

THE January ISSUE

NORTHWEST AUSTIN EDITION

Volume 8, Issue 12 | Jan. 29–Feb. 25, 2015

UPDATES ON 2014 AND A LOOK AHEAD TO 2015

NORTHWEST AUSTIN

MEET YOUR NEW CITY COUNCIL MEMBERS


DISTRICT **4**

GREG CASAR




DISTRICT **6**

DON ZIMMERMAN



DISTRICT **7**

LESLIE POOL



DISTRICT **10**

SHERI GALLO



Photos by Amy Denney and Lyndsey Taylor

New North Austin council members take seats

By Amy Denney and Lyndsey Taylor

City of Austin leadership changed hands Jan. 6 as new City Council members were sworn in, giving North and Northwest Austin four representative voices on the dais in districts 4, 6, 7 and 10.

“With all of the City Council [members] recently living north of the river and south of 45th Street, there are large parts of the city that have felt disengaged and uninvolved because they’ve been disengaged and uninvolved,” new Mayor Steve Adler said Jan. 5.

“I think there are lots of different voices and perspectives in this city, and I think we will be stronger when those voices and communities and new leaders are sitting at that council table together for the first time.”

The historic change in 2015 to 10 geographic single-member districts is designed to improve representation of residents citywide, but new council members understand the work is just getting started.

“Something I consistently said on the campaign trail was that 10-1 is a great opportunity for more voices to get heard, but it’s certainly not a guarantee of it,” District 4 Councilman Greg Casar said.

Council operations

Uniting council members on common ideas has already allowed the new council to move forward. On Jan. 8, Adler unveiled proposed changes to how the new council would operate.

The structure resembles the

committee model used in the Texas Legislature. It was developed with the goals of hosting shorter meetings, creating more citizen engagement earlier in the process of creating an ordinance or resolution, allowing for more transparency and delivering better customer service to Austinites.

Instead of public meetings taking place prior to City Council votes on an ordinance or resolution, those meetings will now occur in front of a Committee of Council made up of four council members while the item is still being shaped. A decision on which council members would sit on each of the 13 committees could be determined as early as Jan. 29.

Having public hearings earlier in the process will allow for

better public input to shape policies instead of the public testifying to council members who have already made a decision on the issue, Adler said.

The new structure will also allow for Committees of Council to do “deep dives” on topics so the best solution is put into law instead of council having to revisit an issue every few months, Adler said. The process for how the deep dives would work has not yet been formalized.

“I hope this council can join together to propose a new way of doing governance that enhances community participation, makes deliberation more thoughtful, ... more long term, more proactive,” Adler said.

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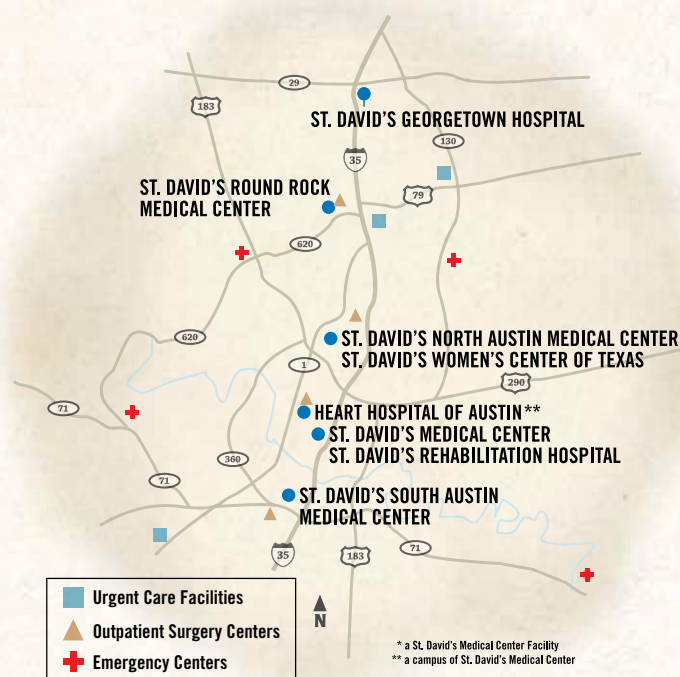


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John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 18 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 1.3 million homes and businesses.

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FROM THE GENERAL MANAGER



Growing up in Northwest Austin, I remember when Research Boulevard was a divided highway with stoplights. In those days, RM 620 was a two-lane country road—where the incredibly rare traffic jam included livestock or white-tailed deer—and “going to town” was literally an all-day affair.

A lot has changed,

but what has not changed is a community that cares about each other, wants to be informed and wants to be heard. That is why I am overjoyed to be the new general manager for *Community Impact Newspaper* in Northwest Austin. As we look forward to the rest of 2015, it will be the honor of our team to keep you informed throughout what is sure to be a monumental year.

The 84th Texas Legislature is underway downtown, and the decisions made at the Capitol in the months ahead will directly affect some of the key issues we face in Northwest Austin; traffic congestion being among the most significant. Be sure to read our legislative preview on Page 6 as well as the transportation update on Page 18 for more information. I encourage you to read our updates closely and then contact your local representative and let your voice be heard. We will keep you updated along the way.

Also, be sure to check out the monthly calendar on Page 23 for ideas on how to get involved in the community. I look forward to seeing you at upcoming community events and wish you the very best in 2015.

John Adams
GENERAL MANAGER
jadams@impactnews.com

TOP 10 STORIES OF 2014

The most-read online stories ran the gamut of new business openings and City Council elections.

- 1 Lake Creek 7 opens in former Alamo Drafthouse (posted Jan. 20)
- 2 Many make sacrifices to afford cost of living (posted Aug. 27)
- 3 Austin City Council District 6 profile (posted June 25)
- 4 HID Global opens new world headquarters (posted Jan. 13, 2014)
- 5 Developer proposes dense housing, retail, office on Spicewood Springs (posted Oct. 22)
- 6 Austin urban rail: An in-depth look at the proposed route (posted Aug. 1)
- 7 City Council candidate roundup: District 6 and 10 (posted June 13)
- 8 New Apple complex on Parmer Lane could be complete by end of 2014 (posted Jan. 29, 2014)
- 9 Five new businesses opening this summer at The Domain (posted June 30)
- 10 Three companies cancel incentive deals with city of Austin (posted June 9)

COMMUNITY FEEDBACK

TAKE THE POLL

What issue affecting Northwest Austin should the new City Council address first?

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

LAST MONTH'S POLL RESULTS

Several organizations in Austin offer businesses and residents tools and incentives to try alternative commuting, such as carpooling, to help reduce congestion.

What commute alternative are you willing to try or already do?

Telecommuting or having a flexible work schedule

61%

Public transit

33%

Carpooling or other ridesharing methods

6%

Car or bike sharing

0%

Results from an unscientific Web survey collected 12/16/14–1/22/15

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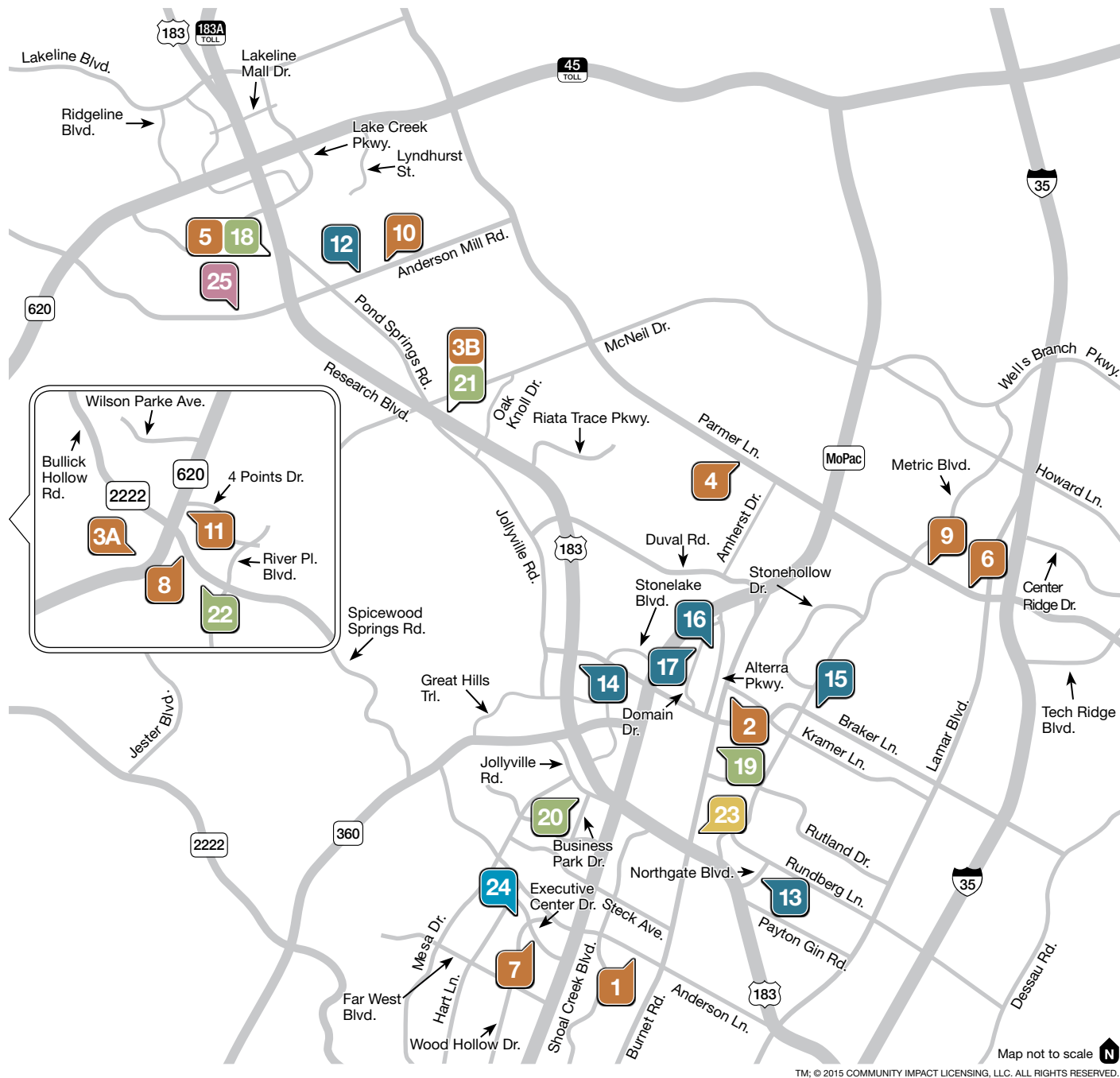
2015 S60 T5
Drive-E FWD Premier
\$299 mo.
36 MO. LEASE

2015 XC60 T5
Drive-E FWD Premier
\$399 mo.
39 MO. LEASE



1 - Subaru - With approved credit. Dealer contribution may affect final negotiated price. 36 mo lease, first month payment total due at inception, no sec. dep. required, 36 monthly pymts of \$209, final pymt / residual = \$12,991. Based on 10k mi./yr with \$15 per mi. excess charge. MSRP \$24,059. Stk# Z10560 2 - Subaru - With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease, first month payment total due at inception, no sec. dep. required, 42 monthly pymts of \$279, final pymt / residual = \$13,152. Based on 10k mi./yr with \$15 per mi. excess charge. MSRP \$23,486. Stk# Z11118 3 - Volvo - \$2,979 cash due at signing. No security deposit required. Monthly payment of \$299, based on \$38,600 MSRP of 2015.5 S60 T5 Drive-E FWD Premier with Heated Seats and Metallic Paint, includes destination charge and application of \$1,250 Volvo Allowance and \$250 Lease Bonus. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Take new retail delivery from dealer stock between January 3, 2015 and February 2, 2015. 4 - Volvo - \$3,579 cash due at signing. No security deposit required. Monthly payment of \$399, based on \$41,705 MSRP of 2015.5 XC60 T5 Drive-E FWD Premier with Heated Seats and Metallic Paint, includes destination charge and application of \$750 Volvo Allowance. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Take new retail delivery from dealer stock between January 3, 2015 and February 2, 2015.

