As legality evolves, the CBD market booms in Austin

BY OLIVIA ALDRIDGE

Reliv Organix, Greenbelt Botanicals and Green Herbal Care are a few of the businesses South Austinites might have noticed popping up around town over the past few months, all selling the ever-more-popular wellness product CBD, or cannabidiol.

CBD is a substance derived from either marijuana or the related hemp plant, which has significantly less of the psychoactive component tetrahydrocannabinol, or THC.

What might be surprising to some, considering the ubiquity of such stores, is that these CBD retailers may not until recently been operating legally.

Commercial CBD, derived from hemp, is only now poised to become widely legal in Texas. The state Legislature in May voted to pass House Bill 1325, allowing Texas farmers to grow hemp and making the sale of products like CBD oil legal, so long as the product contains less than 0.3% THC. With approval from the governor’s desk June 11, the already numerous CBD-specializing shops in the Austin area, including at least seven in South Austin, will be legal in

CONTINUED ON 42

Manchaca-Menchaca debate continues as lawsuit advances

Name change could come at a cost for locals

BY NICHOLAS CICALE

Whether you have called it “Man-shack,” “Man-chac,” “Man-cha-ca” or “Men-cha-ca” Road during your time in South Austin, the Austin road with the town of Manchaca at its southern end has a confused naming history.

Currently spelled as Manchaca Road, the city of Austin voted Oct. 9 to change the road’s name to Menchaca Road in honor of Jose Antonio Menchaca, a military captain in the Texas Revolution and a San Antonio mayor pro tem in the 1830s. According to the city, the change corrects a decadeslong misspelling of the road’s namesake.

However, the name change was put on hold when a lawsuit—filed Nov. 13 by nine individual Manchaca Road

CONTINUED ON 54
First we saved his life. Then we helped save his life’s dream.

Stephen Moore dreamed of competing in the Strongman competition. Then a drunk driver almost killed him. Watch his story at stdavids.com.
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A healthy dose of local content

Each June, Community Impact Newspaper compiles our Health Care Directory. This special edition is one of our signature issues that we plan well in advance to make sure we deliver our readers the most pertinent and up-to-date information regarding health care in your community.

Community Impact Newspaper’s Health Care Directory includes extensive, unbiased and useful coverage showcasing the timeliest of topics in local health care, including statistics and maps listing area hospitals, urgent cares, clinics and emergency rooms as well as physicians in the fields of pediatrics, family practice, internal medicine and OB-GYN.

In this edition, Reporter Olvia Aldridge takes a look at the increasingly popular CBD oil trend and the legalities and usages of this medicinal product. Aldridge speaks with local merchants in the area and also explains the future of CBD oil in Texas.

Among our traditional content this month and also on the front page, Editor Nicholas Cicale looks at the latest involving the lawsuit to change the name of Manchaca Road to Menchaca Road. The article takes a look at how the change could impact local business owners and the history of the Manchaca name in South Austin.

We hope that you enjoy this special issue and find it useful and informative.

ASK THE EDITOR

Does Austin ISD’s regional planning map show proposed boundary changes?

In May, as part of the district’s school changes process—which will create scenarios to optimize facilities and programs—Austin ISD introduced a regional planning map, splitting the district into five east-to-west regions.

Although the map may have grouped together schools with others that currently do not share feeder patterns or programming, according to the district, the planning maps do not suggest any proposed boundary changes.

At a May 29 boundary advisory committee meeting, Executive Director of Planning Beth Wilson said the regional planning map is a way for district staff to divide the district to analyze proposed changes and look at resources region to region. She said the map would be used to assess equity, facilities and programs available in each region.

While boundary changes and school closures are still likely to come out of the school changes process, scenarios outlining proposed changes likely will not be introduced to the district’s board of trustees until August.

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**IMPACTS**

Businesses that have recently opened, are coming soon, relocating or expanding

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**NOW OPEN**

1. **Austin Java** opened a new location May 13 at the Austin-Bergstrom International Airport cell phone lot, 2901 Spirit of Texas Drive, Bldg. B, Ste. 100, Austin. The local cafe chain now has six locations in the Austin area, and the airport shop will serve coffee drinks and has a full bar. www.austinjava.com

2. **Code Ninjas**, a martial arts-themed coding center that teaches children to code through the use of video games, opened May 20 at 9911 Brodie Lane, Ste. 650, Austin. This will be the first Austin location for the Houston-based company. Code Ninjas’ services are geared toward kids between the ages of 7 and 14. Participants will start out as “white belts” and eventually become coding “black belts” while building apps and taking on other coding projects. 512-522-0707. www.codeninjas.com

3. **Insperity** opened a second district office May 13 at 2700 Via Fortuna Drive, Ste. 450, Austin. The national company offers human resources and business performance solution services, according to a news release. Mark Benavidez, who has served in leadership roles for companies including Dell, will be the location’s district manager, according to the release. 737-242-5250. www.insperity.com

4. **Marine Layer**, a California-based clothing brand, opened a new store March 12 at 1333 S. Congress Ave., Ste. 130, Austin. The company, which sells “absurdly soft clothes” for men, women and children, also has a location at the Domain, 512-291-7010. www.marinelayer.com

5. **South Austin Beer Garden** opened May 21 at 10700 Manchaca Road, Austin. The project, which is located in a blue house that has been renovated, is owned by David Pearce, Ryan Thomas and Christopher Cantu and offers 53 beer taps as well as other taps for wine, cocktails and nonalcoholic options, according to a news release from the business. A full menu of non-tapped alcoholic and nonalcoholic options is also offered. The venue is also pet-friendly and offers on-site parking. The business offers a 10% discount for those who drive and from the venue using a ride-hailing option. 512-699-5756. www.southaustinbeergarden.com

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**COMING SOON**

6. **Bouldin Creek**, a 165,000-square-foot office project with a rooftop deck and 2 acres of green space planned for 2043 S. Lamar Blvd., Austin, broke ground in March. The building is being developed by Austin-based Manifold Real Estate and the Austin office of OakPoint Real Estate; it is slated to open in summer 2020. www.manifoldre.com, www.oakpointre.com

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**ANNIVERSARIES**

7. **Painting With A Twist** celebrates five years in South Austin at 6705 W. Hwy. 290, Ste. 501, Austin, this July. The business allows customers to bring wine and snacks to painting lessons and leave with a piece of artwork. 512-892-7928. www.paintingwithatwist.com

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**NEW MANAGEMENT**

8. **Charles Laird** has been hired as the new chief executive officer of St. David’s South Austin Medical Center, replacing predecessor Todd Stewart. Laird began his duties as CEO on May 1. Prior to stepping into this role, Laird served as CEO of Menorah Medical Center in Overland Park, Kansas, and has also served in executive roles at Houston-area medical facilities. St. David’s South Austin Medical Center is a St. David’s HealthCare facility with a Level II trauma center and a bone marrow transplant program as well as

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many other general and specialty services. It is located at 901 W. Ben White Blvd., Austin. 512-447-2211. www.stdavids.com

COMPiled by OLIVIA ALDRIDGE and NICHOLAS GICALE

News or questions about Southwest Austin? Email us at swannews@communityimpact.com.

EXPLorATIONS

Critter Ridder, a business specializing in the humane removal of wild animals, such as raccoons, bats and snakes, has expanded its services this year to include home repairs and maintenance. The business now offers roof repair and replacement, painting, fencing and gutter work, attic insulation and more. Interested customers can call to receive a quote on their desired project. Critter Ridder is located at 7374 Jaborandi Drive, Austin. 512-574-2386. www.critterridderext.com

The Macy’s location at Barton Creek Square Mall, 2901 Capital of Texas Hwy., Austin, has expanded to include a Macy’s Backstage, which sells discounted merchandise, on the second floor of its existing store. The 14,000-square-foot Backstage space opened April 13. 512-329-2300. www.macysbackstage.com

Rose Dental Group’s Southwest Austin office added Dr. Chelsea Martin to its staff May 10. According to the dental group, Martin earned her bachelor’s degree in biology from Texas A&M University and received her doctor of dental surgery degree from the University of Texas School of Dentistry in Houston. Rose Dental is located at 6211 W. William Cannon Drive, Austin, and provides routine dental exams, dental hygiene cleanings and other dental procedures. 512-288-4447. www.rossedental.net

RELOCATIONS

Edward Jones, financial adviser Jonathan Bryan relocated his office to 4009 Banister Lane, Ste. 235, Austin, on March 8. Bryan’s office was previously located at 6001 W. William Cannon Drive in Southwest Austin. 512-494-4738. www.edwardjones.com/jonathan-bryan

HealthFirst Spine & Wellness relocated to 6012 W. William Cannon Drive, Ste. 102A, Austin, in the Oakwood Commons complex June 10, with a grand opening June 15. Previously located at 5815 W. William Cannon Drive, Ste. 101A, the chiropractic care center offers a range of services, including cold laser therapy, digital posture analysis and rapid release therapy. Care is provided by Drs. Brad and Nicole Holden. 512-301-5996. www.wellnessforaustin.com

Jump Gymnastics relocated its South Austin location at 2519 Manchaca Road to a new space at 6800 West Gate Blvd., Ste. 111, Austin, in May. The children’s gym, which is owned by husband-and-wife team Natalie and Randy Egan, also has a location in North Austin. 512-593-6226. www.jumptaustin.com

RENOVATIONS

The Omni Barton Creek Resort & Spa, located at 8212 Barton Club Drive, Austin, celebrated a ribbon cutting for its $150 million renovation project May 21. Renovations include a new event pavilion, a grand ballroom, six meeting rooms and additional pre-function space in the new conference center. Existing rooms have also been remodeled, and improvements were added to the property’s golf course. In August, a new 493-guestroom tower was completed. 512-329-4000. www.omnihotels.com/hotels/austin-barton-creek

EDUCATION NOTES

Austin ISD on May 20 approved the hiring of Principal Chaolin Chang at Joslin Elementary School. Chang is a former principal at a Houston-based magnet school and prior to working in Houston was an AISD assistant principal, according to a news release by the district. Joslin is located at 4500 Manchaca Road, Austin. 512-414-2094. www.austinisd.org/schools/joslin

CLOSINGS

Dressbarn, a chain of women’s clothing stores, announced May 20 it would be closing all 650 of its locations. In a statement, the company said it would “wind down” operations at all of its stores. Dressbarn has four stores in the Austin area, including at 5601 Brodie Lane, Sunset Valley. No official date for the closing has been announced. 512-892-0069. www.dressbarn.com

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IMPACTS

Businesses that have recently opened, are coming soon and more

COMING SOON

4 Nail Garden will open at 3500 S. RM 620, Ste. E100, Bee Cave, in August. Services include nail care, waxing, facials, makeup and blow drying. www.nailgarden.com

EDUCATION NOTES

5 Dripping Springs ISD board of trustees on May 20 approved Steve Novickas as the principal of Rooster Springs Elementary School, located at 1001 Belterra Drive, Austin. Novickas was serving his second year as assistant principal of Sycamore Springs Middle School. 512-465-6200. www.dsisdtx.us/domain/9

ANNIVERSARIES

6 Austin Craft Lounge, a BYOB arts and crafts studio, celebrated one year in the community June 2. The business allows patrons to select a craft to complete and schedule a time to work in the studio at 12919 Nutty Brown Road, Austin. 512-961-6101. www.austincraftlounge.com

THE ART OF PECAN

The Art of Pecan, a pecan oil mill located at 510 Bridle Path, Unit D, Dripping Springs, recently began operations May 13. The mill produces pure pecan oil for both culinary and skin care purposes, and has plans to produce other pecan products. Co-founder Vincent Friedewald said he believes the mill is the first in the world dedicated solely to pecan oil. Visitors may schedule an appointment to view the facility. www.theartofpecan.com

2 A new brewery, 12 Fox Beer Co., at 4700 W. Fitzhugh Road, Dripping Springs, celebrated a grand opening May 25. The kid- and dog-friendly brewery offers 12 small-batch beers on tap and small snacks, according to the company’s website. 512-626-4458. https://12foxbeer.com

3 RoadRunners Kitchen & Spirits held a grand opening May 3 at 235 Sports Park Road, Dripping Springs. The menu features burgers and chicken sandwiches as well as vegan and gluten-free options. Bar options include craft cocktails. RoadRunners

ners co-owner Steve Gee also owns Crow Bar in Austin and has carried several cocktails over from the Crow Bar drink list. The eatery promotes the motto “Eat, Drink, Play” with live music and outdoor games, including miniature golf, pingpong, horse-shoes and more. www.facebook.com/roadrunners-4239144794255

NOW OPEN

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Dr. Sarah Behmanesh, DDS
Dr. Behmanesh pursued her dental career at NYU, where she obtained her Doctorate of Dental Surgery. Following NYU, she was accepted into UCLA for a year of residency in advanced dentistry. Dr. Behmanesh keeps up with her studies by attending numerous continuing education courses and is an active member of the Texas Dental Association and the Academy of General Dentistry.
JUNE
25
GO MULTIPLY YOUR PLANTS AT THE NATURAL GARDENER
Learn to propagate your plants with seeds, cuttings, root divisions and more. Neil Schmidt, a plant propagation specialist with the center, leads this class. 10-11 a.m. Free. The Natural Gardener, 8648 Old Bee Caves Road, Austin. 512-288-6113. www.tng Austin.com

