City to offer buyouts near Williamson Creek

Austin plans for floods, makes list of homes for voluntary program

By Kelli Weldon

More than a year has passed since floods devastated parts of south Austin and struck homes near Onion and Williamson creeks. The city of Austin has bought out about 100 homes in the Onion Creek area since then and is preparing to offer voluntary buyouts to some Williamson Creek–area residents, said Pam Kearfott, supervising engineer in the city of Austin’s Watershed Protection Department.

Jayne Krahn has lived in Williamson Creek’s 25-year flood plain for 18 years and said residents are concerned about the way the city has allowed development in the area and informed residents about its buyout plans. “Nobody wants to move,” she said. “Nobody wants to lose their home. … It’s going to change everybody’s lives. Sometimes progress happens, but it’s just, the way that it has all unfolded just doesn’t sit right with anybody.”

Flood history

The Williamson Creek area has seen several floods throughout the years, including one that occurred Oct. 13, 2013, and damaged homes. More than a year has passed since floods throughout the years, including one that occurred Oct. 13, 2013, and damaged homes. The city of Austin has bought out about 100 homes near Onion and Williamson creeks. Devastated parts of south Austin and struck home owners and raise money before construction can begin.

Google, AT&T bring gigabit speeds to South Austin

By Joe Olivieri

Austin added to its reputation as a wired city last year when Internet service providers announced plans to launch ultra-high-speed connections in the next few years. Now South Austinites are reaping the benefits as competing services come online.

Google Fiber recently announced it would begin signing up residents in early December. Google Fiber plans to launch in the Boulder, South Lamar, Travis Heights and Zilker neighborhoods. More than 30 apartment complexes in Southwest Austin have signed up for Google Fiber, according to the company. “That is where we will start—that is not where we will finish,” said Mark Strama, head of Google Fiber Austin, during an Oct. 15 news conference. “Not every part of Austin will get Fiber, but all areas will have the opportunity, and we will build in the areas with the highest need.”

Clearing the way for new urban trails

Groups say projects need to secure permits before construction begins

By Joe Olivieri

Area civic groups say they still have a long road ahead of them before they can open new trails in Southwest Austin.

In October the city of Austin hired Half Associates Inc. to begin preliminary engineering on the 5-mile Y to Barton Creek Trail, or YBC Trail. If built, the trail would connect the future MoPac pedestrian bridge to other trails in Oak Hill.

Leaders of Oak Hill Trails Association, the group working on the project, said they need to finalize the trail route, get formal support from adjacent property owners and raise money before construction can begin.

Nonprofit Hill Country Conservancy is working with the city on permitting issues for the Violet Crown Trail, HCC Executive Director George Cofer said. When finished, phases 1 and 2 of the trail would connect Zilker Park to the Lady Bird Johnson Wildflower Center. HCC hopes to break ground on a segment of the trail in late spring to early summer 2015, Cofer said.
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*According to an 8-year study performed jointly with the American Academy of Family Physicians, WellMed patients in Texas ages 65 and older live longer than the general Texas population of adults in the same age group. The study was published in the January 2011 Journal of Ambulatory Care Management.
FROM THE EDITOR

My earliest memory of using the Internet was in middle school.

I was visiting a friend’s house, and her family had recently signed up for service through AOL.

Internet service was far from instant back then. You attempted to log on, and if you connected you would hear that iconic dial-up noise, and good luck signing on in the early evening. It may have taken 30 minutes to an hour before you could send your first email.

Obviously, connection speeds have increased exponentially since the 56 kilobits per second rates of the 1990s. Web-based platforms such as YouTube were inconceivable at those speeds.

In my front-page story this month, I report on the new service options available to some South Austinites. Last year residents got their first tastes of gigabit Internet connection speeds—that’s 1 billion bits per second. AT&T launched U-verse with AT&T GigaPower in December 2013, and this December, Google Inc. will begin signing up residents for its much-anticipated Google Fiber service.

Gigabit-speed Internet service has not yet reached all of South Austin, but the major providers—AT&T, Grande Communications and Google—say they are looking at opportunities to expand their services. Access to high-speed Internet connections has real-world implications for Austinites. It makes telecommuting easier and may set the stage for the next great housing Web-based company.

As these companies expand, we will keep you informed. See you online!

Joe Olivieri
EDITOR
jolivieri@impactnews.com
Now Open


2. Austin Shoe Hospital opened a location at 12119 W. Hwy. 290 in early October. The shop, one of 11 Austin-area locations, offers a variety of shoe, boot and luggage repair services. 512-827-3398. www.austinshoehospital.com

3. Deep Eddy Vodka opened its new distillery Oct. 10 at 2250 E. Hwy. 290 in Dripping Springs. The facility includes manufacturing and production areas as well as areas designed to accommodate guests for tours, vodka tastings and private events. www.deepeddyvodka.com. Twitter: @DeepEddyVodka

4. Flair Style Lounge opened Oct. 14 at 6218 Brodie Lane, owners Erica Erickson and Ally Richard said. The salon offers haircuts, hair treatments, coloring and styling among its services. 512-944-2251. www.flairstylelounge.com

5. Dr. Maria Evelina Guerrero’s practice, Green Apple Pediatric Dentistry PLLC, opened in early November at 11601 W. Hwy. 290, Ste. 105, Guerrero said. The practice offers regular and cosmetic dentistry, oral surgery, surgical correction for lip-tied and tongue-tied infants, dietary counseling and teeth whitening. 512-917-4550. www.greenapplepediatricdentistry.com

6. Dessert trailer Hey Cupcake opened at 6218 Brodie Lane on Oct. 10, according to the company. 512-476-2253. www.heycupcake.com

7. Neighborhood bar Indian Roller held a soft opening Oct. 20 at 10006 Manchaca Road. The business, which also serves brunch, held its grand opening Nov. 13–16. www.indianrolleraustin.com

8. LeNails & Spa opened in September at 11601 W. Hwy. 290, Ste. 103. The business offers nail and skin care treatments. 512-394-0603


11. Food trailer Rockadive Austin opened a second trailer, Rockadive Phatburger, in late August at the Native South Food Park, 10106 Manchaca Road, owner John “JT” Torres said. The trailer serves burgers and fries among its options. www.facebook.com/rockadive.austin


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A Civitas Senior Healthcare Community
Taqueria Castillo opened in September at 7811 S. First St. The food truck serves breakfast and lunch tacos.

Delaware Sub Shops will open a new restaurant in mid-December at 7212 W. Hwy. 71, Ste. A. The restaurant specializes in Philly cheesesteaks and Italian sub sandwiches. The new South Austin site is the local eatery’s fourth location. 512-306-1744. www.delawaresub.com

Cuban restaurant Guantanamera will open in early 2015 at 6800 West Gate Blvd., Ste. 112, owner Tuky Ibarra said. www.guantanameraaustin.com

Metro PCS signed a lease to join the Beatniks Market shopping center at 4415 Manchaca Road, according to real estate firm Retail Solutions. The business will join the shopping center’s namesake business, as well as Giovanni’s Pizza and Red Flag Salon. No timeline has been announced. www.retailsolutions.us

Pinthouse Pizza will open a second Austin-area location in the Brodie Oaks Shopping Center, 4236 S. Lamar Blvd., in the first half of 2015, according to the restaurant’s owners. The dining space, patio and brewing facilities will be larger than the original Burnet Road location. www.pinhouselipizza.com. Twitter: @pinhousepizza

Residents will begin moving into the first homes in PSW Real Estate’s Sweetbriar development at 301 W. Stassney Lane in December, according to the company. 512-201-2700. www.pswrealestate.com

Taste of Ethiopia, which operates an Ethiopian restaurant in Pflugerville, will open its second location at 3801 S. Congress Ave. in February or March, according to the business. 512-251-4053. www.tasteofethiopiaaustin.com


Road Runner Grille moved from the Mercer Street Dancehall in Dripping Springs to 12024 W. Hwy. 290 in late October, owners Bernie and Donna Koepsel said. The food trailer serves comfort food such as hamburgers and chili. The trailer is the latest addition to the property, said Cindy Bryant, president of Unlimited PowerSports Inc., which owns the property. O’Brien Propane opened on the property in May. Tomkins Tomcar, a dealer and distributor of Tomcar ATVs and UTVs, and Cruise America RV Rental opened in July, she said. 512-496-2650, 512-514-0417. www.west290businesspark.com

The Broken Spoke, located at 3201 S. Lamar Blvd., celebrates 50 years of business in November. James and Annetta White are the original owners and built the establishment, which is known for its live country dance music, in 1964. 512-442-6189. www.brokenspokeaustintx.com


District Kitchen + Cocktails celebrated its first anniversary in October. The new American grill, located at 5900 W. Slaughter Lane, Ste. D-500, offers a seasonal menu and craft cocktails. 512-351-8455. www.districtaustin.com

Moontower Saloon plans to add a 10,000-square-foot dance hall in the back of the 10212 Manchaca Road property and a coffee shop concept in the front of the property, owner Josh Bumb said. The $1.5 million–$2 million project is expected to take 18 months from start to finish, he said. Moontower is working with the city of Austin on permitting issues. 512-712-5661. www.moontowersaloon.com

Emerald Garden at 5700 W. Hwy. 290 changed its name in August to Leaf Landscape Supply. 512-288-3900. www.leaflandscape.com

St. David’s Foundation, a nonprofit partner of St. David’s HealthCare, is building a new headquarters at 1303 San Antonio St. The $22 million facility is expected to be completed in 2015 and will house its grant-writing department and operations for all of its programs. St. David’s Foundation programs serve the Austin metropolitan area and include mobile dental services; scholarships for aspiring health care professionals; and initiatives for mental health, healthy living and clinics for the safety net population. www.stdavidsfoundation.org

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RESIDENTS PROVIDE INPUT ON OAK HILL PARKWAY

In September, the Mobility Authority and Texas Department of Transportation held the latest Context Sensitive Solutions (CSS) workshop for the Oak Hill Parkway Project, in which participants are asked to provide input on bicycle and pedestrian elements, landscaping, and additional aesthetic features. In addition to those who attended in person, over 300 residents participated in a subsequent online survey. This input will apply to either of the two alternatives being considered for the project improving the Y at Oak Hill – one of Austin’s biggest traffic bottlenecks. There is also a no-build option for the project.

