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# MoPac construction to begin in December

Work could affect commute times

By Amy Denney

Construction will start this fall on a two-year project designed to aid mobility on MoPac by adding one tolled express lane in each direction between Parmer Lane and Cesar Chavez Street.

Preliminary work will begin in November to set up the construction zone, with major construction beginning in December, said Steve Pustelnyk, director of community relations for the MoPac Improvement Project at the Central Texas Regional Mobility Authority, which is overseeing the project.

Crews will start construction first between RM 2222 and US 183, then begin construction south of RM 2222 and lastly start work north of US 183. By next summer, Pustelnyk said all sections will be under construction.

"We're going to be doing an extensive outreach effort to try and make sure the drivers know what we're doing and when so they can avoid any issues," Pustelnyk said. "We'll be working with the neighborhoods to try and minimize the impact of both the roadway construction and the sound wall construction."

Drivers could see their commute times increase as MoPac turns into a construction zone; however, Pustelnyk said lane closures will be prohibited between 5 a.m. and 9 p.m.

"We don't anticipate huge delays as a result of the project during peak hours, but because it will be more of a construction zone and things will not move as quickly as they do today, [vehicles] might move slightly slower



The MoPac Improvement Project will aid mobility by adding one tolled express lane in each direction.

than they do during peak hours," he said.

Because the MoPac corridor is constrained in some areas, Pustelnyk said there is only enough room to add one additional lane in each direction. Instead of a general-purpose lane, the lane will be tolled.

"If we had just gone and added just one general-purpose lane in each direction, pretty quickly that lane would have filled up and become congested, and that would not have been good for our regional transit system," Pustelnyk said. "Buses would have continued to be stuck on MoPac—vanpools likewise—and we wouldn't have been able to provide any

degree of travel certainty to anybody in the corridor."

The total cost of the project is about \$200 million. Funding is being provided in the form of a grant from the Texas Transportation Commission, which is the governing board for the Texas Department of Transportation. The Mobility Authority also has an agreement with the Capital Area Metropolitan Planning Organization to receive \$130 million.

Pustelnyk said the purpose of the lanes is to provide reliable transit, but they are not meant for everyday use.

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# Northwest Austin office market remains strong

By Lyndsey Taylor

So far in 2013, an increase in office building construction along with a low vacancy rate and high absorption indicate Northwest Austin continues to be a hotbed for commercial real estate activity.

"That far northwest area has seen the best absorption of any market in the city by far," said Erin Morales, first vice president at commercial real estate firm CBRE Group Inc. "Year to date, they are responsible for over 30 percent of the absorption in the entire city



Champion Office Park on RM 2222

just in that Lakeline area, which is part of the far northwest submarket," she said.

Absorption is the rate at which rentable space is leased during a

See **Office** | 29

# Domain construction continues in full swing

By Amy Denney

By the end of 2015, The Domain developer Endeavor Real Estate Group expects to make major headway on several projects it has in the pipeline or under construction.

Of the remaining 100 undeveloped acres, Endeavor plans to build out 80 of those acres and already has design completed for 30 acres.

"If the trajectory the economy is on right now—and the trajectory Austin is on, and the

trajectory the Domain is on—continues, I think you'll see half of this get built and [leased] by the end of 2015," Endeavor Principal Chad Marsh said. "After that, [construction] won't be as frenetic as it feels like it is today and like it's going to be in the next 12 months."

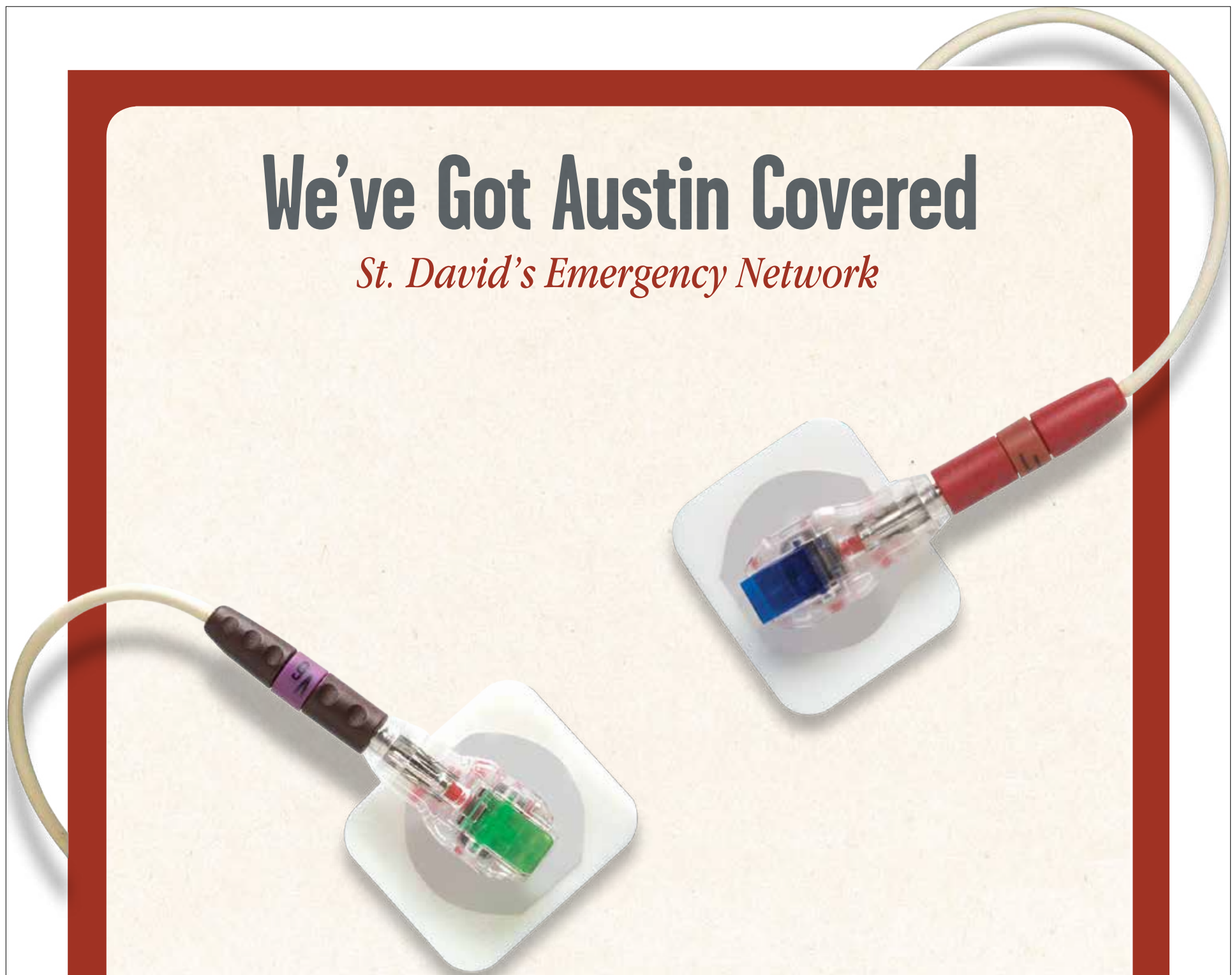
Marsh said construction could easily continue for another 10 years before The Domain is fully developed.

Endeavor envisions a mixed-

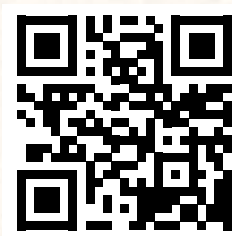
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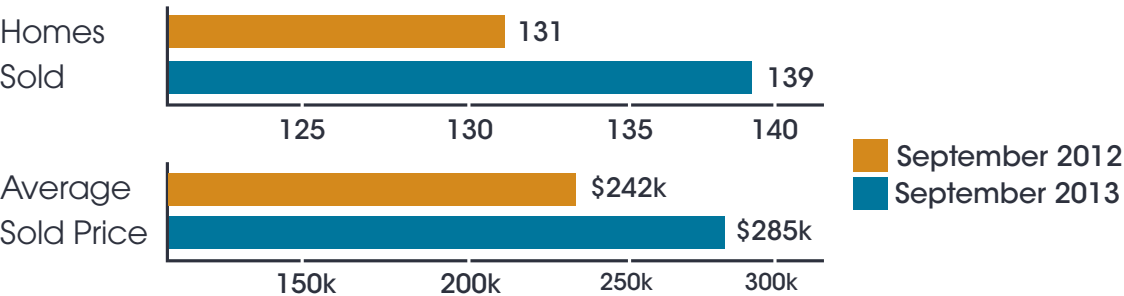


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Northwest Austin Market Update



Stats based on September 2012 and 2013 home sales through Austin Board of REALTORS®.

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10 Pumpkin Scone	11 Cranberry Orange Nut Sweetbread	12 Cranberry Orange Scone	13 Pumpkin Chocolate Chip Cookie	14 Bacon Cheddar Scone	8 Bacon Cheddar Scone	9 Razzmatazz Berry Cupcake
17 Cranberry Orange Nut Sweetbread	18 Pumpkin Scone	19 Chocolate Chip Toffee Blondie	20 Cranberry Orange Scone	21 Razzmatazz Berry Cupcake	15 Razzmatazz Berry Cupcake	16 Chocolate Chip Toffee Blondie
24 Chocolate Chip Toffee Blondie	25 Cranberry Orange Scone	26 Thanksgiving Order Pickup	27 Thanksgiving Order Pickup	28 Thanksgiving Day Stores Closed	22 Pumpkin Chocolate Chip Cookie	23 Bacon Cheddar Scone
					29 Bacon Cheddar Scone	30 Razzmatazz Berry Cupcake



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John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 15 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 1 million homes and businesses.

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## FROM THE EDITOR



Having grown up in Missouri, there's one thing I miss the most: seasons. During this time of year, you would likely need a sweater and scarf in Missouri, and it wouldn't be uncommon to see children wearing snowsuits or turtlenecks under their Halloween costumes. You don't need a pumpkin spice coffee

drink or Oktoberfest beer to remind you that it's fall.

But no matter what large city you live in, whether it be my hometown of Kansas City or Austin, you don't need to be reminded how painful traffic is, especially if you have to commute to work using MoPac or I-35. Whether you drive a car or ride a bike or the bus, traffic is one thing that unites us all in Austin.

The good news is the Central Texas Regional Mobility Authority, a 10-year-old agency that builds and manages several toll roads in our region, broke ground

Oct. 18 on the MoPac Improvement Project that is designed to improve mobility and reliability by constructing one tolled express lane in each direction from Parmer Lane to Cesar Chavez Street. On those days when you're running late for a meeting or to one of your children's events, these express lanes will help get you there faster. One of our front-page articles focuses on what commuters can expect during the next two years of MoPac construction.

We provide additional transportation coverage on pages 12 and 13, focusing on congestion from a regional perspective and on Austin's urban rail initiative, the latter of which is part of a monthly series you can expect in the next several issues. If you have questions about a transportation project in your area, email us at [nwanews@impactnews.com](mailto:nwanews@impactnews.com).

Amy Denney

EDITOR

[adenney@impactnews.com](mailto:adenney@impactnews.com)

## COMMUNITY FEEDBACK

### READER COMMENTS

#### Amid controversy, Austin Aquarium on track to open

*"Most of the people involved with zoos, aquariums, terrariums, etc. are also involved in charity work that benefits said critters, both domestic and abroad. It is also important to remember that many freshwater and marine species can now be domestically bred, meaning we are not reliant on wildlife harvest."*

—Peter V.

*"The people of Austin have spoken. We don't want this aquarium. We don't want this cash-driven family around animals or children. Go make your fortune doing something else and somewhere else."*

—Brenda

*"There will be plenty of opportunity for those concerned about the animals to monitor the situation. The people who don't want animals kept in captivity will never approve. ... Education [of] the plight of animals and butterflies begins by people being able to get up close and personal with them while people are young."*

—Craig the butterflyman

*"Your statement that 'people who do not want animals kept in captivity will never approve' has no merit. I personally have traveled all over the world visiting aquariums, zoos and wildlife refuges. While I agree that in most cases, animals should remain in their native environments, I also don't disagree with zoos, aquariums and wildlife refuge sites that work within the stated laws and are sensitive, not defensive, to community responses and associate themselves with organizations that are designed to help them provide a safe habitat for animals in captivity."*

—Sherri Dunlap

### LAST MONTH'S POLL RESULTS

#### Do you support the Austin Aquarium?

No. I am concerned about how this business will be operated.

**49.22%**

Yes. I think it will be a great addition to the city.

**27.73%**

Yes, but I still have concerns about it.

**10.55%**

No, I do not support aquariums.

**9.77%**

No opinion

**2.73%**

Results from an unscientific Web survey collected 9/24/13–10/15/13

### TAKE THE POLL

#### Do you plan to use the tolled express lanes on MoPac when they open in 2015?

Take the poll online at [impactnews.com/nwa-poll](http://impactnews.com/nwa-poll).

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

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## IMPACTS



## Now Open

**1** Marcos Canchola and Brian Hyde opened **Pour House Pints & Pies** on Oct. 1 at 11835 Jollyville Road. The bar serves pizzas such as The Dude with marinated chicken, bacon and artichoke hearts, and it has 33 beers on tap, most of which cost less than \$3.50. Canchola and Hyde also own the original Pour House Pub on Burnet Road. 512-270-4740. [www.pourhousepintsandpies.com](http://www.pourhousepintsandpies.com). Twitter: @pints\_and\_pies

**2** Brian Beck opened a location of **American Prosperity Group** on Oct. 7 at 7900 Shoal Creek Blvd., Ste. 2A. He offers retirement and estate planning services with a focus on educating clients about retirement strategies and helping them implement them. Beck offers services for individuals and small businesses. 512-419-9243. [www.brianbeck1apg.com](http://www.brianbeck1apg.com)

**3** **National Nursing and Rehab** opened a branch July 11 at 14205 Burnet Road, Ste. 510. NNR provides physical, occupational and speech therapy and focuses on helping children and adults

with special needs. It also provides 24/7 nursing and home health care. NNR is based in San Antonio. 512-851-8250. [www.nationalnursingrehab.com](http://www.nationalnursingrehab.com). Twitter: @nationalnursing

**4** **Breeze Aveda Salon and Spa** opened Sept. 15 in the Arbor Walk shopping center at 10515 N. MoPac, Ste. A-105. The salon and spa offers hair, skin, body and nail services and has a full Aveda retail section. Breeze has three other locations in Central Texas. 512-372-1080. [www.breezesalon.com](http://www.breezesalon.com)

**5** The Domain's first toy store, **All Things Kids**, opened Oct. 5 at 3220 Feathergrass Court, Ste. 132, between iPic Theaters and Dillard's. The store sells children's educational toys, games, books and candy. Owners Karen and Christian Soeffker opened the first location in Georgetown in 2011. 512-490-6770. [www.allthingskidsusa.com](http://www.allthingskidsusa.com)

**6** Brendan Puthoff, co-owner of Third Base sports bar, and Kaleb Smith opened the first location of **Mighty Bird** in early October at 12200 Research Blvd., Ste. 400.

