Southwest Austinites to get voice at City Hall

The commission’s work is over. Austin has 10 voting districts. What will this mean for the region?

By Kelli Weldon

For the first time, Austin residents in 2014 will have the chance to elect a City Council member to represent their part of the city.

Southwest Austin neighborhood groups have begun to mobilize and connect within their newly established voting districts. Representatives from different organizations have met to talk about priorities in their districts, and some residents are contemplating candidacy.

Jim Schissler, president of the Oak Hill Association of Neighborhoods, said local issues can be better addressed with dedicated representatives at City Hall.

“It has been a long time coming, and it will be important for people to get involved and be aware of the city politics,” Schissler said. “People out here have been dissociated with [City Council elections] because all the candidates were from downtown and [voters] didn’t feel [council members] were representative, so they stopped voting or didn’t vote as often.”

Drawing the districts map

The 14-member Independent Citizens Redistricting Commission charged with creating Austin’s new voting districts split the city Nov. 25 into 10 districts.

Community Impact Newspaper defines Southwest Austin as the area south of Southwest

By Joe Olivieri

Rising costs and stagnant incomes are causing some residents to ask, “Is Austin becoming unaffordable?”

Rent hikes and higher home prices are often the focus of the discussion, but the cost of government and household expenses have risen as well during the past five years.

“Citywide, Austin has had 58 percent [property value] appreciation over the last 10 years [and a] 38 percent [appreciation] in rents during the same period,” said Mark Sprague, state director of information capital for Independence Title. “Wages have stayed flat in the same time.”

City leaders face two paths to tackle affordability: help decrease costs or increase incomes.

They attempted to do both last year, from issuing bonds to support affordable housing to offering incentives to companies such as National Instruments to bring high-wage jobs to Austin. Frances Ferguson, board president of nonprofit HousingWorks Austin, called the city’s growth a challenge.

“We’ve got to not just protect the affordability of housing, but also figure out some mechanisms to [keep the city affordable for retail and creative businesses], or this city is not going to look like Austin anymore,” she said.

Strong housing market revives affordability concerns

“The opportunity was two years ago, when... inventory was plentiful.”

—Mark Sprague, state director of information capital for Independence Title

See Redistricting | 29

See Affordability | 31
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Southwest Austin Market Update

<table>
<thead>
<tr>
<th>Homes Sold</th>
<th>Average Sold Price</th>
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<tr>
<td>December 2013</td>
<td>$306k</td>
</tr>
<tr>
<td>December 2012</td>
<td>$281k</td>
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Stats based on December 2012 and 2013 home sales through Austin Board of REALTORS®.
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Featuring:
Rick Bayless
Richard Blais
David Bull
Tyson Cole
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Mike Lata
Tim Love
Georgia Pellegrini
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Ming Tsai
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FROM THE GENERAL MANAGER

More than 10 years ago, my family left Dallas to call Austin home. We told our Realtor we had heard great things about South Austin, but unfortunately, she did not know the area. We ended up settling in Round Rock.

The entry-level house we bought was fine, but the area was not a good fit for us. We wanted to live closer to Austin’s culture and diversity, which were the entire reason we left the concrete jungle.

We later moved to Southwest Austin and have been fortunate enough to call the area home for the past seven years.

In that time, we have seen many changes to this region. One of those changes has been home values.

COMMUNITY FEEDBACK

TAKE THE POLL

In this issue, Community Impact Newspaper takes a look at the factors influencing Austin’s affordability. Southwest Austin has a strong real estate market with high demand and limited supply, and several neighborhoods have risen in value recently. Some residents are concerned that higher costs may lead to homebuyers being “priced out” of the area.

What do you think is the most effective way to keep Austin affordable?

☐ More subsidized/affordable housing
☐ Greater variety of housing options
☐ Continuing to bring high-wage jobs to Austin
☐ Cutting or maintaining current tax rates
☐ Affordability cannot be managed

Take the poll online at impactnews.com/swa-poll

Look for the results right here in next month’s print edition of Community Impact Newspaper.

LAST MONTH’S POLL RESULTS

Last month, Community Impact Newspaper published the first of a two-part series looking at Austin’s voting districts.

What do you think about Austin’s new voting districts?

Love the new districts, looking forward to November 2014 41%
Like the new districts with some minor objections 34%
Oppose the new districts, wish the commission would redraw the map 14%
Dislike the new districts and have significant objections 7%
Other 3%

Results from an unscientific Web survey, collected 12/19/13-1/16/14
Now Open


2. **All Stor South** opened at 9215 S. First St. on Dec. 18. The facility offers a variety of storage unit sizes, including several climate-controlled options. Customers receive free truck use to move their items into the units. 512-280-7900. www.allstortx.com

3. **Birds Barbershop** opened its sixth location Jan. 6 at 5000 W. Slaughter Lane, Ste. 202. Michael Portman and Jayson Rapaport co-own the Austin-based barbershop chain, which offers haircuts to men and women. 512-758-7800. www.birdsbarbershop.com. Twitter: @birdsbarbershop

4. **Biscuit Brothers Fine Arts Farm** opened Jan. 20 at 6036 W. Hwy. 290. The free educational television company Biscuit Brothers will offer fine-arts classes and productions throughout the year, Fine Arts Farm owner Jerome Schoolar said.


7. **Hill Country European Autoworks** opened Jan. 2 at 11190 Circle Drive, Ste. 400. The business, owned by Brent Christensen and Rafa Garcia, specializes in BMW, Mini Cooper, Mercedes-Benz, Audi and Volkswagen repairs and maintenance. 512-375-4232. www.hec euro.com

8. **Pick Your Poison Bake Shop** opened at Moontower Saloon, 10212 Manchaca Road, on Dec. 7. The food trailer specializes in alcohol-infused cupcakes and cakepops. www.pypp bake shop.com. pickyourpoisonlv@gmail.com

9. **Planet K Gifts Onion Creek** opened a location at 10730 S. 1-35 in the fall. The store sells a variety of adult gifts, novelties and books among its offerings. 512-233-4300. www.planetk texas.com

10. **Premier Family Physicians** held a grand opening for its Southwest Medical Village on Jan. 20. The facility, located at 5625 Eiger Road, Ste. 200, houses the Southwest Austin–based practice and several others in its referral network. 512-892-7076. www.pfpdocs.com

11. **Reliable Real Estate** opened in December at 3407 W. Slaughter Lane, Ste. C. The business, owned by Eddie and Elvia Gonzalez, buys and sells residential real estate and works with investors. 512-626-2139. www.reliableregrp.com. Twitter: @RelReGroup

12. **Seton Circle of Care Pediatrics** opened a location Jan. 6 at 730 W. Stassney Lane, Ste. 110. Lone Star Circle of Care is partnering with Seton Healthcare to provide pediatric primary care at the new location and others in Austin. 877-800-5722. www.lscctx.org

13. **The State Firemen’s and Fire Marshal’s Association of Texas** moved...
into its new headquarters at 707 W. FM 1626 in December. 512-454-3473. www.sffma.org

14 Taqueria Los Arbotisos opened Oct. 17 at the Y at Oak Hill, 6863 W. Hwy. 290. The food trailer is open from 7 a.m.–3 p.m. and sells breakfast tacos, gorditas and sodas. 512-903-1436.

15 The Vitamin Shoppe opened a location at 5400 Brodie Lane, Ste. 1100, on Nov. 23. 512-891-0748. www.vitaminshoppe.com

Coming Soon

16 Amaya’s Taco Village will open its second location at 9900 S. I-35, Bldg. O-100, in Southpark Meadows this spring. A date is not finalized. 512-458-2531. www.amayastacovillage.com

17 Austin Natural Healing Center and health and fitness studio Fit-150 will open at 7225 W. Hwy, 71, Ste. C, in March or April. The healing center will offer Intended Medicine Healing for cancer patients, acupuncture and Jingui Golden Shield Qi Gong among its services. 512-368-2824. www.fit-150.com, www.austinnaturalhealingcenter.com


19 The office building at 2700 S. I-35 is being renovated to house AMCO Hotel and Suites. No opening date has been announced. www.amcohotel.com

20 Dallas-based multifamily real estate developer TDI Real Estate will build a $50.8 million, 352-unit apartment community at 5000 S. Congress Ave. this year. Williamson Creek flows through the center of the property, and 60 percent of the land will remain undisturbed, the company said. TDI plans to break ground on the project in the first quarter of 2014.

21 Stewart Geyer, Janie Stephens and Emily Stephens will open Uncle Maddio’s Pizza Joint at 5601 Brodie Lane, Ste. 1200A, in April. Uncle Maddio’s is an Atlanta, Ga.–based create-your-own pizza restaurant. www.unclemaddios.com. Twitter: @unclemaddios

Relocations

22 Austin Regional Clinic South OB relocated Jan. 16 from 4101 James Casey, Ste. 300, to 4315 James Casey St., Ste. 200. The new location offers obstetrics and gynecology in a larger clinic with more exam rooms and parking, representative Lynda Shanblum said. 512-383-9752. www.austinregionalclinic.com

School Notes

In December, Clint Small Middle School’s 2013 wind ensemble was recognized with the National Wind Band Honors Mark of Excellence award presented by the Foundation for Music Education. Former eighth graders Kayla Tinnon, Ethan Brown and Manny Nuñez-Ferrer won solo awards. http://clintsallowsband.weebly.com/ensembles.html

Anniversaries

Dynamic Workshop celebrated its first anniversary Jan. 2. The BMW repair business, owned by David Michna II, offers mobile and on-site repairs. The shop only serves Southwest Austin. 512-550-2418. www.dynamicworkshopatx.com

23 Galaxy Cafe at 9911 Brodie Lane celebrated 10 years in business Jan. 24. The locally owned restaurant operates three Austin locations. 512-233-6000. www.galaxycafeaustin.com

24 Pilates South Austin at 9901 Brodie Lane, Ste. 145, will celebrate its one-year anniversary with an event Feb. 8 from 8:30 a.m.–2:30 p.m. The studio is offering new client specials, giveaways, free classes, chair massages and healthy snacks at the anniversary party. 512-280-6683. www.pilatesstudiosouthaustin.com. Twitter: @PilatesSoAustin


Vida Veterinary Mobile Services celebrated its first anniversary in January. The practice of Dr. Alfredo Geigel-Ortiz makes house calls to treat sick pets. 512-900-3664. www.vidaveterinary.com. vidaveterinary@gmail.com

Expansions

25 Dickey’s BBQ at 5207 Brodie Lane, Ste. 115, in Sunset Valley launched home delivery services Jan. 15, owner Chris Lottie said. 512-892-2283. www.dickeys.com

Site Solutions is building Phase 2 of The Manchac, a business park, at 10421 Old Manchaca Road. Phase 2 will add a total of 41,700 square feet in six buildings once it is finished. The first three buildings, comprising 16,500 square feet, are expected to be completed by May 1. President Susan Harris said. 512-480-9343. www.sitesolutions.com

Renovations

27 The South Congress Food Mart and gas station at 3630 S. Congress Ave. closed in November for renovations. It is expected to reopen in February or March.

