Austinites likely to cast monumental vote in 2020

Fall election could be highlighted by multibillion-dollar transit proposition

BY NICHOLAS CICALE, AMY DENNEY & CHRISTOPHER NEELY

After a busy 2019 in which Austin’s homelessness challenges and the ongoing effort by the community to rewrite its land-development rules dominated headlines, 2020 is set to be highlighted by what many see as a pivotal election cycle.

Austin Mayor Steve Adler said residents on Nov. 3 will likely be casting a “generational vote,” as the community decides whether to support a multibillion-dollar bond proposal to finance plans for more robust high-capacity transit.

Plans released in January laid out the potential options that could land on the November ballot, which range from a $3.2 billion rapid bus system to a $10.3 billion urban rail system with a 1.6-mile downtown subway tunnel.

Austin and San Antonio are the only cities among the country’s 11 largest to lack a high-capacity transit system, according to analyses by Community Impact Newspaper. A high-capacity transit system is one that can move people throughout the city in greater numbers and frequency than a

CONTINUED ON 34

AISD opens new Menchaca Elementary School

Manchaca community moves into modernized education facility

BY NICHOLAS CICALE

Menchaca Elementary School students officially moved into a new, modernized school campus in South Austin when they returned from winter break Jan. 8.

The $33.2 million project—which broke ground in August 2018—includes three newly constructed school buildings with a total enrollment capacity of 870 students, said Drew Johnson, Austin ISD’s director of bond planning and controls. The new school replaces the old campus and portables on the property next door.

“At [Jan. 8] we opened the fifth Menchaca School in this community since 1883,” Menchaca Principal Eliza Loyola said at the school’s ribbon-cutting Jan. 10. “The last 137 years have gone from a one-room schoolhouse to this amazing facility. This school is a direct reflection of who we are as a community—connected, open and welcoming.”

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**THIS ISSUE**

**HIGHLIGHTS FROM THIS MONTH**

**FROM LACY:** We are so excited to introduce you to our brand-new redesign with vibrant colors, new fonts and more reader-friendly layouts. This year our Annual Community Guide features top stories to watch for, dining and shopping listings, and tons of other useful information. I’m also excited to share that I will be joining Community Impact Newspaper’s Nashville metro office. I have enjoyed being a part of the Southwest Austin and Dripping Springs communities and look forward to keeping up on Texas news from Tennessee. I wish you and yours a happy and prosperous 2020.

Lacy Klasel, **GENERAL MANAGER**

**FROM NICHOLAS:** Although the city of Austin has officially renamed Manchaca Road, the new spelling is technically only in effect for the portion of the road within the city limits. Because of this, the former spelling “Manchaca” can be found accurately referring to addresses on the southernmost end of the roadway.

Nicholas Cicale, **EDITOR**

**THIS ISSUE BY THE NUMBERS**

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features various toppings and fillings for burritos, tacos and salad bowls as well as chips and queso. Chipotle spokesperson Erin Wolford confirmed Jan. 7 that the restaurant is scheduled to open this spring and will feature a “Chipotlane” drive-thru. The new location will be the third Chipotle Mexican Grill in South Austin once it opens. www.chipotle.com

Kizzi Dancewear, a local business that makes high-end, competitive dance outfits, will open a storefront this spring in The Collective South Congress at 7601 S. Congress Ave., Bldg. 1, Austin. The business designs and sells dance outfits for competitive dancers and teams that can be used multiple times and are washable. The new location will allow the business to manufacture, design and sell the outfits all at one location. Details about products and ordering can be found online. 855-695-4994. www.kizzidancewear.com

Summer Moon Coffee will open a location in the space previously occupied by The Coffee Bean & Tea Leaf at 5701 W. Slaughter Lane, Ste. A170, Austin, inside the Circle C Ranch shopping center. Summer Moon has not confirmed an opening date for the new location, but signs have been posted on the property’s windows announcing the coming store, and Summer Moon also filed a permit Jan. 7 with the city of Austin to make changes to the building. www.summermooncoffee.com

Cobalt Blue Salon has relocated to the Lantana Place shopping center at 7415 Southwest Parkway, Bldg. 3, Ste. 300, Austin. The salon, which was previously located at 4220 W. William Cannon Drive, Austin, offers a range of services, including haircuts, color, facial waxing and makeup application. 512-453-4140. www.cobaltbluesalon.com

**ANNIVERSARIES**

11 **B Pilates**, a studio located at 6700 Menchaca Road, Ste. 15, Austin, hosted a celebration in honor of the business’ first anniversary Jan. 25. The event was part of an open house for the solar-powered, mixed-use development B-Austin, where the B Pilates offices are located. 512-587-0423. www.bpilatesaustin.com

12 **Manchaca Village Veterinary Care**, which was founded in 1975, celebrates 45 years serving the South Austin area in January. According to Director of Brand and Operations Rob Amoroso, the practice offers traditional veterinary services, including wellness exams, vaccines, blood work, spays, neuters, general surgery, microchipping, dental work and pet senior care. The practice, located at 12117 Manchaca Road, Austin, is led by veterinarians Sandra Ontiveros, Troy Smith, Taia Lubitz and Erin Tolson. 512-838-2273. www.manchacavet.com

Five Star Painting also offers free estimates. 512-379-6517. www.fivestarpainting.com/austin

**NAME CHANGES**

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**COMING SOON**

The former Circle C Ranch location for NXNW, located at 5701 W. Slaughter Lane, Ste. D, Austin, will be occupied by two other eateries: Keepers Coastal Kitchen and Oasthouse Kitchen + Bar. The owners of Circle C fixture District Kitchen + Cocktails, who also operate another Oasthouse location in Northwest Austin, will helm the new projects.

According to a representative from the business’s ownership, Keepers will be “a casual, family-friendly seafood concept” and will open in late spring or early summer. The new Oasthouse location will mirror the existing location’s gastropub concept, and is expected to have a fall 2020 opening. Oasthouse Kitchen + Bar can be contacted at 737-222-5779 or www.oasthouseaustin.com.

**NEW MANAGEMENT**

12 **Austin EyeWorks** now serves as the office of Dr. Karen Summers after the retirement of Dr. Paul Jacobs, who established the Oak Hill business in 1990. The office held an open house event celebrating the change of leadership Jan. 15. Austin Eyeworks is located at 7225 W. Hwy. 71, Ste. B, Austin. 512-892-1864. www.austineyeworks.com

**NAME CHANGES**

The city of Austin has replaced street signs on the renamed Menchaca Road, formerly Manchaca Road, within its city limits, according to a Dec. 16 press release. The name change was first approved by Austin City Council in October 2018. About 160 road signs were required replaced, using $24,000 raised through donations for the project. The name change honors 19th-century military figure Jose Antonio Menchaca. Sections of the road south of the city limits still have the Manchaca name.

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January-February events

**FEB. 01 HAPPY TRAILS 5K/10K TRAIL RACE**
Women race the trails of Dripping Springs Ranch Park. Participants are encouraged to bring their own cups or hydration packs to fill during the race. Register by Jan. 30. 9 a.m.-1 p.m. $55. 1042 Event Center Drive, Dripping Springs. 512-585-5034. www.happytreading.com/happy-trails (Courtesy HappyTreading)

**FEB. 02 CORDAGE BASKET MAKING CLASS**
Natureversity Outdoor School offers a cordage basket making class using twining and reverse wrapping. Participants create a water bottle basket wrap or a traditional basket. 9 a.m.-3 p.m. $50. 13337 Fitzhugh Road, Austin. 512-461-9395. www.natureversity.org (Courtesy Natureversity Outdoor School)

**FEB. 01 THROUGH 02 FULLY CHARGED LIVE**
Jester King Brewery hosts Friday Night Bluegrass each week in partnership with the Central Texas Bluegrass Association, and Valentine’s Day is no exception. Patrons of all ages are welcome. 6:30 p.m. Free. 13187 Fitzhugh Road, Austin. www.jesterkingbrewery.com (Courtesy Jester King Brewery/Granger Coats)

**FEB. 14 FRIDAY NIGHT BLUEGRASS**
Jester King Brewery hosts Friday Night Bluegrass each week in partnership with the Central Texas Bluegrass Association, and Valentine’s Day is no exception. Patrons of all ages are welcome. 6:30 p.m. Free. 13187 Fitzhugh Road, Austin. www.jesterkingbrewery.com (Courtesy Jester King Brewery/Granger Coats)

**JANUARY**

**30 THE HILL COUNTRY GALLERIA ART WALK**
Explore local art galleries and murals at the first annual Hill Country Galleria Art Walk. In addition to learning about the Hill Country Galleria art scene, participants experience meet and greets with local artists and receive beer and wine samples and deals on food. The walk begins at the Bee Cave Arts Foundation’s The Hive. 5-8 p.m. Free. 12700 Hill Country Blvd., Bee Cave. www.hillcountrygalleria.com

**FEBRUARY**

**01 THROUGH 02 FULLY CHARGED LIVE**
Fully Charged Live, a festival of electric vehicles and clean energy, comes to the Circuit of The Americas for the weekend. Events take place indoors and outdoors, including speakers and panelists as well as an exhibition of electric vehicles. The show is hosted by the Youtube channel Fully Charged, which presents content about clean energy vehicles. 10 a.m.-5 p.m. $25-$50. Circuit of The Americas, 9201 Circuit of The Americas Blvd., Austin. www.fullycharged.show

**06 FOR THE LOVE OF SPIRITS**
The Alliance for Women in Media’s Austin-affiliated office hosts its annual scholarship fundraiser, For the Love of Spirits, at the Austin Beer Garden Brewing Co. The event includes beer, wine, food and a silent auction with a variety of items and experiences up

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Each year beginning in late February and early March in Central Texas, a variety of native wildflowers begin to bloom with thousands of species active across the state. Wildflowers can be found in open fields, along local roads and highways, and at local parks.

While wildflowers are present every spring, the amount of blooms and length that they stay vibrant can vary each year depending on weather. According to Andrea DeLong-Amaya, the director of horticulture at South Austin’s Lady Bird Johnson Wildflower Center, spring flower blooms typically last into May but can sustain through June. A colder winter can push back blooming, while spring rain can help extend the season into the summer.