The counter-service restaurant serves rotisserie chicken, homemade tortillas, wraps and salads. A second location at 2900 W. Anderson Lane, Ste. 14, is slated to open in November. 512-323-2473. [www.mightybird.com](http://www.mightybird.com). Twitter: @cravethebird

**7** Owner Sally Parks opened **Plum Natural Nail Spa** on Sept. 19 at the Trails at 620, 8300 N. RM 620, Bldg. D, Ste. 300, next to Freebirds World Burrito. She offers nail services for natural nails as well as skin and facial services and eyelash extensions. Plum Natural Nail Spa uses natural and organic products. 512-291-3147. [www.plumspaaustin.com](http://www.plumspaaustin.com). Twitter: @plumnails

**8** **The Pond Hockey Club** opened in late September at 9402 United Drive, Unit B, near US 183 and Burnet Road. The club is a hockey training facility that will soon offer memberships, adult leagues and a fitness training area. The Austin Youth Hockey league also practices at the facility. 512-924-0090. [www.pondhockeyclub.com](http://www.pondhockeyclub.com)

**9** Justin Forgey opened **Stonebridge**

**Coffee** on Oct. 26 at 6400 McNeil Drive. The coffee shop sells hot and cold coffee drinks and pastries out of a 1961 Airstream trailer. The business will soon have washers, horseshoes and picnic tables set up outside the trailer. [www.stonebridgecoffee.com](http://www.stonebridgecoffee.com). Twitter: @stonebridgecoff

**10** **Texas Grill Busters** opened in September at 12710 Research Blvd., Ste. 308. The business has a patented barbecue grill cleaning process to remove grease, fat and carcinogens using environmentally friendly and biodegradable cleaning products. 855-474-5525. [www.texasgrillbusters.com](http://www.texasgrillbusters.com)

**11** **Spice Mystery** opened in July at 13717 Burnet Road, Ste. 300. The restaurant's menu includes American, Pakistani and IndoPak, which is a combination of Indian and Pakistani food, cuisines. Entrees include chicken biryani, steaks, burgers and chicken tikka masala. All meat is 100 percent halal. 512-255-6040. [www.spicemystery.com](http://www.spicemystery.com)

**12** **Thai Lada**, 8701 W. Parmer Lane, Ste. 1125, opened Sept. 1 in the former Zakia's Greek Cuisine location. The restaurant serves Thai food with entrees such as pad see ew, pad kee mao, pad thai and red, green and yellow curries. Thai Lada also has a lunch menu that comes with the appetizer and soup of the day. 512-670-1000

**13** Austin-based Pathfinder Development opened a **Holiday Inn Express Hotel & Suites** on Oct. 11. The hotel, located at 10711 Research Blvd., has 110 rooms, including 31 suites and four rooms with full kitchens. The hotel is a certified Austin Energy Green Building and has 1,700 square feet of meeting space and a fitness center. 512-346-5555. [www.arbhotel.com](http://www.arbhotel.com)

**14** **The Monterra Luxury Apartments** opened Oct. 17 at 13401 Legendary Drive. The complex has 256 units with one- to three-bedroom options. A washer and dryer is included in each unit. Amenities include a virtual golf simulator, indoor basketball gym and a pub-style movie theater. 512-219-8700. [www.epochlivingthemonterra.com](http://www.epochlivingthemonterra.com). Twitter: @monterraaustin

**15** **Blimpie Sub Shop** opened in August at 3301 Steck Ave. The sub sandwich chain has multiple locations throughout Austin. 512-383-5705. [www.blimpie.com](http://www.blimpie.com). Twitter: @blimpiesubshop

**16** **Good Feet** opened Aug. 9 at 10900 Lakeline Mall Drive, Ste. 400. The walk-in clinic treats patients suffering from foot, leg or back pain, beginning with a free consultation, which includes a foot impression test. 512-888-9939. [www.goodfeet.com](http://www.goodfeet.com). Twitter: @goodfeet



Compiled by Amy Denney

**17** Denver-based **Smashburger** opened Aug. 14 at Lakeline Market, 14028 N. US 183, Ste. 310. The second Austin-area location includes regional menu items such as the Texas Burger and Spice Baja Burger as well as other burgers made using 100 percent fresh, never-frozen Angus beef. The fast-casual restaurant also serves craft beer, wine, Häagen-Dazs ice cream shakes and IBC Root Beer floats. 512-666-3430. [www.smashburger.com](http://www.smashburger.com). Twitter: @smashburger

Northwest Austin residents Wes and Donna Eichenwald relaunched their home-based business, **Wordbucket Marketing Communications**, in July. Wordbucket offers writing and editing services to businesses and individuals, including website content, press releases, media kits, public relations, résumé and cover letter assistance, online community building, marketing plans, request-for-proposal responses and ghostwriting. 512-249-6544. [www.wordbucket.org](http://www.wordbucket.org). Twitter: @wordbucketmc

**18** Abel's Restaurant Group opened **Abel's North-Grill and Tap House** on Oct. 26. The restaurant is located at 4001 W. Parmer Lane in the former Cool River Cafe location. The menu is similar to the Abel's on the Lake restaurant with American casual entrees. Abel's North serves steaks, seafood, burgers and a variety of appetizers and has more than 40 beers on tap. The restaurant has 28,000 square feet of space with room for private parties, corporate events, rehearsal dinners, weddings and receptions. 512-835-0010. [www.abelsnorth.com](http://www.abelsnorth.com)

## Coming Soon

**19** **Tervis** is opening its first Austin location this fall in the Arboretum at 10000 Research Blvd., Ste. 102B. The company is known for its double-wall insulated tumblers. Tervis opened in 1946 and makes its products in North Venice, Fla. [www.tervis.com](http://www.tervis.com). Twitter: @tervistumblerco

## Relocations

**20** Children's ballet studio **The Austin City Ballet** relocated in September to 13201 Pond Springs Road, Ste. 201, from 13291 Pond Springs Road. Every December, children in the nonprofit company perform the "Austin Children's Nutcracker." The Austin City Ballet also offers ballet classes for children. 512-537-7045. [www.austincityballet.org](http://www.austincityballet.org)

**21** **Noble Sandwich Co.**—formerly known as Noble Pig—will relocate to the Lake Creek Village shopping center, 12233 N. RM 620 from 11815 N. RM 620, Ste. 4. The specialty sandwich shop opened in 2010. The transition to the new location should be complete by early 2014. Another location on Burnet Road is also in the works and is scheduled to open in late 2013. 512-382-6248. [www.noblesandwiches.com](http://www.noblesandwiches.com). Twitter: @noblesandwiches

## Name Change

**22** Panaderia Chuy changed its name to **Mi Tradición Mexican Artisan Bakery** earlier this summer. The bakery is located at 8716 Research Blvd., Ste. 290. 512-374-9910. [www.mitradicionatx.com](http://www.mitradicionatx.com)

## Acquisitions

**23** Austin-based World Class Capital Group acquired property at 8120 Research Blvd. on Sept. 30. The company plans to rebrand the property as **Crestview Crossing** and is planning upgrades. Existing tenants at the 41,000-square-foot site include Capital City Comedy Club and Rent-N-Roll Wheels & Tires. The site is about 86 percent leased. 512-327-3300. [www.wccapitalgroup.com](http://www.wccapitalgroup.com)

## Anniversaries

**24** **Terra Toys** celebrated its 35th anniversary in October. The toy store is located at 2438 W. Anderson Lane. 512-445-4489. [www.terratoy.com](http://www.terratoy.com). Twitter: @terratoy

## School Notes

Round Rock ISD trustee **Brian Sellers** announced his resignation from the school board Oct. 11, citing a need to spend more time with his family as his reason for leaving. Sellers has served on the board since 2008. He was involved in the process of helping the district select a new superintendent in August. Sellers will remain on the board until a replacement is chosen. [www.roundrockisd.org](http://www.roundrockisd.org)

## In the News

Northwest Austin-based BuildASign.com launched a new website Oct. 1 called **Wearable Hope**. Proceeds from T-shirt sales on the website benefit local and national nonprofits. Wearable Hope partners with a different nonprofit, such as Austin Pets Alive!, each week and creates a custom T-shirt design based on the nonprofit's cause, and \$10 from every T-shirt sale goes directly to the nonprofit. [www.wearablehope.com](http://www.wearablehope.com). Twitter: @wearablehope

**Community Impact Newspaper** received nine awards in the National Newspaper Association's 2013 Better Newspaper Contest and Better Newspaper Advertising Contest at the NNA convention in Phoenix on Sept. 14. The Better Newspaper Contest and the Better Newspaper Advertising Contest recognize achievement in writing, advertising and graphic design. Staff recognitions included: Shawn Arraji, Best Environmental Story, first place; Joe Lanane, Best Environmental Story, third place; JP Eichmiller, Best Education/Literacy Story, first place; Annie Drabicky, Best Agricultural Story, honorable mention; Jean Henric and Rachel Slade, Best Use of Color, second place; Jackie Brunk and Emily Roberts, Best Use of Color, honorable mention; Cathy Chedrawi, Best Use of Ad Color, third place; Jason Suarez, Best Single Ad Idea—Color, honorable mention; and Emilie Boenig, Joe Lanane, Sarah Mangum and Derek Sullivan, Best Newspaper Website, first place.



**Pour House Pints & Pies** opened Oct. 1 in the former Jollyville Bar & Grill location.



The Domain's first toy store, **All Things Kids**, opened Oct. 5. The business is based in Georgetown.



Hockey training facility **The Pond Hockey Club** opened in late September.



**Stonebridge Coffee** serves coffee and pastries out of an Airstream trailer located at 6400 McNeil Drive.

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EDUCATION

# AISD retrofits former warehouse for location of new north central school

By Kelli Weldon

On Rundberg Lane, construction is in progress inside a warehouse that Austin ISD plans to transform into the new North Central Elementary School No. 2, which the school district will use to help alleviate overcrowding at nearby campuses.

“We were very excited to do a creative model using existing space and rethinking that space because land was impossible to find up here in the north central area,” Superintendent Meria Carstarphen said Oct. 1 at a ground breaking ceremony.

AISD set out to find sites for two schools to relieve overcrowding in North Austin as part of the district’s \$343.7 million 2008 bond program, said Scott Rouse, architect and senior project manager with AISD’s department of construction management.

In May 2013, the district purchased the former Austin Lighting Products warehouse to serve as the site of the North Central Elementary School No. 2. In August, the district opened North Central Elementary School No. 1 as the Janis Guerrero-Thompson Elementary School.

Flintco LLC Construction Manager Brad Adams said workers have cleared the way for the school’s 57 classrooms and six

common areas and will soon add structural supports for the second floor.

The 143,143-square-foot site will have capacity for 1,056 students, Rouse said.

There is a pressing need for new facilities to accommodate families in North Austin, in part because of the availability of affordable housing and access to transportation in the area, trustee Ann Teich said.

“Because of the rapid population growth in this area, there is an immediate need for relief to Cook, Wooldridge ... and Barrington elementary schools, which are currently over capacity,” she said. “Also, since voters didn’t approve bond funding for new classroom construction at Cook [as part of the district’s May 2013 bond program], the need for relief for overcrowding is even more important.”

The estimated construction cost is \$20.6 million, and the school is slated to open in August 2014.

“As the population of the North Central Austin corridor continues to grow, we can assure families that our district will have sufficient space to accommodate [students’ needs] in these classrooms, cafeterias, gym and the library,” AISD board President Vincent Torres said.



A former lighting warehouse will serve as the site of a new elementary school in North Austin.

Local firms Heimsath Architects and Architecture Plus worked on the design, which is expected to achieve a Leadership in Energy & Environmental Design Silver certification from the U.S. Green Building Council.

Architecture Plus Principal Mac Ragsdale said the design uses existing elements, such as the former loading area with openings for trucks, to add decorative features and large windows to the school. Colored numbers labeling each loading bay will stay on the outside of the building, he said.

“[This is] a building that really has good bones,” he said.

### New elementary school

North Central Elementary School No. 2  
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www.austinisd.org. Twitter: @austinisd

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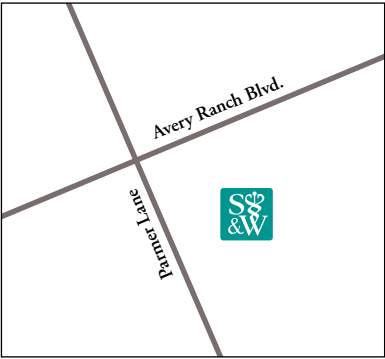


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## REDISTRICTING

# Northwest Austin residents weigh in on 10-1 districts

By Lyndsey Taylor

Organizations in Northwest Austin have been working to submit map recommendations to the Independent Citizens Redistricting Commission during the process of creating 10 geographic areas in Austin for City Council elections.

In November 2012, voters approved creating 10 single-member districts for City Council elections and representation. Under the 10-1 plan, the mayor is still elected at-large. The 14-member ICRC is drawing the map of the districts and will need to have it ready before the next City Council election in November 2014.

The most recent preliminary map that the ICRC created was released Sept. 28, and it reflects some recommendations made by organizations such as the Northwest Austin Coalition, the North Austin Coalition of Neighborhoods and Austinites for Geographic Representation. NACN President Mary Rudig said NWAC and NACN recommended using US 183 as a divider for two districts in Northwest Austin, which is one recommendation reflected in ICRC's preliminary map with slight adjustments for population.

"The northwest and far northwest crowd—[ICRC] really listened to them. They kept the WilCo people together, and they kept the Northwest Austin Civic Association people together, which I thought was very important," Rudig said.

Overall, NACN does not see any problems with the preliminary map for North Austin neighborhoods, she said.

NWAC organizer Jimmy Flannigan said the organization was created because Northwest Austin needs a voice in the redistricting process. NWAC's goal is to support leaders in Northwest Austin and address community needs and concerns. The organization was the first in Austin to provide the ICRC with redistricting

recommendations, which were submitted Aug. 14, according to the ICRC. Flannigan said overall the organization is pleased with how the ICRC has mapped its area of town.

"It's not a perfect map by any means, and it did not do exactly what the Northwest [Austin] Coalition wanted, but it is certainly an acceptable alternative to us for the areas of ours that they drew," Flannigan said.

Flannigan said NWAC is only advocating for what is best for Northwest Austin residents and is not recommending boundaries for other neighborhoods in Austin.

"We like what the commission is doing so far," Flannigan said. "We know the process isn't done. We want to support not

just our residents, but support the other coalitions and the other groups around the city and help them advocate for what they think is best for their communities of interest."

Of the proposed 10 districts, four are considered minority opportunity districts, which have requirements that must be met per the Voting Rights Act. The purpose is to create districts that reflect a reasonable opportunity for a minority to elect an individual of his or her own minority status, said Ed English, a Milwood neighborhood resident and North Austin representative for AGR.

"The reason for it is to offer the citizens of Austin a form of government that is more representative based upon various

parts of the city," English said.

Public meetings for citizens to voice their opinions about the redistricting began in August, and four more meetings will be held through the end of October.

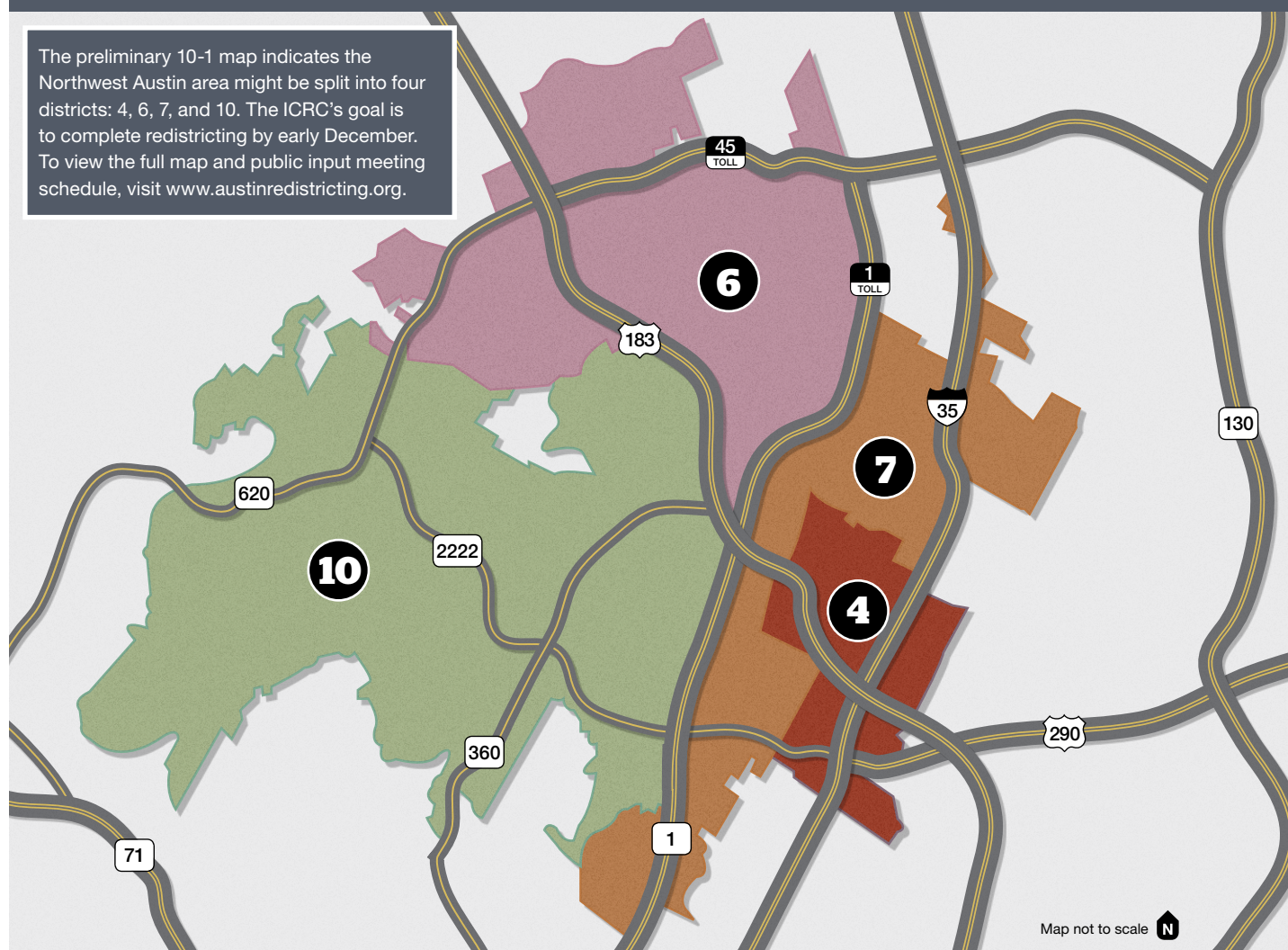
English said a second draft of the map is expected to be completed at the end of October, and two more public input meetings are scheduled for November. The ICRC's goal is to complete the map by early December, and the map could change until it is finalized, English said.