IMPACTS



Now Open

1 **Lammes Candies**, which celebrates its 130th anniversary in 2015, opened its fifth location Dec. 19 at 2927A W. Anderson Lane, next door to Bright Beginnings. The candy company was founded in 1885 and is known for its signature candies, such as the Texas Chewie pecan praline. 512-645-2960. www.lammes.com. Twitter: @lammes1885

2 Lasik center **Sharpe Vision** opened Dec. 15 at 11005 Burnet Road, Ste. 120. The company focuses on providing all-laser Lasik surgery, uses state-of-the-art equipment for shorter procedure times and hires board-certified surgeons. 800-925-2020. www.sharpe-vision.com

3 Austin Water Utility opened **Water Treatment Plant 4** on Dec. 19. The plant is

located at **A** 6800 N. RM 620 and sends treated water to the Jollyville Reservoir—located at the **B** southeast corner of Research Boulevard and McNeil Drive in Northwest Austin. www.austintexas.gov/department/water-treatment-plant-4

4 **Kebab Time** opened its second location Dec. 15 at 4101 W. Parmer Lane, Unit C. The Turkish restaurant serves

doner kebabs featuring meat cooked on a rotisserie. Kebab Time also has vegetarian options and baklava, a dessert. 512-345-4976. www.thekebabtime.com

5 Troy Schlicker opened **Exit Reserve Realty** in early November at 13740 Research Blvd., Bldg. M, Ste. 1. Schlicker provides real estate services for buyers and sellers in the residential and commercial markets. His mortgage background offers clients guidance in the buying and selling process. 512-809-6166. www.reserverealty.com. Twitter: @reserverealty

6 **Rose Dental Group** opened its fourth location Jan. 2 at 1450 W. Parmer Lane. Dr. John Ha, who speaks fluent English and Vietnamese, provides general dentistry services. Rose Dental celebrates its 20th anniversary in April. The practice offers Saturday and evening hours. 512-251-6125. www.rosedental.net

7 Dr. Amy S. Bekanich began seeing patients Jan. 1 at **Austin Plastic Surgery Boutique**, 3445 Executive Center Drive, Ste. 213. She provides cosmetic plastic surgery for the face, chest and body. 512-334-9945. www.boutiqueplasticsurgery.com

8 Co-owned by brothers David and Michael Tillman, **Crossfit 2222** and **Tillman Physical Therapy and Sports Training Center** opened in December at 11007 RM 2222. The training center provides physical, occupational and hand therapy to patients. Crossfit 2222 is a training and mobility program. 512-331-6200 (Tillman), 512-331-0992 (Crossfit). www.tillmantherapy.com, www.crossfit2222.com

9 Drs. Amirali Tahbaz and Mona Rezapour opened **Luv Braces** at 1700 W. Parmer Lane, Ste. 250, in late November. The husband-and-wife team provides orthodontics services to children age 7 and older and adults. They offer clear and traditional braces as well as Invisalign. 512-351-8362. www.luvorthodontics.com. Twitter: @luvbraces

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Compiled by Amy Denney and Lyndsey Taylor

10 Pineapple Tango celebrates the grand opening Feb. 1 of his second location of **Shaman Modifications**, located at 9112 Anderson Mill Road, Ste. A600. He offers body piercing, ear stretching as well as ear piercing for children age 5 and older and adults. 512-761-7546. www.shamanmodificationsatx.com. Twitter: @shamanmods

11 Fort Lauderdale-based workout studio **Orangetheory Fitness** opened Jan. 1 at 7301 N. RM 620. The studio features 60-minute workout sessions and is equipped with treadmills, rowing machines, suspension unit systems as well as free weights and benches. 512-368-9343. www.orangetheoryfitness.com

Coming Soon

12 In mid-summer David Weekley Homes will complete construction on **Springwoods Place Condos**, 9212 Anderson Mill Road. Buyers can choose from 38 detached courtyard homes. Property amenities will include tennis and volleyball courts, playscapes and barbecue grills. David Weekley Homes is the owner. 512-354-4274. www.davidweekleyhomes.com

13 A third location of **Salvation Pizza** will open in the spring at 9027 Northgate Blvd. The local pizzeria is known for its East Coast style of pizza with a thinner crust and savory toppings. Owner Michael Dinsmore recently brought on a new business partner, Jeff Blatt, to assist with the company's expansion. www.salvationpizza.com. Twitter: @salvationpizzaa

14 A franchise of **Orangetheory Fitness** will open in mid-March in the new Arbor Town Square retail center at 10721 Research Blvd., Ste. A-100. The gym will offer group fitness for up to 24 people per class with 10 classes offered per weekday and five to six per day on weekends. 512-900-3223. www.orangetheoryfitness.com

15 An opening date for the new **Kerbey Lane Cafe** at 1806 W. Braker Lane has not yet been set while the project is going

through the city of Austin's permitting process. Owner Mason Ayer is planning a freestanding restaurant comprising 6,500 square feet, including a 1,000-square-foot outdoor patio. www.kerbeylanecafe.com

16 **Second Bar + Kitchen** will open a new location inside the Archer Austin hotel that broke ground Dec. 1 in the new Phase 3 portion of The Domain, hotel owner LodgeWorks Partners LP announced Jan. 5. www.congressaustin.com

17 **Kendra Scott** will open a store in late spring in The Domain, 11506 Domain Drive, Ste. 108. The location will feature the brand's Color Bar at which customers can custom design jewelry and host parties. 866-677-7023. www.kendrascott.com

Relocations

18 **A Kneaded Relief Massage Therapy**—formerly known as Anita McClellan, Licensed Massage Therapist—moved from 12731 Research Blvd., Bldg. A, Ste. 103, to 13740 Research Blvd., Bldg. A, Ste. 3, on Oct. 1. McClellan offers Swedish, sports and relaxation massages and now specializes in cupping massage, which is similar to deep-tissue. 512-948-1857. www.akneadedreliefmassagetherapy.abmp.com

19 On Nov. 17, **Winding Road Racing** relocated from 8868 Research Blvd., Ste. 108, to 2601 McHale Court, Ste. 100. The company sells road racing gear, such as helmets, safety apparel, data systems, tools and parts. Winding Road Racing also builds, sells and maintains race cars at its new location. 512-994-0656. www.windingroadracing.com. Twitter: @windingroadmag

20 Locally owned franchise **TUC Management IT Solutions of Austin** relocated in December from Tech Ranch Austin, 9111 Jollyville Road, Ste. 100, to 8920 Business Park Drive, Ste. 250. Services include delivering technology infrastructure, applications and cloud services. 512-560-6984. www.tucmanaged.com. Twitter: @tuctx

21 On Dec. 14, Kristen Genchur acquired North Austin Massage Therapy from Janine and Greg Ray. She relocated her business, **Heart & Sole Massage**, from 13740 Research Blvd., Ste. N-8, to NAMT's larger studio at 12741 Research Blvd., Ste. 506. Heart & Sole Massage also expanded its services to offer specialty massages. 512-506-9775. www.heartandsolemassage.com. Twitter: @heartsoleaustin

22 By late March, **The Center for Healing and Regenerative Medicine**, or CHARM, will relocate from 7307 Creekbluff Drive to 10815 RM 2222, Bldg. 3B. The practice focuses on ligament and tendon injuries, arthritis, neck and back pain, headaches and joint instability. 512-614-3300. www.charmaustin.com

New Ownership

23 Donna S. Smith recently took over ownership of **Little Tesoros Therapy Services**. The business was founded 13 years ago. Little Tesoros Therapy Services provides pediatric physical, occupational and speech therapy and is located at 9101 Burnet Road, Ste. 103. 512-248-2422. www.littletesoros.com

Anniversaries

24 **Charity Dynamics**, located at 3721 Executive Center Drive, Ste. 100, celebrated its 10th anniversary in December. The business assists nonprofit organizations with fundraising and online marketing. To date it has helped more than 150 nonprofits. CEO Donna Wilkins is the founder. 512-241-0561. www.charitydynamics.com

Expansions

25 **Bethany United Methodist Church**, 10010 Anderson Mill Road, began construction on a new parking lot Nov. 10 to add 350 spaces. The parking lot is part of the first phase of an overall campus transformation and will be finished in early 2015. 512-258-6017. www.bethany-umc.org



Lammes Candies, which celebrates 130 years in 2015, opened its fifth location Dec. 19.



Kebab Time opened Dec. 15 and serves doner kebabs, such as lamb and beef, with rice (\$9).



Dr. John Ha heads the fourth location of **Rose Dental Group** on Parmer Lane.



Donna S. Smith, owner of **Little Tesoros Therapy Services**, treats a patient at her practice.

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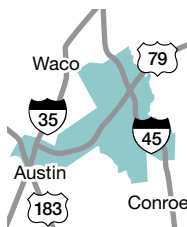
SEN. CHARLES SCHWERTNER • DISTRICT 5



R-Georgetown
Elected: 2012
512-463-0105
charles.schwertner@senate.state.tx.us

Top 3 priorities:

- Build a healthier Texas by improving accessibility to the health care system for individuals, affordability to families and accountability to the taxpayers.
- Pass a balanced and transparent budget with importance put on tax reform and relief, especially in property tax and the franchise tax. Additionally, end diversions of the gas tax.
- Stand against what is seen as federal overreach, whether in regards to border issues or the Affordable Care Act.



SEN. KIRK WATSON • DISTRICT 14



D-Austin
Elected: 2006
512-463-0114
kirk.watson@senate.state.tx.us

Top 3 priorities:

- Improve property tax fairness and affordability for homeowners by closing loopholes in the property appraisal system and increasing the school homestead exemption to \$25,000.
- Begin to repair the state's broken school finance system, such as a transportation allotment that has not been changed since 1984.
- Ensure budget transparency and honesty by reducing the reliance on taxes and fees that are raised for one purpose but never spent.



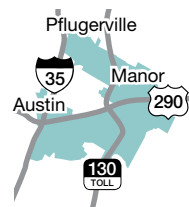
REP. DAWNNA DUKES • DISTRICT 46



D-Austin
Elected: 1994
512-463-0506
dawnna.dukes@house.state.tx.us

Top 3 priorities:

- Health and human services—Dukes chaired the Select Committee on Child Protection, which released a report in early December.
- Education
- Public safety



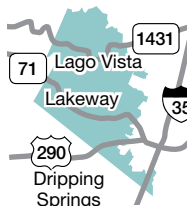
REP. PAUL WORKMAN • DISTRICT 47



R-Austin
Elected: 2010
512-463-0652
paul.workman@house.state.tx.us

Top 3 priorities:

- Create the Texas Border Patrol to secure the state's southern border.
- Call for an Article V Convention of States to amend the U.S. Constitution by adding a federal balanced budget amendment.
- Hold the line on spending.



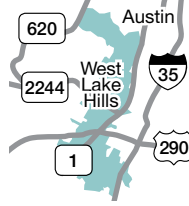
REP. DONNA HOWARD • DISTRICT 48



D-Austin
Elected: 2006
512-463-0631
donna.howard@house.state.tx.us

Top 3 priorities:

- Focus on the budget, transparency and ensuring honesty with what the budget does and does not contain.
- Address some tweaks to current law to help local school districts with school finances.
- Manage health care resources with the new medical school. There is a need for more residency slots as well as other health care workers and improving access to health care for residents.



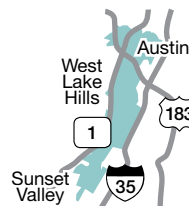
REP. ELLIOTT NAISHTAT • DISTRICT 49



D-Austin
Elected: 1990
512-463-0668
elliott.naishtat@house.state.tx.us

Top 3 priorities:

- Create an affirmative defense for patients who are recommended medicinal marijuana by a doctor, essentially protecting users who can prove a medical condition to a judge.
- Authorize schools in the University of Texas and Texas A&M University systems to offer domestic partner benefits.
- Negotiate a Texas-specific Medicaid plan that utilizes federal government money to expand health insurance coverage for low-income state residents.

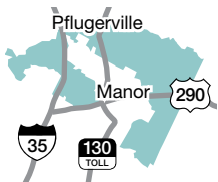


REP. CELIA ISRAEL • DISTRICT 50



Top 3 priorities:

- Create an online voter registration platform in Texas to make it easier to vote and maintain a promise from her campaign.
- Support public education and put money back into the public education system and prevent cuts to the public education budget as the region grows.
- Serve on the Transportation Committee and be a voice for mobility in the Central Texas region.



D-Austin
Elected: 2013
512-463-0821
celia.israel@house.state.tx.us

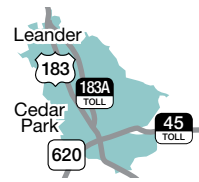
REP. TONY DALE • DISTRICT 136



R-Cedar Park
Elected: 2012
512-463-0696
tony.dale@house.state.tx.us

Top 3 priorities:

- Continue to address transportation funding since many residents in District 136 commute to work.
- Make sure that education is sufficiently funded. However, it is unclear if the Legislature will take up school financing in this session.
- Maintain a limited government and keep taxes as low as possible, and try to make sure government does not get into people's personal lives in a way that is intrusive.