Closing

28 Mi Rancho Meat Market closed at 611 W. Ben White Blvd.

29 Southpark Pediatrics closed its 8708 S. Congress Ave., Ste. 500, location.
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**Student population to drop in 10 years**

Annual demographic report looks at future trends for Austin ISD

By Kelli Weldon

Austin ISD’s student population might increase slightly for the 2014–15 school year but is expected to decline during the next 10 years, according to the district’s annual demographic report, which was presented Jan. 13 to the board of trustees.

AISD commissions a demographic report every year to identify trends and help inform facility-related decisions to accommodate population shifts. The report includes a summary of district population changes and projections showing where people in Austin will live during the next decade, both of which affect school capacity and facility needs, Superintendent Meria Carstarphen said.

“This information is critical,” Carstarphen said. “It is so essential to our financial projections and budgeting for the district. … And all of this informs the facility master plan process that we are required to do by the end of June of this year.”

The report’s projected 2023 student population of 84,721 represents 357 fewer students compared with 2013 enrollment.

For 2013, AISD selected a new demographer, Davis Demographics & Planning Inc., to complete the report. Lorne Woods, the primary author of the demographic report, said tracking future residential development was an important part of the report.

The most notable student population increase is expected to take place in 2014, according to the report.

In 2013 the district could see a decrease of 239 students in kindergarten through 306, the report states. That trend is expected to continue until at least 2018.

The projected declines can be attributed to smaller incoming kindergarten classes and other small classes matriculating through the years, Woods said.

“You guys are doing a fantastic job overall of retaining high school students,” Woods told the board, noting retention rates throughout the nation are lower than AISD’s rates.

There are new and planned residential developments in the district of approximately 7,318 units, but student growth from such projects is expected to be limited because of high projected leasing costs. Prices have continued to escalate, city of Austin Demographer Ryan Robin-son said.

“There’s not a single part of your dis-trict that’s not experiencing some type of intense [housing] pricing pressure, whether it be through redevelopment, whether it be through these existing maturing neighborhoods. … We’re not going to see much refill of maturing neighborhoods because maturing neigh-borhoods are so much more expensive than they have been in the past,” Robin-son told the board.

Robinson noted housing is scarce in Austin’s core, and one issue the city’s land development code rewrite effort, CodeNext, might address is adding more options such as small multifamily structures including sixplexes and eightplexes.

“The city is very concerned about it,” Robinson said. “We along with the district would hate to see a central city’s devoid of families with children. I don’t think that that’s going to happen, but I think the way we’re hurrying now in this very expensive market with very few housing options, young families just don’t have that much to choose from.”

Beth Wilson, AISD assistant director for planning services, said elementary schools will continue to see some over-crowding in terms of student population in the west and southeast parts of Austin during the next five years. In the south central area, there may be some leveling off, she said.

“The city of Austin is changing a lot these days,” Wilson said. “We’ve got so many residents moving within the city of Austin that we’re not quite sure of our community to allow us to really try to work through some creative scenarios without everyone getting upset before we can get started.”

By the 2018–19 school year, the district estimates two elementary schools including Cook Elementary School will be above 150 percent enrollment capacity, but Cook will drop from that category when the new North Central Elementary School No. 2 opens, Wilson said.

Trustees pointed to Burnet and Mur-chison middle schools and Doss and Hill elementary schools as schools that need relief from overcrowding, Carstarphen said efforts that would have helped such schools did not pass in two of the proposals in the district’s 2013 bond election.

“Without that money, I will go ahead and say, this is about changing bound-aries,” Carstarphen said. “This is about doing what will arguably be potentially unpopular concepts for our school communities. And so this is where we are. We said that when we were preparing for the bond, we certainly said it when two of the propositions didn’t pass, and I’ll say it again. To deal with Burnet, Doss, Murchison [and] Hill, we will need the patience of our community to allow us to really try to work through some creative scenarios without everyone getting upset before we can get started.”

### MORE FINDINGS

- Overcrowding in some schools
- Increasing Austin apartment rent
- Availability of affordable housing in areas outside Austin such as Manor, Pflugerville and Del Valle
- Growth of charter and private schools in the Austin area
- Loss of students as a result of the school district closing the IDEA Allan in-district charter school

### AISD saw an approximate student population decline of 1,200 students in the 2013–14 school year. Possible factors that influenced the decline include:

- Availability of affordable housing in various parts of Austin
- Increasing Austin apartment rent
- Overcrowding in some schools
- Growth of charter and private schools in the Austin area
- Loss of students as a result of the school district closing the IDEA Allan in-district charter school

**DEMOGRAPHIC SHIFTS IN AISD**

<table>
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<tr>
<th>Year</th>
<th>Enrollment Capacity</th>
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<tr>
<td>2014</td>
<td>85,350.5</td>
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<tr>
<td>2015</td>
<td>85,253.5</td>
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<tr>
<td>2016</td>
<td>84,917.3</td>
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<tr>
<td>2017</td>
<td>85,009.3</td>
</tr>
<tr>
<td>2018</td>
<td>84,949.7</td>
</tr>
<tr>
<td>2019</td>
<td>84,973.6</td>
</tr>
<tr>
<td>2020</td>
<td>85,031.6</td>
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<tr>
<td>2021</td>
<td>84,864.2</td>
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<tr>
<td>2022</td>
<td>84,706.6</td>
</tr>
<tr>
<td>2023</td>
<td>84,721.3</td>
</tr>
</tbody>
</table>

**Sources:** Austin ISD, Davis Demographics & Planning Inc. demographic report
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By Kelli Weldon

In response to statewide changes to high school graduation plans, the Austin ISD board of trustees unanimously approved the Distinguished Level of Achievement as the district default graduation plan at its Dec. 16 meeting.

Trustees also approved the requirement of one credit of physical education and one half credit of health to meet graduation requirements for all plans beginning with the class of 2018.

As part of House Bill 5, which was signed into law in 2013, the state Minimum, Recommended and Distinguished graduation plans will be replaced by new Foundation High School Program plan options starting with the class of 2018. By choosing a default graduation plan, the district automatically sets students on one graduation course.

The new state-mandated graduation plans include a 22-credit Foundation diploma, which can be completed with endorsements—areas of concentration—for 26 credits.

Students can earn a Distinguished Level of Achievement by participating in advanced courses. AISD’s HB 5 policy planning committee for graduation plans advised choosing the Distinguished plan after seeking feedback from parents, principals and campus advisory councils.

Trustee Robert Schneider said that under the Distinguished plan, students will be doing everything that they need to do to get into college.

The plan requires students to complete advanced science and math courses, including algebra II. Students will be able to opt out of the default plan and choose a different plan only if a parent, counselor and the school principal sign off on the change, said Paul Cruz, AISD chief of schools officer.

Vivian Ballard, chairwoman of the district School Health Advisory Council, asked trustees to include health and physical education credit hours in the plan.

“We feel it is tremendously important for the health and well-being of the students to have those credit hours maintained,” she said during citizens communication.

“[The Distinguished plan] ... is a great opportunity to continue the progress.”

—Drew Scheberle, senior vice president of education and talent development for the Greater Austin Chamber of Commerce

“P.E. is critical because it’s not just about physical activity; it’s about physical education [and] teaching them what they need to be healthy members of society as they go out as adults.”

Parent Casie Wenmohs said AISD should prioritize existing strengths at its campuses as well as the needs of the local workforce as it implements the legislation. More AISD students are ready for college and career than ever before, said Drew Scheberle, senior vice president of education and talent development for the Greater Austin Chamber of Commerce.

“[The Distinguished Level of Achievement plan] is really the same as the Recommended plan that you’ve been doing for the last 14 years, so this is a great opportunity to continue the progress,” he said.

AISD trustee Ann Teich said parents throughout the district should be prepared for the changes that will take place in AISD to implement the law in its schools.

“It is going to take a village just to figure all of this out,” she said.

Under House Bill 5, new Foundation High School Program plan options will replace the Minimum, Recommended and Distinguished graduation plans. In December, Austin ISD’s board of trustees approved a new prescribed or “default” graduation plan, which will automatically set students on one graduation course starting with the class of 2018.

The district’s new default plan consists of the Distinguished Level of Achievement and additional health and physical education credits.

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<tr>
<td>Math</td>
<td>4 (one must be algebra II)</td>
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<tr>
<td>Science</td>
<td>4 (one must be an advanced science)</td>
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<tr>
<td>Social studies</td>
<td>3</td>
</tr>
<tr>
<td>Languages other than English</td>
<td>2 (must be in the same language)</td>
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<tr>
<td>Fine arts</td>
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<tr>
<td>Electives</td>
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</tr>
<tr>
<td>Physical education</td>
<td>1</td>
</tr>
<tr>
<td>Health</td>
<td>0.5</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>26</td>
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</table>
**County stops leasing Expo Center to gun show**

**TRAVIS COUNTY** Commissioners Court did not renew its contract with Saxet Gun Shows.

Saxet has requested leasing the Travis County Exposition Center for gun shows in 2014 and 2015 using the same terms as in previous years.

Judge Samuel Biscoe said on Jan. 7 that residents voiced concerns that because not all gun sales at gun shows require background checks, leasing space to gun shows was an inappropriate use of county facilities.

