PER SQ. FT.

| 1 BEDROOM | $1.46 |
| 2 BEDROOM | $1.76 |
| 3 BEDROOM | $1.76 |

Source: Austin Investor Interests LLC/Community Impact Newspaper

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Though luxury apartment developers have built in Southwest Austin for years, an influx of newer complexes have been built since 2015.

**A M L I C O V E R E D B R I D G E**
8715 W. HWY. 71
www.amli.com

**B E L L A U S T I N S O U T H W E S T**
3601 SLAUGHTER LANE
www.bellapartmentliving.com

**B E L L Q U A R R Y H I L L**
7000 OLD BEE CAVES ROAD
www.bellapartmentliving.com

**C A M D E N C E D A R H I L L S**
4100 SLAUGHTER LANE
www.camdenliving.com

**L A N D M A R K C O N S E R V A N C Y**
9301 OLD BEE CAVES ROAD
www.landmarkconservancy.com

**M A R Q U I S A T B A R T O N T R A I L S P H A S E 2**
5501 S. LOOP 1
www.marquisatbartontrails.com

**T H E S A N T A L**
7624 TECOMA CIRCLE
www.thesantal.com

**S U R 5 1 2**
5010 S. CONGRESS AVE.
www.livesur512.com

*This list is not comprehensive.*

Source: Austin Investor Interests LLC/Community Impact Newspaper

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www.AustinSeniorHelp.com

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having an A/C [unit] is a luxury, versus others it is a door-man and valet parking along with the finest of amenities and services [that] is a comparable luxury,” Davis said. “However in Austin, a luxury asset would have granite or premium countertops, stainless steel and premium appliances, upper-end flooring, a resort-style pool, a state-of-the-art fitness room, garage parking, a game room, media room and social lounge.”

**Local luxury amenities**

AML’s second phase of pre-leasing began in June with the final building completion set for the end of July. Monthly rental rates for the 330 units at AMLI range from $1,230-$2,870.

AML’s amenities include swimming pools with lounge areas, a fitness center, granite countertops, plank flooring, USB outlets for charging electronics, open green space, a hike and bike trail, and views of the Hill Country.

Ocotillo, managed by Grey-star, is planned to have 308 units and 11 residential buildings when it opens in late 2016. Monthly rental rates will range from $1,065-$2,195.

Amenities at the property include a clubhouse, fitness center, swimming pool, dog park, covered parking, granite countertops, stainless steel appliances and Hill Country views.

The Santal, managed by Capstone Management, has 236 units in its first phase and 200 units in the second. The first phase is now open, and the second phase is scheduled to open in 2017.

Amenities at The Santal include a dog park, gated access, a swimming pool with grill and lounge areas, a fitness center, Nest thermostats, hickory hardwood floors, quartz countertops, 17-foot vaulted ceilings and sound-insulation features. Monthly rental rates at The Santal range from $1,399-$2,599.

Live music isn’t the only reason people move to Austin.

Austin Independent School District is reinventing public education.

It’s enrollment time! austinisd.org
Southwest Austinites not wanting to travel far for vacation can explore surrounding area attractions and restaurants instead of leaving Central Texas. Nearby towns such as Driftwood and Dripping Springs offer winery, dining and swimming destinations. This list is not comprehensive.

**Rest**

**BEAR CREEK RETREAT**
13813 Carpenter Lane, Manchaca
512-689-7848
www.bearcreekretreat.com/index.html
**COST:** main house: prices start at $395 per night for four guests; cottage: $155 per night (two night minimum)
About 20 minutes from downtown Austin, Bear Creek Retreat offers a main house for groups or families looking to get away as well as a cottage for smaller parties looking for a quiet weekend.

**BELLA NIDO LLC BED AND BREAKFAST**
23351 FM 150, Driftwood
512-584-5188
www.bellanido.com
**COST:** varies by booking date
Bella Nido Bed and Breakfast is located in the heart of Texas Hill Country. It offers six different private suites, and each includes a private bath.

**SAGE HILL INN ABOVE ONION CREEK**
4444 W. FM 150, Kyle
512-920-6405
www.sagehill.com
**HOURS:** varies by booking date
**COST:** rooms start at $320 per night
This boutique Texas inn and spa intended for optimal relaxation offers 10 individual rooms as well as four private cottages and two luxury suites. All rates include a hot breakfast and a three-course dinner.

**SOUTH CONGRESS HOTEL**
1603 S. Congress Ave., Austin
512-920-6405
www.southcongresshotel.com
**HOURS:** 24-hour concierge
**COST:** varies by booking date
Located on Austin’s famous South Congress Avenue, the newly renovated South Congress Hotel offers in-room spa treatments, a rooftop pool and bar, and in-room dining from Cafe No Se.