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News from the 84th Texas Legislature



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Session to usher in new leadership, large projects

By Karen Brooks Harper

AUSTIN Call it a session of big projects—with the potential for some big fights.

Lawmakers convened Jan. 13 for the 84th Texas Legislature, and they did so with a host of new state leaders and what may be the most conservative group of lawmakers the state has seen in decades.

Statewide issues, such as transportation infrastructure, water management, property taxes and public education, loom large. In addition, an upwardly mobile revenue number means more money for the state budget than in recent years—and more fights over who gets the cash.

“Every dollar of government spending has a constituency,” said James Quintero, director of the Texas Public Policy Foundation’s Center for Local Governance.

Some Texas Republicans, emboldened by strong victories both nationwide and at home on Election Day, are also bringing with them some of the most divisive issues on the table: gay rights, immigration and border security, and gun control.

State Republicans are in a strong position to pass their priorities but are by no means immune to a Democratic Party ready to play defense.

“We cannot look at the overwhelming victory as a mandate to do nothing,” said Steve Munisteri, chairman of the Republican Party of Texas. “We need to take care of these things.”

Democrats said they are prepared to do battle.

“You’re still seeing some folks working together because Republicans don’t have a supermajority,” said Emmanuel Garcia, former Texas Democratic Party communications director who stepped down in December. “The minority can still hold a position.”

A defining characteristic of the 84th legislative session is that Texas will have a new governor and new lieutenant governor for the first time in more than a decade.

Gov. Greg Abbott and Lt. Gov. Dan Patrick are both conservative Republicans ready to make a strong impression early on. “All eyes are on them,” Munisteri said.

After backsliding in the 2012 elections, Texas Republicans regained a few seats in both chambers in November. As of Jan. 23, the House has 96 Republicans and 51 Democrats. The Senate has 20 Republicans and 10 Democrats. Runoffs from January special elections will decide who fills three open House seats and one open Senate seat.

Growth issues

Ranking third nationwide in state population growth rate by the U.S. Census Bureau in 2013, Texas has many large-scale issues facing it.

“We have the highest rate of uninsured people in the country, and we are tied with California for the largest number of adults who lack a high school degree. Those are just two [issues],” said Ann Beeson, executive director of the Center for Public Policy

Priorities, a progressive Austin think tank.

Lawmakers in 2013 secured voter approval of \$2 billion in loan funds for water plans but will continue to seek conservation on privately owned lands, among other issues.

The need for better road maintenance and new highway construction is expected to spark numerous plans to redirect and raise funds.

Texas ranks 15th highest among states in per capita property taxes, and relief is a top priority for conservative groups.

“We really want to focus on how much

[property taxes impact] families at the dinner table,” Quintero said.

With nearly 5 million children in the public school system, education remains at or near the top of priority lists all along the political spectrum.

Among the fights expected in the session is the battle over school choice, a system in which the state subsidizes—through vouchers, tax credits or similar plans—private and parochial schools.

Those plans top the list of education priorities for Patrick, who said that allowing parents to choose private or religious schools allows them the opportunity to find the best education for their children.

Opponents believe such programs negatively affect the children who stay in public schools and focus state resources in the wrong place.

“They’re a scheme to defund public education and funnel it into private schools,” said Jose Medina, deputy communications director of the Texas Freedom Network, which advocates for public education.

Social divide

Republicans have filed bills that would allow Texans to openly carry weapons, fire gay employees or refuse gay customers and would also repeal the DREAM Act, which allows undocumented students to pay in-state college tuition and pursue citizenship.

In previous sessions, similar bills have divided the chambers and taken up days and weeks of debate, pushed off budget passage and otherwise derailed sessions.

Democrats, who have filed their own social bills, including a repeal of the gay marriage ban, said those types of fights siphon the energy and goodwill needed to address the most urgent issues.

“Any time that is spent in a 140-day legislative session distracted with these sorts of issues gets away from doing what Texas actually needs, which is to prepare for its growth,” Garcia said.

NEW TEXAS GOVERNOR

**Greg Abbott**Party: **Republican**Elected: **Nov. 4, 2014****512-463-2000**<https://governor.state.tx.us/contact>

Greg Abbott came into statewide office during a Republican sweep in the 2002 elections, becoming only the second Republican to hold the attorney general’s office since Reconstruction some 130 years before. He came in as part of a historic GOP takeover of the Capitol and a new era in Texas politics.

Several political battles have marked his career, including a lawsuit to allow the Ten Commandments to be displayed on Capitol grounds, his defense of the state’s voter ID law and his determination to sue President Barack Obama over a recent executive order on immigration.

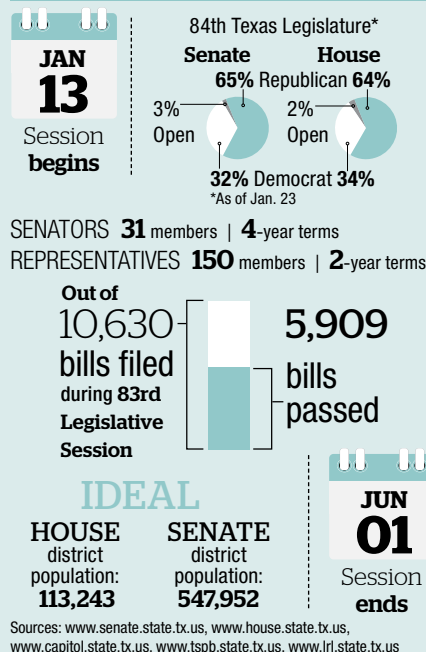
In November, Abbott defeated Sen. Wendy Davis, D-Fort Worth, in a campaign that garnered international attention. During the race, Abbott promised to improve public education, prioritize border security funding and fund transportation projects.

Abbott is married to Cecilia Phalen Abbott, who becomes the first Latina first lady of Texas. Abbott and his wife have one daughter, Audrey.

“We cannot look at the overwhelming victory as a mandate to do nothing.”

—Steve Munisteri, executive director of the Republican Party of Texas

TEXAS LEGISLATURE BY THE NUMBERS





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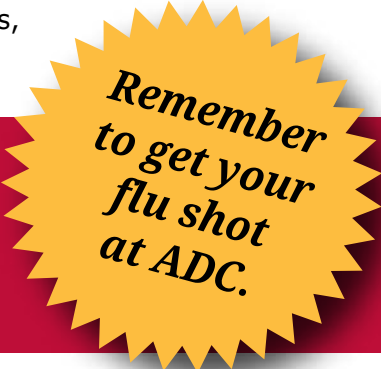
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MoPac project hits halfway mark

By Amy Denney

In December the MoPac Improvement Project passed the halfway mark on a two-year, \$200 million project to add one new tolled lane in either direction from Parmer Lane to Lady Bird Lake.

The project also involves installing almost seven miles of sound walls between the roadway and adjacent homes as well as building 3.5 miles of a bike and pedestrian path. The Central Texas Regional Mobility Authority, which is managing the project, began construction in December 2013.

Crews have installed most of the cabling that will connect the tolling and dynamic messaging system. They have also been drilling for the wall shafts. In mid-January crews started installing some of the sound walls near 10th Street, and the work will ramp up by March, said Steve Pustelnyk, director of community relations for the project.

"When those start to go up it's really going to change the character of the project south of [RM] 2222," he said.

On the northern end of the project crews have started paving the new toll lanes. This is because crews have more room for construction, Pustelnyk said.

"North of [RM] 2222 in the spring will start to look very done from a standpoint of the new lanes," he said. "You'll see a lot of the paving work take place and some of the overhead sign structures go up."

Since the fall the Mobility Authority has addressed issues with the project's schedule and restriping of lanes. To accommodate construction the main lanes were shifted and repainted. The old stripes were masked with black paint but at times were still visible. Pustelnyk said contractor CH2M Hill has restriped the entire length of the project to address visibility.

"Striping will always be a challenge, but we're doing what we can to stay on top of it," Pustelnyk said.

Once the project is completed, Pustelnyk said the lanes will be shifted again and a permeable friction topcoat will be applied. The topcoat is quieter and will reduce the risk of hydroplaning and reduce the amount of dirt and oil running off the roadway into the drainage system or bodies of water, he said.

The schedule took a hit in the fall when CH2M Hill announced it was about three weeks behind because of



Workers install portions of a sound wall Jan. 14 as part of the MoPac Improvement Project.

weather-related issues and the sub-contractor submitting the design late. CH2M Hill increased the number of workers by 74 percent to more than 400 to account for some of the delays.

Employees from the Mobility Authority and CH2M Hill are reviewing the schedule to measure the actual delay, and Pustelnyk said an update would be available after the Mobility Authority reviews change orders it submitted to CH2M Hill.

Many of the change orders will address technical issues that have arisen, such as rebuilding the support

for the on-ramp at RM 2222. Pustelnyk said the Mobility Authority will have to decide whether to give the contractor CH2M Hill additional time to address the change orders.

Other work slated to be underway in early 2015 is construction of the bike and pedestrian path. This path will run from north of Duval Road and connect to the US 183 interchange.

"It wasn't feasible to do a continuous hike and bike trail the whole way, so what we did is filled in some of the gaps to try and create some connectivity," Pustelnyk said.



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New hotel, office, dining planned for The Domain

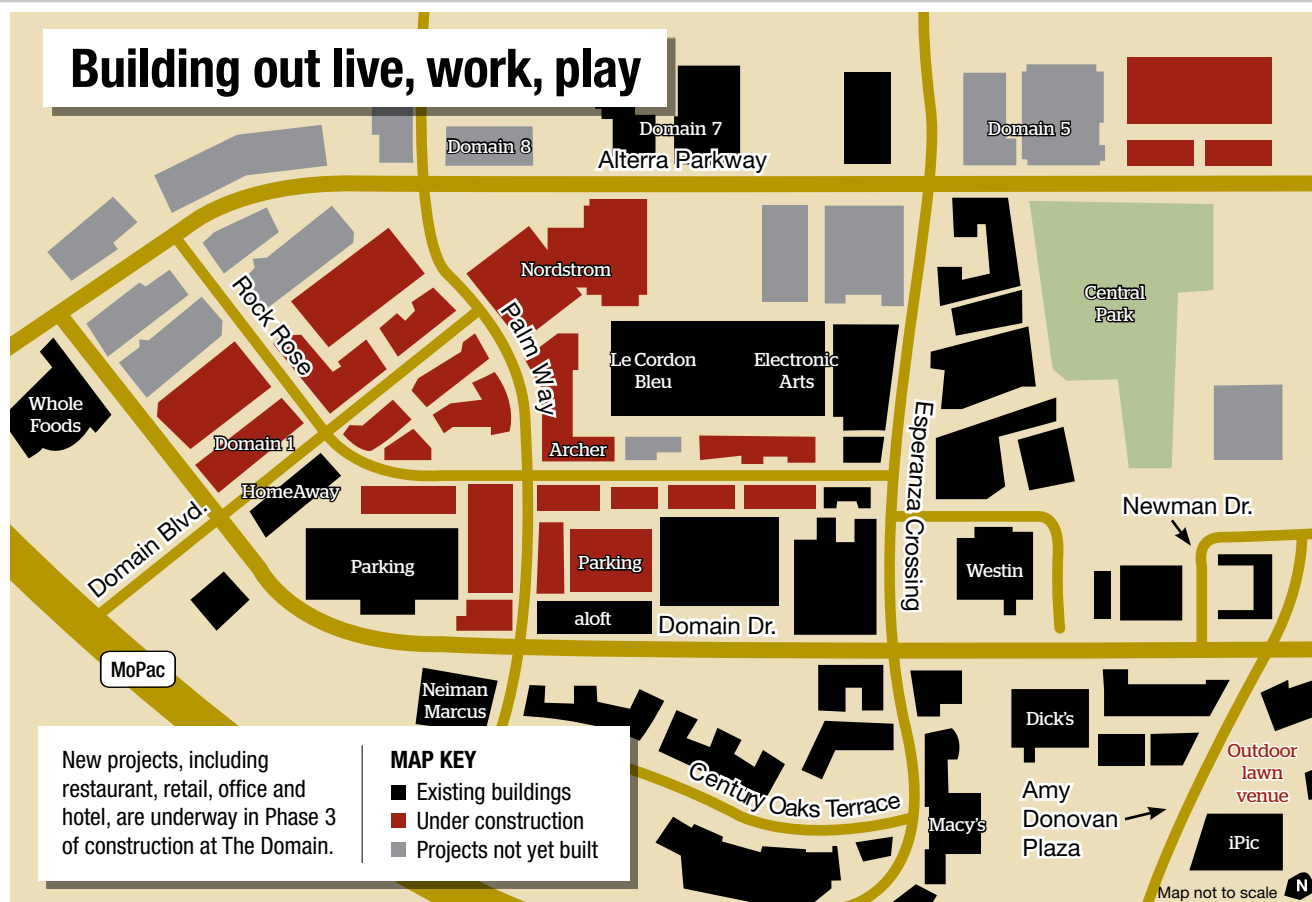
By Lindsey Taylor

Developers are continuing to move dirt, make way for new hospitality, retail and restaurant businesses and build out the live, work, play vision for The Domain.