"The map is a vast improvement from [ICRC's] first attempt," English said. "It is not perfect—it still needs to be adjusted based on public input."

For more information about the redistricting, visit [www.austinredistricting.org](http://www.austinredistricting.org).

## Preliminary 10-1 districts in Northwest Austin

The preliminary 10-1 map indicates the Northwest Austin area might be split into four districts: 4, 6, 7, and 10. The ICRC's goal is to complete redistricting by early December. To view the full map and public input meeting schedule, visit [www.austinredistricting.org](http://www.austinredistricting.org).



Source: Independent Citizens Redistricting Commission

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## PLANNING

# Cracking the city's Land Development Code

## New planning guidelines intended to shape Austin's growth

By Peter McCrady

As the city of Austin embarks on the process of rewriting its Land Development Code, Dan Parolek, principal at Opticos Design Inc., said it is important for residents to remember that the code is what will steer development in the city. Opticos is the firm that is leading the code rewriting process.

"This is really about coding for a compact, connected Austin, which is the goal that [residents] have established in the Imagine Austin plan," Parolek said.

As part of the implementation of the 30-year Imagine Austin comprehensive plan, the city started the LDC rewrite process in July, called CodeNext, and held a series of public meetings Sept. 23–25 in various parts of the city to help get a clear perspective on the unique needs of different communities.

The code rewrite process is expected to take about three years to complete, with the end goal being to align the code with the principles established in the Imagine Austin plan. Officials expect to have a revised code to City Council for adoption between October 2015 and June 2016.

George Zapalac, development services manager with the city's planning and development review department, said the city's LDC acts as a blueprint for development and can affect many in the city.

"It regulates what you can build, where you can build it, how much you can build, how you can use a piece of property and when you can use it," Zapalac said. "That's pretty broad, and it can affect everyone at one time or another."

The last time the code had a comprehensive revision was in 1984. During a public presentation, city staff pointed out that Apple Inc. introduced its first Macintosh personal computer the year the city's code was last revised. The current code has grown to include more than 800 pages of information.

"Our existing code has been amended hundreds of times, in piecemeal fashion, but we've never taken a comprehensive look at how all those various amendments impact each other and whether they're helping to achieve the kind of community that we need," Zapalac said.

Zapalac said the code is overdue for a comprehensive rewrite. Concerns that arise from a complicated code sometimes lead to confusion on the part of developers or residents looking to renovate or remodel their homes, he said.

"Sometimes a person can prepare their plans, submit them to the city for review, be well along in the review process and then discover that a regulation they hadn't anticipated will apply. They will have to redesign, or they may not be able to do what they want to do at all," Zapalac said.

Though the rewriting process is in its early stages, officials have already identified a few broad areas the city may improve upon, including middle housing, such as row homes and bungalow courts, as well as affordability.

Parolek said that after gaining a better understanding of Austin's communities, the rewriting team is going to determine if various areas in the city need to "maintain" their area with minimal refinements



Austin residents gather at the Sept. 23 public meetings for CodeNext, the Land Development Code rewriting process, to help create a new LDC.

and improvements to the code, "evolve" with some development and public improvements or "transform" to be something completely different from what they already are.

"A lot of those decisions have been made in Imagine Austin and the neighborhood plans, and [the LDC] will be the tool to implement the Imagine Austin vision," Parolek said. "There's a lot of fear that the LDC process is going to propose changing every place throughout the city, and it's absolutely not."

Parolek said the team would like to develop zoning codes for North and Northwest Austin that would promote walkability and investment into the communities.

"Like North [Austin]—the more suburban areas—there needs to be signs of improvements in terms of access to the type of amenities [residents] want," Parolek said. "[We need to] encourage investment that—if a neighborhood is in a state of

decline—that it's going to turn the corner and actually encourage reinvestment in those places."

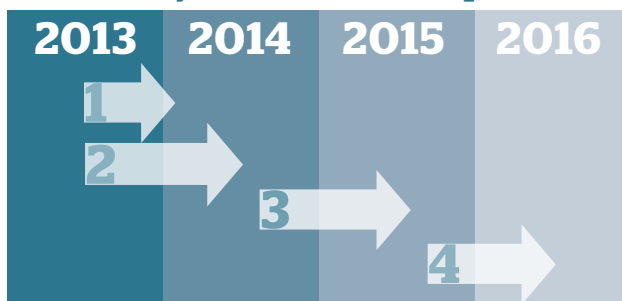
Claudia Corsetti, a Northwest Austin resident who attended a public workshop, said she was excited to take part in the public process and hopes the code can deliver a few changes for Northwest Austin.

"[I hope to see] more connectivity; preservation of history and culture; affordability, of course, is a huge issue; more transit opportunities [such as trains]; a safer community; and a more healthy, nature-oriented city," Corsetti said.

Corsetti said she was also concerned about preserving Austin's culture.

"I am worried that we will not be able to preserve our history and culture," Corsetti said. "I feel that development that happens along major corridors—if they are all kept the same way—where will our small businesses find their identities? I'm scared that's going to get lost."

### The three-year LDC revision process



#### 1. Listening and understanding, July 2013–January 2014:

City and code development officials are talking to the public about their priorities and what they would want to see in a new, rewritten code. Officials will work to understand what is and is not working in the current Land Development Code.

**2. Diagnosis and approach, July 2013– July 2014:** This step allows officials to understand what pieces of the code may be hindering development. Officials will take both a broad and narrow look at how the code can help nurture neighborhoods' character.

**3. Preliminary draft code, August 2014–September 2015:** At this point in the process, officials will be putting together new and revised pieces of the LDC to see how they fit together and how they would affect existing areas of the city.

**4. Code adoption, October 2015–June 2016:** A version of the newly rewritten LDC will go before Austin City Council for possible approval.

### Code rewrite focuses on middle housing and affordability

One area in which city and land development officials said a new code could have an effect is affordability and middle housing.

Dan Parolek, principal at Opticos Design Inc., which is leading the code rewriting process, said this kind of small-scale construction is critical in helping Austin provide affordability and housing choices for residents.

"These are a range of housing types that we feel really needs to be encouraged in the Land Development Code," Parolek said.

Middle housing consists of medium-density building types including duplexes, triplexes or row homes—which are homes of similar and often narrow housing plans—and bungalow courts, which feature small homes arranged

around a shared garden. Parolek said middle housing promotes affordability by allowing people with less income to still purchase homes and build equity.

David Whitworth, president of David Whitworth Development Co., which is working on building row homes in the North Loop neighborhood, said a variety of housing types will help keep neighborhoods unique.

"I think some of this middle housing could be the missing link where young families could live there and older families could live there and turn over in a different way throughout the years that could help maintain a vibrant neighborhood," Whitworth said.

Whitworth said the Mueller development is one area of the city that provides various middle-housing options.



The rendering shows one example of row homes being built in Austin by David Whitworth Development Co.



A bungalow court at the Mueller development is another type of middle housing.



Duplexes, such as this one located west of MoPac in central West Austin, fall under the definition of middle housing.



## TRANSPORTATION

# State's transportation funding challenge could affect future prosperity

By Amy Denney

The state's lack of resources and investment dollars to solve its infrastructure problems is a challenge that state Sen. Kirk Watson, D-Austin, said is leading to congestion becoming an accepted part of life in Central Texas.

"After enduring the situation for too long, people are starting to recognize that Texas' prosperity is riding on how we respond to this challenge," Watson said. "It's riding on what we leave for those coming behind us."

The challenge the state and region face to fund existing and future transportation needs was the focus of the Greater Austin Chamber of Commerce's annual State of Transportation address held Oct. 9. Watson said funding transportation will take everyone working together to invest now for the future.

"No one approach or project or mode of transportation is going to fix this," he said. "We've got to try every option we know that we have."

In November 2014, voters will have the chance to decide on a ballot measure that would cut in half the 75 percent of the gas severance tax—which is levied on natural gas production—that goes into the state's Economic Stabilization Fund, also known as the rainy day fund. If approved, 37.5 percent of that tax would fund roads and 37.5 percent would go to the rainy day fund.

Watson said this could generate an estimated \$1 billion in funding for roads each year. That figure is one-fourth the amount the Texas Department of Transportation said it needs annually to maintain existing roadways and existing congestion levels. The \$4 billion TxDOT has requested does not include money the department says it would need to reduce congestion.

"We know what it would take to address [our challenges]," Watson said. "What we lack are the resources to fix them. We lack the investment dollars to make a difference."

Despite this bleak outlook, Watson said Central Texas is making progress on several road projects because of \$32 million the region received as part of its share of the Rider 42 funds from the 2012–13 budget.

These funds are earmarked for the 50 most congested roads in Texas, and Watson said the money is funding a \$16.5 million environmental study on MoPac from Lady Bird Lake to Slaughter Lane and a \$14 million study of proposed I-35 improvements in Travis County.



From left: State Reps. Jason Isaac, R-Dripping Springs, and Donna Howard, D-Austin, discuss funding transportation in Texas with John Garrett, CEO and publisher of *Community Impact Newspaper*, during the Greater Austin Chamber of Commerce's annual State of Transportation address.

"We're laying the foundation for transportation improvements that will help bring this region through the 21st century," he said.

State Rep. Donna Howard, D-Austin, said she agrees that the public perception of Texas' transportation issues could hinder the state's and region's futures. Besides increasing transportation issues, she said the state has a revenue problem and needs to figure out other ways to increase revenue that funds transportation.

During the past legislative session, measures that would have created a local tax in Central Texas failed to move forward. Howard said the lack of revenue to fund transportation and increasing congestion is affecting companies' decisions to move to or remain in Austin.

"They're now seeing they're back in that [congestion] here, and they're not sure they're going to stay, and it certainly isn't a good advertisement for coming to Austin," she said.

Howard, whose district covers portions of Northwest, Central and Southwest Austin, said the state needs to find ways of creating sustainable revenue streams for transportation instead of reallocating money from other state agencies.

"I think you still have to look at the overall picture here and how we've been funding—or not

funding—transportation over many years and how we got to this point," she said. "It looks like a greater amount is needed in some ways because we've been relying on debt service to pay for our roads for so long, and we've maxed out the credit card."

Martha Smiley, the chamber's vice chairwoman of regional mobility, said land use plays an important factor in helping congestion when jobs are created closer to where people live and housing is built closer to where people work. Investing in technology to aid people with choosing the best transportation option can also help, she said. She said more jobs and housing units need to be within a quarter- or half-mile of high-capacity transit stations.

"Not all jobs need to be in downtown Austin," Smiley said. "That just exacerbates our congestion. Shorter trips will help reduce our traffic."

She said the chamber remains committed to helping the region address peak-hour congestion.

"Traffic and congestion continue to be the Achilles' heel of our region and of our state," Smiley said. "All of us are petrified of the companies that continue to reach out to the chamber about their employees' ever-growing commute times. The sobering fact is we continue to hear stories of missed economic opportunities because of our traffic."



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## TRANSPORTATION

# Urban rail aims to connect targeted areas of growth

By Amy Denney

One goal identified by Austin's urban rail planners is to connect the city's growth centers in the Central Corridor.

The Central Corridor is part of the Project Connect regional transit plan that aims to provide residents with high-capacity transit options such as urban rail. The Central Corridor Advisory Group is leading the urban rail planning efforts and in November will select a priority sub-corridor for the placement of rail. Kyle Keahey, Project Connect's urban rail lead, said the CCAG will likely choose a sub-corridor that connects the most growth centers.

"The bigger challenge that we have is ... how do we integrate a transit system within these dense urban cores in such a way [that] we're not increasing congestion, where in fact we are increasing mobility," he said.

Keahey said the reason for using centers in the planning process for urban rail is because these are the areas in which the city wants to concentrate growth with higher density and mixed-use development.

"There's the connecting transit element that this project would bring to the equation," he said.

One of those centers, Mueller, has been involved in rail discussions since the late 1990s when the Mueller master plan was being completed. At the time, the city was preparing for the 2000 light rail election that eventually failed.

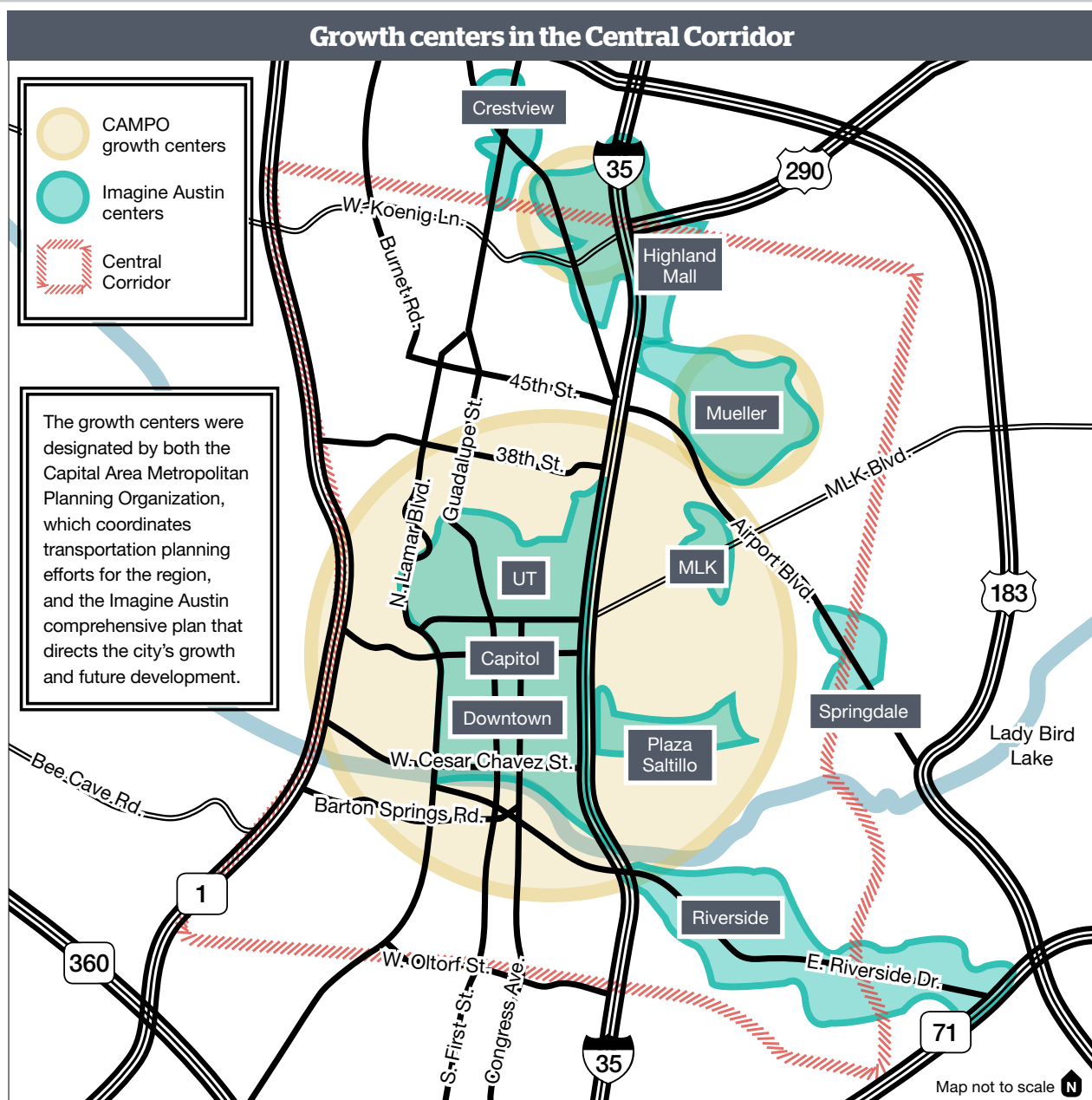
Greg Weaver, executive vice president of Catellus Development Group, Mueller's master developer, said Mueller is about 40 percent developed. He said the Mueller master plan also allows Catellus to increase the density of projects if urban rail were to go through the development.

"If we go build everything out at Mueller over the next five years and we don't know rail's coming here, there's a missed opportunity to go increase that density—to me that would be the biggest impact," he said.

Weaver said a proposed route that would include Mueller would also serve the greater northeast corridor, including the University of Texas football stadium, surrounding communities and several medical facilities, including the proposed Dell Medical School at The University of Texas.

"It is a big destination, and then you look at all these other things: the medical corridor, the [Hwy.] 290 corridor, the link-up to the [MetroRail], all these other components that are on here [indicate] that this [route] should be a lot bigger than Mueller," he said.