Multiple meetings have been conducted with the community and residents over the last three years as part of the Oak Hill Parkway environmental study. The section of US 290 and SH 71 that runs through Oak Hill serves as a key route into Austin for the residents of Oak Hill, Lakeway, Bee Cave, Dripping Springs and other communities. As these communities continue to grow, more demand will be placed on this route into Austin.

The Mobility Authority continues to seek residents’ input, and an open house and another CSS workshop will be held early next year. To keep informed on the project, visit OakHillParkway.com.

CONSTRUCTION MOVING FORWARD ON MOPAC

Construction is now 47 percent complete on the MoPac Improvement Project, the Mobility Authority’s most high-profile project to date. Crews continue to work day and night to construct one Express Lane in each direction of an 11-mile stretch of MoPac between Parmer Lane and Lady Bird Lake.

The Express Lanes will help ensure reliable travel times throughout the day by charging a variable toll that increases when demand is heavy and decreases when it is light. Capital Metro buses and registered van pools will ride free. The project includes the construction of sound walls, and in some areas, improvements for pedestrian and cyclists. Existing main lanes will not be tolled.

Recent MoPac construction activities include constructing median walls, laying base material for the new lanes, adding columns to widen bridges, and adding temporary ramps. Learn more about the project at MoPacExpress.com.

To help ease the inconvenience to motorists, the speed limit on MoPac North of US 183 has been raised to 65 mph except when lanes are closed. Speed limits south of US 183 will remain at 55 mph. Drivers are always encouraged to be alert and drive safely in construction zones.

SH 45SW ENVIRONMENTAL STUDY: BALANCING MOBILITY AND THE ENVIRONMENT

The Mobility Authority is working with TxDOT and other agencies on a long-term solution to increasingly heavy traffic on neighborhood roads in southern Travis County. The result of this effort is the SH 45SW Environmental Study. The study is evaluating a proposed limited access, four lane, divided toll road that could be a key artery for addressing the heavy congestion coming into Austin from the rapidly-growing areas of northern Hays and southern Travis Counties. Frustrated with slow conditions, drivers are using roads such as Slaughter Lane and Brodie Lane as commuter corridors, affecting the quality of life for those neighborhood residents.

Building a roadway in this corridor requires balancing mobility needs with sensitive environmental issues – particularly protecting the Edwards Aquifer from the potential effects of construction and subsequent operation of the roadway. That’s why the Mobility Authority, TxDOT and other agencies formed a Water Quality Technical Group to develop the project in an environmentally-sensitive manner. To learn more and review the project’s draft Environmental Impact Statement, visit SH45SW.com.
TRANSPORTATION UPDATES

Major projects in the area

Compiled by Kelli Weldon

1 Jones Road/Westgate turn lane project
The project is constructing a right-turn bay on eastbound Jones Road at its intersection with West Gate Boulevard to reduce traffic congestion and improve pedestrian mobility. The project includes installing curb ramps and crosswalks on the Sunset Valley side of the intersection as well as new traffic signal detection loops and new traffic markings. Sunset Valley’s Public Works Committee voted unanimously in support of proceeding with this project for 2015.

Timeline: Summer 2015–fall 2015
Cost: About $164,100 for construction
Funding sources: City of Sunset Valley

2 On schedule: Spring Valley Road
realignment
Travis County is realigning Spring Valley Road at its intersection with Circle Drive and West Hwy. 290. The utility relocation stage is complete, and construction began Sept. 25.

Timeline: September 2014–spring 2015
Cost: About $500,000
Funding sources: Travis County 2011 bond funds

3 Behind schedule: Frate Barker Road widening
The project will widen Frate Barker Road to a four-lane section from east of Brodie Lane to Manchaca Road with a continuous center turn lane. The utility relocation stage was scheduled to be completed in October but will now be completed in December, according to Travis County officials.

Timeline: February 2014–late 2015
Cost: about $7 million for construction
Funding sources: Travis County, Texas Department of Transportation

4 Behind schedule: Davis Lane improvements
The city of Austin is adding a new section of Davis Lane from Coman Ferry Drive to Brodie Lane and realigning a section of Davis and Brodie to ease traffic congestion at the Brodie/Davis intersection. The city’s contractor is installing the remaining storm drain and will pave the last segment. Traffic controls have shifted to the area just west of the fire station on Davis Lane, and eastbound travel on Deer Lane beginning from Ampezo Trail is detoured through Iriona Bend to Coastal Bend. The project was scheduled to end in October.

Timeline: August 2013–December 2014
Cost: $4.3 million
Funding sources: City of Austin 2000 Transportation Mobility Improvement Bonds and the Austin Water Utility.

5 Behind schedule: Spring Valley Road

6 Behind schedule: El Rey Boulevard sidewalks
Travis County will construct sidewalks along El Rey Boulevard from its intersection with West Hwy. 290 to its intersection with Esplanola Trail.

7 Behind schedule: Bicycle/pedestrian bridge on Loop 1
TxDOT will construct a bicycle and pedestrian bridge on Loop 1 over Loop 360 from Tuscan Terrace to Barton Creek. The project was slated to begin in December, but according to TxDOT it has been delayed because of drilling issues and the timeline for completion has been pushed back.

Timeline: March 2015–early fall 2016
Cost: nearly $3 million
Funding sources: TxDOT

8 MoPac environmental study at Slaughter Lane/La Crosse Avenue
An environmental study is underway for possible improvements on MoPac at the intersections of Slaughter Lane and La Crosse Avenue to alleviate traffic congestion and increase safety. The project team is reviewing schematics for a diverging diamond intersection at Slaughter Lane as well as an underpass design in which MoPac would run under Slaughter and LaCrosse. A public hearing is slated to take place in spring 2015.

Timeline: The study began in May 2013 and is anticipated to take up to two to three years to complete.
Cost: TBD
Funding sources: TxDOT

9 Oak Hill Parkway
Based on resident feedback, a project team is refining two concepts as part of the ongoing Oak Hill Parkway environmental study on potential solutions to bring long-term traffic relief to the intersection of Hwy. 71 and Hwy. 290. The Mobility Authority plans to hold a workshop as the next opportunity for public input on the project sometime early next year.

Timeline: Environmental study expected to be completed in 2016
Cost: Undetermined
Funding source: Undetermined

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TxDOT to start mobility study on Loop 360
Agency to work with residents, commuters to develop solutions

By Amy Denney

Three years ago the Texas Department of Transportation ditched an unpopular innovative intersection plan aimed at improving mobility on Loop 360.

Area residents were concerned about the feasibility of adding U-turns as part of the Michigan left-turn proposal and a lack of public input early on in the process. TxDOT officials decided to drop the project and instead take in residents’ suggestions from community outreach meetings.

Since then the agency has been making short-term fixes such as synchronizing traffic signals on Loop 360 for longer green lights during peak hours. This summer TxDOT extended four left-turn lanes to give drivers more space to safely make turns from the highway to side streets in Northwest Austin.

“These [fixes] are lessons learned and things we took away from those discussions,” said Terry McCoy, TxDOT deputy district engineer for Austin. “When we did meet with [residents], certainly we were listening. … The last thing was fixing the problem at Loop 1. That’s where all the trouble starts.”

That fix will involve adding a third left-turn lane from northbound MoPac to northbound Loop 360 as well as adding a third lane to Loop 360 near MoPac. TxDOT plans to bid the $5 million project in May. In February, TxDOT will seek bids on a project to resurface the roadway from US 183 to Walsh Tarlton Lane.

Next the agency is planning a 12- to 18-month mobility study to identify problems and solutions, Public Involvement Lead Bruce Byron said. TxDOT will first meet with stakeholders—employers, residents and commuters who use Loop 360—throughout the corridor and ask them to identify issues they see. Byron said meetings will begin in early 2015 and will include businesses and homeowners associations.

“Last time we just didn’t have enough time to do what we needed to do,” he said. “There was a funding deadline, so we were rushed and didn’t have the time to do what we’re doing now.”

TxDOT will then come up with solutions to those issues and present them to stakeholders. Byron said the agency will be able to walk through realistic solutions with stakeholders to explain the pros and cons.

“One of the other takeaways of the last effort was that it became apparent that we really needed to start from scratch from the very beginning with grass-roots efforts to talk to people and bring them along in the process of what the options are on a corridor like [Loop] 360,” Byron said.

The agency has not yet said what type of improvements could be proposed because it wants to involve residents and commuters in the planning process to see what issues they see before proposing any solutions.

“It will require significant citizen support to get the funding for this, whatever the improvements may be,” Byron said.

On Oct. 9 the agency signed a contract with Atkins Engineering, which has an Austin office located off Courtyard Drive at Loop 360, for consulting work to analyze Loop 360 data. The total cost of the study is $1.27 million, and it will be funded by TxDOT’s Transportation Planning and Programming Division and Austin District study funds.