Luxury boutique hotel Archer Austin broke ground Dec. 1 as part of Phase 3. La Corsha Hospitality Group, owner of Second Bar + Kitchen, announced its plans Jan. 5 to open a new location inside the hotel on a second-floor outdoor veranda overlooking The Domain.

Nordstrom Inc. is building a 123,000-square-foot store adjacent from Archer Austin on Palm Way. Nordstrom spokesman Dan Evans said construction will be complete by fall 2016.

Located behind Nordstrom on Alterra Parkway is Domain 7, which was completed in December. Jonathan Tate, vice president of Domain developer Endeavor Real Estate Group, said the office building is 75 percent leased, and tenants will include Ottobock Healthcare LP, the Huckabee architecture firm, Autobach Auto Service and homebuilder Brookfield Residential.



Source: Endeavor Real Estate Group

Tate said Endeavor's Domain 1 office building is also under construction and will be almost identical in size to the five-story HomeAway building, which opened in October. Domain 1 will be located at the intersection of Domain Drive and Domain Boulevard near

HomeAway. Endeavor also has plans for a 75,000-square-foot office building called Domain 5, which will be located at the corner of Alterra Parkway and Esperanza Crossing.

The outdoor lawn venue at The Domain II in front of iPic Theaters

opened to the public in late fall for the holiday season. It closed Jan. 2 while installation of a permanent shade structure is completed. Lauren Krumlauf, area director of marketing for The Domain, said the lawn venue is expected to reopen by March.



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Compiled by Lyndsey Taylor

Last year these businesses opened, were coming soon or relocated. Here are updates on how they are doing now.

ART AMORE



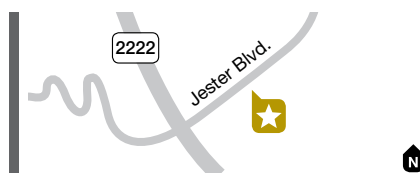
Art Amore's new location within Jester Village offers the business more space.

Since Art Amore co-owners Kathy and Elyse Barmettler relocated their art studio to a larger suite within Jester Village in September, the mother-daughter team has expanded its list of classes.

Art Amore, located on Jester Boulevard near FM 2222, began teaching classes for children age 18 months through 2.5 years old in October. The goal of the classes is to teach children basic art theory, shapes and color, Kathy said.

Kathy, a former science teacher, and Elyse, who has a technical theater background, said they hope to provide a sense of science, technology, engineering, art and math to their students.

"[Science] just adds another level of interest, especially in this day and age," Elyse said. "We'll teach the older students digital art so that they understand where the art world is going when they go into high school and college. It gives them a lot more opportunity."



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LAKE CREEK 7

Southwest Theaters' Lake Creek 7 will offer moviegoers more concession choices in 2015 as the business expects to receive its permit to serve beer and wine in the first quarter of the year.

Nathan Searer, chief operating officer for Southwest Theaters, said the business recently began offering Gold Leaf teas and now has 125 beverages available at its concession stand. Searer said the theater has been successful at its Northwest Austin location.

"It has been a word-of-mouth hit," he said. "We get a lot of great feedback from our guests."

The discount movie theater—located in the former Alamo Drafthouse Lake Creek spot on Research Boulevard—has seven theaters, which can seat between 150 to 350 people each.

Lake Creek 7 airs second-run movies, and tickets for matinee shows before 6 p.m. are \$2. Shows after 6 p.m. are \$3, and movies shown in 3-D are an additional \$1.50 per ticket.



Discount theater Lake Creek 7 is expected to begin offering beer and wine in 2015.



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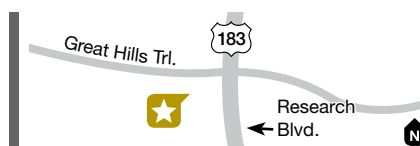
MILL & LEAF

Since opening furniture and art gallery Mill & Leaf in late August at the Arboretum, owner Deb Otto said she has been stocking additional items and artists' work.

Mill & Leaf sells artwork from about six to seven local artists in an Artist of the Month exhibit. Beginning Feb. 8, Melanie Hickerson, an Austin Community College art teacher, will showcase her work.

"We've been on a little bit of a roll," Otto said. "Each month we are doing better than the month previous."

Mill & Leaf allows customers to customize furniture purchased in the store with different fabrics and styles. Otto also teaches two art classes per month in which participants create their own artwork. The classes focus on abstract and contemporary nature art, she said. Otto encourages attendees to bring photos for artwork inspiration.



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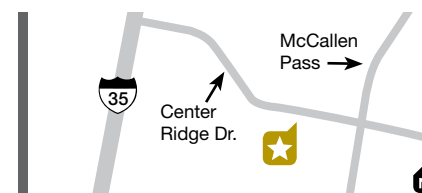
HID GLOBAL CORP.

HID Global Corp., a manufacturer of secure identity solutions, received several design accolades in the year since the opening of its North Austin-based world headquarters in January 2014.

Jason Bohrer, vice president and general manager of the Austin Genuine HID Operations Center, said the company has earned a Leadership in Energy and Environmental Design Platinum-level certification and garnered a four-star rating for green building from Austin Energy.

The company has hired about 250 employees locally and plans to hire at least 50 more employees in 2015.

"Now that we're here and we have all of our capabilities in one site, we're starting to see some opportunities arise, specifically in the government ID business," Bohrer said.



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Here is a recap of last year's big news and updates on what is happening now with area schools.



Interim Superintendent Paul Cruz was named the sole finalist in December.

Austin ISD board names Paul Cruz sole finalist for superintendent

AUSTIN ISD Paul Cruz, who became interim superintendent of Austin ISD in April, will be dropping the “interim” from his title in 2015.

After an eight-month search that began when former Superintendent Meria Carstarphen left the district to head Atlanta Public Schools, AISD narrowed down a list of 98 applicants to three. In a unanimous vote Dec. 15, the Austin ISD board of trustees named Cruz the sole finalist for the position.

At press time Jan. 23, the board of trustees was slated to take a formal vote Jan. 26 to hire Cruz as superintendent.

Some community members expressed concerns Dec. 15 during public comment—not with Cruz as a candidate, but with the way the board changed its process to include Cruz without more public input.

Trustee Amber Elenz said Dec. 15 the district built its profile for a new superintendent based on extensive community input, and while the process did change—multiple times—it was only as a means to an end.

“I struggle to understand how anyone can think that we broke any promises during this effort because the promise

that I believe we made as a board is that we will work to the best of our abilities to find the person most suited to serve as superintendent of Austin ISD right here and right now,” Elenz said.

Cruz, who has been in AISD for nine years, has knowledge of both the unique culture of Austin and the Texas Legislature, trustee Gina Hinojosa said.

Cruz said he was humbled and honored by being named the sole finalist.

“We really are focused on the future,” he said. “I think we’re at this turning point that is just going to be even a greater level of excellence.”

YEAR IN REVIEW

AUSTIN ISD

- On Feb. 24 the board of trustees voted 5-4 to change its contracts for all professional employees, including teachers and librarians, from one year to three years.
- The board voted April 28 to name the new North Central Elementary School No. 2 on West Rundberg Lane as Jaime D. Padron Elementary School. An Austin police officer, Padron died April 6, 2012, in the line of duty.
- On Nov. 4 and Dec. 16, voters elected new board of trustees members Edmund Gordon, District 1; Julie Cowan, District 4; Paul Saldaña, District 6; and Kendall Pace, At-Large Position 9. District 7 trustee Robert Schneider was re-elected to his fourth term.

PFLUGERVILLE ISD

- In April the PISD board of trustees approved an across-the-board pay rate increase, putting the district's wages at or above 90 percent of the fair market pay rate.
- Voters passed a \$287 million bond package May 10. The bond money will be used to build new campuses, fix aging infrastructure, increase safety and security and introduce new technology. PISD is expected to grow by about 400 new students per year, according to district estimates.
- Solar panels installed during the summer could save PISD more than \$1 million during the life of the panels, the district announced in June.

ROUND ROCK ISD

- On May 10 voters approved the district's \$299 million bond election to fund three propositions to address RRISD's needs, such student access to technology and adding new fine arts venues.
- Construction finished in July on Success High School, the district's alternative high school, located at 500 Gattis School Road, Round Rock. Renovations were also completed at Round Rock High School.
- New trustees Nikki Gonzalez, Place 1, and Suzi David, Place 5, are sworn in Nov. 20. Incumbents Diane Cox, Place 3, and Paul Tisch, Place 6, were re-elected. Terri Romere, Place 4, ran unopposed.

Debbie McCulloch, Texas Oncology Patient



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TRAVIS COUNTY COMMISSIONERS COURT



Big decisions made in 2014

- **New future land-use plan**
Commissioners Court adopted the Land, Water and Transportation Plan in December. The plan will be a blueprint to develop infrastructure and government resources so they will be in place as the county grows.
- **Developing courthouse proposal**
The court hired engineering firm HOK as the architect of the proposed civil and family courthouse. Consultant URS Corp. assessed the county's space needs and created cost estimates.

- **Examining property appraisals**
In June the court decided not to fight the appraising of county commercial and industrial property values, opting instead to study the issue and look for "legislative and legal remedies for inequities in the property appraisal system," according to the motion. Some residents claimed commercial properties were undervalued, and residential properties were being overtaxed.
- **Medical examiner's office**
The county hired firm SmithGroupJJR to provide architectural and engineering services to develop a new medical examiner's office.

Meetings

The court meets Tuesdays at 9 a.m.
Travis County Administrative Building
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Terms and compensation

Court members serve four-year terms. The judge's pay is \$118,373. The commissioners' pay is \$98,463. Commissioner Gerald Daugherty has requested that his pay be \$90,109.

TV coverage

Meetings are televised live on Time Warner Cable Channel 17, Grande Communications Channel 17 and AT&T U-verse Channel 99, and are rerun on Wednesdays, Saturdays and Sundays.

Top issues for 2015

- **Putting courthouse on the ballot**
Commissioners Court plans to refine and reduce its cost estimate for the proposed facility. The county is expected to put the courthouse project on the ballot in May and will issue debt to build it if voters approve the measure.
- **Flood plain buyout program**
The county must create a strategy for completing the program, former Judge Sam Biscoe said. Some residents refuse to relocate from the flood zone, and the county opposes condemning properties.

- **Budget and tax appraisals**
County staff will need to consider residential and commercial property assessments from the Travis Central Appraisal District, future debt issuance and overlapping debt when working on Travis County's 2015-16 budget, Biscoe said.
- **Balcones Canyonlands Conservation Preserve**
Travis County has been acquiring tracts in the preserve through purchasing properties and receiving conservation easements for several years. Biscoe said the county will work to complete the preserve.

Big decisions made in 2014

- **Expo center**
Commissioners continued working out decisions on the Williamson County Expo Center in Taylor. In June the court approved a master plan that showed \$8 million worth of renovations and improvements to the existing space, such as more seating and arena area. Work on the expo center is funded through the park bonds that passed in November 2013.
- **Using other park bonds**
As part of \$40 million in park bonds approved in November 2013, the county has worked to improve its trails. Construction will carry on in 2015 to both add and connect trails, many of which are in the Round Rock area. Additionally, bond money went toward the River Ranch County Park update in Georgetown.
- **Road construction**
The county worked to complete multiple projects on I-35. County Judge Dan Gattis said Commissioner Valerie Covey helped push the completion of Hwy. 195, which runs from Georgetown to Killeen, and Ronald W. Reagan Boulevard in Georgetown.

Top issues for 2015

- **Water use**
Although the county is currently equipped with enough water, Gattis said it is still a major topic to keep discussing. Gattis said the county, cities, municipal utility districts and everyone involved with water need to continue a good dialogue. Proposed solutions include implementing a grid-like system for distribution similar to what is used in electricity.
- **Emergency Services space**
The county is working on building projects to find space to house its emergency services employees and equipment. Gattis said he anticipates the project will cost several million dollars but has not yet decided when it will begin.
- **Road construction**
The focus remains on I-35, including projects already underway, such as the intersection at RM 1431. Also, officials are examining the I-35 corridor from Jarrell to Round Rock. In 2015, Gattis said he anticipates there will be a major discussion regarding what can be done to finish RM 620 from O'Connor Drive to I-35.

