

**2018**  
*Annual*

# COMMUNITY GUIDE

## 10 stories to follow in 2018

**1** Belterra Village welcomes first round of tenants



**2** Baylor Scott & White to bring full-service hospital to Oak Hill

**3** AISD puts bond dollars to use

**4** Transportation corridor plans emerge in South Austin

**5** South Austin auto industry grows

**6** Austin takes on Dripping Springs' wastewater discharge permit issue

**7** City of Austin mulls 2018 bond

**8** Austin PD operates sans contract

**9** CodeNEXT decision approaches

**10** City bus routes change June 3

INSIDE **20**



**8** DINING GUIDE  
Local restaurant listings



**12** SHOPPING GUIDE  
Local shopping listings



**15** EDUCATION  
Austin ISD information



**19** THINGS TO DO  
Notable South Austin destinations





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# HIGH WATER BILL CONCERNS?

Wastewater averaging is a great way to save money.

## Lowering your water use during Wastewater Averaging can lower your total water bill for the next year

To help you conserve water in the winter months and lower your wastewater average, follow these basic water-saving tips:

- 💧 **Turn off your irrigation system** - during the winter months turf grass is dormant, running a typical irrigation system with 10 stations for five minutes can use **750 gallons of water**.
- 💧 **Fix leaky toilets** - the average leaking toilet can waste about **200 gallons per day**, or about **6,000 gallons per month**.
- 💧 **Replace your old clothes washer** - the US EPA estimates that replacing a 15-year old clothes washer with a new ENERGY STAR® model can save an average family almost **12,000 gallons per year**.
- 💧 **Take a shorter shower** - reducing a 10 minute daily shower by 2.5 minutes in a household of four can reduce water use from **700 gallons** to **525 gallons per week**, saving more than **9,000 gallons per year**.

Questions about your water bill? **Contact Customer Care 512-494-9400**

## About Wastewater Averaging

Wastewater averaging is calculated during the winter months when most residential water goes directly into the sanitary sewer system versus being used for outdoor watering. Your wastewater averaging period spans **three consecutive billing periods** beginning in mid-November and ending in mid-March.

This measurement determines the cap on the volume of wastewater you will be billed for each month for the next year. Outside watering during your wastewater averaging period will also be included in the wastewater average.

Learn more about wastewater averaging, water rates and water conservation at [austinwater.org](http://austinwater.org)



[austinwater.org](http://austinwater.org)



## WASTEWATER AVERAGING ENDS MID-MARCH

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**Lower your wastewater costs  
for the next year**

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Austin 78748 | 512-969-6626

Sunset Valley | 5601 Brodie Lane, Suite 1200 B,  
Sunset Valley 78745 | 512-807-0404

Circle C | 5700 Slaughter Ln, Suite 260,  
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## TRANSFORMATION CHALLENGE 2018

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\*\*First-time visitors and local residents only. Certain restrictions apply. \$28 minimum value.



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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.

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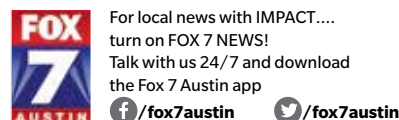
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**FROM THE GENERAL MANAGER**

**Our mission at Community Impact Newspaper**

I genuinely hope you look forward to receiving the Southwest Austin edition of *Community Impact Newspaper* in your mailbox each month. Our mission of building communities of informed citizens and helping businesses thrive through the collaboration of a passionate team is something we work hard to achieve.

The hyperlocal content we put together each month helps to foster informed communities, whether it be through the stories we share or the advertisements we place. These elements help connect you to the areas in which you live, work and play.

At the Southwest Austin edition, we are committed to providing you with information about the things that matter most, such as local government, business news, transportation updates, health care and education.

In addition to the articles written by our dedicated staff, *Community Impact Newspaper* also connects you to local businesses in your area through advertisements. Helping businesses thrive is another extremely important part of our mission. We are able to do this by saturating the entire market and filling more than 90,000 mailboxes each month with content that matters to you, the reader.



*Lacy Klasel*

Lacy Klasel  
**GENERAL MANAGER**  
lklasel@communityimpact.com

**FROM THE EDITOR**



*Olivia*

Olivia Lueckemeyer  
**EDITOR**  
olueckemeyer@communityimpact.com

**What to expect in this issue**

This is a special issue of *Community Impact Newspaper* in which we hope to help you get to know your community a little bit better.