The county wanted to include new terms requiring background checks on all gun sales as part of a new contract. Biscoe said that because Saxet was not receptive to any of the county’s proposed new contract terms, he made a motion to suspend negotiations until Saxet “indicates a willingness to address issues raised by the county.” The motion died for lack of a second. An alternate motion to continue the gun shows also died for lack of a second, thereby leaving the county without a contract.

The two groups met again later in the month. The court revisited the issue on Jan. 21, but did not renew the contract.

**Travis County proposals**
- Require all gun show sellers to be federal firearms licensees
- Require unlicensed sellers to undergo federal background check procedures for private transfers
- Reduce rent to offset any disadvantages Saxet Gun Shows may face by agreeing to background checks
- Try implementing background checks during the first gun show of the new contract as a pilot project, and then possibly renegotiate the terms based on the results

Source: Travis County

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**City named partner in conservation group**

**SUNSET VALLEY** The Gaines Greenbelt is roughly 21 acres that the city of Sunset Valley has deeded for conservation and recreation, according to Travis County documents.

It is home to the endangered golden-cheeked warbler and will become part of the Violet Crown Trail. On Dec. 17, Sunset Valley City Council approved joining the Balcones Canyomlands Conservation Plan.

On Jan. 7, the Travis County Commissioners Court approved an agreement making Sunset Valley a managing partner in the conservation plan.

As part of the agreement, the Gaines Greenbelt will be managed at the same standards as the preserve.

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**Penalties increased in bus priority lanes**

**AUSTIN** Council approved an ordinance Jan. 23 that raises the penalty for obstructing the transportation priority lanes that the new MetroRapid bus system uses downtown.

Stopping, standing or parking a motor vehicle in a priority lane is prohibited, and those in violation may be fined $500. Before the ordinance, the city’s transportation department could only impose a $25 citation for parking, standing or stopping in special-use lanes.

Robert Spillar, director for Austin’s Transportation Department, said the ordinance is a way to assist Capital Metro with launching MetroRapid.

He said the goal is to discourage delivery vehicles and other people from parking or stopping in those lanes.

---

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Violet Crown Trail to expand in South Austin in 2014

Nonprofit expects to break ground by summertime

By Joe Olivieri

Nonprofit Hill Country Conservancy will begin building parts of the Violet Crown Trail in 2014 and 2015, Executive Director George Cofer said.

“We are trying to do is to get that first segment, from Zilker [Metropolitan] Park to the Lady Bird Johnson Wildflower Center, built by the end of 2015,” he said.

The Violet Crown Trail is a proposed 30-mile network of trails from Zilker Park to south of FM 967 in Hays County. So far, the trail’s first phase—5 miles of walkways in Zilker Park—has been built.

Phase 2 will connect Sunset Valley to the Wildflower Center. That phase was split into two parts—Sunset Valley to Dick Nichols Park, and Dick Nichols Park to the Wildflower Center—to minimize project delays.

HCC expects to get construction permits from the city of Austin in February or March.

HCC hopes to break ground on a few segments of the trail in late spring to early summer.

“We have a lot of work to do on the actual design,” Cofer said. “We got the construction drawings from [engineering firm] Bury + Partners. We are still working on the theme of the trail [such as signs and benches].”

The actual construction is fairly straightforward, he added.

The local nonprofit plans to raise more funds this spring to complete the project.

“The reason this has taken seven years is because it is expensive work to do—the environmental [work] and engineering,” he said. “There have been times we have needed to pause, raise money and then move forward.”

HCC must take special care building the trail in a 1-mile segment connecting Zilker Park to Sunset Valley.

The golden-cheeked warbler, an endangered species, lives in the Gaines Greenbelt. Cofer said HCC hopes to get environmental approval for the segment from the U.S. Fish and Wildlife Service in early February.

The birds migrate back to the area in March, and that may delay construction until September, he added.

Council may adopt neighborhoods’ plan this spring

By Kelli Weldon

Residents of the Garrison Park, South Manchaca and Westgate neighborhoods met throughout 2013 to provide input on the South Austin Combined Neighborhood Plan, and a draft plan is slated to be presented to Austin’s full Planning Commission on Feb. 25, according to city of Austin planner Francis Reilly.

The SACNP, which is part of the Imagine Austin Comprehensive Plan the city adopted in June 2012 to direct Austin’s growth and redevelopment for the next 30 years, aims to identify what residents like about their area and where they want to see development.

Once adopted by City Council, the SACNP will become an amendment to Imagine Austin and guide future decision-making and capital improvements, Reilly said.

“We’ll take additional feedback on [the draft plan], and it will go to a couple of subcommittees of the Planning Commission first,” he said, noting it could go to the Austin City Council for adoption this spring.

About 140 people attended an open house Dec. 7 to view the draft policies and actions for the plan and shared their input, Reilly said.
TxDOT prepares new turn lanes, intersections along W. Hwy. 290
Historic ‘Taco Bell tree’ to be relocated in mid-February

By Joe Olivieri

The Texas Department of Transportation is working on intersection improvements along the West Hwy. 290 corridor.

Left- and center-turn lanes are being added to the FM 1826 and Convict Hill Road intersections.

“Workers are making way to widen the roadway,” TxDOT spokeswoman Kelli Reyna said. “They have cleared the area and have moved the utilities and water lines. Eventually they are going to add new pavement and restripe the lanes.”

Work began in May 2013, costs roughly $4.6 million and is expected to be completed in July.

The department is also adding continuous-flow intersections at the William Cannon Drive and Hwy. 71 junctions. At CFIs, lanes are moved to allow a driver to turn left while a driver on the opposite side of the intersection can drive straight ahead.

The CFI projects cost $6.5 million and are expected to be completed in spring 2016.

TxDOT needs to widen the roadway in order to build the CFI at William Cannon.

Oak Hill residents said the project would endanger the so-called “Taco Bell tree,” a historic live oak on-site.

The Austin Heritage Tree Foundation received a city of Austin grant for some of the costs of relocation.

The foundation plans to move the tree across Hwy. 290 to Beckett Grove in mid-February, Executive Director Michael Fossum said. The group has enough funds for the move but is still raising money for related costs.

The intersection improvements are seen as a short-term solution to the area’s traffic problems.

Transportation groups, the City of Austin and Travis County are working on Oak Hill Parkway, an environmental study to address long-term issues.

According to TxDOT, the environmental study began in October 2012 and may take three to five years to finish. In 2013, TxDOT and the Central Texas Regional Mobility Authority hosted several public meetings.

UT names inaugural dean, begins site work on Dell Medical School
Seton to announce contractor, name of teaching hospital

By Joe Olivieri

University of Texas leaders announced that Dr. S. Claiborne “Clay” Johnston will be the first dean of the Dell Medical School.

At a news conference Jan. 21, Johnston said he is not interested in creating an ordinary medical school, but rather one that will position Austin to be at the leading edge of health care.

“I’m committed to going back to the community and making sure that we are making progress on the mission [the community] has created for us,” he said.

Johnston is the associate vice chancellor of research at the University of California, San Francisco. He is a neurologist who has researched strokes.

UT has also begun site work for the new campus. Builders are adding a temporary parking lot near Hargus Hall. The university plans to straighten Red River Street as part of developing the new medical campus.

Partial street closures are expected from March through December, according to UT.

University leaders will meet with the board of regents in February to get approval for the medical district utility system for the new campus, UT spokeswoman Rhonda Weldon said. Workers may begin placing utilities underground in March.

UT expects workers to begin building the parking garage, medical office building and research building in late April and the main academic building in late June.

In the next two months, Seton Healthcare plans to announce the official name of the new teaching hospital to replace University Medical Center Brackenridge, Seton spokesman Steven Taylor said.

Seton also plans to announce the contractor for the estimated $295 million construction project in the next two months.
City: Dittmar to reopen in February
Erosion repairs have closed part of road since April 2012

By Joe Olivieri

City of Austin officials expect to reopen Dittmar Road in February.

The city had closed a small section of the road in April 2012 to through traffic after erosion had loosened a guardrail on the bank of South Boggy Creek near the road.

In a Jan. 7 email to residents, city spokeswoman Alexa Muraida wrote that the city’s Watershed Protection Department was roughly 85 percent done stabilizing the bank.

The Watershed Protection and Public Works departments are working together on the remaining 15 percent of erosion mitigation efforts, she continued.

The Public Works Department will then complete the roadway.

“The rehabilitation will include a concrete traffic railing, guardrail installation and a structural overlay—3 inches of new asphalt,” she wrote. “In addition, crews will also be clearing overgrown vegetation for a safe and clear right of way for motorists.”

The city had closed Dittmar Road from Loganberry Drive to South Congress Avenue. The project is estimated to cost $424,198.

Davis Lane work moves forward
Project to update local road could wrap up by August

By Kelli Weldon

A $4.5 million project to widen part of Davis Lane and realign the intersection of Davis and Brodie lanes to ease traffic at that intersection is about 40 percent complete, according to George Jackson, project manager with the city of Austin’s Public Works Department.

In June, Austin City Council approved a $4.5 million contract for Smith Contracting Co. to work on the project, which will widen Davis Lane from two to four lanes east of Corran Ferry Drive. Workers will also add bicycle lanes and sidewalks there to increase multimodal transportation options, Program Coordinator Susan Garnett said.

The project also includes adding a traffic signal and left-turn lane for drivers to turn from northbound Brodie Lane onto Davis, Jackson said.

The council also approved building a 0.8-mile extension of Davis Lane to establish a four-way intersection at Brodie Lane.

Jackson said the Davis project originally started a few years ago but stalled because of the need for a study on how runoff from the road would affect the nearby Goat Cave Karst Nature Preserve.

“That depended on the rain, and so that took about a year to get that study done. It was completed last spring, and that allowed us to go ahead and do the bidding at that point,” he said.

Work began Sept. 19, Garnett said. The target completion timeline is the end of August, Jackson said.

“You should see better traffic flow, less congestion on the road and it should be a lot safer,” Jackson said.

Carmen Colburn, colon cancer patient

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South Austin Motorcycles

Advocacy group seeks bikes for loan program

South Austin Motorcycles President Tom Pugh said the nonprofit plans in 2014 to obtain and fix three motorcycles for a loan program for active-duty military members on leave.