WILLIAMSON COUNTY COMMISSIONERS COURT



The Williamson County Commissioners Court, from left: Lisa Birkman, Cynthia Long, Judge Dan Gattis, Valerie Covey and Ron Morrison

Meetings

The court meets at Tuesdays at 9:30 a.m.
Williamson County Courthouse, 710 S. Main St., Georgetown
512-943-1550
www.wilco.org

Terms and compensation

Court members serve four-year terms. Each commissioner receives \$92,193.24 per year. The county judge is budgeted at \$113,220.69 but has opted not to receive increases for several years, so he is only paid a portion of his salary.

Recordings

The minutes, which list details of previous court meetings, are available at www.wilco.org.

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AUSTIN CITY COUNCIL



The 2015 Austin City Council from left: Mayor Pro Tem Kathie Tovo, Councilman Sabino Renteria, Councilman Don Zimmerman, Councilwoman Delia Garza, Councilwoman Ann Kitchen, Mayor Steve Adler, Councilwoman Leslie Pool, Councilwoman Ora Houston, Councilman Gregorio Casar, Councilwoman Sheri Gallo and Councilwoman Ellen Troxclair

Big decisions made in 2014

• **Changes to property taxes**

On Nov. 20, City Council approved a percentage-based homestead exemption of 0.01 percent, which ultimately could provide each homeowner at least \$5,000 in tax breaks. The tax break is projected to cost the city \$3.2 million in foregone general fund property tax revenue during the next four years.

• **Hands-free ordinance**

As of Jan. 1 drivers in Austin can no longer have a device in their hand unless legally stopped. Motorists and bicyclists

who use an electronic device while driving could face fines of up to \$500.

• **Austin Energy generation plan**

In December the city updated its goals for creating more solar energy resources and reducing Austin's reliance on non-renewable energy plants. Austin Energy must now purchase 110 MW of local solar by 2020 with 70 MW coming from customers—usually through residential rooftop panels. Also, council in 2015 may approve the construction of a new natural gas plant in Austin to replace the Decker gas plant, which will be retired in 2018.

Top issues for 2015

• **New governance structure**

The new 11-member council will help lead a new governance structure that places more emphasis on committee meetings, more council meetings and opens the door for more community involvement, Mayor Steve Adler said.

• **'Deep dive' into larger issues**

Adler said he intends to change the methods through which council addresses city issues. Instead of issues being addressed "crisis-by-crisis" and decisions being made after visits from

lobbyists, Adler said he wants "deep dives" into problems that arise during committee meetings to limit how much repeat legislation is needed to correct short-term fixes.

• **Preserving quality of life**

Many council members during campaigning promised to preserve Austin's quality of life by fixing ongoing traffic, transportation and affordability issues. Adler said he expects these issues to be tackled by the new council as a whole despite each district's differing interests.

Meetings

Austin City Council meets at 10 a.m. most Thursdays.

Austin City Hall,
301 W. Second St.
512-974-2000

www.austintexas.gov/department/city-council

Terms and compensation

The mayor serves a four-year term, and council members either serve an initial two-or four-year term. Compensation is \$70,074 for council members and \$82,388 for the mayor. This is the first City Council in more than 100 years to have representation based on geographic districts.

TV coverage

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



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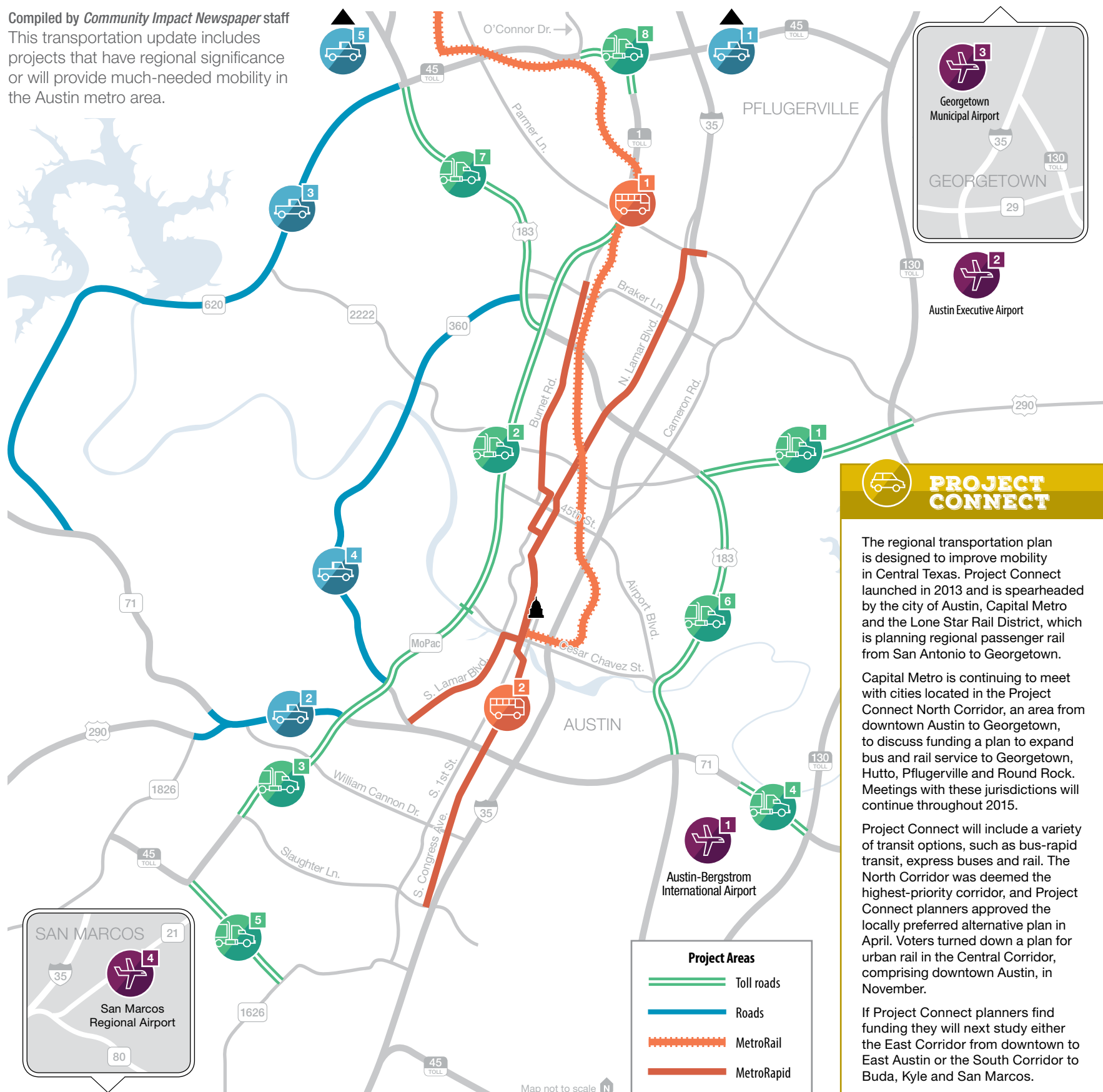
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Compiled by *Community Impact Newspaper* staff
This transportation update includes projects that have regional significance or will provide much-needed mobility in the Austin metro area.



AIRPORTS

1 Austin-Bergstrom International Airport

In 2014 the airport added nonstop flights to London and increased the number of nonstop daily flights to Cancun, Los Angeles and San Francisco. In December the airport opened an expansion in the east wing, said Jim Halbrook, airport public information and marketing program manager. On the addition's lower level an expanded customs area doubles the airport's ability to process incoming international passengers from about 200 to 400 passengers per hour.

In summer 2015 the airport will finish

the east wing expansion's upper level, which will include more Transportation Security Administration screening lanes to improve passenger flow.

2 Austin Executive Airport

The Pflugerville-based airport finished an additional community hangar in 2014. More than 100 aircraft are now based out of the airport, Manager Jodie Kaluza said.

In 2015 the airport has no plans for development but will continue to build business among transient flyers and assess needs within the community, Kaluza said.

3 Georgetown Municipal Airport

Georgetown Transportation Director Ed Polasek said work continues on safety improvements, including a lighting project and the addition of a taxiway, at the Georgetown Municipal Airport. Design plans for a new fueling area known as a fuel farm and the taxiway have been submitted to the Texas Department of Transportation for approval. Once approved a construction timeline can be set, he said. TxDOT commissioners are also expected to select a contractor in March or April to complete the airport's master plan update.

4 San Marcos Regional Airport

As part of a rebranding effort the airport's name was changed from San Marcos Municipal Airport in 2014, said Cassidy Berenato, director of marketing and administration for airport manager Texas Aviation Partners. TAP also presented its five-year strategic plan for the airport to San Marcos City Council. The plan includes helping the city market the airport for non-aviation uses.

TxDOT approved \$350,000 for a safety fence and access gates along Airport Drive, and the city appropriated \$100,000 for a new parking lot. Both projects will start construction in 2015.



TOLL ROADS

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

Toll increases

In December the Mobility Authority and TxDOT announced toll rates would be increasing on all Austin-area toll roads effective Jan. 1. The increases range from 1 to 3 cents per tolling station. For new rates visit www.mobilityauthority.org or www.txtag.org.

1 Manor Expressway

The completed project opened to traffic May 17 from US 183 to Parmer Lane east of SH 130. The 6.2-mile project added three tolled lanes in each direction along with three nontolled frontage road lanes each way as well as a 10-foot-wide bicycle and pedestrian path. www.manorexpressway.com

Timeline: Completed
Cost: \$426 million

2 MoPac Improvement Project

Construction began in December 2013 on the 11-mile project that stretches from Parmer Lane to just north of Lady Bird Lake. The project will add one toll lane in each direction. Tolls will be adjusted based on real-time traffic volumes and will increase when traffic is heavier. www.mopacexpress.com

Timeline: Late 2015 completion
Cost: \$204 million

3 MoPac South

The Mobility Authority began an environmental study in 2013 on MoPac from Cesar Chavez Street to Slaughter Lane. Options for improving mobility include adding express toll lanes. Community meetings are underway and will continue throughout the study. www.mopacsouth.com

Timeline: Study to be complete by 2016
Cost: TBD

4 SH 71

TxDOT is working on a design-build project that will add one toll lane in each direction from Presidential Boulevard to SH 130. The project will feature a bridge over FM 973 and SH 130. Upon completion of construction, the Mobility Authority will operate the toll facilities.

Timeline: Late 2016 completion
Cost: \$141 million

5 SH 45 SW

TxDOT launched an environmental study on the limited-access, four-lane, 3.6-mile toll road connecting Loop 1 to FM 1626 in Hays County in June 2013 and released a draft environmental document in June 2014. Construction will only occur if a build alternative is approved.

Timeline: Final environmental impact



The 11-mile, \$204 million MoPac Improvement Project is scheduled to be completed in late 2015. Improvements include adding one new toll lane in each direction.

statement expected to be released in February

Cost: \$100 million (Capital Area Metropolitan Planning Organization estimate)

6 Bergstrom Expressway

A decision to move forward with rebuilding US 183 from US 290 to SH 71 is anticipated this spring. The project would include adding a new, six-lane tolled expressway as well as reconstruction and widening of the existing US 183—which would remain toll-free.

www.bergstromexpressway.com

Timeline: Study to be complete in 2015
Cost: Estimate is about \$750 million

7 183 North

An environmental study began in 2013

to consider adding one or more express toll lanes on US 183 in the grassy median from MoPac to RM 620. The Mobility Authority expects to host community open house meetings in early 2015.

Timeline: Study to be complete in 2016
Cost: TBD

8 SH 45 N and Loop 1

The final phase of the O'Connor Drive extension/toll interchange project was completed in August after several delays. The project is designed to alleviate traffic on RM 620 by adding new connections to SH 45 N, Loop 1 and McNeil Road via O'Connor Drive. The project includes a bridge on O'Connor over SH 45 N, entrance and exit ramps, and frontage roads.

Timeline: Completed
Cost: \$31 million



ROADS

1 Diverging diamonds

A diverging diamond interchange project is underway in Round Rock at FM 1431 and I-35. The intersection is scheduled to be complete by fall 2015 and will be the first of its kind in Central Texas.

The DDI aims to allow traffic to move more quickly than traditional intersections by temporarily shifting lanes to the left side of the road. This allows through traffic and left-turning traffic to move through simultaneously, according to the Texas Department of Transportation.