Austin Community College is renovating the former JCPenney store at Highland Mall where it will have a total of 200,000 square feet of instructional space to serve 6,200 students when it opens in fall 2014, ACC President Richard



Rhodes said. Having access to urban rail that connects to other centers in the Central Corridor would be advantageous to ACC's students, he said. ACC began a co-enrollment program with UT this fall and would also be involved in training the workforce at the medical school.

"Being part of the conversation is critical," he said.

RedLeaf Properties is working with ACC to develop the remainder of the Highland site, mostly for residential use, RedLeaf Manager Matt Whelan said. Because Highland has access to US 183, Hwy. 290 and I-35, it offers an opportunity to create a complete network of transit options, and RedLeaf is supportive of urban rail, he said.

"Our focus is to support the [transit options] that are there and convenient for students, employees, shoppers

and residents," Whelan said.

The Capitol complex, bordered by 10th, Lavaca and Trinity streets and Martin Luther King Jr. Boulevard, represents roughly 13,000 employees. Aundre Dukes, real estate portfolio manager for the Texas Facilities Commission, which is the state's real estate and construction manager, said the TFC is evaluating the state's underused real property assets to repurpose them.

One option is to replace three underused parking lots to create 1.3 million square feet of new office space. He said he has been providing feedback to the urban rail planning team on where rail makes sense to best serve the complex.

"The Capitol complex is a major employment center and tourist destination," he said.



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CITY & COUNTY

News from Austin and Travis and Williamson counties

Compiled by Peter McCrady, Joe Olivieri and Audrey Spencer

# Travis County supports TxDOT's efforts for improving efficiency, safety, capacity of I-35

**TRAVIS COUNTY** Commissioners backed a plan Oct. 8 to have the Texas Department of Transportation lead a multiagency team to study ways to improve congestion on I-35.

County documents state that the 28.5 miles of I-35 in Travis County are considered the fourth most-congested corridor in the state and that I-35 carries roughly 200,000 cars through the county each day.

The Travis County Commissioners Court's resolution recommends that TxDOT; the city of Austin; Travis, Williamson and Hays counties; the Mobility 35 Capital Area Program; and the public should work together to identify strategies to improve the roadway.



I-35 north of Braker Lane is part of the corridor local transportation officials want to study.

Prior to approving the resolution, the resolution also suggests that TxDOT look at short- and long-term alternatives such as managed toll lanes.

The court discussed the topics of truck traffic and how SH 130 could help I-35.

# Commissioners talk autopsy options

**WILLIAMSON COUNTY** With more than 250 autopsies requested each year, Williamson County officials are considering service alternatives as the county's go-to medical examiner's office in Travis County outgrows its current location.

Because of the growth in the 42 counties the Austin-based Travis County Medical Examiner's Office serves, the facility is operating at its limit. Operations must move to a larger location to maintain the office's National Association of Medical Examiners accreditation, according to a May 29 TCMEO presentation.

Full story at [www.impactnews.com](http://www.impactnews.com).

# Rental registration decision delayed

**AUSTIN** City Council postponed decisions during its Oct. 3 meeting on a rental registration program focused on Hyde Park, the East Riverside/Oltorf Combined Neighborhood and the area encompassed by the North Austin Civic Association.

Councilwoman Kathie Tovo told council at a work session Oct. 1 that she would be asking for a postponement of those items to continue to craft the ordinances.

"Now that [the ordinance is] broken into three separate ordinances, we have the opportunity to really make each of those ordinances a little different," Tovo said.

Meetings

► **Austin City Council**

**Meets most Thursdays at 10 a.m.**  
Austin City Hall, 301 W. Second St.  
512-974-2876 • [www.austintexas.gov/departments/city-council](http://www.austintexas.gov/departments/city-council)

► **Travis County Commissioners Court**

**Meets Tuesdays at 9 a.m.**  
700 Lavaca St., Austin  
[www.co.travis.tx.us/commissioners\\_court](http://www.co.travis.tx.us/commissioners_court)

► **Williamson County Commissioners Court**

**Meets Tuesdays at 9:30 a.m.**  
710 S. Main St., Georgetown  
512-943-1100 • [www.wilco.org](http://www.wilco.org)

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## 2013 ELECTION COVERAGE

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Texas House District 50 Special election called to fill seat vacated by former state Rep. Mark Strama



**Celia Israel**  
**Residency:** Austin  
**Occupation:** Realtor  
**Years lived in district:** 18  
**Top priorities:** Mass transit, the cost of higher education, women's health, affordable housing and land use



**Rico Reyes**  
**Residency:** Pflugerville  
**Occupation:** Attorney and officer in the Marine Corps Reserves  
**Years lived in district:** 10  
**Top priorities:** Public education, health care and middle-class jobs



**Jade Chang Sheppard**  
**Residency:** Austin  
**Occupation:** Small-business owner  
**Years lived in district:** Two  
**Top priorities:** Public education, health care, pay equity, nurturing small businesses



**Mike VanDeWalle**  
**Residency:** Austin  
**Occupation:** Chiropractor  
**Years lived in district:** 31  
**Top priorities:** Stopping Obamacare and cutting unnecessary regulations, keeping taxes low, defending life and liberty

## Q. What qualifies you for this position?

**A.** I have worked for the state of Texas at the executive as well as at the rule-making level. I have a clear understanding of the legislative process. Given my varied service to the community on boards of organizations—such as the Capital Area Food Bank, GENAustin, ... the Greater Austin Hispanic Chamber of Commerce and many more—I am keenly aware of a variety of issues we are challenged with.

**A.** I am a husband and father, born in Austin, with deep ties to this district. I graduated from Harvard and have an MBA and juris doctorate from The University of Texas. I served on active duty in the Marines and continue to serve in the Reserves. I was a felony prosecutor in Travis County, and I am committed to improving the community around me.

**A.** As a young mother, former tech industry employee, UT grad and small-business woman, I have so much in common with the families of HD 50. I began my career in the Austin tech industry that now drives our regional economy. As someone who built a company from nothing into a multimillion-dollar enterprise, I have a keen understanding for how policies can help or hinder small businesses.

**A.** As a small-business owner and community doctor, I have experienced firsthand the job-killing nature of unnecessary government regulation. Hundreds of north Travis County job creators face the same unnecessary pressure in their businesses. For the last 30 years, I've learned what it takes to create jobs at home, and it starts with getting rid of government regulations that hurt small business.

## Q. What challenges does District 50 face?

**A.** Because District 50 goes from far west to far east Travis County, the needs are diverse and challenging. Voters have told me that our underfunded schools are most important to them. Access to health care is another issue of importance; we must work to ensure that more Texans have comprehensive health care. When we denied the expansion of Medicaid during the last session, we denied health coverage to over 50,000 Travis County residents.

**A.** We have technology and medical industries booming in the north and multigenerational families with hardships in the south. We are experiencing rapid growth and must balance the discrete needs of rural and eastern Travis County with growing suburban areas like Pflugerville and well-established neighborhoods in Northwest Austin. People are concerned about good schools, health care, economic development, transportation and water.

**A.** There are teachers at schools like Parmer [Lane] Elementary who, like too many teachers across Texas, are being asked to do far too much without being given the proper resources. Anyone who drives to work on our highways knows that we also have some serious transportation issues. Like the rest of Texas, there are too many residents uninsured in the district, directly caused by partisan logjam in the Legislature.

**A.** Our biggest priority is stopping the spread of harmful government regulation, especially Obamacare. Today, doctors and small-business owners in our district have mounds of regulations and paperwork that keep them from doing what they do best. We need to cut out the destructive middleman and get government out of the way so doctors can treat patients and small businesses can create jobs.

## Q. How would you address those challenges?

**A.** I would advocate for fully restoring the funding cuts made to public education in 2011. We cut public education by \$5.5 billion in 2011, which is the last thing we should do in an economic downturn. Every school district in Texas is still hurting because of those cuts. In regard to health care, I would work to educate [residents] about their current options.

**A.** Invest time and resources in people and families and remove barriers to success. We need to make education ... a priority. We need to make sure children are insured and that quality health care is accessible to everyone. We need to make it easier for people to start small businesses and to recruit large employers and develop new and emerging industries. We need multimodal transportation solutions and water solutions.

**A.** Our schools would be much improved by decreasing our state's reliance on high-stakes testing and increasing funding. We could free up funding in the state budget for things like education and transportation infrastructure if we simply got rid of many of the corporate tax loopholes [Gov.] Rick Perry used to reward his campaign contributors. Expanding access to health care will provide for a healthier community and bring down costs for everyone.

**A.** The first thing we've got to do is increase efficiency by removing the roadblocks to economic growth. Gridlock is a symptom of inefficiency, and when doctors spend more than a third of their work day filling out Obamacare paperwork, we know we've got a huge problem. We can take steps to cut these inefficiencies so doctors and small businesses can do their jobs better and more efficiently. That's how you grow our economy and create jobs.

## Q. What would you improve in the district, and how would you accomplish that?

**A.** Transportation/mobility and voter participation are both issues I would like to work on for the district. With my background in transportation, I will aim to serve on the House Transportation Committee and do the detailed work involved with that portion of the state budget. Texas voter participation is the lowest in the country, and online voter registration is the least we can do to encourage voting.

**A.** Strengthening the pillars of the American Dream will improve the district, but it will take a team effort with a strong leader. Some moments will call for diplomacy, some will call for persuasion and cooperation, while others will call for a fight. Knowing the difference takes education, training, experience and judgment. Making it happen will take leadership.

**A.** [Former] Rep. Mark Strama did so much for the communities of HD 50, and I would strive to continue his work. We need to keep nurturing the tech industry that drives so much of our regional economy. We need to continue fighting for funding for our children's schools and the roads we travel every day. We need to make sure the Legislature is enacting policies that help small businesses succeed.

**A.** I will measure success in our district by how many jobs we create, and the best way to do that is cutting harmful government regulation and keeping taxes low. It is incumbent upon all leaders in our state to work together to achieve this crucial goal. As a state representative, my charge will be to work tirelessly for our economic growth and success.

## Q. What would be the first bill you would file?

**A.** Former HD 50 Rep. Mark Strama authored a bill that would allow for online voter registration. I have previously stated that I would re-author this bill. Texas legislators should fight to ensure that every citizen is able to vote and every citizen has access [to] registration. Online voter registration has been proven to be cost-effective.

**A.** I'll work harder than anyone to make the American Dream possible for everyone. A Texas Lilly Ledbetter Fair Pay Act would go a long way to ensure women get equal pay for equal work. If another legislator beats me to the filing desk, I will work with education leaders to file a bill that would empower teachers, engage students and improve the foundation of education and support our economy.

**A.** The first bill I would file would fix the problem of women continuing to be paid less than comparably qualified men. There is a federal law in place that addresses this problem, but women in Texas can't fight this battle in state court, which my bill would fix. Pay inequity is a serious issue, and fixing it would be good for men, good for our business environment and good for Texas.

**A.** As a community doctor, it is my duty to treat and heal patients. The number of regulations standing between my patients and me is an undue burden that all doctors and small businesses have experienced under [President Barack] Obama's administration. My first legislative priority is to address removing these regulations so we can do our jobs efficiently without government getting in the way.

## Affordable housing bond back on Austin ballot

By Joe Lanane

For the second year in a row, the city of Austin is asking voters to approve an affordable housing bond.

Austin City Council unanimously agreed in August to place a \$65 million affordable housing bond referendum on the Nov. 5 ballot. A similar \$78.3 million bond failed last year, with 51.42 percent of voters siding against the initiative.

This year's bond proposal would cover the cost of affordable housing projects for the next six years, Mayor Pro Tem Sheryl Cole said.

"We have recognized as a council the need for affordability, and affordable housing is just a piece of that," she said. "I think we've made the commitment to support affordable housing, especially in light of the need in our community for our veterans, our disabled, our women and children and ... the homeless."

Affordable housing is defined by the federal government as costing less than 30 percent of a household's monthly income. The city has run out of money from the affordable housing bond passed in 2006, Cole said. This year's bond amount, if approved, would not require a property tax rate increase, she said.

The \$65 million in bond money would go toward partnerships with outside organizations to create more affordable homes for rent and ownership and help preserve existing affordable housing, according to the

city of Austin website. Eligibility for programs created by the bond money is based on income. For example, an Austin family of four earning \$58,550 or less annually in 2013 could qualify for funding. Other programs intended for very low-income families are geared toward families of four making \$36,600 or less this year, according to the website.

The bond proposal has garnered mixed reaction since becoming official. Keep Austin Affordable, a coalition of community leaders in support of the \$65 million bond, intends to ramp up campaign efforts leading up to Election Day. Bond opponent Travis County Taxpayers Union held a rally Oct. 21—the first day of early voting. The group otherwise has no last-minute campaign plans, according to a TCTU spokesman.

*Additional reporting by Peter McCrady and Joe Olivieri*





# Texans head to the polls Nov. 5 to weigh in on 9 constitutional amendments

Compiled by Krista Wadsworth

Texas residents will have the opportunity to go to the polls Nov. 5 to vote on nine amendments to the Texas Constitution.

Voters must now provide valid photo identification at the polls following a 2011 decision by the Texas Legislature, which was backed by a U.S. Supreme Court decision earlier this year. The ID must be current or have expired within 60 days of being presented at the polling place.

In the 2011 constitutional amendment election, seven of 10 amendments passed.

Of 13,269,233 registered voters in the state of Texas, 690,052 voters, or 5.2 percent of registered voters, went to the polls for the 2011 constitutional amendment election.

By contrast, nearly 8 million Texans, or more than 58 percent of registered voters, went to the polls in the 2012 presidential election.

Of the 653 amendments placed on the ballot by the Texas Legislature since the constitution's adoption in 1876, 474 have been approved by voters and 179 have been defeated.

## Proposition 1

"The constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of all or part of the market value of the residence homestead of the surviving spouse of a member of the armed services of the United States who is killed in action."

Explanation: The Legislature could grant the surviving spouse of a U.S. military member killed in action a property tax exemption for all or part of a homestead.

## Proposition 2

"The constitutional amendment eliminating an obsolete requirement for a State Medical Education Board and a State Medical Education Fund, neither of which is operational."

Explanation: A requirement for a State Medical Education Board and State Medical Fund would be eliminated. The fund, created to attract physicians to underserved rural areas, was ineffective and has not been used in 20 years.

## Proposition 3

"The constitutional amendment to authorize a political subdivision of this state to extend the number of days that aircraft parts that are exempt from ad valorem taxation due to their location in this state for a temporary period may be located in this state for purposes of qualifying for the tax exemption."

Explanation: A city, county or school district could allow companies to keep tax-exempt airplane parts, categorized as freeport goods, in the state longer without losing their tax-exempt status. Airplane parts are generally held in inventory for longer periods of time than most freeport goods because of a lack of customer need.

## Proposition 4

"The constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of part of the market value of the residence homestead of a partially disabled veteran or the surviving spouse of a partially disabled veteran if the residence homestead was donated to the disabled veteran by a charitable organization."

Explanation: The Legislature could authorize a property tax exemption for a partially disabled veteran or a surviving spouse equal to the percentage of the veteran's disability if the homestead was donated by a charitable organization. Property tax exemptions are already in place for completely disabled veterans and their surviving spouses.

## Proposition 5

"The constitutional amendment to authorize the making of a reverse mortgage loan for the purchase of homestead property and to amend lender disclosures and other requirements in connection with a reverse mortgage loan."

Explanation: The amendment would allow the authorization of a reverse mortgage for the purchase of homestead property. It would expand the conditions of when a lender may require repayment to include the borrower's failure to occupy the property within the period specified in the loan agreement.

## Proposition 6

"The constitutional amendment providing for the creation of the State Water Implementation Fund for Texas and the State Water Implementation Revenue Fund for Texas to assist in the financing of priority projects in the state water plan to ensure the availability of adequate water resources."

Explanation: The amendment would allow for the creation of a State Water Implementation Fund and revenue fund for Texas. The funds would go toward the creation of the substantial water supply that will be needed in the coming decades. According to the 2012 state plan, 8.3 million acre-feet of additional water will be needed by 2060.

## Proposition 7

"The constitutional amendment authorizing a home-rule municipality to provide in its charter the procedure to fill a vacancy on its governing body for which the unexpired term is 12 months or less."

Explanation: A home rule-designated city could decide how to fill a vacancy on its governing body as long as the unexpired term is 12 months or fewer. Currently, cities must call for a special election to fill a short-term vacancy.

## Proposition 8

"The constitutional amendment repealing Section 7, Article IX, Texas Constitution, which relates to the creation of a hospital district in Hidalgo County."

Explanation: The amendment would repeal a 1959 provision limiting the feasibility of creating a hospital district in Hidalgo County. The county is the largest in Texas without a hospital district.