DeLong-Amaya said that most wildflowers that pop up in the spring begin to grow in the fall. Some fall and winter rain, combined with days of good sunshine, can lead to a full spring display of flowers. Those interested in spreading wildflower seeds on their properties should seed in the early fall for a spring bloom, she said. Other varieties also bloom in late summer and the fall, which could be seeded in the spring.

“It’s always nice to promote native flowers, because it helps promote habitat and food for native species, and they are still beautiful to look at,” DeLong-Amaya said. Wildflowers benefit native pollinators, such as bees, butterflies, birds and beetles. They can also provide shelter for animals and insects and are a source of food for some native animals, she said.

Wildflowers can also grow in areas that have been disturbed—impacted by wildfire or prescribed burns, drought, over-grazing or excavation.

“Wildflowers will take advantage of disturbed sites,” DeLong-Amaya said. “If there is soil exposed, fast-growing plants like weeds and wildflowers will come in.”

Native flowering trees, such as redbuds, Mexican plums and laurels, also show spring colors in Central Texas, she said.

**GOLDENEYE PHLOX**
*Visual:* small purple or pink flower with five petals and a hollow, white-to-yellow center
*Fun fact:* phlox is pronounced “Rocks”

**GOLDEN GROUNDSEL**
*Visual:* small flowers with spread-out, yellow petals and an orange pollen disc at the center
*Fun fact:* an evergreen plant that blooms each spring

**TEXAS BLUEBONNETS**
*Visual:* a group of purple/blue and white petals at the top of a thin stem
*Fun fact:* the official state flower of Texas

**MEXICAN PLUM**
*Visual:* a tree with clusters of white flowers and oval-shaped leaves
*Fun fact:* produces dark-purple fruit that ripen in the summer

**TEXAS REDBUD**
*Visual:* a 15- to 20-foot-tall tree with small pink flowers
*Fun fact:* rounder, more glossy leaves than other redbud species

**FLOWERING TREES**
A number of native trees, including the Mexican plum and Texas redbud, bloom during the spring in Central Texas. Trees that go bare in the fall and winter produce flowers in early spring, which are replaced by leaves later in the season. Flowers can attract pollinators, while nectar and fruits produced can be a food source for native animals.

**INDIAN PAINTBRUSH**
*Visual:* fanned top with orange/red leaves under small white flowers
*Fun fact:* varieties can vary in color including shades of yellow

**TEXAS YELLOSTAR**
*Visual:* a small, star-shaped flower with yellow, pointed petals
*Fun fact:* flower stars can have five, six or three petals

**ANTELOPES HORN MILKWEEDE**
*Visual:* cluster of small green, white and purple flowers atop a stem
*Fun fact:* milkweed is the food source for monarch butterfly caterpillars

**COMMON SUNFLOWER**
*Visual:* large, round yellow flowers with a dark brown seeded center atop a tall stem
*Fun fact:* seeds are edible and can be used to make oils

**PLAINS COREOPSIS**
*Visual:* round flower head with yellow petals and a red ring at the center
*Fun fact:* can be found across much of the United States

**COMMON SUNFLOWER**
*Visual:* large, round yellow flowers with a dark brown seeded center atop a tall stem
*Fun fact:* seeds are edible and can be used to make oils

**HORSEMINT**
*Visual:* white, pink or purple flowers in bunches atop the stem
*Fun fact:* can stay in bloom through the summer if adequate rain is present

**COMMON SUNFLOWER**
*Visual:* large, round yellow flowers with a dark brown seeded center atop a tall stem
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Find your Wastewater Averaging Period

1. Locate your Bill Cycle Number on your current water bill
2. Use your Bill Cycle Number on the schedule to the right to determine your Wastewater Averaging Period

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<td>2/25/2020</td>
</tr>
<tr>
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<td>11/27/2019</td>
<td>2/27/2020</td>
</tr>
<tr>
<td>2</td>
<td>12/2/2019</td>
<td>2/28/2020</td>
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<td>3</td>
<td>12/3/2019</td>
<td>3/2/2020</td>
</tr>
<tr>
<td>5</td>
<td>12/5/2019</td>
<td>3/4/2020</td>
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<td>6</td>
<td>12/6/2019</td>
<td>3/5/2020</td>
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<td>7</td>
<td>12/7/2019</td>
<td>3/9/2020</td>
</tr>
<tr>
<td>8</td>
<td>12/9/2019</td>
<td>3/10/2020</td>
</tr>
<tr>
<td>9</td>
<td>12/10/2019</td>
<td>3/11/2020</td>
</tr>
<tr>
<td>10</td>
<td>12/11/2019</td>
<td>3/12/2020</td>
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<td>12/12/2019</td>
<td>3/13/2020</td>
</tr>
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Water use in Austin dropped in 2019. Customers' efforts to conserve water helped the utility reach a new milestone. Austin's water use per capita in 2019 has dropped to its lowest point since records have been kept. Water use for 2019 is measured to be 120 gallons per capita per person per day. This new milestone follows a steady decline in water use that began in 2011. Also, Austin's total water use has dropped even as population has increased.

Experience the unfiltered thrill of being alive at Circuit of The Americas. Feel the rush of the world's greatest riders and drivers competing in motorsport's biggest events. Get lost in the music of the hottest musical acts as they perform live at Austin's largest outdoor music venue. Experience the thrill of racing others at the COTA Karting track or take charge of a 602-horsepower race car as part of our exciting driving experiences. Circuit of The Americas - fun at every turn!

Austin
One of the fastest-growing cities in the country, Austin has added 98,955 people within its city limits since 2013, according to the U.S. Census Bureau’s 2018 Annual Community Survey five-year estimate. City of Austin home values have also increased by 41.63% since 2013, while median monthly rent in the city has increased by 25.25%.

SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER
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SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER
*AGE 25 AND OLDER
The city of Sunset Valley has seen a steady increase in home values over the past five years, while the city’s median age and population have declined. Due to the small size of the city’s population and inconsistencies in the map used to define the city’s boundaries by the U.S. Census Bureau, year-to-year data could show large shifts within the margin of error.

**POPULATION**

<table>
<thead>
<tr>
<th>Year</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>697</td>
<td>557</td>
</tr>
<tr>
<td>2015</td>
<td>682</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>687</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>691</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>654</td>
<td></td>
</tr>
</tbody>
</table>

Five-year change: **-17.74%**

**HOME VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Median</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$406,700</td>
<td><strong>$549,700</strong></td>
</tr>
</tbody>
</table>

**HOUSEHOLD INCOME**

<table>
<thead>
<tr>
<th>Year</th>
<th>Median</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$127,813</td>
<td><strong>$128,750</strong></td>
</tr>
</tbody>
</table>

**RENT VS. MORTGAGE**

<table>
<thead>
<tr>
<th>Rent</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median monthly rent</td>
<td>$1,750</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mortgage</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median monthly mortgage</td>
<td>$3,029</td>
<td></td>
</tr>
</tbody>
</table>

**EDUCATION LEVEL***

<table>
<thead>
<tr>
<th>Level</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor’s degree or higher</td>
<td>98.4%</td>
<td>98.7%</td>
</tr>
<tr>
<td>High school diploma</td>
<td>73.7%</td>
<td>62.3%</td>
</tr>
</tbody>
</table>

*AGE 25 AND OLDER

**A Brighter Tomorrow**

Village on the Park – Onion Creek provides a brighter alternative for those who need daily assistance. We offer an intimate, cozy setting just like home. A home where you’ll find the gracious lifestyle of independent living combined with personalized care. Our trained caring staff will provide the personalized attention and understanding of you or your loved ones strengths and weaknesses to help embrace the ups and downs of daily living and continue to support their independence. At Village on the Park – Onion Creek, every day begins and ends with dignity, respect and the peace of mind our Residents and families deserve. Let us help you move-in to a beautiful new home today.

When Family Decisions Become Yours.

**Village on the Park**

1300 Farrah Lane • Austin, TX 78748 • www.villageontheparkonioncreek.com

Cottages • Apartments • Assisted Living

(512) 280-5500

Hurry! Only a few apartments remaining.
Dripping Springs

The number of people living within the Dripping Springs-Wimberley Census County Division in western Hays County has increased from 36,916 in 2013 to 40,845 in 2018. Inside that area, the city of Dripping Springs has grown by 81.9% since 2013 within its city limits. Household incomes, home values, and education metrics have increased during that time as well.

SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

*AGE 25 AND OLDER

POPULATION

<table>
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<tr>
<th>Year</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,088</td>
<td>2,415</td>
<td>2,407</td>
<td>2,764</td>
<td>2,277</td>
</tr>
</tbody>
</table>

Five-year change: +81.95%

RENT VS. MORTGAGE

<table>
<thead>
<tr>
<th></th>
<th>Median monthly rent</th>
<th>Median monthly mortgage</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME VALUE</td>
<td>$1,261</td>
<td>$2,290</td>
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</tbody>
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<tr>
<th></th>
<th>High school diploma</th>
<th>Bachelor’s degree or higher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>81.7%</td>
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*AGE 25 AND OLDER

<table>
<thead>
<tr>
<th></th>
<th>Median annual</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSEHOLD INCOME</td>
<td>$54,554</td>
<td>39.3</td>
</tr>
<tr>
<td></td>
<td>$64,250</td>
<td>37.5</td>
</tr>
</tbody>
</table>

SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

RESIDENT AGE

<table>
<thead>
<tr>
<th></th>
<th>Median</th>
</tr>
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A MEDIAN ANNUAL HOUSEHOLD INCOME OF $54,554 IN 2018 IS UP FROM $51,530 IN 2013. THE MEDIAN HOME VALUE HAS ALSO INCREASED FROM $216,200 IN 2013 TO $341,100 IN 2018. 