Similar intersections are being considered for I-35 and Airport Boulevard and I-35 and Parmer Lane.

2 Y at Oak Hill

Based on resident feedback, a project team is refining two concepts as part of the ongoing Oak Hill Parkway environmental study on potential solutions to bring long-term traffic relief to the intersection of Hwy. 71 and Hwy. 290. The Mobility Authority expects to host multiple community workshops in the spring. www.oakhillparkway.com

3 RR 620

A \$500,000 TxDOT study will address the need and feasibility for proposed improvements along the RR 620 corridor, TxDOT Public Information Officer Kelli Reyna said. However, no funding is available to implement any plans resulting from the study, she said.

"We are in the final stages of contracting consultant services for the study," Reyna said. "We will not be looking at alternate routes ... [but] will include the RR 2222/RR 620 bypass in the study."

The 12- to 15-month project will begin in November and includes all of RR 620 from US 183 to Hwy. 71, she said.

4 Loop 360

In early 2015, TxDOT will begin a \$1.27 million, 12- to 18-month study of Loop 360 from US 183 to MoPac to identify problems and solutions. Starting in early 2015, TxDOT will meet with stakeholders—employers, residents and commuters who use Loop 360—and ask them to identify issues. TxDOT will then come up with solutions to those issues and present them to stakeholders. The agency intends to be able to walk through realistic solutions with stakeholders to explain the pros and cons.

5 FM 1431

The city of Cedar Park, TxDOT and Williamson County are continuing an 18-month pass-through project that will rebuild the intersection of East Whitestone and Parmer Lane/Ronald Reagan Boulevard into a partial continuous-flow intersection. When the project is finished by spring 2016, Whitestone will also be widened from four to six lanes between Market Street and CR 175/Sam Bass Road, with added or extended turn lanes at intersections with connector roads.



PUBLIC TRANSIT

CARTS

The Capital Area Rural Transportation System's interurban bus service added new communities to its routes, which already include several Central Texas cities such as Georgetown, Pflugerville, Round Rock and San Marcos. The interurban coach added stops in LaGrange, Giddings, Paige, Smithville and Elgin starting Jan. 5. www.ridecarts.com

Urban rail

On Nov. 4 city of Austin voters turned down a \$1 billion urban rail and road bond by a vote of 57 percent against. The bond would have helped build the city's first urban rail line. Urban Rail Lead Kyle Keahey said the next steps will involve further analyzing the route, transit mode, size of the bond and funding plan. It is likely the Austin-area's public transit agency, Capital Metro, would take the lead in planning any future urban rail projects.

Lone Star Rail

In late 2014 the city of Austin committed 50 percent of all new property tax generated in the specified zones surrounding the Lone Star Rail District's proposed Austin stations to help fund the regional commuter rail system, which would service cities between Georgetown and San Antonio. The district reached similar agreements with the city of San Marcos and Austin Community College in 2014. In 2015, Joe Black, Lone Star Rail District director, said he anticipates working on similar agreements with other cities

and continuing the rail's environmental impact study.

The total cost of the project is estimated at \$1.8 billion.

1 MetroRail

In June the Texas Transportation Commission awarded Capital Metro a \$50 million grant to double the capacity of its commuter rail line. The grant will allow the agency to purchase four new rail cars and replace the downtown station with a permanent one. Additionally, Capital Metro received a \$11.3 million federal grant in 2013 and will spend \$18 million of its own funds to improve MetroRail. These monies will enable the agency to add a second set of railroad tracks at three of its existing stations and realign part of the track in East Austin. All of the upgrades will lead to shorter headways—the distance between trains—of about 15 minutes. Construction on the upgrades will begin in 2015. Additionally, Capital Metro expects to finish the location of the MetroRail tracks near the Plaza Saltillo station in the summer.

2 MetroRapid

Capital Metro's bus-rapid transit system launched in January 2014 on North Lamar Boulevard and South Congress Avenue. A second line launched in August on Burnet Road and South Lamar. During peak hours, the buses run about every 12 minutes. The \$47.6 million project was funded partly by a \$38.1 million federal grant.



GIFTS A'LA MODE

Owners reopen shop, add vintage items

By Lyndsey Taylor

After closing their business for four years, Pete and Pam Maulding reopened Gifts A'la Mode with a larger selection of new and used furniture and vintage items.

The Mauldings initially opened the store, which sells vintage and antique items, such as glassware, jewelry and collectibles, in the mid-1990s.

It closed in 2010 because of water damage, although the Mauldings maintained the website. When they reopened Gifts A'la Mode in 2013, the Mauldings brought in new items and a mascot to greet customers—Winston,

a redbone coonhound.

Pam said she plans to add even more refurbished furniture and unique items to the store in 2015, including artwork and home decor.

Gifts A'la Mode also offers gift wrapping for all items purchased in the store. Although the service is free, Pam said she accepts donations to benefit local humane societies.

"We thought North Austin needed a funky little shop like [South Austin] has on South Congress [Avenue]," she said. "You never know what we're going to have in here."



Pete and Pam Maulding sell jewelry, antique and vintage items at Gifts A'la Mode.

6400 McNeil Drive, Stes. 101-102
512-257-3309
www.giftsalamode.net
Hours: Tue.-Fri. 10 a.m.-5 p.m.,
Sat. 10 a.m.-3 p.m., closed Sun.-Mon.



MARMALADE SKIES

New classes, special events in the works for 2015

By Lyndsey Taylor

Arts and crafts studio Marmalade Skies is planning to offer new classes and special events in 2015.

Co-owner Anastasia Fabing—along with co-owners Kathy Armus, Brie Gainer, Brent Kubesh, Susan Slomowitz and Rebecca Wurstrau—said clay classes and events such as couples' night and family fun night are in the works.

The business's preschool program, Marmalittles, could also see some changes, Fabing said. Details have not been finalized, but the program could be offered at least once a week in the morning.

Marmalade Skies reopened with new owners Dec. 1, 2013, after being closed temporarily. The walk-in art studio allows patrons to take art classes and create their own work from the art bar. The business offers private birthday parties and BYOB painting classes for adults.



Marmalade Skies offers walk-in art making, summer camps and classes.



13450 Research Blvd., Ste. 229
512-695-1694
www.marmaladeskiesaustin.com
Twitter: @marmaladeaustin

NORTHWEST SCHOOL OF MUSIC

Instructors to offer ukulele classes in February

By Lyndsey Taylor

In February the Northwest School of Music will offer students the option of learning to play the ukulele.

The school opened in 2004 and offers lessons for the cello, clarinet, drums, electric bass, flute, guitar, piano, voice, viola, and violin. Co-owner Scott Cain said the school expanded by 1,600 square feet in 2013 when it purchased a former chapel next door. The extra space allows the school to host recitals in a performance hall that seats 90

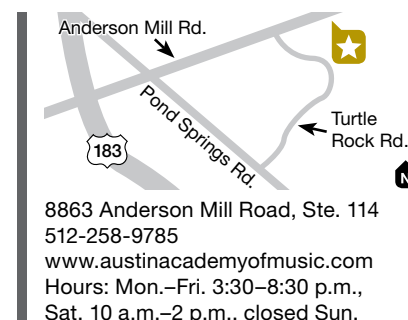
people, he said. Classes include pop and rock ensemble; chamber music, or a string ensemble; and music theory.

The business has 30 instructors, all of whom are required to have at least a bachelor's degree in music and teaching experience prior to being hired.

"I think that's a big part of why we've been so successful," he said. "The families realize very quickly, 'Wow, this is a very special person that my child is studying with.'"



Northwest School of Music classes include cello, clarinet, drum and piano.



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ANDIAMO RISTORANTE FINE ITALIAN CUISINE

Owner aspires to open second Austin location

By Lyndsey Taylor

Northwest Austin restaurateur Daniela Marcone said she hopes to open a second location of Andiamo Ristorante Fine Italian Cuisine in 2015.

Marcone, originally from Naples, Italy, said she wants to expand her diner demographics and is looking in downtown and East Austin for potential locations for a second restaurant. Marcone took over ownership of the restaurant in 2009 after working at Andiamo as a hostess and a manager.

Andiamo, open for lunch and dinner, offers monthly wine-pairing dinners, which include an appetizer, entree and dessert for \$50 per person. The restaurant celebrated its 10-year



Linguine (\$14) includes black mussels.

anniversary in August.

"We value relationships [with customers]," she said. "When you walk into Andiamo, you're walking into a family."



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The mushroom ravioli dish is \$12.50.

STUFFED CAJUN MEAT MARKET

Expanded menu includes more sausage, seafood

By Lyndsey Taylor

Throughout the past year, Stuffed Cajun Meat Market & Specialty Foods has expanded its menu to offer additional Louisiana flavors.

Co-owners Tim Garrett and Kurt and Casey Knies opened the business in 2010 and offer dine-in Cajun foods for lunch and dinner. The store also carries about 50 to 60 specialty grocery items and take-home dishes, including stuffed chickens and turkeys.

The expanded menu, Kurt said, has more sausage dishes that include meats such as gator, chicken and crawfish boudin. A house specialty item is the Louisiana Lightning, which is a hot pork sausage.

"We're still doing all of the po'boys, ... but we've added seafood baskets where you get hush puppies and a roll. [It's] more of a full encompassing dinner as opposed to an a la carte experience that we were [before]," Kurt said.

Diners have a choice of oyster, shrimp, crawfish or catfish in the seafood baskets, which also come with french fries, a roll and hush puppies.



From left: Co-owners Kurt and Casey Knies and General Manager Matthew Greer

The restaurant now serves appetizers, and Kurt said some of the customer favorites include Cajun fried pickles and boudin balls, which are deep-fried and made with pork, vegetables, rice and sausage.



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8	9	10	11	12	13	14
OKC 5:00		SA 7:30			IA 7:00	IA 7:00
15	16	17	18	19	20	21
			UTI 6:00		RCH 6:05	TOR 2:00
22	23	24	25	26	27	28
		OKC 7:00			RFD 7:30	RFD 7:00

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Replica Championship Ring Statue

SATURDAY 2.28
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FRIDAY 2.27
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Presented by Cedar Park Regional Medical Center



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CALENDAR

Compiled by Lyndsey Taylor

January

31 Clear Your Clutter Day
The Austin chapter of the National Association of Professional Organizers, or NAPO, hosts an event for residents to drop off one carload of items, which are donated to local nonprofit organizations. NAPO accepts items such as paper, used and unbroken computer parts and electronics, home remodeling and repair items, flattened moving boxes, furniture, rugs, books and art. For a complete list of acceptable items, visit the website. 10 a.m.–2 p.m. Free. Bethany United Methodist Church, 10010 Anderson Mill Road. www.napoaustin.com/CYCD2015

February

Featured **EVENT**



01 through December
Milwood Library closing for renovations

The Milwood Branch of the Austin Public Library closes for renovations. A pocket library, or temporary space for services, opens March 16 in the meeting room while construction is in progress. Renovations include installing new flooring, adding electrical outlets, and replacing worn furniture and fixtures. When the branch reopens, Milwood will be the first library in Austin with an intelligent book return system that allows patrons to receive printed confirmation when returning an item to the library. Pocket library: Mon.–Thu. 1–7 p.m., Fri. 1–6 p.m., Sat. 10 a.m.–5 p.m., closed Sun. 12500 Amherst Drive. 512-974-9880. <http://library.austintexas.gov>

02 through 30
Fit Camp

The one-hour exercise classes aim to teach muscular and cardiovascular endurance, flexibility and strength. Participants can use equipment such as kettle bells, medicine balls and battle ropes to improve fitness. Classes are Mondays,


Wednesdays and Fridays and are for anyone age 16 and older. 5:30–6:30 p.m. \$60 (for entire session). Anderson Mill Limited District Parks and Recreation Building, 12507 Mellow Meadow Drive. 512-258-4104. www.amld.org

07 Deal for a Cure
Celebrity poker players, Texas Hold ‘em tournament enthusiasts and casino gamers join Juvenile Diabetes Research Foundation Austin to raise funds. The evening also includes dinner and a raffle. 5:30 p.m. \$125 (casino ticket), \$200 (individual poker ticket), \$1,800 (poker table for 10). Renaissance Austin Hotel, 9721 Arboretum Blvd. 512-343-0663. www.jdrf.org/deal

07 Winter carnival
The Live Oak Elementary School PTA hosts the annual fundraiser, which includes carnival games, a petting zoo, food trucks and a silent auction. Activities are hosted indoors and outdoors. PTA members receive \$2 off wristband prices. Proceeds from the event benefit the school. 1–5 p.m. 50 cents (individual tickets), \$25 (wristbands). Live Oak Elementary School, 8607 Anderson Mill Road. 512-736-1462. www.liveoakpta.org