In this issue, you will find a Dining Guide (see pages 8-11) that lists restaurants located in South and Southwest Austin. We have categorized the restaurants and identified which ones are dog-friendly, offer patio seating, serve brunch, offer kid's menus and host happy hours.

There is also a Shopping Guide (see pages 12-13) in which you will find a list of local businesses selling everything from gardening supplies to sports gear.

If you are looking for a new adventure, check out our Things To Do page (see Page 19) for a variety of South Austin destinations.

Whether you have just moved here or are a life-long resident, we hope this issue will be a helpful resource for you throughout 2018. It is going to be an exciting year in our area, and we at *Community Impact Newspaper* are looking forward to keeping you informed.

Do you have a question about how local government works or something going on in town? Send it to swafeedback@communityimpact.com.

**FEATURED STORIES**

- 7 CITY INFORMATION**  
An overview of Austin
- 8-11 DINING GUIDE**  
Local restaurant listings
- 12-13 SHOPPING GUIDE**  
Local shopping listings
- 15 EDUCATION**  
Austin ISD information
- 16-17 TRANSPORTATION**  
Ongoing road projects in S. Austin
- 19 THINGS TO DO**  
A guide to local destinations
- 20-25 10 STORIES TO FOLLOW IN 2018**  
Belterra Village tenants, Oak Hill hospital construction and more
- 27 IMPACT DEALS**

**DO YOU SUFFER FROM:**

- LEG PAIN
- ACHING
- THROBING
- HEAVINESS
- FATIGUE
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- BULGING VEINS
- CRAMPING
- RESTLESS LEG
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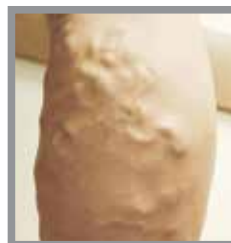
**BEFORE**

**AFTER**



**BEFORE**

**AFTER**



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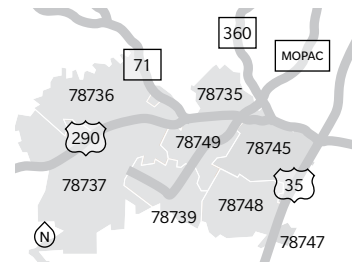
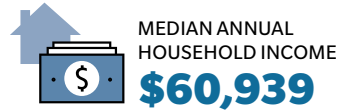
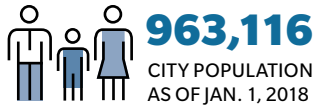


## AUSTIN

The city of Austin's population exceeded 950,000 residents in 2017. The following information is provided by the U.S. Census Bureau's 2016 American Community Survey and the city of Austin.

COMPILED BY **OLIVIA LUECKEMEYER**  
AND **JJ VELASQUEZ**

### CITY INFO



RESIDENTS

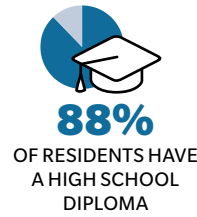
2011	<b>812,025</b>
2012	<b>832,236</b>
2013	<b>855,215</b>
2014	<b>878,733</b>
2015	<b>900,701</b>
2016	<b>926,426</b>
2017	<b>963,116</b>

RESIDENTS

0-4	<b>62,032</b>
5-14	<b>105,124</b>
15-24	<b>131,107</b>
25-34	<b>199,941</b>
35-44	<b>142,568</b>
45-54	<b>108,678</b>
55-64	<b>86,410</b>
65-74	<b>43,864</b>
75+	<b>28,055</b>

INCOME

\$24,999 OR LESS	<b>19.2%</b>
\$25,000-\$49,999	<b>22.2%</b>
\$50,000-\$74,999	<b>18.2%</b>
\$75,000-\$99,999	<b>12.5%</b>
\$100,000-\$149,999	<b>14.1%</b>
\$150,000-\$199,999	<b>6.2%</b>
\$200,000 OR MORE	<b>7.6%</b>



### Taxing entities

- City of Austin
- Austin Community College
- Austin ISD
- Travis County
- Travis County Healthcare District