The advocacy group, which began in 2010, educates riders at safety seminars and maintenance workshops.

On Sept. 23, SAM opened its first retail and service shop. Members pay a $65 annual membership fee and receive discounts at local shops.

“You learn by doing; that’s part of the education process,” Pugh said. “If you own a motorcycle, you should get involved in the education process,” Pugh said. “If you own a motorcycle, you should get involved in the education process.”

Sweet Treats Bakery

New cakes, more space are on the menu for 2014

Sweet Treats Bakery moved a few doors down in Oak Hill Centre on Dec. 16 to 6705 W. Hwy. 290, Ste. 601.

Owner Jackie McGrath said demand has grown since the bakery opened in October 2010. The new space is three times larger than the previous suite.

In 2014, Sweet Treats plans to expand its line of wedding cakes and custom cakes. Cheesecake, pie and cake slices will join the bakery’s Friday and Saturday offerings, she said.

Brodie Homestead

Wedding venue to open doors by summer 2014

Construction is in progress at the Brodie Homestead, a wedding venue slated to open by June 2014, Events and Sales Manager Juliana Ross said.

Local firm Ross Hospitality Group LLC, is renovating the barn. Since the groundbreaking in October, workers have finished constructing the parking lot and added supports to stabilize the structure’s walls and roof, Ross said.

Ross said heavy rains in fall 2013 and getting permits posed challenges.

“Now we're back on schedule,” she said, noting construction should be complete by the end of April, and open houses will be scheduled between April and June.

The venue’s grand opening date has not been finalized, but a few weddings have already been scheduled for August, she said.

Tiff’s Treats

Cookie makers celebrate 15 years in business

Tiff’s Treats celebrated its 15th anniversary Jan. 15.

Founders Tiffany Taylor Chen and Leon Chen were sophomores at The University of Texas when they started the cookie delivery company.

Tiff’s Treats has locations in Austin, Dallas and Houston.

The business opened its doors at the Shops at Arbor Trails on William Cannon Drive on Oct. 26.

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Compiled by Joe Olivieri and Kelli Weldon

15 years in business

Cookie makers celebrate

Brodie Homestead

Wedding venue to open doors by summer 2014

Sweet Treats Bakery

New cakes, more space are on the menu for 2014

Brodie Homestead

Wedding venue to open doors by summer 2014

These businesses had opened, were coming soon or relocated.

Last year these businesses had opened, were coming soon or relocated.

Here are updates on how they are doing now.
**Austin City Council**

The 2013–14 Austin City Council: Mayor Pro Tem Sheryl Cole, Councilman Bill Spelman, Councilwoman Laura Morrison, Mayor Lee Leffingwell, Councilwoman Kathie Tovo, Councilman Chris Riley and Councilman Mike Martinez

**Meetings**

Austin City Council meets most Thursdays at 10 a.m.
301 W. Second St. www.austintexas.gov

**Terms and salaries**

The mayor and council serve two, four-year terms. Compensation is $66,955 for most council members and $78,853 for the mayor.

**TV coverage**

Meetings are televised live on cable Channel 6 and streamed online at www.austintexas.gov/department/channel-6.

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**Big decisions made in 2013**

- **Single-use bag ban**
  Sunset Valley followed Austin’s lead and enacted a single-use bag ban in September. The city’s code is similar, but not identical to the Austin ordinance.

- **Water issues**
  In June, City Council adopted staff recommendations regarding the city’s longstanding water issues. Sunset Valley decided to monitor its historic well permit, update its water master plan and update its financial projections in the water planning report. The council discussed using well water for irrigation.

- **Country White Lane property**
  City leaders spent the fall negotiating the purchase of a Country White Lane property that is adjacent to an aquifer recharge zone. Earlier in the year, City Council denied variances for the proposed Austin Curling Center.

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**Big decisions made in 2014**

- **Lowering the property tax rate**
  In September, Austin City Council approved a budget and property tax rate for fiscal year 2013–14. Members were able to lower the tax rate from the previous fiscal year by 0.02 cents to 50.27 cents per $100 of valuation. The total approved budget is about $3.3 billion.

- **Affordable housing**
  Austin voters approved an affordable housing bond of about $65 million. The funding may support rental housing development, home ownership and home repair programs.

- **Austin Energy governance**
  The question of how Austin Energy, the city’s electric utility, should be governed was resolved in May when council members decided to leave the governance with City Council rather than an independent board. Council also approved the creation of a council subcommittee to give oversight and policy recommendations on Austin Energy.

**Sunset Valley City Council**

The Sunset Valley City Council: Forrest Arnold, Mickie Powers, Mayor Rose Cardona, Walter Jenkins, Mayor Pro Tem Rudi Rosengarten and Jeff Burdett

**Meetings**

The council meets twice a month on Tuesdays at 6 p.m.
3205 Jones Road
512-892-1383
www.sunsetvalley.org

**Terms and salaries**

The mayor and City Council are volunteers who serve two-year terms.

**TV coverage**

Meetings are broadcast live on the city’s website.

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**Big decisions made in 2013**

- **The Uplands tract and city facilities**
  Mayor Rose Cardona said the city plans to get rid of the portable buildings used by the police and public works departments. The city will also make a decision on the property next to the Toney Burger Center.

- **The well system**
  The mayor said she would like to see the city make a decision on whether to fully reinstate its out-of-service well water system or to shell it.

- **Subsidies and rate study**
  Sunset Valley will complete a rate study for its utilities and then consider revising its policy of subsidizing utilities for residents.

- **60th anniversary party**
  Sunset Valley plans to celebrate its 60th anniversary in September. The mayor said she hopes it will be an event like the annual Donkey Dash and Doggy Dash 5k that draws attention to the city.

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**Big decisions made in 2014**

- **Top issues for 2014**
  **Innovation Zone**
  The promise of a new medical school and teaching hospital sparked development ideas around a potential Innovation Zone. The Innovation Zone Advisory Group will be meeting throughout the year in order to put plans in place to support this development.

  **Urban rail**
  As many city and community members look to address Austin’s growth and increasing congestion, Project Connect’s initial urban rail corridor recommendation was approved by City Council in 2013. The final route could be presented to the City Council in June, and a possible bond election to gather funds for the initiative could come in November.

  **Single-member districts**
  The city will see a fundamental change in its governance structure after the expanded council created from single-member districts is elected into office.

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**Travis County Commissioners Court**

The Travis County Commissioners Court: Margaret Gomez, Gerald Daugherty, Judge Samuel Biscoe, Bruce Todd and Ron Davis

**Meetings**

The court meets Tuesdays at 9 a.m.
Travis County Administration Building, 700 Lavaca St., Austin
www.co.travis.tx.us

**Terms and salaries**

Court members serve four-year terms. The judge’s pay is $118,373. The commissioners’ pay is $98,463. Bruce Todd earns $1, and Gerald Daugherty earns $90,199.

**TV coverage**

Meetings are televised live on Time Warner Cable on Channel 17 on Tuesdays and rerun on Wednesdays, Saturdays and Sundays.

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**Big decisions made in 2013**

- **Civil and Family Courthouse**
  In 2013, the Commissioners Court settled on a design-build format and hired firm URS Corp. to manage the construction project. The project is estimated to cost $284 million to build, or $312.86 million when operational costs are added.

- **National Instruments incentive**
  Travis County leaders approved an economic development agreement with National Instruments. The company plans to create 1,000 jobs and build a 300,000-square-foot facility along North MoPac. The county approved giving the company grants equivalent to up to 43 percent of the company’s property taxes during a 10-year period in exchange for meeting investment and job-creation goals.

- **Response to Halloween floods**
  Travis County held meetings and received applications as part of its floodplain property buyout program.

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**Top issues for 2014**

- **Transportation**
  The county will complete road projects that voters have already approved and participate in regional transportation planning. Judge Samuel Biscoe said.

- **Courthouse development**
  The county will work with URS to complete planning and design and determine the project’s budget. It will also work on explaining the project to voters for an anticipated bond election, Biscoe said.

- **Taxation**
  The county must balance paying for services, such as criminal justice, and keeping taxes consistent, Biscoe said. Commissioner Bruce Todd said the county must become more efficient in how it spends taxpayer dollars.

- **Affordability**
  Affordability will remain an issue in 2014, Commissioner Margaret Gomez said. Leaders have tried to address affordability by keeping tax rates low.
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Central Texas agency coordinates regional transportation planning

By Amy Denney

Planning for transportation projects that are regionally significant or use state and federal dollars takes coordination throughout many jurisdictions.

That’s where the Capital Area Metropolitan Planning Organization provides assistance. CAMPO and other MPOs—there are 25 in Texas—are federally mandated to provide this kind of coordination and to create long-term regional plans that set transportation visions, CAMPO Director Maureen McCoy said.

CAMPO is governed by its policy board, which includes representatives from cities and counties in CAMPO’s six-county region in Central Texas: Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties.

Regional planning

Every five years, federal law requires CAMPO to approve a long-range plan. The agency is working on its 2040 plan that will be approved by May 2015. The plan includes transportation and transit projects that are regionally significant, meaning the project would serve regional transportation needs such as MoPac, I-35, Capital Metro’s MetroRail and Metrorapid, RM 1431 in Cedar Park and RM 1460 between Georgetown and Round Rock.

“When you look at the planning for major regional arteries, that’s where CAMPO comes into play,” said Travis County Judge Sam Biscove, who has served on CAMPO’s policy board for 14 years.

McCoy said CAMPO asks each member jurisdiction, including Capital Metro, Lone Star Rail District, the Texas Department of Transportation and the Central Texas Regional Mobility Authority, to submit a list of projects for which they plan to have funding available for in 2040.

Williamson County Commissioner Cynthia Long, who sits on CAMPO’s policy board, said the long-range plan helps set the direction of what projects will be prioritized and ensures local jurisdictions are respected during the planning process.

“What might be the right thing in Austin might not be the right thing in Cedar Park, Georgetown or Round Rock,” she said. “We need to make sure everyone is engaged in the process.”

Funding

CAMPO also has a say in selecting projects for its plan that use federal and state dollars made available through TxDOT.