Funding any improvements is still an issue because projects statewide are competing for limited dollars, McCoy said. However, once a plan for Loop 360 is formed and public support is garnered, he said the roadway will have a better chance of competing for funding when it becomes available.

“We have to know what the plan is, how much it costs and prioritize the plan with everything else that’s going on in the region and the amount of funding that we have access to,” McCoy said. “It’s a balancing act.”

Leslie Craven, president of the Courtyard Homeowners Association, said the neighborhood opposed the Michigan left-turn proposal three years ago. Many Courtyard residents attended the presentations, and some residents even met with TxDOT. Craven said the plan would not have worked well for the neighborhood, which only has access from Loop 360.

Craven said she is pleased TxDOT is contacting residents first in the new study because their opinions will be heard.

She said many Courtyard residents know what to expect with congestion, and Craven said she avoids using Loop 360 during peak hours. She said she also understands the challenges TxDOT faces with trying to improve mobility.

“Part of problem is we’re more confined by canyons, and we have no ability to put in the extra lanes or overheads than along [RM] 620,” she said. “They need to take the pass-through traffic off [Loop] 360 and put it somewhere else. [Loop] 360 is scenic … and is not meant to be a freeway road.”

Traffic counts on the rise

Area population growth and construction of new homes and businesses have contributed to increased Loop 360 traffic, said Bruce Byron, public involvement lead for the Loop 360 study at the Texas Department of Transportation. The Texas Transportation Institute ranked the section of Loop 360 from Bee Caves Road to Hwy. 290 as the 98th most congested roadway in the state for 2014. The segment from US 183 to RM 2222 ranked as the 134th most congested.
Freescale to give marathon funds to robotics group

Recipient First in Texas Foundation hosts programs and statewide competitions

By Joe Olivieri

Freescale Foundation will donate all proceeds from the 2015 Austin Marathon and Half Marathon to support education nonprofit First in Texas Foundation, the groups announced in mid-November.

“This partnership, for us, means that we’re going to raise awareness of robotics,” First Director Jessica Galfas said.

Managed by workforce development group Skillpoint Alliance, First funds, trains and supports robotics programs for students statewide. First focuses on increasing program accessibility for low-income and underrepresented students, according to the nonprofit.

First’s programs reached 4,180 students in Texas in 2013 by creating the opportunity to compete in state and national robotics competitions, according to a news release.

Galfas said by running in the marathon, participants help increase First’s programs’ reach statewide.

First in Texas Foundation promotes robotics through the support of local and statewide programs for students.

“[This partnership, for us, means that we’re going to raise awareness of robotics.]”

Jessica Galfas, director, First in Texas Foundation

Freescale Semiconductor in 2013, Freescale Foundation promotes programs and initiatives in the areas of science, technology, engineering and math, or STEM, and encourages students to pursue STEM-related areas of study at the college level, according to Freescale.

Federal data states demand for engineering jobs far exceeds the supply of trained workers.

Rick Morales, Freescale Semiconductor director of community relations, said the foundation selected First out of a desire to make a difference locally.

“[If you are going to promote] robotics, you have to go with First,” he said.

Freescale Semiconductor is the presenting sponsor of the 2015 Austin Marathon and Half Marathon.

Prior to the Feb. 15 marathon Freescale Foundation will showcase local robotics teams.

“On race day we will have robots in the race,” Morales said. “[Throughout the event] we will be trying to raise awareness of the need for the talent in these skills.”

ARM to flex in Southwest Austin

Company plans investments

By Joe Olivieri

ARM Inc. plans to invest $56 million in capital projects in Travis County during the next five years, including $12 million on a new facility at 5707 Southwest Parkway, according to Travis County documents.

On Nov. 25, after Community Impact Newspaper went to press, Travis County Commissioners Court was scheduled to consider a motion to nominate the computer processor maker as an enterprise project under the Office of the Governor’s Enterprise Zone program.

If accepted in the state program, the San Jose, California–based company would receive the maximum expected incentive of $1.25 million in rebate state sales tax during a five-year period.

Travis County is not expected to offer any incentives, according to county documents.

ARM is building a four-story, 120,000-square-foot corporate campus on Southwest Parkway. The project, which has been dubbed the Encino Trace Building during planning, will be completed in August.

The company will also invest $44 million in new data center equipment at a second facility near Austin-Bergstrom International Airport, said Katie Gipson, senior budget analyst for the county’s Planning and Budget Office.

On Nov. 18 the court held a public hearing prior to the nomination.

County staff recommended the court nominate ARM “due to the level of capital investment as well as the job creation and retention levels” of existing positions, according to county documents.

Source: Travis County

Investment in new data center

$44 MILLION

Investment in new facility

$12 MILLION

Estimated new property taxes over 10 years

$500,000—$600,000

New jobs to be created over 10 years

150

Jobs retained

342

Percent of new hires would be “economically disadvantaged”

35%

Average salary expected to be

$88,000

Maximum expected rebate sales tax

$1.25 MILLION

Source: Travis County

NEW PROJECT
**Design firm in place for SH 45 SW**

Environmental study expected to be finished in early 2015

By Amy Demney

Final design of the SH 45 SW project in southern Travis County and northern Hays County could begin in 2015 if the project receives environmental clearance.

The board of directors for the Central Texas Regional Mobility Authority approved a $7 million contract Oct. 29 with Rodriguez Transportation Group Inc. for professional engineering design services. Funding will come from the Mobility Authority’s general fund, and Hays and Travis counties will reimburse the Mobility Authority.

Wes Burford, director of engineering for the Mobility Authority, said a clause in the contract allows the Mobility Authority to terminate the deal for any reason.

“We can halt production at any time on our call with absolute authority,” he said. “We make [RTG] responsible for any work produced prior to that point, and we can go our separate ways. We can also suspend work for a period [of time].”

Approving the contract puts the Mobility Authority in the driver’s seat to oversee final design of SH 45 SW, Burford said.

“We’ll be working with RTG to get them engaged in what is left of the environmental process so that as we move they’re educated about all the risks and issues associated with the environmental process,” he said.

Burford said final design work cannot begin until a decision is made on the project’s environmental study, which could be completed in early to mid-2015.

The Texas Department of Transportation, which is working with the Mobility Authority on the project, is evaluating more than 800 public comments.

For more information visit www.sh45sw.com.
Council approves St. Elmo’s Market and Lofts project despite protests

By Joe Olivieri

St. Elmo’s Market and Lofts, a proposed mixed-use development on Industrial Boulevard, will move forward.

During its Nov. 20 meeting Austin City Council voted 5-2 to approve changes that would bring the project into compliance with city code and the South Austin Combined Neighborhood Plan.

If built, St. Elmo’s Market and Lofts would include condominiums, parking, a food market, music venue and hotel.

The project has drawn mixed responses. It was endorsed by the South Congress Combined Neighborhood Contact Team, and Saxon Pub may move to the site when construction is finished.

On Oct. 30 residents and local business employees marched along Industrial Boulevard to protest the project.

Michael Fossum, a Battle Bend Springs resident, said the area is home to a variety of small industrial businesses.

“Once they start adding residential projects, it’s just going to keep happening,” he said.

Additional reporting by Jennifer Curington

Data: track drew $897M in ’13–’14

COTA yields $2.8B since 2011

By Joe Olivieri

A recent study says Circuit of The Americas produced an $897 million economic impact to the Austin region from October 2013 to September 2014.

Economic consultant firm Greyhill Advisors announced its findings at a news conference held Oct. 28.

“COTA has turned out to be much more than a racetrack,” Mayor Lee Leffingwell said at an Oct. 28 news conference. “It’s a job creator, a revenue generator, and a destination for quality, year-round entertainment.”

The $897 million economic impact breaks down to $731 million from the track’s events impacts and $166 million from operations.

Prior to the race, Bob Lander, president and CEO of the Austin Convention and Visitors Bureau, said NBC predicted 305 million to 400 million people would watch the 2014 U.S. Grand Prix on Nov. 2.

“Last year the Super Bowl had a record number of viewers with 111 million. … If Major League Baseball is lucky, it may get 20 million for [the 2014 World Series],” Lander said.

“Montessori education is a brain-based developmental method [. . . ] It is hands-on learning, self-expression, and collaborative play in a beautifully crafted environment of respect, peace, and joy.”

– Stevan J. Hughes, PhD, ABPP, Past President of the National Association for the Education of Young Children and Director of the Center for Research on Developmental Education

“Neighbors gather Oct. 30 to protest the proposed St. Elmo’s Market and Lofts project.”
Chamber’s annual State of Education focuses on college enrollment, STEM opportunities

By Kelli Weldon

Boosting college enrollment and encouraging students to consider careers in science, technology, engineering and math, or STEM, fields were key topics discussed at the Greater Austin Chamber of Commerce’s annual State of Education event Nov. 17.

One goal of the GACC is to increase the area direct-to-college enrollment rate—the percentage of students who enroll in college immediately after high school—to 70 percent by 2015, said Gene Austin, Bazaarvoice CEO and 2015 chamber chairman.

“It was only about nine years ago that our direct-to-college rate was less than 60 percent, and we’ve made tremendous progress together,” Austin said.

In October local companies posted nearly 41,000 job openings, said David Reiter, senior vice president at Luminex Corp. and 2014 chamber education chairman. About 44,000 people are unemployed in Central Texas, and about 85 percent of them lack an associate degree, he said. To increase college enrollment opportunities for Austin-area students, the chamber and local school districts have partnered to introduce initiatives such as Counseling 2.0 to help inform students about financial aid deadlines and other elements of the college enrollment process.