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</tr>
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</table>
Restaurants that opened in the Southwest Austin and Dripping Springs areas in 2019 or are coming soon in 2020

**DINING**

**AMERICAN**

1. **Brick’s Pub**
   1807 Slaughter Lane, Ste. 100, Austin
   512-494-5239
   www.facebook.com/bricks-pub-317537818957752
   $  $$  B  H

2. **Carve American Grille**
   7415 Southwest Parkway, Bldg. 1, Austin
   512-792-4450
   www.carveamericangrille.com
   $$  $$$  B  H  K

3. **Cooper’s Sandwiches**
   4601 Southwest Parkway, Ste. 106, Austin
   512-614-4941
   www.cooperssandwiches.com
   $  $$

4. **Gabrick Barbecue**
   12345 Pauls Valley Road, Bldg. 1, Austin
   512-761-0284
   www.gabrickbarbecue.com
   $  $$

5. **The Git Out Bar and Kitchen**
   5701 W. Slaughter Lane, Ste. D, Austin
   www.thegitout.com
   COMING 2020

6. **Keepers Coastal Kitchen**
   9701 W. Slaughter Lane, Ste. D, Austin
   www.distictaustin.com
   COMING 2020

7. **Lil Doddy**
   4625 William Cannon Drive, Austin
   512-535-0300
   www.hoppodddy.com
   $$  $$  H  K

8. **Mignette**
   4329 S. Congress Ave., Austin
   www.olamaieaustin.com
   COMING 2020

9. **Oasthouse Kitchen + Bar**
   5701 W. Slaughter Lane, Ste. D, Austin
   737-222-5779
   www.oasthouseaustin.com
   COMING 2020

10. **The Pickle House**
    9521 Hwy. 290, Austin
    512-351-8267
    www.thepickle.house
    $$  $$$  B  H  K

11. **RoadRunners Kitchen & Spirits**
    235 Sports Park Road, Dripping Springs
    512-894-2002
    www.facebook.com/roadrunnersx
    $$  $$$  B  H  K

12. **Salt & Time**
    4329 S. Congress Ave., Austin
    512-524-1382
    www.saltandtime.com
    COMING 2020

13. **Shore Raw Bar and Grill**
    8665 W. Hwy. 71, Ste. 100, Austin
    512-618-6400
    www.shoreaustin.com
    COMING 2020

14. **Bao’d Up**
    5207 Brodie Lane, Ste. 115, Sunset Valley
    www.baodup.com
    $$  $$$  B  H

15. **Ginger Sushi**
    164 Belterra Village Way, Ste. Y600, Austin
    512-520-8535
    www.gingersushi.com
    $$  $$$  B  H

16. **Poke-Poke**
    9911 Brodie Lane, Ste. 800, Austin
    512-291-6126
    www.poke-poke.com
    $$  $$$  B

Average entrees:
- Up to $9.99
- $10-$19.99
- $20 or more
- Breakfast/brunch
- Happy hour
- Kids menu

Compiled by Olivia Aldridge

**ASIAN**

14. **Bao’d Up**
    5207 Brodie Lane, Ste. 115, Sunset Valley
    www.baodup.com
    $$  $$$  B  H

15. **Ginger Sushi**
    164 Belterra Village Way, Ste. Y600, Austin
    512-520-8535
    www.gingersushi.com
    $$  $$$  B

16. **Poke-Poke**
    9911 Brodie Lane, Ste. 800, Austin
    512-291-6126
    www.poke-poke.com
    $$  $$$  B
**BAKERY**

17) Quack’s Bakery
5326 Menchaca Road, Austin
512-453-3399
www.quacksbakery.com

**COFFEE, BEER AND SPIRITS**

18) 12 Fox Beer Co
4700 W. Fitzhugh Road, Dripping Springs
512-626-4458
www.12foxbeer.com

19) Cannon Coffee
1901 W. William Cannon Drive, Ste. 165A, Austin
512-614-4215
www.facebook.com/cannoncoffeetx

**DESSERT**

20) Ethyl Ambrosia
124430 Trail Driver St., Ste. 207, Dripping Springs
512-387-4130
www.ethylambrosia.com

21) Family Business Beer Co.
4329 S. Congress Ave., Austin
512-829-4202
www.familybusinessbeerco.com

22) Ghost Note Brewing
23663 RR 12, Dripping Springs
www.ghostnotebrewing.com

23) Last Stand Brewing SoCo.
7601 S. Congress Ave., Austin
512-373-3629
www.laststandbrewing.com

24) The Santa Fe
93008 W. Hwy. 290, Austin
512-699-4011
www.thesantafeaustin.com

25) South Austin Beer Garden
10700 Menchaca Road, Austin
512-699-5756
www.southaustinbeergarden.com

26) All Star Frozen Treats
7101 Hwy. 71, Ste. E7, Austin
512-829-1455
www.allstaratx.com

27) Lick Honest Ice Creams
4329 S. Congress Ave., Austin
www.ilikelick.com

**FRENCH**

28) LeVacher
136 Drifting Wind Run, Ste. 1010, Dripping Springs
www.levachertx.com

**TACOS**

29) Taco Shack
8900 S. Congress Ave., Austin
www.tacoshack.com

---

**Walk-in flu shots for adults.**

(Pediatric patients by appointment)

512-901-1111

www.adclinic.com

**ADC**

The Austin Diagnostic Clinic
Circle C

5701 Slaughter Ln. | Bldg. C

(Clinic is located in the far southwest corner of the development)
CIRCUIT OF THE AMERICAS

MOTO GP

APRIL 3-5 • AUSTIN

WITNESS THE FASTEST BIKES ON EARTH!

THECIRCUIT.COM
These retailers opened in the Southwest Austin and Dripping Springs areas in 2019 or will open in 2020.

**SHOPPING**

**AUTOMOBILES**

1. South Austin Nissan
   4914 S. I-35, Austin
   512-351-3228
   www.southaustinnissan.com

**FOOD/GROCERY**

2. H-E-B
   8801 S. Congress Ave., Austin
   www.heb.com
   COMING 2020

3. Old School Liquor & Market
   1901 W. William Cannon Drive, Ste. 165B, Austin
   512-992-0633
   www.oldschoolliquor.com

4. Texas Hill Country Olive Oil Co.
   4329 S. Congress Ave., Austin
   512-607-6512
   www.texashillcountryoliveco.com
   COMING 2020

**HEALTH/WELLNESS**

6. Greenbelt Botanicals
   6800 Westgate Blvd., Ste. 137, Austin
   512-505-8082
   www.greenbeltcbd.com

7. Green Herbal Care
   5601 Brodie Lane, Ste. 620, Sunset Valley
   512-413-0550
   www.greenherbalcare.com

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

**SPECIALTY**

9. Blackerby Violin Shop
   3401 W. Slaughter Lane, Austin
   512-284-8879
   www.violinshop.com

10. Flooring Warehouse
    1624 W. Slaughter Lane, Ste. 130, Austin
    737-241-4353
    www.myflooringwarehouse.com

11. Fourth Rock Records
    400 W. Hwy. 290, Dripping Springs
    512-296-2308
    www.fourthrockrecords.com

12. Fragrant Nirvana
    3160 RR 12, Ste. 204, Dripping Springs
    512-829-5454
    www.fragrantnirvana.com

13. James Avery Artisan Jewelry
    164 Belterra Village Way, Ste. Y100, Austin
    512-582-6991
    www.jamesavery.com

14. Kizzi Dancewear
    7601 S. Congress Ave., Bldg. 1, Austin
    855-695-4994
    www.kizzidancewear.com
    COMING SPRING 2020

15. Mars Beads
    400 W. Hwy. 290, Dripping Springs
    512-296-2308
    www.marsbeads.com

16. Precision Camera and Video
    1901 W. William Cannon Drive, Austin
    www.precision-camera.com

17. Tomlinson’s Belterra
    164 Belterra Drive, Ste. Y400, Austin
    737-848-0107
    www.tomlinsons.com

THE LIST IS NOT COMPREHENSIVE

COMPPILED BY NICHOLAS CICALE

**ANNUAL COMMUNITY GUIDE**

COURTESY OF NICHOLAS CICALE

SOUTHWEST AUSTIN - DRIPPING SPRINGS EDITION • JANUARY 2020
CURRING EXPRESSWAY CONGESTION

As one of Austin’s busiest roadways, the MoPac Expressway sees traffic from up to 160,000 vehicles per day, according to the Central Texas Regional Mobility Authority, with that number increasing as the population in Austin continues to grow. The Mobility Authority asserts that if the expressway remains untouched, it could add 35 minutes of commute time to drivers by 2035.

MoPac South toll project could see forward movement in 2020

BY OLIVIA ALDRIDGE

The MoPac South toll project—which has seen a number of legal holdups in recent years—will hold an open house meeting early this year, according to the Central Texas Regional Mobility Authority. The Mobility Authority has not announced a date for the open house, but a representative for the Mobility Authority confirmed that such an event is upcoming.

Plans for the $435 million–$540 million project include adding one or two express lanes heading both directions on MoPac, from Cesar Chavez Street to Slaughter Lane. This strategy was selected in response to an environmental study of the specified MoPac corridor that was initiated in 2013 to determine options for boosting mobility on the stretch.

The open house would be the first public information opportunity since 2015, before legal snags stalled the project. In early 2016, a lawsuit was filed complaining that the project had not been studied in conjunction with the SH 45 SW and MoPac Intersections Project. The Mobility Authority received a positive ruling in July 2018, but a statewide moratorium on toll projects continued to stall the project until July 2019.

At an October 2019 meeting of the Mobility Authority, a representative of the entity said the project’s scope may expand to include SH 45 SW.

According to the MoPac South Environmental Study website, a final determination as to an “operational configuration” for the project that meets environmental standards should be reached in 2021, and construction could begin by 2023.

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Oak Hill Parkway on track for 2020 groundbreaking

BY OLIVIA ALDRIDGE

Oak Hill Parkway, the Texas Department of Transportation’s project to abate congestion around the Y at Oak Hill, is on track to begin construction late this year, according to a representative from the agency. The project will add three additional main lanes and two to three frontage lanes heading in each direction along 6 miles of Hwy. 290 through Oak Hill, expand 1 mile of Hwy. 71 and create flyover connections for nonstop access between the two highways.

