



Kelli Weldon/Community Impact Newspaper

The Heman Marion Sweatt Travis County Courthouse is located on Guadalupe Street in Austin. A proposal to build a new courthouse facility will go before voters in November.



Rendering courtesy Travis County

The proposed \$287.3 million Travis County Civil and Family Courts Complex will be located immediately south of Republic Square Park, down the street from the existing courthouse building.

Travis County voters to weigh new civil, family courts bond

\$287.3M proposal would build new facility downtown

By Kelli Weldon

Travis County voters will decide this fall whether to authorize spending \$287.3 million in bond funds on a new civil and family courts complex, or

CFCC, in downtown Austin.

The Travis County Commissioners Court called for an order in August to place the bond election on the Nov. 3 ballot. If voters approve it, each county

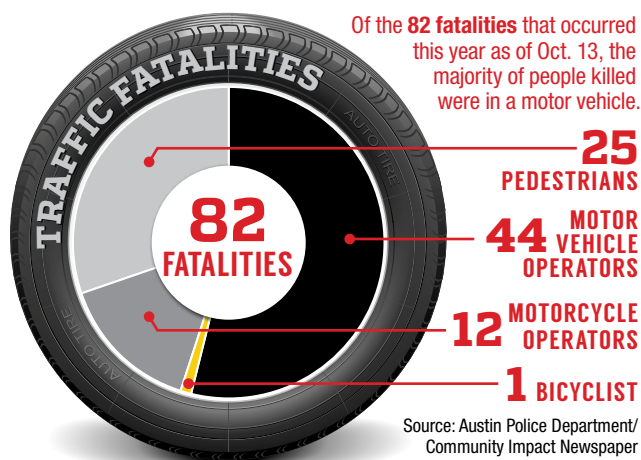
homeowner would see an estimated \$13.50 property tax increase annually per \$100,000 of taxable valuation, said Belinda Powell, strategic planning manager for the Travis County Planning and Budget Office.

The court, comprising four

commissioners and Travis County Judge Sarah Eckhardt, voted unanimously to approve the order.

"I know folks are going to have sticker shock on that cost, but by building it now and building it right with additional

See **Courthouse** | 26



Traffic fatalities driving safety initiatives

By Jennifer Curington

Although much of the conversation about Austin traffic typically revolves around congestion, attention has recently shifted to safety on area roads.

So far this year, there have been 82 traffic fatalities in Austin as of Oct. 13, making 2015 the deadliest year in city history for traffic deaths. The previous record for most traffic fatalities in a single year was 81, set in 1986.

"Probably at least 50 percent or more of these fatal crashes, whether it involves a pedestrian or a car or a motorcyclist, have some level of impairment," Austin

Police Department Commander Art Fortune said.

APD categorizes a traffic fatality as a death on Austin roads not resulting from suicide or a medical event, such as a heart attack, Fortune said. However, any person who dies because of someone else's medical event or suicide is counted as a traffic fatality.

Friends, family and advocates gathered Sept. 30 in honor of the lives lost on Austin roads so far this year. While speaking to vigil attendees, Mayor Steve Adler said Austin has a responsibility to provide safe and

See **Traffic** | 34

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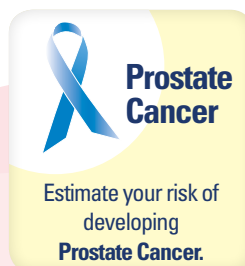
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*—Mrs. Amber Forgey,
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Central Texas Teacher Receives Matching Funds from ATPE

When her students needed art supplies, Lake Travis High School art teacher Amber Forgey posted a project on DonorsChoose.org. "My classroom is a place to learn and grow without the fear of failure that usually comes into play in the world beyond high school," says Amber. "It is a safe place for these students to find themselves as artists. My goal is to offer them as many opportunities to create and tools to create with as possible." ATPE matched donors' contributions and funded 50% of this project.

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About us

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 20 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed monthly to nearly 1.5 million homes and businesses.

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FROM THE EDITOR



Remember wishing your favorite restaurant or fast-food chain could deliver?

For the longest time, most delivery options were limited to pizza, wings or Asian offerings. Now there are so many delivery services we were able to compile a list of businesses that bring

restaurant food and alcoholic drinks to your doorstep.

The Food and Drink Delivery Guide, which can be found on pages 32-33, also maps the delivery range for each company. The high volume of Central Austin-based delivery services required the guide to be limited only to businesses that deliver from multiple restaurants.

While enjoying the delivery food you ordered, be sure to also read an important news update on Page 17 about short-term rentals, or STRs, an acronym that more Austinites are learning as the debate over vacation rentals intensifies.

In addition, this issue reveals Central Austin's sky bridge trend (page 18), profiles two long-time Austin businesses (pages 11 and 13) and updates readers on MoPac ramp closures (page 15). Everyone is also reminded to vote Nov. 3 using this month's Election Guide (Pages 26-29) for guidance.

Joe Lanane
EDITOR

jlanane@communityimpact.com



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Correction: Volume 7, Issue 11

On Page 9, a business announcement incorrectly identified the first location of new Austin-based chain Flyrite Chicken. The restaurant will open at 2921 E. Seventh St. in January, according to Flyrite Chicken officials. The menu will include fried and grilled chicken sandwiches on buns from New World Bakery, chicken bites, salad wraps, and gluten-free and vegan options.

COMMUNITY FEEDBACK

TAKE THE POLL

Do you think Vision Zero effort to eliminate traffic fatalities is a realistic goal for Austin?

Take the poll at communityimpact.com/cta-poll.

LAST MONTH'S POLL RESULTS

September's top story detailed efforts to open the proposed Austin/Travis County Sobriety Center at the Travis County Medical Examiner's Office near University Medical Center Brackenridge. We asked readers what course of action they would take.

Should intoxicated people be arrested and placed in jail or sent to a sobriety center without penalty?

72% Send intoxicated people to a sobriety center

12% Arrest intoxicated people, send them to jail

8% Other

4% Arrest intoxicated people, don't send them to jail

4% Take no action

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

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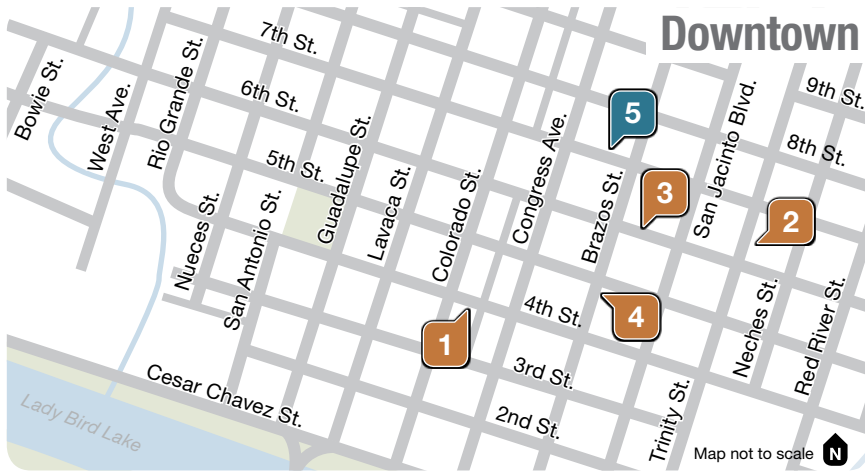


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IMPACTS



Downtown

Now Open

1 **RA Sushi** opened its first Austin location Oct. 19 at 117 W. Fourth St., Ste. 300. The restaurant offers creative and traditional sushi rolls, Japanese fusion, and a variety of cocktails for lunch and dinner. 512-726-2130. www.rasushi.com

2 New music venue **Tellers** has taken over the former home of The Chicago House, 607 Trinity St., which closed Sept. 23. Chad Goldwasser, who owns the new venture, said the two-story venue will offer patrons live music, burlesque shows and comedy acts seven nights a week. Food from Gino's East and Iron Cactus is available to Tellers patrons with plans to add an on-site food truck, Goldwasser said. A grand opening party will be held Oct. 24 with five to 10 bands performing, he said. 512-750-8333. www.tellersaustin.com

3 Portland-based **Voodoo Doughnut** opened its first Austin location Oct. 7 in the former home of Bourbon Girl. The shop at 212 E. Sixth St. offers specialty doughnuts in unique shapes, such as voodoo dolls, with a variety of toppings and fillings. Voodoo Doughnut will be open with limited hours until its grand opening Oct. 31. www.voodoodoughnut.com

4 Austin-based **SweetCheeks Products Inc.** opened its first Austin storefront Sept. 25 at 411 Brazos St., Ste. 101. The company offers FDA-registered massage mats, which improve circulation, visibly reduce the appearance of cellulite and relieve minor muscle aches as well as help with pain and muscle spasms. www.sweetcheeksproducts.com

Coming Soon

5 New cocktail bar **Small Victory** will open by the end of the year at 108 E. Seventh St. Josh Loving and Brian Stubbs are the bar's owners and have been working on opening the space since 2014. Small Victory will accommodate 40 patrons Monday through Saturday. www.smallvictory.bar

Central Austin

Now Open

6 **Face to Face Spa** opened its third Austin location Oct. 1 at 1717 W.

Sixth St., Ste. 120R. The business offers facials, chemical peels, Botox injections, eyelash extensions and waxing. 512-806-3535. www.facetofacespa.com

7 New church **Catalyst of Austin** held its first service Sept. 20 at 2610 W. 10th St. Pastor Steve Blake said the church is more relational than institutional, with services that offer cafe-style seating. He said Catalyst of Austin began as a way to offer a culturally relevant church that still honors Jesus' teachings. 512-298-2100. www.catalystofaustin.com

8 Matt McLaughlin began offering music lessons Aug. 1 through his new business, **McLaughlin School of Music**, at 1402 W. North Loop Blvd. Children and adults of any experience level can learn piano, harp and music theory from teachers with degrees. Lessons are offered by appointment only. 512-337-2224. www.mclaughlinschool.com

9 **Neighborhood Family Health PLLC** opened its first Austin location Sept. 1 at 711 W. 38th St., Ste. G2. Family nurse practitioner Viki Swynenberg offers full primary care for individuals ages 3 and older including physicals, management of medical conditions and illnesses, and weight loss. 512-766-8454. www.neighborhoodfh.com

10 **Yard Bar** opened Aug. 10 at 6700 Burnet Road. The dog-friendly establishment offers patrons a place for dining and drinks in an off-leash dog park. The dining patio is open to all ages and on-leash dogs, and the off-leash dog park is open to those who purchase a membership or day pass. 512-900-3773. www.yardbar.com

11 **Path Food Consulting** opened Aug. 3 at 2111 Dickson Drive, Ste. 22. The business works with customers using nutrition to accomplish goals such as improving digestion, increasing energy, reducing anxiety, balancing mood, reducing migraines, healing skin conditions and lowering cholesterol. 512-710-7284. www.pathfood.com

12 **Shugabees BBQ** opened its first Austin food truck July 25 after starting operations in Buda four years ago. The food truck at 1311 S. Lamar Blvd. offers brisket, smoked pork, sausage, smoked chicken breast, and chicken salad by the pound or on housemade tortillas with a variety of



saucers, sides and desserts. Shugabees BBQ also provides catering services. 512-749-6340. www.shugabees.com

13 Breath and Body Yoga opened its second Austin location Sept. 17 at 2415 Exposition Blvd. The studio offers a variety of yoga classes in person and online as well as teacher training sessions. 512-953-5622. www.breathandbodyyoga.com

Coming Soon

14 The Soup Peddler Real Food & Juice Bar will open its fourth Austin location at 4631 Airport Blvd., Ste. 130, by December. Owner David Ansel began the business 14 years ago as a soup delivery service by bicycle. Soups, salads, sandwiches, smoothies, juices and counter service will be offered at the new location. 512-444-7687. www.souppeddler.com

15 New concept **Nosh & Bevv** **English Kitchen & Bar** will open Oct. 25 in the former home of Sarovar Indian Restaurant and self-described dive bar Baby Blues at 8440 Burnet Road. The same ownership will run the new concept, which will serve Indian, traditional English and American dishes.

16 Husband-and-wife team Michael and Jessica Sanders of East Austin's drink.well hope to open **Backbeat** by New Year's. The two-story, 2,280-square-foot bar at 1300 S. Lamar Blvd. will offer patrons cocktails, wine, beer and bar snacks with a skyline view from its rooftop patio. www.backbeat-atx.com

17 Austin resident Amin Esar will open the first Austin franchise of Houston-based **Russo's New York Pizzeria** in late 2015 at Northcross

Mall, 2525 W. Anderson Lane, Ste. 100. The restaurant will serve specialty pizzas, salads, soups and homemade pastas. The chain has a location in Pflugerville and is planning another location in Cedar Park. 512-252-7444. www.nypizzeria.com

18 New bar concept **Unbarlievable** will open in early 2016 at 76 Rainey St. The project is helmed by the team behind The Goodnight. No further details are available at this time.

Relocations

19 Somaspace will move from its location at 220 Lessin Lane to 2002 S. Congress Ave. on Nov. 9. The studio opened in 2009 and offers instruction in classical Pilates, yoga and the Gyrotonic method. 512-501-6885. www.somaspace.com

Expansions

20 Terra Toys expanded its space by 1,600 square feet at 2438 W. Anderson Lane to offer patrons a new espresso bar and art gallery. The Wind-Up offers espresso-based drinks made with all organic, fair trade ingredients, and the Terra Toys Art Gallery showcases work from Austinites of all ages. The expanded space opened Sept. 25, and Terra Toys celebrated its 35-year anniversary in October. 512-445-4489. www.terratoy.com

21 Twin Liquors at 8030 Mesa Drive is expanding by 1,100 square feet to allow for an expanded selection of beer, wine and spirits as well as a walk-in beer cooler. The expanded space is scheduled to be completed Nov. 1. 512-346-1861. www.twinliquors.com

Name Change

22 SkinFit Austin opened Aug. 1, 2011 at 2300 S. Lamar Blvd. but underwent rebranding on its fourth anniversary and is now known as **POREspective**. Founder Alissa Chasen, who still leads operations, said she set the change in motion to let customers know about her commitment to treating acne. POREspective provides each customer with an at-home treatment system as well as nutrition and lifestyle tips. 512-699-9905. www.porespective.com

23 JTI Design became **Unhinged Studio** in July after almost one year in business in Austin. The woman-owned small business at 8311 Rockwood Lane provides consulting and design services for custom interior decorations. Designers Joy Flores and Holly Kratz assist with space planning, furniture selection and brand consulting. 512-592-9496. www.unhingedatx.com

Closings

24 **Dharma Yoga** closed its 3110 Guadalupe St. location Sept. 22 with group classes in Buddhist yoga and meditation now solely held at the 3317 Manor Road location, which opened in April 2014. Classes include Dharma Flow, Meditation and Hatha Night Caps. www.dharma-yoga.net

In the News

Community Impact Newspaper received 17 awards at the National Newspaper Association's 2015 Better Newspaper Contest awards ceremony held Oct. 3 in St. Charles, Missouri. The contest recognizes achievement in writing, advertising and graphic design. For a complete list of winners, visit www.nnaweb.org/better-newspaper-contest.

Compiled by Jennifer Curington

News or questions about Central Austin?
Email us at ctanews@communityimpact.com.



Portland-based **Voodoo Doughnut** opened its first Austin location Oct. 7.



The fourth area location of **The Soup Peddler Real Food & Juice Bar** will open by December.



SkinFit Austin's founder Alissa Chasen has rebranded the company to **POREspective**.



Dharma Yoga closed its Guadalupe Street location but will continue classes on Manor Road.