Hays County Commissioner Will Conley, who serves as CAMPO’s policy board chairman, said the county has focused on getting projects shovel-ready when CAMPO solicits projects that could be federally funded.

“Our county has been very aggressive in preparing projects,” he said. “It’s one of the biggest reasons we’ve been so successful in landing state and federal dollars.”

Biscove said Travis County has not been as aggressive in securing projects as Hays and Williamson counties.

“Unlike smaller counties, we have not spent money doing design work, right of way acquisition or environmental work on major projects,” he said. “State and federal money is spent on shovel-ready projects. That’s a hefty investment up front.”

Long said local jurisdictions have to be wise in choosing projects to submit to CAMPO to ensure the local funding match will not be burdensome.

“CAMPO ... needs to be sensitive to the fact that local jurisdictions have [funding] plans in place,” she said.

Because so many transportation agencies are involved in the process of funding and selecting projects, McCoy said it can be confusing.

“There seems to be so many nuances,” she said. “I think the public should know, and they should understand how complex [the process] is and yet in spite of all that we really want to hear from them.”

Public involvement

The CAMPO 2040 plan includes a program that gives residents an opportunity to weigh in on the plan. McCoy said CAMPO has been meeting with residents to ask what challenges they see in their communities. Residents may also submit ideas to the organization’s website, www.camptexas.org.

Conley said Hays County reaches out for public input through news releases, social media and email lists.

“It’s important [residents] take those plans and let us know what will be the best path forward, whether that be rail, roads or transit or a combination of any of the above,” he said.

McCoy said it is important to hear from residents in all six counties regarding its 2040 plan because different communities have different priorities related to transportation.

“The document itself should reflect what the aspiration of the community is,” McCoy said. “We’re just the ones that are interpreting that, but if we don’t hear from the public, then we can only go on what we hear.”

CAMPO FAST FACTS

What it is:
The Capital Area Metropolitan Planning Organization is a federally mandated transportation planning board consisting of city and county representatives from six Central Texas counties, as well transportation officials from Capital Metro, the Texas Department of Transportation, Lone Star Rail and other organizations.

What it does:
CAMPO officials work to develop long-range regional transportation plans or plans that utilize federal and state funding. Projects include commuter rail, busing, toll roads and highways.

What is next:
The CAMPO board is soliciting input from elected officials, transportation planners and other regional stakeholders as well as residents as it develops the CAMPO 2040 Regional Transportation Plan. The plan will receive final approval by May 2015.

GROWING FOOTPRINT

When it was founded in the 1970s, CAMPO’s primary focus was in and around the city of Austin. Since then, the organization’s area of study has grown to include all of Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties—an area that includes more than 1.75 million residents.

Source: Capital Area Metropolitan Planning Organization

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The January issue begins early

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COMING SOON TO A STORE NEAR YOU
Four Central Texas airports are wrapping up construction projects in 2014 or preparing for future expansion.

1 **Austin-Bergstrom International Airport**
   Spokesman Jason Zielinski said an expansion on the east side of the terminal is already underway to add 10 security checkpoint lanes and expand customs.
   Projects expected to begin in 2014 include a seven-gate expansion to the east end of the terminal. December estimates for the project were between $120 million and $140 million, he said.

2 **San Marcos Municipal Airport**
   The city airport saw an influx of users because of the Formula One race in November. Airport Manager Stephen Alexander said the municipal facility rehabilitated a taxiway and developed the north side of the airport in 2013. The two projects together cost $4.6 million.
   In 2014, the airport will reconstruct one of its three 5,300-foot runways, he said. The project will cost almost $5 million and is part of routine pavement maintenance.

3 **Georgetown Municipal Airport**
   Transportation Services Director Ed Polasek said the airport added two full-time positions in 2013 to allow the airport manager to focus on airport development and maintenance matters.
   The airport is preparing to replace lighting along the main runway to meet current standards. The lighting project is expected to go to bid in early spring and will take three to four months to complete, Polasek said. The city is also in the process of acquiring right of way to remove trees and vegetation from around the runway to create a clear zone as required by the Federal Aviation Administration. Polasek said that project also would go out for bids in the spring.

4 **Austin Executive Airport**
   Located in Pflugerville, the airport reported increased use during F1, Executive Director Andy Perry said.
   The airport also opened its second 24,000-square-foot hangar in two years in 2013. The $1.4 million project increased the airport’s capacity by 10-20 planes, depending on aircraft size, he said.
   In 2014, planners could consider building more hangars as growth continues.
**TOLL ROADS**

The Central Texas Regional Mobility Authority is an independent agency that oversees several toll road projects in the region—including those seen below—and coordinates with other transportation agencies, including the Texas Department of Transportation.

1. **Manor Expressway**
   - The first 1.5 miles opened in late 2012 from US 183 to just east of Springdale Road. The total 6.2-mile project will add three tolled lanes in each direction from US 183 to Parmer Lane east of SH 130 with three nontolled frontage road lanes each way, www.manorexpressway.com
   - **Timeline:** Study to be complete by 2016
   - **Cost:** Not known

2. **MoPac Improvement Project**
   - Construction began in December on the 11-mile project that stretches from Parmer Lane to just north of Lady Bird Lake. The project will add one toll lane in each direction. Tolls will be adjusted based on real-time traffic volumes and will increase when traffic is heavier.
   - **Timeline:** Spring 2014 full completion
   - **Cost:** $426 million

3. **MoPac South**
   - The Mobility Authority began an environmental study in 2013 on MoPac from Cesar Chavez Street to Slaughter Lane. Options for improving mobility include adding express toll lanes. Community meetings are underway and will continue throughout the study.
   - **Timeline:** Late 2015 full completion
   - **Cost:** $200 million

4. **SH 45 N and Loop 1**
   - Phase 2 of the O’Connor Drive extension/ toll interchange project resumed in April after a brief delay. This phase is designed to alleviate traffic on RM 620 by adding new connections to SH 45 N, Loop 1 and McNeil Road via O’Connor Drive.
   - **Timeline:** Late 2015 full completion
   - **Cost:** $141 million

5. **SH 45 SW**
   - TxDOT has initiated an environmental study to improve mobility in southern Travis and northern Hays counties in an area between MoPac and FM 1626. Community meetings are underway and will continue throughout 2014.
   - **Timeline:** Study to be complete in 2015
   - **Cost:** Not known

6. **Bergstrom Expressway**
   - An environmental study is underway to consider adding six tolled lanes on the 7 miles between Hwy. 290 and Hwy. 71 or not building a tollway at all.
   - **Timeline:** Study to be complete in 2016
   - **Cost:** Not known

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**ROADS**

1. **I-35**
   - The Texas Department of Transportation has implemented the Capital Area Improvement Program that will improve mobility and connectivity on I-35 in Hays, Travis and Williamson counties.
   - In August, TxDOT released its corridor implementation plan that identifies short-, mid- and long-term strategies for I-35 between SH 45 N and SH 45 SE in Travis County. The plan outlines improvements at specified intersections and the addition of the Future Transportation Corridor that could be general-purpose, managed or express lanes, or another type of special-use lane.
   - **www.mobility35.org**

2. **Y at Oak Hill**
   - The environmental impact statement study launched in October 2012 to examine the intersection of Hwy. 290 and Hwy. 71. Community meetings are ongoing and will continue throughout the life of the study, which is expected to be completed in 2016. The cost of the project is not yet known.
   - **www.oakhillparkway.com**

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**RAIL**

1. **MetroRail (RedLine)**
   - In September, Capital Metro announced it had received an $11.3 million federal grant to improve its commuter rail line. Improvements could include allowing for increased MetroRail speed and train frequency and increasing freight train capacity. Capital Metro staffers are still determining what projects will be funded.

2. **Lone Star Rail**
   - The Lone Star Rail District board of directors approved a draft contract with engineering firm Burns & McDonnell to begin the environmental study for the planned passenger rail system that would stretch from Georgetown to San Antonio. Rail Manager Joe Black said he expects the contract to be completed and the study to begin in the first quarter of 2014.

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**PROJECT CONNECT**

1. **MetroRapid**
   - Capital Metro’s bus-rapid transit system launches Jan. 26 on North Lamar Boulevard and South Congress Avenue. The second line launches in summer 2014 on Burnet Road and South Lamar. During peak hours, the buses will stop every 10–12 minutes. The $47.6 million project was funded partly by a $36 million federal grant.

2. **CARTS**
   - The Capital Area Rural Transportation System offers an interurban bus service among many Central Texas cities. In January, a stop will be added at Seton Medical Center Hays in Kyle. An additional route between Texas State University’s Round Rock and San Marcos campuses will also be added in 2014.

3. **Routing buses off Congress Ave.**
   - Capital Metro is relocating bus routes from Congress Avenue to Lavaca and Guadalupe streets starting in January to allow buses to move more efficiently through downtown. The relocation will allow riders to make transfers more easily by limiting the number of stops. Routes 7, 17 and 20 will be relocated in January with the remaining 20 routes moving in the summer.

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**BUSES**

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Southwest Austin Edition • January 2014

THE JANUARY ISSUE

BUSINESS UPDATE

Company to expand product line, add jobs
By Joe Olivieri

Yeti Coolers LLC had a smooth transition into its offices on Southwest Parkway last summer, spokeswoman Denise Smith said.

“We now have five times more office space with plenty of room to grow,” she said.

2013 was a strong year for the company—revenue surpassed expectations, and sales have tripled compared with where the company was a few years ago, Smith said.

In 2013, Yeti launched the Yeti Tank, an insulated ice bucket, and introduced the Ice Blue color option.

The company has added staff positions in the past two years and plans to add more in the future, she said.

The company expects to debut the Yeti Rambler 20—a stainless steel, double-wall, vacuum-insulated cup—among its new products in 2014.

“We expect 2014 will be another huge year for Yeti Coolers,” Smith said. “We’re adding more molds to our manufacturing facilities in an effort to build more coolers than we’ve ever built before.”

Deep Eddy Vodka
Distillers set up shop in the Hill Country, debut cranberry flavor
By Kelli Weldon

Deep Eddy Vodka broke ground in 2013 on its 30,000-square-foot distillery located off Hwy. 290, according to John Scarborough, vice president of finance and operations.

