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NORTHWEST AUSTIN EDITION

Volume 9, Issue 9 | Oct. 22-Nov. 24, 2015

communityimpact.com/social



Is Austin's craft beer market saturated?

Brewers say demand beating supply

By Kara Nuzback

North Austin is brimming with craft beer, but experts and local brewers say the area is far from saturation.

Ben Sabel and Judson Mulherin co-founded Circle Brewing Co., a small 800-barrel-per-year operation, on West Braker Lane in 2010. At the time the craft beer scene in Austin was much smaller, Sabel said.

"When we first started, there were only a handful of breweries," he said. "Everyone knew everyone else."

But the local craft beer scene has grown, and Circle Brewing has grown with it. Sabel said the brewery hired its first employee—a delivery driver—in 2013, and the owners hope to manufacture 3,000 barrels in 2015.

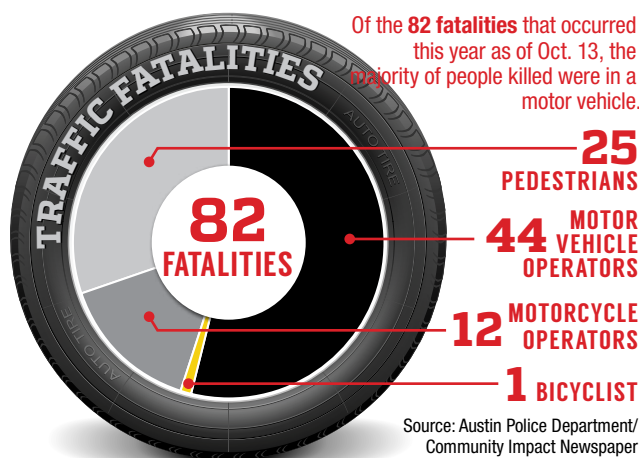
Michael Graham co-founded Austin Beerworks in North Austin with Adam DeBower, Mike McGovern and Will Golden in 2011.

"We've grown a lot quicker than we ever initially

See **Beer** | 29



Adelbert's Brewery founder Scott Hovey produces Belgian-style and barrel-aged beers at his brewery on Rutland Drive.



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** | 30

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Now Open, Coming Soon & more



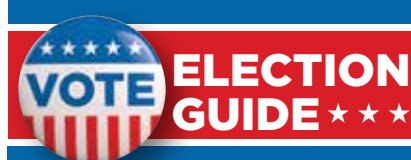
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About us

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 GENERAL MANAGER



Lately in my circle of friends and family we have been discussing what it means to be a good neighbor and how being a good neighbor could address many of the challenges our community faces. That is one of the reasons I love working with our team at *Community Impact*

Newspaper because I believe we are equipping people to be just that: good neighbors.

One of the ways we try to equip you to be a good neighbor is by keeping you informed of the decisions being made in your community. The beauty of the country we live in is we all get to be part of those decisions. I want to encourage you to go vote

Nov. 3 and take with you our Vote 2015 guide found on pages 21-23.

I have also been challenged lately to get to know more of the residents in my neighborhood. And what better way to do that than over a cold one? This month we compiled a guide along with insight into the growing brewery industry in Austin. Check out the listings on Page 26, and read the top front-page story on North Austin breweries by reporter Kara Nuzback. Next time you visit one of those breweries consider inviting that neighbor you have been meaning to meet. Maybe I will see you there!

John Adams
John Adams
GENERAL MANAGER

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LAST MONTH'S POLL RESULTS

What type of art would you like to see more of in Northwest Austin?

31.25% Other

25% Public art such as murals

18.75% Art galleries

12.5% Art studios/studio tours to interact with artists

12.5% Retail stores featuring local artwork

Results from an unscientific Web survey collected 9/23/15-10/15/15

READER COMMENTS

Dual-language learning grows in Northwest Austin
(Volume 9, Issue 8)

"I love the dual-language program at Purple Sage Elementary in [Round Rock] ISD. My daughter began the program the first year it was offered when she was in first grade, and her class was the first to go through all of elementary school in the dual-language program. She is now in middle school and was able to go straight into a Spanish 1 class with kids a year above her. She is thriving and doing very well. My son started the program at Purple Sage in [kindergarten], and we love all the friends we've made and learning about a the Hispanic culture. I grew up in the Rio Grande Valley and both my parents are fluent in Spanish, but I am not. I hope to give my kids the gift of being bilingual. There are so many benefits."

—Steph Thorn

COMMUNITY FEEDBACK

TAKE THE POLL

What type of beer-related businesses would you like to see more of in Northwest Austin?

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

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1-Subaru Impreza - With approved credit. Dealer contribution may affect final negotiated price. 36 mo lease, \$999 total due at inception, no sec. dep. required, 36 monthly pymts of \$139, final pymt / residual = \$11,818. Based on 10k mi. / yr with \$15 per mi. excess charge. MSRP \$20,376. Stk# Z12395. Offer expires: 10/31/2015 **2-Subaru Forester** - With approved credit. Dealer contribution may affect final negotiated price. 42 mo lease, \$999 total due at inception, no sec. dep. required, 42 monthly pymts of \$249, final pymt / residual = \$14,702. Based on 10k mi. / yr with \$15 per mi. excess charge. MSRP \$23,713. Stk# Z12497. No tax credits used. Offer expires: 10/31/2015 **3-Volvo S60 T5** - Stk# V5676. \$3,469 cash due at signing. No security deposit required. Monthly payment of \$289, based on \$38,600 MSRP includes destination charge and application of \$1,750 Lease Bonus. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Offer expires: 10/31/2015 **4-Volvo XC60 T5** - Stk# V5961. \$4,069 cash due at signing. No security deposit required. Monthly payment of \$389, based on \$41,705 MSRP includes destination charge. Lessee is responsible for excess wear and mileage over 10,000 miles/year at \$0.25 / mile. Offer expires: 10/31/2015

IMPACTS



Now Open

1 On Oct. 1, Houston-based **Black Walnut Cafe** opened its second Austin location. The fast-casual restaurant, 11101 Burnet Road, Ste. 150, serves breakfast, lunch and dinner options, including salads, sandwiches, burgers and pasta dishes. Local craft beer and wine are available. 512-873-7800. www.blackwalnutcafe.com

2 Austin-based **Flavor Vapor** opened a second location Aug. 28 in the Galleria Oaks shopping center at 13376 Research Blvd., Ste. 102. The shop sells a variety of vaping equipment, juice, accessories and T-shirts. 512-770-6700. www.flavorvaporus.com

3 **E'Shee Nails Spa** opened in mid-October at 10225 Research Blvd., Ste. 310. Owner Van Tran provides manicures, pedicures and massages. He said he will offer a 15 percent discount on any service during the

business's first month. 512-814-0253. www.esheennailspa.com

4 **Rebel Pizza Bar** opened in mid-September at 7858 Shoal Creek Blvd. above Suzi's China Grill. The fast-casual restaurant serves specialty pizzas, salads and desserts and has a full-service bar. Rebel Pizza also has a rooftop patio with TVs and bocce ball. 512-457-5757. www.rebelpizzabar.com

5 A location of **Sherwin-Williams** opened Sept. 7 at 10200 Boulder Lane, Ste. 100. The store offers paint and painting supplies. 512-250-9537. www.sherwin-williams.com

6 Clothing retailer **Dress Barn** opened Sept. 4 at Lakeline Mall Plaza, 11066 Pecan Park Blvd., Ste. 207. The store sells women's casual and professional clothing and accessories. A previous Dress Barn location at the retail center closed in 2004. 512-257-3492. www.dressbarn.com

7 The second Austin-area location of **Total Wine & More** opened Sept. 17 in Lakeline Mall Plaza at 11066 Pecan Park Blvd., Ste. 117. The store has walk-in wine and beer coolers, demonstration areas and tasting stations. 512-257-3252. www.totalwine.com

8 On Aug. 4, **Scoreboards Sports Bar and Grill**, 6507 Jester Blvd., Ste. 105, opened in the former location of MyPlace Sports Bar. The restaurant offers American cuisine, such as hamburgers, chicken wings, quesadillas and cheese fries. 512-346-8228

9 **Palm Beach Vapors** opened Sept. 26 at 9225 Parmer Lane, Ste. 106. The business sells e-cigarette items, including flavored vaping liquids made in-house. The company offers healthier vaping options, such as liquids without propylene-glycol, or PG, as well as liquids with PG, CEO and co-owner Chip Paul said. www.palmbeachvapors.com

10 Dr. Dwanye McClaugherty opened **The Spine Lab** on Aug. 24 at 12400 Amherst Drive, Ste. 116. He offers chiropractic treatment, therapeutic exercise, acupuncture, massage, therapy, and health and wellness coaching. The business is open Mon.-Fri. 10 a.m.-6 p.m. and some Saturdays. 512-814-0166. www.spinelabaustin.com

Coming Soon

11 Yulin Lu will open **Shanghai Noodle House** this fall at 10300 Anderson Mill Road, Ste. A. He said he plans to serve a variety of Chinese noodle dishes and bubble tea.

12 Aamil Sarfani will open **Two Hands Coffee** in the new Rock Rose district of The Domain at 11421 Rock Rose, Ste. X4-300, in early December. Sarfani said the coffeehouse plans to pay double fair trade prices to the Nicaraguan coffee farmers to help the environment and their communities. Two Hands will also offer a selection of juices, local craft beer and wine. www.twohandscoffee.com

13 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. www.nypizzeria.com

14 Colorado-based **Oskar Blues Brewery** will open a 50,000-square-foot brewery with a taproom and music venue April 20. The brewery will be located at 10420 Metric Blvd. and have the capacity to brew 30,000 barrels per year with a potential build-out of 100,000 barrels per year. www.oskarblues.com

15 Jamie True will open **The Scholar Ship** in November at 6001 W. Parmer Lane, Ste. 390. The retail store will sell science-centric toys to promote learning at home, and it will also have an innovative lab for hands-on learning for birthday parties, demonstrations, lessons and camps. True said the business will aim to make learning in science, technology, engineering and math subjects accessible to children ages 4-12. www.thescholarship.rocks

16 Darren and Mikki Spohn will open a third location of **Pinballz Arcade** in March or April in the Lake

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Creek Festival shopping center, 13729 Research Blvd. The new location will have a restaurant, bar, event space and live music stage as well as classic video games. www.pinballzarcade.com

17 Co-owners Blake Webb, Ryan Peterson and Christian Porter will open **Brad's Italian Deli** in November. The fast-casual restaurant, located at 10700 Anderson Mill Road, Ste. 105, will offer menu items such as pizza, rotisserie chicken, risotto and specialty sandwiches. 512-814-0334. www.bradssitaliandel.com

18 David Weekley Homes began selling properties in September at its new community, **Springwoods Place**, located on the north side of Anderson Mill Road east of Pond Springs Road. The first of the 38 homes will be available in early 2016. Homes will be priced starting at \$290,000 and range in size from 1,600 to 2,200 square feet. www.davidweekleyhomes.com

19 A second location of Austin-based Japanese restaurant **Hanabi** is under construction in the Gateway shopping center, 9503 Research Blvd., Ste. 500. The new restaurant will open in early 2016. www.hanabiaustin.com

20 Dallas-based **Velvet Taco** will open its fifth location in 2016 in The Domain, 11421 Rock Rose Blvd., Ste. X4-1100. The restaurant serves an eclectic range of tacos representing cuisine from throughout the world. www.velvettaco.com

Relocations

21 **Legal Consensus PLLC** relocated June 8 from 2235 E. Sixth St. to 8500 Shoal Creek Blvd., Bldg. 4, Ste. 103. The company opened Jan. 1 and provides comprehensive, scientifically driven

forensic evaluations to attorneys and the court system. 512-791-4800. www.legalconsensus.com

22 **Advanced Pain Care** and **Advanced Rheumatology Care** relocated their office in July from 6818 Austin Center Blvd. to 7307 Creekbluff Drive. The businesses help patients with chronic pain and rheumatological disorders such as gout and fibromyalgia. The office is open Mon.-Fri. 8 a.m.-5 p.m. 512-244-4272. www.austinpaindoctor.com, www.advrheumatologycare.com

New Ownership

23 Investment firm Community Development Trust announced Sept. 30 a partnership with the Austin Affordable Housing Corp., a nonprofit subsidiary of the Housing Authority of the City of Austin, to acquire two market-rate properties totaling 642 units: **The Bridge at Center Ridge**, **A** 701 Center Ridge Drive, and **The Bridge at Tech Ridge**, **B** 12800 Center Lake Drive. CDT and AAHC will preserve half of the units in each property for households earning less than 80 percent of the area annual median income. Center Ridge: 512-634-8487. Tech Ridge: 512-634-8468. www.bridgeatcenteridge.com, www.bridgeattechridge.com

24 Jignesh and Niketa Amin took over ownership of the **UPS Store** at 8127 Mesa Drive, Ste. B-206, in July. The store offers packing, shipping, printing and notary services and serves as a pickup and drop-off location for the U.S. Postal Service. 512-418-0520. <http://austin-tx-2548.theupsstorelocal.com>

Anniversaries

25 On Sept. 5, **Noble Sandwiches Co.**

celebrated its fifth anniversary. The artisan sandwich shop first opened on RM 620, and in 2014 it moved to a larger location at 12233 N. RM 620, Ste. 105. 512-382-6248. www.noblesandwiches.com

Expansions

26 **Twin Liquors** located at 8030 Mesa Drive is expanding from 2,600 to 3,700 square feet to allow for an expanded selection of beer, wine and spirits as well as a walk-in beer cooler. The expanded space will be completed Nov. 1. 512-346-1861. www.twinliquors.com

Name Change

27 Nonprofit Greenlights rebranded Sept. 10 and is now called **Mission Capital**. The rebranding follows the nonprofit's recently revised vision—to see complex community problems get solved—and supports its strategic direction in working alongside mission-driven people and organizations to create lasting social change. Mission Capital is located at 8303 N. MoPac, Ste. A201. 512-477-5955. www.missioncapital.org

Closings

28 **Elevation Burger**, 9828 Great Hills Trail, closed Oct. 3. The location originally opened in May 2009.