27
SAVE A CLASSIC MOVIE
As part of the Paramount Theatre’s 2019 Summer Classic Film series, attend a viewing of “Monty Python and the Holy Grail,” the comedic 1975 retelling of King Arthur and the Knights of the Round Table. The series is sponsored by Capital Metro. 7-10 p.m. $12. The Paramount Theatre, 713 Congress Ave., Austin. 512-474-1221. www.tickets.austintheatre.org

JULY
08
MAKE YOUR BLOCK GREEN WITH AUSTIN RECYCLES
Austin Recycles sponsors the Zero Waste Block Leader Orientation at the Twin Oaks Austin Public Library Branch. Learn about Austin’s zero-waste goals and become a green community leader. 6-8 p.m. Free. Twin Oaks Branch, Austin Public Library, 1800 S. Fifth St., Austin. 512-474-2744. www.austintexas.gov/zerowasteblockleader

11
MINGLE AT HANGAR LOUNGE
Light Up the Night Cocktail Party, hosted by the Light the Night Young Professionals Committee, features cocktails and professional mingling. Proceeds go to the Leukemia & Lymphoma Society, supporting the search for a cure for blood cancers. 6:30-8:30 p.m. $20. Hangar Lounge, 318 Colorado St., Austin. 512-474-4264. www.thehangarlounge.com

20
LISTEN IN AT THE SOUTH ASIAN MUSIC FESTIVAL
Agni Foundation for the Arts sponsors the celebration of South Asian music, from Qawwals to Sufi Fusion, Eastern Soul, Bollywood and more. 7:30-11 p.m. Price $25-$50. Mueller Lake Park, 4550 Mueller Blvd., Austin. www.brownpapertickets.com

30
CHOW DOWN ON WINGS AT THE WING-A-RAMA FESTIVAL
The third annual Wing-A-Rama Chicken Wing Festival will feature wings from chefs across Austin competing for the award for best wings. Daring visitors can partake in the flaming hot wing-eating contest. 1-5 p.m. Starts at $30. Republic Square, 422 Guadalupe St., Austin. www.wingarama.com

30
MAKE AN APPEARANCE AT EBERLY’S ROSE SOIREE
The third annual event will include 40 still and sparkling wine samples for sampling, along with food, music, yard games, nail art, a photo booth and a themed candy bar. 12-5 p.m. $50. Eberly, 615 S. Lamar Blvd., Austin. 512-916-9000. www.eberlyaustin.com

30
MAKE A MUSICAL PART OF YOUR WORLD THIS SUMMER
Zilké Theatre presents “The Little Mermaid” for its 61st annual summer season, inviting families to sing along to classic Disney tunes. The show runs Thursday-Sunday throughout the summer beginning July 12 until Aug. 17. Begins 8:15 p.m. Free. Zilké Hillside Theater, 2206 William Barton Drive, Austin. 512-479-9491. www.austintexas.gov/zilketheremidtheater

13
SEE THE TEXAS ROLLERGIRLS
The Texas Rollergirls celebrate 16 years of competition with a doubleheader of champions. The Rollergirls are the originators of the flat-track roller derby, a contact racing sport played on a roller skating track. As always, families are welcome. Begins 6 p.m. $5-$15. Austin Sports Center, 475 Woodward St., Austin. 512-479-8776. www.texasrollergirls.org

13
PUT SOME PLAY IN YOUR DAY
Attend Keep Austin Playing at the Palmer Events Center and take part in activities such as rock climbing and human foosball, or try your hand at a ninja warrior course. The event is hosted by the Austin Department of Parks and Recreation, 10 a.m. -3 p.m. Free. Palmer Events Center, 900 Barton Springs Road, Austin. 512-931-3911. www.palmereventscenter.com

20
PARTNER UP FOR ACRO AT CRUX CLIMBING CENTER
Crux Climbing Center hosts Empowered Acro, a two-hour workshop in partnered acrobatics, an activity that uses “pushing” movements that complement the “pulling” movements emphasized in climbing. Beginners are welcome. 4-6 p.m. $30-$60. Crux Climbing Center, 121 Pickle Road, Austin. 512-931-3911. www.cruxcumblingcenter.com

LOCAL INDEPENDENCE DAY CELEBRATIONS
Celebrate America with a Texas twist. Opportunities abound for fireworks and other 4th of July staples in Austin.

Fire in the Sky in Dripping Springs
While it is free to view fireworks at this event at Dripping Springs Ranch Park, tickets are also available for dinner from The Salt Lick, accompanied by live music. The event is sponsored by former state Rep. Jason Isaac, 5-10 p.m. Price TBA. Dripping Springs Ranch Park, 1042 Event Center Drive, Dripping Springs. 512-658-4725. www.destinationdrippingsprings.com/events

Festival at the Hill Country Galleria
The annual family-friendly festival features barbecue, live music, fair rides, an art fair and fireworks. 4-10 p.m. Free. 17200 Hill Country Blvd., Bee Cave, 512-263-0001. www.hillcountrygalleria.com/events

Austin Beer Garden Brewing Co. Luca
During the afternoon, stop by a luau-themed cookout that offers pizza and beer, cornhole and live surf rock. Eventgoers will bike to Town Lake to see fireworks and hear the Austin Symphony Orchestra play at 7:30 p.m. Free. Noon-8 p.m. 1305 W. Oltorf St., Austin. 512-298-2242. www.theabb.com

Willie Nelson’s Fourth of July Picnic
This year’s annual festival features Jamey Johnson, Alison Krauss, Willie Nelson & Family and more. The two-stage event concludes with fireworks. Begins 11:30 a.m. $45 and up. Austin 360 Amphitheater, 9201 Circuit of The Americas Blvd., Austin. www.circuiterasmus.com
ON GOING PROJECTS

1 Westgate Transit Center
Westgate Transit Center, located below West Hwy. 290 between Pack Saddle Pass and Manchaca Road at 2707 W. Ben White Blvd., held its grand opening May 31. The center became active June 2, with service from six Capital Metro bus routes—30, 30B, 311, 315, 318 and 803—running through the stop. There are 200 parking spaces at the new transit hub, including some reserved for bicycles and rideshare vehicles.
Timeline: May 31, 2019
Cost: $11 million
Funding source: Travis County, TxDOT

2 Manchaca Road improvement project
Travis County commissioners voted at an April 30 meeting to approve a funding agreement with the Texas Department of Transportation, allowing a Manchaca Road Improvement project to move forward. The project, which addresses the south end of Manchaca from Ravenscroft Drive to FM 1626, will add a second lane in each direction and create a center turn lane as well as add sidewalks and bike accommodations to the area. The maximum federal funding available for this project is $7.6 million. Travis County is required to provide $1.9 million and cover any remaining costs, which amount to around $1.5 million. This project is separate from the corridor-wide project that is being designed by the city of Austin to address traffic and pedestrian concerns along all of Manchaca.
Timeline: June 2021
Cost: $109 million
Funding sources: Travis County, Hays County, other sources

REGIONAL PROJECTS

4 I-35 from Rundberg Lane to East Hwy. 290 project
The Texas Department of Transportation will begin major work at the St. Johns Avenue Bridge over I-35 in June. The construction is related to ongoing work on I-35 from Rundberg Lane to East Hwy. 290. The bridge will be demolished and reconstructed, with new frontage road U-turns at St. Johns and new intersection bypass lanes. During the construction, drivers will be detoured onto I-35 frontage roads to make a U-turn on Hwys. 183 or 250. The bridge is slated to reopen this fall.
Timeline: January 2018-2021
Cost: $124.2 million
Funding sources: TxDOT and other sources

5 Hwy. 183 South Project
Construction continues for the 183 South Project, the Central Texas Regional Mobility Authority’s effort to build a new tolled expressway with three lanes in each direction on an 8-mile section of US 183 between Hwys. 290 and Hwy. 71. Most recently, US 183 southbound between 51st Street and Martin Luther King Jr. Boulevard was closed during morning hours on May 11 for construction. The project’s first phase is expected to finish later this year.
Timeline: April 2016-2020
Cost: $743 million
Funding source: Mobility Authority

Mobility35 Capital Express Project
The Transportation Policy Board, the Capital Area Metropolitan Planning Organization’s governing body, voted May 6 to grant the Mobility35 Capital Express Project $500 million in additional funding toward a project to revamp I-35 in Austin and make other updates. Funding will go toward new expressways from SH 45 North in Round Rock to SH 45 SE; intersection upgrades at RM 620 and Anderson Mill Road; and new Toll 183A frontage roads.
Timeline: Spring 2021-2031
Cost: $8.1 billion
Funding sources: city of Austin and TxDOT

HOW IT WORKS
How do I report a vehicle that is emitting excessive smoke?

A state program allows Texans to report vehicles with excessive tailpipe smoke. Anyone who notices a vehicle emitting heavy smoke from the tailpipe for 10 seconds or longer can file a report over the phone or online with the Texas Commission on Environmental Quality. A report under the Smoking Vehicle Program should be filed within 30 days of witnessing the problem vehicle. The report should include the vehicle’s license plate number, time of day, date and the city where it was observed. The program applies only to vehicles registered in Texas. The TCEQ will notify drivers by mail that their vehicle was reported. The reporting system is not an enforcement program. But drivers are informed in the letter that they can be ticketed and fined for operating a smoking vehicle. They are encouraged in the letter to make any necessary repairs. Drivers operating vehicles that emit smoke for 10 seconds or longer can be fined up to $350 for the first offense, according to state law. Fines increase up to $1,000 for each extra offense. The Environmental Protection Agency estimates 29% of all greenhouse gas emissions in the U.S. in 2017 came from transportation-related sources. That includes carbon dioxide, methane and nitrous oxide emissions. Observers can file reports by calling 800-453-7664 or by visiting www.tceq.texas.gov and searching “Smoking Vehicle Program.”
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South Congress H-E-B to get face-lift by 2022

The longest-standing H-E-B in Austin will be undergoing a major renovation. The grocery store at 2400 S. Congress Ave., opened in 1957, and H-E-B will expand and renovate the location to offer additional services, according to a media release. Construction is set to begin next year, according to H-E-B, and the company expects renovations to finish in 2022.

The current store will stay open through the permitting and planning process, according to H-E-B. When construction begins, a temporary store will open at the Twin Oaks Shopping Center.

The current store is 69,000 square feet, and that space will expand to more than 100,000 square feet after the renovation. H-E-B said in the media release that new features will include a food hall with indoor and outdoor dining spaces, two levels of underground parking, and a beer garden.

In a statement, Leslie Sweet, H-E-B’s director of public affairs, said the company “spent years exploring options” for the store serving the growing neighborhood.

“We have a long, exciting road ahead of us, and our customers know we take the greatest care in planning and implementing any changes in our stores. This new store and its construction will be no exception,” Sweet said in the statement.

Address: 2400 S. Congress Ave., Austin
Timeline: 2020-22
Size: 100,000 square feet

Dripping Springs Skatepark plan moves forward

DS Skatepark Inc. and the city of Dripping Springs completed a donation agreement May 14 for the future Dripping Springs Skatepark, set to be located at the north end of Founders Memorial Park.

The agreement allows DS Skatepark Inc., a nonprofit, to raise funds and move ahead collaborating with designers on the park. The nonprofit will have three years to complete the 12,000-square-foot project and will donate the park to the city upon completion.

A representative from DS Skatepark Inc. said the organization would seek out community input as the project moves into the design phase. An initial fundraising event was held in June at Real Ale Brewery in Blanco, with an online skateboard auction concluding June 22.

Address: Founders Memorial Park on Founders Park Road
Timeline: 2019-22
Size: 12,000 square feet

Bella Fortuna Public Improvement District to receive additional community benefits, new landowner

The Bella Fortuna Public Improvement District, or PID, will see additional community benefits and a new landowner, Brohn Homes, per a set of two agreements unanimously approved by Travis County commissioners at a May 28 meeting.

A PID typically involves a municipality or county issuing bonds to fund various aspects of development.

The Travis County Commissioners Court created the Bella Fortuna PID in October 2017. The 157-acre development is located about a mile southeast of I-35 and Onion Creek Parkway along Bradshaw Road in the city of Austin extraterritorial jurisdiction.

As planned, it involves the construction of 476 single-family homesites, a 3-acre commercial site and 46 acres of parkland with a 1.5-mile trail network connected to the Onion Creek regional trail plan.

The Bella Fortuna PID is owned by The Views at Onion Creek, which is responsible for making public improvements to the land. These improvements will be paid for through the issuance of PID bonds, issued by the county but paid off by those who purchase land within the PID.

The public improvements will include water-quality and detention ponds that meet the county’s updated flood plain standards, approximately 6,100 linear feet of wastewater main with wastewater service provided by Austin Water Utility; a 2,400-foot collector road called Bella Fortuna Drive running east-to-west, providing a future connection to Pleasant Valley Road and the I-35 frontage road; and two neighborhood parks and approximately 10,600 feet of bike lanes that will be open to the public.

The Views at Onion Creek is in the process of selling the land within the PID to Brohn Homes. Once the sale closes, the county will assess what is owed by landowners and issue the bond funds. This is expected in the next six to 18 months, per the planning and budget office.