“Currently, the project has the environmental clearance and funding to move forward, and TxDOT is in the process of selecting a design-build contractor,” Diann Hodges, a communications representative for TxDOT, told Community Impact Newspaper in January.

TxDOT weathered several legal challenges from environmental and community groups in fall 2019, including the Save Our Springs Alliance, which took issue with the project’s potential to damage local trees, caves and waterways as well as two species of endangered salamander. However, the project’s environmental clearance was reconfirmed after another evaluation, giving TxDOT the go-ahead to move forward.

TxDOT representative Bradley Wheelis told Community Impact Newspaper in late 2019 that a design-build contract was expected to be executed by mid-year, allowing construction to begin in the following months.

Once initiated, construction should last four to five years, according to Hodges. During those months, TxDOT has said it will maintain “robust public information outreach” to keep the public abreast of any work that would affect commutes, although most construction should take place outside of busy traffic hours.

Timeline: 2020-24
Cost: $478 million
Funding source: TxDOT

New Stassney Lane bridge over I-35 open to traffic

BY NICHOLAS CICLE

The new Stassney Lane bridge over I-35 officially opened at 5 a.m. on Jan. 8, according to the Texas Department of Transportation.

The newly constructed six-lane bridge includes two lanes and a left-turn lane in each direction, according to TxDOT. The bridge also features U-turn lanes for I-35 frontage roads.

Although the bridge opened Jan. 8, additional work on the bridge will continue for the next few months, including the installation of new signage and traffic signals.

The new Stassney bridge was built as part of a $79 million TxDOT project to improve I-35 from north of Stassney to south of William Cannon Drive as well as the overpass bridges above the highway. The William Cannon bridge was demolished beginning in March 2018 and rebuilt by late 2018. The old Stassney bridge was demolished in August and took about six months to replace.

Other work associated with the project has included the creation of new service road U-turn lanes and ramps as well as the widening of I-35 main lanes in the area. I-35 work will continue through 2020.

Timeline: July 2016-spring 2020
Cost: $79 million
Funding source: Proposition 1 funds

MoPac Intersections project

The Texas Department of Transportation will continue construction at the La Crosse Avenue and MoPac intersection in 2020. The intersection has been closed to La Crosse through traffic since March as a new bridge across MoPac is being built. A detour has been set to send eastbound La Crosse traffic to South Bay Lane and westbound traffic to Slaughter Lane. The bridge is being built as the second phase of the MoPac Intersections Project, an effort to create MoPac through lanes at the La Crosse and Slaughter intersections. A new bridge at Slaughter opened to traffic in November 2018.

Timeline: January 2018-early 2021
Cost: $53.5 million
Funding source: TxDOT

SH 45 SW

The Central Texas Regional Mobility Authority in December released an “augmented reality lens” to complement the SH 45 SW Trail, which, through a smartphone application, allows trail goers to interact with elements along the trail as they walk. The app pairs the informational signs along the trail with audio narrations and visual additions of animated prehistoric animals and landscapes that can be seen through the phone, according to the Mobility Authority. Information offers a history of the Texas Hill Country, the area and water preservation.

The SH 45 SW Trail was built along the SH 45 SW toll road, which celebrated its opening in June. The 3.6-mile toll road has entrances at MoPac, Bliss Spillar Road and FM 1626, connecting motorists from South Austin to the west side of the city.

Timeline: 2016-June 2019
Cost: $109 million
Funding sources: Mobility Authority, Travis County, Hays County
Naming and construction of new South Austin schools progresses

BY NICHOLAS CICALE

From Dec. 17-Jan. 10, community members submitted nominations for the future names of Austin ISD’s new Southwest Elementary School and of the Blazier Elementary School relief campus.

AISD trustees Dec. 15 discussed the name selection process for the two schools, which are being built using 2017 bond funds. Trustees are scheduled to vote on a final name at their Feb. 24 meeting.

The district formed school-naming committees through Jan. 6. The committee will review nominations through the end of January and recommend three options to district staff by Jan. 31. Staff will then submit recommendations to the board in February.

Southwest Elementary School is located southeast of the intersection of Trissino Drive and Escarpment Boulevard and will offer enrollment relief to Kiker and Baranoff elementary schools beginning in the 2020-21 school year. The project costs an estimated $36.3 million and will have a capacity of 552 students, according to the district.

On Nov. 18, Austin ISD trustees named David Crissy—the former principal of Kiker Elementary School in Southwest Austin—as the future principal of the new campus.

Blazier’s relief campus is located next door to the Blazier campus in Southeast Austin on Vertex Boulevard. According to the district, the new campus will serve grades four through six with the ultimate goal of offering kindergarten through eighth grade at Blazier in the future.

The $50 million Blazier project is set to open in August.
Semester marked by uncertainty after School Changes plan approval

BY JACK FLAGLER

Jessica Wilson said she remembers when she first brought her daughter, Senna, to Brooke Elementary School. Senna was attending Metz Elementary School’s prekindergarten program at the time and wanted to go to a new playground, so Wilson Googled it. They ended up at Brooke, where Wilson was shocked to see wildlife and lotus blossoms in an urban area of East Austin.

“What is this place?” Wilson remembered thinking. “We’re in the middle of the city, construction cranes are out. It feels calm and safe and cheerful.”

In August, Senna started kindergarten at Brooke, and then in November, the district announced Brooke would be one of four schools closing after the 2019-20 school year through a trustee-approved School Changes plan. The plan will close the Pease, Brooke, Sims and Metz elementary school campuses and will reinvest savings into district programming.

Wilson said the morning after the Nov. 18 vote was a difficult one for the entire school community.

The process to figure out what to do for the next year is not easy, according to Wilson, who said parents are unsure and confused about what will come next. Brooke’s students will be rezoned to either Govalle Elementary School—for students living north of the Colorado River—or Linder Elementary School—for students south of the river—starting next year. Rather than choosing Linder or Govalle, Wilson said she and many other parents are looking into transferring their children to another school.

District leaders say AISD must close schools in some areas because it needs to reinvest the costs now being spent to maintain older buildings into students, teachers and programs. AISD has too big a property footprint amid falling enrollment, and reducing the number of campuses will allow AISD to stop spending valuable dollars on maintaining old buildings.

At the unveiling of T.A. Brown Elementary School’s $30.8 million modernized campus on Jan. 8, AISD board of trustees President Geronimo Rodriguez acknowledged the difficult choices made to close schools in November.

“I think the School Changes process that we went through is a difficult journey. This [modernization] is part of that journey, so we shouldn’t forget that,” Rodriguez said. “We have to have these conversations where, not just our buildings, but the way we look at how we educate our children in the 21st century has to be different and has to meet their needs, not just the adult needs.”

Drew Johnson, director of bond planning and controls, said for a district as large as AISD, the challenges are different in different parts of town. In the eastern areas of the district, for example, enrollments have declined, while some other parts of town are dealing with overcrowding.

Austin ISD moves into new headquarters in South Austin

Austin ISD held its Jan. 27 board of trustees meeting at its new headquarters, located at 4000 S. I-35, Austin. AISD has been moving district staff and materials to the new headquarters throughout the fall and winter.

Austin ISD held its final board of trustees meeting at the Carruth Administration Center, 1111 W. Sixth St., Austin, on Dec. 16.
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Progress on Dripping Springs ISD bond projects continues in 2020

BY OLIVIA ALDRIDGE

The Dripping Springs ISD community approved a $132 million construction bond in May 2018, for which construction on multiple projects is still underway. According to DSISD, 2020 will be an integral year for several of the bond’s biggest projects, including additions and renovations to the district’s high school, the relocation of an existing elementary school and the construction of a new one.

DRIPPING SPRINGS HIGH SCHOOL

Renovations and additions at Dripping Springs High School are on track for completion in August, in time for the 2020-21 school year, according to DSISD Project Coordinator Mike Garcia.

At present, work is in full swing on the new, two-story career and technical education wing, which Garcia said is now “going vertical” with initial installation of mechanical, electrical and plumbing systems beginning. Updates to the school’s existing agriculture barn were recently completed, including an added classroom, and the foundation has been laid for an additional agriculture barn.

Finally, the walls and structure for a multipurpose flex space gymnasium have been erected, and the roofing process has begun, Garcia said. Mechanical, electrical and plumbing work are also in progress at the gym.

WALNUT SPRINGS ELEMENTARY SCHOOL AND DRIPPING SPRINGS MIDDLE SCHOOL

Walnut Springs Elementary School, located at 300 Sportsplex Drive, will move to a new campus on the property of Dripping Springs Middle School, shifting students away from aging facilities.

Students will attend class at the existing campus until the new facility is completed for the 2021-22 school year.

The board of trustees heard presentations from Corgan Architects, the firm handling the project, in late 2019, outlining schematic designs for the new elementary facility and renovations to the middle school.

Garcia said construction documents are being drawn up, and that once finalized, the project will go to bid. This process is expected to finish in time for construction to begin around June. Before ground can break, an old wastewater treatment facility on the property must be decommissioned and removed, a process that Garcia said would begin in late January.

ELEMENTARY SCHOOL NO. 5

DSISD is also planning the construction of a new elementary school to accommodate projected growth in the district. According to Garcia, progress on the district’s future Elementary School No. 5—which will be located on a tract of district-owned land on Darden Hill Road—is about a month behind that of the new Walnut Springs Elementary School project. The district is still preparing to move into the construction documents phase, he said. However, for both the Elementary No. 5 and Walnut Springs projects, traffic consultants have already been hired to coordinate with the Texas Department of Transportation, Hays County and other entities to consider safe and functional traffic flow to and from the new facilities.

The board of trustees also heard presentations from Corgan Architects on schematics for Elementary School No. 5 late last year. Like with Walnut Springs, construction on this facility is scheduled to begin in summer 2020 with an estimated completion date prior to the start of the 2021-22 year.

MORE TO COME

As projects funded by Dripping Springs ISD’s 2018 bond move forward, the district also looks ahead to future opportunities to accommodate growth.