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 Amy Denney

News or questions about Northwest Austin?
Email us at nwanews@communityimpact.com.



Signature dishes at **Black Walnut Cafe** include Asian BBQ Salmon served with vegetables.



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BUSINESS FEATURE

JBGoodwin Realtors

Family values hit home at real estate firm

By Amy Denney

Founder J.B. Goodwin has only had one job in his career: owning JBGoodwin Realtors.

He started the company in 1972 the day he graduated from The University of Texas at Austin with a \$2,500 loan from the Realtors Credit Union and pledged his car as collateral.

Six months later, with the help of a college friend, Goodwin began hiring and training real estate agents. His firm now has 680 agents in four offices in Austin and San Antonio.

"I did not know it was going to work out," he said. "I was a believer in hard work and perseverance and was very fortunate to have decided to [open this business] in a city like Austin because the city has been for the last 43 years just continuing to grow. Frankly that in our business is a pretty good thing. I don't want to write it all off to luck, but it's pretty lucky to be here."

The company represents buyers and sellers of residential and commercial properties, helps individuals and corporations relocate, and leases commercial and residential properties. Goodwin said it also has affiliations with companies for property management, title and mortgage services.

JBGoodwin Realtors initially expanded into Houston and San Antonio but closed those offices and was based solely in Austin from 1984 to

2009. The San Antonio office reopened in 2009. Goodwin said pulling back to focus on Austin was a personal decision.

"I had adopted my youngest son, and Austin was growing so fast that I didn't want to divide my attention from both my family and my business," he said.

This attention on family is in the company's motto of helping people, employees included.

"Even though we're a corporation we treat everybody and each other like we're family members," Goodwin said.

JBGoodwin Realtors is also one of just a handful of real estate firms that covers the entire Austin metro area, from Georgetown to San Marcos. In that region, Northwest Austin continues to come out on top as one of the most desirable places because of the schools, easy access to downtown, shopping and traffic.

"That's where the most people are," he said.

Besides reaching residents of Austin, Goodwin said the company has a global reach and has invested in technology to enable agents to handle transactions throughout the world.

"We rely in a much larger degree today on technology than we did in the past so that our agent partners and staff members are a lot more [mobile]," he said. "We have a saying in our company: We're local, but we're also global."



Founder J.B. Goodwin started his real estate business the day he graduated from college.



From left: Realtor Sarah Biggerstaff shows James and Carol McCall a home listed with JBGoodwin.



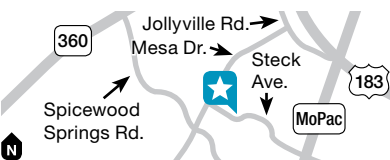
JBGoodwin Realtors represents buyers and sellers throughout the Austin metro area.

Tips for buyers and sellers

HOMEBUYERS Founder J.B. Goodwin said buyers need to be prepared by getting prequalified for a loan and gathering any information they would need to make an offer on the spot. He said buyers should also view enough homes, whether that is 10 or 50, until they feel comfortable in making an offer. He said to be prepared if the first or second choice does not go through.

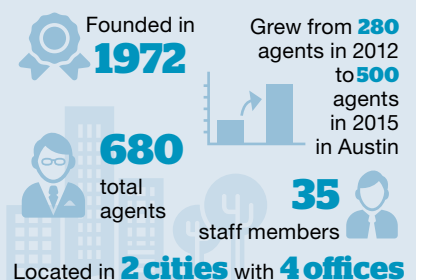
SELLERS Goodwin said sellers need to get their homes in the best possible condition before putting it on the market. Next is pricing it reasonably. Even though Austin is still considered a seller's market, Goodwin said pricing a property too high could cause it to sit on the market for a longer period of time.

JBGoodwin Realtors



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FIRST LOOK

Gourmet By Numbers

Online meal-kit company opens storefront

By Amy Denney

After a year and a half of having an online presence only, Heather Amalaha opened a brick-and-mortar location of her meal-kit delivery business Sept. 14.

"I've been pleasantly surprised by the amount of traffic we've gotten here," she said. "The neighbors have been great and send [customers] here."

In 2014, Amalaha completed a crowdfunding campaign to help fund the opening of the storefront where customers can pick up meal kits they ordered online or drop in and buy a kit for dinner. Customers can also choose home delivery or sign up for three kits per week starting at \$35 per week.

"[The store] gives us a physical

presence in Austin because we're one of the few meal-kit places local to Austin," Amalaha said.

Each kit includes all the ingredients to create a meal in less than 30 minutes.

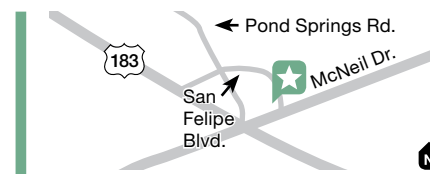
"We're trying to do all of the prep work," she said. "... The meals are just good. They're not complicated or small portions. It's real home-cooked meals like grandma would serve."

Starting Oct. 22 she will offer weekly tastings on Thursdays. Amalaha plans to offer cooking classes in the store.

"The best part is we get to talk one on one with customers," Amalaha said. "We get great feedback. People want something more local and environmentally conscious."



Owner Heather Amalaha opened her storefront Sept. 14 and founded the business in 2014.



Gourmet By Numbers

7318 McNeil Drive, Ste. 109
512-900-5801
www.gourmetbynumbers.com
Twitter: @gourmetbynumber
Hours: Mon.-Sat. 10 a.m.-7 p.m.

Studio Mantra

Northwest Austin women create wellness center

By Amy Denney

Co-owners Amy Hogan and Reena Kaven envisioned opening more than just a yoga studio with Studio Mantra.

Both women live in the Great Hills neighborhood and met through their children. They had each owned their own business and wanted to combine their strengths.

The business offers classes in yoga, Pilates and barre, which incorporates ballet. It also has signature classes such as Mantra Fit, which Hogan said is like a boot camp, and Mantra Sculpt, which incorporates weights with yoga.

Studio Mantra also offers a variety of massages, including sports and

deep-tissue, as well as acupuncture.

"We wanted to combine all of these things into a wellness center," Kaven said.

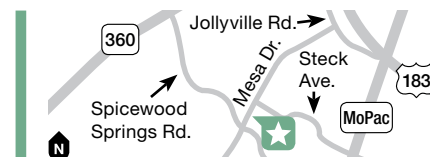
Classes include a Yoga 101 workshop, Mantra Tots for mothers and children ages 18 months to 5 years, teen yoga and family yoga. Businesses can sign up for Mantra in the Workplace to have instructors teach a class or offer chair massages.

"We wanted a place where people can come and work out at whatever level but not be bored," Hogan said.

Studio Mantra also hosts workshops and events on various topics. Upcoming workshops include cancer healing on Oct. 25 and gratitude on Nov. 21.



From left: Co-owners Reena Kaven and Amy Hogan opened their business July 22.



Studio Mantra

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A City of Austin program



Brothers Trey (left) and Ryan Wolslager opened Foxhole Culinary Tavern near US 183 and SH 45.

DINING FEATURE

Foxhole Culinary Tavern

Fine dining offered at rustic restaurant

By Lyndsey Taylor

Foxhole Culinary Tavern's name comes in part from the term for the small pit soldiers would dig for shelter during battle.

Brothers Ryan and Trey Wolslager used the 1920s as inspiration for their industrial, rustic-designed restaurant, which opened in July 2014.

"We started looking through 1920s [popular] slang words ... and foxhole came along," Ryan said. "That phrase, 'If you're going to be stuck in a foxhole with somebody, who would it be?' Me and my brother have a great relationship, so we thought it was kind of cool."

The tavern, tucked behind wooden slats and green foliage, is decorated with wooden and iron furniture, antique light-bulbs and dark, red wine-colored leather.

"We wanted upscale food [with] fine dining [and] a neighborhood pub

mentality," Ryan said. "We love live music; we love great food; we love great cocktails; we love sports. When we were sitting around thinking about it, we were [saying], 'You know, I really wish there was somewhere where I could go watch "Monday Night Football" and get oysters and a steak and feel comfortable in there in [my] flip-flops.'"

For "Monday Night Football," chef Cosme Cavazos Jr. makes special menu items based on the where the home team is from. For example, when the San Francisco 49ers are playing a home game, the chef may choose to make a dish with soft-shell crab.

Foxhole began offering a new brunch menu in mid-September and no longer offers a buffet. The menu now offers options such as banh mi eggs Benedict made with pork belly.

Social Hour

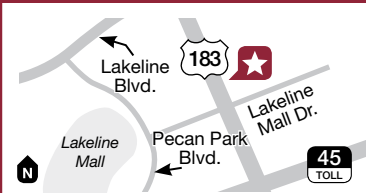


Foxhole offers a "Social Hour," or happy hour, Mon. 3 p.m.-close and Tue.-Fri. 3-7 p.m. A reverse happy hour is offered for drinks after 10 p.m. on Fri. and Sat.

The Texas-inspired new-American regular menu includes steak, shrimp, scallops and game items. Cavazos said inspiration for new dishes comes from his experience, culinary education and imagination.

"Food has always been something that appealed to me," Cavazos said. "When I was a kid ... I would [sneak] into the kitchens at restaurants when we [ate] out, so I've always been around food."

Foxhole Culinary Tavern



13995 N. US 183
512-386-1354 • www.foxholeaustin.com
Hours: Mon.-Wed. 11 a.m.- 11 p.m.,
Thu. 11 a.m.-midnight, Fri.-Sat. 11 a.m.-
2 a.m., Sun. 10 a.m.-11 p.m.
Check website for kitchen hours



The Stuffed Lockhart Quail Breast (\$15) is wrapped in applewood bacon, stuffed with peppered cream cheese and drizzled with red pepper jelly.



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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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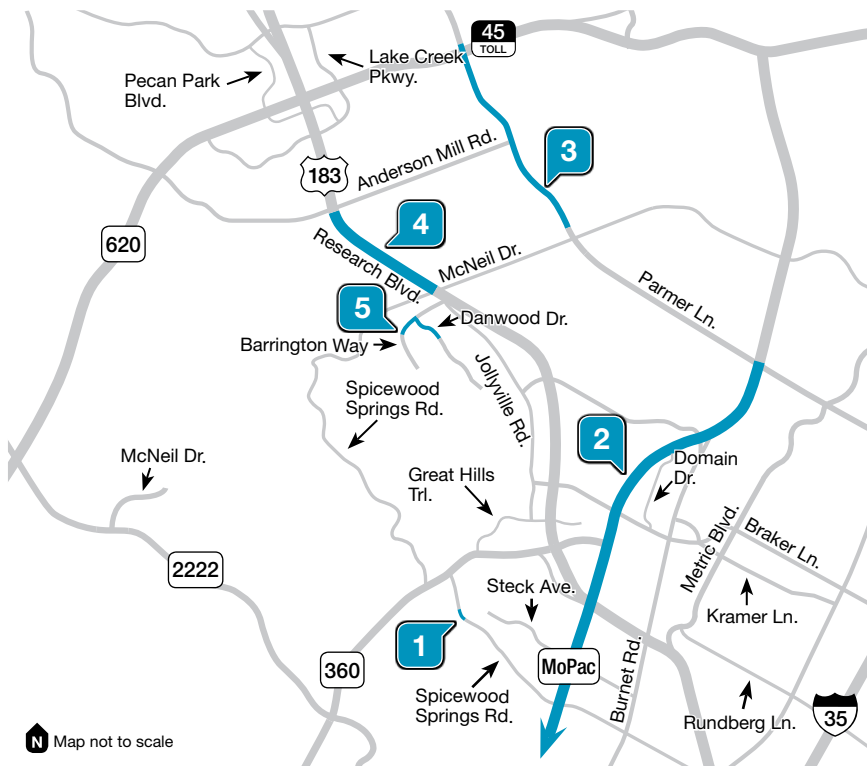


Visit MobilityAuthority.com/RoadRewards for more details.