Austin ISD interim Superintendent Paul Cruz said the school district needs support and resources to ensure students graduate from high school and are college- and career-ready. Texas considers AISD a property-wealthy district, but more than 60 percent of AISD students participate in free and reduced-price lunch programs, he said. AISD is required by law to send millions of dollars to the state to be redistributed among property-poor districts as part of recapture, also known as Robin Hood.

“Austin ISD Interim Superintendent Paul Cruz said the school district needs support and resources to ensure students graduate from high school and are college- and career-ready. Texas considers AISD a property-wealthy district, but more than 60 percent of AISD students participate in free and reduced-price lunch programs, he said. AISD is required by law to send millions of dollars to the state to be redistributed among property-poor districts as part of recapture, also known as Robin Hood. “That’s money that we could use to invest in Austin kids, but we are actually sending it to the state,” Cruz said.

Boosting technical literacy

There are 7,400 open computer science jobs in Central Texas, yet fewer than 500 students in Central Texas took computer science classes in the last school year, Reiter said.

Technical literacy should be part of every child’s education, said Ray Almgren, vice president of marketing at National Instruments, who gave the keynote address at the State of Education event.

The growth of “the Internet of things”—which he explained as being the interconnectivity among devices—means there will be significant opportunities to increase hands-on education in the areas of STEM, Almgren said.

“We need to continue to invest in trying to encourage more students to pursue the careers of science and engineering,” he said. “But I can assure you there will be lots of jobs.”

Reiter said in January the chamber will launch a pilot program in Austin ISD in which 100 tech employees will talk to 4,000 10th-grade students to encourage them to enroll in computer science courses.

At the event the chamber also recognized achievements of local schools including Crockett and Eastside Memorial high schools.
Officials broke ground Nov. 19 on Austin ISD’s new Applied Technology Center, which will be located on the northeast side of Anderson High School and is slated to open in fall 2015.

The 14,500-square-foot center will provide space for students from throughout the district to gain hands-on experience in science, technology, engineering and math, or STEM, according to AISD. AHS Principal Donna Houser said. The center will complement the existing applied technology facility at Akins High School, she said.

The construction cost is $2.5 million, according to AISD. An anonymous donor provided funds through the Boy Scouts of America National Foundation.

Edmund Oropez, AISD interim chief schools officer, thanked the board of trustees and staff for their support.

“This very new approach here for AISD … is just an outstanding opportunity for all of us,” he said.

Austin ISD administrators, trustees, educators and students were among those who broke ground Nov. 19 on the new Applied Technology Center.

ISD students to get applied tech hub
District breaks ground on center site at Anderson High campus

By Kelli Weldon

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South Austin arts option considered
Austin ISD board discusses expanding LASA magnet program

By Kelli Weldon

The topic of increasing student access to Austin ISD’s Liberal Arts and Science Academy, or LASA, programming was part of the school district’s board of trustees work session Nov. 10.

Trustees discussed implementation of the first phase of the district’s facility master plan as well as potential new academic and facilities recommendations. One option the board discussed was expanding the LASA magnet program, based at the Lyndon B. Johnson Early College High School campus.

LASA has received national recognition. Interim Chief Schools Officer Edmund Oropez said much of the demand for LASA is in South Austin.

“The number one customer of LASA right now, and that changes as years go by, is currently Bowie [High School] and Austin High,” Oropez said.

Trustee Robert Schneider suggested earlier this year that AISD should have a community conversation about opening a LASA option in South Austin.

“The transportation issues in this city make it so dysfunctional that putting anything even over the north bank of … Lady Bird Lake is a no-go for a lot of folks in South Austin,” he said.

Originally, Schneider said he wanted to begin a community conversation about a LASA south option during the 2014–15 school year, with the goal of implementing a proposal in the 2015–16 school year.

“With board elections … and hiring the [superintendent], that’s not going to happen, so my request would be that we continue this but aim for a target start date not of ’15–’16, but of ’16–’17,” he said at the work session.

Trustee Ann Teich said she would support exploring a LASA south concept.

Some community members think the ongoing creation of magnet programs hurts schools by taking high-achieving students to other campuses, trustee Lori Moya said. Moya added she wants the board to stop calling out high schools in South Austin as examples of potential locations since those communities have not been engaged on the subject.

“We are not going to do anything at all without thoroughly vetting it with the community,” Schneider said.

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16 NEWS

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County reviews courthouse’s $294M price tag

**TRAVIS COUNTY** Commissioners Court received the preliminary budget for the proposed county civil and family courthouse Nov. 18.

Estimated to cost roughly $294 million, the project will include a 14-story building and four levels of underground parking.

The court is expected to place a bond referendum on the May 2015 ballot to replace the Heman Marion Sweatt Travis County Courthouse with a new 14-story civil and family courthouse.

**TRAVIS COUNTY** Commissioners Court approved the cost estimates.

The $294 million price tag includes the cost to prepare and build the courthouse and garage, utility work and the cost of moving to the new facility, Tapas said.

The court approved the cost estimates. The county and its partners will continue to try to refine and reduce the estimates, and the court will discuss the issue again in January.

Travis County leaders are expected to place a bond referendum on the May 2015 ballot to replace the Heman Marion Sweatt Travis County Courthouse with a new 14-story civil and family courthouse.

Council OKs South Austin neighborhood plan

**AUSTIN** City Council approved the South Austin Combined Neighborhood Plan—a document outlining land-use options for the South Manchaca, Garrison Park and Westgate neighborhoods—unanimously at its Nov. 6 meeting.

Work on the plan began in January 2013, bringing area residents and business owners together to talk about what they like about the combined neighborhood, what they want to preserve and what kind of changes they would like to see. Many residents supported the plan, but others opposed it citing concerns about infill options that would result in rezoning.

In an email message, Francis Reilly, a planner with the city’s Planning and Development Review Department’s Comprehensive Planning Division, said council passed infill options for Westgate and Garrison Park as recommended.

**Bicycle Master Plan** unanimously adopted

**AUSTIN** Unanimously approved by City Council on Nov. 6, the 2014 Bicycle Master Plan calls for creating an extensive bicycle path and trail network of 247 miles costing $151 million.

Transportation Department spokesman Nathan Wilkes told council members that city staffers hope to complete the project in the next 10 to 15 years.

**City, county prepare for future wildfires**

**TRAVIS COUNTY** Commissioners Court unanimously approved a Community Wildfire Protection Plan at its Nov. 7 meeting. "The city of Austin and the county sponsored the creation of the plan. The plan includes a fire risk model specific to Central Texas' ecosystems as well as best management practices for mitigating wildfires. For more information, visit www.austintexas.gov/wildfireprotectionplan.

Meetings

**Austin City Council**
Meetings Thursdays at 10 a.m.
Austin City Hall, 301 W. Second St.
www.austintexas.gov/departments/city-council

**Sunset Valley City Council**
Meets Dec. 2 and 16 at 6 p.m.
Sunset Valley City Hall, 3205 Jones Road
512-892-1383 • www.sunsetvalley.org

**Travis County Commissioners Court**
Meets Tuesdays at 9 a.m.
700 Lavaca St., Austin
www.co.travis.tx.us/commissioners_court

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Local elections far from over

Majority of Austin City Council districts, citywide mayoral race to be decided during Dec. 16 runoff

By Joe Lanane

Austin’s first election utilizing regional City Council representation proved as dramatic as at least one expert anticipated.

Sherri Greenberg, director of The University of Texas Center for Politics and Governance and a professor at the Lyndon B. Johnson School of Public Affairs, said she was not surprised by the outcomes of the Nov. 4 election during which only two of 10 council districts were decided, and another outcome was finalized after a candidate withdrew from the runoff.

“Has been an issue that has been discussed and discussed in Austin for years,” Greenberg said. “We really were the largest city in the United States before that was still going with a 100 percent at-large system.”

Because of the conversion to regional council districts, there was a lot of pent-up demand for new candidates yet very little name recognition—making it difficult for anyone to stand out enough to gain the 50 percent of votes needed to win without a runoff election, she said.

Neither leading mayoral candidate—attorney Steve Adler or Councilman Mike Martinez—gained a majority, meaning the citywide race will be decided along with the other seven runoff elections Dec. 16 to finalize the new Austin City Council.

“I had predicted three to four districts where there was potential to win without a runoff, and two of them did,” Greenberg said. “[Winning outright] is very difficult to do, and I think it was a foregone conclusion there would be a runoff in the mayoral race.”

Delia Garza and Ann Kitchen clinched seats on council as the District 2 and District 5 representatives, respectively. Councilwoman Kathie Tovo won District 9 despite coming within one percentage point of being declared the winner outright after her opponent, Councilman Chris Riley, withdrew from the runoff a couple days after gaining just more than 40 percent of the vote. Greenberg commended Riley’s decision, calling it a smart move.

“I think there’s a chance [Tovo] would have gained even more support because if you look at the [precincts] where Riley did the best, they were by the university, and the students are going to be gone by [the Dec. 16 runoff election],” Greenberg said.

District 1 candidate Ora Houston also came within one percentage point of avoiding a runoff. The top two vote-getters from each race will face off in a final election that is expected to draw far less voter turnout Nov. 4, Greenberg said.

“Who is actually going to turn out? A runoff is about who can club the most people over the head and drag them to the polls,” Greenberg said.

The most interesting race to watch may be the mayoral race, she said. Adler and Martinez nearly split Austin in half, according to precinct-by-precinct results that reveal Adler won mostly in West Austin, and Martinez—and to a lesser extent, third-place challenger Mayor Pro Tem Sheryl Cole—found success in East Austin.