At several meetings of the board of trustees throughout 2019, discussions of the potential purchase of a tract of land located on the Headwaters residential development in Dripping Springs took place both in open and closed session. A contract for the 64.5-acre purchase was initially approved by the board in August, but the purchase had not yet been finalized as of time of print. According to Dripping Springs ISD Project Manager Mike Garcia, DSISD still has “a lot of investigation to do” before the purchase is complete to confirm that the property meets the district’s needs.

According to district representatives, the Headwaters tract is intended as a potential school site, possibly including both an elementary and middle school, although the exact positioning of the tract has not been specified by the district. The tract will cost the DSISD nearly $1.72 million, to be paid from 2018 bond funds. Any facilities built on the property would be funded by future bonds.

THE BOND BY THE NUMBERS

Dripping Springs ISD’s $132 million construction bond includes the following allotments for large projects, along with other improvements, upgrades and renovations to various district facilities.

- $27.5M for the construction of Elementary School No. 5
- $34.7M for Walnut Springs Elementary School relocation
- $21.07M for Dripping Springs High School additions and renovations
- $4.38M for Dripping Springs Elementary School renovations
- $4.1M for Dripping Springs Middle School renovations
- $3.08M for transportation site improvements

SOURCE: DRIPPING SPRINGS ISD/COMMUNITY IMPACT NEWSPAPER
BY CHRISTOPHER NEELY

In June, local philanthropist Dick Rathgeber, alongside his wife and other Salvation Army officials, cut the ribbon on the new $12 million, 212-bed homeless shelter bearing his name. However, due to fundraising issues, the East Austin facility has yet to provide shelter for any of Austin’s growing homeless population.

But that is set to change soon. The Salvation Army said the Rathgeber Center, located at 4613 Tannehill Lane, Austin, will welcome its first 14 families—55 individuals—at the end of February, more than nine months after its ribbon-cutting ceremony.

At full capacity, the Rathgeber Center will provide a significant boost to the city’s homeless shelter bed count, something the community has made a priority for 2020.

**Shelter funding**

The Salvation Army has raised just over $2.2 million to operate the shelter through September, according to a January press release. That $2.2 million represents only 48% of the shelter’s $4.7 million annual operating costs, but Salvation Army Director of Communications Corey Leith said it could allow the shelter to operate at 100% capacity through September—the end of the fiscal year.

However, in welcoming 55 individuals at the end of February, the shelter is opening at only 26% capacity. Rather than attributing that figure to a funding issue, Leith said the limited initial opening owes to The Salvation Army’s slow hiring process. Although the Rathgeber Center is mostly staffings jobs paying close to the minimum wage, Leith said the positions require extensive background checks, which creates a lag time.

Annual operating cost estimates have shifted since The Salvation Army cut the ribbon on the center in June. Initially, operating costs were $5.2 million. After some budget analysis, Leith said operating costs now sit at $4.7 million.

The $2.2 million on which the center is relying through September includes $1 million in taxpayer money after a strong push by District 9 Council Member Kathie Tovo to have the city of Austin contribute funding. The city’s contribution was a one-time donation.

**Moving from downtown**

The initial 55 individuals to be served at the Rathgeber Center will come from The Salvation Army’s downtown shelter. City leaders have consistently prioritized getting vulnerable families out of the shelter downtown, an area which officials have said is not ideal for children.

The initial transfer of people to the Rathgeber Center will open up 55 beds at the downtown shelter. The Salvation Army has a shelter wait list of 137 individuals.

The Downtown Austin Alliance and the Greater Austin Chamber of Commerce are partnering to open a 300-bed homeless shelter in the first quarter of this year through their ATX Helps initiative. Austin Mayor Steve Adler said the city has set a similar goal: adding 300 beds to its shelter roster by the end of this year.

The city of Austin in November purchased the Rodeway Inn at 2711 S. I-35 in South Austin to renovate and convert the 87-room hotel into a homeless shelter.

**Bringing more beds**

With the scheduled opening of the Rathgeber Center in late February and more beds coming soon with the Rodeway Inn project, Austin has made progress on increasing its number of homeless shelter beds. Mayor Steve Adler said the city still wants to add 300 additional beds in 2020.

**SOURCE: CITY OF AUSTIN/COMMUNITY IMPACT NEWSPAPER**

New Salvation Army shelter adds beds to Austin homelessness effort

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Dripping Springs continues to plan downtown redevelopment

BY OLIVIA ALDRIDGE

As it braces for more growth, Dripping Springs continues to plan projects of its tax increment reinvestment zone, or TIRZ. The TIRZ is an economic development tactic used by growing Texas cities. Key development zones are assigned a base tax value, and 50% of tax value that exceeds that amount in subsequent years is reinvested in the zone’s infrastructure. Dripping Springs has two TIRZ’s. One covers the downtown area, including City Hall, the administration building for Dripping Springs ISD, Mercer Street and Old Fitzhugh Road. The other covers properties near Bunker Hill and Arrow Ranch.

TIRZ projects are guided by a nine-member board representing the major TIRZ stakeholders, including Dripping Springs Community Library, DSISD, the city and Hays county. The board has named four priority TIRZ projects: Old Fitzhugh Road, downtown parking, the Triangle and the Town Center project.

The Town Center project is intended to “strengthen the economic vitality of the Mercer Street Historic District and Downtown Dripping Springs as a destination,” according to the city. TIRZ stakeholders should vote on an interlocal agreement for this project by March 31.

Meanwhile, TIRZ Project Manager Keenan Smith said the city is “on the hunt for funding” for the Old Fitzhugh Road project. The Triangle project is currently stalled, Smith said, because it is located in a flood plain and new FEMA flood plain maps have not been finalized.

Finally, Smith said the board has made some initial recommendations to the city regarding the downtown parking project. Next steps will include gathering input from downtown business owners and other affected parties.

The city votes to create two tax reinvestment zones to revamp historic and downtown areas.

TIRZ priorities are named: Old Fitzhugh Road, Town Center, the Triangle and downtown parking.

The city, community library and school district agree to plan a Town Center concept.

The Old Fitzhugh Road Concept Plan is approved by City Council.

Stakeholders vote on a Town Center project interlocal agreement.

SOURCE: CITY OF DRIPPING SPRINGS

Sunset Valley continues search for new branding and marketing services

In October, Sunset Valley City Council posted a request for proposals for city marketing services, but on Dec. 17, council voted to close the process without selecting a bid.

At a council meeting Jan. 7, Council Members Karen Medicus and Melissa Gonzales said they believed the city should develop a “strategic economic redevelopment plan” prior to opening a new marketing RFP.

“We need [a plan] to tell the people who market with us what we want them to do,” Gonzales said.

City Council directed city staff to explore resources available to Sunset Valley that can help facilitate the development of a plan. A new RFP for marketing services could be presented to council at a later date.

The city is in the process of transitioning to a new marketing firm to develop a more robust city brand and image.

Sunset Valley has seen its sales tax revenue grow by about 3% over the past five years, a rate lower than most of its neighboring cities.
H-E-B plans to construct multiple new South Austin stores in 2020

BY OLIVIA ALDRIDGE

2020 is slated to be a year of major development for H-E-B in the South Austin area, with projects totaling $200 million, including the construction of three new grocery stores and the major remodel of a current store, according to a December news release from the company.

“We will showcase an unprecedented investment in new stores across the Greater Austin area, especially in South Austin, where our customers will soon be receiving the best and most advanced shopping experience H-E-B has to offer,” said Jeff Thomas, who served as H-E-B’s senior vice president for Central Texas until his retirement Jan. 10.

Construction on a 130,000-square-foot store at the intersection of Slaughter Lane and I-35 is in progress with an opening scheduled for March 27. The store will have several unique features, including True Texas BBQ, a restaurant featuring a drive-thru and outdoor seating.

Work on an 90,000-square-foot Oak Hill-area store will begin this year, located at the southeast corner of Hwy. 290 and FM 1826, according to the release. The new Oak Hill H-E-B is projected to open before year’s end and will replace the H-E-B located near the Y at Oak Hill at 7010 Hwy. 71, Austin.

Work on a third new store will also begin this year to replace an existing location at South Congress Avenue and Oltorf Street. The store will have multiple stories and 130,000 square feet of space, including a food hall, beer garden and two levels of underground parking. H-E-B is scheduled to close the existing 2400 S. Congress Ave. store on March 22 to make way for the new facility. While work is ongoing, a temporary store located in the Twin Oaks Shopping Center will serve the area’s shoppers beginning Feb. 26. The new facility will not open until 2022.

An H-E-B Plus located at 2508 E. Riverside Drive is also undergoing an extensive remodel that will expand the store by over 7,000 square feet, with work expected to be completed early this year.

As the new South Austin projects unfold this year, H-E-B prepares to close another existing store at South First Street and William Cannon Drive, citing aging and inadequate facilities. The location closes April 2.
Stratus Properties celebrates the official opening of Lantana Place

BY OLIVIA ALDRIDGE

Lantana Place, a mixed-use development located at 7415 Southwest Parkway, Austin, held a ribbon-cutting and grand opening event Jan. 9. The center, which was developed by Stratus Properties, is already home to a number of retail and dining institutions that have opened since 2018, including Carve American Grille, Lux Rox Boutique and Moviehouse & Eatery.

Several of Lantana Place’s businesses offered refreshments or had a presence at the grand opening soiree, including Carve, Black Rock Coffee Bar and Source Craft Cocktails.

Jon Andrus, the vice president of development for Stratus Properties, spoke at the event and outlined some of the development to come at Lantana Place. According to Andrus, the existing commercial space at Lantana is “about 80% leased.” A boutique Marriott hotel is currently under construction, Andrus said, and should open in around a year.

In the final phase of the project, multifamily housing will be built as well.

“We’re not sure when that’s going to open,” Andrus said, “but that’s what’s coming.”

Gary Farmer, the president of Heritage Title and the chair of Austin Chamber of Commerce and Opportunity Austin, spoke to the effect Lantana Place could have in terms of attracting professionals to the area.

“Quality place is really important, and that comes about by having projects, like Lantana Place, where you can have this type of setting where families can come to shop, to dine, to be entertained, to hang out. It is a very big net positive for Austin,” Farmer said.