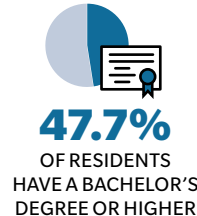
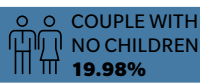
### Phone numbers to know

- City Hall:** 512-974-2000  
**Trash and recycling:** 512-494-9400  
**Library:** 512-974-7400  
**Animal control:** 512-978-0500  
**Planning and development:** 512-978-4000  
**Parks and recreation:** 512-974-6700  
**Public health:** 512-972-5000  
**Utilities:** 512-494-9400



SINGLE WITH NO KIDS, LIVES WITH FAMILY: **6.75%**  
 SINGLE WITH KIDS **8.11%**

LIVES WITH NON-FAMILY: **13.84%**  
 COUPLE WITH CHILDREN **17.10%**



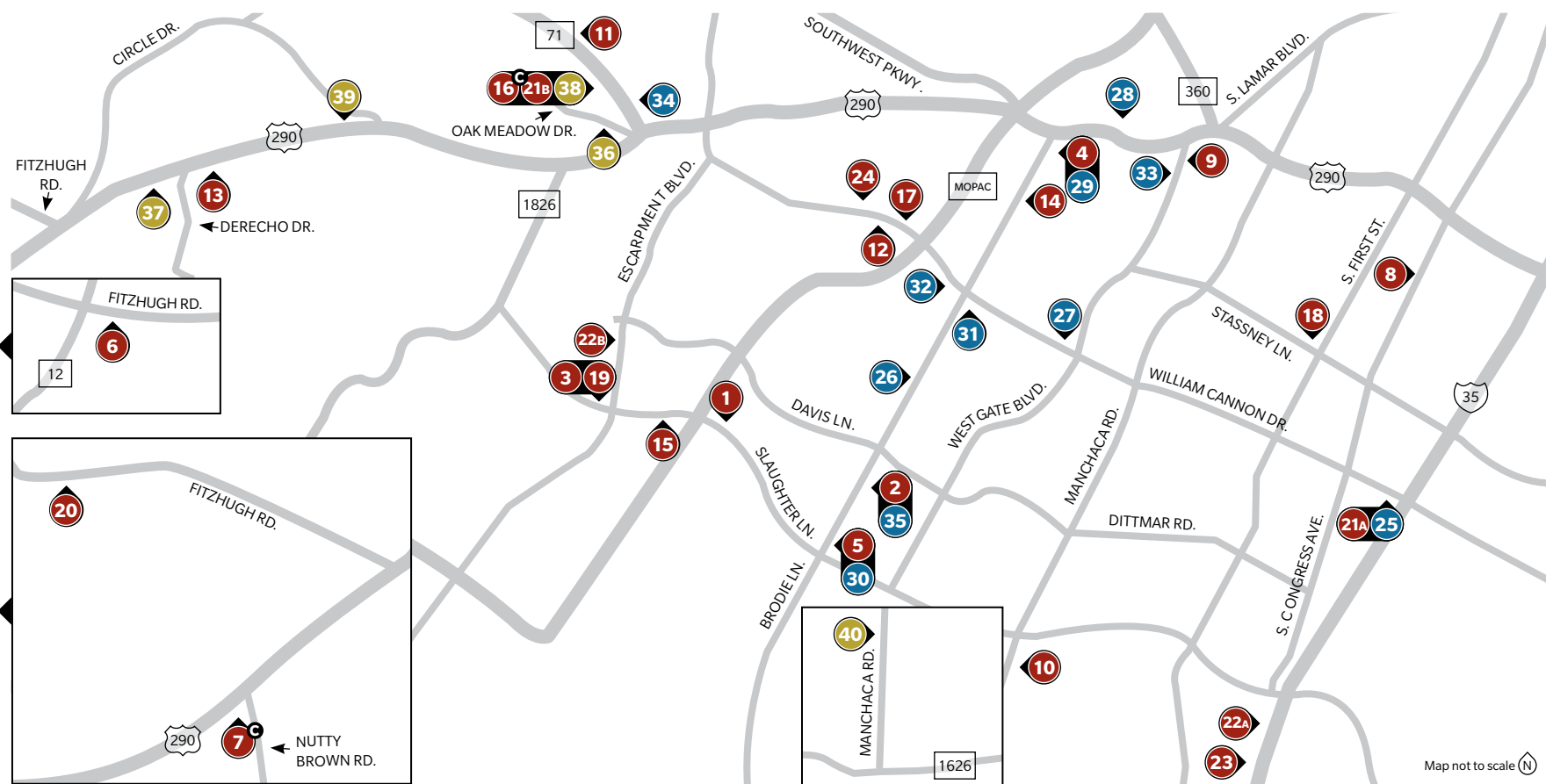
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Average entrees: **\$** Up to \$9.99 **\$\$** \$10-\$19.99 **\$\$\$** \$20 or more **B** Breakfast/brunch **D** Dog-friendly **H** Happy hour **K** Kid's menu **P** Patio seating **C** Coming soon