TRANSPORTATION UPDATES

Major projects in the area

Compiled by Amy Denney



1 Dedicated left-turn lane

On Oct. 1, City Council approved a cost-share agreement for \$130,078 with Austin Board of Realtors to fund construction of a left-turn lane on Spicewood Springs Road and drainage improvements on ABoR's property, 4800 Spicewood Springs Road. ABoR is contributing \$310,864 toward the project, which aims to relieve congestion on the two-lane roadway. A start date for construction has not been set.

Timeline: TBD

Cost: \$440,942

Funding sources: ABoR, city of Austin

2 MoPac construction

This fall crews are continuing installation of a retaining wall for a bypass lane at Steck Avenue on the northbound side of MoPac. Work also continues to widen bridges at Waters Park Road and Park Bend Drive as well as at RM 2222. Paving of the variable-priced toll, or express, lanes is ongoing between Parmer Lane and RM 2222. Overhead signs are also being installed.

Timeline: October 2013-2016

Cost: \$204 million

Funding sources: state and federal funds

3 Parmer Lane resurfacing

The Texas Department of Transportation

will repair and resurface the portion of Parmer Lane from SH 45 N to the Travis County line just north of McNeil Drive. The project goes out for bids in January.

Timeline: summer 2016 (construction)

Cost: estimated \$2.55 million

Funding sources: TxDOT

4 US 183 frontage roads

TxDOT began resurfacing the US 183 frontage roads from Anderson Mill Road to McNeil Drive in mid-October. Construction will take about one month to complete, depending on the weather, TxDOT spokesperson Kelli Reyna said.

Timeline: October-November

Cost: \$2 million

Funding sources: state funds

5 Water main upgrades

Austin Water Utility is continuing a project to upgrade wastewater lines in the Barrington Oaks neighborhood to improve capacity. The work affects Danwood Drive from Kapok Lane to Barrington Way and Barrington from Danwood to Pilgrims Place.

Timeline: August-May

Cost: \$1.6 million

Funding sources: Austin Water Utility



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



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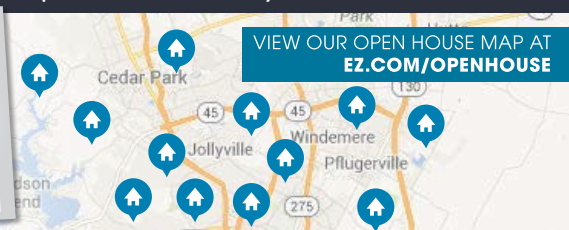
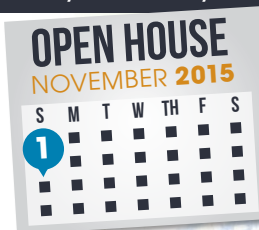


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512.217.1887



SCOFIELD RIDGE CONDO
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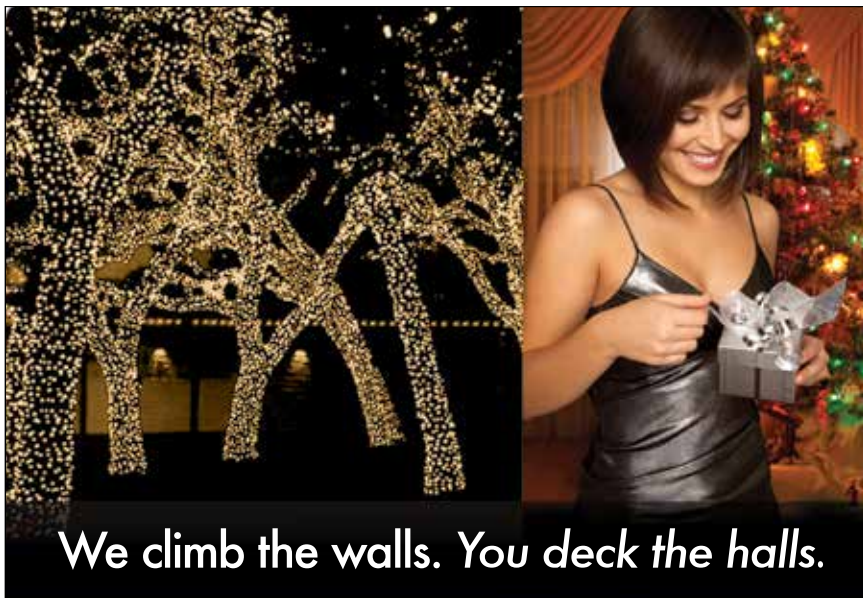
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October is breast cancer awareness month



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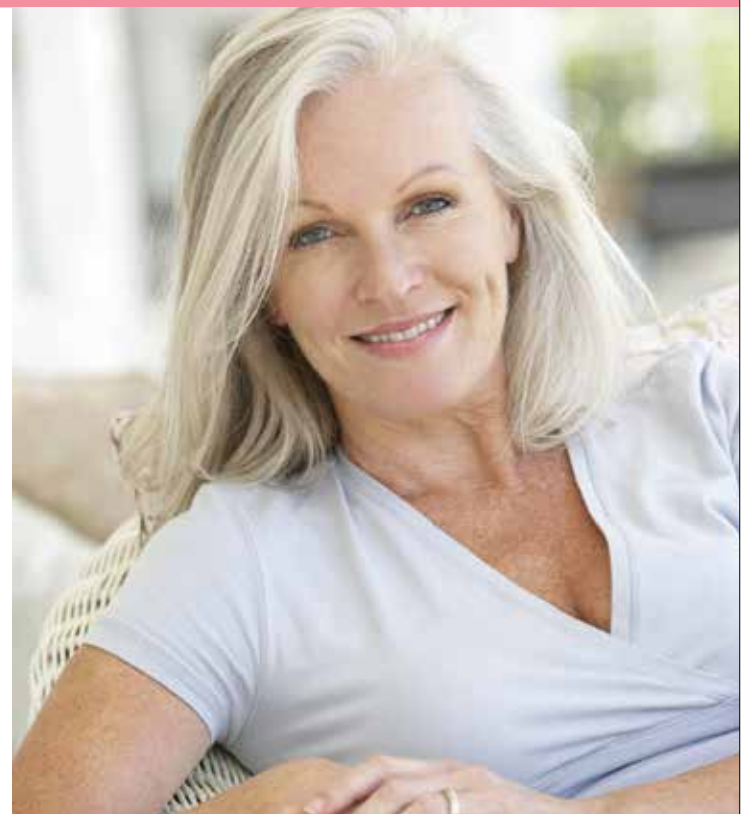


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EDUCATION BRIEFS

Compiled by Joseph Basco and Kara Nuzback

AIISD starts FY 2017 budget talks

On Sept. 28 the Austin ISD board of trustees took the first step in creating the district's fiscal year 2016-17 budget by approving deadlines and setting parameters.

Rather than approve the budget in late August, the board will approve the budget June 20, and FY 2016-17 will begin July 1. The earlier adoption will align AISD's fiscal year with its school year, AISD Chief Financial Officer Nicole Conley said.

The parameters include adopting a balanced budget and maintaining competitive compensation for all AISD employees. On Sept. 21, board President Gina Hinojosa said competitively paying staff means considering affordability in Austin.

"While we may not be paying less for classified employees compared



Austin ISD board members discuss the deadlines and parameters for next year's budget.

to surrounding districts, when you factor in cost of living, we absolutely do," Hinojosa said.

Now that the dates and parameters have been set, AISD administrators will meet with each other, school principals and other stakeholders to discuss priorities and formulate the budget, AISD Superintendent Paul Cruz said.

RRISD probes early college HS

Round Rock ISD is exploring a way to let students graduate with both a high school diploma and an associate degree.

Michelle Swain, director of Gifted and Advanced Academic Services, and Rebecca Donald, executive director of Secondary Schools, presented an early college high school proposal to the RRISD board of trustees at its Sept. 17 meeting.

Swain said the program would allow students who were unlikely to attend college after high school or those who wanted to get a head start to earn a higher-education degree at no cost to the student.

The program, in partnership with Austin Community College, would provide academic and social support to the students who were accepted,

Swain said. Those accepted into the program would be reflective of the district's demographics, and a student who is economically disadvantaged could be just as likely to get in as a student with higher test scores.

Most trustees expressed interest in moving the program forward. Trustee Terri Romere was the only trustee to speak against the proposal, questioning whether high school students were socially and emotionally prepared for college.

Superintendent Steve Flores argued the district was losing students who want this type of opportunity.

Swain said she and Donald hope to hire staff for the school by February and begin recruiting eighth-grade students into the program by the spring.

Round Rock ISD adopts tax rate

Homeowners within Round Rock ISD will pay more under a new tax rate, which took effect immediately. The RRISD board of trustees voted unanimously Sept. 17 to set the property tax rate at \$1.3325 per \$100 of property valuation.

The rate is actually a \$0.005 decrease from last year's tax rate of \$1.3375 per \$100 of property valuation. However, because property values have increased since last year's tax rate was adopted, property owners will pay more in taxes with the lower rate.

The Freeport Tax exemption, which

the board adopted June 18, took about \$6 million from the tax roll. Trustees previously said they expect the exemption to draw more manufacturing businesses to Round Rock in the coming years and boost the local economy. The property tax is used for maintenance and operations of the district's public schools and to pay for outstanding bonds.

Taxes account for more than 76 percent of RRISD's annual general fund revenue, according to a June 18 budget presentation. The district expects to collect \$285.5 million in taxes during fiscal year 2015-16.



Construction continues on Elementary School No. 34, which voters approved in 2014.

Board ponders new school name

Round Rock ISD will decide on a name for its 34th elementary school by December. Officials expect the new facility at 2800 Sauls Drive to open in time for the 2016-17 school year.

The district solicited public input for names Sept. 18-Oct. 2. RRISD trustees tasked a committee with developing a name recommendation. The committee has met twice and is scheduled to hold another meeting Oct. 27. All committee meetings are open to the public. RRISD board policy dictates that new schools may be named for any deceased person of historical significance or for the

location of the new school.

On Nov. 19 the board of trustees will meet to discuss the committee's final name recommendations. At its Dec. 17 meeting the board is expected to vote on an official name for the school, said Daniel Presley, the district's chief of schools and innovation.

At an Oct. 15 RRISD board of trustees meeting, Bob Cervi, the district's chief operations officer, proposed an attendance zone for the new school, which will pull students from Wells Branch and Bluebonnet elementary schools. Public hearings on the proposal are set for Nov. 5 and Nov. 10.

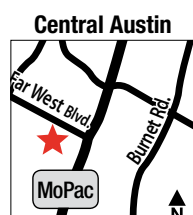
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A Focus on Discipline & Respect

Article by Jim Baker | Photographs by David Weaver

There's more to martial arts than kicking and punching," says Ben Johnson, owner and Master of Aim and Focus Karate. "What really makes parents want to send their children to our school is our emphasis on patience, respect and discipline."

While some martial arts schools try to redefine themselves constantly with flavor-of-the-month styles, Aim and Focus concentrates on what they know.

"We are very traditional; we don't go for the latest martial arts fad," said Johnson. Aim and Focus teaches Tang Soo Do, which means "way of the empty hand." It has a similar, stand-up kicking style to the other well-known Korean martial arts discipline of Tae Kwan Do, but has older roots. (Chuck Norris's first black belt was in Tang Soo Do.)

Johnson left the corporate world to start Aim and Focus 15 years ago and moved to their current facility at 8516 Anderson Mill Road in 2012. He has four instructors and nine employees.



Tang Soo Do uses a 10-color belt system. From novice (white) to the top (black) takes an average of more than four years of intense training and testing.

"I came to a crossroads in my career and decided I would rather influence people's lives," said Johnson.

Aim and Focus classes emphasize the full spectrum of the martial arts experience by going beyond physical and technical proficiency into the behavioral aspects of training. The school also offers a basic, non-martial arts women's self-defense course and they are a state-licensed daycare provider with a popular after-school program. Each summer, 140 children attend the Aim and Focus camp where martial arts training is combined with more traditional camp activities such as skating, movies and park trips.

The breakout star of Aim and Focus is 18-year old Holly Holt. Among her many titles, she recently won the Tang Soo Do Mi Guk Kwan National Grand Championship in Women's Sparring. She has been training at the school for six years and can attest to its benefits beyond the self-defense aspect.

"I am studying piano in college. The timing and awareness of others that I've learned in my training here is very much like music and playing with other musicians. Competing in Tang Soo Do Tournaments at a very high level has helped me overcome my stage fright," said Holt.