“It will be interesting to see what [Cole’s] support goes,” Greenberg said.

Early voting starts Dec. 1 and ends Dec. 12 before the Dec. 16 runoff.
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HOLIDAY CALENDAR

November

28 through 30
Elf: The Musical
Adapted from the 2003 holiday comedy movie, "Elf" tells the story of Buddy, an orphan child who mistakenly crawls into Santa's bag and ends up at the North Pole. Years later he travels to New York City to finally meet his dad and help the Big Apple discover the true meaning of Christmas. 8 p.m. (Fri.); 11 a.m., 3:30 p.m. and 8 p.m. (Sat.); 1 p.m. (Sun.). $29-$79. Long Center for the Performing Arts, 701 W. Riverside Drive. 512-474-5664. www.thelongcenter.org

29 through 30
Renegade Craft Fair Holiday Market in Austin
Independent artists and vendors sell handmade goods such as jewelry, stationery, clothing, leather goods, art prints and housewares at the fourth annual winter marketplace event. 11 a.m.–6 p.m. Free. Palmer Events Center, 900 Barton Springs Road. www.renegadecraft.com

December

02
Handel's Messiah
The Austin Symphony Orchestra and Chorus Austin perform the famous musical masterpiece. 8 p.m. $15–$45. Hyde Park Baptist Church, 3901 Speedway. 512-476-6064. www.austinsymphony.org

06 through 23
The Nutcracker
Ballet Austin performs the holiday ballet with choreography by Stephen Mills, music by Peter Ilyitch Tchaikovsky and accompaniment by the Austin Symphony Orchestra. This year’s event is the 52nd annual production. Show dates and times vary. $15-$54. Long Center for the Performing Arts, 701 W. Riverside Drive. 512-476-2163. www.thelongcenter.org
November

26 through Dec. 20 'Austin Graffiti Art: Celebrating Austin's Street Art'
SouthPop's exhibition opened Oct. 18 and features the photography of Bob Simmons, who presents visually interesting street art works as pop culture art rather than a public nuisance. Simmons also catalogs other street art and public murals in Austin that highlight Simmons's music history. Visitors can also see vintage posters and live music ephemera as part of the South Austin Popular Culture Center's collection of items dating back to 1960s. 1–6 p.m. (Thu.–Sun.) Free. South Austin Popular Culture Center, 1516-B S. Lamar Blvd. 512-440-8318. www.southpop.org

27 ThunderCloud Subs Turkey Trot
Proceeds from the 23rd annual Thanksgiving Day event benefit Caritas of Austin. Registration takes place Nov. 21–26. Parking is provided near the South Austin Popular Culture Center parking lot and State Garage N. 7:30 a.m. (packet pickup), 8:45 a.m. (Stepping Stone School Kids' K), 9:30 a.m. (5-mile walk/run), $25 (timed 5-mile walk/run). Long Center for the Performing Arts, 701 W. Riverside Drive. $20 (untimed 5-mile walk/run), $8 (Stepping Stone School Kids' K), 9:30 a.m. (5-mile walk/run), $25 (timed 5-mile walk/run). Long Center for the Performing Arts, 701 W. Riverside Drive. 872-216-9483. www.wildflower.org

28 through Dec. 24 Blue Genie Art Bazaar
More than 200 local and regional artists sell their items at the gift fair, and a portion of the proceeds benefit Make a Wish Foundation in Central and South Texas. Items such as jewelry, paintings, photography, clothing, sculptures, glassworks and ceramics are sold at the event. Drinks and snacks are available for purchase, and shoppers are encouraged to bring their own bags. Credit cards are accepted for purchases, 10 a.m.–10 p.m. daily. Free. The Marchesa Hall & Theater, 6226 Middle Fiskville Road. 512-222-7303. www.bluegenieartbazaar.com

December

05 through 07 'Austin Graffiti Art: Celebrating Austin's Street Art'
SouthPop's exhibition opened Oct. 18 and features the photography of Bob Simmons, who presents visually interesting street art works as pop culture art rather than a public nuisance. Simmons also catalogs other street art and public murals in Austin that highlight Simmons's music history. Visitors can also see vintage posters and live music ephemera as part of the South Austin Popular Culture Center's collection of items dating back to 1960s. 1–6 p.m. (Thu.–Sun.) Free. South Austin Popular Culture Center, 1516-B S. Lamar Blvd. 512-440-8318. www.southpop.org

05 through 07 Day of Tango Festival
The Academy of Tango–Texas hosts the fourth annual festival, which includes performances by international tango champions, area tango instructors, professional performers and musicians. The Day of Tango has been celebrated in Argentina every year on Dec. 11 since 1965 in honor of the birth dates of the two men responsible for the creation and worldwide promotion of the tango: Carlos Gardel and Julio De Caro. Times vary, tango championships Dec. 6 at 8:30 p.m. $30 (adults), $15 (students with ID). Ben Hur Shrine Temple Auditorium, 7811 Rockwood Lane. 512-695-1024. www.dayoftango.org

09 through 14 Anything Goes
The production of the Cole Porter comedy, which won three 2011 Tony Awards including Best Musical Revival and Best Choreography, includes the songs “I Get a Kick out of You,” “You’re the Top” and “Anything Goes.” 8 p.m. (Tue.–Sat.), 2 p.m. (Sat.), 1 p.m. and 7 p.m. (Sun.). $30–$105. Bass Concert Hall, 2350 Robert Dedman Drive. 512-477-6060. www.texasperformingarts.org

13 through 14 Luminations
Visitors can walk through gardens lighted with thousands of luminaria and twinkle lights. Live music, children's activities and other attractions are featured at the event. 6–9 p.m. Free admission with two canned food items. Lady Bird Johnson Wildflower Center, 4801 La Crosse Ave. 512-232-0100. www.wildflower.org

18 Trans-Siberian Orchestra concert
The progressive rock band known for its holiday performances visits Austin as part of its 2014 winter tour. 7:30 p.m. Tickets start at $57. Frank Erwin Center, 1701 Red River St. 512-477-6060. www.trans-siberian.com/tour

Online Calendar
Find more or submit Southwest Austin events at 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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Wanderland
Local store focuses on unique finds, holiday gift options, products from reused materials

By Kelli Weldon

Getting a new life to an old object is something shoppers can achieve at Wanderland, a locally owned store on William Cannon Drive.

The store does not sell used goods but instead offers myriad “upcycled” items ranging from wooden chairs made out of wine barrels to handbags made from computer keyboards and recycled inner-tubes, co-owner Kelly Rath said. Those eco-friendly options are mixed in with all-new finds such as quirky office supplies, decorative vases and novelty items on the shelves.

Wanderland scrutinizes when buying to select inventory that is unique, affordable, sensible and includes—as the store’s tagline says—hip gifts, Kelly said.

Kelly and his wife, Christie, opened the store together after moving to Austin from Minneapolis in 2005.

“We used to frequent a couple of stores up there that we really liked, especially when it came to gift buying and the holiday season,” he said, noting they could visit one store and find presents for everyone on their shopping list. “We didn’t see anything down here that we thought was kind of the same.”

After a few years of living in Austin the co-owners opened the first Wanderland store in November 2008 on North Lamar Boulevard. Kelly said the Raths hope to someday pass the business on to their three children.

In November 2012 the company expanded by opening its second store location in The Shops at Arbor Trails after being approached by the shopping center’s owners about an available space, Kelly said. He said the Raths live in Southwest Austin, so the second location is closer to home.

Kelly said he has a background in building design and construction and he wanted to bring elements of that work—such as using green, reclaimed and recycled materials—to Wanderland.

Wanderland’s offerings include greeting cards, handmade toys, stuffed animals, jewelry, picture frames, wall clocks, candles and notebooks.

“We seem to get lots of different people, and that makes me really happy when people of any age [and] gender come in and just are … delighted with what we have to offer, like, ‘Hey, I haven’t seen that before,’” or “This is really cool.”

Busy season

The shop typically increases its inventory significantly in November to ensure customers who are dedicated to supporting area businesses have a wide variety of gifts to choose from, co-owner Kelly Rath said.

“It seems that people are pretty intentional about shopping local,” Rath said, noting the atmosphere of the store differs greatly from that of department stores and larger chains.

Wanderland sells wrapping paper and offers free gift bags with tissue paper as a gift-wrap option.

The store’s busy season lasts through the end of December, Rath said.

Seeking sustainable options

When looking for products to stock, Wanderland co-owner Kelly Rath said the store seeks out companies that incorporate sustainable manufacturing practices as well as reclaimed materials.

• Options include wind chimes, candles with myriad scents, floor mats made from former flip-flops, and all-natural The Naked Bee lotions and personal care products.

• Wooden chairs made from reused wine barrels cost $170 each.

• Wanderland aims to provide gift options for every shopper’s price range, Rath said. The retailer’s shelves feature a variety of Plan Toys products, which are wooden toys made of preservative-free rubberwood. Plan Toys pencils cost 25 cents, he said.

• Wanderland stocks handmade coasters featuring images including peace signs, trees and a swimming motif ($42 for four).

• Wanderland’s Arbor Trails store offers handmade animal finger puppets ($5 each).

Shop stats

Nov. 26, 2008
Date Wanderland opened

50+
Items using recycled or reused materials are for sale in the store

13
Local artisan suppliers

22
Number of years the store’s owners have been married

2
Store locations in Austin

Source: Wanderland

Wanderland

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DINING

Mariana’s Kitchen Restaurant
Chef recreates homestyle Mexican cuisine

By Joe Olivieri

On its menu, Mariana’s Kitchen Restaurant calls itself a Mexican diner.
Owner Mariana Mendez said she and her staff serve all of the standards of popular Tex-Mex and Mexican cuisine—such as enchiladas, fajitas and combination plates—with a homestyle approach.