15 Austin Marathon and Half Marathon
Presented by Freescale, the event takes place throughout a scenic course with rolling hills. The race begins at the intersection of Second Street and Congress Avenue and ends at the intersection of 10th Street and Congress with an expo at the Palmer Events Center. 7 a.m. \$120 (half marathon), \$140 (marathon). Palmer Events Center, 900 Barton Springs Road. www.youraustinmarathon.com

Worth the **TRIP**



21 Guitars Under the Stars

Austin Classical Guitar hosts its annual fundraiser, which includes dinner, a full bar and live music by the Assads and Brazilian jazz musician Romero Lubambo. The cocktail-attire event also includes a post-concert dessert reception. 6:30 p.m. \$135. One World Theatre, 7701 Bee Caves Road. 512-300-2247. www.austinclassicalguitar.org

21 CASAblanca Gala
At the annual black-tie event, participants can partake in food, casino games and auctions to raise funds for local nonprofit Court Appointed Special Advocates of Travis County, which aims to help children in the community who have been abused or neglected. 5:30–midnight. \$200. AT&T Hotel & Conference Center, 1900 University Ave. 512-539-2677. www.casatavis.org

21 Feria Para Aprender
The ninth annual learning fair is the largest Spanish-language education fair in Central Texas, according to Austin ISD. Families can connect with hundreds of programs and resources available to support their children’s academic success. 9 a.m.–4 p.m. Free. Highland Mall, 6001 Airport Blvd. www.communitykey.org

27 Wonders & Worries fundraiser
The Italian masquerade-themed ball includes dinner, a live auction and a raffle. Opera singers, Italian musicians and DJ Hear No Evil are the entertainment. Proceeds from the event benefit Northwest Austin-based Wonders & Worries, which helps children whose parent or legal guardian has a serious or life-threatening illness. 7 p.m.–midnight. \$2,500 (per table of 10 people). JW Marriott Austin Hotel Downtown, 110 E. Second St. 512-329-5757. www.wondersandworries.org

28 Cheers for Children
The 16th annual fundraiser includes wine, bourbon and food tastings from local restaurants. Other activities include live music and live and silent auctions. Proceeds benefit the Dell Children’s Medical Center of Central Texas and the Texas Child Study Center Endowment. Participants must be age 21 or older to attend. Tickets are available at a discounted rate before Feb. 27. 6:30 p.m. \$75 (in advance), \$85 (at the door). Roger Beasley Maserati of Austin, 12925 Pond Springs Road. 512-563-2927. www.childrensaustin.org

28 Carnaval Brasileiro
Now in its 38th year, the event celebrates the nationwide Carnival festival in Brazil with an indoor party featuring samba music, dancing and costumes. 9 p.m. \$7 (parking), \$38 (in advance), \$45 (at the door). Palmer Events Center, 900 Barton Springs Road. www.sambaparty.com

Online Calendar

Find more or submit Northwest Austin events at impactnews.com/nwa-calendar.

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

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Council

Continued from I 1

The Committees of Council will likely meet in the evenings to allow working Austinites a chance to have their voice be heard at public hearings without interfering with their work schedules, said Mayor Pro Tem Kathie Tovo, who represents District 9 and is the only incumbent council member.

Late-night meetings that became common for the previous council are roadblocks to public participation, District 6 Councilman Don Zimmerman said.

“That’s how you kill civic participation: Ask somebody to wait eight hours to talk for three minutes,” he said. “What good is your three minutes doing? Most council members have already decided how they’re going to vote before they walk in.”

He said having committees should allow council members to get more information and make better-informed decisions. As an example, he cited the defeat of the urban rail bond Nov. 4 by voters even though the previous City Council supported it unanimously. Zimmerman said there was a lack of diverse opinions because council members were only given the benefits of urban rail.

“I think that’s what’s been happening,” he said. “The responsibility lies with the city manager and one-sided information being fed to council.”

District 7 Councilwoman Leslie Pool said having council members sit on committees would reduce time spent vetting

issues during meetings, she said. City Council committees include public health and human services, economic incentive, judicial and Austin Energy oversight.

“We would all be working in tandem, developing information and then bringing it to council for a decision,” she said. “That doesn’t mean there wouldn’t be any public hearings at council meetings, but we are going to try to reduce the amount of time [the council meetings take].”

Committees, Pool said, could also be restructured, such as adding one for Austin Water Utility and splitting the Audit and Finance Committee in two committees.

District 10 Councilwoman Sheri Gallo said addressing the structure of council meetings would ensure the public could feasibly be part of the discussion and decision-making process.

“We’re going to manage the agenda differently,” Gallo said. “We’re not reducing the workload, but we’re spreading it out to different days so that the timing can be better structured. ... We don’t feel like we’re tied to the old way of doing things at all.”

Common ground

All four council members in Northwest Austin will serve two-year terms and will likely form alliances on common issues given they share boundaries.

Affordability, land use and development, such as projects along Bull Creek Road, affect both districts 7 and 10, Pool said.

Gallo said mobility on roadways such as

MoPac, Loop 360 and US 183 is an important topic for District 10. Although there has been opposition to building new roads in the past, Gallo said many Northwest Austin residents in District 10 now support new roads because many drivers take alternative routes through their neighborhoods.

“... 10-1 is a great opportunity for more voices to get heard, but it’s certainly not a guarantee of it.”

—Greg Casar, District 4 councilman

“The traffic is here; it’s not going away,” she said. “I don’t know that it will ever get better, but we can certainly keep it from getting worse by continuing to build roadways.”

A small way to help mitigate traffic could be to increase the city’s attention to synchronizing traffic lights, Gallo said.

Zimmerman said traffic gridlock is arguably the No. 1 issue affecting District 6, which includes areas surrounding RM 620. Increased development along that corridor has only made traffic congestion worse. He plans to work with the Texas Department of Transportation and Travis and Williamson counties to spur road construction.

“The idea I’ve been talking about—an outer loop that is not tolled like we have in other cities—I think is going to gain some

traction in the suburban districts, which is the majority of the districts now,” he said. “... The traffic is a problem everywhere. I’m hopeful we can come to an agreement everywhere. Those are my early ambitions.”

Demographically, Casar said District 4 shares the economically and culturally diverse character found in district 1–3. However, he said districts 4 and 7 have common issues such as ensuring access to affordable housing for all income levels.

“Policies on quality of life and on social equity and prosperity being shared are going to be the cornerstone of whatever work I do,” Casar said.

Casar said he also understands the need to inform his constituents of what City Council can do for them. The lack of knowledge of city government was reinforced during his campaign. Casar—and some other council members—plans to host town hall meetings in his district and forge relationships with civic groups and nonprofits that work with minorities to ensure more voices are represented.

“There were a lot of people who did not trust the city,” he said. “I don’t know how you get over that hump yet, but I think it’s got to start with being accessible and transparent. I hope having their own representative will put a face to it.”

Additional reporting by Jennifer Curington

☒ Take the poll online at impactnews.com/nwa-poll

What issue affecting Northwest Austin should the new City Council address first?

Free

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DISTRICT **4** **GREG CASAR**

OCCUPATION **COMMUNITY ORGANIZER**
LENGTH IN DISTRICT **ONE YEAR**
TOP ISSUES **QUALITY OF LIFE AFFORDABLE HOUSING**
SOCIAL EQUALITY AND PROSPERITY PARTNERSHIPS FOR
EDUCATION ECONOMIC DEVELOPMENT PUBLIC SAFETY

DISTRICT **BREAKDOWN**

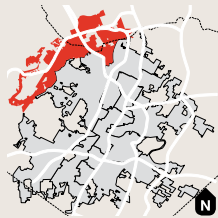
79,357 RESIDENTS | **8,456** VOTERS NOV. 4
MEDIAN FAMILY INCOME **\$35,733**
MEDIAN HOME VALUE **\$198,640**
31,346 HOUSING UNITS • 29.8% HOMEOWNERS
70.2% RENTERS • 28.8% FAMILIES AT OR BELOW
POVERTY • 7.4% OF CITY'S HOMELESS POPULATION
GREG.CASAR@AUSTINTEXAS.GOV
512.978.2104



DISTRICT **6** **DON ZIMMERMAN**

OCCUPATION **MECHANICAL, SOFTWARE ENGINEER**
LENGTH IN DISTRICT **15 YEARS**
TOP ISSUES **TRAFFIC WATER BILLS WILDFIRES**
COUNCIL OPERATIONS

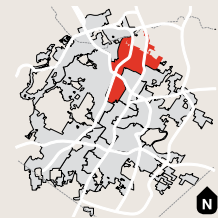
DISTRICT **BREAKDOWN**
82,381 RESIDENTS | **15,373** VOTERS NOV. 4
MEDIAN FAMILY INCOME **\$88,430**
MEDIAN HOME VALUE **\$348,196**
38,315 HOUSING UNITS • 46.8% HOMEOWNERS
53.2% RENTERS • 7.1% FAMILIES AT OR BELOW
POVERTY • 0.9% OF CITY'S HOMELESS POPULATION
DON.ZIMMERMAN@AUSTINTEXAS.GOV
512.978.2106



DISTRICT **7** **LESLIE POOL**

OCCUPATION **EXECUTIVE ASSISTANT IN TRAVIS COUNTY**
LENGTH IN DISTRICT **13 YEARS**
TOP ISSUES **RESTRUCTURING COUNCIL MEETINGS**
AND OPERATIONS BURNET ROAD CORRIDOR
PARKS, POOLS AND LIBRARIES

DISTRICT **BREAKDOWN**
80,520 RESIDENTS | **19,491** VOTERS NOV. 4
MEDIAN FAMILY INCOME **\$74,196**
MEDIAN HOME VALUE **\$249,519**
41,724 HOUSING UNITS • 43.8% HOMEOWNERS
56.2% RENTERS • 12.3% FAMILIES AT OR BELOW
POVERTY • 16.5% OF CITY'S HOMELESS POPULATION
LESLIE.POOL@AUSTINTEXAS.GOV
512.978.2107

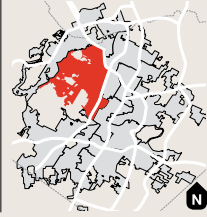


DISTRICT **10** **SHERI GALLO**

OCCUPATION **FORMER REALTOR, MORTGAGE LOAN OFFICER**
LENGTH IN DISTRICT **50 YEARS**
TOP ISSUES **AFFORDABILITY TRANSPORTATION**
RESTRUCTURING COUNCIL MEETINGS AND OPERATIONS
LOCAL BUSINESS ECONOMIC DEVELOPMENT

DISTRICT **BREAKDOWN**

80,839 RESIDENTS | **27,856** VOTERS NOV. 4
MEDIAN FAMILY INCOME **\$128,333**
MEDIAN HOME VALUE **\$498,426**
41,007 HOUSING UNITS • 57.1% HOMEOWNERS
42.9% RENTERS • 7.7% FAMILIES AT OR BELOW
POVERTY • 5.4% OF CITY'S HOMELESS POPULATION
SHERI.GALLO@AUSTINTEXAS.GOV
512.978.2110



Design by Angie Calderon; Photos by Amy Denney and Lyndsey Taylor Sources: 2010 U.S. Census, city of Austin, HousingWorks Austin

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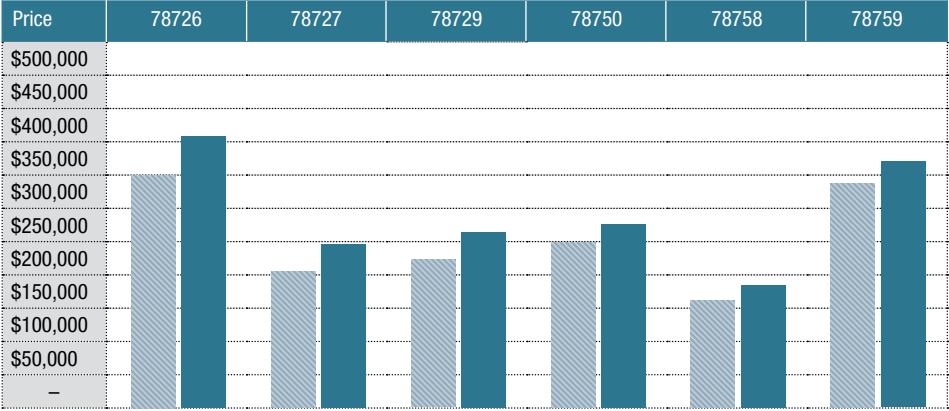
REAL ESTATE