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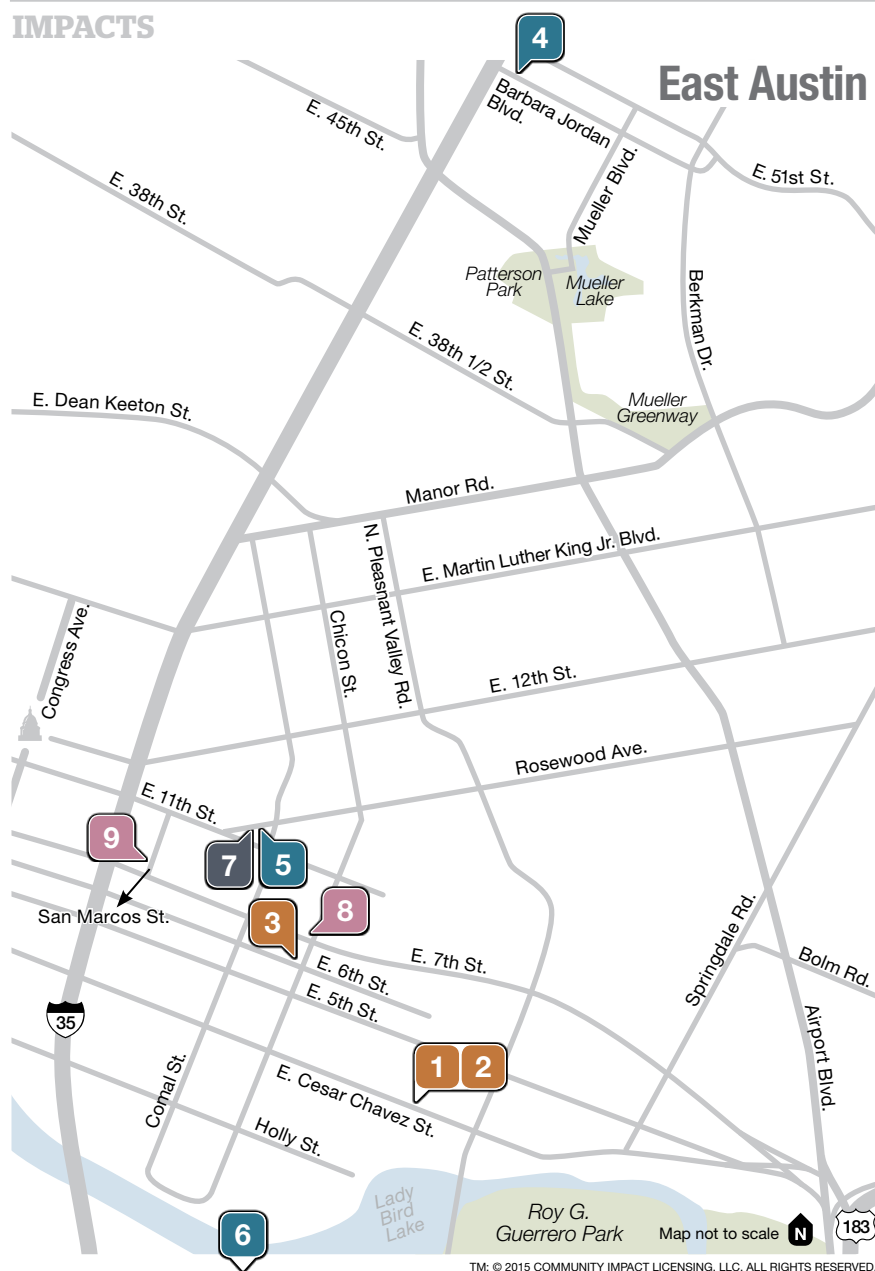
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IMPACTS



East Austin

Now Open

1 Blue Owl Brewing opened on a reservation-only basis Oct. 8 offering patrons brewery and tasting room tours. The sour-mash brewery at 2400 E. Cesar Chavez St., Ste. 300, has four beers on tap: a sour session wheat, sour pale ale, sour red ale and sour cherry stout. Co-owner Suzy Shaffer said Blue Owl plans to establish regular hours and offer canned beers by November. The brewery's first seasonal brew will be a raspberry Belgian strong ale set to launch in November. 512-593-1262. www.blueowlbrewing.com

2 New restaurant **Juniper** opened Oct. 13 at 2400 E. Cesar Chavez St. Juniper's menu blends northern Italian cuisine with Texas flavor. Patrons can order dinner Tuesday through Saturday with brunch served on Saturdays and Sundays. A variety of wine and cocktails are also available. 512-220-9421. www.juniperaustin.com

3 The latest concept from Bridget Dunlap of Clive Bar and Lustre Pearl opened Oct. 1. **Burn** offers thin pizza with burned edges as well as central and southern Italian-inspired dishes. The restaurant at 1802 E. Sixth St. is open daily for dinner and dessert. 512-609-8174. www.burnatx.com

Coming Soon

4 Tiff's Treats will open its sixth Austin location Oct. 25 at 1200 Barbara Jordan Blvd., Bldg. 4, Ste. B. The company delivers warm cookies and brownies as well as ice cream and milk. The new location will expand Tiff's Treats' existing delivery area by eight ZIP codes. 512-813-7100. www.cookie.delivery.com

Compiled by Jennifer Curington

News or questions about Central Austin?
Email us at ctanews@communityimpact.com.

5 The first Austin location of **Ifini Med Spa** will open in early November at 1317 Rosewood Ave. The spa will offer manicures, pedicures, waxing, facials, massage and acupuncture. The husband-and-wife ownership team also runs Aries Nails in Round Rock. www.ifinimedsa.com

6 Athletic Outcomes will open in late November at 2301 E. Riverside Drive, Ste. A. The store focuses on performance and recovery needs for athletes or aspiring athletes using a variety of services, including group fitness classes, recovery lounge, personal training and nutrition coaching. 207-694-1986. www.athleticoutcomes.com

Closings

7 East End Wines will close by the end of October. Ownership said the property at 1209 Rosewood Ave. is being sold to another owner, and there are no definite plans for a new location. Food truck Three Little Pigs, which operates out of the parking lot, is looking for a new location. 512-904-9056. www.eastendwinesatx.com

Anniversaries

8 Huston-Tillotson University, 900 Chicon St., celebrated its 140-year anniversary Oct. 23. The historically black college was Austin's first institution of higher education. www.htu.edu

9 The Historic French Legation celebrated its 175-year anniversary Oct. 3. The oldest home in Austin was built in 1841 for a French ambassador but now serves as a museum and outdoor art gallery at 802 San Marcos St. www.frenchlegationmuseum.org



Blue Owl Brewing held its first tour Oct. 8 with canned beers slated for release in November.



Athletic Outcomes' operators hopes to help athletes with performance and recovery.



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BUSINESS FEATURE

Kids-N-Cats Unique Gifts

Allandale shop nears quarter-century mark

By Joe Lanane

The selection at Kids-N-Cats Unique Gifts goes beyond strictly child- and feline-friendly items.

Owner Lani Steingraph also offers an array of jewelry, collectibles and vintage goods. But her store also stays true its name with collections for animal lovers and children—as well as children at heart.

“Someone recently said we should charge admission because we’re like a museum,” Steingraph said. “It’s like going down memory lane, and that’s what we look for.”

Kids-N-Cats relocated about five years ago within the same Allandale Shopping Center anchored by H-E-B. The previous store was 3 1/2 times larger than her current spot, Steingraph said, but she fell in love with the neighborhood.

“I really wanted to stay in the same shopping center because we have been here for so long,” she said.

The store celebrated its 24th anniversary in August, remaining open long enough that multiple generations of shoppers now visit Kids-N-Cats, Steingraph said. Most items sold at the store are found during near-weekly road trips throughout Texas, with Steingraph accompanied for years by her mother and more recently her boyfriend.

The family operation has evolved as it became smaller to emphasize unique, affordable gifts that range from 50 cents to \$200 in price. Steingraph particularly focuses on toys that were popular when older generations grew up.

“We want to keep getting fun, retro items that have come full circle—stuff people liked when they were little,” Steingraph said.



1 Collectible action figures, toys, dolls and figurines often appeal to older generations seeking to relive childhood memories.

2 Lani Steingraph, Kids-N-Cats Unique Gifts owner, works with store manager Gracie, a rescue dog returned four times before being adopted by Steingraph. Gracie, who is overcoming fear issues, replaced Angel, the store’s longtime manager and shop cat.



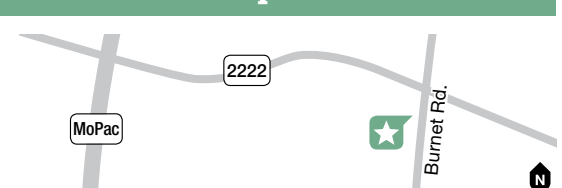
3 James Avery Jewelry pieces that have been retired or previously owned are among the most popular items sold at Kids-N-Cats.

4 Beyond cats or dogs, Kids-N-Cats also gets many requests for other animal trinkets. Steingraph said she has something that appeals to every type of animal lover.



Find more photos of Kids-N-Cats Unique Gifts at:
communityimpact.com/kidsncatsuniquegifts.

Kids-N-Cats Unique Gifts



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DINING FEATURE

Eastside Cafe/Elaine's

Restaurants operated under same owner

By Jennifer Curington

Three friends who worked together at a Barton Springs Road restaurant decided 27 years ago to turn a failing restaurant on Manor Road into Eastside Cafe.

Elaine Martin, one of the original three and now the sole owner, said starting a business was not an easy venture.

"It was challenging, and it was stressful," Martin said. "You think people are just going to come. You think you're going to just put your little shingle out, and they're just going to flock to you. Although that happens sometimes, it's pretty rare."

Eastside Cafe's menu is not complicated by a long list of ingredients, said Martin, who said she prefers practical, simple and straightforward cooking.

The restaurant has operated for almost three decades, with only a few menu changes occurring during that time.

"Any time I try to change things, people get upset," Martin said. "One particularly labor-intensive item is the stuffed shrimp, so I thought we'll just stop doing it. On a Saturday night two people ordered it, and the server said, 'We don't have that anymore,' and

they got up and walked out."

Martin said she took the incident as a strong statement. The next morning, the shrimp was back on the menu. In addition, the daily special menu is used to provide patrons something new each day, she said.

Martin turned the smaller building next to Eastside Cafe into a retail store in 1995, but it later became fast-casual eatery Elaine's in March 2012. Martin's pies can be found on either menu, and she is considering making pies for order year-round, especially for holidays.

"What I think we're going to do is sell whole buttermilk pies, and that's it," Martin said. "That's the only kind we're going to do."

The current pie selection will remain as single-serve options, she said.

Although Martin said the act of dining out has become less about feeding the human need and more about entertainment, she said she hopes Eastside Cafe customers ultimately leave full.

"I just want them to be comfortable—comfortable and full and happy," Martin said. "I'm not trying to change the world."



Elaine Martin, owner of Eastside Cafe and Elaine's, said her cooking is like her straightforward personality.



Eastside Cafe main course

Panko and Pecan Encrusted Chicken Breast (\$15.95) is topped with jalapeno cream gravy. Side offerings include acorn squash with tamari ginger sauce and garlic mashed potatoes.



Ghiradelli Chocolate Brownie

The dish (\$7.95) comes topped with vanilla ice cream. House-made caramel sauce and chocolate espresso sauce are drizzled over the dish. The mainstay desserts range from \$7.25 to \$8.75.



Pies, cakes and more

Martin said she hopes to begin offering whole buttermilk pies for order year-round, but for now Bourbon Buttermilk Pie (\$2.95) can be found at Elaine's with a variety of other desserts.



Elaine's Pulled Pork Sandwich

The pulled-pork sandwich (\$5.95) comes topped with coleslaw, house-made pickles and barbecue sauce. Patrons can also order pulled-pork tacos, salads and soups.

1. Eastside Cafe

1 2113 Manor Road • 512-476-5858

www.eastsidecafe.com

Hours: Mon.-Thu. 11:15 a.m.-9:30 p.m., Fri. 11:15 a.m.-10 p.m., Sat. 10 a.m.-10 p.m., Sun. 10 a.m.-9:30 a.m.
Brunch: Sat.-Sun. 10 a.m.-3 p.m.

2 2113 Manor Road • 512-494-1464

www.elainesporkandpie.com

Hours: Tue.-Thu.: 11:15 a.m.-9:30 p.m., Fri. 11:15 a.m.-10 p.m., Sat. 10 a.m.-10 p.m., Sun. 10 a.m.-9:30 p.m.

2. Elaine's



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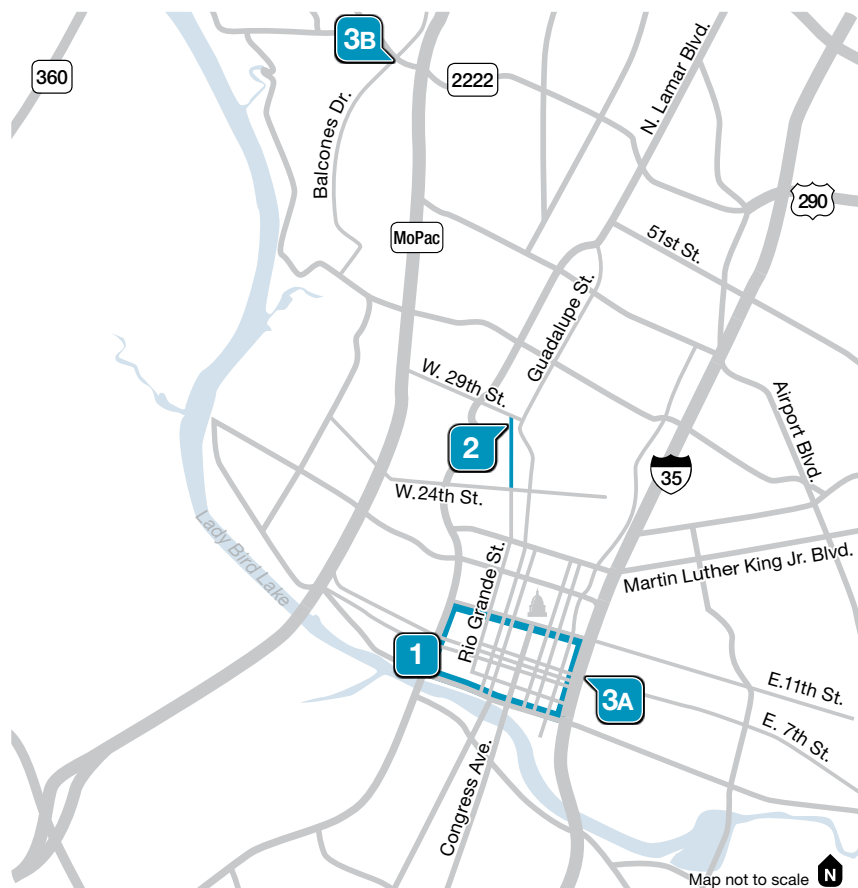
TRANSPORTATION UPDATES

Major projects in the area

Compiled by Joe Lanane



News or questions about these or other local transportation projects? Email us at ctanews@communityimpact.com.



Other transportation projects

	Project description	Estimated timeline
1	Initial efforts to construct \$2.5 million in wayfinding improvements include identifying pedestrian, visitor, historical, cultural, bicycle, vehicular and transit landmarks. A Downtown Wayfinding Master Plan will prioritize the location and design of projects as funding for new signage becomes available. No specific locations have been identified so far by the city.	December 2015-May 2017
2	Rio Grande Street from 24th to 29th streets will be reconstructed to improve drainage as well as add a new water line, sidewalk, curbs, gutters, ramps and a two-way cycle track lanes. The two-year project will cost approximately \$8.5 million in voter-approved bond money.	January 2016-January 2018
3A 3B	Four new "Don't Block the Box" locations are being strictly enforced until further notice, including two Central Austin intersections at the northbound I-35 frontage road and East Seventh Street as well as RM 2222 and Balcones Drive. However, it is illegal to block any intersection in the city.	Beginning in mid-October

Featured project

4 West Third Street corridor improvements—Phase 4

Construction continues along two blocks of West Third Street beginning at Guadalupe Street and running west to Nueces Street, which is also undergoing work between Third and Fourth streets. The city's Public Works Department is leading the fourth phase of the full street reconstruction efforts.

After completing work on the south side of West Third Street, the city will reopen a portion of the road to eastbound traffic only beginning in late November or early December. That will allow construction crews to begin work on the north side of the street between Guadalupe and San Antonio streets. Pedestrian routes will be detoured temporarily. The roadway will reopen as a two-way street by the end of February.

Overall project improvements include the installation of the Lance Armstrong Bikeway along West Third Street and sidewalk reconstruction along Third and Nueces streets to help bring those roadways into compliance with the city's Great Streets design standards, which requires sidewalks be at least 18 feet wide.

A moonlight tower will also be reinstalled on the southeast corner of Fourth and Nueces streets. The tower was previously removed during construction of the 360 Residential Condominiums, which opened in 2008.

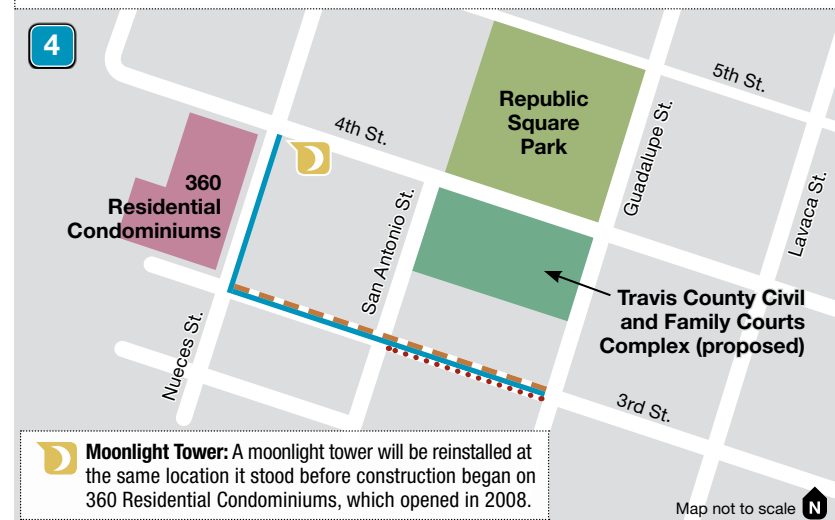
Timeline: June 2015-June 2016

Cost: \$5.1 million

Funding sources: 2010 mobility bond money, 2012 transportation and mobility bond money

Key

- Lance Armstrong Bikeway:** The fourth phase of construction extends the cross-town bike path.
- Phase 4 corridor improvements:** West Third Street between Guadalupe and Nueces streets and Nueces between Third and Fourth streets
- Eastbound traffic only:** Beginning in late November to early December, traffic between Guadalupe and San Antonio streets can only travel eastbound.



Moonlight Tower: A moonlight tower will be reinstalled at the same location it stood before construction began on 360 Residential Condominiums, which opened in 2008.