While the distillery’s top priority is to scale up production to meet increasing demand for the company’s premium vodka, he said plans for the site changed when the state Legislature passed laws in the last legislative session allowing distilleries to not only serve but also sell products.

“We expanded the scope a little bit to make the tasting room a little more of a centerpiece, if you will. … We will have a bar, and it will also have the ability to be used as an events center,” he said, citing weddings as an example.

The site is slated to open in June or July, he said.

“What we really wanted to do was make it a destination facility out in the Hill Country, a place where fans of Deep Eddy … can go out and kind of experience the brand,” he said.

The launch of Ruby Red Grapefruit vodka in 2013 was a success, he said. Deep Eddy Cranberry will be introduced in Texas stores in early February, Scarborough said.

In 2013, Deep Eddy was ranked the 15th-largest spirit brand and the No. 1 flavored vodka brand in Texas, he said.

Deep Eddy Cranberry arrives in February.

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“We are grateful to call Central Texas home,” she added. “Our founders grew up here, planted their roots here and have built their business here. We can’t imagine doing this anywhere else.”

Deep Eddy Vodka
Deep Eddy Cranberry arrives in February.

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Native South Food Park
Trailers to host events, add farmers market

By Kelli Weldon

New trailers, a fire pit and events are among the upgrades Native South Food Park introduced in 2013.

The park on Manchaca Road, which opened in mid-2013, is now home to six food trucks: Likkity’s Frozen Custard, Most Wanted Smokers BBQ, Princess & Moose’s Sister Bakery, Rockadive Austin Poly-Fusion, South Folk Eatery and TMT Local Foods. Pretty Thai for a White Guy moved from the park to a new location in Boerne, according to trailer owner Robert Strong.

South Folk Eatery, which offers Texas folk cuisine, came to the park in November, trailer owner and Executive Chef Sean Bautista said, noting updates in the works include a farmers market opening in March.

“It’s [going to be] a free farmers market, so we’re not charging our vendors to be here,” he said.

Princess & Moose moved to the park in October, trailer co-owner Edie Ann Goodwin said.

In addition to live music, the park can host homeowners association meetings, parties, quinceañeras and other events.

“We can go to the different trailers and get the food that they really want,” she said.

TMT Local Foods recently got a new trailer, said Riccardo Rodriguez, pitmaster and owner of MWS BBQ. He added that the park also offers a bean-bag toss and games.

Hours vary by trailer, but MWS is the only truck open for lunch. The park is closed Mon.–Tue.

10106 Manchaca Road • 512-367-0578
nativesouthfoodpark@gmail.com
www.nativesouthfoodpark.com

Dan’s Hamburger
‘Retro’ look planned for Manchaca Road location

By Kelli Weldon

Southwest Austin residents will soon be able to see inside of the new Dan’s Hamburgers location on Manchaca Road.

At press time, owner and President Katie Congdon said the site is slated to open in late January or early February, but a date was not finalized.

In September, Dan’s closed the Manchaca Road location that opened in 1985 and spent about $1 million to build the new 4,500-square-foot restaurant in its place, Congdon said.

“We wanted to become more energy-efficient and [Americans with Disabilities Act]-compliant, to be more efficient with storage, and better utilize our kitchen and dining area,” she said.

The new space is about 800 square feet larger, she said, noting the company added on to the existing foundation. Dan’s added a drive-thru, a mezzanine for storage and a retro diner aesthetic including a breakfast counter and barstools, Congdon said.

“We’re going to pick up where we left off,” she said. “Same great food, same great service and just a nicer, newer building.”

Dan’s closed for renovations in 2013.

4308 Manchaca Road
512-448-3800
www.dans-hamburgers.com
February

**01 Carnaval Brasileiro**
Now in its 37th year, the event celebrates the nationwide Carnival festival in Brazil with an indoor party featuring samba music, dancing and costumes. 8 p.m. $38–$63 (tickets), $7 (parking). Palmer Events Center, 900 Barton Springs Road. www.sambaparty.com

**06 Oak Hill Business and Professional Association luncheon**
The group holds its monthly membership luncheon, 11:30 a.m. $20. Mandola’s Italian Market, 4301 W. William Cannon Drive. www.ohan.org

**11 South Austin Civic Club luncheon**
The local civic organization hosts its monthly membership luncheon, 11:30 a.m.–1 p.m. $20 (at the door), $18 (in advance). St. David’s South Austin Medical Center, 901 W. Ben White Blvd. www.southaustincivicclub.org

**12 Travis County Judge Democratic Primary Candidate Forum**
The Oak Hill Association of Neighborhoods hosts a forum for candidates for the Democratic primary election for Travis County judge. Candidates Andy Brown and Sarah Eckhardt are scheduled to participate. 7 p.m. Free. Austin Community College Pinnacle Campus, 7748 W. Hwy. 290. www.ohan.org

**15 Water Efficiently with Drip Irrigation**
Pat Dillion, Submatic Drip Systems general manager, and Drop System Specialist David Becerra teach the class. 10 a.m. Free. The Natural Gardener, 8648 Old Bee Caves Road. 512-288-6113. www.naturalgardeneraustin.com

**15 Deal for a Cure**
Celebrity poker players, Texas Hold ’em tournament enthusiasts and casino gamers can join with Juvenile Diabetes Research Foundation Austin to raise funds for a cure. 5:30 p.m. $125 (casino), $200 (poker individual), $1,800 (poker table for 10). Renaissance Austin Hotel, 9721 Arboretum Blvd. 512-343-0663. www.jdrf.org/deal

**15 Dripping Springs Wild Game Dinner**
The 24th annual event, a community outreach project of the United Methodist men’s group at the Dripping Springs United Methodist Church, features a dinner with wild game dishes, live music, a silent auction and raffle to benefit local charities. 6 p.m. $25 (adults), $5 (children). Dripping Springs High School, 940 E. Hwy, 290, 512-894-7123. www.dswildgamedinner.com

**19 through March 9 ‘Wicked’ at Bass Concert Hall**
The Tony Award–winning musical is a retelling of “The Wizard of Oz” from the witches’ perspective. Tue.–Fri. 8 p.m., Sat. 2 p.m. and 8 p.m., Sun. 1 p.m. and 7 p.m. An additional matinee is scheduled Feb. 20 at 1 p.m. $35–$80. Bass Concert Hall, 2300 Robert Dedman Drive. 512-477-6060. www.wickedthemusical.com

**22 CASAblanca Gala**
The Court Appointed Special Advocates of Travis County event includes dining, casino games and auctions to raise funds for CASA, which aims to help children in the community who have experienced abuse or neglect. 6–11 p.m. $200. Hyatt Regency Austin, 208 Barton Springs Road, 512-539-2677. www.casatravis.org

**22 Feria Para Aprender (The Learning Fair)**
Since launching in 2007, the Spanish-language education fair has drawn more than 200,000 parents and students nationwide. The Austin ISD event provides hundreds of programs and resources to support the academic success of children. 10 a.m.–3 p.m. Free. ACC Highland Mall, 6001 Airport Blvd. 512-414-1700. www.communitykey.org

**27 ‘Colin & Brad: Two Man Group’**

**Online Calendar**
Find more or submit Southwest Austin events at www.impactnews.com/swa-calendar

To have Southwest Austin events considered for the print edition, they must be submitted online by the second Friday of the month.

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Helping Adolescents Lead Others
Local athletes link leadership, learning, sports

By Kelli Weldon

The message that achievement in sports and academics are intertwined is an important one for athletes to hear early in life, said Ahmad Brooks, co-owner and leadership coordinator for local business Helping Adolescents Lead Others.

The Southwest Austin–based after-school leadership program aims to help athletes in kindergarten through eighth grade learn leadership skills through mentorship, education, and sports.

Program participants receive transportation from school to SoccerZone South Austin, have healthy snacks and spend about an hour working on homework, listening to presentations or participating in leadership exercises. HALO brings in college tutors to help students with homework, Brooks said.

“A lot of that is to support the idea that athletics come after school,” he said, noting his mother instilled in him early on that he could not succeed as an athlete without good grades.

Glen Mayes, HALO co-owner and program director, has been involved with other after-school programs and served as a juvenile corrections officer. He said education and discipline can help students accomplish their goals.

“[In] sports, you have to go to practice. Some people hate practice—some people want to just be in the game. But it’s a discipline that you have to put yourself through that is going to make you better and more well-rounded in all aspects of yourself,” he said.

After homework, students participate in fitness activities including soccer, flag football, yoga and low ropes courses.

HALO also offers a singular sports program, Skills Training, in soccer or football. Mayes said curriculum ranges from basic fundamentals to the ability to conceptualize and see the field in terms of the bigger picture.

Brooks, Mayes and Frank J. Muñoz grew up together, played soccer on the same team and later played college sports. Today, the three athletes co-own the business along with Josh Godwin, who became general manager in 2013 and will supervise HALO’s Cedar Park location opening this fall, Brooks said.

Launched about three years ago as a nonprofit, HALO became a limited liability company, or LLC, in 2013. Enrollment grew from 18 to 47 students during the past semester, Brooks said.

Pickup time is 5:15–6 p.m. daily. Participation costs $325 per month, and Brooks said HALO offers scholarships to students based on financial need.

“Each one of these kids can be a leader on or off the field,” Mayes said.

HALO’s honor code
Participants in Helping Adolescents Lead Others programs take part in charitable activities including raising funds and supplies for local nonprofits.

HALO also has an honor code that comprises five key goals for students to aspire to achieve. Students in HALO’s after-school programs recite the mantra daily, parent Shane Cordova Lilly said.

HALO’s programs director helps kids learn to ‘FOCUS’
In 2013, HALO introduced curriculum based on the acronym FOCUS, according to Glen Mayes, co-owner and program director.

The acronym FOCUS stands for:
• Feel your surroundings
• Observe the situation
• Center yourself
• Utilize your tools
• Strike

Mayes said following these steps, based on staffers’ experience with meditation and karate principles, can help children with behavioral issues.

“When they’re mad, a lot of kids do not know how to communicate, and so they react with physical force,” he said. “If you learn to communicate how you feel, then it’s a lot easier to de-stress and decompress and talk about your issues.”