Market Data

On the market (December 2014)

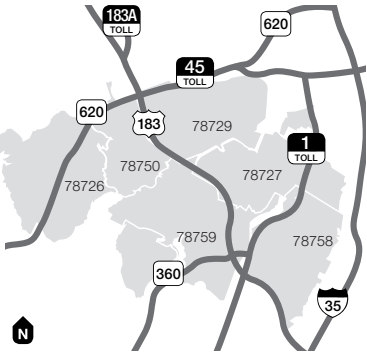
Price Range	Number of homes for sale/Average days on the market					
	78726	78727	78729	78750	78758	78759
\$149,999 or less	—	1/141	2/38	—	19/41	2/11
\$150,000–\$199,999	—	2/37	4/54	1/65	1/42	1/21
\$200,000–\$299,999	—	7/65	16/177	11/34	3/96	4/59
\$300,000–\$399,999	5/100	4/46	3/65	3/104	—	15/56
\$400,000–\$499,999	7/96	1/52	—	11/92	—	11/71
\$500,000–\$599,999	5/162	1/9	—	5/71	—	10/94
\$600,000–\$799,999	3/159	—	—	7/62	—	7/77
\$800,000–\$999,999	2/39	—	—	—	—	3/136
\$1 million +	1/89	—	—	—	—	1/312

Median price of homes sold December 2013 vs. December 2014



Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78726	620 Oaks	11521 Turtle Lane	4br/4ba	\$924,000	4,060	Susie Sant'Anna	Keller Williams Realty	512-565-6634
78726	Canyon Creek	11207 Appletree Lane	4br/2ba	\$350,000	2,246	Kiersty Lombar	Keller Williams Realty–RR	512-439-3696
78726	Versante Canyon	11901 Terraza Circle, Unit 44	3br/2ba	\$323,478	1,707	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78726	Versante Canyon	11905 Terraza Circle, Unit 43	3br/3ba	\$326,471	2,089	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78726	Versante Canyon	9205 Villa Norte	3br/2ba	\$499,500	2,619	Cord Shiflet	Moreland Properties	512-751-2673
78726	Versante Canyon Homes Condo	12017 Mira Vista Way, Unit VH51	3br/2ba	\$449,000	2,304	Krassimira Iovtcheva	Pacesetter Properties	512-577-1045
78726	Versante Canyon Homes Condo	9013 Villa Norte Drive, Unit VH13	3br/3ba	\$370,000	1,691	Cord Shiflet	Moreland Properties	512-751-2673
78727	Lamplight Village	1907 Bienville St.	4br/2ba	\$172,000	1,331	Jennifer Story	Keller Williams Realty	512-879-8020
78727	Plaza Granados	3500 Del Robles Drive	3br/2ba	\$532,000	2,200	Walter Matthys	JB Goodwin, Realtors	512-695-7119
78727	Scofield Villas	1310 W. Parmer Lane, Unit 24C	2br/1ba	\$150,000	1,089	David Brodsky	Keller Williams Realty	512-657-6694
78729	Anderson Mill Village	12807 Spillway Drive	3br/2ba	\$210,000	1,400	Kristin Zoerner	JB Goodwin, Realtors	512-731-9280
78729	Forest North Estates	9704 Braes Valley St.	3br/2ba	\$269,000	1,610	Ryanne Vaughan	Keller Williams Realty	512-619-5034
78729	Forest North Estates	13011 Stillforest St.	3br/2ba	\$319,000	1,899	Donna Tarbox	Private Label Realty	512-217-2532
78729	Forest North Estates	13209 Woodthorpe St.	4br/2ba	\$309,000	1,797	Joseph Cummings	Realty Austin	512-689-9301
78729	Los Indios	7900 Buckshot Trail	4br/2ba	\$271,600	2,425	Melanie Abraham	Keller Williams Realty	512-688-0046
78729	Milwood	13512 Dulac Cove	3br/2ba	\$214,500	1,654	Polly Eagle	Coldwell Banker United, Realtors	512-422-9836
78729	Springwoods	9003 Bridgewood Trail	4br/2ba	\$289,900	2,412	Timothy Heyl	Keller Williams Realty	512-330-1047
78750	Jester Point	7201 Holly Fern Cove	3br/2ba	\$774,950	3,659	Glenn Newton	Kuper Sotheby's Intl. Realty	512-345-5137
78750	Park at Spicewood Springs	9009 Scotsman Drive	4br/2ba	\$499,900	3,180	Aaron Farmer	Texas Discount Realty	512-323-0400
78750	Pecan Park Garden Estates	10908 Minter Court	3br/2ba	\$249,900	1,423	Ernesto Hernandez	RE/MAX 1	512-968-4663
78750	Pecan Park Garden Estates	12704 Cayman Lane	3br/2ba	\$280,000	1,787	Robert Kauffman	Keller Williams Realty	512-853-0110
78750	Spicewood at Bullcreek	10203 Pickfair Cove	4br/2ba	\$607,500	3,772	Elizabeth Riley	Keller Williams Realty	512-658-0045
78750	Village at Anderson Mill	12107 Wander Lane	3br/2ba	\$229,900	1,740	Sean Mulcahy	Keller Williams Realty	512-971-3995
78750	Village at Anderson Mill	11406 Powder Mill Trail	5br/3ba	\$250,000	2,079	Chuck Jenner	JB Goodwin, Realtors	512-851-3131
78750	Woodland Village of Anderson Mill	11913 Millwright Parkway	4br/2ba	\$239,900	2,056	Albert Terrazas	Keller Williams Realty	512-577-6476
78758	Edge Creek Condominiums	12166 Metric Blvd., Unit 368	2br/2ba	\$105,900	1,004	Allison Callegari	Kuper Sotheby's Intl. Realty	512-914-5875
78758	River Oak Lake Estates	12333 Blue Water Drive	3br/2ba	\$279,900	2,013	Rachel Francois	RE/MAX 1	512-337-0245
78758	Rutland Village	1725 Mearns Meadow Blvd.	3br/2ba	\$200,000	1,593	Steve Bluestone	Keller Williams Realty	512-590-0602
78759	Balcones Hills	8106 Greenslope Drive	4br/3ba	\$775,000	2,900	Constance Lundgren	Turnquist Partners, Realtors	512-619-4101
78759	Barrington Oaks	8108 Wexford Drive	4br/3ba	\$393,000	2,246	Elizabeth Matson	Keller Williams Realty	512-827-8510
78759	Great Hills	8602 Altus Cove	4br/2ba	\$769,000	3,253	Lauren Powell	Kuper Sotheby's Intl. Realty	512-695-0679
78759	Great Hills	10408 Skyflower Drive	4br/3ba	\$675,000	3,662	Sheri Brummett	Coldwell Banker United, Realtors	512-970-8809
78759	Great Hills	10401 Charette Cove	3br/2ba	\$500,000	2,750	Terri Vaclavik	Private Label Realty	512-775-4664
78759	Loop Condominiums	9525 N. Capital of Texas Hwy., Unit 222	2br/2ba	\$245,000	1,183	Brad Nimri	Keller Williams Realty	512-222-8895
78759	Loop Condominiums	9525 N. Capital of Texas Hwy., Unit 331	2br/2ba	\$235,000	1,183	Michelle Sheehan	Gaston & Sheehan Realty	512-251-4950
78759	Morado Cove Condo	10300 Morado Cove, Unit 505	2br/2ba	\$327,500	1,869	Scott Hayes	Realty Austin	512-786-8300
78759	Morado Cove Condo	10300 Morado Cove, Unit 602	2br/2ba	\$327,500	1,899	Scott Hayes	Realty Austin	512-786-8300
78759	Morado Cove Condo	10300 Morado Cove, Unit 503	2br/2ba	\$327,500	1,899	Scott Hayes	Realty Austin	512-786-8300
78759	Morado Cove Condo	10300 Morado Cove, Unit 702	2br/2ba	\$327,500	1,899	Scott Hayes	Realty Austin	512-786-8300
78759	Spicewood Forest	8012 Forest Mesa Drive	4br/2ba	\$449,900	2,079	Mickey Goldwater	Kuper Sotheby's Intl. Realty	512-970-7179
78759	Spicewood Hills	10118 Vaquero Trail	5br/3ba	\$624,900	3,400	Christine Meengs	Private Label Realty	512-983-5407
78759	Westover Hills	8807 Point West Drive	3br/2ba	\$500,000	2,207	Kim Stanley	RE/MAX 1	512-337-0261



9704 Braes Valley St.

11406 Powder Mill Trail

8106 Greenslope Drive

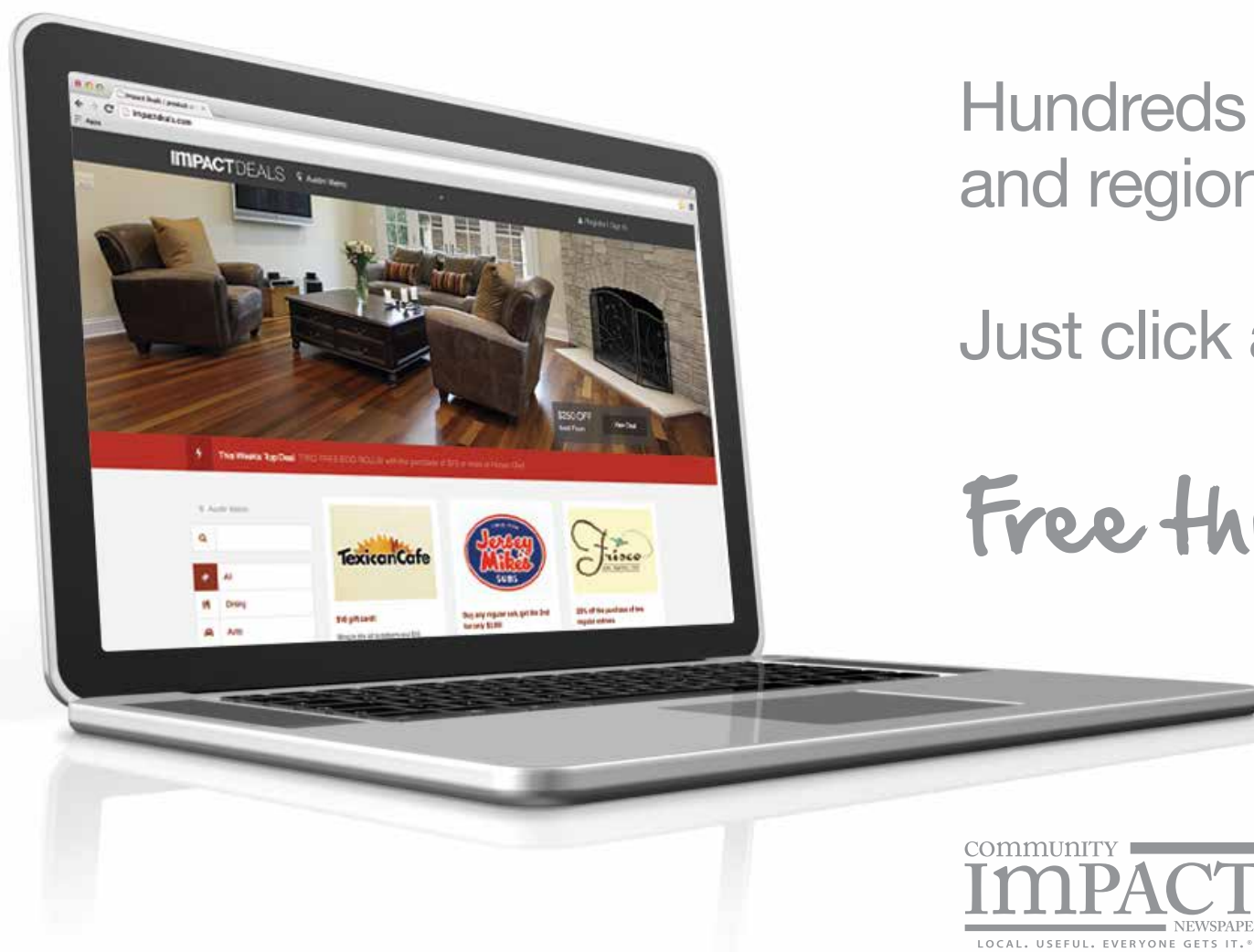
8012 Forest Mesa Drive

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At Seton, people are at the heart of everything we do. Our newest teaching hospital will reflect that. We're building Seton Medical Center at The University of Texas in collaboration with The University of Texas Dell Medical School, creating a place where doctors, teachers, nurses and our community can work together to find better ways to care. Honestly, it's not rocket science. It's just people science. Welcome to Humancare.

WELCOME TO
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