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TRANSPORTATION

Downtown northbound MoPac lanes, on-ramp to be reconfigured this fall

Temporary shift anticipated to last six to nine months, according to the Mobility Authority

By Amy Denney

The northbound lanes of MoPac and the on-ramp from Sixth and Cesar Chavez streets will be reconfigured this fall to allow excavation work to build an underpass for the variable-priced toll lane project.

"Sometime [in] November we will anticipate this temporary traffic shift to go into place,"

said Steve Pustelnyk, director of community relations for the MoPac Improvement Project. "It will most likely be in place in the range of six to nine months, perhaps a bit longer. We expect to have

the entire underpass construction done in roughly a year or so."

The traffic shift will be similar to how the MoPac lanes appeared before

2010 when the Texas Department of Transportation restriped MoPac to allow three main lanes to continue north on MoPac, he said. The change will only allow two main lanes for through traffic because the third lane will exit to Enfield Road, Pustelnyk said. A fourth lane exits to downtown.

"People coming north on MoPac during this situation will probably face longer travel north during rush hour," he said. "However people coming out of downtown and entering northbound from Cesar Chavez and Sixth Street will find it easier

to get on to MoPac, especially during morning rush hour."

To make room for construction crews, the two main lanes will shift to

the east, he said.

"A curve [for the main lanes] will be built with all-new temporary pavement, and that will open up an area next to the railroad tracks for excavation," Pustelnyk said. "Because of that curve the speed limit will be slightly reduced down to 50 mph."

The MoPac project, which is being overseen by the Central Texas Regional Mobility Authority, will add one variable-priced toll, or express, lane in each direction between Parmer Lane and Lady Bird Lake, and construction is slated to be complete sometime in 2016. The underpass will connect the express lane into downtown Austin.

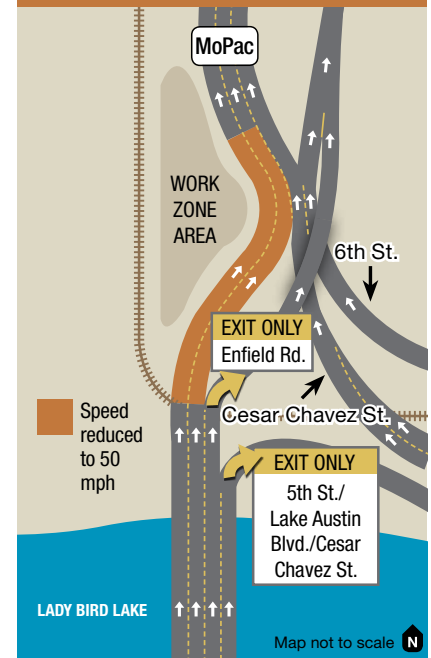
Visit www.mopacexpress.com for more information and updates on travel delays. The agency also sends out traffic and construction updates on Twitter via @improvementmopac.



For more information visit
communityimpact.com

MoPac realignment

The northbound MoPac main lanes and on-ramp from Cesar Chavez and Sixth streets will be reconfigured and moved for excavation work on an underpass. The shift will last six to nine months.



Source: Central Texas Regional Mobility Authority/
Community Impact Newspaper



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Regional Mobility Authority

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290 Toll Virtual Drive-Through Customer Appreciation Event

We'll randomly select 200 commuters who pass through any toll gantry on 290 Toll between 7:30 and 9:00 a.m. on October 22. Winners will receive a voucher for a free Tacodeli taco in the mail.

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DEVELOPMENT

New short-term rental regulations receive support from City Council

By Jennifer Curington

Austin City Council finalized a process to potentially change city laws that regulate short-term rentals, or STRs, during its Oct. 15 meeting.

City staff will now work on crafting language to phase out Type 2 STRs, such as those found through AirBnB and HomeAway, from residential areas and prohibit property owners with STR-related complaints or criminal history from operating an STR.

A tiered fee structure will also be created to cover the cost of regulating STRs, with the lowest fee applied to Type 1 rentals.

Prior to the Oct. 15 meeting, more than six hours of public testimony and council discussion occurred about proposed new short-term rental regulations.

STR advocates said new regulations are not needed, and the problems faced by neighborhoods could be resolved by Austin's Code Department enforcing the rules on the books.

Austin Code Department Director

Carl Smart said in an Oct. 5 council memo his department would work with the city on any changes to regulations.




"In the meantime, Austin Code will make every effort to increase the enforcement of STR regulations using existing tools," Smart said in the memo.

The council agreed Sept. 22 to require STRs to comply with the following provisions:

- No more than six unrelated people may occupy an STR.
- No more than 10 people may occupy an STR regardless of relation.
- No more than two adults are allowed per bedroom, with two additional guests allowed elsewhere. All STRs are assumed to have two bedrooms until an inspection is completed.
- No more than six people can gather outside the property, and no gatherings are allowed after 10 p.m.
- Allow Code Department officers to enforce noise regulations and write citations, when necessary.
- Allow evidence from neighbors, such

SHORT-TERM RENTAL TYPES

Owners of a residence can rent the dwelling unit to others under a short-term lease. However, owners must meet certain requirements to comply with city code.

TYPE 1: OWNER-OCCUPIED	TYPE 2: NOT OWNER-OCCUPIED	TYPE 3: NOT OWNER-OCCUPIED
A single-family, multifamily or duplex residence	A single-family or duplex residence	Multifamily residence
 <ul style="list-style-type: none"> • A person may rent an entire dwelling unit that is occupied by the owner 51 percent of the year or is associated with an owner-occupied residence. • The rental unit must include a sleeping room and full bathroom, and the owner must be generally present during rental period. 	 <ul style="list-style-type: none"> • A person may rent an entire dwelling unit that is not owner-occupied or associated with an owner-occupied property. • A limited number of Type 2 STRs are allowed to operate throughout the city depending on proximity to other Type 2 STRs. • Austin City Council is in the process of developing a law to suspend all new Type 2 licenses. 	 <ul style="list-style-type: none"> • A person may rent an entire dwelling unit on a multifamily property. • A limited number of Type 3 STRs are allowed to operate throughout the city depending on proximity to other Type 3 STRs.
Source: city of Austin/Community Impact Newspaper		

as photographs, videos or testimony, to be submitted as evidence during code violation administrative hearings.

- Direct staff to find ways to collect hotel and motel taxes from STR properties.

Council also agreed Sept. 17 to ban mass gatherings at STRs. In addition, STR properties must pass an inspection and have a certificate of occupancy issued within a reasonable time as well

as pass a septic system evaluation.

A public hearing to create a moratorium on all new Type 2 STR licenses will be held Nov. 12. Any resolution the council passes will have to go through the Planning Commission as well as the commission's Code and Ordinances subcommittee. A final ordinance is slated to come back to City Council in January.

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DEVELOPMENT

More sky bridges coming to skyline

Initial city approval granted to three Central Austin projects

By Joe Lanane

The number of Austin sky bridges will more than double once three projects in various stages of development are complete.

The University of Texas, Seton Healthcare Family and The Fairmont Austin each have city approval to build bridges over various Central Austin streets. Only two sky bridges otherwise exist: a pedestrian bridge atop West Fifth Street that connects Hartland Plaza and Capstar Plaza and an enclosed walkway atop Lavaca Street between two parking garages.

City Council agreed Oct. 1 to support the newest sky bridge project, a direct connection between the Austin Convention Center and The Fairmont Austin hotel. The bridge crosses Red River Street and the soon-to-be-revitalized Waller Creek in an effort to safely connect hotel guests to their events, said Doug Manchester, president of Manchester Texas Financial Group, the project's developer.

The project had to overcome some

anti-sky bridge sentiment from the city, which Manchester said preferred pedestrians remain at street level.

"I'm a big supporter of [pedestrian-friendly streets], and I think it's a great cause. That's what really sets us apart from a Dallas or a Houston downtown," Manchester said. "The city really wanted to protect that and felt the sky bridge might take away from a pedestrian-friendly city."

Pedestrian street-level safety concerns ultimately were too great for the city and other project partners to ignore, he said. Manchester worked with the Waller Creek Conservancy to create a design that will be consistent with the nonprofit's plans to clean up the downtown waterway.

"We really wanted to enhance the creek rather than have this urban metropolitan clash with a natural aesthetic greenspace, so we came up with a bulletproof design that really enhances the overall appeal of the creek," he said.

Sky bridge construction will begin

next fall, according to Manchester, and take approximately nine months to complete. He anticipates Red River Street being closed between Third and Cesar Chavez streets during part of the installation, although it is too soon to say when such closures will occur, he said.

Manchester said Hilton Austin is contemplating a similar walkway from its hotel to the north portion of the convention center. A Hilton Austin spokesperson confirmed those efforts but could not provide any other details as planning is still in its early stages.

A climate-controlled, 100-foot-long connection between the new Dell Seton Medical Center at The University of Texas and its parking garage will also be built over 15th Street as part of the ongoing Dell Medical School construction.

The project should have its building permits by the end of October, and construction will begin early next year and be complete by late 2016 to early 2017, said Doug Strange, senior project manager for Ascension Health, a national nonprofit health organization of which Seton is a member. Initial project approval came after a

BUILDING SKY

● EXISTING SKY BRIDGE

● FUTURE SKY BRIDGE

MoPac

HARTLAND PLAZA



Two office buildings on the west side of downtown are connected by this bridge, which spans across Fifth Street near MoPac.

LAVACA PLAZA



Two downtown parking garages are connected by this bridge atop Lavaca Street between Fifth and Sixth streets.



Map not to scale

Design by Ethan Hill

N. Lamar Blvd.



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HIGH

The map shows where all of Central Austin's sky bridges are located, including three that are in various stages of development. Once complete, the city's central core will include five sky bridges.



"very agitated discussion," Strange said, between the city and Seton officials earlier this year. However, safety issues ultimately trumped aesthetic concerns, he said.

"We were concerned about the 24/7 volume of people crossing 15th Street," Strange said. "We didn't think internally there was really any other answer" despite considering a tunnel underneath 15th Street.

The parking garage, owned by Central Health and used by University Medical Center Brackenridge, will undergo improvements to accommodate the new sky bridge. Street closures should be limited to evening and weekend hours, Strange said, to allow crews time to install the pre-assembled two-piece bridge.

"Probably by mid-year next year the bridge actually goes up," Strange said.

Construction has already started on the Moody Bridge, a 300-foot walkway between UT College of Communication buildings. Central foundation support has already been installed in the middle of the Dean Keeton Street median to help stabilize the new bridge, which is located near the Guadalupe Street intersection.

Safety was less of a factor when planning for this project, which has been contemplated since project plans for the Belo Center for New Media building were first conceived in 2009, said Bob Rawski, director of the UT System Office of Facilities, Planning and Construction.

"This is being done more for convenience than safety," he said. "We're not just doing this because we consider the street-level crossing unsafe."

UT hired architect Miguel Rosales, a consultant for The Lawrence Group, which also helped create the Belo Center, to design the Fink truss bridge named after the architect who concocted the concept.

"This is an important gateway, and I think the city appreciated that the university was taking that into consideration," Rawski said.

Most work on the open-air walkway will occur this winter, with completion anticipated by Feb. 26, he said. The \$3.7 million project is not anticipated to cause full road closures, Rawski said.

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EMPLOYMENT



“Now hiring” signs can be found throughout the city. Food preparers/servers are among the least difficult positions to hire, according to data from the Greater Austin Chamber of Commerce.

Between **2013** and **2014**,
Austin's population
INCREASED
3.1%

The city's median age
INCREASED
0.6
years

Per-capita annual income
INCREASED
\$1,843

As of August 2015, the
city's unemployment
rate is **3.2%**

Job market matures as city grows

‘Hollowing out of the middle’ leaves gap in opportunities

By Joe Lanane

Austin’s workforce is growing and getting older, smarter and richer than the year before, according to U.S. Census survey data released in late September. 2014 Census statistics reveal a healthy labor market with near across-the-board job gains in every major industry and occupation. Bureau of Labor Statistics data also reveal the Austin area to be the most secure job market among major metropolitan areas nationally with only 3.2 percent of the workforce unemployed in August. But as Austin’s job market grows, fewer entry-level opportunities are becoming available, according to Census data.

Management, business, science and arts occupations, which make up nearly half of Austin jobs, grew by 6.2 percent between 2013 and 2014 and 29.1 percent since 2010. The number of people

reporting to have service occupations, on the other hand, decreased year-over-year by 1.6 percent and grew only 12.1 percent the past five years. For comparison, Austin’s eligible workforce grew faster—3.4 percent—from 2013 to 2014 and by 15.8 percent since 2010. Such a trend is consistent with other major metros nationally, said Tara Sinclair, chief economist for Indeed.com, an Austin-based job aggregator that bills itself as the world’s largest job search website. “This is an ongoing policy issue that economists describe as a hollowing out of the middle,” Sinclair said. “We’re seeing strong growth of jobs that require a college education and above, and we’re also seeing growth in lower-skilled services. The middle-range jobs—good-paying, non-degree requiring jobs—have grown more slowly nationwide.”

ONE-YEAR/FIVE-YEAR JOB SURVEY RESULTS

The U.S. Census released its annual American Community Survey data in late September, revealing trends in Austin’s labor force. The following data shows how certain occupations have grown or shrunk in the past year as well as the past half-decade.

OCCUPATION TYPE	1-YEAR CHANGE	5-YEAR CHANGE
Educational services	+7.6%	+17.5%
Health care/social assistance	+11.6%	+25.9%
Professional, scientific and technical services	+4.8%	+47.5%
Administrative, support and waste-management services	+4.8%	+2.5%
Management of companies and enterprises	+97.4%	+430.5%
Arts, entertainment and recreation	-2.2%	+1.7%
Accommodation and food services	-1.5%	+13.3%
Retail trade	+3.6%	+24.5%
Finance and insurance	+6%	+36.6%
Real estate/rental and leasing	+3.3%	+18.2%
Manufacturing	+2.2%	+1.5%
Construction	-5.7%	+4.6%
Other	-4.7%	+22.3%

Source: U.S. Census 2010-14 American Community Survey 1-year estimates/Community Impact Newspaper

Education, health care and other professional jobs that typically require training, experience or both help comprise some of the biggest Austin job gains the past half-decade. In addition, Indeed.com recently deemed Austin one of four cities nationally to be drawing the majority of young tech talent. “It’s more likely people outside of Austin are looking for a tech job in Austin than the Austinites,” Sinclair said. The Greater Austin Chamber of Commerce is responsible for helping recruit some of that outside talent to Austin. Drew Scheberle, the chamber’s senior vice president for education and talent, said the city embraces its tech reputation but is quick to diversify

and avoid a repeat of the mid-1990s when Austin was overly reliant on the semiconductor industry. “City leadership has to be supportive of trying to reduce unemployment and provide opportunity across the board,” Scheberle said. “When you’re overly reliant on one sector, you’re vulnerable.” Scheberle said he is targeting more companies interested in establishing their headquarters in Austin. In return, Scheberle said those headquarters typically provide more of those middle-range jobs mentioned by Sinclair. “A Dell, for example, has the capacity if they want to train smart entry-level people into other areas,” Scheberle said. “Smaller companies don’t have those

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AUSTIN JOB TRENDS BY TYPE OF OCCUPATION

The U.S. Census also organizes jobs by what type of occupations are held within each of the fields listed on Page 20. This chart shows five-year occupational trends.



resources, so they have to hire precise fits who know a lot more what they're going to do on day one."

All that recruiting has created more building activity in Austin, yet the number of construction workers is down 5.7 percent from 2013 to 2014.

Phil Thoden, president/CEO of The Associated General Contractors' Austin chapter, said the high construction activity has made for a competitive job market that has some projects competing for workers.

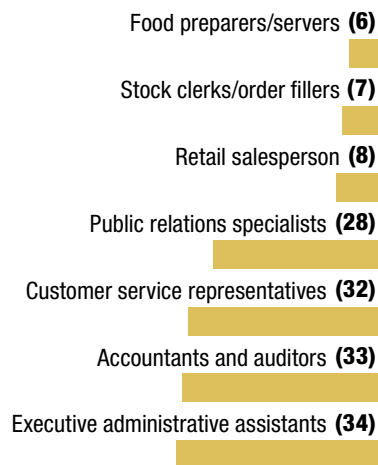
"This is a good problem to have, but it is a problem," Thoden said. "It's a result of the demand of construction."

Ken Simonson, AGC's chief economist, elaborated to explain that most construction employees are sometimes counted in specialty trade categories that may negate evidence of industry growth.

"I'm confident growth will continue in Austin if companies can find the workers," Simonson said.

Thoden acknowledged that all of Texas is booming with construction

LEAST DIFFICULT TO HIRE



projects, and many of those workers migrate to the highest-paying opportunities. Sinclair with Indeed.com said employers could take notice of such trends.

"Some companies may have to make their jobs more appealing to be more competitive," she said. "That's good news for their employees because that means higher wages and better working conditions."

Tell us what you think.