For Aim and Focus Karate's banking needs, Master Johnson returned to an old friend from his corporate days. Remembering that Amplify Credit Union had its



Master Ben Johnson is on the receiving end of a kick from his star pupil, Holly Holt.

roots as the IBM Texas Employees Federal Credit Union – of which he was a member – he went to them when other banks weren't meeting his needs.

"When I did business with a larger bank, I saw a different person every time I went in. For loan approvals, they would just run the numbers and make their decision accordingly. I switched to Amplify Credit Union because they took the time to get to know me and actually came out to the facility to see what I was trying to accomplish," said Johnson. "They look at the whole picture before granting a loan."

As Master Johnson has expanded his business over the years, Amplify has been there to help. No matter how much the business grows, however, its emphasis remains the same.

"The goal has always been to teach self-respect and self-confidence," said Johnson.

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GOVERNMENT

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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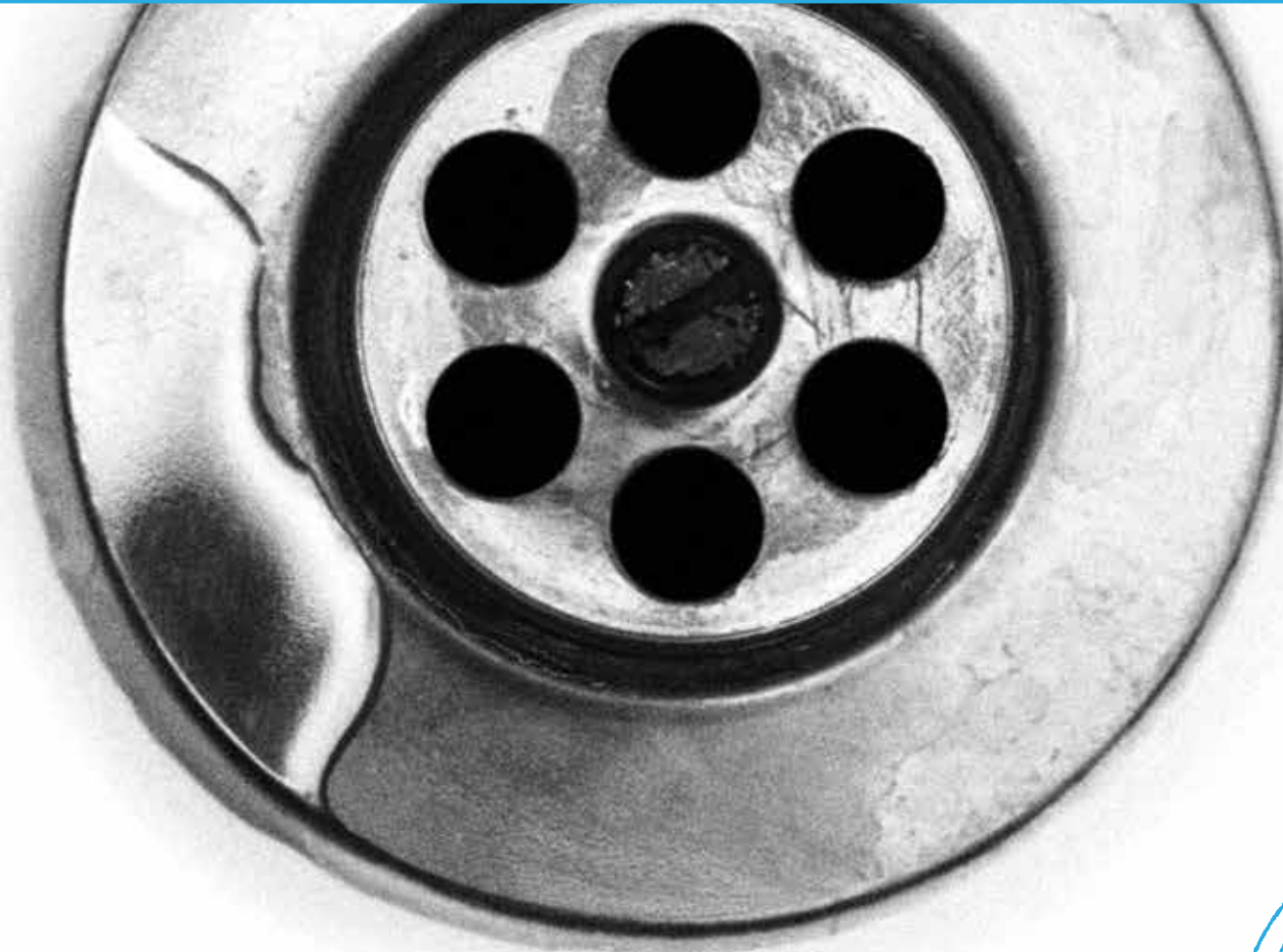
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NEWS BRIEFS



Anderson Mill Road from Spicewood Parkway to US 183 does not have a center turn lane.

Anderson Mill Rd. study gains traction

By Amy Denney

A citizen-led corridor study of Anderson Mill Road in Northwest Austin has garnered more than 100 comments about safety concerns on the roadway.

The Northwest Austin Coalition, comprising neighborhoods west of MoPac and north of RM 2222, started the corridor study in late June. NWAC launched an online comment section for residents to pinpoint problem areas on the 1.3-mile stretch of Anderson Mill Road from RM 620 to US 183, NWAC organizer Jimmy Flannigan said at the coalition's Sept. 28 meeting.

More than 165 people have signed up to participate in the study and submitted more than 100 suggestions. About 1,000 votes supported those various suggestions pinpointed on the online map, Flannigan said.

"There is a traffic engineer who lives in [Austin City Council] District 6 who has volunteered to do the study and the recommendations portion for free," he said. "That is the biggest expense of a corridor study, and we're going to have that donated for

Anderson Mill Road."

The goal of the study is to complete as much work as possible at the citizen level at no cost to the city or taxpayers and have a shovel-ready project for whenever bond funding becomes available for design and construction of improvements, Flannigan said.

"The hope of doing this process from the very beginning is that the money that would have been spent doing the study can now be spent actually implementing the improvements even if they're not all done at the same time," he said.

Extending the center turn lane from Spicewood Parkway to US 183 would be the most costly project, Flannigan said, but other improvements, such as adding a stoplight or stop sign at Swan Drive, could be implemented sooner.

The city of Austin has seven Corridor Improvements Programs throughout the city, none of which are west of MoPac or citizen-led, he said.

"We're really setting a new standard here," Flannigan said.

For more information, visit www.nwaustin.org.

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

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 Pustelnik, 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, Pustelnik said. A fourth lane exits to downtown.

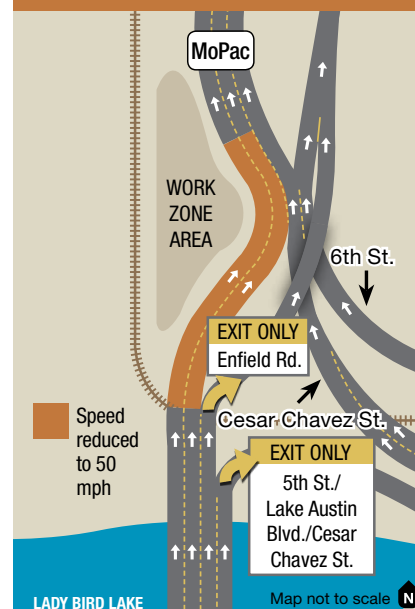
"People coming north on MoPac during this situation will probably face longer travel north during rush hour," he said. "However people coming out of downtown and entering northbound from Cesar Chavez and Sixth Street will find it easier to get on to MoPac, especially during morning rush hour."

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," Pustelnik said. "Because of that

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

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 @improvementpac.



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CITY & COUNTY

News from Austin and Travis and Williamson counties

Compiled by Jennifer Curington, Caitlin Perrone and Kelli Weldon

Research shows priorities to improve traffic

AUSTIN Research from the MobilityATX community engagement process was unveiled by Austin think tank Glasshouse Policy on Oct. 8.

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

"We don't have a mobility plan that works without a strong, integrated, multi-method transportation system, and that's going to include a bicycle network," Adler said. "It's also going to include dedicated lanes for I-35 so we have transit that can move more rapidly than cars."

Solving Austin's transportation issues must occur to solve affordability issues, Adler said.

"We had a [transportation] bond election that was defeated last November, but the problem didn't go away—it's gotten worse," Adler said. "The two biggest challenges we have in this community, mobility and affordability, are linked together, and we don't solve affordability in this city without solving [transportation] as well. It's that important."

District 5 Council Member Ann Kitchen, who leads the council's Mobility Committee, said the city staff and council members are already taking steps forward in improving mobility throughout the city. Council

Top five most popular ideas in MobilityATX report



- Fully fund the Bicycle Master Plan
- Support Reconnect Austin's position on capping I-35 in certain areas to connect downtown and East Austin
- Create dedicated bus lanes in high-traffic areas throughout the city
 - Remove the ability for developers to pay a fee in lieu of adding required sidewalks
 - Improve Anderson Mill Road between RM 620 and US 183



Source: MobilityATX Community Impact Newspaper

recently agreed to divide a quarter-cent fund totaling \$21.8 million among the 10 City Council districts for various transportation improvements, such as pedestrian safety devices and fixing sidewalk gaps.

Glasshouse Policy Director Thomas Visco said the report 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 said anyone who did not have their ideas included in the MobilityATX conversation can bring them 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.

New tax rate OK'd for Travis County

TRAVIS COUNTY The Travis County Commissioners Court unanimously approved the new tax rate for the county during its Oct. 6 meeting.

The approved order set a total tax rate of \$0.4169 per \$100 of taxable valuation for fiscal year 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 and will result in a decrease of about 79 cents on the average taxable homestead, said Jessica Rio, county executive for planning and budget.

A taxpayer impact statement is available online for those who are interested, she said.

The Commissioners Court approved Travis County's \$951.3 million budget at its Sept. 29 meeting.

City Council highlights

- Council unanimously approved Oct. 15 a contract to begin expansion at Austin-Bergstrom International Airport. A 30-year lease of 30 acres of land approved Aug. 27 will help open eight gates at the airport.
- Council unanimously approved Oct. 15 on second reading an item to reduce 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.
- On Oct. 1, council approved a 15-year agreement for 118 megawatts of solar-generated electricity and a 20-year agreement for about 182 megawatts of solar-generated electricity for a total of \$695 million.
- On Oct. 1, council approved amending the city's Imagine Austin plan to include Vision Zero, the goal for Austin to have zero traffic fatalities in one year.

WilCo meeting videos now available online

WILLIAMSON COUNTY Videos of Commissioners Court regular meetings are now available on the county's website.

The video is not a live feed of the meetings but can be viewed the following day at www.wilco.org/commcourtagenda.

The court began providing video of the meetings Oct. 8 to comply with

House Bill 283, which was passed in the previous legislative session.

The county purchased the camera and video-hosting capability from Swagit, a Plano company specializing in video streaming for local, state and federal government agencies. Williamson County opted to pay \$4,490 in upfront costs and \$795 per month for the ability to stream video.

Meetings

► Austin City Council

Meets most Thursdays at 10 a.m.
Austin City Hall, 301 W. Second St.
512-974-2000
www.austintexas.gov/department/city-council

► Travis County Commissioners Court

Meets Tuesdays at 9 a.m.
700 Lavaca St., Austin
512-854-9020
www.traviscountytx.gov/commissioners-court

► Williamson County Commissioners Court

Meets Tuesdays at 9:30 a.m.
710 S. Main St., Georgetown
512-943-1100
www.wilco.org

Tweatings

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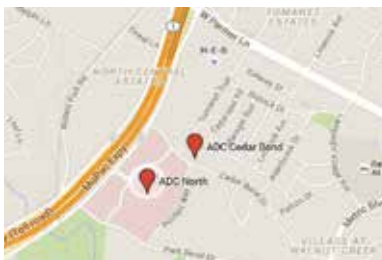
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ELECTION GUIDE 2015

COMPLETE COVERAGE AT COMMUNITYIMPACT.COM/VOTE

Travis County voters to weigh new civil, family courts bond this fall

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 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 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.

"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.

Local nonprofit SafePlace provides legal assistance for victims of sexual and domestic violence in the Central Texas area, including Pflugerville, said Emily Rudenick LeBlanc, 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 current courthouse separating them from perpetrators, she said.

"It can be pretty traumatic and scary for the victims to know that they're not protected from their perpetrator. ... I think it's a problem waiting to happen," she said.

Cost, location

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

"When this thing first started ... we were talking about a \$350 million project," Daugherty said.

The Commissioners Court sought ways to lower the budget as well as offset the tax burden, including selling under-utilized county property and using parking revenue from 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 leaders need to set priorities based on realistic assumptions about what the public can afford to pay.