**Eat & Drink**

**THE BARBER SHOP**
207 Mercer St., Dripping Springs
512-829-4636
www.barbershopbar.com
**HOURS:** Mon.-Fri. 3-11 p.m., Sat. 2-11 p.m., Sun. 2-8 p.m.
A former garage and barber shop has been transformed into a brew-pub serving craft and international beer as well as wine.

**DEEP EDDY VODKA DISTILLERY**
2250 E. Hwy. 290, Dripping Springs
512-994-3534
www.deepeddyvodka.com
**HOURS:** Thu.-Sat. 11 p.m.-5 p.m., Sun. noon-5 p.m.
**COST:** brewery tours are free
Premium vodka maker Deep Eddy Vodka Distillery makes original and flavored vodka, including sweet tea vodka and peach vodka.

**JESTER KING BREWERY**
13005 Fitzhugh Road, Bldg. B, Austin
512-537-5100
www.jesterkingbrewery.com
**HOURS:** Fri. 4-10 p.m., Sat. noon-10 p.m., Sun. noon-9 p.m.
**COST:** brewery tours are free
Jester King Brewery specializes in farmhouse beers such as wild ales and spontaneously fermented
beers. The brewery is in close proximity to pizza restaurant Stanley’s Farmhouse Pizza.

**SALT LICK BBQ**
18300 FM 1826, Driftwood
512-858-4959
www.saltlickbbq.com

**HOURS:** Mon.-Sun. 11 a.m.-10 p.m.

The Driftwood barbecue institution serves guests family-style meals, plates, sandwiches and meat by the pound.

**TWISTED X BREWING**
23455 W. RR 150, Dripping Springs
512-829-5323
www.texmexbeer.com

**HOURS:** Thu.-Sat. noon-9 p.m., Sun. noon-8 p.m.

**COST:** brewery tours are free

This brewer of “Tex Mex Beer” offers a tasting room and brewery tours.

**SIGHTSEE**

**FALL CREEK VINEYARDS AT DRIFTWOOD**
18059A FM 1826, Driftwood
512-858-4050
www.fcv.com

**HOURS:** Mon.-Sat. 11 a.m.-7 p.m., Sun. noon-5 p.m.

**COST:** $25 (wine and food pairing)

Formed in 1975, Fall Creek Vineyards offers wine tastings, small food pairings, a gift shop, tours and group tastings.

**SLOWPOKES WINERY TOURS**
100 Commons Road, Dripping Springs
512-214-4593
www.slowpokes-winery-tours-and-excursions.com

**HOURS:** Mon.-Sun. 10 a.m.-6 p.m. (pool)

**COST:** free (age 3 and younger, pool); $5 (ages 4-12, seniors age 60 and older, veterans and service members); $9 (ages 13-59)

Water from Jacob’s Well comes from the Trinity Aquifer below ground.

The area is surrounded by limestone cliffs, a vegetated bank and a riparian area along the creek.

**JACK’S WELL NATURAL AREA**
1699 Mount Sharp Road, Wimberley
512-214-4593
www.co.hays.tx.us/jwna.aspx

**HOURS:** Mon.-Sun. 10 a.m.-8 p.m.

**COST:** free (age 3 and younger); $5 (ages 4-12, seniors age 60 and older, veterans and service members); $9 (ages 13-59)

The Wildflower Center is home to about 650 native Texas plant species planted in gardens, meadows and nature trails. The center also regularly hosts special events and classes.

**ROY KIZER GOLF COURSE**
5400 Jimmy Clay Drive, Austin
512-444-0999
www.austintexas.gov/department/roy-kizer-golf-course

**HOURS:** Mon.-Sun. 6 a.m.-8 p.m.

**COST:** $28 (regular round, Mon.-Thu.); $34 (regular round, Fri.); $37 (regular round, Sat.-Sun. and holidays); $22 (evening round, Mon.-Thu.); $24 (evening round, Fri.); $26 (evening round, Sat.-Sun. and holidays); check website for more pricing information

Roy Kizer Golf Course offers a links-style layout for all skill levels. The course is named after Roy Kizer, a golf superintendent at Lions Municipal Golf Course from 1937 to 1973.

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Mobility bond
Continued from page 1

but it may not be the same things,” Adler said. “... This package is judicious in the projects it picks but also actually will enable the community to move forward on those things that it has spent years planning.”

Putting plans in place
Adler’s proposed bond package would allocate the majority of funds—$482 million—toward implementing the city’s seven completed corridor studies on Airport Boulevard, Burnet Road, East Riverside Drive, Guadalupe Street, Martin Luther King Jr. Boulevard, and North and South Lamar boulevards.