Comment at communityimpact.com

DIFFICULTY OF FILLING LOCAL OCCUPATIONAL VOIDS

MOST DIFFICULT TO HIRE

(90) Computer occupations

(82) Software developers

(77) Insurance sales agents

(74) Computer user support specialists

(72) Financial services sales agents

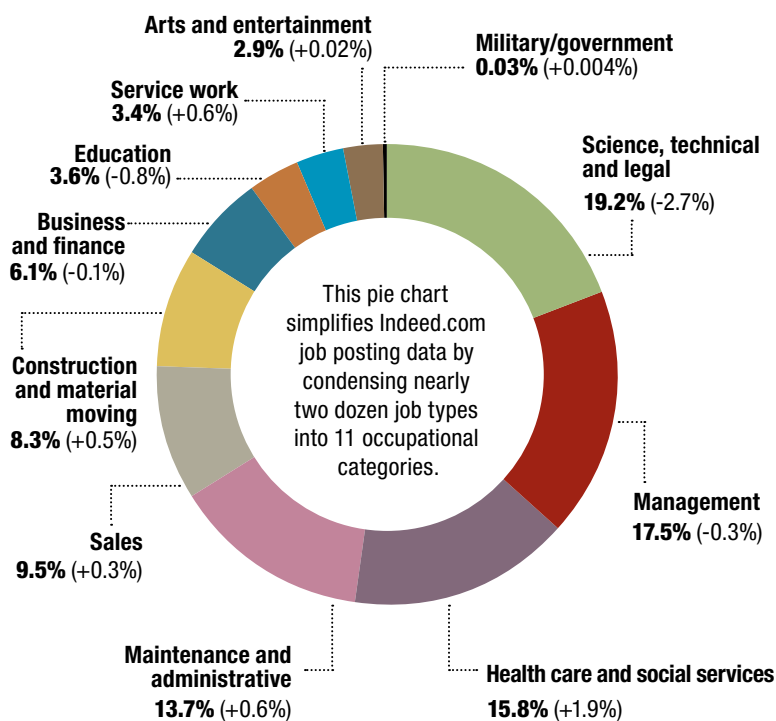
(70) Registered nurses

Median score (50)

The Greater Austin Chamber of Commerce also compiles the timeframe it takes to fill certain entry-level jobs. Each occupation in this three-month snapshot—from July through September—is ranked 1 through 100, with any score over 50 meaning the job is more difficult to hire than the prior year.

JOB SEEKERS

Indeed.com, an Austin-based job aggregator that bills itself as the world's largest job search website, reveals what percentage of job postings make up each type of occupation. This pie chart shows what job openings were most prevalent in Austin in the past year and how much they have grown or shrank from 2013 to 2014.



Note: Federal labor statistics use different occupation categories than Indeed.com and other job posting forums, and it would thus be inaccurate to directly compare the data between two job occupations.

Sources: Bureau of Labor Statistics, Greater Austin Chamber of Commerce, Indeed.com/Community Impact Newspaper

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Local Motion!

Article by Jim Baker | Photographs by David Weaver

The good news for those frustrated by navigating Austin's congested streets is that there is a transportation alternative that has a tiny carbon footprint, is good for you and does much to alleviate the city's traffic and parking problems.

Rocket Electrics of Austin sells, rents and services this two-wheeled solution: the electric bicycle. Founded by partners Nicole Zinn and John Dawson in December of 2011, they have four full-time and 12 part-time employees working out of their showroom and service center located at 1608 East Riverside Drive.

"Unlike motorcycles, which provide power all the time, electric bikes provide it on demand," said Dawson. "The power is there for steep grades or commuting to work without sweating, or if you just want to extend the range of your ride. One of the big misconceptions is that you're not getting exercise because it's electric, but we find, time and again, that people are getting more exercise because they use an ebike more often."

The bikes, which can cost anywhere from \$2,200 to \$6,000, run on lithium ion batteries that last three to four years and are recyclable. No special charging stations are required; a simple plug-in to any wall socket will do the trick at a cost of only 2 cents worth of electricity. A charge is good for more than 20 miles of riding.

“Austin Energy offers incentives of \$150 to \$300 when you purchase an electric bike. And, unlike automobile ownership, electric bikes do not require registration, insurance or an operator's license.”

When you buy an electric bicycle, you'll get a thank-you from the city for choosing a greener option. "Austin Energy offers incentives of

\$150 to \$300 when you purchase an electric bike," said Zinn. "And, unlike automobile ownership, electric bikes do not require registration, insurance or an operator's license."

In addition to having the largest electric bike rental fleet in the United States, Rocket Electrics also offers a variety of guided electric bike tours around Austin. Their most popular offering is the food tour; it is often ranked as number one on TripAdvisor. Throughout the year, they take both small groups and large corporate outings to locally owned food trailers and restaurants. The package includes a guide, ebike rental and four courses of food.

Rocket Electrics' music tours are also popular. The guides are local musicians who lead the tour groups to famous locales, giving history and personal recollections. "At the end of the tour you will get a performance given by your tour guide. In keeping with local spirit, 10 percent of the proceeds go to HAAM, the Health Alliance for Austin Musicians," said Zinn.

Because Rocket Electrics had a unique business model with few comparative businesses, getting financing from a traditional lender was not easy. The founders Zinn and Dawson turned to Amplify Credit Union for their lending needs.

"The neighborhood feel of Amplify is very appealing," said Dawson, "We were able to meet directly with someone who could help us right away."

Rocket Electrics continues to see an increase in the number of bikes rolling out their door. With their increasing popularity, they will soon have to address expansion. "In time, we'd like to have more locations," said Zinn.

rocketelectrics.com

(512) 442-2453

1608 E Riverside Dr,
Austin, TX 78741



The first electric or battery-powered bicycle patents were first applied for 120 years ago, but it is only recently, with the great strides made in lithium ion batteries, that they have become practical.



John Dawson and Nicole Zinn's Rocket Electrics shop is just around the corner from the new Boardwalk section of the Lady Bird Lake trail.



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EQUAL HOUSING LENDER

EDUCATION

Austin ISD board of trustees to continue Mueller elementary school discussion

Multiple proposals considered during Oct. 12 meeting

By Joseph Basco

The Austin ISD board of trustees planned Oct. 12 how it should move forward with creating a school in the Mueller neighborhood in Northeast Austin.

AISD staff tasked the board with deciding whether the following should be removed from consideration when setting a proposal for a Mueller school: consolidating surrounding schools, changing surrounding boundaries or financing the school with a bond.

District 3 trustee Ann Teich, who represents the Mueller neighborhood, proceeded to give staff guidance on those three ideas. Teich said she was OK with all three ideas but preferred more community engagement if the district were to consolidate surrounding schools. Changing surrounding boundaries would be her last preference, Teich said.

In contrast, District 1 trustee Edmund Gordon, who represents the portions of Northeast Austin surrounding Mueller, said he wanted to “shake his finger at the board a bit.”

Although Gordon said he agrees the questions had to be answered, he

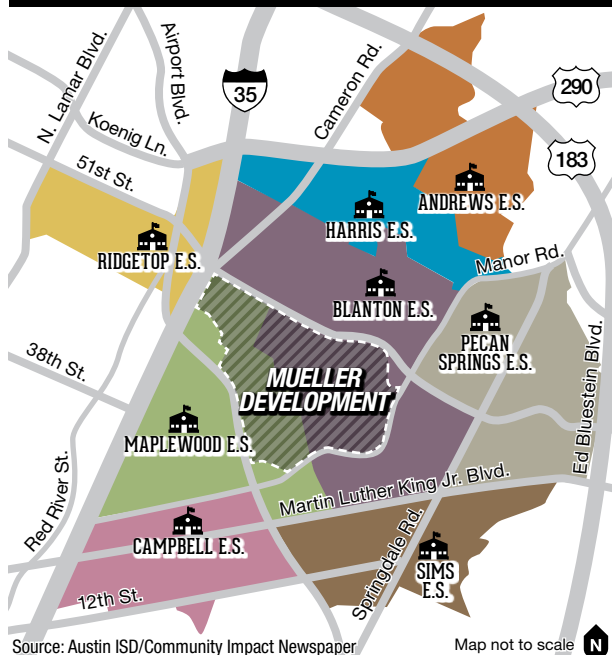
said the questions should be posed in a different context.

“We should not be cutting and slashing. We should be building the district up—otherwise there is no hope,” Gordon said.

The board did not take any action Oct. 12, but staffers are to use the feedback from the board discussion to revise a proposal for a Mueller school.

The board is scheduled to meet

MUELLER NEIGHBORHOOD ELEMENTARY SCHOOL UNDER CONSIDERATION



Source: Austin ISD/Community Impact Newspaper

Map not to scale

The map shows how Austin ISD elementary school boundaries overlap with the Mueller neighborhood limits. AISD is considering whether to reorganize school zones, consolidate schools or create a new elementary school for Mueller.

Nov. 9 to discuss revised proposals and possibly make a decision by December, though several board members said December may be too soon to take action.

Mueller, which began in 2000 as a redevelopment of the former Austin Municipal Airport, has become a mixed-use neighborhood with retail, office space, medical facilities and

housing. The master-planned neighborhood lacks a school, though the development plan for Mueller has an allocation of 10 acres to AISD for a school, accord-

ing to the district.

The need for a school in Mueller came about as early as 2010, when Mueller developer Catellus projected that there may be 1,400 children living in the neighborhood by 2018, according to AISD. AISD staff revealed the district is considering either a pre-K through second grade school or a pre-K through eighth-grade school for Mueller.

“We should not be cutting and slashing. We should be building the district up—otherwise there is no hope.”

—Edmund Gordon, Austin ISD District 1 trustee

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CITY & COUNTY

News from Austin and Travis County

Austinites support funding Bicycle Master Plan

AUSTIN Results of the MobilityATX study were unveiled Oct. 8 and showed a majority of responders want to see Austin's Bicycle Master Plan fully funded.

Mayor Steve Adler said a bond could be possible to fully fund the Bicycle Master Plan; however, he did not say whether he would support the idea.

"It is the full intention of this council to move forward on mobility solutions, and, I think, as people said, it's going to require a lot of different things," Adler said.

Glasshouse Policy conducted the study and its director Thomas Visco said the study does not entirely reflect the priorities of the entire Austin community and instead only represents views from those who decided to engage in the process. He encouraged anyone who



Council Member Ann Kitchen, Mayor Steve Adler and Glasshouse Policy Director Thomas Visco unveil MobilityATX report findings during an Oct. 8 news conference.

did not have their ideas included in the MobilityATX conversation to bring those ideas forward.

"I think this report will serve as a guiding document for council on what public policy priorities look like for a swath of the public," Visco said.

Report respondents also expressed interest in capping I-35 to connect downtown and East Austin and adding more dedicated bus lanes and sidewalks where gaps exist.

Zoning changes could affect Grove project

AUSTIN Council voted Oct. 1 to initiate a code amendment that could affect The Grove at Shoal Creek proposed development in north Central Austin.

The resolution, unanimously passed by council, asks staff to address unzoned properties that seek planned unit development, or PUD, zoning. Staff may craft language that would require a supermajority council vote, or eight of 11 council members, to approve some zoning cases.

The supermajority vote would be required if a PUD zoning request is denied recommendation by the

Planning Commission or the Zoning and Platting Commission and is already required when previously zoned properties seeking PUD designation receive denial from either commission.

The Grove at Shoal Creek, a 75-acre mixed-use development, has applied for PUD zoning. Should the Zoning and Platting Commission recommend denial for the project, a supermajority of council would then need to grant the application.

The Zoning and Platting Commission has not yet issued a decision on The Grove's PUD application.

Ridesharing regulations formed by council

AUSTIN City Council approved a resolution Oct. 15 to change the city code that regulates transportation network companies, or TNCs.

The code change could require TNCs, such as Uber and Lyft, to pay an annual fee equal to the total permit fee paid by taxis then multiplied by the number of drivers of each TNC

company. TNCs also would have the option to instead pay 1 percent of their annual local gross revenue.

City staff will also begin drafting code changes to align TNC driver requirements with what is required of taxi drivers in regard to background checks, eligibility standards and fingerprint requirements.



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Compiled by Jennifer Curington, Amy Denney and Kelli Weldon

Commissioners approve budget, tax rate

TRAVIS COUNTY Commissioners Court unanimously voted to approve its amended \$951.3 million budget for fiscal year 2015-16 at its Sept. 29 meeting.

The budget outlines the county's major expenditures, such as government, the justice system, and corrections and rehabilitation costs. Overall, changes to this year's budget included a 4.29 percent increase in revenue from property taxes compared with the FY 2014-15 budget as well as raises for some county employees.

The FY 2015-16 budget will raise \$23.5 million more in revenue from property taxes than the FY 2014-15 budget.

The budget includes \$675.4 million in general fund resources, most of which are derived from property taxes, according to budget documents.

In the same meeting the Commissioners Court voted to reinstate in-person visits for prisoners at county jail facilities.

On Oct. 6 the court unanimously approved the property tax rate of \$0.4169 per \$100 of taxable valuation for FY 2015-16. The new tax rate is nearly 4 cents lower than the FY 2014-15 tax rate of \$0.4563 per \$100 of taxable value, which will result in an annual tax bill decrease of about 79 cents on the average taxable homestead, said Jessica Rio, county executive for planning and budget.

Austin City Council meeting highlights

- Council approved Oct. 15 on second reading only a reduction in the minimum lot size required to build an accessory dwelling unit, or ADU, and lessened regulations on coinciding parking requirements. A third reading must pass council before the new regulations become official. Council did approve final passage on an item that allows property owners to provide water service to an ADU without installing a second meter.
- Council approved the acquisition of up to 162 MW of solar energy capacity Oct. 15. Mayor Steve Adler said this approval, as well as the 288 MW capacity acquired during the Oct. 1 meeting, could raise a ratepayer's monthly bill by 67 cents to \$1.
- District 6 Council Member Don Zimmerman was found in violation of campaign finance laws Oct. 13, but he will not face prosecution.
- Austin City Council voted Oct. 8 to move forward with suggestions on how to create an Austin/Travis County Sobriety Center.
- Council approved a resolution Oct. 1 directing City Manager Marc Ott to develop code amendments to add oversight and compliance requirements for neighborhood contact teams.
- Council signaled its intent Oct. 1 to extend and standardize voting hours as well as open more polling locations.
- Council postponed until Nov. 12 a vote on a long-range master plan that proposes expanding the Austin Convention Center.

Meetings

► **Austin City Council**
Austin City Hall, 301 W. Second St.
512-974-2000
www.austintexas.gov/department/city-council

► **Upcoming council meetings**
10 a.m. Nov. 5
10 a.m. Nov. 12
10 a.m. Nov. 19
(schedule subject to change)

► **Travis County Commissioners Court**
Meets Tuesdays at 9 a.m.
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www.traviscountytx.gov/commissioners-court

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ELECTION GUIDE

VOTE 2015

Courthouse

Continued from I 1

capacity for the future it's going to [cost less] overall," Eckhardt said. "We've got to have a 30- to 50-year view on this."

Need for capacity

The current Heman Marion Sweatt Travis County Courthouse at 1000 Guadalupe St., which will remain the county's main courthouse if the bond passes, was constructed in the 1930s.

Retired Judge John Dietz said he has given dozens of tours of the courthouse to inform people about the reality of what staff and visitors see every day.

"We have used every possible space, and there is no way to expand," Dietz said, adding much of the 158,000 square feet is taken up by hallways and common spaces.

Entrances are not compliant with the Americans with Disabilities Act, and vacant, outdated jail cells are taking up space, he said.

"This is our IT department," he said jokingly, resting his arm on a stack of computer parts past their prime.

At the proposed CFCC, space would be allocated for information technology infrastructure. The proposal includes courtrooms, a parking garage and safe waiting areas, Powell said.

Austin-based nonprofit SafePlace provides services such as emergency shelter, supportive housing, advocacy and legal assistance for survivors of sexual and domestic violence, said Emily Rudenick LeBlanc, SafePlace's director of community advocacy.

When a client applies for a protective order, he or she meets at the courthouse with a protective advocate, LeBlanc said.

There is no civil courts safe room at the existing courthouse separated from perpetrators, she said, noting there is a safe room in the criminal courts area at the Heman Marion Sweatt courthouse.

Statute requires a safe room for civil courts, LeBlanc said. It is not uncommon for perpetrators to wait in the hallway or elevator for the victim, she said.

"It can be pretty traumatic and scary for the victims to know that they're not protected from their perpetrator being able to see them or intimidate them during the court process," she said. "If

[the bond] doesn't pass, we're going to continue to do our best to keep survivors safe throughout court proceedings, but I think it's a problem waiting to happen."

Travis County Commissioner Gerald Daugherty, who represents Precinct 3, said he feels confident the proposal represents what the county needs.

"When this thing first started ... we were talking about a \$350 million project. So now we've got this thing down to [about] \$288 million, and so we've certainly done a good job with that, knowing that people are anxious about affordability today," Daugherty said.

Cost, location

The Commissioners Court sought ways to lower the CFCC budget as well as offset its tax burden, including selling under-utilized county property and using county parking revenue earned during evenings and weekends.

The court voted Aug. 11 to lower the \$291.6 million budget set in February by \$4.3 million.

An adjacent private office tower is planned for the property but will not be paid for by bond funds, and Eckhardt said the county will see cost savings by constructing it at the same time as the courts complex.

Affordability is a priority for Austin resident Bill Oakey, who said he has decided to remain neutral on the bond proposition.

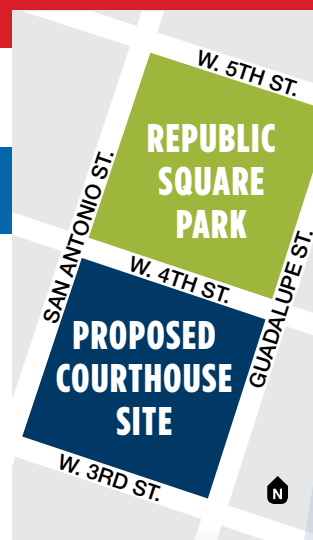
Oakey, a blogger, said county leaders need to set priorities based on realistic assumptions about what the public can afford to pay.