Not everyone is in favor of the project. On Oct. 14, the Travis County



Photos by Kelli Weldon

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)

500+ PARKING SPACES

Four-level underground **PARKING GARAGE**

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.

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

*Assessed as of Jan. 1, 2016

Taxpayers Union and Travis County Republican Party both voiced their opposition to the bond.

Austin City Council Member Don Zimmerman and Council Member Ora Houston proposed a resolution Sept. 8 that would have city staff seek out land in East Austin for the site.

Eckhardt said she thinks the proposal would be less efficient financially and functionally than the project

outlined in current ballot language.

"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.

To calculate your potential tax increase, visit:

www.traviscountytexas.gov



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.

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.

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	\$2.92B	\$3.04B
FY 2018-19	FY 2020-21	FY 2021-22

Sources: Texas Legislature, Move Texas Forward/Community Impact Newspaper

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.

"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 and quality of life.

"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."



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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**

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

Voters to help shape state law

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 nontolled roads and the reduction of certain transportation-related debt.”

Source: Texas Secretary of State/Community Impact Newspaper

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.

On the ballot are 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 nonpartisan 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

POLLING LOCATIONS

Registered voters in Travis and Williamson counties can cast their ballot at any vote center within their respective county during early voting and on Election Day. For more information on elections visit www.traviscountyelections.org or www.wilco.org/elections.

Early voting locations

TRAVIS COUNTY

Ben Hur Shrine Center
 7811 Rockwood Lane, Austin
County Tax Office
 15822 Foothill Farms Loop, Pflugerville
Randalls
 10900-D Research Blvd., Austin

A complete list of Travis County locations may be found at www.traviscountyelections.org.

WILLIAMSON COUNTY

Anderson Mill Limited District
 11500 El Salido Parkway, Austin
Brushy Creek Community Center
 16318 Great Oaks Drive, Round Rock
Randalls
 1400 Cypress Creek Road, Cedar Park

A complete list of Williamson County locations may be found at www.wilco.org/elections.

Election day voting locations

TRAVIS COUNTY

Anderson High School
 8403 Mesa Drive
Austin Community College
Northridge campus
 11928 Stonehollow Drive
Austin Fire Station No. 33
 9409 Bluegrass Drive
Ben Hur Shrine Center
 7811 Rockwood Lane
Brookdale (formerly Emeritus) North Austin
 5310 Duval Road
Burnet Middle School
 8401 Hathaway Drive
Canyon Creek Elementary School
 10210 Ember Glen Drive
Celebration Church
 10401 Anderson Mill Road
Grant AME Worship Center
 1701 Kramer Lane
Hallmark Baptist Church
 9023 Old Lampasas Trail

Great Hills Baptist Church
 10500 Jollyville Road
Gus Garcia Recreation Center
 1201 E. Rundberg Lane
Hartfield Performing Arts Center
 5800 McNeil Drive
Hill Elementary School
 8601 Tallwood Road
Kathy Caraway Elementary School
 11104 Oak View Drive
Lakewood Homeowners Association
 7317 Lakewood Drive
Lanier High School
 1201 Payton Gin Road
McBee Elementary School
 1001 W. Braker Lane
Murchison Middle School
 3700 N. Hills Drive
National American University
 13801 Burnet Road, Ste. 300
North Village Library
 2505 Steck Ave.
Northwest Elementary School
 14014 Thermal Drive
Parmer Lane Elementary School
 1806 Parmer Lane
Renaissance Retirement Center
 11279 Taylor Draper Lane
River Oaks Elementary School
 12401 Scofield Farms Drive
River Place Elementary School
 6500 Sitio Del Rio Blvd.
St. Matthew's Episcopal Church
 8134 Mesa Drive
United Christian Church
 3500 W. Parmer Lane
Walnut Creek Elementary School
 401 W. Braker Lane

WILLIAMSON COUNTY

Anderson Mill Limited District
 11500 El Salido Parkway
Bethany United Methodist Church
 10010 Anderson Mill Road
Claiborne Retirement Community
 12463 Los Indios Trail
Kelly Reeves Athletic Center
 10211 W. Parmer Lane
La Quinta Inn & Suites
 10701 Lakeline Mall Drive
Lord of Life Lutheran Church
 9700 Neenah Ave.
Northwest Fellowship
 13427 Pond Springs Road
Rattan Creek Park Community Building
 7617 Elkhorn Mountain Trail

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

Proposition 7 proposes to dedicate funding from the state's sales and use tax revenue as well as motor vehicle sales, use and rental tax revenue to the State Highway Fund.

Supporters say the proposition would provide a consistent source for funding

transportation projects. Opponents say it could tie the hands of legislators in future years and could cause larger cuts in other state services during tight fiscal times. See Page 22 for more information on Proposition 7.



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

AUSTIN SPURS

2015-16 AUSTIN SPURS HOME SCHEDULE



November	Opponent	Time
Fri. 13	Texas	7:30pm
Tue. 17	Grand Rapids	11:00am

December	Opponent	Time
Fri. 4	Westchester	7:30pm
Sat. 5	Reno	7:00pm
Fri. 18	RGV	7:30pm
Sun. 27	Bakersfield	5:00pm
Tues. 29	Santa Cruz	7:30pm
Wed. 30	Santa Cruz	7:30pm

January	Opponent	Time
Sat. 2	Reno	7:00pm
Thur. 21	Los Angeles	7:30pm
Fri. 29	Idaho	7:30pm
Sat. 30	Idaho	7:30pm

February	Opponent	Time
Tues. 9	RGV	11:00am
Fri. 19	OKC	7:30pm
Sat. 20	OKC	7:00pm
Sun. 28	OKC	5:00pm

March	Opponent	Time
Sun. 6	Idaho	3:00pm
Thur. 17	RGV	7:30pm
Fri. 18	Reno	7:30pm
Sun. 20	Bakersfield	3:00pm
Thur. 24	Texas	7:30pm
Fri. 25	Maine	7:30pm

April	Opponent	Time
Fri. 1	Texas	7:30pm
Sat. 2	Los Angeles	7:00pm

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-Dates and times are subject to change-

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CALENDAR

Compiled by Kara Nuzback

October

22 through 25
Austin Polish Film Festival

Short and feature-length documentaries, animations and narrative films run through the festival as do panel discussions and question-and-answer sessions with filmmakers. The 10th annual event also includes a poster exhibit that honors Polish culture. Showtimes 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 satirical play about a failed Broadway creative team in the middle of a murder mystery. 8 p.m. (Thu.-Sat.), 3 p.m. (Sun.). \$10 (Thu.), \$15 (general), \$20 (at the door), \$20-\$25 (reserved). The City Theatre, 3823 Airport Blvd., Ste. D. 512-524-2870. www.citytheatreAustin.org

24 **Anderson Mill Fall Festival**

Arts and craft vendors, food trucks, live music and a screening of "Monsters, Inc." at dusk are included in the annual Anderson Mill Limited District Fall Festival. 4-10:30 p.m. Free. Harper Park, 11040 Lake Creek Parkway. 512-258-4104. www.amld.org

24 **Halloween Spooktacular**

The annual event includes free food and beverages, a haunted trick-or-treat trail, face painting, games, a bounce house and a raffle. The Northwest Family YMCA is also hosting a grand reopening celebration with facility tours and giveaways. 5-8 p.m. Free. Northwest Family YMCA, 5807 McNeil Drive. 512-335-9622. www.austinyymca.org/branches/northwest-family-ymca

29 **The Pink Pearl Party**

Austin Breast Imaging hosts this event to promote women's wellness. The event includes pink champagne, demonstrations, a silent auction, a raffle and door prizes. Proceeds benefit the Breast Cancer Resource Center. RSVP by Oct. 26 to merickson@austinbreastimaging.com. 6 p.m. Free. 12319 N. MoPac, Bldg. C, Ste. 320. 512-776-1000

30 **Spooky Path and Carnival**

The event offers carnival games for candy prizes and a spooky outdoor path. 6:30-8:30 p.m. Free (attendees' first 10 tickets), \$0.25 (additional tickets). Northwest Recreation Center, 2913 Northland Drive. 512-974-6972. www.austintexas.gov/departments/northwest-recreation-center

31 **Spooktacular Carnival and Silent Auction**

The Jollyville Elementary School Parent-Teacher Association hosts this public

event, which features a car show, petting zoo, games, a photo booth, two haunted houses, a cakewalk and food trucks. Children are encouraged to wear a Halloween costume. Noon-4 p.m. Free (adults and children age 4 and younger), \$20 (children age 5 and older). Jollyville Elementary School, 6720 Corpus Christi Drive. www.jollyville.my-pta.org

31 **Spooky Skedaddle**

The fourth annual Halloween-themed event includes a 5K timed race, a 1K fun run and a fall festival. The event includes food trucks, carnival games, music and a costume parade. Free parking is available at the One Texas Center garage, located at 505 Barton Springs Road. Proceeds benefit the Texas School for the Deaf Foundation, which raises funds for deaf and partially deaf students at the school and throughout the state, and Heal Kenya, which raises funds for medical care for children in Kenya. 8 a.m.-3 p.m. Free (festival), \$3 (1K fun run), \$40 (5K). The Texas School for the Deaf, 1102 S. Congress Ave. www.tsdfoundation.org

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 in the venue is themed, 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

08 **School Fair ATX**

Parents can meet representatives from day cares, private schools, public schools and alternative schools to find the best option for their children. The event includes children's activities, such as singalongs, a bounce house, soccer and art projects. 11 a.m.-4 p.m. Free (with RSVP and book donation). 7811 and 7817 Rockwood Lane. 512-765-4174. www.schoolfairatx.com

12 through 15
Film festival

The best in Asian and Asian-American cinema is showcased in this eighth annual Austin Asian American Film Festival. Lead actors from headline film "Seoul Searching" are anticipated to attend the opening night,

Featured **EVENT**

Courtesy Casa Chapala

OCT 31 **Sixth annual Austin Tequila Fest Fright Night**

Austin Tequila Society hosts the annual event, which includes tequila and other "de agave" tastings, cuisine pairings, live Latin music and dancing, and a Dia de los Muertos celebration. A VIP lounge opens at 4:30 p.m. 6-9 p.m. \$42 (general admission), \$75 (VIP access). Casa Chapala Mexican Grill and Cantina, 9041 Research Blvd., Ste. 100. <http://bit.ly/1KQITrB>

which includes a Korean-themed party. Times vary. \$8-\$10 (single tickets), \$45 (pass to all film screenings), \$65 (festival badge). The Marchesa Hall & Theatre, 6406 N. I-35, Ste. 3100. www.aaafilmfest.com

14 and 15
Fair Trade Market

The holiday market supports families by helping them earn a fair wage for their artistry. Items for sale include arts, crafts, clothing and jewelry. Cash, checks and credit cards are accepted. 9 a.m.-4 p.m. (Sat.), noon-4 p.m. (Sun.). Free (entry). Hope Presbyterian Fellowship Hall, 11512 Olson Drive. 512-258-9117. www.hopeaustin.org



Courtesy AFTV5

19 through 21
AFTV5 African Cultural Awards and Expo

The conference explores business opportunities in African and U.S. markets and provides a platform for global business partnerships and expansion. Panelists include Frank Weston, founder of the International Multiracial Shared Cultural Organization. 1-10 p.m. Register online. Tickets start at \$100. Asian American Resource Center Ballroom, 8401 Cameron Road. www.aftv5.com/usafribusinessmatchmaking

20 through Dec. 20
'The Philadelphia Story'

Austin Playhouse presents this classic American 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

21 and 22
Christmas bazaar

St. Thomas More Catholic Church hosts its annual holiday market, which includes goods for sale from local vendors, food and a silent auction. 10 a.m.-7 p.m. (Sat.), 8 a.m.-3 p.m. (Sun.). 10205 N. RM 620. www.stmxmasbazaar.wix.com/christmasbazaar

26 **ThunderCloud Subs Turkey Trot**

Registration for the 5-mile run includes a T-shirt and runner's guide. Prices increase Nov. 1 and 22. Proceeds benefit Caritas of Austin, which provides support services to low-income residents. 8:45 a.m. (Stepping Stone School Kids' K), 9:30 a.m. (5-mile run), 9:45 a.m. (1-mile walk). \$8 (Kids' K), \$18 (1-mile walk), \$20 (untimed 5-mile run), \$25 (timed 5-mile run). Long Center for the Performing Arts, 701 W. Riverside Drive. 512-479-8805. www.thundercloud.com

Online Calendar

Find more or submit Northwest Austin events at communityimpact.com/nwa-calendar. To have Northwest Austin events considered for the print edition, they must be submitted online by the first Friday of the month.

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WHETHER YOU ARE SEARCHING FOR A PINT TO ENJOY NEARBY OR SEEKING A DESTINATION FARTHER FROM HOME, LET THIS GUIDE HELP YOU NAVIGATE ALL THE BREWS AUSTIN HAS TO OFFER.