Lights are continuing to come on at various storefronts in Lantana Place, including Black Rock Coffee Bar, which held its official opening Jan. 10.

OTHER DEVELOPMENTS TO FOLLOW IN 2020

Saint Elmo Public Market delayed

Construction continues at Saint Elmo Public Market—a mixed-use project under development at 4329 S. Congress Ave., Austin—which, once completed, will include a 40,000-square-foot public market, a 100,000-square-foot office building, 385 apartment units and a boutique hotel.

Saint Elmo Public Market was initially scheduled to open in spring 2019, but numerous delays have slowed the project, which is now expected to open its first phase in late 2020. Tenants currently planned for the market include projects by Lick Honest Ice Creams, Salt & Time, bakery Mignette, and Dripping Springs-based businesses Family Business Beer Co. and Texas Hill Country Olive Oil Co.

The Austin Chamber of Commerce joined in to celebrate the opening of Lantana Place with a ribbon-cutting. (Olivia Aldridge/Community Impact Newspaper)
New Oak Hill hospital is a first for Baylor Scott & White in Austin

By Olivia Aldridge

After officially opening in January, Baylor Scott & White Health’s newest hospital has begun regular operations. The Oak Hill facility belongs to Baylor Scott & White’s first medical campus in the Austin area to have both a hospital and a clinic.

“ar these two together—to really advance the Baylor Scott & White Integrated Care model—is something we’re super excited about,” said Jessie Everline, director of operations at the Baylor Scott & White Austin-Oak Hill Medical Center, while giving a preview tour prior to the hospital’s opening to Community Impact Newspaper staff Dec. 17.

Neighboring the new Baylor Scott & White Oak Hill Clinic, which opened in October, is a full-service hospital, which will include an emergency care unit and surgical care services, treating 14 specialties in cooperation with the clinic: orthopedics, podiatry, OB-GYN, general surgery, gastroenterology, dermatology, pain management, neurology, cardiology, urology, endocrinology, rheumatology, breast surgery and physical therapy. The clinic’s primary care patients can move to the hospital for extended care if needed.

The hospital’s surgical care unit incorporates technology that allows nurses to check in on patients remotely. Everline also said that patients will not have to change rooms if their condition changes.

“If you go from acute care to critical care, you stay in the same room for the entire duration of your stay,” he said. “We actually bring those services to you, those specialized nurses and physicians, as opposed to having you go to another unit in the hospital.”

Baylor Scott & White physicians are also able to monitor operating room activities remotely through the technology housed in those spaces. Another feature of the operating rooms is windows—a rarity for such facilities, according to Everline—located high enough on the wall to prevent anyone outside from seeing in, but low enough to still let in light.

Everline said Baylor Scott & White prioritized “health care” over “sick care” when planning the hospital, emphasizing early preventive care through the clinic to curb hospital stays later on.

“We really want to ensure that you only come here if you have to,” he said.

In line with that philosophy, Everline said that Baylor Scott & White wants patients and their families to have healthy options while visiting the hospital, and as such, the hospital will have a cafeteria that stays open late and offers nourishing food.

“We’re focused on health,” Everline said. “How do we make Austin better and advance health overall?”

Baylor Scott & White’s Austin-Oak Hill Medical Center is located at 5251 W. Hwy. 290, Austin.
Dell Children’s prepared for $113 million expansion

BY JACK FLAGLER
A new four-story, 161,000-square foot building on the Dell Children’s Medical Center campus will house cardiovascular, neuroscience and cancer programs.

Construction on the new Dell Children’s Pediatric Ambulatory Center of Excellence, or PACE, building and two parking garages is set to begin in March, and the project is scheduled to finish in June 2021.

According to Dell Children’s, an expansion is necessary to keep up with growth in Central Texas. The hospital cited data showing that since 2009, more than 5,500 children had to leave Central Texas to receive complex care—and most of those services were in cardiovascular surgery, neurosciences and oncology and hematology.

In addition to the medical offices on the first three floors, the new $113 million PACE building will include 40,000 square feet of office space on the fourth floor for future growth and additional office space, according to Dell Children’s. The two new parking garages will total 1,205 spaces. Construction of the first is set to be complete in May 2020, and the second will be finished in June 2021.

Despite past struggles, Sendero Health Plans now expects to expand membership in the coming year

BY IAIN OLDMAN
Late in 2018, local officials were looking at shutting down Sendero Health Plans.

At the time, Sendero—Central Health’s nonprofit health care plan—had accumulated a $2.5 million net income loss in its fiscal year 2018-19 budget, and its enrollment had declined by more than 1,500 members from the year before, according to Sendero budget documents.

On Nov. 20, however, Sendero Health Plans CEO Wesley Durkalski told the Central Health Board of Managers—which approves the nonprofit’s budget—that Sendero is expecting to double the enrollment in its Affordable Care Act marketplace health insurance plans by the end of the fiscal year.

Central Health numbers show the nonprofit has flipped its budget by $3 million year-over-year, turning a $2.6 million FY 2018-19 operating deficit into a $95,000 net income gain for FY 2019-20.

“It’s all part of a longer-term, bigger plan that came together,” Durkalski said. “This year, we were able to put together a good case for Central Health to keep funding us.”

Travis County sees first cases of rubella, measles in decades

Austin Public Health is investigating a confirmed rubella case, the first of the contagious viral infection in Travis County since 1999, according to a Jan. 16 news release from the health agency. The investigation comes just weeks after the health agency investigated the county’s first measles case in decades. Both rubella and measles are diseases preventable by vaccines, according to Austin Public Health, and are covered by the measles, mumps and rubella, or MMR, vaccine.

New UT Master’s program focuses on design in health

Beginning in August of 2020, the University of Texas at Austin will begin offering a one-year master’s program in Design in Health. The program is offered jointly through UT’s College of Fine Arts and Dell Medical School.

“Our health care system is intrinsically flawed, and we need a new generation of care providers and design thinkers who can creatively solve health care’s most wicked problems from the inside,” said Stacey Chang, executive director of Dell Medical School’s Design Institute for Health, in a media release. Applications for the program are open through May 2020.
The city and transit officials are still figuring out what exactly voters will see on the 2020 transit referendum in November but have rolled out preliminary options. Taxpayers are already paying for two previous transportation bond investments.

**Mobilizing Austin around transit**

The Austin metro has been the nation’s fastest-growing major metro for eight consecutive years, according to Austin demographer Ryan Robinson. That growth has continued to exacerbate transportation and traffic congestion grievances among Austinites. City officials, advocates and neighborhood representatives said the failure of 2014’s $600 million urban rail bond proposition was not for lack of want. Rather, they said, it was just a bad plan.

“It seemed to happen very quickly, and the proposal didn’t really seem to be thought out,” Adler said. “There were so many unanswered questions. This time, the plan has gone through a three-year process to get to where we are now.”

Since 2014, Austinites have remained united in their resentment toward traffic congestion. Between 2015 and 2018, 67% of the 8,433 residents surveyed by the city said they were dissatisfied with traffic flow on major streets. Between 2016 and 2018, 86% of the 6,417 residents surveyed by the city said they were dissatisfied with traffic flow on the city’s major highways.

Randy Clarke, president and CEO of Capital Metro, the region’s transit agency, said the need for transit solutions is “beyond obvious” and 2020 is the time for “big, bold change in how things move in the city.”

“I feel very confident that this is going to be the year that Austin and the region advances a significant transit program,” Clarke told Community Impact Newspaper. He said the city and Capital Metro are “much further ahead” than the city was prior to 2014’s failure.

The various proposals and associated costs for the transit overhaul were laid out at a Jan. 14 meeting; however, the plan still needs ironing out before voters hit the polls in November. In March, Capital Metro officials will recommend which plan to pursue, and in May, City Council will decide what exactly voters will see on the ballot—namely, how much debt the plan will ask taxpayers to take on and whether the debt will finance a bus or rail system.

**Austin ISD explores future bond**

Austin ISD discussed a future bond of its own during its School Changes process last fall.

When discussing a draft of the district’s 2019 Facility Master Plan in August, AISD Operations Officer Matias Segura said the district had considered 2022 as a target date for a bond.

However, CFO Nicole Conley said at a School Changes workshop in October that a 2020 bond would “likely be needed” to renovate schools designated to receive new students from the trustees chose to shutter. At that time, 12 school closures were being considered; however, trustees moved forward with only four, reducing the need for an immediate bond. The district has since kept mum on a bond timeline and did not respond to Community Impact Newspaper’s questions by press deadline.

**Trust and fatigue**

Austin voters overwhelmingly approved a $720 million mobility bond

Although officials are confident voters will approve the plan and financing, some challenges lie ahead.

Also on the local November ballot, voters will decide on five Austin City Council seats, four Austin ISD board of trustees seats and two seats on the Travis County Commissioners Court.

Since 2016, Austin voters have passed roughly $1.65 billion in city bonds with accompanying property tax rate increases. Some neighborhood representatives have cited tax fatigue as a concern about future bonds, but the real issue in 2020, they said, is confidence in city leadership—a sentiment exemplified by active petitions circling the citizenry aimed at recalling the mayor and the five City Council members whose terms do not expire until 2022.

TRANSPORTATION INVESTMENT

The government entities in Austin—the city of Austin, Austin ISD, Travis County, and Austin Community College—place bond referendums on local ballots to fund capital improvement projects, such as transportation, government building or school construction. At least one bond referendum has been on the ballot for Austin residents in 14 of the past 20 years and in nine of the past 10.

**$892.7M BOND PACKAGE PROPOSED. $403M HOUSING BOND REJECTED.**

**$384.9M BOND PACKAGE PROPOSED. $78.3M HOUSING BOND REJECTED.**

Since 2000, local voters have fully rejected two bonds and parts of two others.

**TOP STORY**

Conventional bus system. These transit options often operate outside of traffic, such as a bus with dedicated lanes or a light-rail system.

“Mobility and congestion have kind of been the preeminent issues among people since before I ran for mayor [in 2014],” Adler told Community Impact Newspaper. “When you talk to people, it’s one of the first things people say they want to be fixed.”