She said every region in Mexico puts its own spin on the popular dishes. Mariana is originally from Villa Hidalgo, a city in the central Mexican state of San Luis Potosi. The area is known for its spicy mix of Spanish and Native American flavors.

Mariana worked at local Mexican restaurant La Reyna on South First Street before opening Mariana’s Kitchen Restaurant on Burleson Road in Southeast Austin five years ago, Mariana’s son Margarito said.

Mariana closed the Burleson Road location and moved the restaurant to the frontage road of South I-35 near Stassney Lane last October.

“About half of our customers followed us here. After we shut down [on Burleson], [many customers] thought we had closed for good,” Margarito said.

Mariana’s Kitchen is a popular lunch spot on weekdays and is busy for breakfast and lunch on weekends, he added.

The most popular menu items are enchiladas, menudo—a traditional Mexican soup featuring tripe—and the barbacoa plate, Margarito said.

Mariana said what sets her restaurant apart from Austin’s other Mexican restaurants is the quality of its food and service.

“We’re pretty flexible,” Margarito said. “We do special requests. We want to keep the customer happy.”

Flavors of San Luis Potosi
At Mariana’s Kitchen Restaurant, owner Mariana Mendez serves some of the dishes of her hometown, Villa Hidalgo, in the central Mexican state of San Luis Potosi. Options include:

- **Enchiladas rancheras**—Three cheese enchiladas, seasoned carrots, rice, beans, lettuce and tomatoes ($8.99)
- **Chicken mole**—Boiled chicken, red mole chile, rice and beans ($8.99)
- **Chile relleno plate**—Poblano pepper, seasoned ground beef, ranchero sauce, Monterey jack cheese, rice, beans and guacamole salad ($9.25)
- **Gordita plate**—Two gorditas—beef or chicken—rice, beans and guacamole ($6.99)

Breakfast plates

- **Huevos rancheros**—Two eggs, ranchero sauce, papas guisadas, beans and flour tortillas ($6.25)
- **Huevos divorciados**—Two eggs; one served with ranchero sauce, the other served with tomatillo sauce; papas guisadas, beans and flour tortillas ($6.25)
- **Migas**—Corn chips with scrambled eggs, ranchero sauce, beans, rice, papas guisadas and flour tortillas (starting at $6.75)

More menu options

- **Barbacoa plate**—Barbacoa served with rice, beans and pico de gallo ($8.99)
- **Al pastor plate**—Savory pork chunks marinated and served with rice and beans ($8.99)
- **Ranchero steak**—Ribeye steak strips, sautéed peppers, tomatoes, onions, rice, beans and guacamole salad ($12.99)
- **Flautas**—Three rolled, deep-fried corn tortillas stuffed with beef or chicken and served with rice, beans, guacamole salad and sour cream ($6.50)

Mariana’s Taco Salad (starting at $6.50) can also include chicken or beef fajitas and guacamole.

Chorizo con huevos ($6.25) is two scrambled eggs, Mexican sausage, papas guisadas and beans.

Mariana’s Kitchen Restaurant
5510 S. I-35, Ste. 410
512-382-2105
www.marianaskitchen.org
Hours: Mon.–Sat. 8 a.m.–10 p.m., Sun. 8 a.m.–8 p.m.

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Chisos Grill

Family restaurant serves the flavors of the Southwest

By Joe Olivieri

Chisos Grill takes a fine dining, gluten-free approach to Southwestern cuisine, co-owner and Executive Chef Chad Jones said.

“We are not a Tex-Mex restaurant. We are not a steakhouse,” he said. “We are a little bit of everything all in one. ... If you are used to eating at Chili’s or you’re used to eating at Hudson’s on the Bend, you can find what you are looking for here.”

Chad and his wife, Lily, previously worked in fine dining. Chad said. When a space opened in the Hill Country Galleria, they and Lily’s parents, John and Eileen Kuhn, decided to start their own place.

Chisos Grill opened Nov. 25, 2011, with a focus on the flavors of Central and southwest Texas and eastern New Mexico—“basically everything from Corpus Christi to Sante Fe,” he said.

The restaurant’s pulled pork is popular with customers and is featured in the Presidio Tostadas and pulled-pork sandwich (both $9), Chad said.

Chisos Grill’s hamburgers, such as the Chisos Burger ($9) and the New Mexico Green Chile Cheese-burger ($10), are also best-sellers, he added.

Seafood continues to be a hit with diners, he said. Tortilla Crusted Salmon ($19) and fried Gulf seafood baskets (starting at $13) appear on the menu.

Chad credits the menu’s extensive gluten-free options as the reason Chisos Grill caught on as a concept. Roughly 85 percent of the menu’s options are gluten-free, he said.

Using local and regional ingredients and distributors is also important to the Joneses.

“We use a lot of Texas farm-raised beef,” he said. “We do farm-raised quail. All of our seafood [except for] two products come from the Gulf [of Mexico].”

The restaurant features many Texas beers and makes cocktails using Texas spirits such as Deep Eddy Vodka and Tito’s Handmade Vodka.

Chad credits the “way restaurants were 20 or 30 years ago.”

“We focus on the atmosphere, the quality of the service and the quality of every product we put on the plate,” he said.

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Chisos Grill

The Steak Diablo ($21) is an 8-ounce Black Angus flat-iron steak with three Diablo shrimp and chipotle cream and is served with pico de gallo and fire-roasted jalapeno hollandaise.

The Presidio Tostadas ($9) include roasted pulled pork topped with apple bacon slaw and chipotle aioli.

The chicken-fried steak ($13) is served with gravy.
Ruby’s Rainbow
Grants assist students with Down syndrome

By Kelli Weldon

Being a 3-year-old often involves new experiences and challenges, and Ruby Plachta has experienced many of the ups and downs associated with the age, her mother Liz Plachta said. “While yes, she is happy and inspiring and hilarious most of the time, she is an almost-4-year-old, and she will tell you ‘No,’” she laughs.

In her more pleasant moments, Liz said, Ruby enjoys working on art projects, spending time at her Montessori school and elementary school, and playing with her older sister Ella Mae, age 6. “She’s totally rocking all of her sight words,” Liz said, explaining Ruby—who has Down syndrome—recognizes ‘Mommy,’ ‘Daddy,’ ‘cat’ and other useful terms. “She’s smart. So smart.”

Liz and her husband, Tim, who are Southwest Austin residents, said when they learned Ruby has Down syndrome they were inspired to give back to the community. Liz volunteered with local organizations and set out to provide more resources and support for individuals with Down syndrome. “There’s a lot of stuff for the [children] as far as early interventions and things like that,” Liz said. “Once they graduate from high school, there wasn’t a ton of support, so that’s where we decided to focus our efforts.”

The Plachtas formed the nonprofit Ruby’s Rainbow in 2012 to offer post-secondary scholarships to students with Down syndrome. Tim, the vice president and co-founder, said that while he and Liz have already established a fund for Ruby to use if she decides to go to college when the time comes, many parents do not or cannot afford to make those preparations.

“Our first year, our goal was to raise one single $2,000 scholarship, and we ended up granting 11 scholarships totaling $21,000… We exceeded our own expectations,” he said.

Scholarship recipients have attended universities such as UCLA, Vanderbilt and George Mason, as well as Austin Community College, Tim said. “For me the coolest part is that every time I open my mailbox and I get a new application, it’s like a little fast-forward to Ruby’s future,” Liz said. “To see what opportunities are available, to see what [applicants] have done, it really gives me inspiration to work harder to [not only] help more of them but [also] give Ruby all the right opportunities so that one day she’ll be able to [go to college].”

Funding students’ futures

Ruby’s Rainbow provides scholarships for individuals with Down syndrome who want to pursue post-secondary education, enrichment or vocational classes, President and co-founder Liz Plachta said. “The need is great,” she said, noting in 2014 more than 32 people applied for scholarships, and the nonprofit was able to grant 18.

Ruby’s Rainbow scholarships are valued at up to $3,000 per awarded individual, depending on available funds. Students can also be awarded the Maudie’s scholarship, which provides up to $5,000 to one applicant per year.

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Deep Eddy Vodka Distillery
Facility offers tours, tastings

By Kelli Weldon

Deep Eddy Vodka Distillery opened Oct. 10 featuring manufacturing areas, meeting space, a tasting room and patio. The Austin-based company’s new digs can host parties and corporate events. Visitors can also glimpse the production area where as many as 5,000 bottles can be filled per hour, Vice President of Marketing Brandon Cason said.

“The brand has grown from what used to be one state and one product … to now we’re in all 50 states,” Cason said, adding he thinks the newest flavor coming out this year may be a bigger hit than the successful Deep Eddy Ruby Red grapefruit vodka.

Production Manager Kevin Coles said staff conduct several quality checks before boxing products.

“We’re the last people who see it before it ends up on the shelf, so it’s got to be right,” he said.

1. Visitors to Deep Eddy’s tasting room can try Mason jar cocktails for $9 and drinks for $7 each, such as Eddy’s Bloody Mary.

2. Deep Eddy uses column stills to burn off nonessential alcohol components “to create a smoother, cleaner vodka,” Cason said.

3. The alcohol is then moved to 4,000-gallon tanks and mixed with Central Texas water. Visitors can spot a similar silo near the facility.