AUSTIN REGIONAL BEER GUIDE 2015

BREWERIES

4TH TAP BREWING CO-OP

10615 Metric Blvd.
512-904-9817 • www.4thtap.coop
Hours: open daily, hours TBD
Tours: TBD
Prices: TBD

What to expect: The brewery opened in October, and customers can expect a rotating schedule of food trucks or may bring their own food. The brewery serves coffee every morning. The tasting room includes bar seating and is climate-controlled.

(512) BREWING CO.

407 Radam Lane
512-707-2337 • www.512brewing.com
Hours: most Sat. at 11 a.m., 12:30 p.m.
Price: \$10
What to expect: The tour of the brewing facility and barrel room includes a take-home pint glass and beer samples.

ADELBERT'S BREWERY

2314 Rutland Drive, Ste. 100
512-662-1462 • www.adelbertsbeer.com
Hours: Wed.-Fri. 5-10 p.m., Sat. 1-4 p.m.
Tours: available during open hours
Prices: free (tour), \$4 (individual beers), \$13 (flights)
What to expect: Food trucks are offered on-site Wed.-Sat. The taproom is climate-controlled with bar seating and free games, including darts, foosball, cornhole and pingpong. Seating on the dog-friendly outdoor patio is also available.

AUSTIN BEERWORKS

3009 Industrial Terrace, Ste. 150
512-821-2494 • www.austinbeerworks.com
Hours: Thu. 5-9 p.m., Fri. 5-11 p.m., Sat.-Sun. 1-7 p.m.
Prices: \$10 (one pint glass and three refill tokens)
What to expect: A rotating schedule of food trucks and a mix of indoor and outdoor seating are offered year-round.

BLUEBONNET BEER CO.

1700 Bryant Drive, Ste. 107, Round Rock
512-774-4258 • www.bluebonnetbeerco.com
Hours: Fri.-Sat. 5-8 p.m.
Tours: available upon request
Prices: free (tour), \$4 (pint), \$10 (flight)
What to expect: Indoor, climate-controlled seating is available, or customers may bring their own chairs for outdoor seating. Food is offered from SweetnCheesy food truck on Fridays, and a rotating schedule of food trucks is offered on Saturdays.

BLUE OWL BREWING

2400 E. Cesar Chavez St., Ste. 300
512-593-1262 • www.blueowlbrewing.com
Hours: Wed.-Fri. evenings, Sat. all day, Sun. afternoons (exact times TBD)
Prices: \$15 (a glass, four pours and an information sheet about the brewery), \$20 (tour, a glass, four pours, a surprise gift and a discount on all merchandise)
What to expect: The brewery opened in October and has indoor and outdoor dog-friendly seating available.

CIRCLE BREWING CO.

2430 W. Braker Lane, Ste. B
512-814-7599 • www.circlebrewing.com



BLUE OWL BREWING

Hours: Fri. 5-8 p.m., Sat.-Sun. 1-5 p.m.
Prices: \$4-\$5 (pints), \$8 (flights)
What to expect: Food trucks are on-site occasionally, and customers may bring their own food. Indoor bar seating is offered in the taproom along with beers on nitro, specialty casks and unique brews.

HOPS & GRAIN BREWERY

507 Calles St., Ste. 101
512-914-2467 • www.hopsandgrain.com
Hours: daily 8 a.m.-10 p.m.
Tours: Thu.-Fri. 5 p.m.; Sat. 1, 3, 5 p.m.
Prices: free (tour), \$10 (pint glass and four tastings)
What to expect: Food trucks are on-site every Saturday. Indoor taproom seating and outdoor, dog-friendly seating are available. Beer, coffee and Wi-Fi are available all day.

INDEPENDENCE BREWING CO.

3913 Todd Lane, Ste. 607 • 512-707-0099
www.independencebrewing.com
Hours: Thu. 5-9 p.m., Fri. 4-9 p.m., Sat. noon-6 p.m.
Tours: Sat. 1:30, 2:30 p.m.
Prices: \$2.50 (samples), \$4 (most pints), \$6 (flights)
What to expect: Live music is offered on Fridays and Saturdays. Food trucks are on-site during taproom hours. Indoor and outdoor seating is available. The first Saturday of the month is Tour Day with tours on the hour, and customers can buy a glass with three pours for \$10.

INFAMOUS BREWING CO.

4602 Weletka Drive
512-487-8786 • www.infamousbrewing.com
Hours: Thu. 5-9 p.m., Fri. 4-9 p.m., Sat. 1-7 p.m., Sun. 1-5 p.m.
Tours: Sat., Sun., times vary upon staff availability



INFAMOUS BREWING CO.

Prices: prices vary for pints, \$10 (flights)
What to expect: Dog- and child-friendly seating available. Food delivery is available from nearby restaurants, or customers can bring their own meat for the grill. Live music and movie nights are offered regularly.

JESTER KING BREWERY

13187 Fitzhugh Road
512-537-5100 • www.jesterkingbrewery.com
Hours: Fri. 4-10 p.m., Sat. noon-10 p.m., Sun. noon-7 p.m.
Tours: Fri. 6 p.m.; Sat.-Sun. 1, 3, 5 p.m.
Prices: free (tour), prices vary for beers
What to expect: Brewery offers an indoor tasting room with outdoor and patio seating. Beer is available for consumption on-site or to-go. Food is available on-site from Stanley's Farmhouse Pizza. Supervised children and leashed dogs are allowed.

LIVE OAK BREWING CO.

3301-B E. Fifth St.
512-385-2299 • www.liveoakbrewing.com
Hours: Tours are temporarily discontinued and will resume when the brewery opens its new facility, located a few miles east of the existing facility, in early 2016.
What to expect: The new brewery will include a taproom and beer garden.

ROGNESS BREWING CO.

2400 Patterson Industrial Drive
512-670-2537 • www.rognessbrewing.com
Hours: Thu. 6-10 p.m., Fri. 4-10 p.m.
Tours: available upon request during taproom hours
Prices: \$4-\$5
What to expect: Indoor seating and dog- and child-friendly outdoor seating are available. Food trucks are offered on-site occasionally. Customers may have food delivered or bring their own.



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FLIX BREWHOUSE



AUSTIN HOMEBREW SUPPLY

SOUTH AUSTIN BREWERY

415 E. St. Elmo Road • 512-354-2337
www.southaustinbrewery.com

Hours: Fri. 5:30-10 p.m., Sat. 2-9 p.m.

Tours: Fri. 5:45 p.m.; Sat. 3 p.m., 5 p.m.

Prices: free (Friday tour), \$20 (Saturday tour, includes a pint glass and tastings of each beer)

What to expect: Customers may reserve a spot on the tour by emailing tours@southaustinbrewery.com. Live music or a DJ is offered in the taproom on most days. Indoor bar and outdoor seating are available. A rotating schedule of food trucks is available during taproom hours.

STRANGE LAND BREWERY

5904 Bee Caves Road • 512-276-2295
www.strangelandbrewery.com

Hours: Fri.-Sat. 5-9 p.m.

Tours: available upon request

Prices: free (tour), \$2-\$4 (glass of beer), \$15 (10 samples)

What to expect: Indoor bar and table seating as well as dog-friendly outdoor seating are available. The taproom offers 14 beers including several limited releases available only at the brewery. A DJ or live music is offered on Saturdays.

THIRSTY PLANET BREWING CO.

11160 Circle Drive
512-579-0679 • www.thirstyplanet.net

Hours: Sat. 11 a.m.-3 p.m.

Tours: Sat. noon, 1, 2 p.m.

Prices: free (tour)

What to expect: Customers must reserve a spot on the tour at www.thirstyplanet.net. Customers may bring their own food to the taproom, where both indoor and outdoor patio seating are available.

ZILKER BREWING CO. AND TAPROOM

1701 E. Sixth St.

512-765-4946 • www.zilkerbeer.com

Hours: Wed.-Thu. 4-10 p.m., Fri. 2 p.m.-midnight, Sat. noon-midnight, Sun. 2-8 p.m.

Tours: Sat. 11:30 a.m.

Prices: \$2 (6-ounce taster), \$5-\$6 (pint), \$6 (tour, includes one beer)

What to expect: Customers may bring their own food or order from neighboring food trucks.

BREW PUBS



THE AGBG

1305 W. Oltorf St.

512-298-2242 • www.theabgb.com

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

Prices: \$5 (pints), \$6-\$10 (salads and sandwiches), \$16-\$24 (hand-tossed pizzas)

What to expect: Indoor and outdoor communal seating are available. A full food menu is available with gluten-free options and locally sourced, organic produce. Wine and cider are also available. Live music is offered inside most nights. Brewery tours are offered monthly.

BLACK STAR CO-OP PUB & BREWERY

7020 Easy Wind Drive, Ste. 100

512-452-2337 • www.blackstar.coop

Hours: Mon. 4 p.m.-midnight, Tue.-Thu. 11 a.m.-midnight, Fri.-Sat. 11-1 a.m., Sun. 11 a.m.-midnight

Prices: \$9-\$15 (entrees), \$5.25-\$7 (house beer)

What to expect: Casual, counter-service pub with house beers, guest drafts, and

lunch and dinner menu available. Indoor and pet-friendly outdoor seating is offered.

DRAUGHT HOUSE PUB & BREWERY

4112 Medical Parkway

512-452-6258 • www.draughthouse.com

Hours: Mon.-Thu. 3 p.m.-2 a.m., Fri.-Sun. 1 p.m.-2 a.m.

Prices: \$5 (most pints)

What to expect: Indoor bar and pub seating and outdoor, dog-friendly communal seating are available with a rotating schedule of food trucks. A wide selection of draft beers is offered with a variety made in-house.

FLIX BREWHOUSE

2200 S. I-35, Round Rock

512-244-3549 • www.flixbrewhouse.com

Hours: opens one hour before the first showtime

Prices: \$4.25-\$6.50 (beer), \$4-\$11 (food)

What to expect: Located in the lobby of a movie theater, customers can order beer and food during a movie or in the lobby bar without a movie ticket. House beers are available alongside local and national brews. A full food menu is also available.

NORTH BY NORTHWEST

(two locations)

Stonelake: 10010 N. Capital of Texas Hwy.

512-467-6969

Slaughter: 5701 W. Slaughter Lane, Ste. D

512-301-6969

www.nxnwbrew.com

Hours: Mon.-Thu. 11 a.m.-11 p.m.,

Fri. 11 a.m.-midnight, Sat. 10 a.m.-midnight,

Sun. 10 a.m.-11 p.m., brunch offered

Sat.-Sun. 10 a.m.-2 p.m.

Prices: \$4.95-\$6.50 (pints), \$4.50-\$23.95 (food)

What to expect: A full lunch and dinner

BREWERY VS. BREWPUB

A **brewpub license** allows the holder to brew beer for sale and consumption either on the premises or off-site.

A **manufacturers license** allows the holder to brew beer and sell it to distributors and to dispense beer for on-site consumption only.

menu is available daily. Happy hour is offered at the bar daily from 4-7 p.m. Live music is offered some nights. House beers are also available in to-go bottles, growlers and kegs.

UNCLE BILLY'S BREW & QUE

1530 Barton Springs Road

512-476-0100 • www.unclebillysaustin.com

Hours: Mon.-Thu. 11-1 a.m.,

Fri.-Sat. 11-2 a.m., Sun. 11-1 a.m.

Prices: \$7-\$30 (food); \$8, \$10, \$12 (beer sampler); \$5.95 (most pints)

What to expect: Indoor and outdoor seating is available. Happy hour is offered Mon.-Fri. from 4-7 p.m. and includes \$1 off pints. House beer and a barbecue menu is offered daily for lunch and dinner, and a full bar is also available. House brews are available to-go in growlers.

RETAIL



AUSTIN HOMEBREW SUPPLY

9129 Metric Blvd.

512-300-2739 • www.austinhomebrew.com

Hours: Mon.-Wed. 10 a.m.-6 p.m.,

Thu.-Fri. 10 a.m.-7 p.m., Sat. 10 a.m.-6 p.m., Sun. noon-5 p.m.

What to expect: Supplies to make beer, cider, wine, cheese, spirits, soda, vinegar and sake are available for purchase. Classes are also offered intermittently.

SOCO HOMEBREW

4930 S. Congress Ave., Ste. 307

512-428-6564 • www.socohomebrew.com

Hours: Mon.-Sat. 11 a.m.-7 p.m.,

Sun. 11 a.m.-5 p.m.

What to expect: Supplies to make beer, wine, cheese and kombucha are available for purchase.

This list is not comprehensive.

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183 NORTH MOBILITY PROJECT

PUBLIC HEARING

The Central Texas Regional Mobility Authority and the Texas Department of Transportation will hold a Public Hearing regarding proposed improvements to US 183 between SH 45 North and MoPac.