Transit and city officials have been working on the 2020 proposal for three years and said they are learning from the mistakes made in the failed $600 million urban rail bond referendum in 2014.

CONTINUED FROM 1
AUSTIN CITY COUNCIL
5 total seats
1 South Austin

AUSTIN ISD
4 total seats
3 South Austin

TRAVIS COUNTY
2 total seats
1 South Austin

AUSTIN COMMUNITY COLLEGE
3 total seats
(all at-large)


in 2016. In 2017, residents approved a $1.05 billion Austin ISD bond and a $301 million Travis County bond. In 2018, they said yes to a $925 million municipal bond for myriad public projects. With each approval, voters agreed to additional property tax rate increases, while, under the pressure of a hot real estate market, their property values and property tax bills continue to rise, exacerbating affordability challenges within the city.

Austin Neighborhoods Council President Justin Irving said tax fatigue has come up as a concern among ANC members; however, of greater concern is trust in leadership. Fallout from the city’s new homelessness policies and a push to finalize a controversial rewrite of the city’s land-use rules inspired political action committee Our Town Austin to start a petition to recall the mayor and the five council members elected or re-elected in 2018. Irving said most of ANC’s membership have signed the petition. Sharon Blythe, treasurer for Our Town Austin, said she is confident the petitions will get the signatures needed by the March deadline to force a recall election in November.

Irving said ANC would “absolutely not” support an AISD bond. As for transit, Irving said ANC is generally split on the issue, but wants to see the city work to engage and inform residents about the proposals.

“There is so much potential for this town to do things better, especially on transit, that you could articulate a good plan to the citizenry and even people who are skeptical and mistrustful of the city pass it,” Irving said. “But if you try to cram things down people’s throats, I don’t see how anyone is going to be super excited about that.”

Kevin McLaughlin, a representative of urbanist advocacy group AURA, said bond and tax fatigue are less of a concern. Bond referendums tend to pass, he said, if they are attached to good plans. Although he said 2020 feels ripe for a bond, the city cannot afford to make assumptions.

“If [the city] can make the case that the bond is worth it, people will be willing to spend the money to make Austin better,” McLaughlin said.

As for confidence in city leadership, Adler said trust has to be “continually earned” but pointed to his successful 2018 mayoral re-election campaign and the overwhelming support for that year’s $925 million bond as indicative of public confidence in what City Council is doing.

“You have to take costs very seriously, but I believe this is a community that will pay for things if they believe they are of value and will improve their quality of life,” Adler said. “I think people will recognize that this is a once-in-a-generation decision. I hope and think that the public is ready for this.”
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Visit ProjectConnect.com for details.
**Tres Reynas**

Southwest Austin property highlights a community of unique local artists

Along Nutty Brown road on the outskirts of Southwest Austin, a large, hammer-shaped mailbox marks the entrance of Tres Reynas, a property that is home to a collection of local artists.

Anchored by the Austin Craft Lounge, Tres Reynas is owned by Miguel Del Pozo. He said he opened the 4.8-acre property in early 2018, which currently includes three art studios, the craft lounge and a barn that he inherited when he purchased the property.

“It’s really become a community of artists and creative small businesses that everybody needs each other,” said Trina Barlow, the marketing director for many of the businesses. “When you’re starting out as a small business it’s not easy, so it’s really cool to have a shared purpose.”

Artists each bring different talents and different cultures to the group, with Barlow jokingly calling them “the U.N. of Dripping Springs.” The group has members who represent Mexico, Serbia, France, Switzerland, Spain, Italy and the United States.

Del Pozo said that he is lucky Austin Craft Lounge co-owners Alison Cairns and Diane Bertotti joined him in his search for a property.

“It took us a while, but I’m glad that this one worked out,” he said. “It’s a combination of efforts. Their story is my story.”

**Austin Craft Lounge**

Cairns and Bertotti said they wanted to start a business that would bring people together to do something creative.

Cairns said they met Del Pozo while he was initially searching for a property, and Tres Reynas grew into a community of artist “all under one umbrella.”

Austin Craft Lounge offers do-it-yourself craft classes and open studio time to individuals and groups. Craft projects include making pillows; frames; pottery; small wood pieces; and other art, such as painting. Crafts are inspired and created by the artist at the neighboring studios, Bertotti said.

“Miguel has created a space where we can do that and we wouldn’t be able to otherwise,” Bertotti said.

**Authenticaa**

Owners and sisters Alexia Maher and Ariane Bihan said they began creating art six years ago in their garage as a way to have unique pieces. After looking for and failing to find a piece of art they were interested in, they decided to try to make something themselves.

“We just couldn’t find what we wanted,” Bihan said. “We started making things, and after trial and error, we ended up with a product that people really enjoyed.”

The duo’s art brings together reclaimed wood and metal. Maher said much of the art draws inspiration from nature, animals and family. Many pieces—like coat racks, key hangers and bookends—also serve a practical purpose, while some pieces are more colorful and created for kids rooms.

**Bottles & Birds**

Artist Wylie Fraze started his studio—Bottles & Birds—at the property to create art that uses wood and recycled glass bottles. For example, Fraze creates wooden bird feeders with a wine bottle used as the food dispenser.

**Laura Hermanson**

Equine trainer Laura Hermanson offers lessons at the barn located on the property, where she was based before Del Pozo purchased it. The barn houses mules, including Dyna, who was the first mule to compete in dressage—or artistic performance riding—against horses and was the subject of the documentary “Dyna Does Dressage.”

Del Pozo said having a farm was something new for him, and he had to learn how to interact with horses and the other animals present, including rabbits, chickens and ducks.

**E Kiss Art**

Owner and artist Elisa Kissinger creates pottery and sculptures with a kennel at the property. In her studio she creates works that frequently feature animals.
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Vincent's Sports Pub

Neighborhood eatery prides itself on serving made-from-scratch bar classics in South Austin

The team behind Vincent’s Sports Pub—which opened in October 2018 on Brodie Lane in South Austin—wanted to build an enduring neighborhood haunt and thought hard about what makes an institution stand the test of time, Vincent’s General Manager Chad Taylor said.

“The goal here is to be here for a long time, so we have to focus on the details,” Taylor said.

For Taylor and his team, that meant taking feedback from patrons seriously and giving them just what they want, especially when it comes to the pub grub classics they expect Vincent’s to get right. While the pub’s beer selection is important, Taylor said the goal was to be “a sports pub with great food.”

For the gumbo that he now calls a menu standard, Taylor said he and his staff listened to the suggestions and critiques of New Orleans transplants who frequent the pub and went through several iterations of the dish before arriving at the recipe Vincent’s offers today. Vincent’s also tweaked its methods for cooking its wings around four times before arriving at the recipe served today—the specifics of which Taylor keeps closely guarded, but said involve a brine and an oven.

Some menu items that became classics took the staff by surprise, such as an 8-ounce chicken-fried steak planned to be a winter special before it continued selling through the summer months.

“It became super popular, so we just held onto it,” Taylor said. The same was true for the gumbo.

As important as Vincent’s menu is its atmosphere, Taylor said. Taking some notes from Moontower Saloon—a South Austin spot which, like Vincent’s, is co-owned by Richard Vereegge, Josh Bumb and his father, Vincent’s namesake Larry Vincent Bumb—Vincent’s features steel and wood designs with custom-made booths and light fixtures, with table lengths all elevated to the same height to give a bar-like feel. Taylor said the goal was to create an “Irish darkwood tavern” ambiance.

Vincent’s aesthetic, according to Taylor, is “Irish darkwood tavern.”

Vincent’s went through several iterations before finalizing its current wing recipe.

“THE GOAL HERE IS TO BE HERE FOR A LONG TIME, SO WE HAVE TO FOCUS ON THE DETAILS.”

CHAD TAYLOR, VINCENT’S SPORTS PUB GENERAL MANAGER

While Vincent’s General Manager Chad Taylor prizes the eatery’s menu, he also takes pride in the bar’s drinks selection.

Bar options include:

31 draft options, including ciders, IPAs, local beer selections and mass-produced staples

16 bottles and cans

7 signature cocktails, which Taylor calls outstanding, but not “pretentious”; the most popular is the Old Fashioned, featuring Treaty Oak whisky from Dripping Springs

Vincent’s Sports Pub

8916 Brodie Lane, Ste. 100, Austin

512-291-2845

www.vincentssportspub.com

Hours: Sun.-Thu. 11 a.m.-midnight, Fri.-Sat. 11 a.m.-2 a.m., 21 and up on weekends and after 3 p.m. Mon.-Fri.

BY OLIVIA ALDRIDGE
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Regional Report

Toss Pizzeria

Popular Austin restaurant now making its name in Bee Cave

By Brian Rash

Justin DeLaCruz and his partners John Pennyington and Jace Pirtle opened their second Toss Pizzeria location in August east of the Hill Country Galleria in Bee Cave.

DeLaCruz said the establishment’s first location, on South First Street in Austin, has been a popular eatery since it opened more than three years ago.

DeLaCruz said he wanted to create a restaurant-and-bar type of establishment for a long time, and it was a trip to Chicago about a decade ago that helped inspire the Toss brand as it exists today.

“Just going to some of the pizza shops [in Chicago] and seeing the vibe of them—I just thought we were kind of missing something like that in Austin at the time,” DeLaCruz said.

DeLaCruz, Pirtle and Pennyington started brainstorming, scouting locations and fundraising, and by summer 2016, the first Toss location was born.

Its location on Bee Caves Road is multifaceted and features, among other amenities, a play area for children, a pingpong table, an expansive outdoor patio and a full bar.

DeLaCruz said he is planning by early 2020 to expand the new location’s hours to be open for lunch on weekdays and not just on weekends.

The pepperoni is the most popular pizza, but DeLaCruz said the Texas BBQ Brisket and the Pulled Pork Carbonara pizzas are also big sellers.

Beyond the pizza, DeLaCruz said the frozen margaritas are popular at the bar, as are the Old Fashioned and the Watermelon Press, made with Tito’s Handmade Vodka.

The Bee Cave location is still brand new, and DeLaCruz said he is happy to be in the area.