4. Tasting room options include the Ruby Mule, made with Deep Eddy Ruby Red Vodka, ginger beer and lime juice; and Hill Country Lemonade, made with Deep Eddy Vodka, lemonade and soda.

5. As many as 83 bottles can be filled per minute, Cason said.

Bartender Erik Clevenger mixes Deep Eddy Vodka cocktails.

Deep Eddy Vodka Distillery

2250 E. Hwy. 290, Dripping Springs
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**TOP STORIES**

**Low-density properties planned for annexation**

**LAKE TRAVIS/WESTLAKEx** Austin and Bee Cave are about to stretch their city limits a bit further to manage growth and add dollars to their tax bases.

Both cities have plans to annex property before the end of the year—about 140 acres of real estate in West Austin and more than 400 acres in Bee Cave—under exemptions that allow a faster annexation track for sparsely populated parcels.

On Oct. 16 and 23, Austin City Council heard staff testimony regarding the city’s proposed full-purpose annexation of seven Travis County tracts. Three of the properties are located in the western part of the county—about 68 acres on Bridge Point Parkway, about 49 acres on RR 620 near RR 2222, and about 23 acres at Hwy. 71 and Old Bee Caves Road.

Annexation proceedings for all of the tracts should be complete by Dec. 17, and the Planning and Development Review Department has not received notice of any formal opposition to the plan, Senior Planner Virginia Collier said.

The city of Austin may annex property by either of two methods—a three-month process for tracts of fewer than 100 single-lot homes or a three-year process for tracts with more than 100 single-lot homes, she said.

Although both methods require the city to issue notice to affected property owners of the proceedings and allow for public hearings, the shorter process does not permit the tract’s planned community residents to weigh in on becoming a part of the municipality.

Collier said the city favors the shorter process, before the tracts are populated. “Annexing an area after residents are there creates confusion and angst,” she said. “It’s easier for everyone if [the property] is already in the city limits. It creates more certainty for the city that enforces regulations and permits to know what is going to be developed.”

Austin staffers look at areas to be governed—candidates for annexation—annually, Collier said. These areas include tracts with a likelihood of high growth, tracts for which developers have submitted requests for annexation and areas in which utilities have been extended, she said.

Full story by Leslee Bassman

**Proposal seeks new ‘entertainment license’**

**CENTRAL AUSTIN** An entertainment license proposal could strengthen sound, safety and security regulations in downtown Austin’s late-night districts.

Austin City Council unanimously supported a late September resolution that seeks to reduce downtown overcrowding and more consistently enforce sound ordinances.

“Conceptually, the idea is to create an efficient process that could wrap together several permits into one primary permit, which could be called an entertainment license,” said Don Pitts, program manager of Austin’s Music and Entertainment Office, a division of the city’s Economic Development Department.

The entertainment license proposal coincided with concerns that East Sixth Street is overcrowded during South by Southwest Music and Media Conferences. That has reignited debate among downtown stakeholders about how best to manage entertainment districts, particularly along East Sixth, where there are 59 full-time bars and numerous other pop-up events during SXSW, said Molly Alexander, associate director of the Downtown Austin Alliance.

“The bars can remain, but they can also add more daytime uses,” Alexander said. “It’s about creating a richer, fuller experience in the entertainment districts.”

City staff must bring any recommended rule changes back to council members for final approval by the end of the year, according to the resolution.

Full story by Joe Lanane

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**BUSINESS**

**Pinballz Kingdom**

**SAN MARCOS/BUDA/KYLE** After three years of building a brand that garnered a devoted customer base in Austin, Darren Spohn decided it was time to go big in Buda.

The Buda location, known as Pinballz Kingdom as opposed to Austin’s Pinballz Arcade, opened in September. The 13,000-square-foot arcade floor features 150 games in total, including video and ticket redemption games as well as pinball machines.

“I think the area is underserved for entertainment right now because my customers come to me and say, ‘Thank God you finally brought something here,’” he said.

Full story by JJ Velasquez

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—Nydia I. Guerra (October 2014)
Williamson Creek
Continued from p. 1

on Heartwood Drive between Stassney Lane and St. Elmo Road. Another flood on Oct. 31, 2013, struck the Onion Creek flood plain near East William Cannon Drive.

Austin City Councilman Mike Martinez sponsored a resolution in May regarding options to address flooding in the 25-year flood plain of Williamson Creek.

The city plans to purchase homes deemed at risk, demolish them and turn the property into green space, said Kevin Shunk, city of Austin flood plain administrator.

At meetings Oct. 20 and Oct. 29, Shunk talked with residents at local schools about buyouts and flood preparedness.

Shunk said the city earmarked about $20 million for buyouts in the Williamson Creek 25-year flood plain as part of a $78 million proposal council approved in September. The City Budget Office estimated that would require a citywide tax rate increase of $0.006 per $100 of taxable value as of fiscal year 2016. Austin residents would see changes on property tax bills—an $11.79 increase per year for a median-value home, according to city budget documents—as of Oct. 1, 2015.

The city is developing a policy to take to council in March outlining how homes will be appraised and more, Kearfott said.

Staffers are also refining the list of homes slated for buyouts; Public Information Manager Lynne Lightsey said a list of homes released earlier this year was "too preliminary" and that people were confused and upset about having their homes listed.

Flooding effects
Fairview Estates resident Kelly Davis-Burns, who has lived in the Williamson Creek area for 19 years, remembers the Oct. 13 storm.

"Within seconds of waking up, there was water seeping into the house, and in less than 10 minutes it was up to our knees," she said. "We evacuated."

Dale Flatt, a retired Austin firefighter, said his wife grew up in the Fairview Estates neighborhood. He said the city can take steps to mitigate flooding besides buyouts.

"My statement [to the city] is you can fix this; you're just choosing not to," he said, adding: "It gets to the point where [residents] can't sell that house because they're in the danger zone. The city has damaged the property values of people's homes, essentially."

Some residents suggested the city pay to raise homes up on stilts and build flood walls instead of buying them out. Residents also asked if the city will clean the creek bed.

"Just cleaning out the debris is not going to make the flood plain go away," Shunk said at the Oct. 20 meeting.

The city considered other solutions and identified buyouts as the "most economically feasible option" for mitigation for at least 70 homes in the 25-year Williamson Creek floodplain, Kearfott said. After the city completes the buyout process it will examine other options, but its focus now is removing people from risk areas, she said.

Shunk said even if not all residents accept buyouts, having five fewer homes in the flood plain would help. Resident Scott Harpst said the situation is disheartening.

"I'm right on the creek and my house has never flooded, and so when they come and say, 'Mr. Harpst, you're in danger, and we're worried about you,' really? Come on."

Krah's home has never flooded, she said. She said buyouts might make sense for some residents who are looking to move anyway, but another concern is that it would be hard to find an affordable home nearby, she said.

Lightsey said city staff are evaluating the voluntary buyout program policy that is currently being developed for the Williamson Creek area could contain a relocation benefit such as those being offered as part of the Onion Creek buyouts.

Residents want answers
Ruben Rodriguez has lived in the Williamson Creek area for nearly 30 years.

"Now it's not a creek. Now it's a drainage system," he said.

Rodriguez said he perceives a lack of transparency in terms of city staff sharing information with local residents about the buyout process.

As part of the Onion Creek area buyout process, an independent appraiser appraises the property, then a review appraiser confirms that value and the city develops a compensation package, Kearfott said.

Those appraisals are based on fair market value, and the city works with residents' schedules, Shunk said.

"We're not trying to kick people out immediately," he said.

At the city's Oct. 20 meeting, Flatt mentioned nearby developments, including an apartment complex being built at the corner of Ramble Lane and Congress Avenue.

"How is it that the city of Austin continues to allow new developments to happen in an area that is already flooding? It feels like [the city is] selling out this neighborhood to big developers and then turning around and giving them a free park to come play in afterwards," he said.

When planned projects would add impermeable cover, plans must show runoff from that property that will not adversely affect other buildings, Kearfott said, citing detention ponds as an example of mitigation.

Davis-Burns said the Williamson Creek Neighborhood Preservation group aims to give a voice to residents of flood-prone areas and work with the city moving forward to develop options besides buyouts.

"We want solutions to the flooding problems along Williamson Creek in our neighborhood," she said. "We want to do something, and ... we can't do it without [city] assistance and funding on some level."

More communication about buyouts will likely take place after Jan. 1, Lightsy said.

Kearfott said the city wants to convey the message "Learn, plan, live."

"Whether they live in a flood plain or not, everybody crosses a low-water crossing at some point, and we just really want to drive that message home citywide, countywide," she said. "There are several resources available ... to really equip people to know what the risk is and to be able to plan and make decisions to keep themselves safe."
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Trails
Continued from 11

When it comes time to start planning new trails, public and private groups refer to the city’s new Urban Trails Master Plan for guidance.

Approved in September, the master plan establishes trail-building standards, prioritizes projects and includes every existing and proposed pathway in Austin, said Nadia Barrera, the city’s urban trails program manager.

“No there’s a one-stop shop for what the city sees as its vision [for trails],” she said.

YBC Trail

OHTA hopes to split the proposed YBC Trail in segments so pieces of the project can move forward, OHTA Vice Chairman Rick Perkins said.

The trail would begin at the under-construction MoPac pedestrian bridge, cross over MoPac and continue south along the frontage road toward Southwest Parkway.

The trail would veer into the woods but remain no more than 50 feet away from Southwest Parkway, Perkins said.

The trail would cross under Southwest Parkway and connect to Vega Avenue. Perkins said he hoped that segment could be built first because it has the potential to connect to several roads and properties.