THURSDAY, NOVEMBER 12, 2015
WESTWOOD HIGH SCHOOL CAFETERIA
12400 MELLOW MEADOW DR, 78750

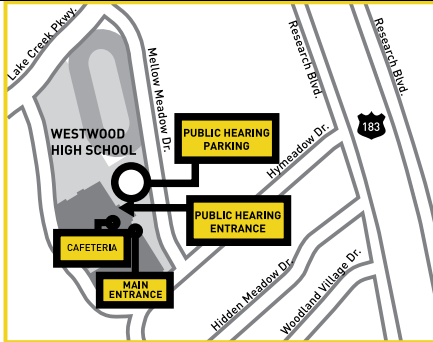
OPEN HOUSE: 5-6 PM
TECHNICAL PRESENTATION: 6 PM,
followed by a public comment period

Project team members will be available to answer questions and provide information during the Open House.

If you plan to attend and have special communication or accommodation needs, please call (512) 996-9778. For more information, visit: 183North.com

The Draft Environmental Assessment is available for review online at www.183North.com.

Print copies are available at the TxDOT Austin District (7901 N. IH-35, 78753), the Central Texas Regional Mobility Authority (3300 N. IH-35, Suite 300, 78705) and the Spicewood Springs Branch of the Austin Public Library (8637 Spicewood Springs Rd., 78759).



**PUBLIC HEARING LOCATION:
WESTWOOD HIGH SCHOOL**

UNABLE TO ATTEND THE MEETING?

Visit our Virtual Public Hearing at 183North.com between **November 12 – November 22** to learn more about the project and submit questions and comments. **Sunday, November 22** is the deadline for Public Hearing comments.



CENTRAL TEXAS
Regional Mobility Authority



METRO



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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Continued from I 1

planned," Graham said. "Supply has always been behind demand."

He said he expects Austin Beerworks to brew 17,000 barrels in 2015.

Adelbert's Brewery also opened in 2011. Since then the brewery has expanded its barrel-aged beer selection, and distribution has swelled out of Texas into New Mexico, California and Florida, General Manager Sarah Haney said.

Competition, consumers multiply

With so many local brews for retailers and restaurants to choose from, Haney said, the beer scene in Austin has become more competitive.

New brewing facilities are opening in North Austin regularly. In October, 4th Tap Brewing Co-op on Metric Boulevard opened, and The Brewtorium is scheduled to open in North Austin in 2016 with a full menu and a selection of German-style beers brewed in-house.

Colorado-based brewery Oskar Blues announced in September it would open a 50,000-square-foot brewery, taproom and music venue on Metric Boulevard in April. Adelbert's is less than 2 miles from the future Oskar Blues site.

"Beer tourism-wise, it's going to be good for us," Haney said. "We are the brewery district."

She said eventually the Austin craft beer market will reach a saturation point, but breweries making quality products will stick around as the market shakes out others producing subpar beer.

"That's the nature of business and industry," she said.

John Stecker is a co-founder of 4th Tap, located less than 1 mile from the future Oskar Blues site. He said he enjoys having other breweries close by and thinks there is still plenty of room for the Texas beer market to grow.

"Consumer tastes are changing and evolving for the better, in my opinion," Stecker said.

Graham also noted the consumer base for quality beer is growing.

"You never meet an ex-craft beer drinker," he said.

Sabel said he does not worry about competition harming Circle Brewing's business. He also said the growing industry has increased consumers' appetite for quality beer.

"We're so far away from a saturation point," he said.

Bart Watson, chief economist for the Brewers Association, a national non-profit trade organization, said Texas ranks 44th in the U.S. for breweries per capita, but that could change as Texas laws become more favorable to brewers.

"In the last few years, Texas has really seen a rise in breweries," Watson said. "It's certainly poised for another year of very strong growth in Texas."

Even in states such as Oregon, which ranks second in the nation for breweries per capita, Watson said he has not seen an oversupply in the market.

"I think we're nowhere near a saturation point [in Texas]," he said.

Watson said Americans drink more beer than wine, and there are more than 8,000 wineries in the U.S. and only about 4,000 active breweries.

Guild lobbies for lax beer laws

Sabel said Circle Brewing helped found the Texas Craft Brewers Guild, along with several other breweries and brewpubs throughout the state.

"We were tired of having the laws be stacked against us," Sabel said. "We wanted to fight the laws that were keeping us down."

The guild scored a victory in 2013 when the state Legislature passed a law allowing breweries to sell their products for consumption on-site. In Austin breweries had to wait until 2014 for City Council to change zoning laws to comply with the new law.

"A huge thing for us was being able to sell beer here. Until then we had to give it away [for free on-site]," Sabel said.

Graham said being able to sell directly to consumers is a small part of Austin Beerworks' overall volume but a valuable way to connect with customers.

"It allows us to have a direct relationship with all of our consumers," he said.

In the 2015 legislative session, the guild lobbied for a bill to allow customers to buy beer to-go directly from a brewery, but the bill died in a Senate committee.

Chemistry among brewers

Sabel said Circle's North Austin location is central and close to major highways, making it easy for the brewery to distribute its product. The space was also affordable, he added.

As another self-distributing brewery, Graham said access to highways played a major role in deciding Austin Beerworks' location, near the intersection of US 183 and MoPac. He also said city zoning regulations narrowed his choices.

Austin City Planner Wendy Rhodes said zoning in the North Burnet/Gateway district allows industrial structures larger than 5,000 square feet, such as breweries, in the area bordered by Walnut Creek on the north, Metric on the east, US 183 on the south and Braker Lane and MoPac on the west. Rhodes said three other nongeographic industrial districts that allow breweries are spread throughout the city.

With much of the industry concentrated in North Austin, the brewing community is tightly knit, Sabel said.

"Even though we're competitors, we're all still friends," he said.

With breweries and pubs popping up throughout the city, North Austin has its own beer clique, Graham said.

"It's a really great community," he said.

Haney said the Austin breweries regularly share supplies, and the camaraderie helps everyone produce great products.

"Everybody's really collaborative and supportive," Haney said. "It's a really awesome time to be in the craft beer scene."

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

What type of beer-related businesses would you like to see more of in Northwest Austin?

STATE INACTION KEEPS MICROBREWERY STATUS QUO

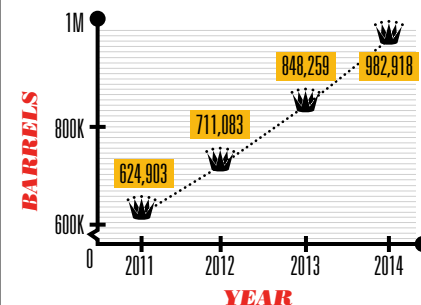
Two bills last session could have affected microbreweries in Texas—one for the better, one for the worse. The Texas House and Senate failed to act on either bill, thus solidifying existing consumption and distribution laws for microbreweries.

Breweries can only sell beer for consumption on-site. Senate Bill 1386, introduced by Sen. Kevin Eltife, R-Tyler, would have allowed customers to purchase beer from a brewery to-go, but the bill was never scheduled for a committee hearing and never brought to a vote.

In 2013, the Legislature increased self-distribution for microbreweries to 40,000 barrels per year. House Bill 3389, introduced in 2015 by Rep. Senfronia Thompson, D-Houston, would have reduced the amount of beer microbreweries could self-distribute from 40,000 barrels to 5,000 barrels. The bill was assigned to a committee that never took action on it.

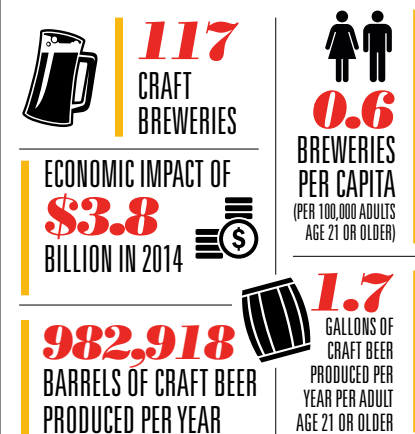
Source: Texas Legislature Online/
Community Impact Newspaper

TEXAS CRAFT BEER PRODUCTION



Source: Brewers Association 2014 statistics/
Community Impact Newspaper

TEXAS BEER BY THE NUMBERS



Source: Brewers Association 2014 statistics/
Community Impact Newspaper

BREWERIES IN NORTHWEST AUSTIN

4TH TAP BREWING CO-OP



From left: Chris Hamje, John Stecker and Kamon Sams are owner/operators.

ADELBERT'S BREWERY



From left: head brewer David Yancey, General Manager Sarah Haney and founder Scott Hovey

AUSTIN BEERWORKS



Austin Beerworks staff serves pints from its taproom, located inside the brewery.

CIRCLE BREWING CO.



Circle Brewing offers flights as well as seasonal brews in its taproom.

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

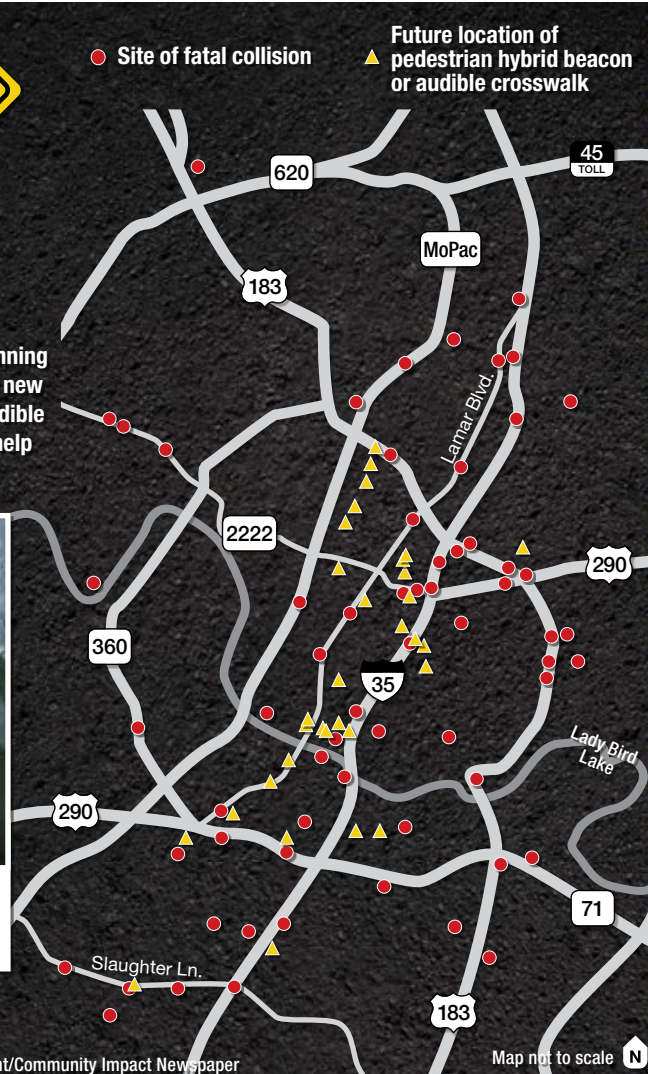
The Capital Area Metropolitan Planning Organization voted Oct. 12 to fund new pedestrian hybrid beacons and audible crosswalks throughout Austin to help improve pedestrian safety.



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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OF
MOTOR VEHICLE
FATALITIESTHE DRIVER WAS
SPEEDING IN44%
OF
MOTOR VEHICLE FATALITIES46%
OFFATALITIES
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

A MOBILITYATX REPORT
BY GLASSHOUSE POLICY
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BE THE BIGGEST
HELP TO IMPROVE
AUSTIN'S TRAFFIC.



Austin's hands-
free ordinance
was enacted
Jan. 1, 2015.