“Word-of-mouth is very strong out here,” he said. “We have a lot of repeat customers, which is one of the biggest compliments, when people come back over and over.”

Toss Pizzeria

11905 Bee Caves Road, Bee Cave
512-502-5773
www.tosspizzeria.com
Hours: Mon.-Thu. 5-9 p.m., Fri. 5-10 p.m., Sat. 11 a.m.-10 p.m., Sun. 11 a.m.-9 p.m.

2901 S. First St., Ste. 102, Austin
512-953-1718
www.tosspizzeria.com
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at the end of the 2019-20 year and other communities facing possible closures in the coming years due in part to low enrollment numbers, some schools in Southwest Austin have faced overcrowding in recent years. The new Menchaca will increase the campus’s capacity and reduce overcrowding in the area.

Menchaca Elementary is also one of the first modernized AISD campuses to open as part of the district’s 2017 $1,050,984,000 bond package. Modernized schools focus on more collaborative and flexible learning spaces than those schools built prior, which help promote 21st century learning techniques. They also help address crowding concerns.

Modernized spaces

According to AISD Superintendent Paul Cruz, the district is building a total of 18 modernized campuses through the 2017 bond. Modernized schools catch school campuses up with “the expectations” teachers meet and strive for every day, he said.

“When we have a new modernized space for our students, they can learn in smaller spaces, in larger spaces; they have outdoor learning spaces... learning can happen everywhere,” he said. “You don’t have to be inside the classroom. The school is the classroom.”

Each campus being modernized across the district has similar features but is designed differently, depending on feedback gathered from the community during the planning stages of the projects, Johnson said.

Features of Menchaca include a large library and media room with ample seating types, a Maker-space for creative group activities and additional rooms with flexible uses. “Learning neighborhoods,” which are centralized spaces shared by multiple classrooms, are also set up at the school to encourage collaboration and the sharing of resources by multiple classes.

Loyola said having three separate buildings was intentional in design, with the goal of connecting indoor and outdoor learning opportunities for students. The campus features large trees in its courtyards, and some rooms—such as art rooms—have large windows or glass doors that can be opened to encourage student creativity and connect learning to the school’s surroundings, she said.

Modernized campuses across the district will also feature community rooms—spaces where public events, presentations, performances or voting stations can be held without disrupting the school community, Johnson said.

At Menchaca, the community room is located in the school’s administrative building and attached to the main office.

Loyola said the new school will require teachers to think and teach differently, but staff are excited about the move.

“We are so lucky,” she said. “It’s really changing our habits and our patterns because you have to get used to being in that type of space.”

A long time coming

The old Menchaca campus was originally built in the 1970s and had undergone numerous renovations and expansions over the past 40 years, according to Loyola.

In recent years the campus was consistently overcrowded, and lingering concerns about the campus’s age and overall condition, the district felt construction of a new, larger campus would be more beneficial than another round of renovations.

“(The old building was) very demoralizing for our staff,” said Loyola, who has been principal for the past five years and has worked at Menchaca for 15 years. “Teachers didn’t feel appreciated or respected or that they had a space to work in, and that compounds over time. It’s very emotional moving over here [to the new building].”

Leslie Rubio—Menchaca’s music teacher, who has worked at the school for...
The new Menchaca Elementary School campus opened to students Jan. 8 and is located next to the old campus, which will be demolished and converted to green space for the district. The school is one of 18 schools that will be modernized through Austin ISD’s 2017 bond, and it features elements that promote class collaboration, space flexibility and nature.

**NEW CAPACITY:** 870 students  
**OLD CAPACITY:** 606 students  
**CURRENT ENROLLMENT:** 723 students

*“The sheer size of the new space is extraordinary,” said Leslie Rubio, Menchaca Elementary School’s music teacher.*

16 years—said she has seen the old space deteriorate over the past two decades. She said the old campus had problems with mold, odd smells, and the size and type of rooms available for teaching.

She said she spoke at school board meetings to advocate for the project prior to the 2017 bond’s approval and gave feedback during the project’s planning to help develop the ultimate design.

“The sheer size of the new space is extraordinary,” Rubio said. “It doesn’t stink. There’s nothing toxic in this space. To be in a place that’s this clean is exciting.”

Menchaca students also notice the cleanliness and spaciousness of the new school.

“It’s fantastic,” said Nour Daher, a Menchaca fifth-grader. “The other school was not sanitized. This is clean. It’s a better and bigger environment.”

Fifth-grader Nico Lutz-Carrillo said that the larger space will take some time to get used to, but he’s excited about the new chairs and seating areas as well as the books he has seen.

“It’s easier to learn and easier to focus,” he said.

**Other work**

While students have moved into the new school, work still continues at the old campus.

Once Menchaca’s staff has finished moving equipment from the old campus to the new one, the former school building will be demolished and converted to district green space, Johnson said.

He said the original Menchaca school site used to be a park. The goal is to return the land to something close to its original state.

For more information, visit communityimpact.com.
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MARKET DATA FOR DECEMBER 2019

The following data shows a snapshot of the Southwest Austin and Dripping Springs real estate market. Data reflects information from a December 2019 report created by the Austin Board of Realtors and is accurate as of Jan. 21.

HOMES SOLD/AVERAGE DAYS ON THE MARKET

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MEDIAN PRICE OF HOMES SOLD WITH YEAR-OVER-YEAR PERCENTAGE CHANGE

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<td>-2.2%</td>
<td></td>
<td>+8%</td>
<td>+10.1%</td>
<td></td>
<td></td>
<td>+5.2%</td>
</tr>
<tr>
<td>$200,000</td>
<td>-</td>
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NUMBER OF NEW LISTINGS

<table>
<thead>
<tr>
<th></th>
<th>Dec. 2019</th>
<th>Total 2019</th>
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<tbody>
<tr>
<td>Single family</td>
<td>171</td>
<td>4,811</td>
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<tr>
<td>Town house</td>
<td>0</td>
<td>27</td>
</tr>
<tr>
<td>Condo</td>
<td>10</td>
<td>452</td>
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<tr>
<td>Total</td>
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<td>5,290</td>
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CLOSED SALES

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<tr>
<td>Single family</td>
<td>304</td>
<td>4,188</td>
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<tr>
<td>Town house</td>
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<td>338</td>
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<td>4,545</td>
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NEW CONSTRUCTION

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<th>Total 2019</th>
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<tbody>
<tr>
<td>Single family</td>
<td>29</td>
<td>718</td>
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<tr>
<td>Town house</td>
<td>0</td>
<td>11</td>
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<tr>
<td>Condo</td>
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<td>164</td>
</tr>
<tr>
<td>Total</td>
<td>30</td>
<td>893</td>
</tr>
</tbody>
</table>

Markets provided by Austin Board of Realtors

REAL ESTATE

Snapshot of the market

COMPASS

2019 Circle C in Review.

248 Sold Homes

$529K Average Sales Price

$186 Average Sold Cost per Square Foot

24 Average Days on Market

Recent homes on the market

5819 Back Bay Lane, Austin
3 bedroom/2 bath 2,443 sq. ft.
Asking price $485,000

420 Premier Park Loop, Dripping Springs
4 bedroom/4 bath 3,566 sq. ft.
Asking price $639,900

10110 Pinehurst Drive, Austin
4 bedroom/3 bath 3,061 sq. ft.
Asking price $469,900
**DEALS THIS MONTH**

**DINING**
- Cherry Creek Catfish
- Cooper’s Old Time Pit Bar-B-Que
- Cypress Grill
- El Mercado
- Hyde Park Bar & Grill
- Old School Liquor & Market
- RoadRunners Kitchen & Spirits
- Rusty Cannon Pub
- Spoon + Fork
- Tony C’s and The League
- Thundercloud Subs

**EDUCATION**
- Mathnasium

**ENTERTAINMENT**
- Cafe Monet
- Epic Fun
- Tango Tribe

**HOME & GARDEN**
- Five Star Painting
- The Great Outdoors
- The Natural Gardener
- The Tree Man

**MEDICAL**
- McLane Family Dental
- Tanglewood Vision Center

**PROFESSIONAL SERVICES**
- Austin Estate Gate
- Critter Ridder
- Easy Home Living
- K & M Steam Cleaning
- McSpadden’s Tire and Automotive

**RETAIL**
- Nature’s Treasures of Texas
- Our Sleep Guide

---

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**NOW OPEN IN CIRCLE C!**

**$5 CHEESEBURGER, VEGGIE BURGERS AND ALSO BEYOND (plant based) patties.**

**KIDS EAT FREE ON TUESDAY’S**

$5 burger only available on Mondays and redeemable through the app
Expiration date: 2/28/20

---

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THE

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Blood Orange Beet Salad
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Hot & Crunchy Trout
Four Layer Chocolate Cake

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League Kitchen
Dripping Springs

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Sous Vide Short Rib
Hot & Crunchy Trout
Four Layer Chocolate Cake

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• No appointment necessary
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★★★★★
“You have earned our total confidence over the years, thanks for being there for us.” – Bill C.

★★★★★
“Amazing, incredible, awesome, honest and immediate service. McSpadden is the undisputed best.” – Jeff L.

MEET THE MCSPADDENS
McSpadden’s Tire & Automotive is a family-owned, Christian business that has been successfully offering high-quality repairs and friendly, knowledgeable service since 1999. As owners of McSpadden’s Tire & Automotive, Raymond and Dianne McSpadden feel that the key to their success is in building relationships with their customers. “Our goal is for our customers to feel comfortable with the quality of service they receive so that we can begin to create a trusting relationship” says Raymond. “Trust is something that is earned and we look forward to every opportunity to make a new friend.”

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Blend Oil Change
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512-523-8000

Bee Cave / Lakeway
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512-263-5082

Pflugerville
14824 N IH-35, Blgd D, Austin, TX 78728
512-989-2878

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512-263-5082

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512-989-2878

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CVL
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1626

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Specializing in spine
Vincent Wang, MD
Specializing in spine

Source: Becker’s Hospital Review, 100 hospitals and health systems with great neurosurgery and spine programs, 13 December 2019