A parent’s perspective
Southwest Austin resident Shane Cordova Lilly said HALO has made a difference for her 7-year-old son Gustavo.

“He’s a good kid. He’s just easily bored and likes to be in charge,” she said.

Staff members check his school folder daily and keep in touch with teachers, Lilly said.

“[HALO staff members] asked us in the beginning, ‘What things do you want us to work on here with your son?’ … They not only lived up to my expectations, but they exceeded them,” she said.

After-school programs
Ahmad Brooks, along with other former athletes, launched local after-school program Helping Adolescents Lead Others, which aims to help children discover their leadership potential through athletics.

The business offers its programs on weekdays at SoccerZone South Austin.

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Paige and Joshua Kaner taught themselves how to cook before opening Pieous in 2013.

**Pieous**

Foodies focus on quality, dining experience

By Joe Olivieri

Pieous defies easy classification. It serves classic Neapolitan pizza but is not a straightforward Italian restaurant. It cures and smokes its own pastrami in-house, but it is not a New York–style deli, either.

Paige and Joshua Kaner did not want to be boxed into one type of cuisine when they opened Pieous in February 2013.

The owners and self-taught chefs wanted to make the foods they liked—soups, salads, breads, pizzas and desserts.

They wanted to prepare them fresh daily and serve them in an intimate and inviting setting where the focus was on the dining experience, Paige said.

“Pieous is the culmination of our lifelong passion for food,” Joshua said. “Well, not quite—a culmination implies an end, and we are just beginning.”

The Kaners had wanted to open a restaurant for years but had held off on the advice of friends and family.

When they finally took the leap, they set up shop in a former Cartwright Bar B Que location near the Travis/Hays county line.

They wrote inspirational quotes on the walls and built a counter where diners can watch foods being prepared.

Pieous’s slogan is “Devoted to great food,” and part of that devotion means operating on a small scale.

The restaurant has no takeout menu and staffers do not always answer the phone—they want to give diners their undivided attention, Paige said.

Pieous has been warmly received by Austin and Dripping Springs, Paige said. “We are hard to please [as diners]. So we figure if it gets past us, you would like it too,” she said. “... When I bus the tables, there’s never anything left on the plates.”

The Kaners said they have been asked when they plan to open a second location. They set the advice of friends and family.

Paige and Joshua Kaner taught themselves how to cook before opening Pieous in 2013.

When they finally took the leap, they set up shop in a former Cartwright Bar B Que site, Joshua Kaner said. “We thought, ‘This is Texas. People love brisket. Why not pastrami? What is pastrami but cured and smoked brisket?’” the co-owner said.

The pastrami is served as a sandwich on sourdough bread ($9.75) or as a plate with onions, pickles and mustard ($15.75).

**Pizza**

Joshua had spent years teaching himself how to master baking bread, specifically sourdough bread with his own special yeast culture.

Pieous’ pizzas are baked in a wood-fired oven at 800 to 1,000 degrees, Paige said. Neapolitan–style pizzas generally tend to be smaller, simpler and have few toppings.

Pieous offers specialty pizzas ($8.75–$13.75) including:

- **Margherita**—Crushed tomatoes, fresh mozzarella, basil ($10, second photo)
- **The Fat Queen**—Crushed tomatoes, fresh mozzarella, hot sopressata, Italian sausage, pepperoni ($12.75, third photo)
- **Bacon Bleu**—Bacon marmalade, fresh mozzarella, bleu cheese, arugula ($13.75)

Pieous also offers a create-your-own pizza option.

**Other options**

Co-owner Paige Kaner prepares the soup special each day. Past soups have included corn and potato chowder, chili and potato leek.

Pieous’ salads ($8) include a Caesar, mixed-leaf and a chopped salad.

The appetizers are a mozzarella plate ($8) and the Pieous Sampler: artichokes, olive tapenade, eggplant and fire-roasted garbanzo beans ($8.50).

**Pieous**

12005 W. Hwy. 290
512-394-7041
www.facebook.com/pieous

Hours: Tue.–Fri. 11 a.m.–2 p.m., 4–9 p.m.; Sat. 11 a.m.–9 p.m.; Sun. 11 a.m.–8 p.m.

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Redistricting  
Continued from 1 1

Parkway, east of FM 1826, west of I-35 and north of FM 1626. The ICRC divided that area into four districts: 2, 3, 5 and 8.

Schissler said most Oak Hill residents are pleased with how boundaries were drawn after OHAN presented its own map to the ICRC. All Oak Hill neighborhoods ended up in District 8, he said.

Since the redistricting, also known as 10-1, residents are learning about other neighborhoods in their districts, Circle C resident Ed Scruggs said.

“Some of the districts across the city extend out very long and if the surface don’t have a lot in common,” he said.

Dan Page, a resident of the Legend Oaks neighborhood in Oak Hill, pointed out the ICRC had to meet certain criteria.

“They added a couple of neighborhoods north of here that really have more of an affinity for a downtown, like Stratford [Drive] and the Zilker Park areas. That’s not really considered part of Oak Hill because it’s across Barton Creek for one thing, and then it’s closer to downtown and closer to Lady Bird Lake,” he said, adding the ICRC did so to meet population requirements. “It was a logical expansion of the district, in my opinion.”

Westcreek Neighborhood Association President Jennifer Voss said she is happy with the way the map came together. Keeping Oak Hill together will help boost influence at city hall, she said.

“Resident Ed Scruggs said. Keeping Oak Hill together will help boost influence at city hall, she said.

“There’s this perception that we have to compete [with Central Austin] and that’s probably because unfortunately we have low voter turnout in Southwest Austin. … While we might think we are under-represented, and we are, there are people in way worse shape in this city that need attention in less fortunate areas. So I really hope that [redistricting is] a win-win all the way around,” she said.

ICRC splits some neighborhoods

The Southwood neighborhood in ZIP code 78745 was split between Districts 3 and 5, Southwood Neighborhood Association President Joan Owens said. Owens lives in District 5, which includes some of 78704.

“ICRC had to make sure we’re heard, but there’s a number of very, very politically active people in the [78704] area, and they may be able to help us get through the maze of city staff and politics,” she said.

SNA First Vice President Matthew Todorow lives in District 3. He said he understands why the ICRC split his neighborhood. District 3 is one of the city’s four opportunity districts, which aim to give minorities such as Hispanic and African-American residents a better chance of being elected in those districts.

“It just so happened that they kind of parcelled out the east part of Southwood to create an opportunity district. … So I

am in a different district even though I’m in the same neighborhood association. I’m OK with it,” he said.

The ICRC also split the South Austin Combined neighborhood into three districts despite Owens and others asking to keep it together. South Austin Combined consists of three main neighborhoods—Westgate, South Manchaca and Garrison Park—and is a planning area in the Imagine Austin Comprehensive Plan the city adopted in June 2012 to direct Austin’s growth and redevelopment for the next 30 years. The city was divided into neighborhood planning areas. South Austin Combined is one of these planning areas. Participants in the South Austin Combined Neighborhood Plan, or SACNP, process provided feedback about their neighborhood throughout 2013. (See an update on the SACNP on Page 13.)

Once adopted by City Council, the SACNP will become an amendment to the Imagine Austin plan and guide future decision-making and capital improvements.

Sources: City of Austin, www.austinredistricting.org

New districts consider key issues

Transportation is a top concern for Southwest Austin, Scruggs said.

“The Y in Oak Hill is just a disaster,” he said. “It does not meet modern needs of transportation, and it’s a regional problem because it is the main access to the western part of the county, to Hays County, to Southwest Austin [and] to west Austin.”

Other priorities include park maintenance, fire safety, and affordability in terms of home prices, property values and tax rates, Scruggs said.

In addition to the Y at Oak Hill, traffic on Brodie Lane is a concern, said Marion Mlotok, southwest sector representative for the Austin Neighborhoods Council.

Speaking as a resident, she added the environment is also important for District 8, she said. She said she had opposed single-member districts because she thought the environment was better protected through an at-large system.

“Barton Creek and the Edwards Aquifer are going right through our district, so it’s almost like we need to be the guardians of that,” Mlotok said.

Establishing an Oak Hill town center is a goal for resident Laura Lancaster Faulk, who said she has lobbied for years for such a project.

“I’d like to see some progress made on that,” she said.

The 10-1 system should allow neighborhoods and civic groups to form more effective alliances across district boundaries, said Lorraine Atherton, a resident of the Zilker neighborhood in District 5.

District 5 spans from Barton Springs Road to Onion Creek, Atherton said.

“There are such disparate geographic areas that it really doesn’t meet the standards laid out in the 10-1 ordinance, but other than that, I think being matched with the Southwood neighborhood is the neighborhoods along Manchaca [Road] south of Ben White [Boulevard], that’s a good match. I think we have a lot in common that we can work with them on,” she said, pointing to the Onion Creek floods in 2013, noting parts of the Zilker and South Lamar neighborhoods are subject to flash floods.

Potential infringement of builders in District 5 is a concern, Owens said.

“We’re not opposed to some growth, but we want the growth to match the character of our neighborhood,” she said.

Council candidates cannot form campaign committees until May, Scruggs said. OHAN and the ANC will hold candidate forums prior to the Nov. 4 election.

“We can’t rely on voter turnout in the city races to be high just because it’s in November,” Atherton said. “We’re going to have to get out there and get people out to the polls to vote on the Council candidates.”

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Affordability

Continued from 11

Supply and demand
Historically, Southwest Austin homes have been in demand because of the area’s highly ranked schools, Sprague said. Housing supply has been limited by the recession and environmental codes.

Most of Southwest Austin falls in the recharge or contributing zones of the Edwards Aquifer. The 1992 Save Our Springs Initiative limits the amount of impervious cover, or covered ground, that can be placed in those areas—thereby limiting density.

Austins population has continued to grow, and there was an insufficient supply of homes put into the pipeline during the recession, Sprague explained.

Housing supply statewide is still not meeting current demand or the pent-up demand of the past seven years, he added. “This supply constraint could lead to a further escalation in home prices above and beyond normal trends until industry production returns to historic equilibrium,” he said.