## Proposition 9

"The constitutional amendment relating to expanding the types of sanctions that may be assessed against a judge or justice following a formal proceeding instituted by the State Commission on Judicial Conduct."

Explanation: The amendment would expand the sanctions that may be assessed against a judge or justice following a formal proceeding to include a public admonishment, warning, reprimand or requirement that the judge or justice obtain additional training or education.

Source: Texas Legislative Council, [www.tlc.state.tx.us](http://www.tlc.state.tx.us)

### Local early voting locations

Voters may vote at any early polling location within their county of residence Oct. 21–26 and Oct. 28–Nov. 1.

#### Williamson County

**Anderson Mill Limited District**, 11500 El Salido Parkway, Austin  
**Randalls**, 1400 Cypress Creek Road, Cedar Park

A complete list of Williamson County polling locations may be found at [www.williamson-county.org/elections](http://www.williamson-county.org/elections).

#### Travis County

**Ben Hur Shrine Center**, 7811 Rockwood Lane, Austin  
**County tax office**, 15822 Foothill Farms Loop, Pflugerville  
**Gus Garcia Recreation Center**, 1201 E. Rundberg Lane, Austin  
**Randalls**, 10900-D Research Blvd., Austin

A complete list of Travis County polling locations may be found at [www.traviscountyelections.org](http://www.traviscountyelections.org).

### Local Election Day voting locations

On Election Day, Nov. 5, Travis and Williamson county voters may vote at any polling location in their respective counties of residence.

#### Williamson County

**Bethany United Methodist Church**, 10010 Anderson Mill Road  
**Clairmont Retirement Community**, 12463 Los Indios Trail  
**Kelly Reeves Athletic Complex**, 10211 W. Parmer Lane  
**La Quinta Inn & Suites**, 10701 Lakeline Mall Drive  
**Lord of Life Lutheran Church**, 9700 Neenah Ave.  
**Northwest Fellowship**, 13427 Pond Springs Road  
**Rattan Creek Park Community Center**, 7617 Elkhorn Mountain Trail

Visit [www.wilco.org/elections](http://www.wilco.org/elections) for a complete list of polling locations.

#### Travis County

**ACC Northridge Campus**, 11928 Stonehollow Drive  
**Austin Brethren Church**, 1800 Payton Gin Road  
**Canyon Creek Elementary School**, 10210 Ember Glen Drive  
**Canyon Vista Middle School**, 8455 Spicewood Springs Road  
**Cook Elementary School**, 1511 Cripple Creek Drive  
**Emeritus at North Austin**, 5310 Duval Road  
**Grant AME Worship Center**, 1701 Kramer Lane  
**Great Hills Baptist Church**, 10500 Jollyville Road  
**Hallmark Baptist Church**, 9023 Old Lampasas Trail  
**Hill Elementary School**, 8601 Tallwood Road  
**Kathy Caraway Elementary School**, 11104 Oak View Drive  
**Lanier High School**, 1201 Payton Gin Road  
**Laurel Mountain Elementary School**, 10111 D-K Ranch Road  
**McBee Elementary School**, 1001 W. Braker Lane  
**Parmer Lane Elementary School**, 1806 Parmer Lane

**Pickfair Community Center**, 10904 Pickfair Drive  
**St. Matthew's Episcopal Church**, 8134 Mesa Drive  
**Summitt Elementary School**, 12207 Brigadoon Lane  
**Triumphant Love Lutheran Church**, 9508 Great Hills Trail  
**United Christian Church**, 3500 W. Parmer Lane  
**Walnut Creek Elementary School**, 401 W. Braker Lane  
**YMCA Northwest Branch**, 5807 McNeil Drive  
Visit [www.traviscountyelections.org](http://www.traviscountyelections.org) for a list of all polling locations.



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Nov. 16	Warblers, Water and Wildlife . . . . .	moderate
Nov. 17	Wildlands, Wildfire and You . . . . .	educational event
Nov. 29	Scenic Springs . . . . .	moderate/rugged
Nov. 30	Phoenix Rising . . . . .	moderate

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CALENDAR

October



Courtesy Austin Beer Week/PintHouse Pizza

**25 through Nov. 3**  
**Austin Beer Week**

The event celebrates and promotes craft brewing at multiple venues throughout Austin, including Opal Divine’s Marina, Spicewood Tavern and North by Northwest Restaurant and Brewery. Participants must be age 21 or older. Times and prices vary. Visit the website for the full schedule, locations and cost of each event. [www.austinbeerweek.com](http://www.austinbeerweek.com)

**25 through 26**  
**Health and wellness weekend**

Prevention magazine hosts the inaugural R3 Prevention Summit to promote nutrition, fitness and wellness. The summit includes panel discussions, movie screenings, spa services and fitness training. In celebration of National Breast Cancer Awareness Month, the weekend ends with a Zumba fitness dance party. Participants must be at least 21 years old to attend. Fri. 6–9:30 p.m., Sat. 8:30 a.m.–9:15 p.m. \$85. Long Center for the Performing Arts, 701 Riverside Drive. [www.preventionr3summit.com](http://www.preventionr3summit.com)

**25 and 28 through 29**  
**Halloween play**

Anderson High School presents “Night of the Living Dead,” a play about radiation that turns the unburied dead into flesh-eating zombies. The performance is appropriate for children age 8 and older. Tickets are available at the door. Fri. 8 p.m. and midnight, Mon. and Tue. 8 p.m. \$7. Anderson High School, 8403 Mesa Drive. 512-414-7932.



Courtesy Anderson Mill Limited District

**26 Halloween at El Salido Pool**

The Anderson Mill Limited District hosts a costume contest and underwater spook house. The event includes games and treats, and attendees are encouraged to bring swimsuits if weather permits swimming. Creatures such as Swamp Thing and Monster from the Deep participate in the swim. 5–6 p.m. Free. El Salido Pool, 11500 El Salido Parkway. 512-258-4104. [www.amld.org](http://www.amld.org)

**26 Spooktacular Halloween**

The Northwest Family YMCA hosts a free Halloween event with music, games and food. The event also includes a haunted candy trail, face painting, arts and crafts and a blood

drive. Attendees are asked to bring three cans of nonperishable food items for the Hill Country Food Bank. A showing of the movie “Hocus Pocus” takes place after the event and costs \$5 per person. 5–8 p.m. Free. Northwest Family YMCA, 5807 McNeil Drive. 512-335-9622. [www.austinyymca.org](http://www.austinyymca.org)



Courtesy Youth2Seniors

**26 Intergenerational Family Fun Fest**

Youth2Seniors hosts its annual fundraiser and community awareness event at the Pavilion at Great Hills Trail. The family event includes arts and crafts, a bounce house, photo booth, silent auction and Halloween costume contest. Proceeds from the event benefit ongoing programs for Youth2Seniors. Light snacks are available for purchase. 1–5 p.m. Free admission. Pavilion at Great Hills, 11819 Pavilion Blvd. 512-961-7805. [www.intergenerationalday.org](http://www.intergenerationalday.org)

**26 through 27**  
**Texas Book Festival**

The 18th annual event features more than 240 author appearances, including Reza Aslan, Mark Leibovich, Scott Anderson and Lynda Obst. The festival includes panel discussions, book signings, live music and cooking demonstrations. The Texas Book Festival is a nonprofit dedicated to celebrating author contributions to society and has donated more than \$2.5 million to Texas libraries during the past 17 years. Sat. 10 a.m.–5 p.m., Sun. 11 a.m.–5 p.m. Free. Texas State Capitol grounds, 1100 Congress Ave. 512-477-4055. [www.texasbookfestival.org](http://www.texasbookfestival.org)

November

**02 Panamanian ballet**

Nonprofit Austin ballet company Folklore y Ritmos de Panama performs with a visiting dance group from Panama, Ballet Folklórico Panama Canta y Baila. The performance is an independence celebration of Panama’s separation from Colombia in 1903. The performance includes traditional music and costumes from different regions in Panama. 7–9 p.m. \$15 (adults through until Nov. 1) \$20 (day of event), \$5 (children ages 5–12), free (children age 4 and younger). Connally High School, 13212 N. Lamar Blvd. 512-331-1764. [www.panamaenaustin.org](http://www.panamaenaustin.org)

**02 Halloween party**

Shenanigans Nightclub & Bar hosts an evening with a costume contest, relay games, apple-bobbing competition, a monster mash dance-off, a hula hoop competition, karaoke and more. About \$250 is given away in cash prizes to the winners of the costume contest. 8:30 p.m. Shenanigans Nightclub & Bar, 13233 Pond Springs Road, Ste. 316. 512-258-9717. [www.shenanigansnightclub.com](http://www.shenanigansnightclub.com)



### Worth the TRIP



**NOV 15 through 17**  
**Formula One United States Grand Prix 2013**

The three-day event culminates in the 56-lap race. Times TBA. Three-day passes start at \$169, single-day tickets start at \$49. Circuit of The Americas, 9201 Circuit of The Americas Blvd. 512-301-6600. [www.circuitoftheamericas.com](http://www.circuitoftheamericas.com)



Courtesy Austin Celtic Festival

**02 through 03**  
**Austin Celtic Festival**

Central Texas' largest gathering of Celts features international talent in Celtic music, dance and storytelling that emphasizes culture and history. Children and adults can participate in Highland sports and dance workshops, games and more. Proceeds benefit the Austin Celtic Association. Noon–7:30 p.m. \$12 (in advance), \$15 (day of event), free (children age 13 and younger). Fiesta Gardens, 2101 Jesse E. Segovia St. [www.austincelticfestival.com](http://www.austincelticfestival.com)

**04** **Health care reform seminar**

The Northwest Family YMCA is hosting an expert from health insurance company Humana Inc. to answer questions about purchasing federal health insurance. The seminar provides information about eligibility for health care subsidies and more. RSVP is not required. Free child care is available during the seminar. 6–7 p.m. Free. Crosspointe Church, 5703 McNeil Drive. 512-335-9622. [www.hcr411.com](http://www.hcr411.com)

**08 through 10**  
**Fun Fun Fun Fest**

MGMT, Slayer and M.I.A. headline the three-day music festival. Times vary. \$79 (single-day pass), \$146 (discounted student pass), \$179 (three-day pass), \$325 (Ultimate Smooth Pass). Auditorium Shores, 800 W. Riverside Drive. [www.funfunfunfest.com](http://www.funfunfunfest.com)

**09** **Harvest Festival and Craft Show**

Lord of Life Lutheran Church hosts its eighth annual event, which includes a bake sale, silent auction, brunch, music, children's activities and more. 9 a.m.–3 p.m. Free. Lord of Life Lutheran Church, 9700 Neenah Ave. 512-671-6100. [www.lordoflifeaustin.org](http://www.lordoflifeaustin.org)

**09 through 10**  
**World of Hope Fair Trade Market**

The annual event features vendors selling jewelry, carved olive wood, pottery, handcrafted rugs and artwork. This year, goods come from the Philippines, Guatemala, Kenya, Egypt and Mexico, among other countries. Proceeds go to the artisans. 9 a.m.–3 p.m. Hope Presbyterian Church, 11512 Olson Drive. 512-258-9117. [www.hopeaustin.org](http://www.hopeaustin.org)



Courtesy JCC Austin

**10** **Snout by Snoutwest**

The annual dog festival raises funds for Austin Pets Alive! and other rescue organizations. Snout by Snoutwest includes dog obedience demonstrations, live music and pet photos. Rescue groups and pet adoption agencies have dogs available for adoption. Noon–4 p.m. \$5 (adults), free (children age 12 and younger and dogs). Dell Jewish Community Campus soccer fields, 7300 Hart Lane. 512-735-8026. [www.shalomaaustin.org](http://www.shalomaaustin.org)

**23** **The Domain tree lighting**

The seventh annual event includes live music by country singer Phil Vassar, fireworks, face painting, craft activities and caricature drawings. Local children's choir Outside Voices performs before Vassar. The holiday tree features more than 6,000 lights, 400 ornaments and a 5-foot-tall star topper. Noon–7 p.m. The Domain, 11410 Century Oaks Terrace. 512-873-8099. [www.thedomainaustin.com](http://www.thedomainaustin.com)


**27 through 28**  
**Operation Turkey**

Volunteer to help cook, package and deliver Thanksgiving meals for the homeless and less fortunate. Children are welcome to participate. A volunteer orientation takes place Nov. 21 and 24. For more information about the location of orientations or to sign up, visit the website. Wed. 7 a.m.–7 p.m., Thu. 8 a.m.–noon. Free. Bikinis Sports Bar & Grill, 6901 N. I-35. 281-220-4500. [www.operationturkey.com](http://www.operationturkey.com)

### Online Calendar

Find more or submit Northwest Austin events at [www.impactnews.com/nwa-calendar](http://www.impactnews.com/nwa-calendar).

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

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# TEXAS STARS



**NOVEMBER 2013**

SUN	MON	TUE	WED	THU	FRI	SAT
HOME ALL TIMES CENTRAL					<sup>1</sup> IA 7:05	<sup>2</sup> IA 7:05
<sup>3</sup>	<sup>4</sup>	<sup>5</sup>	<sup>6</sup>	<sup>7</sup>	<sup>8</sup> MIL 7:30	<sup>9</sup> MIL 7:00
<sup>10</sup>	<sup>11</sup>	<sup>12</sup>	<sup>13</sup> ABB 7:30	<sup>14</sup>	<sup>15</sup>	<sup>16</sup> UTI 6:00
<sup>17</sup> TOR 4:00	<sup>18</sup>	<sup>19</sup> HAM 6:30	<sup>20</sup>	<sup>21</sup>	<sup>22</sup> SA 7:30	<sup>23</sup> TOR 7:00
<sup>24</sup>	<sup>25</sup>	<sup>26</sup>	<sup>27</sup> OKC 7:30	<sup>28</sup>	<sup>29</sup> GR 6:00	<sup>30</sup> GR 6:00

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## BUSINESS

# AZIZ Salon and Day Spa

## Owners focus on client, employee education

By Amy Denney

**A**t AZIZ Salon and Day Spa, owners Steve and Vaida Chodniewicz want their clients to leave with more than feeling great about how they look on the outside.

“Essentially my wife and I got into this business because we fell in love with it, fell in love with hair, fell in love with making people feel good about themselves, and really, who doesn’t love to get pampered?” Chodniewicz said.

The couple met in New Jersey where Chodniewicz grew up and Vaida was visiting her aunt on a work visa. They dated long-distance for more than three years before Vaida moved to the U.S. from her native Lithuania. Shortly after getting married, the couple moved to Austin and bought AZIZ in 2010. On Aug. 1, 2012, they opened their second salon in the Arboretum behind the Amy’s Ice Creams.

This location has a separate area for hair and nail services with the spa area on the second floor. Chodniewicz said the flow of the Arboretum location’s layout was important.

“We also wanted to create a spa experience in the salon. That’s why we did the private shampoo area. I feel like that’s very different than most salons,” he said.

AZIZ offers hair and nail services as

well as massages, facials, waxing and other body and spa services. Chodniewicz said the business is most known for how well it does hair.

“Hands down, I think we’re one of the best salons in Austin when it comes to the employees that we have,” he said. “Granted, we do everything well. Hair is our biggest part. It really comes down to the employees that we have.”

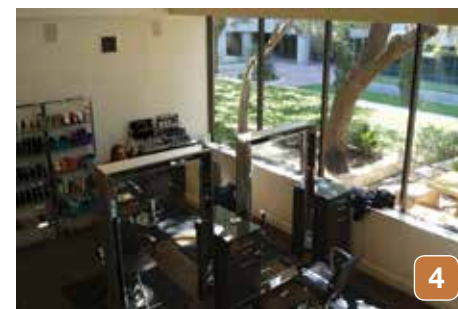
AZIZ focuses on hiring stylists that are career-oriented and want to master their craft, Chodniewicz said. The business offers weekly classes so stylists can stay current on the latest trends and improve their skills. Stylists also focus on educating clients about their hair regimen and products to use at home because he said clients typically only come in for an appointment every couple of months.

Chodniewicz said AZIZ is Austin’s first and oldest salon and day spa. The business celebrated its 40th anniversary in September, and in 2014, the couple plans to relocate the downtown location.

“Since [2010], we’ve been really focused on thinking, ‘What will make this business successful,’ and we focused on growth,” he said. “We opened [the Arboretum] location, we’re moving downtown next year, and we have plans to open up more.”