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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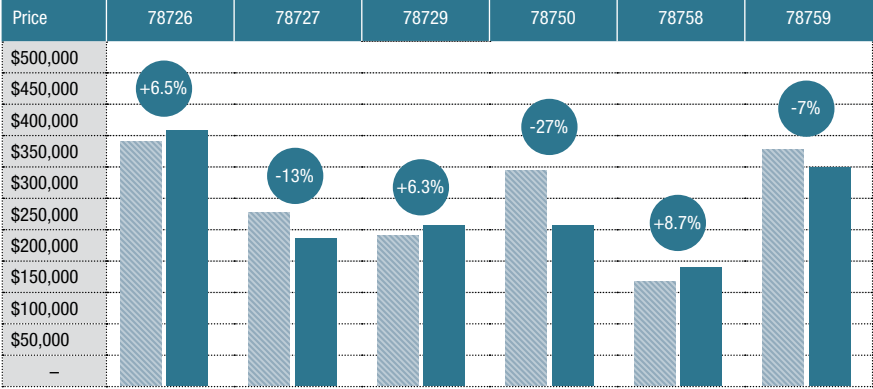
Market Data

On the market (September 2015)

Price Range	Number of homes for sale/Average days on the market					
	78726	78727	78729	78750	78758	78759
\$149,999 or less	—	—	—	4/26	13/96	1/18
\$150,000-\$199,999	—	5/17	1/0	—	2/7	4/42
\$200,000-\$299,999	1/81	22/27	16/29	12/54	15/35	7/37
\$300,000-\$399,999	17/71	14/39	9/23	9/62	5/26	22/51
\$400,000-\$499,999	16/90	4/49	1/32	4/51	—	14/57
\$500,000-\$599,999	14/89	2/100	—	13/58	2/138	18/50
\$600,000-\$799,999	1/9	—	—	10/53	—	11/103
\$800,000-\$999,999	1/79	—	—	1/54	—	2/310
\$1 million +	3/74	—	—	—	—	2/333

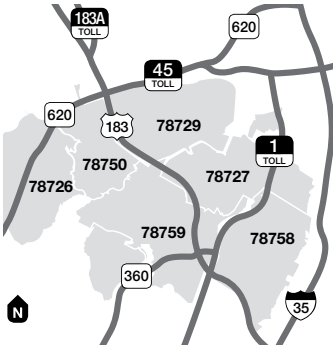
Median price of homes sold

■ Sept. 2014 vs. ■ Sept. 2015



Recent Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Agency	Phone
78726	Canyon Creek	10909 Bristol Ridge Court	4br/3ba	\$388,800	2,493	Doreen Dillard	Coldwell Banker United, Realtors	512-346-1799
78726	Canyon Creek	9824 Lavera Drive	5br/4ba	\$439,500	3,092	Doreen Dillard	Coldwell Banker United, Realtors	512-346-1799
78726	Canyon Creek	11105 Calavar Drive	3br/2ba	\$369,800	2,198	Doreen Dillard	Coldwell Banker United, Realtors	512-346-1799
78726	Versante Canyon	12213 Terraza Circle, Unit 57	3br/3ba	\$349,173	1,707	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78726	Versante Canyon	12201 Terraza Circle, Unit 60	3br/3ba	\$350,182	1,707	Sarah McAloon	Sisu Realty & Associates	512-791-7776
78727	Angus Trail	12404 Audane Drive	4br/3ba	\$364,900	2,213	Gabriella Marzorati	Keller Williams Realty-RR	512-529-6524
78727	Angus Valley	5402 Branding Chase St.	4br/3ba	\$535,000	2,336	Carol Dochen	Carol Dochen, Realtors	512-422-4787
78727	Lamplight Village	13003 Lamplight Village Ave.	3br/2ba	\$165,000	1,329	Amanda Ponce	Keller Williams Realty	512-800-1359
78727	Milwood	12005 Ladrado Lane	3br/3ba	\$289,900	1,751	Les Hanvey	Realty Executives, Austin-North	512-779-9020
78727	Northwood	3704 Tamarack Trail	3br/2ba	\$330,000	1,826	Phil Nassaux	Realty Austin	512-633-1317
78727	Preston Oaks	4300 Walling Forge Drive	3br/3ba	\$274,000	1,772	Russell Colliau	Keller Williams-Lake Travis	512-865-4422
78727	Scofield Farms	13009 Broughton Way	3br/2ba	\$219,950	2,197	Troy Hanna	Presidio Group, Realtors	512-659-7093
78727	Scofield Farms	13313 Bosswood Drive	5br/3ba	\$360,000	3,295	Grant Williams	Keller Williams Realty	512-470-8449
78727	Scofield Farms	1733 Chasewood Drive	4br/3ba	\$350,000	2,808	Gail Huebel	Realty Austin	512-848-3477
78727	Scofield Farms	12621 Cinchring Lane	4br/3ba	\$327,500	2,542	Louis Standridge	JBGoodwin Realtors	972-979-2518
78727	Scofield Ridge Condo	1900 Scofield Ridge Parkway, Unit 4701	2br/2ba	\$150,000	1,089	Jackie Good	Realty Austin	512-431-3395
78729	Hunters Chase	7910 Cahill Drive	3br/2ba	\$269,900	1,594	Diane Goode	JBGoodwin Realtors	512-789-0305
78729	Hunters Chase	13022 Partridge Bend Drive	4br/3ba	\$289,900	2,472	Laurie Flood	Keller Williams Realty	512-576-1504
78729	Milwood	13003 Marimba Trail	3br/3ba	\$229,900	1,280	Laurie Flood	Keller Williams Realty	512-576-1504
78729	Milwood	13162 Humphrey Drive	4br/4ba	\$325,000	2,621	Laurie Flood	Keller Williams Realty	512-576-1504
78750	Lake Creek at Anderson Mill	10900 Rustic Manor Lane	3br/3ba	\$249,000	2,187	Siobhan McCullough	Coldwell Banker United, Realtors	512-293-7976
78750	Lakewood	7511 Waldon Drive	3br/3ba	\$550,000	2,437	Stuart Sutton	RE/MAX 1	512-844-3254
78750	Milrun Village at Anderson Mil	10500 Settlers Trail	4br/2ba	\$289,000	1,943	Michael Spickes	Realty Austin	512-699-0400
78750	Village at Anderson Mill	12304 Bainbridge Lane	4br/2ba	\$215,000	1,369	Rhonda Durrill	Avalar Austin	512-994-8400
78750	Villas of Anderson Mill Condos	2023 Verbena Drive, Unit 1054A	2br/2ba	\$179,900	1,348	Megan Matza	Moreland Properties	512-906-9146
78758	Edge Creek Condominiums	12166 Metric Blvd., Unit 184	2br/2ba	\$136,900	1,004	Michelle Lee-Wilder	RE/MAX Capital City II	512-554-3976
78758	Jamestown	8803 Bridgeport Drive	3br/2ba	\$154,900	1,160	Tye Cobb	Private Label Realty	512-590-2711
78758	River Oak Lake Estates	12319 Willow Bend Drive	4br/3ba	\$324,900	2,270	Karin Chappell	Coldwell Banker United, Realtors	512-589-7637
78759	Barrington Oaks	11305 Windermere Meadows	4br/2ba	\$339,900	1,850	Mary Battaglia	Coldwell Banker United, Realtors	512-767-6787
78759	Great Hills	7608 Ashleaf Cove	4br/4ba	\$599,900	3,159	Jessica Bruehl	Keller Williams Realty	512-532-5005
78759	Great Hills	5406 Marsh Creek Drive	3br/3ba	\$599,900	3,071	Diane Kennedy	Coldwell Banker United, Realtors	512-750-2950
78759	Great Hills	9505 Ketona Cove	3br/3ba	\$569,000	2,306	Ed Lundry	Keller Williams Realty	512-401-6300
78759	Great Hills	7704 Yaupon Drive	5br/4ba	\$682,500	4,208	Gary Gentry	Keller Williams Realty	512-794-6728
78759	Hillcrest Mesa Townhomes	8130 Greenslope Drive	3br/2ba	\$459,000	2,082	Carol Dochen	Carol Dochen, Realtors	512-422-4787
78759	Ledgestone Cliffs	6425 Spicewood Springs Road	3br/2ba	\$475,000	2,007	Dale Jacobson	Coldwell Banker United, Realtors	512-906-9124
78759	Morado Cove Condo	10300 Morado Cove, Unit 505	2br/3ba	\$319,000	1,869	Scott Hayes	Realty Austin	512-786-8300
78759	Morado Cove Condo	10300 Morado Cove, Unit 506	2br/3ba	\$319,000	1,899	Scott Hayes	Realty Austin	512-786-8300
78759	Neelys Canyon Condo	8200 Neely Drive, Unit 263	2br/2ba	\$199,900	1,144	Aaron Nann	Realty Austin	512-923-3355
78759	Oak Knoll Estates	6622 Lost Horizon Drive	4br/2ba	\$625,000	2,494	Linda Graves	RE/MAX Capital City III	512-744-4584
78759	Westhill Estates	11204 D K Ranch Road	3br/2ba	\$410,000	1,940	Siobhan McCullough	Coldwell Banker United, Realtors	512-293-7976



13313 Bosswood Drive

13162 Humphrey Drive

11305 Windermere Meadows

6622 Lost Horizon Drive

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25 IA 3:00	26	27	28	29	30 BAK 7:30	31

NOVEMBER

S	M	T	W	TH	F	S
1 BAK 5:00	2	3	4	5	6	7 SA 7:00
8	9	10	11 SA 7:30	12	13	14 STK 7:00
15 SA 4:00	16	17 SA 10:30am	18	19	20 CHA 7:30	21 ONT 7:00
22	23	24 BAK 9:00	25 SD 9:05	26	27	28 SJ 3:15

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10.30 11.14
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11.1 11.20
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11.7 11.21
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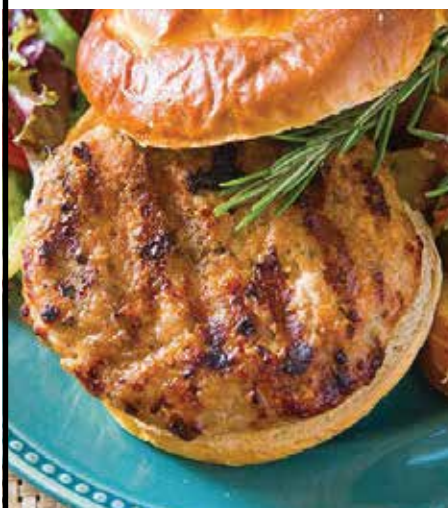


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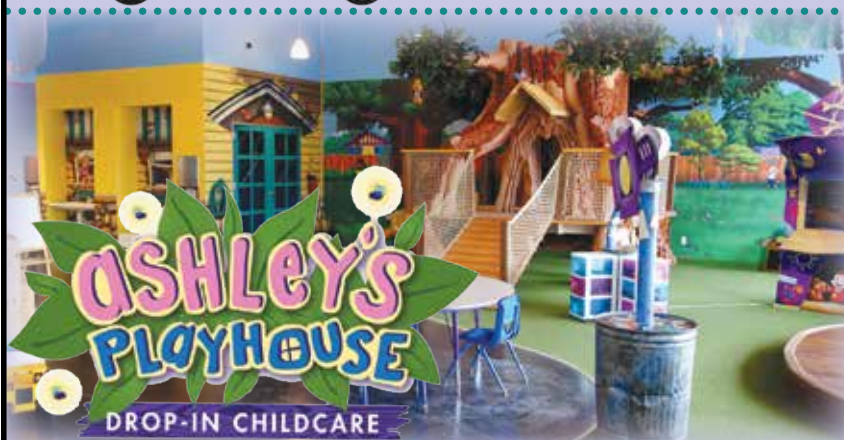
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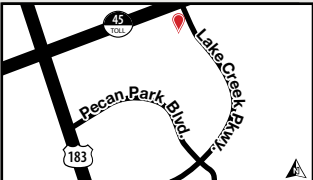
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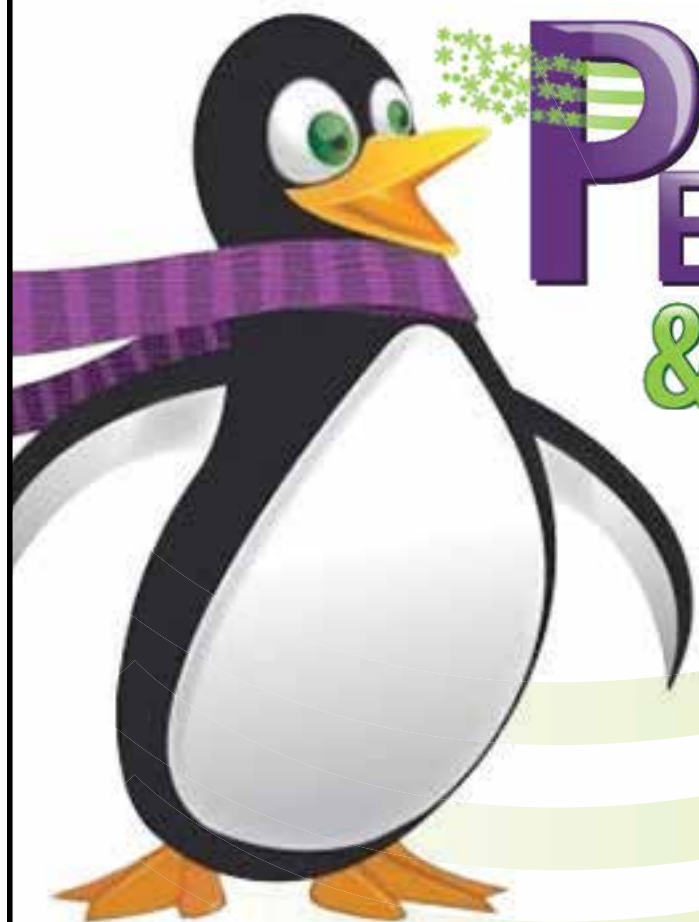
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