## AMERICAN

### 1 Backspin Sports Bar and Grill

5000 W. Slaughter Lane, Ste. 206  
512-282-9206  
www.backspinsportsbar.com  
**\$\$ B D H K P**

### 2 Crema Bakery & Cafe

9001 Brodie Lane, Suite B3  
512-282-1300  
www.cremabakerycafe.com  
**\$ B K**

### 3 District Kitchen + Cocktails

5900 W. Slaughter Lane, Ste. D  
512-351-8436

www.districtaustin.com

**\$\$\$ B D H K P**

### 4 Doc's Backyard

5207 Brodie Lane  
512-892-5200  
www.eatdrinkdocs.com  
**\$\$ B D H K P**

### 5 Galaxy Cafe

9911 Brodie Lane  
512-233-6000  
www.galaxycafeatx.com  
**\$\$ B D K P**

### 6 Ghost Hill Restaurant

16604 Fitzhugh Road, Dripping Springs  
512-599-0335

www.treatyoakdistilling.com

**\$\$\$ B D K P OPENED 2017**

### 7C Hat Creek Burger Co.

Southwest corner of Hwy. 290 and Nutty Brown Road, Dripping Springs  
www.hatcreekburgers.com  
**\$ B D K P COMING SOON 2018**

### 8 Hill's Cafe

4700 South Congress, Austin  
512-851-9300  
www.hillscfe.com  
**\$ B D H K P**

### 9 Hyde Park Bar & Grill

4521 West Gate Blvd.  
512-899-2700

www.hpbng.com

**\$\$ B H K P**

### 10 Independence Fine Foods

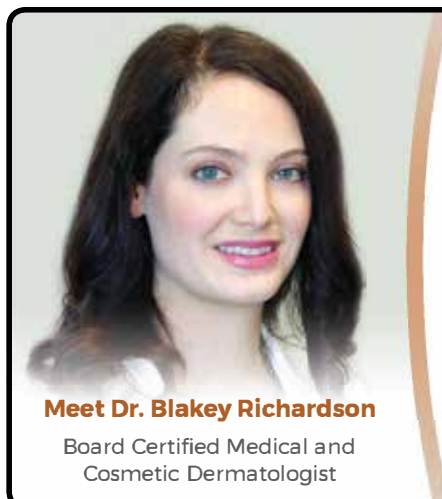
1807 W. Slaughter Lane, Ste. 100  
512-363-5672  
www.independencfinefood.com  
**\$ B D K P**

### 11 Jack Allen's Kitchen

7720 Hwy. 71, Austin  
512-852-8558  
www.jackallenskitchen.com  
**\$\$\$ B H K P**

### 12 Kerbey Lane Cafe

4301 W. William Cannon Drive  
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**\$\$ B D K P**

**13 Lox, Box and Barrel**

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512-400-0681  
www.loxboxandbarrel.com  
**\$\$ B**