He said if the county wants voters to approve the bond it should work with the city of Austin on developing a joint affordability initiative.

Location concerns

Most people will never have to walk into the civil courthouse, Eckhardt said.

Still, it is critical for people to have a place to resolve legal disputes, said Nancy Gray, director of communications for the Austin Bar Association, a professional association for attorneys. The courts complex plans include multipurpose space in a part of the building that can be accessed after hours, Gray said.



500+ PARKING SPACES

1 The Heman Marion Sweatt Courthouse is located in Austin.

2 Retired Judge John Dietz gives a tour of the courthouse.

3 Wires hang from some parts of the ceiling in the courthouse.

*Assessed as of Jan. 1, 2016

CONSIDERING COURTS

WHAT IS A CIVIL AND FAMILY COURTS COMPLEX?

Civil and family court cases include adoptions, custody hearings, cases related to domestic violence, marriages and divorce proceedings. The proposed complex would house courtrooms, waiting areas, clerks' offices and other facilities related civil and family law uses.

CFCC BOND PROPOSAL

\$287.3 MILLION
to be spent over a 20-year period

Courts complex slated to open in **2019**

2,840 NEW JOBS

created as a result of construction and staffing within three years of approval

371
new jobs created over long term (through 2035)

Four-level underground **PARKING GARAGE**

Homeowner will pay \$13.50 annually per **\$100K** of taxable value

Approximate annual tax bill increase on home valued at \$360,000* will be:

\$39

Increase varies depending on eligibility for county property tax exemptions

Construction would be one building with

14 FLOORS

Building would house

33 COURTROOMS
(existing one has 19)

Building height would be

270 FT.

Total building size: **520,000 SQ. FT.**

Source: Travis County/Community Impact Newspaper

"I've heard some people say, 'Well, it's just going to take up space, and it's going to be dark after 5 o'clock,' and it's really not," she said. "It's designed to be alive after 5 with public-use space available for groups to rent out after hours for parties, meetings and events."

Talks are underway with local arts groups who could use the space as a rehearsal or performance space, she said.

Maximizing the use of the space has been a focus for some members of the Downtown Austin Neighborhood Association, President Meredith Powell said.

"One of the concerns I think probably for everybody in the city is that by that location being [developed] by the county it comes off of the tax roll, so I think

everybody's really interested—and everybody should be really interested—in what [the county is] going to do to ensure that the most amount of revenue could be garnered from the property," she said.

Residents in the group care about the ground-floor activities, the pedestrian experience and what the building will look like, she said, adding she also hopes the county will help to be stewards of Republic Square Park, which is located adjacent to the proposed CFCC site.

DANA has been in communication with the team developing the CFCC proposal, she said.

"I think they're listening to the community, which is something that everybody appreciates," she said, noting at press

DESIGN BY SHAWN EPPS

IMPORTANT DATES

Voter registration deadline: **Oct. 5**
 First day of early voting: **Oct. 19**
 Last day to apply for ballot by mail (received, not postmarked): **Oct. 23**
 Last day of early voting: **Oct. 30**

ELECTION DAY: NOV. 3, 2015

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time DANA had not taken an official position on whether to support the bond.

Austinite David Holmes, who is running for the Travis County Commissioners Court Precinct 3 seat, said the old courthouse is “antiquated and dangerous” for people involved in trials.

“I hear some people’s argument that we should have it out of downtown, but when I hear that I think of all of the people who work in downtown offices who have to get in their cars multiple times a day and drive to that new courthouse, and it seems like a very bad idea to generate that much more traffic for building a courthouse out of downtown,” he said.

The Commissioners Court conducted site studies on sites throughout the county, and those sites had fewer bus lines or opportunities for parking garages than the proposed downtown site, Gray said.

Gray said the location is also in close proximity to attorneys in Austin, with

most operating out of offices downtown.

Not everyone is in favor of the project. On Oct. 14, the Travis County Taxpayers Union and Travis County Republican Party both voiced opposition to the bond.

East Austin proposal

The TCTU wants the county and city to work together to collaborate on location options that are less expensive, TCTU analyst Bill Worsham said.

“This is just another straw that is breaking the camel’s back in terms of affordability,” he added.

Taxes and access are the main concerns for the TCRP, TCRP Communications Director Andy Hogue said.

“We need to put the courthouse closer to where there are actual families in Austin,” Hogue said, adding there are more families in East Austin.

Austin City Council Members Don Zimmerman and Ora Houston

proposed a resolution Sept. 8 that would have city staff seek out land in East Austin on which the courthouse could be developed, such as near Walter E. Long Metropolitan Park.

“Putting the proposed courthouse downtown doesn’t make sense,” Zimmerman said in a statement.

Houston said the idea originated in 2014 from District 1 residents voicing concern that parking was difficult to find and costly in the downtown area, and the need for a courthouse presents an opportunity to establish a job center in East Austin. The resolution specifically asks that city-owned land be identified as possible sites for the courthouse. Such a trade of land to Travis County from the city would require voter approval.

Zimmerman asked the Audit and Finance Committee to consider the resolution in September. In response, the Austin Bar Association released a statement opposing that resolution.

Eckhardt said she thinks the proposal would be less efficient financially and less efficient from a functionality standpoint than the project outlined in current ballot language. She said the proposed location downtown would offer more accessibility for county residents using public transportation as well.

The Commissioners Court considered certificates of obligation and public-private partnerships to fund the new courts complex, but commissioners decided instead to go to the county’s voters, Eckhardt said.

“The feeling of property tax exhaustion is totally justified. ... [But] we are long overdue for this piece of infrastructure,” she said.

Additional reporting by Jennifer Curington

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ELECTION GUIDE

2015

Transportation funding for Texas roads back on ballot this November

By Amy Denney

In June state legislators approved Senate Joint Resolution 5, paving the way for the possibility of more funding for Texas roads.

The resolution calls for voter approval of a constitutional amendment to divert funding from the state's general sales tax revenue to the State Highway Fund starting in 2017. SJR 5 also asks voters to approve dedicating a portion of the motor vehicle sales tax revenue to the SHF. That resolution will appear on the Nov. 3 ballot as Proposition 7.

"The two most important arguments for it is it doesn't raise your taxes, and it doesn't go toward toll roads," said Jack Ladd, president of Austin-based Move Texas Forward, which aims to educate Texans on transportation issues.

He said if approved SJR 5 would provide a more dependable source of funding to the Texas Department of Transportation for the maintenance and construction of roads.

"The gas tax is losing its fervor because [automobiles] are getting more and more fuel-efficient," Ladd said. "That's not a dependable source of funding anymore."

TxDOT needs about \$5 billion more annually to maintain 2010 congestion levels, TxDOT Information Specialist Mark Cross said. Funding from Proposition 1—which voters approved last November to divert funding from the oil and gas tax to the SHF—helps that lack of funding.

"[The state has] suffered from a lack of reliable and sustained funding sources," Cross said. "We have been hampered to achieve the goal of sound

financing and planning of projects."

If voters approve Proposition 7, Cross said TxDOT officials would work with the Texas Legislature to determine allocation of funding throughout the state. The agency would also work with local governments and regional metropolitan planning organizations—which coordinate regional transportation planning—to prioritize projects that could receive funding from SJR 5.

Cross said he encourages voters to educate themselves before voting.

"We're open to whatever the public and Legislature has in mind for us to make sure we can increase the funding," he said. "We leave the decision to state Legislature and citizens."

Ashby Johnson, executive director of the Capital Area Metropolitan Planning Organization—which encompasses Bastrop, Burnet, Caldwell, Hays, Travis and Williamson counties—said any projects that could be funded through SJR 5 need to be in the 2015-18 Transportation Improvement Program.

"[The SJR 5 funding] is only for right of way acquisition, construction or paying down debt," Johnson said. "That says to me the Legislature wants this money to get spent quickly."

Projects in the TIP are those ready for construction and could include some I-35 projects TxDOT has already taken through the environmental process, Johnson said.

If Proposition 7 does not pass, Johnson said the region would not be any worse off because CAMPO has not added any revenue from Proposition 7 into its revenue estimates.

SENATE JOINT RESOLUTION 5

SJR 5 dedicates **\$2.5 BILLION** each fiscal year from general sales and use tax revenue after state revenue exceeds \$28 billion to the State Highway Fund beginning in 2017. It expires Aug. 31, 2032, unless extended.

It also dedicates **35%** of motor vehicle sales tax revenue each fiscal year after the first \$5 billion to the SHF beginning in 2019, or an estimated \$500 million to \$600 million annually. This expires Aug. 31, 2029, unless extended.

The resolution was agreed upon by a joint legislative committee composed of House and Senate members June 1.

SJR 5 requires voter approval in the **NOV. 3** election.

SJR 5 REVENUE INCREASES

If passed by voters, the estimated revenue increases would appear in the State Highway Fund by these dates:

\$2.5B

FY 2018-19

\$2.92B

FY 2020-21

\$3.04B

FY 2021-22

"It's got a pretty good chance based on what we saw from Prop. 1," he said.

On Aug. 27, the Greater Austin Chamber of Commerce board of directors adopted a resolution supporting the passage of Proposition 7. Jeremy Martin, the chamber's senior vice president of strategy, said the proposition would address two top regional concerns: affordability and enhancing infrastructure. He said good infrastructure is necessary for viable economy.

"If we want to develop the transportation system that we want and deserve here in Central Texas, we need to dedicate more funding to it," he said. "... Funding from Prop. 7 could further accelerate projects such as I-35."

OTHER LEGISLATIVE SOLUTIONS

Although SJR 5 could provide more transportation funding than any other legislation passed this session, legislators did find other revenue streams.

Both the House and the Senate found a combined

\$650 MILLION A YEAR

in the next biennium for the SHF through the appropriations process.

The additional money comes from funds previously diverted from the SHF to the Department of Public Safety's budget. Despite pulling funds from the DPS budget, legislators say it should not negatively affect other areas of the state's budget.

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IN THE PAST

4
DECADES

IN THE SAME TIME
HIGHWAY CAPACITY HAS
INCREASED 19%

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IMPORTANT DATES

Voter registration deadline: **Oct. 5**
 First day of early voting: **Oct. 19**
 Last day to apply for ballot by mail (received, not postmarked): **Oct. 23**
 Last day of early voting: **Oct. 30**

ELECTION DAY: NOV. 3, 2015COMPLETE COVERAGE AT COMMUNITYIMPACT.COM/VOTE

Voters to decide on multiple amendments to Texas Constitution

By Caitlin Perrone

Voters will head to the polls Nov. 3 to decide whether to shift millions of dollars in funds to Texas roads, grant certain elected officials the ability to live outside of the state capital and increase the amount certain homeowners can save on property taxes.

They will cast a ballot on seven proposed constitutional amendments, which were crafted in joint resolutions by the House of Representatives and Senate during the previous legislative session. The resolutions required at least a two-thirds "yes" vote by the members of each chamber to be presented to voters and cannot be vetoed by the governor.

Proposition 1 would raise the value of the property tax homestead exemption for public schools from \$15,000 to \$25,000.

According to a report from the House Research Organization, a non-partisan group that provides information on legislation to the Texas Legislature, supporters of the proposition say the increase would provide much-needed property tax relief to Texans and drive economic growth. However, opponents say they would rather see other tax-cut alternatives that would provide more equitable relief.

Proposition 2 seeks to change a constitutional amendment voters approved

in 2011 that allowed the surviving spouses of 100 percent disabled veterans an exemption on property taxes, as long as the surviving spouse had not remarried. That amendment did not apply to surviving spouses of veterans who died before 2011.

Proposition 3 would repeal a constitutional requirement that stipulates statewide elected officials reside in Austin during their terms of office.

Proposition 4 would let legislators enact laws allowing professional sports team charitable foundations to conduct charitable raffles. Proposition 4 and its enabling legislation, HB 975, would allow 50/50 raffles at professional sports games in which 50 percent of ticket sales are awarded in cash prizes and the other half goes to charity.

Proposition 5 would increase the maximum population threshold of a county that is allowed to construct and maintain private roads from 5,000 to 7,500.

Proposition 6 would amend the Bill of Rights to establish the right to hunt, fish and harvest wildlife in Texas, including by the use of traditional methods.

Proposition 7 proposes a constitutional amendment that would dedicate \$2.5 billion of the state's sales and use tax revenue that exceeds the first \$28 billion of taxes collected, and

35 percent of the state motor vehicle sales, use and rental tax revenue that exceeds the first \$5 billion of taxes collected, to the State Highway Fund. These funds would be deposited in the General Revenue Fund, which can be used to construct, maintain or acquire rights of way for public roads other than toll roads or to repay transportation-related debts. These transfers would expire in 2032 and 2029, respectively, unless extended at that time.

According to the Legislative Budget Board, the proposition would bring in an estimated \$5 billion in

general revenue in fiscal year 2018, and \$2.9 billion in fiscal year 2020.

Supporters say the proposition would provide a consistent source for funding transportation projects throughout the state. Opponents say it could tie the hands of legislators in future years by dedicating billions to transportation projects each fiscal biennium, which could cause larger cuts in other state services during tight fiscal times.



Find an extended version of this story at communityimpact.com/vote.

PROPOSED CONSTITUTIONAL AMENDMENTS

Proposition 1 (SJR 1): "The constitutional amendment increasing the amount of the residence homestead exemption from ad valorem taxation for public school purposes from \$15,000 to \$25,000, providing for a reduction of the limitation on the total amount of ad valorem taxes that may be imposed for those purposes on the homestead of an elderly or disabled person to reflect the increased exemption amount, authorizing the legislature to prohibit a political subdivision that has adopted an optional residence homestead exemption from ad valorem taxation from reducing the amount of or repealing the exemption, and prohibiting the enactment of a law that imposes a transfer tax on a transaction that conveys fee simple title to real property."

Proposition 2 (HJR 75): "The constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of all or part of the market value of the residence homestead of the surviving spouse of a 100 percent or totally disabled veteran who died before the law authorizing a residence homestead exemption for such a veteran took effect."

Proposition 3 (SJR 52): "The constitutional amendment repealing the requirement that state officers elected by voters statewide reside in the state capital."

Proposition 4 (HJR 73): "The constitutional amendment authorizing the legislature to permit professional sports team charitable foundations to conduct charitable raffles."

Proposition 5 (SJR 17): "The constitutional amendment to authorize counties with a population of 7,500 or less to perform private road construction and maintenance."

Proposition 6 (SJR 22): "The constitutional amendment recognizing the right of the people to hunt, fish, and harvest wildlife subject to laws that promote wildlife conservation."

Proposition 7 (SJR 5): "The constitutional amendment dedicating certain sales and use tax revenue and motor vehicle sales, use, and rental tax revenue to the state highway fund to provide funding for non-tolled roads and the reduction of certain transportation-related debt."

Source: Texas Secretary of State/Community Impact Newspaper



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CALENDAR

Race **WEEKEND**

Courtesy Ted Parker Jr.

OCT 22 through 24
Circuit of The Americas' Fan Fest

A multi-location concert series headlined by Public Enemy, A-Trak, Mayer Hawthorne and Trombone Shorty & Orleans Avenue returns to downtown Austin. Attendees can also take part in activities, vendors and live music shows

at the Rainey Street main stage and various music venues, such as The Mohawk, The Blackheart and The Belmont. Times, locations vary. Free. Downtown Austin and Rainey Street Historic District. www.circuitoftheamericas.com/fanfest



Courtesy Nick Sironi

OCT 22 through 25
POP AUSTIN International Art Show

This contemporary art show returns for its second annual show after attracting nearly 5,000 visitors last year. In celebration of this year's theme, "Illumination," several light-based artists showcase work using projections, lasers, neons, holograms and

ultraviolet lighting. There is also a satellite exhibit at the Circuit of The Americas race track. 8-11 p.m. (Thu. VIP opening party), 10 a.m.-6 p.m. (Fri.-Sun.). Free (children age 12 and younger), \$40 (weekend), \$200 (VIP opening party). Fair Market, 1100 E. Fifth St. www.popaustin.com



Courtesy Circuit of The Americas

OCT 23 through 25
2015 Formula 1 United States Grand Prix

Elton John & His Band conclude a three-day race weekend that includes practice and qualifying sessions Friday and Saturday before the 56-lap main event Sunday. Only ticketholders can attend the Elton John concert. 8 a.m.-6:40 p.m.