Photos by Amy Denney



### A sampling of AZIZ services

#### Hair care

- **Women’s cut** (\$40+) and **men’s cut** (\$30+)
- **Kérastase indulgent treatment:** This 15-minute treatment transforms hair with a luxurious masque and a massage (\$10)
- **Malibu treatment:** Revitalizes hair and scalps that have hard-water mineral buildup (\$50)

#### Nail care

- **Spa manicure/pedicure:** A traditional manicure or pedicure that includes a massage and sugar or salt scrub (\$45/\$60)
- **Margarita Manicure/Pedicure:** Includes a margarita-inspired foot soak and exfoliation

that uses lime essential oil and Dead Sea salts. Includes a margarita cocktail (\$50/\$65)

#### Skin care

- **Spa facial:** Includes an aroma mask, hot towel and facial steaming. The treatments includes a hand, neck and facial massage (\$85)
- **Chemical peels:** Used to treat a variety of conditions such as dull or weathered skin, wrinkles and age spots (\$95–\$175)

#### Massage and body treatments

- **Salt glow:** A full-body exfoliation using mineral salts (\$45)
- **Hot-stone massage:** A deep-heat therapy using polished basalt lava stones to loosen tight muscles (\$95 for 50 min./\$130 for 80 min.)

### AZIZ Salon and Day Spa



10000 Research Blvd., Ste. 141  
512-476-4131 • [www.azizsalon.com](http://www.azizsalon.com)  
Twitter: @azizsalonandspa  
Hours: Sun.–Mon. 10 a.m.–6 p.m.,  
Tue.–Sat. 9 a.m.–8 p.m.

**1** Steve Chodniewicz and his wife, Vaida, bought AZIZ Salon and Day Spa in 2010.

**2** Natural light in the salon allows clients to see how their hair color will look outside, he said.

**3** Stylists can help their clients understand which products, such as Moroccanoil, are best for their hair. The salon also carries Kérastase products.

**4** The salon’s view in the Arboretum is one reason Chodniewicz said he and his wife, Vaida, chose the location for their second salon.

**5** The salon has a separate nail care room with enough space to accommodate large groups.

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## DINING

# Stuffed Cajun Meat Market & Specialty Foods

Southern roots influence Louisiana-inspired menu

By Lyndsey Taylor

**S**ince July 2010, co-owners Kurt and Casey Knies and Tim Garrett have been offering Northwest Austinites a taste of Louisiana Cajun breaded, spicy and juicy flavor.

Their business, Stuffed Cajun Meat Market & Specialty Foods, offers dine-in lunch and dinner, specialty grocery items and Cajun foods for take-home, including andouille, boudin and stuffed chickens and turkeys. Patrons have their choice of stuffings, or dressings, for their chickens and turkeys, including cornbread, dirty rice, crawfish rice, boudin and jambalaya. Dine-in foods include fried shrimp or roast beef po' boys, red beans and rice, cornbread, étouffée and gumbo.

"We stay very true to Southern Louisiana culture in regard to the deboned chickens and turducken, the stuffed chicken breasts, the stuffed pork chops—those are all South Louisiana staples," Kurt said. "Everything we do, we make right here. We're a [made from] scratch kitchen."

During the holidays, the turducken, which is made in-house, is the most popular item, Kurt said. A turducken at the Cajun business is a deboned turkey—aside from the leg and wing bones—stuffed with homemade dressing, chicken breasts, chicken thighs and duck breast. Turducken prices range from \$45–\$100, depending on the size of the bird. The Cajun establishment is so busy during the holiday season, that many food orders must be placed several weeks before Thanksgiving, Kurt said. Patrons can place orders by stopping in or calling the store. Other holiday meal items include green bean casserole, bread pudding and smoked turkeys.

The store also offers foods such as alligator sausage, crawfish étouffée, fried catfish, fried crawfish, frog legs, stuffed quail, boneless turtle meat and a muffaletta sandwich with ham, salami and cheese. The business carries about 40–50 specialty grocery items from Louisiana, including Savoie's Roux—a jarred flour and oil mixture used to make sauces—as well as Slap Ya Mamma Cajun Seasoning and Crystal Hot Sauce. The business opened its second location in mid-September on Brodie Lane.



From left: Co-owners Tim Garrett and Casey and Kurt Knies offer Louisiana foods such as andouille and po'boys at Stuffed Cajun Meat Market & Specialty Foods. During the holidays, foods such as bread pudding, green bean casserole and turduckens are prepared for take-home meals.



Cornbread dressing is one choice of stuffing for deboned chickens.

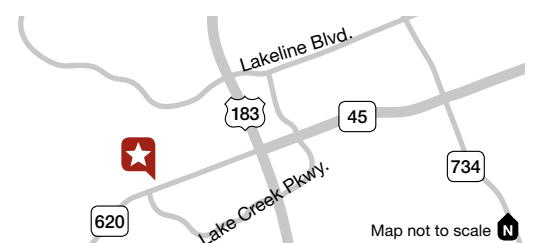


Boudin, a pork, vegetable and rice sausage dish, is \$4.49 per pound.



Specialty grocery items at the store include hot sauces and roux.

## Stuffed Cajun Meat Market



12226 N. RM 620 • 512-918-1600  
www.stuffedfoodstores.com • Hours: Mon.–Fri. 10 a.m.–8 p.m., Sat. 10 a.m.–6 p.m., Sun. 11 a.m.–5 p.m.

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(registrations typically open mid-Dec 2013)

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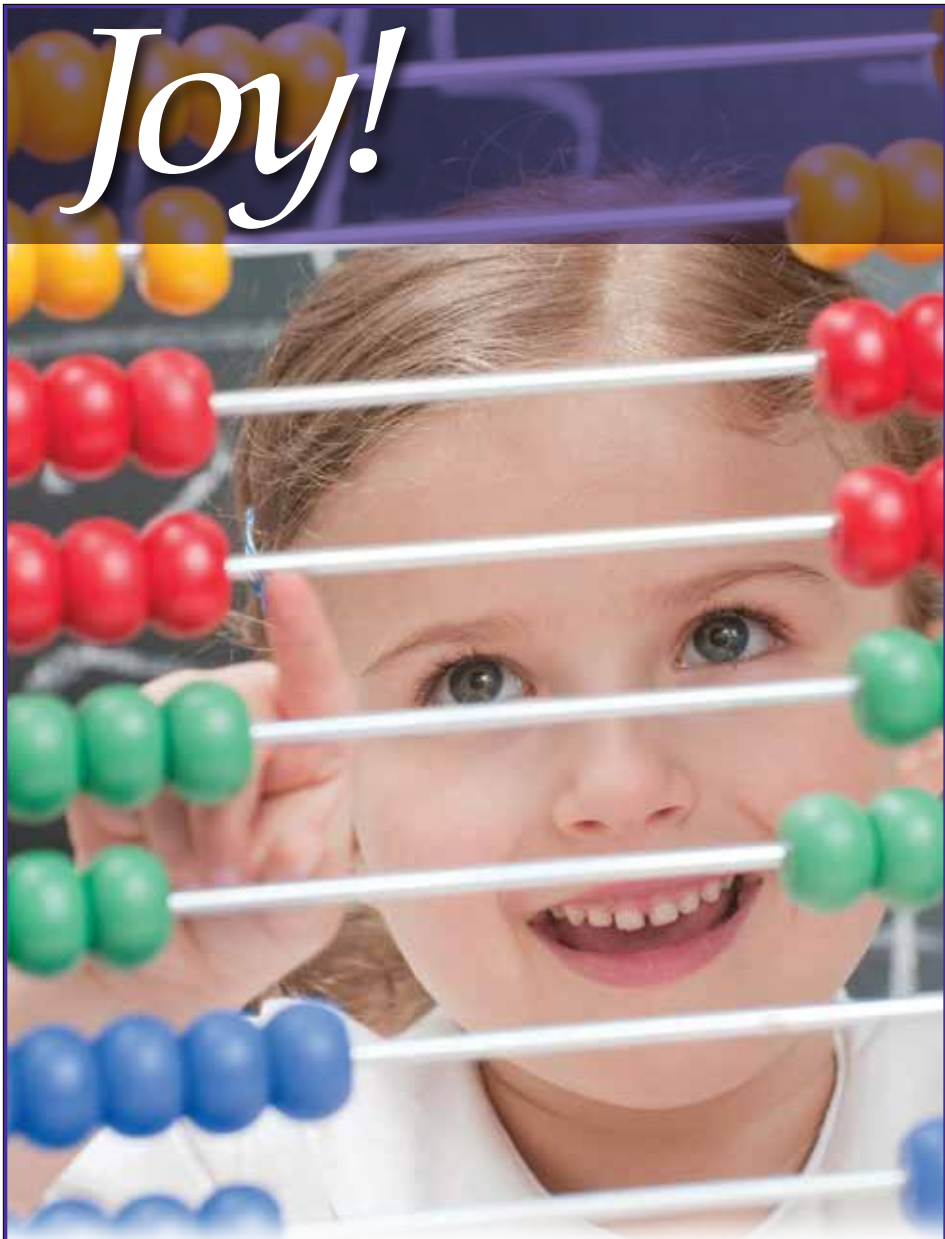
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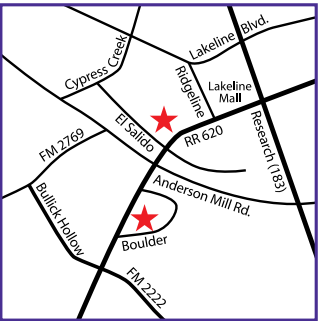
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## PEOPLE

# Tom Ramsey

## Philanthropic entrepreneur aims to help Central Texas families in 11 school districts

By Lyndsey Taylor

In 1992, Tom Ramsey was bankrupt and struggling to pay rent and feed his family in San José, Calif., despite having a job.

The kindness of his landlord and a friend allowed him and his family to have a place to live, but he said it was hard for him to overcome depression because of financial hardship. One Sunday afternoon he volunteered for 45 minutes at Cathedral of Faith Church in San José for a program called Celebration of Love, which gave food to needy families, Ramsey said.

"That 45 minutes really just made a huge impact on my life," he said.

Seeing the positive effect of the program, Ramsey wanted to get involved in philanthropy. Since moving to Texas in 1999, he

**"We're everyday people and we want to give back [to the community] as much as we can."**

— Tom Ramsey, philanthropist and entrepreneur

has started several ventures to help others. In 2003, Ramsey started his own Celebration of Love program to provide meals and more to families during the Christmas season. The first year the program launched, it fed about 500 families, and in 2012, the program fed about 5,400 families. Each year, a division of Celebration of Love—Circle of Love—distributes toys, holiday meals and more to families in 11 school districts, including Austin, Pflugerville and Round Rock ISDs.

"We're everyday people, and we want to give back [to the community] as much as we can," he said.

In 2006, Ramsey decided to open a food pantry in Pflugerville that is open to anyone called the Reaching Out Center, which feeds about 200 families per week,

he said. About 99 percent of each dollar donated to Celebration of Love goes toward food and supplies for the Reaching Out Center and to Celebration of Love programs, Ramsey said.

"When you give to this organization, it really truly gets right back into the hands of the needy families," he said.

Ramsey said he has always had an entrepreneurial spirit and has owned several businesses, including a nightclub, restaurants, a flea market and a limousine service. In 2011, Ramsey was named Small Business Person of the Year by the Small Business Administration's San Antonio District Office.

"I'm always exploring, always willing to take risks," he said.

Ramsey launched Snappy Snacks Mobile Catering in 1999. Snappy Snacks works with startup food trailer entrepreneurs and offers them services such as trailers for lease, parking, cleaning facilities, kitchen space for food preparation and cleaning stations. Food is offered to entrepreneurs at wholesale prices through the on-site market, which is also open to the public. Ramsey said all food trailer entrepreneurs have their own employees and operate independently from Snappy Snacks.

"Snappy Snacks is a commissary for entrepreneurs to get started in their dreams, their passions, about becoming a mobile caterer," he said. "We've launched a lot of very successful food trucks in the scene here in Austin, more notably the Peached Tortilla and Chi'Lantro [BBQ]."

As the holiday season approaches, Ramsey said volunteers and donations are greatly needed. He encourages everyone to volunteer and see the difference it makes in needy families' lives.

"It's a huge blessing on your life," he said. "It'll change you when you see the families in need. It really, truly will."



Tom Ramsey is the founder of several organizations, including the Celebration of Love program based in Pflugerville that delivers holiday meals, gifts and more to families in 11 school districts in Central Texas.



More than 13,000 people attended the Celebration of Love event in 2012 that was held at The Dell Diamond in Round Rock, Ramsey said.



Participants in the 2012 Celebration of Love event included the Austin Pregnancy Resource Center, which provided milk, diapers and more to families.

### Tom Ramsey's ventures of love

Celebration of Love encompasses several programs to help families in crisis in Central Texas, including:

#### Circle of Love

- During the first two weeks of December each year, the nonprofit organization partners with Toys for Tots, Sam's Club and others to donate food, toys and more to families in need. This year, families may pick up items at schools in 11 school districts.

#### Reaching Out Center

- The food pantry is open every Friday from 2–4 p.m. and is located at 15630 Vision Drive in Pflugerville. The food pantry does not have restrictions on who can receive food.

#### Soldiers of America

- The organization offers employment opportunities for military veterans. The program is currently seeking funding.

### Volunteer opportunities

Ramsey's programs are in need of volunteers for various projects. Some of the volunteer opportunities include:

- Helping to package holiday meals and toys for families
- Preparing and organizing food for the Reaching Out Center food pantry
- Donating gift cards from Sam's Club or Walmart for bicycles and toys for children of veterans; about 300 bicycles are planned to be dispersed Dec. 6 at the Soldier Readiness Processing Installation Center in Fort Hood
- Helping assemble the bicycles before they are dispersed
- Signing up to have your company participate in Toys for Tots donations
- Nominating veterans who are in need of a vehicle
- Making a monetary donation on the organization's website by visiting [www.celebrationoflove.org](http://www.celebrationoflove.org)



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## NONPROFIT

# Austin Lyric Opera

## Arts nonprofit thrives after financial hardship

By Lyndsey Taylor

Just as the Austin Lyric Opera was in danger of dissolution, its board of directors made a series of decisions that helped bring the organization out of debt and become profitable again.

"It's just an amazing, phoenix-rising-from-the-ashes sort of story," ALO General Director Joseph Specter said.

In 2011, ALO had about \$2 million in debt and a diminishing number of season ticket holders. Decisions made by ALO's board of directors, including selling its primary asset—its office on Barton Springs Road—made the organization profitable again. ALO boosted its number of season ticket holders from 2,500 in the 2010–11 season to 3,200 by the 2012–13 season.

"Without the selling of that building, we wouldn't be where we are today," Specter said. "It gave us the ability to sort of rise again."

The nonprofit moved into a building near US 183 and Burnet Road in April 2012. ALO renovated the former church and invested about \$250,000 for rehearsal and office space. Its opera performances are still held at The Long Center for the Performing Arts.

Other decisions that led to the

company's success include hiring new management, decreasing the number of operas performed and separating its music school into its own 501(c)(3), Specter said. The Armstrong Community Music School teaches adults and children various music styles, including jazz, classical, blues and folk.

"That was certainly an emotional separation," Specter said.

This year, ALO celebrates its 27th anniversary and its 10th year with Richard Buckley, art director and principal conductor. The nonprofit performs three operas per year, and the 2013–14 season on Nov. 16 begins with Italian opera "Don Carlo." The performance includes 54 musicians and 65 singers, which Buckley said is a large group for an opera.

ALO has only repeated two operas in nine years. "Tosca," Buckley's first opera with the company, is being performed again this season to celebrate his anniversary. To help raise funds, the opera company hosts elaborate, black tie-optional dinners and lectures before each performance. In February, an annual fundraiser is held that includes dinner, an auction and live entertainment featuring principal, or guest, singers that are to appear in ALO's



Richard Buckley conducted Austin Lyric Opera's "Tosca" in 2003 with Greer Grimsley (left) and Carol Vaness.

future performances.

A lyric opera is a performance with singers who have softer voices, making the performance sound more gentle, Specter said. Although the ALO has performed lyric types of opera, its name is not indicative of the type of opera it performs, he said.

Buckley said every opera experience is different because of artistic decisions.

"Opera might be the same music, might be the same story, but the individual singers that we as an organization present—the energy of those singers between each other, ... all of that makes the experience different," Buckley said.

### ALO's 2013-14 performances

- "Don Carlo," Nov. 16–24
- "Tosca," Jan. 30–Feb. 2
- "The Elixir of Love," May 1–4

All performances are held at the Long Center for the Performing Arts, 701 W. Riverside Drive. Matinee performances are held at 3 p.m., and evening shows are held at 7:30 p.m. 512-472-5927. [www.austinelyricopera.org](http://www.austinelyricopera.org).

### Ticket prices

Tickets can be purchased per show or per season, which includes all three operas. Season ticket holders receive about a 15 percent to 40 percent discount.

- Single shows: \$24–\$200
- Season tickets: \$41–\$555



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MoPac

Continued from I 1

“They’re really meant for high-priority trips on that day you need to get to day care, that day when you need to get to your son’s baseball game because you’re running late or your daughter’s play, or whatever activity is a high enough priority that day where paying the toll makes sense to you,” he said.