Initially, Brohn Homes will be required to pay back the bond funds. Once the company has built houses within the PID, the new homeowners will be required to pay back their proportionate share of the bond funds.

Address: along Bradshaw Road southeast of the Onion Creek neighborhood
Timeline: 2017-TBD
Size: 157 acres

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AISD bond construction advances this summer in South Austin

Austin ISD funded 17 projects to modernize or build new schools throughout the district through its $1.05 billion 2017 bond program. Work is scheduled at five South Austin campuses over the summer. On June 4, Superintendent Paul Cruz thanked the community and the district’s board of trustees for passing the 2017 bond, which will open seven new schools or campuses starting in the 2020-21 school year.

1 Blazier Elementary School
Blazier Elementary held a groundbreaking ceremony for its future relief campus June 4. Located at a property adjacent to the current school, the future campus building will house fourth through sixth grade students and give relief to the currently overcrowded campus, according to the district.

Leti Pena-Wilk, who has served as Blazier’s principal since 2011, said the school, originally built for about 550 students, has faced overcrowding in recent years, at times exceeding 1,000 students. She said the community knows the need for the new facility.

“This is a very special moment for all of our school community, one we have waited for, for a while,” Pena-Wilk said.

She said the school and district have been hard at work to create the right new campus that will soon "offer sixth grade to Blazier Blue Jays" beginning in the 2020-21 school year.

Address: 8601 Vertex Blvd., Austin
Cost: $50 million
Timeline: summer 2019-August 2020

2 New Southwest Elementary School
AISD began clearing the site for the future Southwest Elementary in January, and the district hopes to begin "vertical construction" by July.

The school is being built to reduce overcrowding at Baranoff and Kiker elementary schools with an expected capacity of 522 students. Boundaries for the future campus are still being decided but could include residents in the neighborhoods of Circle C Ranch and Greyrock.

Address: Southeast of the Tresino Drive and Escarpment Boulevard intersection in Southwest Austin
Cost: $36.2 million
Timeline: TBD-August 2020

3 Bowie High School
Groundbreaking on a new parking garage for Bowie High School took place June 6. The garage, which could be completed by summer 2020, is one of many improvements and expansions taking place on the campus over the next three to four years, according to Principal Mark Robinson.

Design work for Bowie was conducted by Page Architects, while JE Dunn Construction is the project’s contractor. Robinson said once the parking structure is completed, crews are scheduled to begin to construct a new sports facility at the campus, followed by a new fine arts facility. Other projects at the school will add enrollment capacity and modernize learning areas.

AISD trustee Yasmin Wagner said she was proud to see Bowie "go from an amazing school to one that is the size it deserved with 21st-century learning spaces."

"It has been no small effort to make this happen," she said.

Address: 403 W. Slaughter Lane, Austin
Cost: about $30 million
Timeline: summer 2019-summer 2022

4 Menchaca Elementary School
Work continues at Menchaca Elementary, which broke ground on construction of a new building last August.

With the additional learning spaces added through the bond, the school’s permanent capacity will increase from 606 to 870, according to the district.

Through additional modernization efforts, the campus will also receive technology upgrades, safety improvements and more flexible learning spaces.

Address: 12120 Manchaca Road, Austin
Cost: $33.3 million
Timeline: August 2018-January 2020

5 Ann Richards School for Young Women Leaders
Construction is underway at the Ann Richards School for Young Women Leaders, which celebrated a groundbreaking on modernization efforts in February. The $70 million project will create a new facility that is scheduled to open in 2021.

The new school will be located at the same address and will feature new athletic fields and added parking as well as the new school building, which is designed to increase enrollment capacity of the school from 924 students to 1,015.

Address: 2206 Prather Lane, Austin
Cost: $70 million
Timeline: February 2019-January 2021
BOUNDARY ADVISORY COMMITTEE SELECTS PRELIMINARY PLANS FOR SOUTHWEST AUSTIN

Over the past month, Austin ISD’s Boundary Advisory Committee has met to select three preliminary elementary school boundary maps, which aim to better balance school enrollment in the area for the 2020-21 school year. Preliminary plans selected will be presented at two open houses for public feedback, scheduled for July 18 and July 20. The committee will gather the feedback and consider any changes to the plan at a meeting July 23, according to AISD Director of Planning Melissa Laursen.

BOONE AND COWAN PLAN

Plan 9 was unanimously selected May 29 by the BAC as a preliminary recommendation to rezone Boone and Cowan elementary schools.

To reduce overcrowding at Cowan and add students to under-enrolled Boone, Plan 9 would send students zoned to Cowan in the neighborhoods of Ridgeway, Brodie Springs, Maple Run and Deer Park to Boone, according to district documents. The plan also splits the Sendera subdivision, with students north of Davis Lane going to Boone.

KIKER AND NEW SOUTHWEST PLAN

The BAC selected Plan B as its preliminary recommendation for the new Southwest Elementary School and Kiker Elementary School in a 14-3 vote on June 13.

Plan B opens the new Southwest Elementary at 80% capacity and reduces Kiker’s enrollment to 110% capacity compared to its current 150%.

In the plan, homes on roads south of South Bay Lane that are currently zoned to Kiker would be moved to the new elementary school, and bus service would be provided to those students.

BAC members Erika Boyd and Sharla DeMedeiros—who represent Southwest Austin as part of the Bowie High School vertical team—were two members who voted in favor of Plan D instead.

Plan D—which ranked highest by the BAC based on secondary criteria including keeping neighborhoods together and maintaining walkability—would have kept all of Circle C Ranch at Kiker and relocated students in Circle C North to Mills Elementary School. However, Southwest Elementary would have opened underenrolled at only 70% capacity, below the targeted 75% threshold set by the district. Similarly, the plan would have increased overcrowding at Mills Elementary School unless the plan came with a guarantee that Mills would be closed to transfer students.

BARANOFF PLAN

A meeting to select a preliminary map to relieve overcrowding at Baranoff was held June 18, after time of press. For an update on what the BAC selected, visit communityimpact.com/news/austin/southwest-austin.

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CAMPO approves study of corridor to connect South Austin to ABIA

**AUSTIN** Capital Area Metropolitan Planning Organization board members provided the go-ahead for a study that endeavors to establish a corridor linking South Austin to the Austin-Bergstrom International Airport on June 10.

“The Bergstrom Spur presents the opportunity to realize an east-west connection that could serve as an all-ages and abilities urban trail in the short term and, in the long term, as a potential future route for high-capacity transit as outlined in Project Connect,” according to CAMPO Regional Planning Manager Kelly Porter.

CAMPO’s executive director will execute an interlocal agreement with the city of Austin to develop the Bergstrom Spur Platinum Planning Study.

The Bergstrom Spur is an abandoned rail corridor that links South Austin to ABIA, roughly parallel to Hwy. 290.

Austin identified the corridor in its Urban Trails Master Plan as a Tier 1 trail, the highest priority classification, because of its potential to enhance the accessibility of other trails in the southeast area, according to a brief prepared by CAMPO staff.

Capital Metro also identified the corridor for right of way preservation in its Project Connect vision plan, which is designed to create a system of high-capacity transit options across the region.

According to a draft of the agreement, the plan would take approximately nine months to complete.

New homeless shelter unlikely to open by Sept. 30

**AUSTIN** As the number of Austinites living without a roof over their heads continues to increase, the city’s elected leaders in January committed to opening an emergency homeless shelter by the end of September; however, officials said plans have since changed.

The 2019 point-in-time count showed 2,255 individuals experiencing homelessness, 1,086 of whom were unsheltered. The unsheltered population has grown 142% since 2014.

City Council unanimously resolved to construct a new emergency shelter and “make the structure and services available for use on or before Sept. 30.” The new facility would be the first expansion of city-run shelter space since the Austin Resource Center for the Homeless opened downtown in 2004.

However, the city will likely miss the Sept. 30 deadline in part because the new facility will not be an emergency shelter, District 3 Council Member Ann Kitchen said.

“The recommendation from staff has been to instead go with an actual housing-focused shelter. That does take longer [to produce], but it appears to be a better investment for the city to make,” Kitchen said.

Kitchen said instead of the emergency shelter model, the new shelter would operate under the same mission council outlined for the modern ARCH in 2019—connecting 100% of the clients to case management and permanent supportive housing, which will result in a capacity reduction of 60 beds at the ARCH.

The new shelter is expected to be located in South Austin at 1112 W. Ben White Blvd., Austin.
Roughly 400 Lake Austin properties could pay city property taxes for the first time in 33 years

AUSTIN Although the properties have been within the full jurisdiction of Austin since 1883, roughly 400 properties along Lake Austin, many of which are worth millions of dollars, have not paid any city property taxes for more than three decades.

City Council members are pushing to repeal the tax break passed by former Mayor Frank Cooksey’s City Council in 1986, which they are now calling a “mistake on the Lake.” Council members said the property owners have essentially been receiving fire, EMS, police, library and parks services for free on the dime of taxpayers throughout the city. An ordinance change brought by City Council Members Jimmy Flannigan, Greg Casar, Kadeem Tovo and Mayor Pro Tem Delia Garza aims to repeal the law June 20, after time of press.

“When we first found out about this earlier this year ... at first, it felt impossible; there’s no possible way this could be happening in our city,” said Flannigan. “These property owners are Austinites; they are in the city. I’m excited to see us return to a taxpayer fairness system, where every person who is receiving services in the city is taxed fairly for them.”

Casar, whose District 4 reports the lowest income in the city, said there was a general “feeling of unfairness” when he found out about the situation.

“There is a big opportunity cost; there is a real loss of our ability to fund adequate services across the city if city taxpayers are having to subsidize this part of the city with services,” Casar said.

The council members said these properties need no subsidy. The average market value of homesteads in the area is $2.5 million, with many of the properties priced at over $10 million. The city began working on the issue after one property owner in the area sued the city because they found their neighbors were not paying taxes.

District- and corridor-specific affordable housing goals approved by City Council

AUSTIN In answering Austin’s housing and affordability crises, the city recently adopted a housing plan to build 135,000 new units, about 60,000 of which will be income-restricted, by 2027, and officials now have a plan of where all the subsidized units will go.

Geographic dispersion of the 60,000 income-restricted units was a seminal commitment from City Council in adopting its 10-year Strategic Housing Blueprint in 2017 to ensure more affordable housing was going in the city’s high-opportunity areas, and each area of the city would carry its weight in producing affordable units. City leaders also aspired to put much income-restricted housing along the city’s transit corridors.

On June 6, Austin City Council approved specific affordable housing goals for each City Council district and transit corridor.

NUMBER TO KNOW

400 About 400 homes located within the city of Austin along Lake Austin have been exempt from paying city taxes since the 1980s. The city could take action to reverse the exemption later in June.

CITY HIGHLIGHTS

AUSTIN The city passed new rules governing electric scooter use in Austin on May 23. New requirements include no use of mobile devices while riding, helmets for children under 18 and only one rider per device.

CENTRAL HEALTH Central Health, the county’s health care district, partnered with the Central Texas Food Bank to begin its summer lunch program June 13. The program offers free weekly meals to low-income families throughout the city at the Central Health Southeast Health and Wellness Center through Aug. 9. Last year, Central Health said it served 4,330 meals in 11 weeks to residents who may have gone hungry otherwise.

DRIPPING SPRINGS City Council on June 11 approved a $2,000 contribution to an ongoing project by Hays County Master Naturalists to build the city a bird blind at Ranch Park. The bird blind is an observation tower where birdwatchers and residents can view birds without being detected. The group had funded over $6,000 for the project through donations.

TRAVIS COUNTY The majority of Travis County’s bond program is on track to be completed by the end of 2022. County staff told commissioners June 4 that three projects are not expected to be substantially complete by the deadline: safety improvements to Throckmorton Road in Southeast Austin, increased roadway capacity along South Pleasant Valley Road and an expansion of Harold Green Boulevard in East Austin.

AFFORDABLE HOUSING BY DISTRICT

Based on a recently adopted housing plan, the city of Austin plans to build a total of 22,477 affordable housing units in the South Austin districts of 2, 3, 5 and 8.

SOURCE: CITY OF AUSTIN COMMUNITY IMPACT NEWSPAPER
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Trustees approve cap protecting Title I students as part of school change guiding principles document

AUSTIN ISD Trustees approved a theoretical percentage cap on the number of Title I—or socioeconomically disadvantaged—students who will be directly affected by the district’s coming school closures and consolidation decisions.

The percentage cap was tacked onto a document of “guiding principles” May 20 that district staff will use when creating scenarios to close and consolidate schools and change school boundaries in order to better use district resources.

The amendment to the document passed 5-4 with trustees Ann Teich, Jayme Mathias, LaTisha Anderson, Arati Singh and Cindy Anderson voting in favor of the amendment.

The amendment came after failed attempts by Teich and Mathias to have the document outline in more detail the district’s plan to close schools in an equitable way when it comes to Title I families. Cindy Anderson had voted against the previous amendments during the course of the meeting before approving the percentage cap.

“Guiding PRINCIPLES Made up of 22 bullets and broken down into five main categories, the guiding principles outline school change goals that:

- ensure students have equal access to school programs;
- give students access to modernized school facilities;
- balance neighborhood schools and feeder pattern populations;
- optimize existing facilities; and
- reduce non-teaching costs associated with facilities and transportation.