Higher prices
Sprague said Southwest Austin has experienced steady appreciation during the past five years.

Limited supply has caused prices to rise. Buyers have had a hard time finding what they want at the price they want. “The opportunity was two years ago, when the market still showed signs of flat values and inventory was plentiful,” he said.

Bob McKenna, owner of Austin Real Estate Partners, said prices in some neighborhoods have spiked in the last year. He said he has seen buyers bid up the price, offering $10,000 to $20,000 above the original asking price.

“Before long, sellers got wind of that type of market and started to price up,” he said. He has seen several buyers bid up the price, offering $10,000 to $20,000 above the original asking price.

“In the furthest reaches of Austin’s urban sprawl, there is some truth to the cliche that “out-of-towners” are willing to pay higher prices.

Austin has the second or third cheapest market had 178 active listings, according to the firm.

The average home price was $398,288 and the median was $299,247. Of the 178 homes, 37 were priced less than $200,000—a common benchmark when discussing affordability.

Affordable housing
According to the federal government, housing is considered affordable if a renter’s rent and utilities, or a homeowner’s principal, interest, taxes and insurance, cost less than 30 percent of the resident’s monthly income.

He said Austin’s affordable housing is sufficient to meet demand. “Those can be added all over the place as well as building out existing subdivisions, to meet demand.”

More options
In 2013, developers were purchasing with the idea of building smaller projects, as well as building out existing subdivisions, to meet demand.

The Southwest Austin community and learning center are located near the intersection of Old Bee Caves Road and Fletcher Lane. Phase 2 would be built between the property line and Hwy. 71.

“We’re applying March 1 to the Texas Department of Housing for some housing funds to build this. The state requires that if we’re inside the boundaries of a local neighborhood association we have to have their support,” he said, adding the deadline for neighborhood approval is Feb. 28.

Resident Aan Coleman made a motion for authorization from the membership to allow the board to put together a resolution supporting the project for OHAN’s Feb. 12 meeting. Members in attendance approved her motion with an 11-1-1 vote.

Moreau said in the meantime, residents can reach out to FC with questions. Moreau said Southwest Trails primarily serves working families that earn in the $30,000–$50,000 annual income range.

Residents pay rent and have access to features such as computers, tax preparation services and fitness and nutrition classes. More information is available at www.foundcom.org.
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**Featured Neighborhood**

Reunion Ranch, 78737

**Overview**

**Summary:** Taylor Morrison plans to build roughly 437 homes in this development off FM 1826 in Hays County. The lots will be 70 to 90 feet wide and are expected to be adjacent to greenbelt areas. An amenity center is slated for completion this spring.

**Build-out year:** Not built out

**Builder:** Taylor Morrison

**Square footage:** 2,763–4,257

**Home values:** $449,900–$585,900

**HOA dues (estimated):** $600 annually, mandatory

**Amenities:** Hike and bike trails, amenity center to open this spring

**Nearby attractions:** Grey Rock Golf Club, Lady Bird Johnson Wildflower Center, local parks, Veloway

**Property taxes (in dollars):**
- Dripping Springs ISD 1.4900
- Hays County 0.4252
- Hays County ESD No. 6 0.0795
- Special Road District 0.0438
- North Hays County ESD No. 1 0.0241
- Total (per $100 value) 2.0626

**Schools:**
- Rooster Springs Elementary School
- Dripping Springs Middle School
- Dripping Springs High School

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**Featured homes**

### 167 Margaret Circle

- 4 Bedroom / 3.5 Bath
- 3,380 sq. ft.
- $424,990
- Agent: Samantha Hale (512-771-4681)

### 238 Margaret Circle

- 4 Bedroom / 3.5 Bath
- 3,380 sq. ft.
- $459,900
- Agent: Samantha Hale (512-771-4681)

### 143 Margaret Circle

- 5 Bedroom / 4 Bath
- 4,257 sq. ft.
- $565,900
- Agent: Samantha Hale (512-771-4681)

### 167 Margaret Circle

- 4 Bedroom / 3 Bath
- 3,900 sq. ft.
- $549,900
- Agent: Samantha Hale (512-771-4681)

### Grey Rock Golf Club

- The club, built in 1992, features an 18-hole course, clubhouse and tennis facilities.

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**Market Data provided by**

Marc Warshawsky
Realty Austin
Southwest Austin Market Manager
512-658-2128
www.realtyaustin.com

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*tDesigner options may vary by community. Savings vary by community. See a Sales Associate for details. Limited time offer for qualified purchases between January 1, 2014 and February 17, 2014 on accepted to-be-built purchases. Not to be combined with other offers. Offer for qualified customers utilizing Taylor Morrison Home Funding, Taylor Morrison Home Funding, LLC, License #TX: #737797. Services not available in all states. Rates, terms and conditions offered are subject to change without notice. All loans are subject to underwriting and loan qualification of the lender. Additional licensing or other details, including special financing incentives (as applicable), may be found at www.taylormorrison.com. Limit seller contribution not to exceed LTV/lender guidelines. Purchase Agreements must be written by February 17, 2014 to qualify. Offer void where prohibited or otherwise restricted by law. Visit www.taylormorrison.com for additional disclaimers © January, 2014, Taylor Morrison of Texas, Inc. All rights reserved.
### Market Data

#### On the market (January 2014)

<table>
<thead>
<tr>
<th>Price Range</th>
<th>78735</th>
<th>78736</th>
<th>78737</th>
<th>78739</th>
<th>78745</th>
<th>78748</th>
<th>78749</th>
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<tbody>
<tr>
<td>Less than $149,999</td>
<td>2/93</td>
<td>-</td>
<td>2/43</td>
<td>-</td>
<td>5/63</td>
<td>2/45</td>
<td>-</td>
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<tr>
<td>$150,000–$199,999</td>
<td>2/49</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>8/76</td>
<td>12/46</td>
<td>1/39</td>
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<tr>
<td>$200,000–$299,999</td>
<td>1/22</td>
<td>2/64</td>
<td>4/60</td>
<td>2/68</td>
<td>36/55</td>
<td>34/58</td>
<td>8/53</td>
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<tr>
<td>$300,000–$399,999</td>
<td>5/79</td>
<td>2/123</td>
<td>33/80</td>
<td>11/55</td>
<td>10/170</td>
<td>22/95</td>
<td>9/42</td>
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<td>$400,000–$499,999</td>
<td>4/113</td>
<td>1/252</td>
<td>21/80</td>
<td>9/59</td>
<td>1/94</td>
<td>3/156</td>
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<tr>
<td>$500,000–$599,999</td>
<td>2/27</td>
<td>3/124</td>
<td>21/91</td>
<td>5/54</td>
<td>-</td>
<td>1/63</td>
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<tr>
<td>$600,000–$799,999</td>
<td>1/165</td>
<td>2/178</td>
<td>3/11</td>
<td>2/62</td>
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<td>1/148</td>
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<td>$800,000–$999,999</td>
<td>2/103</td>
<td>9/51</td>
<td>1/87</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>$1 million +</td>
<td>25/155</td>
<td>6/114</td>
<td>4/126</td>
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#### Monthly home sales

<table>
<thead>
<tr>
<th>Month</th>
<th>78735</th>
<th>78736</th>
<th>78737</th>
<th>78739</th>
<th>78745</th>
<th>78748</th>
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<tbody>
<tr>
<td>December 2013</td>
<td>19/$300,000</td>
<td>12/$252,383</td>
<td>26/$336,120</td>
<td>19/$385,000</td>
<td>55/$214,900</td>
<td>51/$210,000</td>
<td>41/$268,000</td>
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<tr>
<td>December 2012</td>
<td>20/$404,000</td>
<td>5/$396,000</td>
<td>32/$311,383</td>
<td>25/$348,000</td>
<td>52/$189,250</td>
<td>67/$191,862</td>
<td>45/$244,000</td>
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<tr>
<td>November 2013</td>
<td>17/$425,000</td>
<td>9/$280,000</td>
<td>15/$336,000</td>
<td>24/$374,500</td>
<td>53/$210,000</td>
<td>61/$210,000</td>
<td>32/$239,125</td>
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<tr>
<td>October 2013</td>
<td>10/$409,500</td>
<td>15/$237,200</td>
<td>32/$367,000</td>
<td>20/$392,800</td>
<td>60/$209,900</td>
<td>75/$198,500</td>
<td>28/$295,500</td>
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<tr>
<td>September 2013</td>
<td>19/$425,000</td>
<td>11/$224,000</td>
<td>32/$356,500</td>
<td>32/$386,500</td>
<td>60/$214,500</td>
<td>82/$225,750</td>
<td>49/$278,000</td>
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<tr>
<td>August 2013</td>
<td>25/$461,550</td>
<td>21/$251,400</td>
<td>39/$380,000</td>
<td>34/$366,450</td>
<td>70/$208,925</td>
<td>101/$202,850</td>
<td>63/$280,000</td>
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<tr>
<td>July 2013</td>
<td>33/$437,500</td>
<td>6/$189,000</td>
<td>38/$394,600</td>
<td>44/$371,350</td>
<td>54/$200,000</td>
<td>79/$215,000</td>
<td>63/$285,000</td>
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<td>June 2013</td>
<td>20/$494,999</td>
<td>8/$257,000</td>
<td>53/$359,900</td>
<td>48/$410,000</td>
<td>71/$213,800</td>
<td>72/$199,000</td>
<td>55/$272,000</td>
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<tr>
<td>May 2013</td>
<td>22/$417,000</td>
<td>19/$338,000</td>
<td>41/$353,000</td>
<td>48/$389,000</td>
<td>44/$211,500</td>
<td>110/$203,500</td>
<td>51/$284,700</td>
</tr>
</tbody>
</table>

### Recent Property Listings

**ZIP code guide**

- 78735 Oak Hill
- 78736 Oak Hill
- 78737 South Austin
- 78738 Barton Creek
- 78739 South Central
- 78740 North Central
- 78741 Northeast
- 78742 Northwest
- 78743 Southwest
- 78744 Southeast
- 78745 Northeast
- 78746 Northwest
- 78747 Southwest
- 78748 Southeast
- 78749 Barton Creek

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