Effect on public transit

Capital Metro buses and registered van-pools will be able to use the express lanes at no cost. Capital Metro is already looking at changes it could implement because of an anticipated increase in ridership and quicker service, said Todd Hemingson, vice president of strategic planning and development.

“We think [the project] could potentially be a game-changer because our services won’t be stuck in traffic,” he said.

Capital Metro is discussing how to modify existing service that uses US 183 and MoPac, such as routes 982, 983 and 987, all of which serve The University of Texas, the Capitol complex and downtown, Hemingson said. One option is to have some of the buses exit Cesar Chavez into downtown instead of at 35th Street and serve those three destinations in reverse order.

“Most of that we could do with existing funding,” he said.

What would require new funding is adding service, such as an express bus that would depart the Howard Lane Park & Ride to use MoPac, Hemingson said.

Sound walls

MoPac construction includes building more than 7 miles of sound walls throughout the project. The walls will abut neighborhoods that would be affected by noise from MoPac traffic. Pustelnyk said sound modeling studies were completed during the environmental study to determine which areas qualified for a wall. The northernmost sound wall segment will be built between Steck Avenue and Anderson Lane.

Some residents in the Allandale neighborhood oppose building part of a 1-mile sound wall segment on Great Northern Boulevard between RM 2222 and Far West Boulevard because of concerns such as graffiti and aesthetics.



“Our goal is always to create an environment that is as natural as possible,” said Don Goertz, executive director of the Austin Montessori School on Great Northern. “... Trees, the breeze are a part of nature. It’s something we’re losing so rapidly.”

Pustelnyk said the Mobility Authority followed a voting process set up by TxDOT that allowed residents whose properties abutted proposed sound walls to vote on whether to build them. The voting occurred in 2011.

“As of today, we don’t believe there’s any opportunity to revisit that issue in terms of construction of that wall,” he said.

MoPac Improvement Project

Variable pricing

EXPRESS LANE		
		
Exits:		
RM 2222	\$ 0.50	\$ 0.67
Cesar Chavez St.	\$ 1.00	\$ 1.33
MoPac South	\$ 1.00	\$ 1.33

\*Not actual toll prices.

The Mobility Authority will determine the price of the toll using real-time traffic information that is fed into an algorithm. Radar units will be stationed every half mile to monitor traffic. The agency will use computers as well as employees to ensure the price is consistent with traffic volume. When traffic is lighter in the express lanes, the toll will be lower to encourage use, but the price will go up when traffic increases so the lanes do not become congested.

Electronic signs will display the price of the express lane at each entrance. Steve Pustelnyk, director of community relations for the MoPac Improvement Project at the Central Texas Regional Mobility Authority, said the price of the toll depends on the volume of traffic in both the express and general-purpose lanes. Pustelnyk said the Mobility Authority anticipates the toll being about \$0.50 during nighttime hours and between \$2–\$3 on average. However, the toll could be higher in heavier traffic.

Northern entrance/exit

To enter the express lane on southbound MoPac at Parmer Lane, drivers will need to be on MoPac north of Parmer. This is because the MoPac on-ramp at Parmer is about 1 mile long. Drivers exiting the express lane on northbound MoPac may still take the Parmer Lane exit.

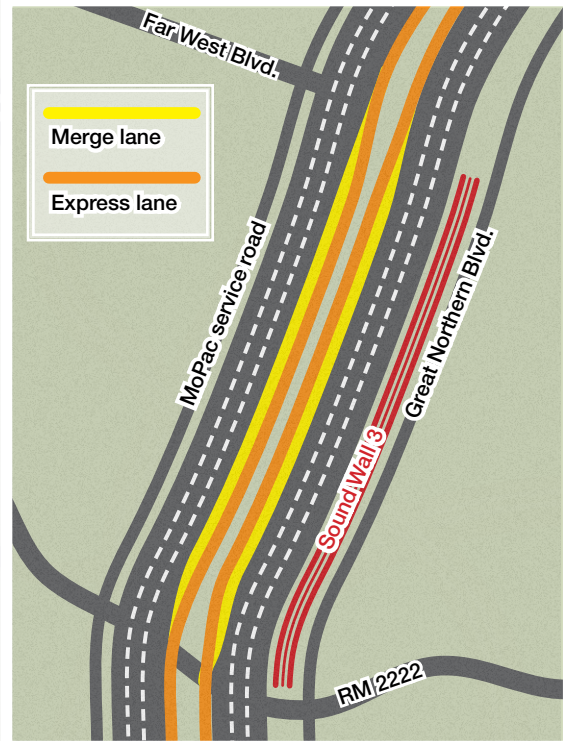
Express lane barriers



The express lanes will be separated from the general-purpose lanes by a double white line with plastic delineator posts in the middle. Pustelnyk said using these plastic posts will allow emergency vehicles to access the lanes if an accident were to occur and allow drivers to safely exit and not be trapped in the lanes with the accident. However, it will be illegal to cross the lines and delineator posts if there is not an emergency, he said.

Entrance/exit at RM 2222

An additional merge lane will be built between RM 2222 and Far West Boulevard to allow drivers either to enter or exit the express lane at the second access point. Drivers who wish to continue on the express lane may do so unimpeded, Pustelnyk said. This section of MoPac is near the location of where Sound Wall 3 will be built on Great Northern Boulevard that some Allandale residents oppose.



Making room

The Mobility Authority will add 10–16 feet of additional pavement to the width of MoPac. In areas that are more constrained, the width of the existing lanes will be reduced from 12 feet to 11 feet, and some of the shoulders will be eliminated. Pustelnyk said some areas of MoPac south of the river already do this.

Downtown interchange

Drivers using the southbound express lane will be able to exit at Fifth and Cesar Chavez streets. Design-build firm CH2M Hill redesigned the interchange so that the express lanes would go underneath existing lanes instead of over them, as initially designed.





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## Office

Continued from I 1

specific period of time.

CBRE's 2013 third quarter office market report indicates that Austin has the lowest vacancy rate it has seen in 12 years. Northwest Austin's vacancy rate, 11 percent, is the second-lowest in Austin, trailing only Southwest Austin, which has an 8.1 percent vacancy rate.

CBRE defines the Northwest submarket as the area west of MoPac between Lady Bird Lake and Howard Lane. The far Northwest market is north of McNeil Drive and includes Cedar Park. The North Central submarket covers the area between MoPac and I-35.

Demand for office space has also driven development of three new projects in Northwest Austin, according to CBRE.

### New development

In 2013, Endeavor Real Estate Group broke ground on two office projects at The Domain. Domain 2, located near the new Whole Foods Market that opens Jan. 15, broke ground this summer and was pre-leased to HomeAway Inc., an Austin-based online marketplace for vacation home rentals. HomeAway will occupy four of the five floors, Endeavor Vice President Jonathan Tate said. Domain 2 also has square feet available on the first floor dedicated for retail, but tenants have not yet signed leases, he said.

"Most importantly, we just think that

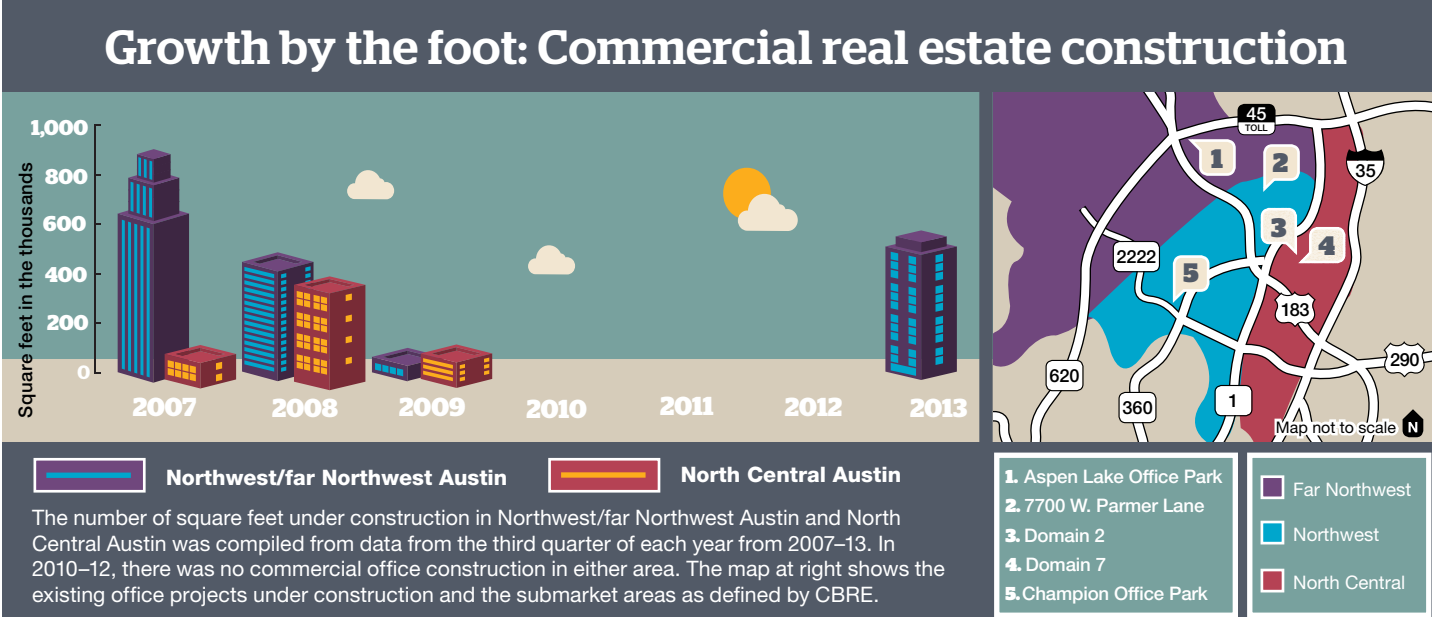
**"...We just think that there is a lot of pent-up demand for office space at The Domain."**

— Jonathan Tate, Endeavor vice president

there is a lot of pent-up demand for office space at The Domain," he said. "It has been a few years since anything has been delivered."

Tate said many commercial tenants now view The Domain as a secondary downtown area because it has similar features to downtown Austin, such as housing, a park, a jogging trail, shopping and restaurants.

"A natural evolution of any city is to have a secondary downtown, and that is what we



Source: CBRE Group Inc.

are hoping The Domain becomes," he said.

Endeavor's most recent office development, Domain 7, broke ground Sept. 16 and is located across from IBM. The project is a six-story building that will have 222,000 square feet of space. Domain 7 is expected to be complete in September 2014.

"[Domain 7] sits right next to the tech corridor, which is [in] Northwest Austin, so we think it will [appeal to] large, corporate, mainly technology-focused, creative office tenants," he said.

Of the 1.25 million total square feet of office space at The Domain, 99 percent is leased by companies such as Blackbaud, Electronic Arts and the Texas Culinary Academy, according to Endeavor. Domain 7 is The Domain's sixth office project.

In August, Endeavor also started construction on Champion Office Park, located at Capital of Texas Hwy. and FM 2222. The project is expected to be completed September or October 2014. The office park will have about 220,600 square feet of space between two buildings and a multilevel garage with 647 parking spaces. The office park is likely to attract businesses in the area that want a modern building with current technologies and amenities, Endeavor Vice President Travis Dunaway said.

National real estate developer Patrinely Group could break ground in early 2014 on an expansion to office park Aspen Lake, near US 183 and Lake Creek Parkway, said Bart

Matheney, one of the founding principals of Aquila Commercial, which handles leasing for Aspen Lake. The office park was mostly vacant since construction was completed in 2008 because of bankruptcy until the property was purchased in 2011 and fully leased in 2012 by tenants at Aspen Lake One, including Informatica and Q2ebanking.

The new development would include two more buildings at the office park, Aspen Lake Two & Three, which will have a combined total of 257,400 square feet.

### Room for growth

Although absorption rates have remained high in Northwest Austin, the area has ample room for new office space and expansion of existing companies, CBRE Vice President John Gump said. Northwest Austin has the most available office space—1.39 million square feet—in the Austin area. Gump said one reason Northwest Austin attracts many large companies is because of available housing for employees, commercial space of 50,000–100,000 square feet or more and the potential for future growth.

"The point is, for a large corporate user and the ability to grow, the opportunities are more limited downtown than they would be in Northwest [Austin]," Gump said.

Many technology companies such as PayPal, Apple Inc. and AT&T have offices in Northwest Austin, Morales said.

She said choosing Northwest Austin may

be a trade-off for some companies because they want to give employees access to walkable amenities, which are easier to find in areas such as Central Austin. However, areas such as The Domain might be a good compromise, she said.

"There could be as much as a million [square] feet of office space built on The Domain," she said. "I think the largest tenants in downtown Austin are under 100,000 square feet, and so if you're a user looking for over 100,000 square feet in Austin, you can't neglect a strong Northwest Austin search," Morales said.

The office park at 7700 Parmer Lane, which Aquila leases, is one property that offers tenants a lot of space. About 390,000 square feet of office space is available for lease. Freescale Semiconductor Inc. occupies a large space at the property but will vacate it soon, Matheney said.

"The northwest and far northwest markets in general have been very popular for these companies because of the accessibility," Matheney said.

He said Northwest Austin offers accessibility to major highways such as Toll 183A and SH 45 N, schools and housing.

"It's a great location for people who are tapping into large employment bases," Matheney said.

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Domain

Continued from I 1

use development similar to the existing Domain I development, which is anchored by Macy's and Neiman Marcus, for the remaining acres. Marsh said the firm has already put down most of the roads on the undeveloped land.

The Domain's recent construction—which includes Whole Foods Market opening in January, two office projects, two apartment complexes and one hotel—has not always had such momentum. Although construction slowed during the recession, it did not stop. Endeavor picked up the pace on several projects in early 2011.

"You're now seeing the fruits of that momentum," Endeavor Principal Ben Bufkin said. "... You've got six projects under construction within a 180-acre area. We expect it to be more beyond that."

Home sweet home

In the past 18 months, 543 residential units—known as Domain Parkside I and II—have been added in The Domain with more planned, Bufkin said. In July, construction began on an apartment project at 3100 Esperanza Crossing that will have 212 units. Endeavor is designing an apartment project near Kramer Lane and Braker Road that will have 325 units.

The Kenzie opens the first of 279 units in November with final completion by next July. Dallas-based StreetLights Residential is developing the project, and Paige Close, senior vice president and director of development, said apartments like The Kenzie usually attract people who work in the technology or creative industries, younger adults and empty-nesters.

"The hallmark of our company is we want to be in urban environments like The Domain," he said. "We see the value in walking your dog in a safe community, with shopping and a Whole Foods and parks."

A taste of Austin

Hotel management firm Valencia Group anticipates opening its Domain hotel, Lone Star Court, before the Formula One races Nov. 15–17, said Marcus Latner, who will serve as the hotels' general manager. He said hotel amenities will include live music in the bar area and are designed to allow guests to enjoy Austin without having to go downtown. The hotel will serve meals all day out of a streamline food trailer.

"The community will have a fun feel," he said. "You're not just here alone; you're here to experience the hotel."

Latner said Valencia is putting a lot of money into the landscaping by using native trees and shrubs.

"The goal is to get people outside and to enjoy the environment, to get that resort feel that is out of the norm of being [inside]," he said.

The Domain construction update



**1**

**3100 Esperanza Crossing**

Construction began in July on this residential site that sits on 3.38 acres. It will have 212 apartments, of which 75 percent will be one-bedroom units and the rest will be two-bedroom units. The first apartments are slated to open in early summer.



**2**

**The Kenzie**

StreetLights Residential is developing this six-story, 320,000-square-foot building that opens the first of its 279 units this fall. The apartment complex will offer studio and one-, two- and three-bedroom units priced between \$900 and \$2,600. Amenities include a lounge, a fitness center, pool with grilling station and misters as well as a pet-grooming facility.

**3**

**The Addison on Burnet**

Located across the street from The Domain near TopGolf, this apartment complex—developed by Columbus Realty—broke ground Aug. 30 and will have 390 units. It is located on the same site of a 135-room Home2 Suites by Hilton hotel that is also under construction.



**4**

**Domain Parkside I and II**

Domain Parkside offers 543 units. The first phase at 3001 Esperanza Crossing opened in September 2012, and Parkside II, at 3210 Esperanza Crossing, opened in February 2013. Parkside II opened its Wellness Center in May. Previously, the Parkside II site had served as a surface parking lot.



**5**

**HomeAway**

The online marketplace for vacation rentals broke ground this summer on its fourth office, which is near the new Whole Foods Market. HomeAway will occupy four floors of the 140,000-square-foot building, and the building will be completed in summer 2014. The ground floor will be dedicated for retail space.