SOURCE: AUSTIN RD/COMMUNITY IMPACT NEWSPAPER

We were heading to a 5-4 split on a vote of this with some trustees feeling that equity is not a value to this board,” Mathias said. “So glad that in the end we are able to at least come up with some language that’s a bit of a compromise for us.”

An exact percentage for the cap was not set at the meeting. An earlier version of the failed amendment had included a cap of 53% Title I students, which would have represented the exact percent of Title I students currently in the district.

“This isn’t me wanting to keep an unnecessary burden on [Title I schools], this is an unfortunate reality of our district right now when we look at where families are going,” said District 7 trustee Yasmine Wagner, who voted against the amendments. “We have more schools than we can support right now financially. Something’s gotta give. How do we realize that in a way that doesn’t impact [Title I students]?”

LaTisha Anderson, whose District 1 represents much of East Austin, called voting down earlier amendments to include additional protections for socioeconomically disadvantaged students “a slap in the face” to people in her district.

“All means all. It don’t mean District 1; it don’t mean District 2; it means all,” LaTisha Anderson said, echoing the district’s “all means all” catchphrase. “If District 1 and District 2 families have to face closure/consolidation/boundary change, so should Southwest Austin, so should far west [neighborhoods]. It shouldn’t be [only] students and families in District 1 having the hardships of being moved or being bused [across the city]. All means all.”

DSISD’s Student Health Advisory Council presents recommendations on sex education to trustees

DRIPPING SPRINGS ISD After months of deliberation, Dripping Springs ISD’s Student Health Advisory Council recommended a new sexual education curriculum at the board of trustees’ May 20 meeting.

Committee Chair Rob Satterfield presented SHAC’s recommendation of the Baylor Scott & White Adolescent Wellness and Sexual Health curriculum for seventh grade, including three chapters written for eighth graders that cover sexually transmitted diseases, contraception and legality.

Only seventh graders receive sex education in DSISD schools.

“This fits with Texas state law, and it fits within what parents said in this district that they wanted,” Satterfield said.

During the meeting’s public forum, several speakers expressed misgivings about the curriculum and SHAC’s decision process. Parent Colette Krahm said she felt the board had been unduly involved in the choice to include eighth grade content, which she considered too advanced for seventh grade students.

“I witnessed the process being manipulated behind the scenes to push for a particular outcome,” Krahm said.

However, other public commenters criticized the curriculum for its silence on LGBTQ issues and focus on abstinence.

“It would be amazing if [abstinence-based programs] actually worked, but unfortunately they don’t,” said parent Ayesha Macon.

Satterfield said that SHAC would hold a final meeting to discuss materials related to HIV transmission.

The board will vote on the curriculum once SHAC has presented all recommendations.
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COMPILLED BY OLIVIA ALDRIDGE AND NICHOLAS CICALE

1. DRIPPING SPRINGS

The 290 Safety Coalition started an online petition May 23 asking the Texas Department of Transportation to re-evaluate speed limits on Hwy. 290 between Austin and Dripping Springs, especially in the section of road within Dripping Springs’ city limits, to improve safety on the road. The organization’s president, Sarah Kline, said slower traffic turning onto and off of the road and crossing lanes of traffic create safety concerns for traffic traveling at or above the 60 mph speed limit.

According to the coalition’s website, www.290safety.com, speed limits should be lowered due to continued population growth in the area, the increased number of businesses along the road being accessed by residents, and the presence of children traveling to and from local schools.

2. SAN LEANNA

The Village of San Leanna named one of its parks the Jim Payne Park after the community’s longtime mayor. According to resident Elaine Voeltz, Payne moved to San Leanna in 1984 and was elected the village’s mayor in 1989, serving for almost 20 years. Payne helped lead the way for village improvements, including paving local roads, upgrading the water systems and constructing a community center. Payne is a retired professor, having worked at St. Edward’s University.

Community Notes Page 21 of 23

3. SENDERA

The Hill Country Conservancy on June 1 opened the latest section of the Violet Crown Trail, which runs from Sendera neighborhood near Slaughter Lane to the Lady Bird Johnson Wildflower Center. A 5K run was held, with runners cutting a ribbon for the opening.

Organized through a partnership among the Hill Country Conservancy, the city of Austin, Austin Parks and other local groups, the Violet Crown Trail is pedestrian path that, at total build-out, could stretch 30 miles south from Zilker Park in downtown Austin to the Onion Creek Management Area in Hays County. The project has been under development since 2006. The Hill Country Conservancy’s portion of Phase 1 of the trail project, which totals 13 miles and connects trail sections from Zilker to the Lady Bird Johnson Wildflower Center, is now complete.

“We could not be more excited to open this segment of the [Violet Crown Trail] right here in our community,” Sendera Homeowners Association President Angie Flores said at the event. “[Hill Country Conservancy] has been an incredible partner throughout this process, and we know that all Austinites will enjoy this trail for decades to come.”

4. SUNSET VALLEY

Sunset Valley approved June 4 a list of recommendations from the planning and environmental committee to develop the Uplands Tract, located between Hwy. 290, Reese Drive and Msp Bob Horrigan Trail. Recommendations included the possible addition of a visitor pavilion, a band shell, a nature play area and classroom, and an art or fitness walk. Other partnership opportunities could also be explored.

5. WESTCREEK

Westcreek residents celebrated on June 1 the grand opening of its new greenway, a trail system with entrances at Summerset Trail and Cana Cave that may serve as a walking path for some students of Small Middle School. At the event, which featured local vendors, food and music, Paige Ellis, Austin District 8 City Council member, commended the community for its work on the trails.

According to Westcreek Neighborhood Association President Mindy Sutton, work on the Westcreek Greenway began in 2012, when the neighborhood association cleared brush and erected a trailhead with help from the city of Austin. After years of work by community volunteers and city parks staff, the trails are now fully operational, she said.

Have suggestions for the Neighborhood Notes page? Email us at swanews@communityimpact.com.

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New law prevents minors from purchasing popular over-the-counter cough medicines such as NyQuil

BY ELIZABETH BYRNE

Starting in September, Texans under 18 years old will no longer be able to buy popular over-the-counter cough medicines such as NyQuil and Robitussin under a bill Gov. Greg Abbott signed in May.

House Bill 1518, by state Rep. Garnet Coleman D-Houston, will prevent minors from buying products that contain dextromethorphan, a cough suppressant found in more than 100 over-the-counter cough medicines.

About 3% of teens in 12th grade reported taking large doses of cough medicine to get high, according to a 2017 study from the National Institute on Drug Abuse. In large doses, dextromethorphan can cause hallucinations and is also known as “robotripping.” Coleman said he hopes the law will prevent teens from using cough medicine as a “gateway drug” to more dangerous substances.

Texas joins 18 other states that have passed similar laws restricting access to the cough suppressant.

A NATIONAL TREND

With the addition of Texas, 19 states have laws prohibiting the sale of medicine that includes dextromethorphan to minors. Specifics of the regulations vary in each state.

- Alaska
- Arizona
- California
- Colorado
- Delaware
- Florida
- Georgia
- Kentucky
- Louisiana
- Maryland
- Nevada
- New Jersey
- New York
- Oregon
- Tennessee
- Texas
- Virginia
- Washington

Texas House, Senate pass school finance bill that mandates teacher raises and cuts district tax rates

BY ALIYYA SWABY

Texas House and Senate approved the final legislation for a school finance bill long in the making May 25.

The final negotiated version of House Bill 3 includes $6.5 billion to improve public education and pay teachers, plus $5.1 billion to lower school district taxes. Authored by state Rep. Dan Huberty, R-Houston, and sponsored by state Sen. Larry Taylor, R-Friendswood, the bill was signed into law by Gov. Greg Abbott June 11.

“In my inaugural address I said that this will be the session we enact historical school finance reform by putting more money into the classroom, paying our teachers more, reducing recapture and cutting property taxes,” Abbott said in a statement after the bill passed both chambers. “Tonight, without a court order, the legislature did just that by passing one of the most transformative educational bills in recent Texas history.”

A few lawmakers from both parties in both chambers raised concerns that the state would not be able to afford the cost of the changes long term. Before voting for the bill, state Rep. Trey Martinez Fischer, D-San Antonio, called for a “sustainable path that will support increasing the cost of this bill for schools,” especially as more students continue to enroll in public schools. However, the bill passed by unanimous vote in both chambers.

HB 3 DETAILS

The approved school finance bill will:

- fund salary increases and benefits for teachers, librarians, nurses and counselors;
- lower school district tax rates;
- fund full-day pre-K for eligible 4-year-olds;
- increase money used to educate low-income students;
- incentivize school districts to offer dual-language programs and improve dyslexia programs; and
- provide money for school districts to develop merit pay programs for teachers.

SOURCES: HOUSE BILL 3; COMMUNITY IMPACT NEWSPAPER

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Gov. Greg Abbott signs bill designed to limit property tax growth in state

BY SHANNON NAJMABADI

A sweeping property tax reform bill that aims to slow rising property tax growth will soon head to Gov. Greg Abbott’s desk for approval.

If signed by the governor—who has proclaimed his support for it—the Texas Property Tax Reform and Transparency Act would require cities, counties and other taxing units to receive voter approval before levying 3.5% more property tax revenue than the previous year. Community colleges, hospital districts and units with the lowest rates—of 2.5 cents per $100 valuation, or less—must do so before surpassing 8% revenue growth.

Proponents have called Senate Bill 2 a landmark reform, pointing to a raft of changes the bill makes to demystify the property appraisal and tax processes.

“Texas taxpayers are frustrated by rising property taxes. They are often confused about the process and many are scared of losing their homes,” state Rep. Dustin Burrows, the House sponsor of the legislation and a Lubbock Republican, said in a statement.

The legislation, which is not designed to reduce tax bills, “sheds light on who is raising their taxes and by how much,” Burrows said.

The measure would create an online database to show property owners how proposed rate changes would affect their bills and make it easy to comment on increases using an automatically generated online form. The database would also include information about when public hearings are held to set local tax rates.

Other portions of the measure drew heavy fire from both sides of the political spectrum. Democrats said the bill would hamper local governments’ ability to provide vital services and decimate local budgets. Hardline conservative activists said it was not aggressive enough in offering relief for most Texans.

“We all agree that Texas homeowners deserve a break,” state Sen. José Rodríguez, D-El Paso, said on the Senate floor May 25. “I still do not believe that tax caps or trigger elections or, for that matter, whatever term you want to use, will work to meaningfully—meaningfully—decrease the amount of money that home-owning Texans are going to pay.”

State Sen. Kelly Hancock, R-North Richland Hills, who led negotiations over the bill, insisted all Texas taxpayers would be better off with the legislation’s passage.

Bill allows breweries to sell beer to go in Texas

BY CATHERINE MARFIN

The Texas Senate restored a measure May 22 allowing breweries to sell beer to go from their taprooms to a bill allowing the Texas Alcoholic Beverage Commission to continue operating. It also approved a measure that would loosen restrictions on the number of liquor store permits individuals can hold.

Gov. Greg Abbott signed the bill into law June 3.

State Sen. Dawn Buckingham, R-Lakeview, R, said her amendment allowing breweries to sell beer to go—something allowed in every state except Texas—would foster job creation, economic development, entrepreneurship and tourism.

“We stand our best when we stand together, and we come together on issues that have been divisive in the past,” Buckingham said during the floor debate. “Our constituents elected us to be bold—and with that, I give you beer to go, baby.”

The TABC bill’s sponsor in the Senate, Brian Birdwell, R-Granbury, also added an amendment that would allow individuals to hold up to 250 liquor store permits. The amendment “brings a level playing field and free market approach to the issuance of package store permits while also ensuring the TABC is able to do so in a responsible manner,” Birdwell said during the floor debate.

Both provisions are now part of a House Bill 1546, a larger bill that the legislature must pass in order for the TABC to continue functioning. Known as the sunset review process, it’s a once-in-a-dozen-years opportunity for lawmakers to overhaul the state’s alcohol laws.

In April Austin Mayor Steve Adler, who has lambasted the property tax caps for more than two years, contrasted the “large and immediate” threat of the bill against the city’s potential in what Adler referred to as its “Golden Moment.”

“We are truly in the best of times; one of the things that’s going right is that our success puts us in the position to actually address in real ways the challenges we face with affordability, mobility and equity,” Adler said. “Unless, of course, state government is successful in upending our success. In my 40 years in Austin, our city and Texas’ cities have never been so aggressively under attack by the state. In that regard we are in the worst of times as well.”

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HEALTH CARE SNAPSHOT

COMPILED BY NICHOLAS CICALE

Travis County ranks in the top 10 healthiest counties in the state in 2018, according to County Health Rankings, coming in at No. 7. Hays County ranked 12th in the same rankings. Rankings consider factors such as air and water quality, housing and transit, education, employment, diet and exercise, and access to care.

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HOW HEALTHY IS Travis County?

- 14% of adults surveyed reported being in poor health.
- 87% of adults are nonsmokers.
- 22% of adults surveyed reported being obese.
- 92% of residents have access to locations for physical activity.
- 85% of residents have health insurance.
- 23% of residents reported excessive drinking.

1,170 residents per physician.

HOW HEALTHY IS Hays County?

- 17% of adults surveyed reported being in poor health.
- 85% of adults are nonsmokers.
- 28% of adults surveyed reported being obese.
- 73% of residents have access to locations for physical activity.
- 84% of residents have health insurance.
- 22% of residents reported excessive drinking.