Moving forward on these plans would increase vehicle throughput, improve congestion, enhance transit, and make communities more complete and walkable, Adler said.

“If we really want to make the city affordable, then we have to lower housing costs and we have to lower transportation costs,” he said. “Those are the two biggest costs that people pay.”

The bond package would also dedicate $55 million to implement the sidewalk master plan and other safe routes to schools; $30 million for the urban trails master plan, $20 million for the bicycle master plan, $15 million for the Vision Zero master plan, and $17 million to upgrade substandard streets and other capital improvements.

For areas of the city near the corridors, Adler proposed dedicating $101 million toward improvements to regional roads, including Old Bee Caves Road near the Y at Oak Hill.

Funding the bond

Voters last considered a transportation bond proposition in November 2014 but defeated it by 57 to 43 percent. That proposition would have authorized the city to sell $600 million on bonds to fund a 9.5-mile urban rail line and would have used $400 million in nonvoter-approved state highway bonds for regional projects.

If voters approve the $720 million bond proposition this November, the city would use $250 million of its existing debt capacity to finance the bond. The city would then issue bonds for the remaining $500 million, requiring an increase to the debt service portion of the tax rate by 2.1/4 cents.

Greg Canally, the city’s deputy chief financial officer, said he estimates the increase could be in half-cent increments over eight years with the first increase occurring in fiscal year 2017-18. By spreading out the tax rate increases, he said, this will put some of the tax burden on future residents.

“It’s one of the trade-offs we make when we live in a community,” he said. “We want to make sure we do [tax rate increases] in an equitable fashion because future residents will benefit from those improvements, too.”

The financial impact on voters would be $56 annually, or less than $5 per month, based on a median-valued home of $250,000, Canally said.

The city usually has a general bond election every six to eight years for various projects, including housing, libraries, parks and transportation, capital program consultant Susan Daniels said. Since 1998, voters have approved $638 million in transportation bonds. Bonds from 2010 and 2012 are still active, she said. Transportation bonds usually take longer to implement because projects are typically funded in phases, Daniels said.

“It’s really important for projects to keep some momentum moving forward,” she said. “In the 2012 program, we had a design bucket [of funding] for the intent of getting [transportation] projects through another phase of development.”

‘Go big’ on transportation

The city typically creates a citizens bond advisory committee to spend about a year creating a bond package. But with a quicker timeframe for pursuing a bond in 2016, the council hosted Mobility Talks this spring to gather public input.

A lack of a more vetted process caused concern among other council members. “If we were going to make a bond substantially different, I think it’s best that we go through another phase of development,” Adler said.

Adler said the community has been discussing the corridor plans for six years.

“I feel that what we’ve proposed has been vetted—and vetted a lot over a very long period of time and involving thousands of members of our community,” he said. “So I heard my colleagues saying the process felt rushed, but I disagree with that because the things we were proposing were the things that have already been vetted by the community.”

During his conversations with the community, Adler said stakeholders—pedestrian, bicycle and transit advocates as well as business owners and area chambers of commerce—told him to “go big” on the bond and specifically implement the corridor plans. About half the city’s population lives within 1.5 miles of one of the corridors and about one-third live within a half-mile, he said.

“We wouldn’t be able to complete all of the corridor work, but I also think there’s going to be an opportunity to leverage the money we have with developments that are going to be occurring,” he said. “Everything points to the corridors,” Adler said. “If we were going to make a significant investment in transportation, everything that this city has done points to that place.”

Citing concern about the lack of regional projects in South Austin, District 5 Council Member Ann Kitchen advocated for more corridor planning funding throughout South Austin. Although her amendment to the mayor’s proposal was not approved June 23, the proposal did include funding for another corridor plan somewhere in the area.

“I’m optimistic we can make a few changes to the language in August that will represent a better balance for South Austin,” she said. “… The interest is there among council members to have balance across the city; we’re just not quite there yet.”

She said South Austin residents told her roads needing improvements include William Cannon Drive, Slaughter Lane, Manchaca Road, South First Street and South Congress Avenue, some of which are also identified in the city’s Imagine Austin comprehensive plan as priorities.

“South Austin is a large area, and we need the flexibility to identify the most appropriate roads and significant dollars to make improvements,” she said.
## Recent Property Listings

<table>
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<tr>
<th>ZIP code</th>
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<td>3b/3ba</td>
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<td>Moreland Properties</td>
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<td>Michelle Turquiose</td>
<td>Engel &amp; Völkers Austin</td>
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<td>Keller Williams Realty</td>
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<td>Travis Country</td>
<td>5301 Moon Shadow Drive</td>
<td>4b/3ba</td>
<td>$519,900</td>
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<td>Shay Hargus Webb</td>
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## Recent Property Listings

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