(Fri.), 8 a.m.-5:35 p.m. (Sat.), 8:30 a.m.-8:30 p.m. (Sun.). \$99 (Sunday-only general admission), \$169 (three-day general admission), \$249-\$299 (Sunday-only beached seats), \$299 and up (three-day bleacher seats). Circuit of The Americas, 9201 Circuit of the Americas Blvd. 512-301-6600. www.circuitoftheamericas.com

October

22 through 25
Austin Polish Film Festival

Short and feature-length documentaries, animations and

narrative films run through the four-day festival as well as panel discussions and question-and-answer sessions with filmmakers. The 10th annual event also includes a poster exhibit that honors Polish culture. Times vary. \$75. The Marchesa Hall & Theatre, 6406 N. I-35, Ste. 3100. www.austinpolfilm.com

23 through Nov. 15
'The Musical Comedy Murders of 1940'

Hollywood's heyday is mocked in this showbiz satire about a failed Broadway creative team in the middle of a murder mystery. 8 p.m. (Thu.-Sat.), 3 p.m. (Sun.). \$10 (Thu. only), \$15 (general), \$20 (at the door), \$18-\$25 (reserved seating). The City Theatre, 3823 Airport Blvd., Ste. D. 512-524-2870. www.citytheatreaustin.org

24 'In Danger' opening reception

An open-call exhibit about critically endangered species debuts and runs through Nov. 22. Austin-based distillery Genius Gin provides specialty cocktails for the event, which seeks to educate and motivate attendees about alarming extinction rates. 7-10 p.m. Donations only. Art. Science. Gallery, 916 Springdale Road, Bldg. 2, Ste. 102. 512-522-8278. www.artsciencegallery.com

24 through 25
AIA Austin Homes Tour

Ten Austin-area architects showcase traditional and contemporary home designs as well as renovated residential projects throughout the city. Tour participants can also win prizes during the self-guided tour. 10 a.m.-6 p.m. \$10 (per individual home), \$35 (presale), \$40 (tour weekend). Locations vary. 512-452-4332. www.aiahomestour.com

29 'A Hard Day's Night' costume party

Attendees of this Halloween event are encouraged to dress as their favorite Beatle band member, lyric, event or other costume emblematic of the classic British rockers. The dance event includes a live DJ, cocktails, appetizers and an Abbey Road photo booth as well as raffle giveaways and a costume contest. The event runs in conjunction with the "Ladies and Gentleman...The Beatles!" exhibit, which runs through January. 7-10 p.m. \$40 (advance), \$50 (at the door). LBJ Presidential Library, 2313 Red River St. 512-721-0200. www.lbjlibrary.org/events/a-hard-days-night

31 The Spooky Skedaddle Halloween Festival and Heal Yeah 5K

Food trucks, carnival games and live music as well as a costume parade, cake walk and obstacle course highlight this fourth annual fall celebration hosted by the Texas School for the Deaf Foundation. There is also a 1K fun run and 5K costumed race. Money raised from the events helps cover unfunded needs for deaf students throughout Texas. 8 a.m.-3 p.m. (festival), 9 a.m. (5K), 10:30 a.m. (1K). Free (festival), \$3 (1K), \$35 (5K). Texas School for the Deaf, 1102 S. Congress Ave. 512-462-5750. www.tsdfoundation.org

31 Seventh annual Zombie Ball

Rap group Salt-N-Pepa and Austin-based avant-garde act Golden Dawn Arkestra help celebrate Halloween with live performances. The special event also includes burlesque and aerial acrobatics shows and a costume contest. 9 p.m. \$39.50-\$59.50. Austin City Limits Live at The Moody Theater, 310 W. Willie Nelson Blvd. 512-225-7999. www.acl-live.com

November



Courtesy Art Alliance Austin

07 ARTBASH 2015

The first-ever New York City-inspired event hosted by Art Alliance Austin attempts to bring together the local art community and its patrons. Each room inside the venue is themed differently, and DJs lead a late-night dance party. 9 p.m.-2 a.m. \$85 (includes four drink tickets), \$250 (includes 6-9 p.m. dinner). The Belmont, 305 W. Sixth St. www.artallianceaustin.org

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06 through 08
Fun Fun Fun Fest

Jane's Addiction, D'Angelo and The Vanguard, and the Wu-Tang Clan co-headline the music festival, which celebrates its 10th anniversary. 11 a.m. \$89 (single day), \$199 (three days), \$450 (VIP). Auditorium Shores, 800 W. Riverside Drive. www.funfunfunfest.com

07 through 08
Travis Heights Art Trail

Austin artists open their homes and studios to thousands of enthusiasts who walk from one exhibit to the next within the Travis Heights neighborhood. The interactive event includes art, music and visual performances open to adults and children. New this year is a literary house featuring local authors who sign their books and read excerpts of their work. Fullmore Junior High School students also perform live at a neighborhood music house. 7-11 a.m. (Sat.), 8 a.m.-5 p.m. (Sun.). Free. Multiple locations within Travis Heights neighborhood, South Austin. www.travisheightsarttrail.org

08 **Zac Brown Band 'Jekyll + Hyde' tour**

The Southern rock/country act headlines a North American tour to promote its fourth studio album. 7 p.m. \$39.50-\$79. Austin360 Amphitheater, 9201 Circuit of The Americas Blvd. 512-301-6600. www.austin360amphitheater.com

12 **'Bridging the Gap' gala**

Dr. Andrew Keller, executive vice president of policy and programs at Meadows Mental Health Policy Institute, keynotes this mental health awareness event, which benefits Austin-based New Milestones Foundation. This 14th annual event focuses this year on overcoming mental health stigmas and homelessness. All money raised benefits the Housing First Collaborative to expand the Oak Springs housing for chronically homeless individuals. 6-9 p.m. \$175. Austin Four Seasons ballroom, 98 San Jacinto Blvd. www.newmilestones.org

12 through 15
Austin Asian American Film Festival

The best in Asian and Asian-American cinema is showcased in this eighth annual event. Lead actors from headline film "Seoul Searching" are anticipated to attend the opening night, which includes a Korean-themed party. Times vary. \$8-\$10 (single tickets), \$45 (film pass only), \$65 (festival badge). The Marchesa Hall & Theatre, 6406 N. I-35, Ste. 3100. <http://aaafilmfest.com>

14 **'Silver Lights, Starry Night' inaugural gala**

The Autism Society of Central Texas commemorates its 25th anniversary with its first gala fundraiser that includes food, drinks, a DJ and a recognition ceremony. The money raised during the silver anniversary celebration helps the organization maintain free programs that benefit individuals diagnosed with autism and their loved ones. 7-10 p.m. \$125. Brazos Hall, 204 E. Fourth St. 512-479-4199, ext. 1. www.autstinautismsociety.org



Courtesy Big Medium

14 through 15 and 21 through 22
East Austin Studio Tour

EAST, the 14th annual self-guided art tour hosted by Big Medium, expands for 2015 to include areas southeast of Lady Bird Lake near Riverside Drive. The two-weekend event enables participants to visit artist studios and exhibits as well as certain free and paid events. Prior to the event, the annual fall fundraiser Due East takes place 7-10 p.m. Nov. 5. The kickoff studio tour costs \$65 in advance and \$150 for VIP entry. There is also an EAST preview tour bus that runs from

6:30-9:30 p.m. Nov. 12 to four artist studios for \$200. 11 a.m.-6 p.m. Free (main event). Locations vary. <http://east.bigmedium.org>

19 **'Far West Texas Series' opening reception**

Austin resident Ashley Garmon showcases her photography and fine art, which focuses on West Texas landmarks, including Big Bend National Park, The Davis Mountains and Marfa. The fifth-generation Texan hosts the exhibit through the end of the year. 6-9 p.m. Free. Spartan, 215 S. Lamar Blvd., Ste. D. 512-579-0303. www.ashleygarmonphoto.com

20 through Dec. 5
'The Wild Party'

Jazz and gin fuel this 1920s-era play set in Manhattan. This dark musical directed by Cara Phipps intensifies as the evening progresses. 2 p.m. (Nov. 21-22, Dec. 5), 7:30 p.m. (Nov. 20-21, Dec. 1-5). \$15-\$26. Oscar G. Brockett Theatre, 300 E. 23rd St. 512-477-6060. www.texasperformingarts.org

20 through Dec. 20
'The Philadelphia Story'

Austin Playhouse presents this comedy about a socialite whose second wedding faces disaster following the emergence of a potential scandal. 8 p.m. (Thu.-Sat.), 5 p.m. (Sun.). \$14-\$15 (student), \$25-\$27 (senior), \$28-\$30 (adult). ACC Highland campus, 6001 Airport Blvd. 512-476-0084. www.austinplayhouse.com

22 **PHYSIQUE**

This health, wellness, beauty and fashion expo benefits Stiletto Stampede, which helps fund breast cancer wellness and recovery programs. The event includes more than 90 exhibitors, 10 speakers and seven runway designers. Noon-8 p.m. (exhibit), 5-6 p.m. (beauty show), 6-8 p.m. (runway show). Free (children age 12 and younger, seniors), \$15 (general), \$30 (VIP Pink Pass). JW Marriott Austin, 110 E. Second St. 512-710-6663. www.physiqueaustin.com

Featured **EVENT**

Courtesy Waller Creek Conservancy

NOV 12 through 21
Creek Show 2015

Waller Creek Conservancy hosts this walkable public art exhibit that includes illuminated installations from five Austin-based architects, designers and creative landscapers. A kickoff event takes place from 6-11 p.m. Nov. 12, and the exhibits remain on-site through Nov. 21 when a closing party occurs at nearby Empire Control Room. Dusk-11 p.m. Free. Downtown Waller Creek between Fifth and Eighth streets. 512-541-3520. www.creekshow.com



Online Calendar

Find more calendar items or submit Central Austin events by going to communityimpact.com/cta-calendar.

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

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FOOD AND DRINK DELIVERY GUIDE

COMPILED BY JENNIFER CURINGTON • DESIGN BY ETHAN HILL

Restaurants are not the only businesses delivering food these days as more food and drink delivery services have emerged in Central Austin in recent years. This comprehensive list shows where those services deliver, how much they cost and how long delivery typically takes.

*All services with asterisks serve the entirety of Community Impact Newspaper's Central Austin distribution zone but may also serve outside the area.



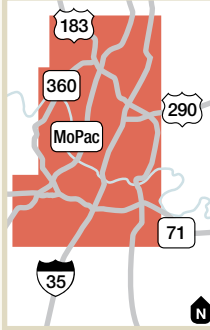
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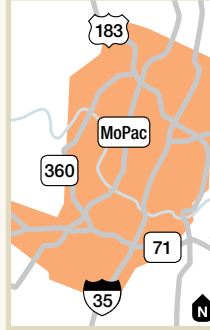
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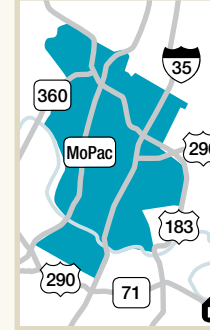
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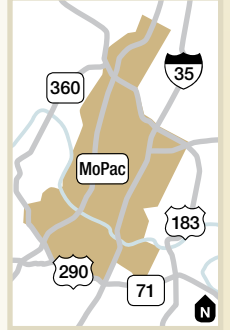
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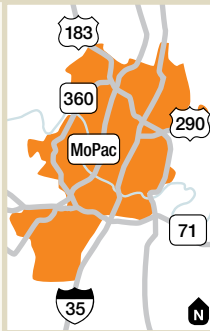
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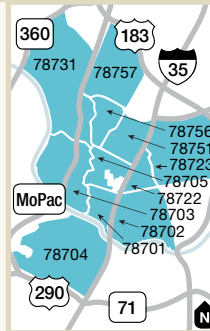
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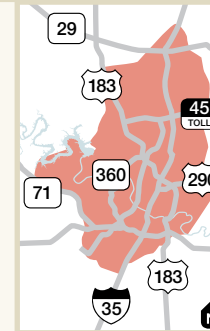
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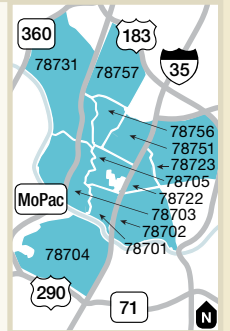
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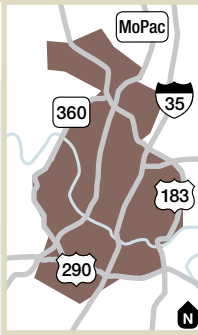
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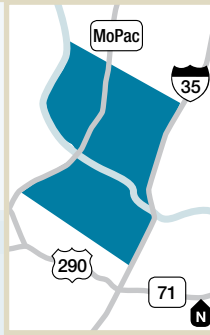
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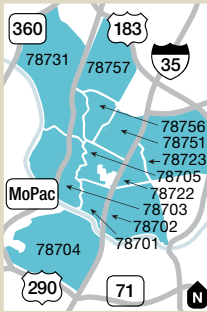
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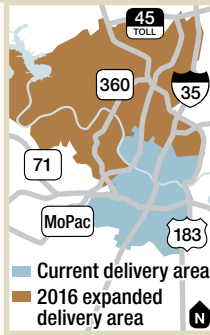
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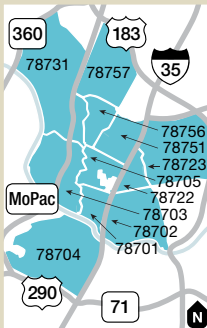
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DELIVERS: ALCOHOL PACKAGES AND BEVERAGES

AVERAGE WAIT TIME: THREE HOURS OR LESS

DELIVERY FEE: NONE

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info@sourcedcraftcocktails.com



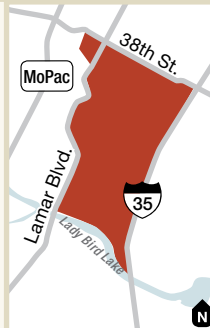
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AVERAGE WAIT TIME: 10 MINUTES

DELIVERY FEE: NONE

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DINE ON DEMAND

Josh Barber was running his own catering business when he realized the need for a food delivery service. He began his own delivery business before merging with Josh Jones to operate Dine on Demand. The duo believes delivery timing is critical, Barber said. "The second that food is coming out of the window in the kitchen, you want to be packing it in a hot bag for hot food and a cold bag for cold food and go directly to the customer," Barber said. Partnering with restaurants is important so Dine on Demand can communicate with customers about wait times, Barber said. The business matches customers with restaurants in ZIP codes immediately surrounding them to provide satisfactory delivery time, Barber said. "That made it better for our drivers, and customers were happier [because] they weren't having to wait as long on orders," Barber said.



Jennifer Curington/Community Impact Newspaper

EAT OUT IN

Jackie Davies founded Austin's Eat Out In in 1986 with the idea that food delivery should go beyond pizza. Blake Jackson and Jenny Kim now co-own the business as of earlier this year and have spent the past eight months developing new tools to improve the customer order experience and expanded from 40 partner restaurants to more than 200, Kim said. "Our goal is really to offer our customers as much variety as possible," Kim said. Eat Out In has increased its staff by 48 percent and increased its driver pool by 22 percent. "We're kind of the unknown giant in the area," Jackson said. Customers can track orders using a tracking system, and a mobile app will launch by the end of this year, Kim said.



Jennifer Curington/Community Impact Newspaper

TOPSHELF

Ryan Browne was at a party in 2010 when the alcohol supply ran dry and no one could responsibly drive to pick up more. That night spurred Browne into researching state and local law on alcohol and alcohol delivery, ultimately leading to the launch last March of the TopShelf mobile ordering app. "We're connecting multiple liquor stores to multiple users, so we're creating this marketplace," Browne said. "We're opening a whole new world [for stores] when it comes to delivery, so that's how we're adding value to liquor stores." Customers can order beer, wine and liquor through TopShelf as well as other party needs such as Solo cups, ice and ping pong balls. Delivery drivers will not leave an order with someone who is visibly intoxicated or unable to provide a valid identity card. "We're trying to get rid of the proverbial beer run," he said. An online ordering platform will soon debut as well as a cocktail package option.



Courtesy TopShelf

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Traffic

Continued from I 1

diverse transit options to residents throughout the city.

"We as a community must recognize that every death is preventable, and we must make Vision Zero our goal," Adler said.

Current safety approaches

Austin City Council voted Oct. 1 to incorporate goals from Vision Zero, which seeks to go one year without any Austin traffic fatalities, into the Imagine Austin comprehensive plan. District 5 Council Member Ann Kitchen, who also chairs the council's Mobility Committee, said Vision Zero is a goal to strive for.

Kitchen said to her, Vision Zero means no traffic fatalities that could have been prevented by city or public safety programs.

"We have to understand that there will be times that even with the safest road there's nothing that could be done about [fatalities], but I don't think that's contrary to Vision Zero's goal," Kitchen said.

Kitchen and her Mobility Committee have also worked to better regulate transportation network companies, or TNCs, such as Uber and Lyft. Advocates of such ridesharing services claim the added transportation options help reduce the number of drunken drivers on Austin roads.

Austin's Transportation Department is also working on right-sizing roadways throughout the city—what some refer to as "road

diets"—by reducing the amount of lanes on a road, usually to create a dedicated center turn lane and bike lanes. ATD Director Robert Spillar said the changes help make roads safer for drivers as well as pedestrians who may be crossing where they are not supposed to be doing so.

Improvements are also being made at the five intersections identified as the most dangerous in Austin. City Council provided funding for the changes in the latest city budget, and improvements began Oct. 1.

APD also leads a variety of programs to combat traffic issues, such as its Don't Block the Box campaign that enforces against motorists stopped in intersections during peak traffic periods and periodic "no-refusal" weekends. There is also the hands-free law, which went into effect at the beginning of the year. However, Fortune said APD is not capable of monitoring every motorist.

"The biggest thing that would help us is if people were being the most responsible person they could be, whether they're a pedestrian or bicyclist or a motorcyclist or motor vehicle operator," Fortune said. "We understand mistakes will be made, but some of these mistakes we're seeing are just so dangerous."