2,380 residents per physician.

Local HEALTH CARE INDUSTRY

62,281 workers in Travis County are employed in the health care and social assistance industry.

There were 1,265 primary care physicians in Travis County in September 2018. That means there are 103.4 primary care physicians for every 100,000 residents, which ranks 14th statewide.

39,298 workers in Travis County are employed in health care-related occupations.

There were 11,898 registered nurses in Travis County in September 2018. That means there are 972.2 registered nurses for every 100,000 residents, which ranks 25th statewide.

SOURCES: ROBERT WOOD JOHNSON FOUNDATION, U.S. CENSUS BUREAU, TEXAS DEPARTMENT OF STATE HEALTH SERVICES, TRAVIS COUNTY HOSPITAL DISTRICT/COMMUNITY IMPACT NEWSPAPER

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Construction at the Baylor Scott & White Oak Hill hospital site is on track for year-end completion

BY OLIVIA ALDRIDGE

Since starting construction last August, Baylor Scott & White Health has said its new Oak Hill-area medical center would be complete in 2019. Baylor Scott & White confirmed to Community Impact Newspaper on May 28 the center’s clinic is still on schedule to open this fall, followed by the rest of the Baylor Scott & White Medical Center-Austin Oak Hill by the year’s end.

Located at 5251 W. Hwy. 290, Austin, the center will include a hospital and clinics, including an emergency department, medical office space, operating rooms and imaging. Both inpatient hospital services and primary care will be offered as well as specialty care in cardiology, dermatology, endocrinology, gastroenterology, general surgery, internal medicine, obstetrics and gynecology, orthopedics, physical therapy, podiatry, rheumatology, urology and 3-D mammography, according to Baylor Scott & White spokesperson Christina Millward.

“Communities’ needs are ever-changing, and providing a range of services will help make health care more convenient for the people we serve,” said Robin Watson, chief medical officer of the Austin-Round Rock region in last year’s announcement about the new hospital.

Patients who use the various services provided by the medical center will have their information recorded on a single electronic medical record shared among the clinic, the hospital and other facets of the center. Although the Austin Oak Hill hospital will be the health care system’s first hospital within Austin’s city limits, Baylor Scott & White CEO Jim Hinton said the 50-bed, full-service hospital will complement other Baylor Scott & White clinics and facilities already in the Austin area and Travis County.

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Medical offerings expand around Dripping Springs, increasing health care options for local residents

BY OLIVIA ALDRIDGE

As population and development in Dripping Springs have continued to grow, so have local medical options convenient to Dripping Springs residents.

“It’s definitely something we see expanding,” said Bill Foulds, Dripping Springs mayor pro tem. “We’ve seen a lot of it in the past two to three years.”

Options have expanded past the traditionally available family medicine, with more offerings for pediatrics, dentistry and orthodontics. Additionally, several specialty clinics have opened, including a stem cell therapy center, Regenerate, which opened in late 2017.

Several areas have become hubs for medical offices. For example, near Dripping Springs High School on Benny Lane, Premier Family Physicians; Premier Pediatrics; Cunningham Orthodontics; and Smiles of Dripping Springs, a pediatric dentistry and orthodontics clinic that serves as a sister office to Smiles of Austin, have all opened in new facilities.

The Belterra Village shopping center also has several medical options, including Brush32 Dental, Belterra Dental and Belterra Eye Care.

Additionally, a representative from Baylor Scott & White Health told Community Impact Newspaper that the provider is considering opening a Baylor Scott & White Institute for Rehabilitation outpatient physical therapy center near the Belterra community within a year.

Foulds said some Austin medical offices have recognized the demand for care in Dripping Springs. Some have opened satellite offices in the city, where specialists travel one or two days a week, including a neurologist who sees patients for consultations at the NeuroTexas outpost in Dripping Springs. Such options increasingly give locals the convenience to see medical professionals without driving outside the city limits, he said.

“These options are part of a growing city,” Foulds said. “Hopefully this will help people so that they don’t have to head into Austin and fight the traffic on [Hwy.] 290.”

The city expects more expansion of medical options in the near future, with Austin Regional Clinic constructing a new clinic set to open by the fall that will offer general family medicine, pediatrics and lab services.

“Dripping Springs is experiencing a population boom and with this growth comes a need for quality medical care close to home. It’s what people deserve,” said Laura Wills, Austin Regional Clinic’s chief operations officer. “That, plus the fact that we have patients and staff from there coming to other ARC clinics, influenced our decision to locate in the city. We’re excited to be in Dripping Springs—and look forward to improving access to care for area residents.”

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Austin FC announces future soccer training facility will be called the St. David’s Performance Center

BY JACK FLAGLER

Austin FC has yet to announce the location or groundbreaking date for the club’s training facility, but the forthcoming building has a name: The St. David’s Performance Center.

The facility naming rights are part of a sponsorship agreement between St. David’s HealthCare and Austin FC that will make St. David’s the official health care partner of the club.

In addition to the training facility naming rights, St. David’s President and CEO David Huffstuter said St. David’s will provide on-site medical support for each of the club’s 17 home games once Austin FC begins play in 2021 as well as medical care for all players and coaching staff, from the professional club to the development academy.

Austin FC President Andy Loughnane said the club will announce additional founding partners—he expects somewhere between four and 10—as preparations continue for the start of play.

Loughnane did not reveal the financial terms or length of the deal with St. David’s but said sponsors come in at a “distinct level” to be considered a founding partner.

Other future corporate partnerships will include jersey rights and stadium naming rights, and Loughnane said he expects those announcements before fall 2020.

Ascension Texas promotes former CEO Craig Cordola

BY NICHOLAS CICALE

Craig Cordola, who had served as Ascension Texas CEO, was promoted to the role of executive vice president and chief operating officer and will begin serving in that capacity July 1.

According to a June 11 news release, Cordola will have operational oversight for Ascension’s 2,600 sites of care.

Cordola joined Ascension in September 2017, serving as the president and CEO for Ascension Seton in Austin and Ascension Providence in Waco.

“I am extremely grateful to the Ascension Texas leaders, physicians, and associates for continuing to share their passion and dedication to serving individuals in our community,” Cordola said in the news release.

Second helipad added to St. David’s South Austin Medical Center

BY OLIVIA ALDRIDGE

St. David’s South Austin Medical Center celebrated the opening of the center’s second helipad June 6.

The medical center, located at 901 W. Ben White Blvd., Austin, is a Level II trauma center. The helipad is projected to double the center’s capacity to treat airlifted patients in critical condition and will “provide an easier approach for aircrews,” according to St. David’s spokesperson Katherine Brookman.

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[Website: texaschildrenspediatricsaustin.org]
Direct primary care a growing trend in Central Texas

BY EMILY SHAUGHNESSY

A health care model sometimes described as “a gym membership to your doctor” is growing in the Austin area, according to local medical practices and insurance brokers.

Direct primary care is an alternative to the traditional insurance billing model that allows patients to pay a monthly, quarterly or annual fee for primary care services and negotiated rates on laboratory tests and prescriptions.

Proponents of the model, which include the American Academy of Family Physicians, describe it as a meaningful alternative to fee-for-service insurance billing that covers most primary care services. Benefits include coverage of clinical and lab tests, as well as a system that eliminates oversight from administrators that are nonmedical.

“It’s about having a more meaningful relationship between the patient and doctor and moving away from a third party that is trying to tell the doctor how to treat the patient,” said Neer Patel, medical practice manager for DirectMed in Bee Cave, which offers direct primary care.

DirectMed works with individuals, families and about five businesses in the Lake Travis area, according to Patel. He said he believes the direct primary care trend will grow exponentially in Austin and across the country.

“It doesn’t make any sense to file insurance claims every time you need primary care,” Patel said. “It’s like an oil change—you don’t file an insurance claim every time you need an oil change.”

Angel Saucedo, an Austin-based benefits consultant with AG Insurance who brokers packages that include direct primary care, said there is increasing interest in the insurance alternative. Saucedo said direct primary care packages are more popular with small businesses and companies in the trade and service industries, but he believes larger companies will soon follow suit.

“It’s really about transparency, understanding where that cost is going and taking control of it,” he said.

Direct primary care can also come with limitations. According to information from the Medical Group Management Association, some of the model’s disadvantages include a lack of coverage for hospital stays and specialists, as well as the possibility of limited access due to physicians with DPC practices seeing fewer patients.

But for Mark Crowell, owner of LT Plumbing in Lakeway, the benefits outweigh the limitations. Crowell said he began offering a direct primary care option for his employees more than two years ago in addition to traditional insurance. About half of his employees participate in the program and have shared positive feedback.

ADVANTAGES:

• Patients have better access to physicians.
• A flat rate provides more transparent costs.
• DPC can offer unrestricted access to treatment.
• Access can be provided regardless of age, pre-existing condition, type of illness or insurance coverage.
• There is less administrative burden to allow for longer doctor-patient interactions.

LIMITATIONS:

• DPC contracts do not cover specialists or hospital stays.
• Can cause limited access due to physicians seeing fewer patients under DPC model.
• Patients with Medicare, Medicaid or ACA plans will have limited funds.
• The only source of revenue for DPC practices is patients.

Sources: American Academy of Family Physicians, Medical Group Management Association, Community Impact Newspaper.

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Westlake-based Barrel Creek Provisions promotes pickled, probiotic-rich products across the country

BY SALLY GRACE HOLTGRIEVE

Westlake-based Barrel Creek Provisions distributes its products to more than 400 retailers across 20 states.

The pickling company purposes old-world, traditional pickling methods to preserve food as an alternative to the common method of using vinegar and heat.

“We use salt water brine with wonderful spices,” co-founder Adam Blumenschein said. “The process requires really fresh vegetables and time. As a result, you don’t just get a preserved product. The fermenting process actually enhances the nutrients available in the vegetable; it’s probiotic-and prebiotic-rich.”

Blumenschein and fellow founder Tim Klatt also started Strangeland Brewery. They were renting space from the owners of the Flat Creek Burger Co., who were looking for a better pickle, according to Blumenschein. The Burger Co. knew they had a background in food preservation and reached out about pickling.

“One of the restaurants had some space available and let us do a little test,” Blumenschein said. “It was quite successful, and we started supplying all of the locations with sauerkraut and pickles. Then Whole Foods came knocking, and we started putting our stuff in a jar.”

That was 2014. Today Barrel Creek Provisions ferments more than 10,000 pounds of vegetables in a month, including sauerkraut, pickles, kimchi, carrots and okra. Locally, products can be purchased at Wheatsville Food Co-Op as well as at Whole Foods and an assortment of small retailers.

All cultures—particularly non-Western ones—have a long, rich history of consuming vegetables and beverages in probiotic form, Blumenschein said. Probiotics boost the immune system, and 80 percent of them live in the digestive tract. While the health benefits of fermented foods are plentiful, flavors and textures are also enhanced, Blumenschein said.

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A sample of Barrel Creek’s fermented products includes okra, cucumber and carrots.

Austin State Hospital replacement set to break ground in October after lawmakers approve funding

BY JACK FLAGLER

State lawmakers have passed a bill that will provide $165 million toward the reconstruction of the over 100-year-old Austin State Hospital.

In December, the University of Texas Dell Medical School released a report as requested by legislators revealing a master plan for the $283 million replacement of ASH.

“After decades of deferred maintenance, the outmoded Austin State Hospital ... must be replaced,” the report said.

Lawmakers have planned to dole out that funding over the course of two legislative sessions. Stephen Strakowski, associate vice president for regional mental health at Dell Medical School, told Travis County Commissioners on June 4 that the school expects to receive another $120 million from the state in 2021 in addition to the first round of allocated funds. Strakowski said he anticipates the new Austin State Hospital campus in 2023.

“Assuming that goes as planned, which we anticipate, we’ll then continue our schematic and architectural design, which we’re working on now, and hope to break ground in October,” Strakowski said.

In a news release after the passage of the Senate Bill 500, state Sen. Kirk Watson, D-Austin, said the reconstruction project “is about much more than a structure.

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25% of consumers in 2018 said they received virtual health care services, up from 21%.