Find related stories at [impactnews.com](http://impactnews.com). Keyword Search

Sources: Endeavor Real Estate Group, StreetLights Residential, Valencia Group, Whole Foods Market



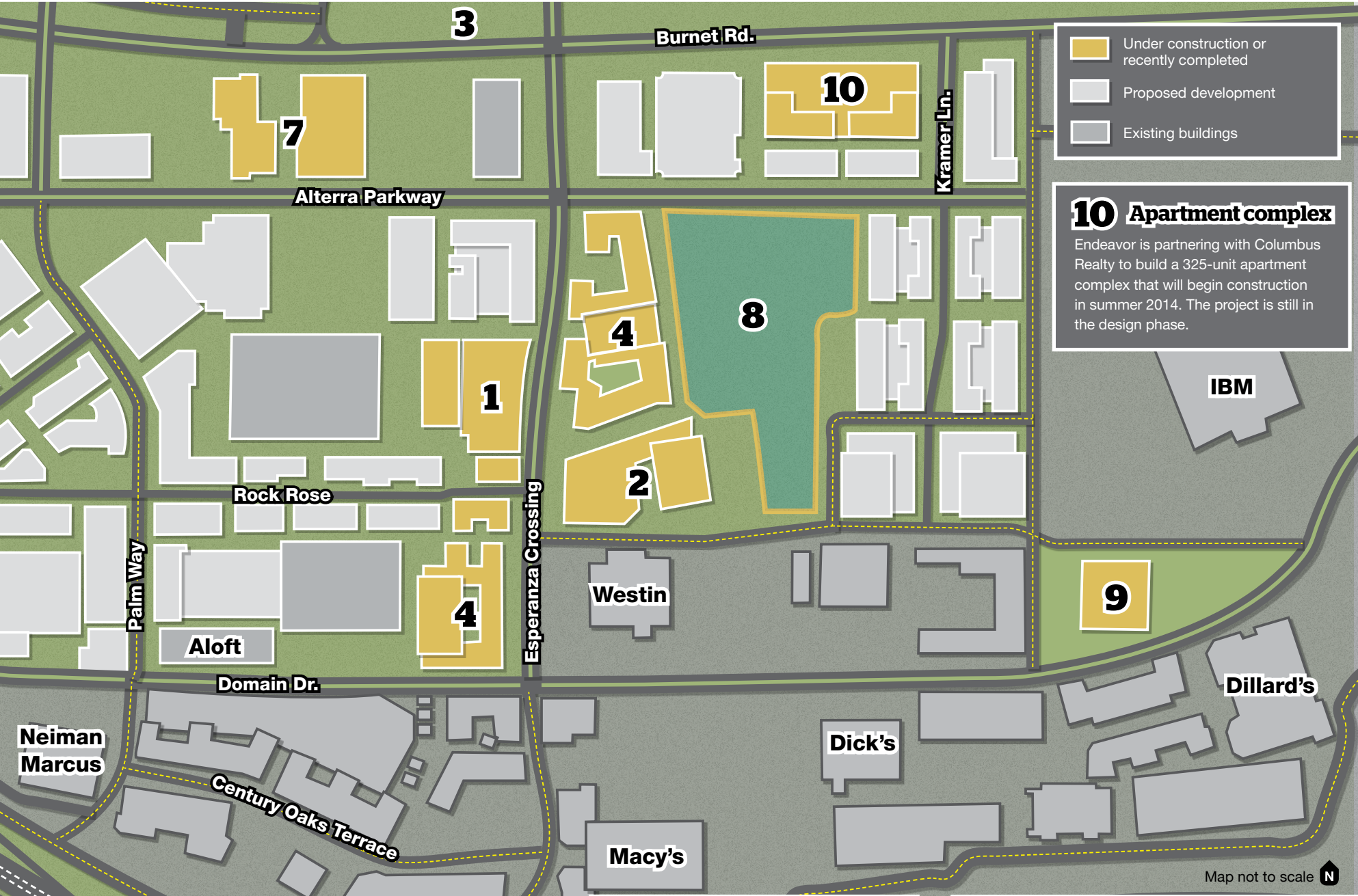
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Under construction or recently completed

Proposed development

Existing buildings

**10 Apartment complex**

Endeavor is partnering with Columbus Realty to build a 325-unit apartment complex that will begin construction in summer 2014. The project is still in the design phase.

**Whole Foods Market**

The grocer's Domain store is set to open Jan. 15 and will offer 65,000 square feet of space. Construction began in November 2011 on the store, which will be the company's second largest in Austin. The store will employ 300 people.

**Domain 7**



7

Construction began in mid-September on this office building, which will feature 222,000 square feet on six floors. The building is slated to be completed in September 2014.

**9-acre park**



8

Endeavor plans to start construction next summer on Phase II of its park that opened in 2012. This phase will include a pavilion, volleyball courts, restrooms and children's area.

**Lone Star Court**



9

The 127-room hotel sits on 4 acres of land and will include several buildings that surround a courtyard. Hotel management firm Valencia Group plans to open the hotel before the Formula One races Nov. 15-17. The hotel will have amenities such as a live music area, barbecue pit serving smoked meats, food trailer and a pool that is reminiscent of Austin's natural springs. Valencia worked with Simon Property Group, which owns The Domain I and II, on the design to ensure it is complementary with the rest of the development.

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Featured Neighborhood

Quail Creek, 78758

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Overview

**Build-out years:** 1967–74  
**Builders:** Various builders  
**Square footage:** 1,000–2,900  
**Home values:** \$55,000–\$285,000  
**HOA dues (estimated):** \$0 per year  
**Nearby attractions:** The Arboretum, The Domain, golf courses, movie theaters, parks, hike and bike trails  
**Austin ISD schools:** Cook Elementary School, McBee Elementary School, Wooldridge Elementary School, Burnet Middle School, Lanier High School  
**Property taxes:**

Austin Community College	0.095100
Austin ISD	1.242000
City of Austin	0.502900
Travis County	0.500100
Travis County Health Care District	0.078946
<b>Total (per \$100 value)</b>	<b>\$2.419046</b>

Homes on the market (As of Oct. 15, 2013)

No. of homes for sale	7
No. of homes under contract	14
Average days on the market	23

Annual home sales (October 2012–October 2013)

No. of homes sold	70
Square footage (low/high)	1,044 / 2,591
Selling price (low/high)	\$69,000 / \$249,000

Featured homes

10513 Cooper Hill Drive

5 Bedroom / 3 Bath      2,187 sq. ft.      \$225,000  
Agent: Steve Bluestone      512-590-0602

8908 Hunters Trace

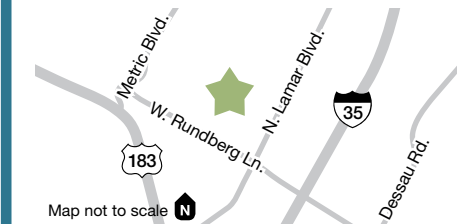
3 Bedroom / 2 Bath      1,453 sq. ft.      \$176,500  
Agent: Eric Garcia      512-705-2119

10101 Parkfield Drive

4 Bedroom / 2.5 Bath      2,255 sq. ft.      \$225,000  
Agent: Vlado Ruzicka      512-413-7188

1311 Neans Drive

3 Bedroom / 2 Bath      1,696 sq. ft.      \$175,000  
Agent: Carol Whisenant      512-262-4297



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Market Data

Market data provided by  
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On the market (September 2013)

Price Range	Number of homes for sale / Average days on the market					
	78726	78727	78729	78750	78758	78759
\$149,999 or less	-	1 / 515	3 / 2	7 / 51	9 / 45	2 / 21
\$150,000–\$199,999	-	5 / 22	34 / 47	16 / 39	13 / 58	1 / 12
\$200,000–\$299,999	-	18 / 42	21 / 38	13 / 64	9 / 49	10 / 39
\$300,000–\$399,999	9 / 62	3 / 8	3 / 50	10 / 55	1 / 104	12 / 42
\$400,000–\$499,999	8 / 46	-	-	9 / 60	-	12 / 42
\$500,000–\$599,999	1 / 66	-	-	6 / 56	-	8 / 34
\$600,000–\$799,999	5 / 105	1 / 84	-	-	-	3 / 44
\$800,000–\$999,999	3 / 71	-	-	-	-	1 / 73
\$1 million +	1 / 172	-	-	-	-	-

Monthly home sales

Month	Number of homes sold / Average price					
	78726	78727	78729	78750	78758	78759
September 2013	11 / \$363,664	27 / \$222,174	34 / \$215,682	30 / \$351,203	25 / \$161,873	40 / \$363,115
September 2012	12 / \$336,525	36 / \$210,000	28 / \$190,039	54 / \$256,680	21 / \$138,974	30 / \$320,554
August 2013	13 / \$379,757	50 / \$225,756	41 / \$209,715	45 / \$226,615	27 / \$144,887	53 / \$360,542
July 2013	18 / \$620,221	40 / \$245,921	41 / \$209,715	45 / \$302,625	37 / \$170,939	52 / \$329,258
June 2013	18 / \$356,875	38 / \$245,503	41 / \$221,713	44 / \$372,816	27 / \$164,767	60 / \$337,428
May 2013	16 / \$379,750	22 / \$215,400	31 / \$200,752	50 / \$361,314	24 / \$152,247	63 / \$376,950
April 2013	2 / \$381,000	22 / \$233,977	30 / \$205,363	42 / \$377,032	27 / \$152,211	43 / \$308,638
March 2013	14 / \$407,500	18 / \$255,300	30 / \$219,319	19 / \$258,639	25 / \$149,466	41 / \$329,715
February 2013	10 / \$334,258	20 / \$218,215	25 / \$193,136	30 / \$295,207	18 / \$142,441	19 / \$335,753

Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78726	Canyon Creek	9927 Barbrook Drive	4br/2ba	\$352,000	2,834	Barb Cooper	Coldwell Banker United Realtor	512-698-6625
78726	Villas at Canyon Creek Condo	9550 Savannah Ridge Drive, Unit 44	3br/2ba	\$387,644	2,543	Jimmy Rado	David Weekley Homes	512-821-8818
78727	Arrowwood	4603 Everest Lane	3br/2ba	\$212,000	1,390	Colleen Sellars	RE/MAX 1	512-971-0665
78727	Ashton Woods Condo	4221 Johns Light Drive	3br/2ba	\$229,922	1,632	Allison Dady	J.B. Goodwin, Realtors	512-924-1818
78727	Ashton Woods Condo	4245 Johns Light Drive	3br/2ba	\$255,900	1,918	Rodney Rodriguez	Keller Williams Realty	512-300-4445
78727	Enchanted Forest	12423 Dorsett Road	3br/2ba	\$325,000	2,075	Jacquelyn Noack	Amelia Bullock, Realtors	512-633-3534
78727	Milwood	4817 Pelham Drive	3br/2ba	\$255,000	1,694	Virginia Harrison	Keller Williams Realty	512-680-1599
78727	Milwood	5923 Richard Carlton Blvd.	2br/1ba	\$137,000	778	Andrew Constancio	J.B. Goodwin, Realtors	512-784-0852
78727	Scofield Farms	13116 Billiem Drive	3br/2ba	\$170,000	1,405	Adam Sadovsky	Keller Williams Realty	512-740-3825
78727	Scofield Ridge Condo	1900 Scofield Ridge Parkway, Unit 1503	2br/2ba	\$185,000	1,550	Greg Young	Keller Williams Realty	512-587-1337
78729	Estates Hunters Chase	13149 Partridge Bend Drive	5br/3ba	\$379,900	3,755	Laurie Flood	Keller Williams Realty	512-576-1504
78729	Hunters Chase	8011 Tantara Court	4br/2ba	\$260,000	2,271	Becky Griner	Coldwell Banker United Realtor	512-917-5712
78729	Milwood Rattan Creek	13275 Darwin Lane	4br/3ba	\$275,000	2,802	Mary Boatright	RE/MAX 1	512-426-1881
78729	Milwood	7202 Pine Bluffs Trail	4br/2ba	\$205,000	1,796	Lisa Lewis-Nourzad	Avalar Austin	512-422-4786
78729	Milwood	7009 Tesoro Trail	3br/2ba	\$179,900	1,311	Tim Kress	RE/MAX 1	512-719-5555
78729	Milwood	13450 Moscow Trail	3br/2ba	\$229,000	1,985	Michael Meserole	Keller Williams Realty	512-415-0579
78729	Parmer Village	8604 White Ibis Drive	3br/2ba	\$245,000	1,928	Mary Woodward	Capital City Sotheby's Realty	512-560-4524
78729	Springwoods	13239 Briar Hollow Drive	4br/3ba	\$282,500	2,765	Sarah Williams	Keller Williams Realty	512-800-1364
78750	Balcones Village	8710 Crest Ridge Circle	4br/3ba	\$675,000	3,079	Terri Vaclavik	Private Label Realty	512-775-4664
78750	Balcones Village	9308 Springwood Drive	4br/2ba	\$565,000	3,122	Richard Young	Keller Williams Realty	512-797-3645
78750	Concord Village Condo	8330 Fathom Circle, Unit 606	2br/2ba	\$130,000	1,432	Carrie Weikert	Keller Williams Realty	512-330-1028
78750	Lakewood	6005 Gardenridge Hollow	3br/2ba	\$304,900	1,747	Kevin Connolly	RE/MAX Capital City III	512-999-8167
78750	Lakewood Park	7604 Crossmeadow Drive	4br/3ba	\$525,000	2,403	Steve Scott	Keller Williams Realty	512-656-4671
78750	Park West Condo	10616 Mellow Meadows Drive, Unit 49D	2br/1ba	\$73,900	796	Hayat Shaban	Keller Williams Realty	512-541-5634
78750	Pecan Park	12701 Cayman Lane	3br/2ba	\$249,900	1,749	Camille Abbott	Amelia Bullock, Realtors	512-529-1299
78750	Spicewood at Balcones Village	9824 Mandeville Circle	4br/2ba	\$495,000	3,067	Kathy Chappell	Pacesetter Properties	512-914-8859
78750	Villas Anderson Mill Condos	1002 Verbena Drive, Unit 1054A	2br/2ba	\$149,800	1,349	Arlene Maze	Carol Dochen Realtors Inc.	512-789-1892
78750	Woodland Village Anderson Mill	10103 Osprey Court	3br/2ba	\$195,000	1,565	Karen Choate	Coldwell Banker United Realtor	512-689-3040
78758	Gracywoods	1427 Gorham St.	3br/2ba	\$265,000	1,781	Tiffany Peters	Moreland Properties	512-922-6309
78758	Gracywoods	11504 Sterlinghill Drive	3br/2ba	\$199,999	1,832	Lora Herring	Prudential Texas Realty	512-626-4848
78758	Quail Creek	9614 Chukar Circle	3br/3ba	\$163,000	1,208	Wendy Papasan	Keller Williams Realty	512-297-9431
78759	8888 Tallwood Condo	8888 Tallwood Drive, Unit 1308	2br/2ba	\$135,000	841	Cheryl Tucker	Best Agents in Texas	512-705-9010
78759	Austin Hills	11003 Galleria Cove	3br/2ba	\$370,000	2,115	Jeffrey Plotkin	Habitat Hunters	512-517-4327
78759	Barrington Oaks	11610 Queens Way	4br/2ba	\$273,900	2,026	Ashley Holmes	Realty Austin	512-949-9364
78759	Great Hills	8866 Mountain Ridge Circle	3br/2ba	\$489,000	2,533	Lori Galloway	Amelia Bullock, Realtors	512-633-3882
78759	Great Hills	5111 Saddleridge Cove	3br/2ba	\$425,000	1,967	Kacy Dolce	Amelia Bullock, Realtors	512-426-1865
78759	Highland Oaks	11777 Jollyville Road	3br/1ba	\$275,000	1,718	Kristen Williams	Keller Williams Realty	512-699-2984
78759	Mesa Park	11712 Running Fox Trail	4br/2ba	\$307,500	1,826	Brandi Adkins	RE/MAX 1	512-565-2098
78759	Oak Forest	11304 Spotted Oak Cove	4br/2ba	\$350,000	1,955	Jessica Licona	Keller Williams Realty	512-637-8434
78759	Point West of Westover Hills	8811 Point West Drive	4br/3ba	\$555,000	3,660	Carrie York	Austin Real Pros, Realtors	512-801-0436
78759	Twin Mesa	8611 Green Valley	4br/3ba	\$528,000	3,837	Daniel Daugherty	HomeCity Inc.	512-750-5746
78759	Yaupon Terrace	8208 Cliffsage Ave.	3br/2ba	\$329,900	2,090	Sheri Brummett	Coldwell Banker United Realtor	512-970-8809

ZIP code guide

- 78726 Four Points
- 78727 West Parmer/MoPac
- 78729 Anderson Mill/McNeil east
- 78750 Anderson Mill/McNeil west
- 78758 MoPac/Braker
- 78759 Great Hills/Arboretum



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