From Vega Avenue, the trail would connect to the AMD campus before reaching the Austin Community College Pinnacle campus.

A developer gave OHTA $25,000 to build the YBC Trail, Perkins said.

Many property owners near the proposed trail have already given their informal support to build it, Perkins said.

“The biggest opportunity trails will provide will be safe corridors for people of all ages to move around Oak Hill,” OHTA Secretary Tom Thayer said.

Violet Crown Trail

Phase 1 of the Violet Crown Trail will connect Zilker Park to the city of Sunset Valley. Cofer said he hopes the final piece of Phase 1, connecting the Barton Creek Greenbelt to Sunset Valley, would break ground in late spring to early summer.

Cofer said the HCC hopes to get a construction permit from the city this year.

Barrera said design and preliminary engineering work are underway.

Phase 2 would connect Sunset Valley to the Lady Bird Johnson Wildflower Center. It is expected to be an urban trail and may be funded through transportation and mobility bond funds, a federal transportation grant and collaborations between the HCC and the Public Works Department.

The HCC is working with the city’s Public Works and Watershed Protection departments on that phase of the trail.

Urban Trails Master Plan

The Urban Trails Master Plan is part of the Imagine Austin Comprehensive Plan, which outlines the city’s principles and desires for future growth.

The trails plan defines the urban trail network as a citywide network of multiuse pathways that are used by bicyclists, walkers and runners for both transportation and recreation purposes.

Urban trails may have signs, adequate width for multiple users to pass one another and all-weather surface material for the trail itself, according to the plan.

Thirty of the city’s roughly 300 miles of trails could be called urban trails “because they serve both a transportation and recreational purpose,” the plan states.

The plan identifies 47 miles of Tier 1, or high-priority, trails; the Urban Trails Program estimates it may take 10 to 25 years to build those trails. Implementation is based on funding, environmental constraints, and stakeholder and resident input.

Once funding is identified, a preliminary engineering report process begins, according to the plan. Public meetings are held, and then the design process begins. After design is completed, construction can begin.

Tier 2 trails may be undertaken in partnership with other agencies, nonprofits, private development or with re-development efforts, the plan states. Tier 2 routes are conceptual and have not been approved.

For more information, visit www.austintexas.gov/urbantrails.
Slaughter Ln.

Nutty Brown Rd.

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company increased speeds for all

a woman Melissa Sorola said the

g acquisition, according to the company.

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ers and increasing the number

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on its way. ' some said. "I'm a believer in the free

market. [Competition] works," he said. "... Lo and behold, when Google Fiber came along, sud-

denly Time Warner Cable gave me twice the [Internet speed] service for free."

Technology 101

The Internet is the global net-

work of computers that

ind individual users to content stored on servers throughout the world.

How fast one can connect to

that content has to do in part with the speed of one's Internet con-

nection. That speed is measured in megabits per second, or mbps.

The average connection speed

in the U.S. is 11.4 mbps, accord-

ing to Google Inc.

The jump to gigabit speeds,

or 1,000 mbps, requires new infra-

structure. Fiber-optic cables are

needed to carry the data instead

of existing channels. AT&T and Google confirmed plans to

upgrade their cables to accom-

modate the new service.

The companies are building this

infrastructure to meet customers'

increased demands for Internet

content and to have the platform

to launch new programs.

"In 2015 the average customer's home will have six connected
devices," Hull said. "Customers

want seamless, fast access at

home and seamless, fast access

when they leave [home]. They

don't differentiate. 'We want info,

and we want it fast,' [they say]."

She said the number of laptops,
tablets, smartphones, connected

gaming systems, TV recording
devices and appliances that are

now being used demands greater

Internet bandwidth.

South Austin

Champion said AT&T and Google workers have been in the

neighborhood preparing for gigabit-speed Internet.

"They are marking utilities and

putting up flags for the gas [lines],

AT&T, Time Warner Cable, [water lines] and all of the other

buried infrastructure," he said.

Google Fiber spokeswoman

Kelly Mason said Google will

install telecom cabinets that will

be turned on soon after enough neighbors in a "fiberhood" sign

up for Google Fiber. Neighbors

can track online the number of

sign-ups in their area, she said.

Champion said the neigh-

borhood is excited at the possibility of gigabit-speed Internet.

Champion said he agreed with Strama's point that Google Fiber

will not change anyone's life the
day after it comes online, but it

will give local Web developers the

opportunity to create tomorrow's

popular Web-based programs and

services.

Next steps

There are ways to find out which services are available in local neighborhoods.

Residents can visit the websites

of AT&T, Grande and Google

Fiber to see if their home or busi-

ness is eligible for the new ser-

vices. The list of apartments that

have signed up for Fiber can be

found at http://goo.gl/1WDphY.

U-verse with AT&T GigaPower costs $70 per month.

Google Fiber's Austin prices

have not been announced, but

Mason said they will be similar to

other cities' Fiber prices: $70 per

month for gigabit service and a

time $300 construction fee.

Internet

Continued from 1

demand."

AT&T launched its ultra-

high-speed Internet service, U-verse with AT&T GigaPower, last December and spent 2014
doubling the service's foot-

print in Austin, GigaPower

Vice President Dahna Hull said.

GigaPower is available in the

Onion Creek and Zilker neigh-

borhoods as well as in Pulte

developments Ashbrook and

The Hollow at Slaughter Creek,

among other areas, according to

the company.

"I think there's been pent-up

demand," Hull said. "... Austinitites

were hungry for faster access

speeds. Sales continue to exceed

expectations."

Grande Communications

launched gigabit service in West

Austin in February and in Buda

in August.

“We wanted to deliver [giga-

bit] service to areas where there

is clearly high demand and where

we could deploy quickly," said

Matt Rohre, Grande senior vice

president of operations and gen-

eral manager.

Rohre said Grande is evaluat-

ing its options to expand in Aus-

tin later this year and in 2015. In

November, Grande announced

plans to expand to the West Cam-

pus area of Central Austin.

Time Warner Cable has not

thrown its hat in the gigabit

market locally but plans to focus

on network improvements, on-

demand programming. Inter-

net speed increases for custom-

ers and increasing the number

of community Wi-Fi hotspots,

according to the company.

Time Warner Cable spokes-

woman Melissa Sorola said the

company increased speeds for all

customers earlier this fall.

“We are confident that our

plans for faster speeds will make

customers happy," she said.

Mario Champion, president of

the South Lamar Neighborhood

Association, said he welcomes the

competition among providers.

"I'm a big believer in the free

market. [Competition] works," he said. "... Lo and behold, when Google Fiber came along, sud-

denly Time Warner Cable gave me twice the [Internet speed] service for free."

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REAL ESTATE

Shady Hollow is a community located along Brodie Lane south of Slaughter Lane in the 78748 ZIP code.

Founded in 1978 the community features three community centers, a pool, tennis and basketball courts, two nature trails and access to four parks.

The community is served by Austin ISD, and it is expected to be annexed by the city of Austin in 2020.

FEATURED NEIGHBORHOOD

Shady Hollow

Build-out year: 2002

 Builders include: Buffington Signature Homes, D.R. Horton and Pulte Homes

Square footage: 1,615–3,613

Home values: $270,000–$454,000

HOA dues (estimated): $372 annually

Schools: Baranoff Elementary School, Bailey Middle School, Bowie High School

Property taxes (in dollars):

- Austin ISD 1.2220
- Travis County 0.4563
- Central Health 0.1264
- Travis County ESD No. 5 0.1000
- Austin Community College 0.0942
- Shady Hollow MUD 0.0493

Total (per $100 value) 2.0482

Recent listings

3318 Spotted Horse Trail

4 Bedroom / 2.5 Bath

Agent: Dena Davis

Davis Company 512-585-0045

4416 Reynosa Drive

4 Bedroom / 3 Bath

Agent: Laurie Loew

Give Realty Inc. 512-299-6916

LOCAL ATTRACTIONS

Lady Bird Johnson Wildflower Center

The Lady Bird Johnson Wildflower Center showcases native wildflowers, plants and landscapes, according to the center. In May the center opened the Luci and Ian Family Garden, a 4.5-acre expansion with child-friendly exhibits.

The center also hosts educational programs and events throughout the year. Upcoming activities include Wild Ideas Holiday Shopping on Dec. 5–7 and Luminations on Dec. 13–14.

The center is located at 4801 La Crosse Ave. Admission prices are: free (members and children age 4 and younger), $5 (children ages 5–12), $7 (students age 13 and older and seniors age 65 and older), $9 (adults). The center’s admission pricing is slated to change in January.

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### Market Data

#### On the market (October 2014)

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<td>Keller Williams–Lake Travis</td>
<td>512-217-6103</td>
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<td>Circle C Ranch</td>
<td>6299 Carrington Drive</td>
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<td>$475,000</td>
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<td>9299 Colberg Drive</td>
<td>4br/2ba</td>
<td>$349,500</td>
<td>2,262</td>
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<td>Legend Oaks</td>
<td>6141 Jamora Lane</td>
<td>4br/2ba</td>
<td>$319,900</td>
<td>2,207</td>
<td>Tyce Cobb</td>
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<td>512-590-2711</td>
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<td>5705 Abilen Trail</td>
<td>4br/2ba</td>
<td>$330,000</td>
<td>2,659</td>
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<td>512-794-6728</td>
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<td>6314 Hillsde Terrace Trace Drive</td>
<td>4br/2ba</td>
<td>$370,000</td>
<td>2,808</td>
<td>Sue Sleitt</td>
<td>Coldwell Banker United, Realtors</td>
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#### Median price of homes sold

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<td>$1 million +</td>
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