2018
2017
25%
21%

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Noncomprehensive listings of local urgent care clinics, retail clinics and freestanding emergency rooms

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**Retail clinics**
For patients who have: minor illnesses, including sore throat, upper respiratory symptoms, nasal congestion and flu-like symptoms
**Staffing**: nurse practitioners or physician assistants with medical director available by phone for consultation
**Equipment**: no X-ray machines, but can provide immunizations, physicals
*Cost*: $25-$50 average copay

*Costs dependent on insurance*

**Source**: Dr. Robert H. Cock, executive/vice president/fort system/community impact newspaper

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**Urgent care centers**
For patients who have: basic broken bones and fractures, minor cuts and illnesses that can be treated by retail clinics
**Staffing**: nurse practitioners or physician assistants with medical director available by phone for consultation
**Equipment**: X-ray machines; can set breaks and fractures
*Cost*: $25-$50 average copay

---

**Free-standing emergency rooms**
For patients who have: abdominal pain, chest pain, shortness of breath, stroke symptoms, headaches, diabetic emergencies, infections, neck injuries, open fractures that could require surgery
**Staffing**: physicians required to be on-site 24/7
**Equipment**: X-ray machines, ultrasound, CT scanners, laboratory services
*Cost*: $100-$500 average copay, plus facility fees and operating fees

---

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3. **Austin Regional Clinic Southwest**
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   - 1807 Slaughter Lane, Ste. 490, Austin
   - 512-282-8956
   - www.austinregionalclinic.com/clinics/arc-southwest

4. **Baylor Scott & White Clinic-Austin Circle C**
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   - 5000 W. Slaughter Lane, Bldg. 6, Ste. 100, Austin
   - 512-654-4000

5. **Baylor Scott & White Clinic-Austin Onion Creek**
   - Mon.-Fri. 8 a.m.-5 p.m.
   - 11209 N. I-35, Austin
   - 512-654-4700
   - www.bswhealth.com/locations/austin-onion-creek-clinic

6. **Baylor Scott & White Clinic-Southwest Austin**
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7. **CareNow Urgent Care-Southwest Austin**
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3 Concentra Urgent Care - South Lamar
Mon.-Fri. 8 a.m.-5 p.m., Sat. 8 a.m.-4 p.m.
3801 S. Lamar Blvd., Austin
512-447-9661
www.concentra.com

10 Concentra Urgent Care - West William Cannon
Mon.-Fri. 8 a.m.-5 p.m.
4301 W. William Cannon Drive, Bldg. E, Ste. 320, Austin
512-467-6608

11 Lewis Family Medicine & Urgent Care
Mon.-Fri. 8 a.m.-8 p.m., Sat. 9 a.m.-1 p.m.
13830 Sawyer Ranch Road, Ste. 100, Dripping Springs
512-301-6400
www.lewisfamilymed.com

12 Lewis Family Medicine & Urgent Care - South Austin
Mon.-Fri. 8 a.m.-5 p.m.
5424 W. Hwy. 290, Ste. 101, Austin
512-643-4400
www.lewisfamilymed.com

13 MedSpring Urgent Care - South Congress
8 a.m.-8 p.m. daily
208 W. Ben White Blvd., Austin
512-861-8060
www.medspring.com

14 NextCare Urgent Care - Austin
Mon.-Fri. 8 a.m.-8 p.m., Sat.-Sun. 8 a.m.-4 p.m.
6001 W. William Cannon Drive, Ste. 302, Austin
512-288-3627
www.nextcare.com/locations/texas-austin-william-cannon

15 Texas Children’s Urgent Care Westgate
Mon.-Fri. 4:30-11 p.m., Sat.-Sun. noon-8 p.m.
4477 S. Lamar Blvd., Ste. 400, Austin
512-892-9231
www.texascchildrensaustinurgentcare.org

16 Texas MedClinic - IH-35 S/Slaughter Lane Walk-In Clinic
8 a.m.-11 p.m. daily
5900 S. I-35, Austin
512-291-5577
www.texasmedclinic.com/location/ih-35-s-slaughter-lane/

17 Victory Medical Center - South Austin
Mon.-Fri. 8 a.m.-7 p.m., Sat. 9 a.m.-5 p.m., Sun. noon-5 p.m.
4303 Victory Drive, Austin
512-462-3627
www.victorymed.com

URGENT CARE CENTERS

18 CommUnity Care - Southeast Health and Wellness Center Walk-In Services
Mon.-Fri. 8 a.m.-5 p.m.
2901 Montopolis Drive, Austin
512-978-9901
www.communitycaretx.org/locations/southeasthealthandwellness.html

19 MinuteClinic - Slaughter Lane
Mon.-Fri. 8:30 a.m.-7:30 p.m., Sat. 9 a.m.-5:30 p.m., Sun. 9 a.m.-4:30 p.m.
3500 W. Slaughter Lane, Austin (inside CVS Pharmacy)
866-385-2727
www.minuteclinic.com

20 MinuteClinic - South Congress
Mon.-Fri. 8:30 a.m.-7:30 p.m., Sat. 9 a.m.-5:30 p.m., Sun. 9 a.m.-4:30 p.m.
5526 S. Congress Ave., Austin (inside CVS Pharmacy)
866-385-2727
www.minuteclinic.com

21 RediClinic - Brodie Lane
Mon.-Fri. 8 a.m.-8 p.m., Sat.-Sun. 8 a.m.-5 p.m.
6900 Brodie Lane, Austin (inside H-E-B)
833-473-7334
www.rediclinic.com/clinics/texas/austin/rediclinic-brodie-lane

22 RediClinic - Dripping Springs
Mon.-Fri. 8 a.m.-8 p.m., Sat.-Sun. 8 a.m.-5 p.m.
598 E. Hwy. 290, Dripping Springs (inside H-E-B)
512-858-0011
www.rediclinic.com/clinics/texas/dripping-springs/rediclinic-dripping-springs

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23 Austin Emergency Center - South Lamar
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512-774-5780
www.austerity.com

24 Five Star ER - Dripping Springs
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333 E. Hwy. 290, Ste. 350, Dripping Springs
512-893-7410
www.fivestarER.com/dripping-springs

25 Five Star ER - South Austin
Open 24 hours
8721 Manchaca Road, Austin
512-893-7420
www.fivestarER.com/south-austin

26 SignatureCare Emergency Center - South Austin
Open 24 hours
5701 W. Slaughter Lane, Ste. G101, Austin
512-651-5787
www.ercare24.com/austin

This list is not comprehensive.

ARC ACCESS

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myARCaccess.com
Compassionate Cultivation is one of three companies in Texas licensed to produce and dispense medical-grade CBD to patients with intractable epilepsy, and soon to patients with other conditions. Texas law requires these companies be vertically integrated, overseeing production from seedling to delivery.

**VEGETATION**
Cannabis plants are cultivated as seedlings.

**HARVEST**
Plants finish their life cycle, and flowers are harvested. Flowers have the highest concentration of CBD.

**DRYING**
After harvesting, the flowers are taken to the drying room for leaf removal and are hung to dry.

**EXTRACTION**
The dried and harvested flowers are fed into a CO2 extractor machine. Crude CBD is extracted.

**PURIFICATION**
The crude product goes through purification to remove unwanted particles and elements.

**TESTING**
The purified product is tested to be sure it meets medical standards: no more than 0.5% THC, the psychotropic element in marijuana, and no less than 10% CBD. Each batch is also tested for contaminants, such as residual solvents, pesticides, heavy metals and microbial contaminants. The machine used to test for heavy metals gets as hot as the surface of the sun.

**ARCHIVAL**
Test results for each batch are recorded with an associated number online so that patients can see the statistics for each batch.

**DISPENSARY**
Patients can visit the facility’s dispensary or request delivery to receive their prescription.

Many retailers sell CBD in Southwest Austin, including smoke and vape shops and even pet stores and hair salons. Others, like those mapped here, specialize in CBD products.

- **Green Herbal Care CBD**
  5601 Brodie Lane, Ste. 620, Sunset Valley
  512-953-8585
  www.greenherbalcare.com

- **Lazydaze Counterculture & Coffeehouse**
  5330 Manchaca Road, Austin
  512-614-4024
  www.lazydazecco.com

- **Greenbelt Botanicals CBD**
  6800 West Gate Blvd., Ste. 137, Austin
  512-505-8082
  www.greenbeltcbd.com

- **Greenwave Naturals CBD Store**
  4408 S. Congress Ave., Austin
  512-494-4457
  www.cbdstoreaustinx.com

- **CBD American Shaman**
  1901 W. William Cannon Drive, Ste. 109, Austin
  512-648-4190
  www.austincbdproducts.com

- **Compassionate Cultivation**
  12701 Lowden Lane, Manchaca
  512-614-0343
  www.texasoriginalcc.com

- **Reliv Organix**
  11410 Manchaca Road, Ste. 200, Austin
  512-953-8100
  www.relivorganix.com

**CONTINUED FROM 1**

September, matching the federal decision of the 2018 U.S. Farm Bill.

For many local store owners, the choice to sell CBD while still legally in the grey was based on a desire to capitalize on a booming wellness trend.

“We wanted to get on this train before it was gone,” said Ox Millman, a co-owner of Green Herbal Care, a CBD business in Sunset Valley.

**TREND OR MEDICAL NECESSITY?**
CBD has been said to help with issues from anxiety to skin irritation to chronic pain, according to doctors and CBD retailers who spoke to Community Impact Newspaper. However, without legal status, little scientific testing has been completed to authenticate these claims.

One exception is in regard to patients with epilepsy. With support from the parents of children with severe, drug-resistant epilepsy, California-based drug trials for a THC-free CBD product called Epidiolex resulted in federalapproval, according to the Food and Drug Administration. This research also opened the door for states such as Texas to legalize CBD for patients with intractable epilepsy.

Since 2017, marijuana-derived CBD oil has been sold legally to eligible Texans through the Compassionate Use Act program, through which three Texas companies are licensed to cultivate, produce and dispense medical-grade CBD oil, which can contain up to 6.5% THC and must contain at least 10% CBD, to patients with intractable epilepsy. One of those companies is Compassionate Cultivation, located in Manchaca.

“We control 100% of the chain of events, from when that plant is a little seedling to when it’s actually ingested by our patient,” said Mike Rubin, co-founder and vice president of business development for Compassionate Cultivation.

The Manchaca company is vertically integrated, according to Rubin, meaning that Compassionate Cultivation is responsible for every step, from planting to processing to delivery. While patients may retrieve their prescription CBD from the dispensary located at Compassionate Cultivation, the company also makes deliveries to patients across the state. This rigorous chain of custody is required by the Texas Department of Public Safety, which regulates Compassionate Use Act companies.

With the legalization of over-the-counter CBD products and the possibility for standardized regulation of products, the question might arise as to why a patient would continue to use prescription CBD if a similar product is
available in a nearby shopping center, drugstore or gas station.

Rubin said he believes that for patients with intractable epilepsy, who have already established CBD regimens, the previous lack of regulation and quality control in the commercial CBD space presented a risk not worth taking. Without thorough vetting, CBD products may contain pesticides and heavy metals, or may actually contain very little actual CBD, he said.

“One thing’s for sure: We know what’s in our [Compassionate Cultivation] products,” Rubin said. “I think people who are truly struggling are always going to want the real thing. If they have access to a prescription medication, they’re going to use it.”

Terri Carriker, whose 16-old-daughter has intractable epilepsy, told Community Impact Newspaper her daughter uses a combination of Epidolex and CBD obtained through the Compassionate Use program.

“I would never buy something off the shelf for myself, much less for my daughter,” she said.

Dr. Karen Keough, an Austin-area physician licensed to prescribe CBD, said she would not recommend over-the-counter CBD to anyone until serious regulation is implemented.

“A lot of people are buying empty bottles,” Keough said. “They’re buying empty bottles, and that’s a sham. That’s fraud. You don’t know what’s fraud and what’s not. So you’re trusting your vendor.”

COMMERCIAL PRODUCTS

Over-the-counter CBD retailers are still attracting business. While the recently approved HB 3703 will extend the Compassionate Use Act to cover more conditions, including incurable cancers; all forms of epilepsy; autism; multiple sclerosis; and neurodegenerative diseases, like Alzheimer’s disease, for Texans with conditions such as anxiety and chronic pain, over-the-counter is currently the only option.

Several CBD sellers that spoke to Community Impact Newspaper said they have implemented their own rigorous vetting for products, requiring third-party analysis for the CBD they sell, including Millman of Green Herbal Care and Hans Enriquez of Lazydaze Counterculture & Coffeehouse, a CBD and coffee shop. Enriquez said he looks forward to regulated vetting of products at an industry level, however.

“I welcome the evolution of this industry, plain and simple,” he said.

Like Compassionate Cultivation, Enriquez’s business applied for a license to sell legally prescribed CBD under the Compassionate Use Act, and like 39 of the other 42 applicants, he did not receive a license. However, Enriquez and his business have continued to value innovation in the commercial space, hosting Texas Green Rush, an organization that educates potential businesspeople interested in a “responsible Texas cannabis economy.”

Lazydaze now has 12 franchised locations, which have expanded from the first shop in Laredo into several areas of Austin, including in Southwest Austin on Manchaca Road. That location is owned and operated by Chris Houston, a former NFL player who himself uses CBD for pain related to athletic injuries after discovering it when searching for relief for his mother, who has epilepsy.

Soon, the business will expand outside of Texas with a location in Pittsburgh, according to Enriquez. Ultimately, he and his wife, Monica, say they want to open locations across the United States, billing Lazydaze as “the Starbucks of weed,” and tailoring each store to the legal options in each state.

THE FUTURE OF CBD IN TEXAS

As for Texas, advocates are still working to expand the medical applications and qualities of CBD, allowing for increased THC in the product, from which some patients, particularly those with autism, are thought to benefit.

“The next battle is getting legislators educated in some of the up-and-coming research,” Carriker said. “It’s unconscionable that people are suffering so unnecessarily. It’s not going to be a miracle cure-all, but doctors should be able to have it in their toolboxes for patients and situations where it’s appropriate.”

The current expansion of the Compassionate Use Act is poised to significantly expand Compassionate Cultivation’s business. Rubin credits the expansion to the success many patients with epilepsy have experienced with CBD.