Nic Moe, member of the

IMPROVEMENTS EN ROUTE TO INCREASE TRAFFIC SAFETY

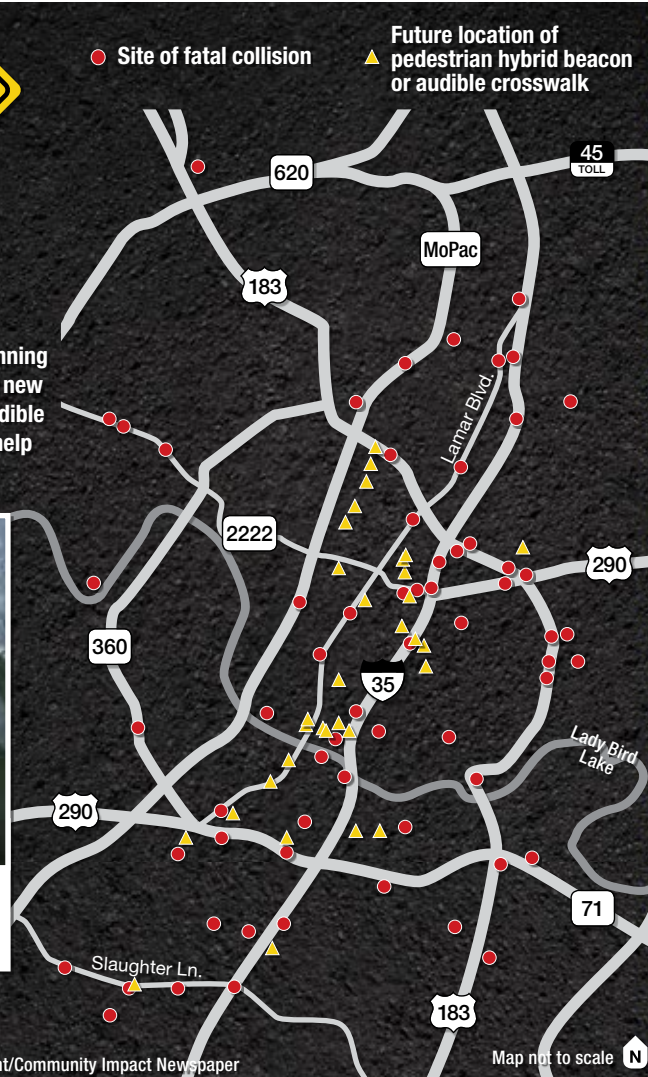
The Capital Area Metropolitan Planning Organization voted Oct. 12 to fund new pedestrian hybrid beacons and audible crosswalks throughout Austin to help improve pedestrian safety.



Pedestrian hybrid beacons, such as this one on South Lamar Boulevard, are among projects the city's quarter-cent fund could support.

Disclaimer: All 2015 data includes traffic fatalities through Oct. 13

Sources: CAMPO and Austin Police Department/Community Impact Newspaper



city's Pedestrian Advisory Council and Vision Zero task force, said the blame needs to stop being placed on victims of traffic incidents and fatalities.

"There's a huge element of personal responsibility, and a lot of it is on drivers," Moe said. "Motorists have to understand that ... there's a huge responsibility that we've forgotten about as a society when you get behind the wheel of a 1- or 2- or 3-ton vehicle, which is a giant bullet traveling as fast as you want it to go."

Spillar said pedestrians can also improve their safety by wearing bright colors or even blinking lights similar to those sometimes used by bicyclists.

Future proposed solutions

Improvements to Austin's transportation system may result from a partnership between the city and Rocky Mountain Institute, or RMI. The organization is embarking on a long-term process to study Austin's existing traffic issues and work with government

entities, businesses, nonprofits and other stakeholders to develop solutions.

Many solutions likely to emerge from the partnership may hinge on advancing technology to inform and assist residents about transit options, RMI Managing Director of Mobility Jerry Weiland said. He also called on Austinites to change their mindset from only using single-passenger vehicles to embracing various forms of shared transit that can make

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FATALITIESTHE DRIVER WAS
SPEEDING IN44%
OF
MOTOR VEHICLE FATALITIES46%
OF
FATALITIES
INVOLVED
IMPAIRMENT BY
ALCOHOL OR DRUGS88%
OF
PEDESTRIAN
FATALITIES
OCCURRED WHERE CROSSING
WAS PROHIBITED

2013

39%
IMPAIRMENT INVOLVED72 FATAL
COLLISIONS

75 FATALITIES

2014

46%
IMPAIRMENT INVOLVED

56 FATAL COLLISIONS

63 FATALITIES

As of Oct. 13:

2015

36%
IMPAIRMENT INVOLVED73 FATAL
COLLISIONS

82 FATALITIES

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BY GLASSHOUSE POLICY
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Austin's hands-
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As of Aug. 31,
3,339 citations
were issued
for violation of
Austin's hands-
free ordinance.

Design by Ethan Hill

transportation cheaper for users as well as reduce congestion on Austin roads.

"One of the particular areas we'll be working in is the consumer behavioral change that's required," Weiland said. "People tell us they want different solutions; they want out of this congestion ... but they don't know where to turn."

Adler said he hopes the community will also consider alternative modes of transportation they can use daily, and he anticipates RMI helping to identify ways to make non-vehicle transit more convenient.

"I think you set up a transit system that's initially about serving the greatest number of people as possible as opposed to focusing on the coverage area, but then I think you grow into the coverage area," Adler said.

Adler envisions one day being able to reserve a parking spot before arriving at a destination and other alternative

transit options to improve the overall transportation experience in Austin. Weiland said he anticipates development and pilot programs occurring in targeted areas of the city beginning in early 2016, with more commuting alternatives available by the middle of next year.

Adler said he is uninterested in one often-touted solution: adding more lanes for more cars on Austin roads. The additional lanes Austin may need now would not be adequate in 10 years because of the rapid growth of the city, and congestion would resume, he said. However, he said he thinks the number of people traveling in Austin using a car will decrease in the future.

"Part of that's generational," he said. "Younger people in our community are less inclined to own a car or be reliant on a car."

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☒ Do you think Vision Zero is a realistic goal for Austin?

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Visit the Virtual Open House at www.MoPacSouth.com to view materials and provide feedback.

OCT. 21 - NOV. 20, 2015

Join the Central Texas Regional Mobility Authority and the Texas Department of Transportation for an Open House to learn how community input is helping to shape mobility improvements along MoPac from Cesar Chavez Street to Slaughter Lane. Information about several potential mobility concepts will be available for review and study team members will be on hand to answer questions and hear your feedback. No formal presentation is planned, so please stop by at your convenience.

Parking is complimentary at the Palmer parking garage adjacent to the facility. If you plan to attend and have special communication or accommodation needs, please call (512) 996-9778.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.



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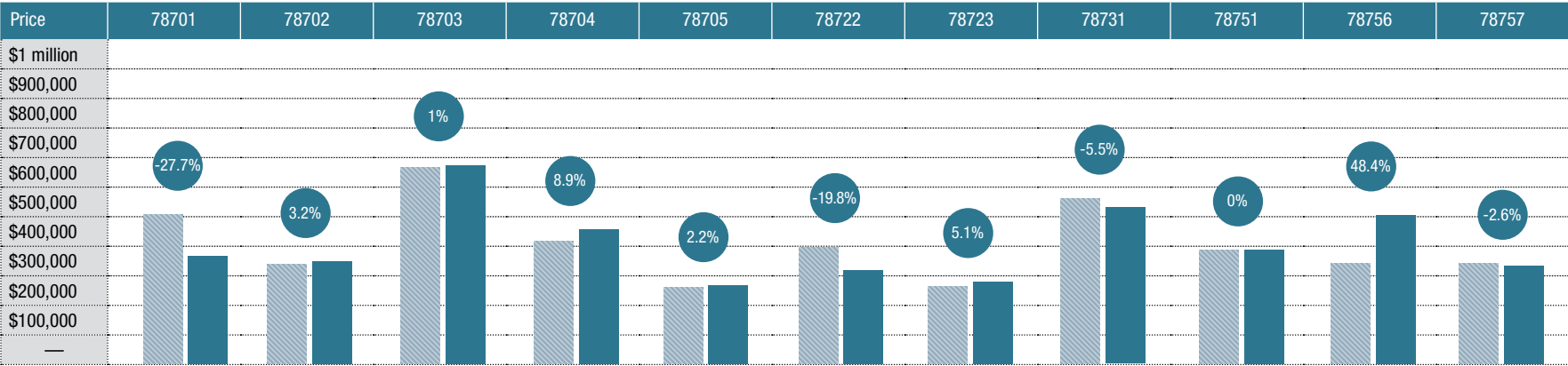
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Market data compiled by the

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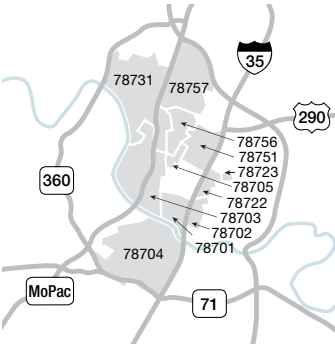
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Median price of homes sold  September 2014 **vs.**  September 2015



On the market (September 2015)

Price Range	Number of homes for sale/Average days on the market										
	78701	78702	78703	78704	78705	78722	78723	78731	78751	78756	78757
\$149,999 or less	—	—	—	—	—	—	2/26	—	—	—	2/45
\$150,000-\$199,999	—	—	—	4/37	6/63	—	2/51	3/32	—	1/1	1/8
\$200,000-\$299,999	2/90	14/67	7/53	8/38	6/38	—	19/63	2/136	6/80	1/316	5/27
\$300,000-\$399,999	10/53	25/83	2/133	14/69	4/158	1/90	18/42	5/44	8/52	5/74	17/57
\$400,000-\$499,999	15/38	25/63	6/123	40/73	2/25	2/64	14/42	7/26	13/63	4/38	15/32
\$500,000-\$599,999	8/43	17/75	8/68	44/88	5/46	3/10	8/88	7/50	9/32	2/14	9/50
\$600,000-\$799,999	7/60	14/34	23/55	53/87	1/85	1/14	3/54	17/77	11/57	2/35	9/32
\$800,000-\$999,999	11/107	—	29/57	23/68	3/91	1/43	4/380	16/92	6/96	2/29	1/35
\$1 million +	34/91	4/80	46/95	32/107	1/135	—	—	15/176	1/9	—	—



Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78701	Austonian Condominiums	200 Congress Ave., Unit 25A2	2br/2ba	\$1,194,375	1,225	John Doucette	Keller Williams Realty	512-828-2604
78701	Condominium	210 Lavaca St., Unit 3012	1br/1ba	\$640,000	642	Mindy Kratsas	Engel & Volkers Austin	512-970-7027
78701	Milago Condominiums	54 Rainey St., Unit 1009	2br/2ba	\$475,000	1,164	Kendred Manceaux	Keller Williams Realty	512-531-2977
78701	Towers Town Lake Condominiums	40 N. I-35, Unit 2D4	2br/2ba	\$475,000	1,357	Kevin Elliott	Keller Williams Realty	512-347-7740
78701	Town Lake Residences Condominiums	98 San Jacinto Blvd., Unit 1902	2br/3ba	\$2,995,000	2,692	Kathryn Scarborough	Engel & Volkers Austin	512-970-1355
78702	Austin Oaks Sixty 08	1500 Robert Weaver Ave.	3br/2ba	\$479,500	928	Kelly Thomas	Keller Williams Realty	512-983-7131
78702	Cherico	1121 Linden St.	4br/3ba	\$299,000	2,378	Betsy Doss	RE/MAX Capital City	512-744-4555
78702	Chernosky	2913 E. 14th St.	3br/2ba	\$379,900	1,312	Kathy Jacobs	Realty Austin	512-924-1644
78702	Chernosky	2901 Castro St.	2br/1ba	\$425,000	1,018	Lisa Johnson	Horizon Realty	512-450-2167
78702	Este Condominiums	2235 E. Sixth St., Unit 403	1br/1ba	\$259,900	748	Kristin Kreisel	Realty Austin	512-560-5297
78702	Glenwood	1304 Walnut Ave.	4br/2ba	\$324,900	1,352	Delsy Zavodny	Realty Austin	512-591-8282
78702	Wilson S I	1171.5 Hargrave St.	1br/1ba	\$291,500	676	Doug Roberts	Moreland Properties	512-731-5105
78703	Brown Herman	2603 Placem Creek Circle	3br/3ba	\$949,000	2,861	Steven Baker	Private Label Realty	512-970-0079
78703	Deats E T	722 Patterson Ave.	4br/3ba	\$925,000	2,161	Clay Byrne	Keller Williams Realty	512-942-7880
78703	Ecks Heights	1705 Francis Ave.	2br/1ba	\$850,000	1,318	Susan Tonn	Keller Williams-Lake Travis	512-261-3417
78703	Edgemont	1513 Northwood Road	5br/6ba	\$2,195,000	4,190	Leslie Love	Keller Williams Realty	512-761-2920
78703	Jefferson Plaza Condominiums	2620 Jefferson St., Unit A	3br/3ba	\$785,000	2,174	Greg Walling	Moreland Properties	512-633-3787
78703	Jones & Sedwick	1405 W. 32nd St.	3br/2ba	\$1,800,000	2,049	Linda Wisthuff	Kuper Sotheby's International Realty	512-228-8406
78703	Lacoste-Tarry Town	2101 Exposition Blvd.	4br/4ba	\$988,000	3,560	Bill Flood	Stanberry & Associates	512-914-6392
78703	Lakehouse Condominium Community	1500 Scenic Drive, Unit 302	2br/2ba	\$750,000	1,378	Bill Flood	Stanberry & Associates	512-914-6392
78703	Oakdale	2604 Pecos St.	3br/3ba	\$1,250,000	2,429	Todd Whelpley	Realty Austin	512-796-1876
78703	Sherwood Forest	2108 Schulle Ave.	4br/4ba	\$1,670,000	4,054	Susan Dudley	Kuper Sotheby's International Realty	512-497-6332
78703	Spring Condominiums	300 Bowie St., Unit 2201	2br/2ba	\$690,511	1,038	Ruth Powers	Realty Austin	512-964-3434
78703	Tarry Town	2708 Townes Lane	5br/5ba	\$2,295,000	3,872	Brian Copland	Realty Austin	512-576-0288
78703	Westfield	2200 Sharon Lane	3br/2ba	\$977,000	2,503	Joe Keenan	Realty Austin	512-415-7653
78704	Arboles Terrace	908 Post Oak St.	3br/2ba	\$650,000	1,605	Jenny Tynes	Engel & Volkers Austin	512-415-9303
78704	Barton Hills	2602 Cedarview Drive	4br/2ba	\$600,000	2,287	Edythe Embry	Keller Williams Realty	512-789-6760
78704	Barton Terrace	2503 Spring Creek Drive	3br/2ba	\$550,000	1,368	Marjann Cooper	Kuper Sotheby's International Realty	512-695-2000

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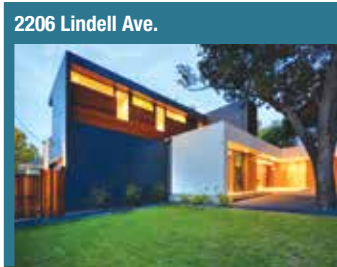
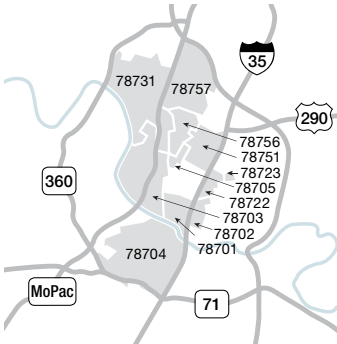
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REAL ESTATE

Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78704	Brinwood	115 Frederick St.	2br/1ba	\$399,900	813	Kathy Jacobs	Realty Austin	512-924-1644
78704	Buffer	904 Retama St.	5br/5ba	\$1,650,000	3,210	Clayton Bullock	Moreland Properties	512-797-6446
78704	The Crossing at Bouldin Creek	3111 Corbin Lane	2br/3ba	\$424,999	1,556	Todd Bailey	Realty Austin	512-900-5775
78704	Decker I	609 Peacock Lane, Unit A	3br/3ba	\$779,000	2,233	John Doucette	Keller Williams Realty	512-828-2604
78704	Flats on Wilson	2606 Wilson St., Unit 1204	2br/3ba	\$392,000	1,472	Connie McGlothlin	Keller Williams Realty	512-554-3387
78704	Fortview	3814 Wadford St.	3br/4ba	\$991,388	4,303	Rene Gonzalez	JB Goodwin, Realtors	512-426-5979
78704	Freewater	3306 S. First St.	2br/1ba	\$424,000	896	Scott Hayes	Realty Austin	512-786-8300
78704	Garden Oaks	3101 Ray Wood Drive	3br/1ba	\$429,000	1,296	Wendy Jansky	Realty Austin	512-619-6625
78704	The Ivy 78704 Condominiums	3204 Manchaca Road, Unit 414	2br/1ba	\$175,000	620	Robert Fischer	Keller Williams Realty-RR	512-994-0247
78704	La Prelle Place	2206 Lindell Ave.	4br/5ba	\$1,985,000	3,371	Kimberly Fry	Realty Austin	512-851-3021
78704	Rabb Inwood Hills	2110 De Verne St.	4br/3ba	\$799,000	2,445	Jeffrey Ohman	Engel & Volkers Austin	512-751-5601
78704	Riverwalk Condominiums	500 E. Riverside Drive, Unit 158	2br/2ba	\$315,000	793	Michael Taylor	Spencer Properties	512-423-4082
78704	Sanctuary	3601 Manchaca Road, Unit 216	1br/1ba	\$209,500	726	Ryanne Vaughan	Keller Williams Realty	512-619-5034
78704	South Lund Park	1817 Dexter St.	4br/5ba	\$1,650,000	3,100	Aaron Nann	Realty Austin	512-923-3355
78704	South Park	3021 Fontana Drive	3br/1ba	\$489,000	1,025	Melissa Meeks Kilian	Kuper Sotheby's International Realty	512-217-2020
78704	Travis Heights	1209 Travis Heights Blvd.	3br/2ba	\$649,990	1,728	Andrew James	Keller Williams Realty	512-794-6663
78704	Travis Heights	1403 Newning Ave.	5br/4ba	\$1,350,000	3,429	Cheri Martz	Realty Austin	512-716-9178
78704	Travis Heights	2000 Alta Vista Ave.	2br/2ba	\$1,295,000	2,004	Elizabeth Brooks	Landmark Properties	512-636-4166
78704	Valley View Park	4124 Valley View Road, Unit 4A	3br/3ba	\$425,000	1,550	Hillery Stephens	Realty Austin	512-970-1805
78704	West End	1605 Bauerle Ave.	3br/3ba	\$949,000	2,565	Joanie Capalupo	Moreland Properties	512-470-7467
78705	Aldridge Place	110 W. 32nd St.	4br/3ba	\$999,500	3,249	Suzanne Pringle	Kuper Sotheby's International Realty	512-217-1047
78722	Cherrywood	3005 Cherrywood	4br/3ba	\$695,000	2,352	Angele Moyseos	Realty Austin	512-466-8252
78723	Royal Oak Estates	5506 Coventry Lane	5br/3ba	\$239,000	1,490	Ami Davis	Realty Austin	512-297-8251
78723	Royal Oak Estates	2309 Rogge Lane	3br/2ba	\$399,000	2,128	Ami Davis	Realty Austin	512-297-8251
78723	Springdale Hills	4805 Broadhill Drive	3br/2ba	\$249,000	1,564	James Cole	Keller Williams Realty	512-567-9514
78723	Windsor Park	5346 Westminster Drive	3br/1ba	\$254,000	1,018	Reggie Mitchell	Keller Williams Realty-RR	512-924-0280
78723	Windsor Park Area	1600 Glenvalley Drive	3br/1ba	\$285,000	1,215	Sara Madera	Carol Dochen, Realtors	512-750-5536
78723	Windsor Park	1303 Suffolk Drive	4br/2ba	\$320,000	1,636	Robert Watson	Keller Williams Realty	512-920-2895
78731	Balcones Park	3302 Cherry Tree Circle	4br/3ba	\$850,000	2,957	Carol Dochen	Carol Dochen, Realtors	512-422-4787
78731	Balcones Park	4300 Edgemont Drive	4br/5ba	\$2,450,000	4,721	Ellen Sauer	Moreland Properties	512-992-9900
78731	Cat Mountain Villas	4603 Lime Stone Circle	3br/3ba	\$647,000	2,605	Sonja Snyder	Keller Williams Realty	None listed
78731	Cat Mountain Villas	4605 Twin Valley Circle	3br/4ba	\$799,000	3,844	Ashley Sarver	Realty Austin	512-761-0644
78731	Charleston Place I-B	3804 Williamsburg Circle	2br/2ba	\$325,000	1,426	Margaret Denena	Berkshire Hathaway Texas Realty	512-784-7099
78731	Courtyard	5812 Tom Wooten Drive	3br/3ba	\$489,000	2,155	Joan Price	Coldwell Banker United, Realtors	512-775-8942
78731	Edwards Mountain	4109 Edwards Mountain Drive	3br/3ba	\$699,000	2,932	Arlene Maze	Carol Dochen, Realtors	512-789-1892
78731	Highland Park West	3400 Hancock Drive	4br/5ba	\$1,429,000	3,780	April Womack	Moreland Properties	512-970-1031
78731	Meadow Mountain	6607 Candle Ridge Cove	3br/2ba	\$749,950	3,028	Guy Koret	Realty Austin	512-669-8017
78731	Ridgelea	4011 Ridgelea Drive	4br/2ba	\$579,000	1,660	Shelly Hemingson	Keller Williams Realty	512-423-7446
78731	Vista West	7609 Parkview Circle	3br/3ba	\$674,900	2,289	Ron Redder	Presidio Group, Realtors	512-657-8674
78751	Country Club Terrace	1006 E. 43rd St.	2br/2ba	\$409,900	1,020	Paul Reddam	Homesville Real Estate	512-300-2995
78751	Duval Court City Homes Condominiums	4012 Duval St., Unit B	3br/3ba	\$599,000	2,050	Suzanne Pringle	Kuper Sotheby's International Realty	512-217-1047
78751	East 54 Street Condominium	926 E. 54th St., Unit A	3br/3ba	\$499,000	2,043	Holly Mace Massingill	Keller Williams Realty	512-413-9363
78751	Hegman	4802 Rowena Ave.	3br/1ba	\$469,900	1,235	Laura Olesen	Realty Austin	512-663-5776
78751	Hyde Park	4009 Avenue A	3br/3ba	\$619,000	1,596	Tammy Young	Realty Austin	512-695-6940
78751	Nelray Place Condominiums	601 Nelray Blvd., Unit 12	2br/2ba	\$175,000	554	Debra Martin	Keller Williams Realty	512-431-5791
78751	Ridgetop	909 Reinli, Unit 124	1br/1ba	\$149,999	590	Perry Henderson	Berkshire Hathaway Texas Realty	512-791-7462
78751	Ridgetop	909 Reinli, Unit 125	2br/2ba	\$199,999	900	Perry Henderson	Berkshire Hathaway Texas Realty	512-791-7462
78756	Allandale	5805 Bull Creek Road	3br/2ba	\$575,000	1,521	Debbie Harmon	Kuper Sotheby's International Realty	512-422-1583
78756	Peterson Condominiums	1407 W. 39 1/2 St., Unit 203	1br/1ba	\$190,000	702	Jody Lockshin	Habitat Hunters	512-587-5824
78756	Skyland	5316 McCandless St.	2br/2ba	\$475,000	1,350	Jessica Bruehl	Keller Williams Realty	512-532-5005
78757	Brandywine Condominiums	1748 Ohlen Road, Unit 50	2br/2ba	\$175,000	1,194	Donna Goode	Realty Austin	512-203-8917
78757	Crestview	7504 Mullen Drive	3br/3ba	\$679,900	2,071	Dean Lupul	Private Label Realty	512-844-4808
78757	Crestview	1304 Piedmont Ave.	3br/2ba	\$384,900	1,445	Evonne Gottsch	Realty Austin	512-810-3189
78757	Terrell Heights	2206 Pasadena Drive	3br/2ba	\$419,400	1,633	Lisa Munoz	Realty Austin	512-600-8294
78757	Violet Crown Heights	1401 Payne Ave.	4br/3ba	\$749,000	2,651	Gay Puckett	JB Goodwin, Realtors	512-917-1542



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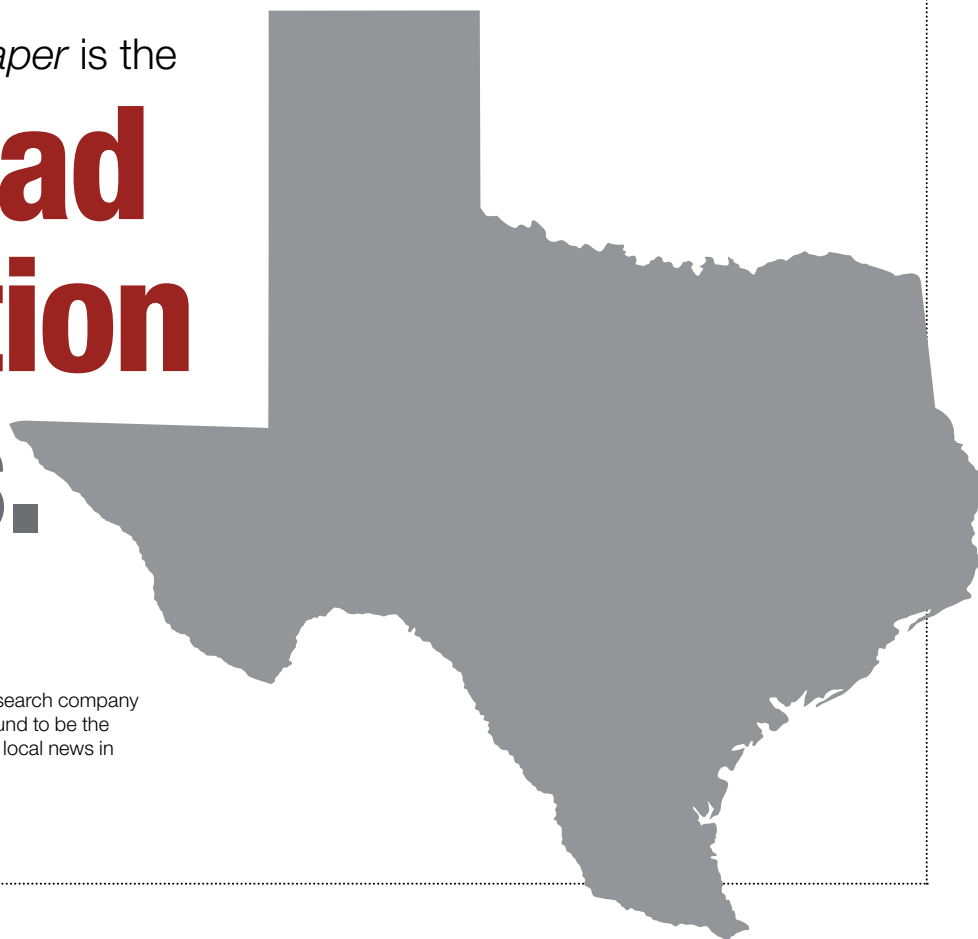
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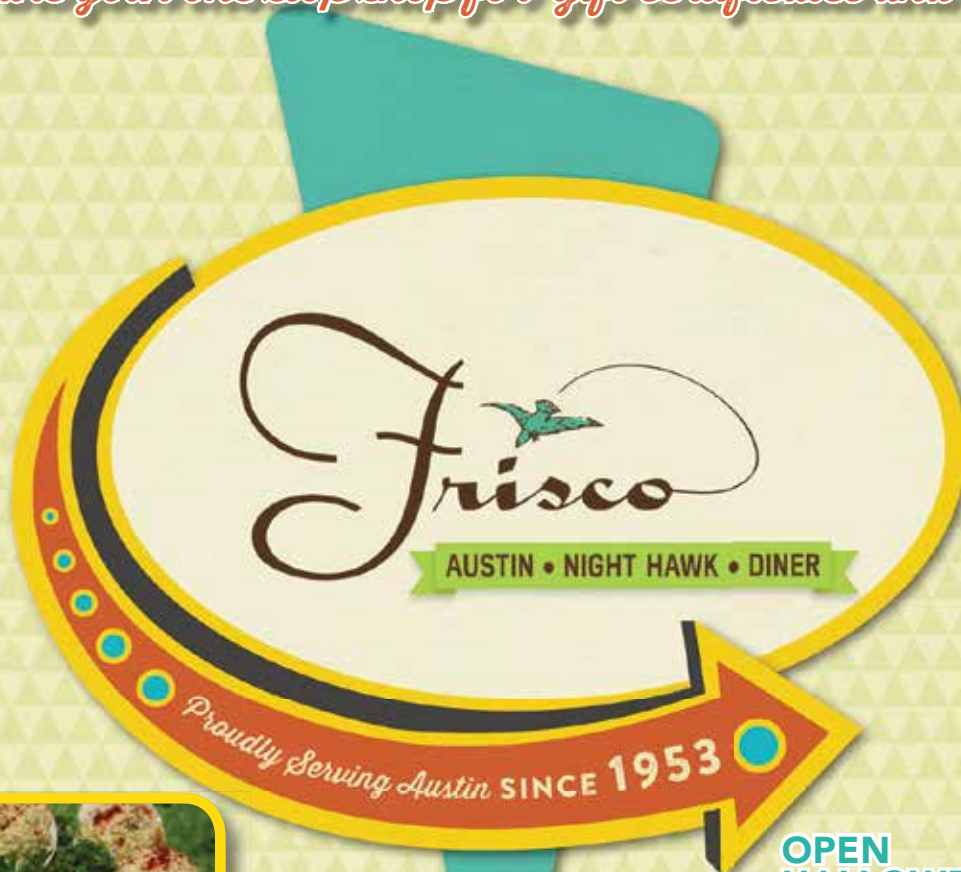
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Dinner

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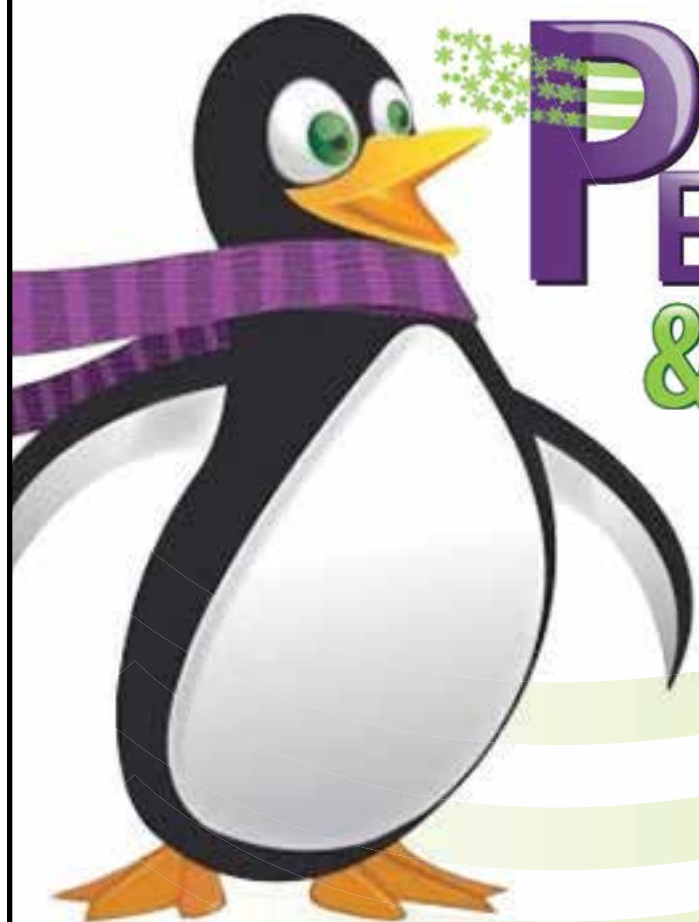
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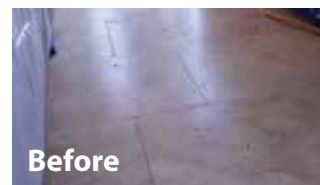
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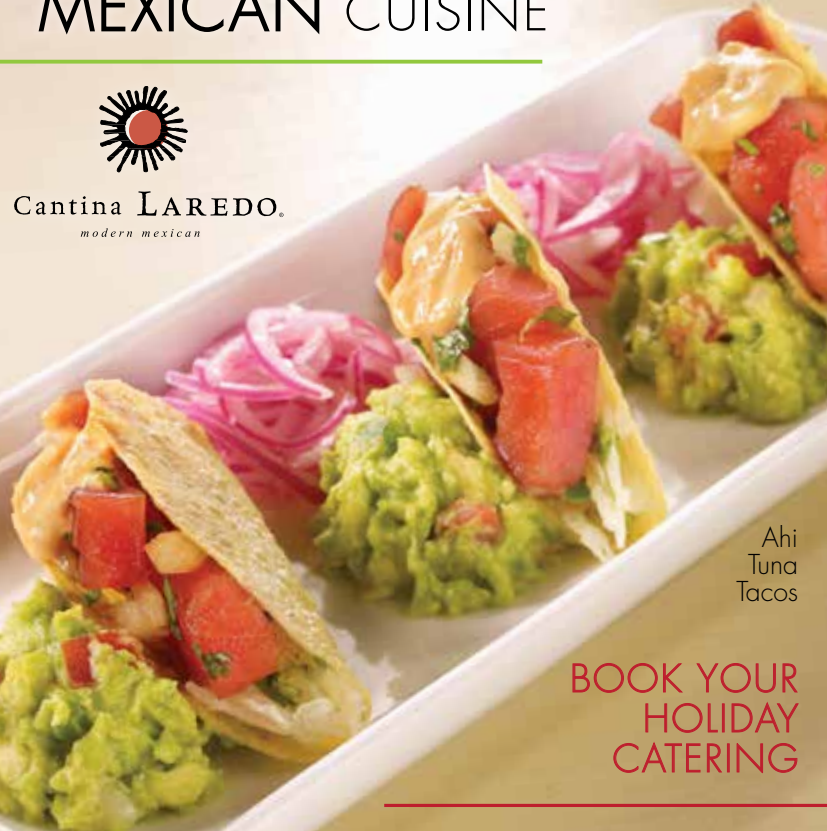
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