“I think that the results that we’ve seen with intractable epilepsy have really moved the needle, not just with providers and physicians, but with legislators and our lawmakers,” Rubin said. “In the stories that we’ve seen, the success stories, the children who went from suffering from hundreds of seizures a day to being completely seizure-free once starting our medication, those stories move your soul.”

Doctors, like legislators, have required convincing that CBD can serve as a safe and effective medication.

“In the world of medicine, especially in really hard medicine, the desperate, incurable cases, there’s a new cure all the time, right?” Keough said. “It has a big splash, and then it gets discredited.”

However, Keough was convinced after seeing firsthand evidence and learning about the success of the Epidolex trials. She said she has prescribed CBD to around 150 children with epilepsy in the past year. Not all patients see drastic results, but some do, and most continue to use CBD, she said.

“Once people find something that works, they hold on to it and don’t let it go,” Rubin said.

Additional reporting by Jack Flagler and Kelly Schaefer.
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Firehouse Animal Health Center
Vets prioritize preventive care and transparency

Firehouse Animal Health Center’s philosophy for what exactly good veterinary work is focuses on preventive medical care. If preventive medical care is administered well, owners will be able to care for their pets more independently and animals will need fewer visits to the vet, according to Dr. Robert Calabrese, Firehouse Animal Health Center-Belterra’s medical director.

“It’s sort of counterintuitive to want to see them less, but that’s really what I want. I don’t want to micromanage my patients,” Calabrese said. “I want to give the tools to the owners so that they can keep their dog happy and healthy at the house. It doesn’t make me any more money, but that’s my philosophy. That’s how I would want to be treated.”

Calabrese and his colleagues install those tools by focusing on diet, dental care and meticulous annual testing.

“All of these things ... are preventative maintenance. It’s way easier to give a monthly heartworm pill than it is to treat for heartworm disease,” he said.

Firehouse Animal Health Center opened its first location in a former fire station in Denver, Colorado, in 2004. Firehouse Belterra, the newest location having opened in 2018, is a much different facility than the original, but it still features similar airy, open architecture to the original Firehouse.

“A big part of all of our clinics [is] the architecture and how people experience it when they first come in,” Calabrese said. The space’s easily cleaned concrete floors and tall ceilings help create a cleaner look and smell than is typically associated with many vet offices, according to Calabrese.

A key piece of Firehouse’s architectural strategy is visibility: pet owners are able to see through a glass wall into the treatment area, giving them a firsthand look at their pet’s treatment. Calabrese, who has been involved in veterinary medicine since junior high school when he started volunteering at clinics, said this sets Firehouse apart from many veterinary offices, which tend to take pets “in the back.”

“Historically, people get really nervous about bringing their dog to the vet because they don’t know what the heck goes on back there. It can be nerve-racking,” Calabrese said. “I want to make sure that they’re put at ease that we’re doing good work on their pet.”

THE LITTLE THINGS

Firehouse Animal Health Center names 100 “little things” on its website that it does to go above and beyond. Three of those small touches might not intuitively go hand in hand with veterinary care: wine, coffee and art.

New customers are presented with a complimentary bottle of local wine after their pet’s first visit to the vet.

 Owners can sip on a cup of coffee or hot beverage while waiting for the vet to finish up with their pet’s check-up.

The vet clinic recruits local artists to hang art in the facility. Bonus points if the subject is a furry friend.

Firehouse Animal Health Center
166 Hargraves Drive, Ste. C100, Austin
512-645-1000
www.firehousebelterra.com
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Cypress Grill

Cajun meets local community at longtime South Austin restaurant

For 17 years, Cypress Grill owner John Haug has been serving up Cajun classics to the Southwest Austin community.

Born and raised in Baton Rouge, Haug came to Austin in the late ’80s to go to The University of Texas for a business degree. After working various jobs at local restaurants for years, he said he and a friend opened their own Cajun catering business in 1995. He took the experience he had gained and opened Cypress Grill in South Austin in 2002, creating one of the first restaurants in the surrounding area.

“At that time, there were no restaurants in this part of town,” Haug said. “We had to learn to market it and how to become part of the community.”

Chris Goike, who has been the restaurant’s manager for 10 years, said Cypress Grill is seen as a neighborhood spot to eat and drink for regulars who have been visiting since its early days. Some residents come in two or three times a week and have gotten to know the business’s long-tenured employees.

“We’ve seen families and kids grow up, go off to college, and come back,” Haug said. “I still love what I do and stay involved with the business.”

Goike said the grill gets fresh seafood delivered six days a week and partners with local farmers for other ingredients.

One of the restaurant’s most popular dishes is its crawfish etouffee, which Goike said is “by far the best in Texas.” A popular pairing, Cypress Grill’s variety of po’boy sandwiches—which can come with shrimp, crawfish, catfish, oysters, pot roast or chicken—and gumbo create an authentic New Orleans meal. The grill also offers a “New Orleans” brunch menu on weekends, with Creole Eggs Benedict, shrimp and grits, and a loaded buttermilk biscuit.

The bar, which was renovated in 2014, features New Orleans classics—such as Hurricanes and Sazaracs—as well as original seasonal cocktails concocted by the restaurant’s staff. Beers on tap include some from Louisiana brewery Abita, Goike said.

THREE DISHES TO TRY

Crawfish etouffee
One of the grill’s most popular plates, the crawfish etouffee is served with white rice and a side of garlic bread.

Breaded and fried shrimp
Shrimp can be ordered golden fried or grilled.

Catfish po’boy and seafood gumbo
Po’boys can be ordered with catfish, shrimp, crawfish, oysters, pot roast or chicken.

Cypress Grill
4404 W. William Cannon Drive, Austin
512-358-7474
www.cypressgrill.net
Hours: Mon.-Fri. 11 a.m.-10 p.m., Sat.-Sun. 8:30 a.m.-10 p.m.

Owner John Haug (left) and Manager Chris Goike operate Cypress Grill in South Austin.

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Central Texas Food Bank
Nonprofit delivers food and fresh produce across the region

Mark Jackson, chief development officer of Central Texas Food Bank, is ready for a new era in the fight against food insecurity, one in which a focus on nutrition education and access to fresh food takes center stage.

“The paradox of food insecurity and obesity being tied is real,” Jackson said.

Central Texas Food Bank is a nonprofit that uses donations and volunteer workers in addition to paid staff to provide food to communities in need. Donations of canned food still provide a significant contribution to the nonprofit, and Jackson said that increased distribution of fresh fruits and vegetables is key to improving nutrition in food-insecure communities, where the price of food is a component in dietary decisions.

CTFB’s new facility in Southwest Austin, which celebrated three years June 17, is equipped to do that. With seven times the freezer and refrigerator space of the former location on South Congress Avenue, the nonprofit has increased capacity to store and distribute fresh fruits and vegetables.

When planning the move to the 31,000-square-foot facility, the food bank also revamped its logo to feature a carrot, symbolic of the nonprofit’s mission of providing fresh produce.

“It’s given us the opportunity to really tell the story of the food bank in a bigger way,” Jackson said.

That story began in the 1980s, when the food bank was founded as Capital Texas Food Bank. Now, after decades of growth, CTFB, which was renamed to better reflect its coverage area in 2016, serves 21 counties across the region, and last year it distributed 46.5 million pounds of food. About 38% of that distribution was fresh produce, either donated through the nonprofit’s Food Rescue program—which receives donations of excess meat, produce and bakery items from grocery stores, such as H-E-B—or purchased with financial donations.

As time passes, the food bank has implemented new methods to distribute food to its wide coverage area, sending mobile distribution centers to rural communities and equipping produce hubs in Waco and Temple to increase the availability of fresh food in key areas.

“If feel like we lead the pack amongst a lot of food banks in the nation when it comes to nutrition,” Jackson said.

This summer, CTFB is focusing on the 1 in 5 children who are experiencing food insecurity, many of whom are missing the free and reduced-price lunches they normally receive in school, he said. The Summer Meals for Kids program launched in May, along with the Summer Meals that Matter donation drive, the goal of which is to raise funds to provide 1 million meals to people in need.
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BUSINESS FEATURE

Smilin’ Castle Studio

KYLER When Rick del Castillo was building a recording studio on the pastoral, square-acre property he bought 10 years ago, he had a particular vision. “I’ve been to many studios where the sound is amazing, the gear is amazing, but it’s very clinical,” del Castillo said.

He started with the detached garage—del Castillo and his family live in a house just a few steps away—where the former owner of the property repaired pianos, and in addition to the sound insulation and musical equipment, adorned the interior with colorful textured walls, comfortable furniture, and plenty of posters and tapestries. “One of the coolest things is when someone walks in and they go, ‘Wow, I just feel relaxed,’” del Castillo said.

For the last decade, del Castillo has recorded extensively in the studio with Del Castillo, the band he started in 2000. He has also hosted plenty of well-known national and local acts, such as Los Lonely Boys, Ruben V. Gina Chavez, Eliza Gilkyson, Michael Ramos and Carrie Rodriguez as well as musicians from Europe.

“I built it specifically to record our band and friends,” he said.

It was not until he did some teaching at Curious Chords, the Plum Creek music school where his wife is an instructor, that he decided he wanted to open his studio to the public.

FULL STORY BY KATHARINE JOSE

RELEASING THE ROADWAY

Local officials are prioritizing taking cars off the road in the North Burnet/Gateway area. To accomplish those goals, Capital Metro and the city of Austin are floating plans to build two new MetroRail stations and improve shared-use connectivity between transit stops and commuter hubs.

Legend
- Current 803 rapid bus line
- Potential 803 rapid bus line
- North Burnet/Gateway zoning district
- IBM Broadmoor campus
- Mckalla station site
- Proposed Broadmoor Station
- Kramer Station
- Proposed Mckalla Station

TRANSPORTATION

North Austin corridor could see new rail stations

NORTHWEST AUSTIN Ahead of the construction of new headquarters for several of the country’s largest tech employers, the city of Austin and Capital Metro are in discussions with developers to deliver transit solutions to the North Burnet and Gateway corridor.

Capital Metro has aggressive plans to reimagine transit options in the corridor in time for the estimated opening day in 2021 for Austin FC at Mckalla Place, generally located at the southeastern intersection of Broker Lane and Burnet Road.

“We have major initiatives underway to upgrade the Red Line frequency and capacity,” said Todd Hemingston, Capital Metro executive vice president of planning and development. “There is a great opportunity to reduce auto use.”

FULL STORY BY JAIN OLDMAN

NOW OPEN

BUDDA The newest Paco Loco, located at 1131 S. Loop 4, Buda, opened in May. The combination Hispanic food market and gas station has another location in Buda and two in Kyle as well as one in both South Austin and Uhlrand. www.pococolosupermercado.com

CENTRAL AUSTIN Flatiron School, a coding school founded in New York City and acquired by WeWork in 2017, will debut its programs in Austin starting this August. The school is temporarily hosted at WeWork Westview, 316 W. 12th St., Austin. Eventually, it plans to move to the WeWork location in the forthcoming SXSW Center, 1400 Lavaca St., Austin, when that building opens in the fall. 888-958-0569. www.flatironschool.com

BEE CAVe Urban Air Adventure Park Bee Cave will open this fall at 3944 S. RM 620, Austin. Open seven days a week, Urban Air in Bee Cave will include indoor skydiving, a sky rider indoor coaster, spin zone bumper cars, virtual reality, a warrior course, climbing walls and more. It will also house a full-service cafe and a parent lounge 800-960-4778. www.urbanairbeecave.com

NEW MANAGEMENT

WESTLAKE Great Harvest Bread Co’s Westlake location at 1110 Old Walsh Tarlton, Austin, celebrated a renovation and new ownership with a ribbon cutting at the end of April. Owners Juan Maldonado and Gisela Hernandez-Mendoza purchased the bakery after learning the previous owners were retiring and closing, a news release said, adding the healthy, made-from-scratch bakery makes fresh bread daily and has been a part of the Austin community for more than 25 years. 512-329-9216. www.austintexas.greatharvestbread.com

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Big City Bagels and Subs

The small, family-owned business opened at the end of March. The owner was making bagels in Brooklyn and Manhattan before bringing his longtime recipe to the area. The deli aims to be a simple, clean, straightforward business with nice people serving good food, said the owner.

- 10401 Anderson Mill Road, Ste. 117, Austin
- 512-646-8957
- Mon.-Fri. 7 a.m.-7 p.m., Sat.-Sun. 8 a.m.-7 p.m.
- Baker’s dozen: $14
- Website coming soon

Bruegger’s Bagels

The family-owned Westlake location is one of about 260 Bruegger’s Bagels in the country. The bakery was started in New York in 1983 and sells New York-style bagels and made-in-Vermont cream cheese blends, such as onion and chive, jalapeno and bacon scallion.

- 3267 Bee Caves Road, Austin
- 512-394-7174
- Mon.-Sun. 7 a.m.-3 p.m.
- Baker’s dozen: $12.99
- www.brueggers.com

The Delicatessen Co.

The New York-style deli opened April 25 and offers “real New York” bagels along with housemade cream cheese schmears, lox, Reubens, hot pastrami and hero subs. For the first few weeks the shop’s hours will be Tue.-Sat. 7 a.m.-2 p.m. before it transitions to longer hours at a date to be determined.

- 200 E. Pecan Street, Pflugerville
- 512-761-3355
- Mon-Sat: 7 a.m. to 3 p.m.
- Baker’s dozen $15
- www.facebook.com/thedeli3/

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4 Nervous Charlie’s
Dough is shipped from New York City before local ingredients are added to create Nervous Charlie’s “straightforward, deliciously simple” bagels. The store also serves a variety of custom cream cheeses. The shop is named for the owner’s dog Charlie, who wishes she were allowed to eat bagels.
- 5501 N. Lamar, Ste. B101, Austin
- 512-366-5305
- Mon-Fri: 7 a.m. to 3 p.m., Sat-Sun: 7:30 a.m. to 3 p.m.
- Baker’s dozen $15
- www.nervouscharlies.com

5 Rockstar Bagels
Founded in 2009, Rockstar bagels are fermented, boiled and freshly baked. The shop sells to local coffee shops, food trailers, grocery stores and cafes. In 2014 Rockstar Bagels opened a walk-up window in East Austin and serves breakfast and lunch.
- 1900 Rosewood Ave., Austin
- 512-524-1401
- Mon-Sun: 7 a.m. to 2 p.m.
- Baker’s dozen $18
- www.rockstarbagels.com

6 Rosen’s Bagel Co.
The bagels can be purchased at Wright Bros. Brew and Brew seven days a week. Rosen’s Bagel Co. alters its boiling water to make it more pH basic, mimicking New York water. Lox is cured in-house, and both traditional and Texas-inspired schmears such as roasted poblano are available.
- 500 San Marcos St., Ste. 105, Austin
- 785-235-2777
- Mon.-Sun. full menu 8 a.m.-2 p.m., limited menu 2 p.m.-midnight
- Baker’s dozen: $17 (must pre-order)
- www.rosensbagels.com

7 Wholy Bagel
Bagels are prepared from scratch every night from a recipe that is more than 100 years old. The second location on Far West Boulevard opened in January. Classic and seasonal cream cheeses are available along with bagel sandwich options for breakfast and lunch, such as the Italian, which dresses the customer’s choice of bagel with ham, Genoa salami, capicola, provolone cheese, lettuce, tomato, onions, banana peppers and homemade vinaigrette dressing.
- 4404 W. William Cannon Drive, Austin
- 512-899-0200
- Mon.-Fri. 6 a.m.-3 p.m., Sat-Sun. 7 a.m.-2 p.m.
- Texas dozen (14 bagels) $14.86
- www.wholybagelatx.com

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property owners and a group of businesses called Leave Manchaca Alone—challenged the renaming process.

The suit states that certain plaintiffs “never received any notice of the proposed name change” prior to Austin City Council taking a vote to change the name. It asks the city to “notify all property owners on Manchaca Road” before adopting an ordinance to change its name.

The lawsuit also states that some of the plaintiffs have information and evidence regarding the accuracy of the name’s history, but due to a lack of notice “did not have an opportunity to present the information at a public hearing.”

District 5 Council Member Ann Kitchen, who represents the Manchaca Road corridor, voted against the council’s October motion as a protest to the process, which she called a failure after many of the businesses in the area said they were unaware the council was considering a change. Kitchen told Community Impact Newspaper that she is not taking sides in the lawsuit, but stands by her vote.

A ruling from Travis County District Court could be coming by the end of the summer, after the most recent hearing scheduled for June 10 was postponed.

BUSINESS OWNERS CHALLENGE PROCESS

Prior to changing the road’s name, the city of Austin had sent out 1,730 notices to property owners about the then-upcoming vote. Of those who received notices, 4% returned to the city with correspondences, three-fourths of which were against changing the name.

However, the lawsuit claims some property owners never received notice.

Additionally, many local business owners with interest in the lawsuit may not own the properties they occupy on Manchaca Road but say the change will come at the expense of time and money. Many renting space may not have been notified because it was not required by city ordinance.

Alycen Lucy, a Farmer’s Insurance agent who owns a Manchaca Road office and is a member of Leave Manchaca Alone, said the name change would require businesses to update business cards, stationery, advertising and marketing materials. As a licensed insurance agent, she said the change would also require her to update her official licensing with the state.

“There’s a multitude of things we would have to update if this takes place,” Lucy told Community Impact Newspaper on May 30. “The change could mean different things for different types of businesses. It could be an out-of-pocket expense and a time expense to update all the different accounts they have.”

Furthermore, about 18 local businesses along the road currently have “Manchaca” in their names, including Manchaca Village Veterinary Care. Owner Rob Amoroso, also a Leave Manchaca Alone member, said he believes changes and rebranding could cost upwards of $40,000.

ADVOCATING FOR MENCHACA

Retired Travis County Judge Bob Perkins began work to get the name changed in 2011 and created the Justice for Manchaca nonprofit. He said he first learned about Jose Antonio Menchaca’s connection with the road, town and springs over 30 years prior after becoming a member of the Texas State Historical Association and receiving a copy of The Handbook of Texas, published in the 1950s.

“I read that Manchaca, Texas is named for Jose Antonio Menchaca and said, ‘Heck, if it’s named for him how come they don’t spell his name right?’” Perkins told Community Impact Newspaper.

Once retired, Perkins said he finally had time to do further research. With the help of individuals including Frank de la Torre—the appointed state historian of Texas from 2007-09—Perkins gathered information, and reached out to Menchaca’s descendants. As expected, the family said they wanted the spelling corrected, Perkins said.

In 2012, Justice for Menchaca created a petition to change the name and started raising money to fund the new street signs that would be needed to change the road, he said. By 2016, the group had raised about $24,000 for the city.

Council Member Sabino “Pio” Renteria in 2018 worked with Perkins to get the change on a City Council agenda, with the successful city council vote to change the name in October.

QUESTIONING MENCHACA’S CONNECTION

The Manchaca Onion Creek Historical Association, a nonprofit of local residents that formed in 2006, calls the claim that Menchaca is the spring’s namesake “an oral tradition.” The nonprofit’s official stance is that official documentation from the 1800s has “not been discovered that would support this story.”

According to the association, the first maps found referencing the area of the springs use the name “Mancac” in the 1840s. Manchac is a word used by Chocotaw Native Americans—a tribe that had inhabited the Southeast United States—meaning “rear entrance.” The name was also used in similar Louisiana settlements and could be found on maps from the 1800s of that state.
When the International and Great Northern Railway came through the area in about 1880, the company named the town “Manchaca,” adding the “a” at the end of the name for the springs.

Perkins said Manchaca’s name was spelled incorrectly on some war documents, which could have caused the area to be misspelled incorrectly early on. Additionally, he said wealthy slave owners moved to the Manchaca area in the late 1840s soon after the Mexican-American War. He said he believes they may have dropped the “a” from Manchaca, possibly to remove the name’s Mexican roots or because “Manchac” was a more familiar term in the Southeast.

The renaming of things from Manchaca to Menchaca also is not unprecedented. A similar renaming took place when Austin ISD built a new school for the community in the 1970s, replacing the old Manchaca School with Menchaca Elementary School. Then-trustee Gus Garcia worked with the district to change the name and correct what had “come to be misspelled and mispronounced,” according to documents at the Austin History Center.

An official historical marker by the Texas Historical Commission titled “Education in Manchaca” also links the school and community to Menchaca and was erected in 2009 with support from AISD and the Travis County Historical Commission. The marker reads that the community of Manchaca was “named for a campsite of Tejano Army Officer Jose Antonio Menchaca.”

Perkins said it is not his or the city of Austin’s place to push for changing the name of anything outside of the city limits, but that within the city he feels the misspelling should be corrected.

Lucy said Leave Manchaca Alone is not basing its stance on either side’s version of history, which she said does not seem to have “concrete proof either way.” She said the group’s focus is limiting the inconvenience a name change would put on local residents and businesses.

“I have no problem honoring [Menchaca],” Lucy said. “We could have a library named after him, or a park, or even an honorary street name. There are options that would not inconvenience thousands of people.”

For more information visit communityimpact.com.
REAL ESTATE

MARKET DATA

HOMES SOLD (MAY 2019)

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<td>2612 Edgewood Drive</td>
<td>4br/3ba</td>
<td>$405,000</td>
<td>2,205</td>
<td>Jennifer Carter</td>
<td>AustinRealEstate.com</td>
<td>512-393-7844</td>
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<td>78745</td>
<td>Forest Oaks</td>
<td>4511 Jinx Ave.</td>
<td>4br/2ba</td>
<td>$475,000</td>
<td>1,595</td>
<td>Sonya Cunningham</td>
<td>Kuper Sotheby's Int. Realty</td>
<td>512-633-4619</td>
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<tr>
<td>78745</td>
<td>Kinchen</td>
<td>3302 Blumie St., Unit A</td>
<td>3br/3ba</td>
<td>$367,500</td>
<td>2,025</td>
<td>Salvio Tarjesen</td>
<td>Keller Williams Realty</td>
<td>512-460-1400</td>
</tr>
<tr>
<td>78745</td>
<td>Kinchen</td>
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<td>3br/3ba</td>
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<td>2,025</td>
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<td>Southhampton Hills</td>
<td>2716 Eavine Lane</td>
<td>3br/2ba</td>
<td>$365,000</td>
<td>1,491</td>
<td>Adam Walker</td>
<td>Realty Austin</td>
<td>512-280-7653</td>
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<td>78745</td>
<td>Statney Lake</td>
<td>1405 Homespun Road</td>
<td>3br/3ba</td>
<td>$425,000</td>
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<td>El Blackburn</td>
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<td>512-809-6300</td>
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<td>Sweetbriar</td>
<td>301 W. Statney Lane, Unit 12</td>
<td>2br/2ba</td>
<td>$470,000</td>
<td>1,839</td>
<td>Robert Alberton</td>
<td>Realty Austin</td>
<td>512-453-8939</td>
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<td>78745</td>
<td>Westgate Crossing</td>
<td>5707 West Gate Blvd., Unit B</td>
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<td>$235,000</td>
<td>1,226</td>
<td>Alicia Carron</td>
<td>Keller Williams Realty</td>
<td>512-781-3511</td>
</tr>
<tr>
<td>78747</td>
<td>McKinney Park</td>
<td>6624 Quinton Drive</td>
<td>3br/3ba</td>
<td>$235,000</td>
<td>2,064</td>
<td>Virginia Mengler</td>
<td>Coldwell Banker United, Realtors</td>
<td>512-771-6692</td>
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<td>78747</td>
<td>Sheldon</td>
<td>9417 Edmundsbury Drive</td>
<td>3br/3ba</td>
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<td>2,101</td>
<td>Richard Fowler</td>
<td>Realty Austin</td>
<td>512-925-5650</td>
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<td>Bauerle Ranch</td>
<td>2601 Dryden St.</td>
<td>4br/2ba</td>
<td>$330,000</td>
<td>1,873</td>
<td>Christina Balderas</td>
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<td>512-797-4968</td>
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<td>11009 Franklin's Tale Loop</td>
<td>3br/2ba</td>
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<td>Cherry Creek</td>
<td>9372 Bernoudi Drive</td>
<td>3br/2ba</td>
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<td>Tony Elias</td>
<td>Realty Austin</td>
<td>512-351-0823</td>
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<td>78748</td>
<td>Olympic Heights</td>
<td>2207 B Fiske Lane</td>
<td>3br/2ba</td>
<td>$285,000</td>
<td>1,422</td>
<td>Rose Ann Story</td>
<td>AustinRealEstate.com</td>
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<td>Parkridge Gardens</td>
<td>8513 Shalott Way</td>
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<td>$259,990</td>
<td>1,224</td>
<td>Carrie York</td>
<td>Austin Real Pro, Realtors</td>
<td>512-801-0436</td>
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<td>8904 March Drive</td>
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<td>2617 Monarch Drive</td>
<td>4br/1ba</td>
<td>$284,900</td>
<td>1,478</td>
<td>Tanja Hart</td>
<td>Team Price Real Estate</td>
<td>512-284-0093</td>
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<td>Oak Creek Park</td>
<td>10306 Wadman Drive</td>
<td>4br/3ba</td>
<td>$450,000</td>
<td>3,010</td>
<td>Amy Mill</td>
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<td>512-762-0545</td>
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<td>Village at Western Oaks</td>
<td>6002 Abilene Trail</td>
<td>4br/3ba</td>
<td>$395,000</td>
<td>2,317</td>
<td>Walter Reinhardt</td>
<td>Berkshire Hathaway TX Realty</td>
<td>512-826-5085</td>
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<td>5406 Blanco River Pass</td>
<td>3br/2ba</td>
<td>$415,000</td>
<td>2,128</td>
<td>Ryan Kelly</td>
<td>Keller Williams Realty</td>
<td>512-474-5478</td>
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<td>Village at Western Oaks</td>
<td>6300 Mesa Grande Drive</td>
<td>3br/2ba</td>
<td>$489,000</td>
<td>2,211</td>
<td>Helen Chiang</td>
<td>Pacesetter Properties</td>
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<td>Westcreek</td>
<td>6520 Fair Valley Trail</td>
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<td>4613 White Elm Drive</td>
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<td>1,856</td>
<td>Guill Huesbel</td>
<td>Realty Austin</td>
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  If your green foliage turns gray and droops and blossoms and leaves fall, a deep watering may bring your plant back or save it for next year. If leaves are crispy, or the plant continues to look parched in the evening, then it’s time to add these plants to your compost pile.

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