**14 Mighty Fine Burgers Fries & Shakes**

5601 Brodie Lane, Ste. 1300  
512-735-2800  
www.mightyfineburgers.com  
**\$ B K P**

**15 North by Northwest Restaurant and Brewery**

5701 W. Slaughter Lane, Ste. D  
512-301-6969  
www.nxnwbrew.com  
**\$\$\$ B D H K P**

**16 Pluckers Wing Bar**

7101 Hwy. 71 Ste. E-19  
www.pluckers.com  
**\$\$ H K P COMING SOON 2018**

**17 P. Terry's**

4228 W. William Cannon Drive  
512-358-0380  
www.pterrys.com  
**\$ B D H K P**

**18 Rusty Cannon Pub**

730 W. Stassney Lane, Ste. 120  
512-494-5271  
www.rustycannonpub-hub.com  
**\$\$ B D H K P**

**19 Satellite...Eat. Drink. Orbit.**

900 Slaughter Lane, Ste. 400  
512-288-9994  
www.satelliteatx.com  
**\$\$ B D H K P**

**20 Tipping T Eatery**

13127 Fitzhugh Road  
512-291-7101  
www.tippingt.com  
**\$\$ B D K P OPENED 2017**

**21 Tucci's Southside Subs**

A. 801 E. William Cannon Drive  
512-440-1850  
B. 7101 Hwy. 71

512-288-7414

www.southsidesubsaustin.com

**\$\$ K**

**22 Waterloo Ice House**

A. 9600 S. I-35  
512-301-1007  
B. 9600 Escarpment Blvd.  
512-292-7900  
www.waterlooicehouse.com  
**\$\$ B D H K P**

**23 Wicked Backyard Bar and Grill**

9900 S. I-35, Ste. 200  
512-215-8929  
www.wickedwingstexas.com  
**\$\$ B H K P**

**24 Wholy Bagel**

4404 W. William Cannon Drive  
512-899-0200  
www.wholybagelatx.com  
**\$ B K**

**ASIAN**

**25 Asiana Indian Cuisine**

801 E. William Cannon Drive, Ste. 205  
512-445-3435  
www.asianaindiancuisine.com  
**\$\$ K**

**26 Beijing Wok**

8106 Brodie Lane, Ste. 109  
512-282-1442  
www.beijingwokatx.com  
**\$\$ K**

**27 China Hill**

2800 W. William Cannon Drive  
512-441-9398  
www.chinahillaustin.com  
**\$**

**28 Coriander Indian Cuisine**

4894 W. Hwy. 290  
(512) 358-0909  
www.austinroyalindia.com  
**\$**

**29 IM Thai Cuisine**

5207 Brodie Lane, Ste. 200, Sunset Valley  
512-892-2744  
www.imthaicuisine.com

**\$\$ D K**

**30 Madam Mam's Noodle and More**

9911 Brodie Lane, Ste. 600  
512-366-5859  
www.madammam.com  
**\$\$ H K**

**31 Me Con Bistro**

3421 W. William Cannon Drive  
512-899-2390  
www.meconbistrotx.com  
**\$\$ H K**

**32 Pho Thai Son Vietnamese Cuisine**

3601 W. William Cannon Drive, Ste. 250  
512-892-8777  
www.phothaison.com  
**\$\$ H K**

**33 Sap's Fine Thai Cuisine**

4514 West Gate Blvd.  
512-899-8525  
www.sapsthai.com  
**\$\$**

**34 Thai Taste**

7010 Hwy. 71, Ste. 180  
512-382-5263  
www.thaitasteaustin.com  
**\$\$ K**

**35 Wok on Fire**

9901 Brodie Lane  
512-291-8886  
www.wokonfire-austin.com  
**\$\$ K**

**BARBECUE**

**36 Donn's Texas BBQ**

7001 Oak Meadow Drive  
512-288-4060  
www.donnss-bbq.com  
**\$\$ B K**

**37 Gordo's Tortas & BBQ**

9601 Hwy. 290  
512-507-2602  
www.gordosbbq.com  
**\$ B D K P**

**38 SLAB BBQ**

7101 W. Hwy. 71, Stes. E1 and E3

COMPILED BY **OLIVIA LUECKEMEYER**

**AND LUZ MORENO-LOZANO**

News or questions about Southwest Austin?  
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COURTESY KATE ZIMMERMAN



LUZ MORENO-LOZANO/COMMUNITYIMPACTNEWSPAPER



COURTESY VALENTINA TEX MEX BBQ

512-243-8000  
www.realdopebbq.com  
**\$\$ D H K P**

**39 Stubb's Bar-B-Q at Graceland Grocery**

8600 W. Hwy. 290  
512-792-9778  
www.stubbsaustin.com  
**\$\$ B D H K P**

**40 Valentina's Tex Mex BBQ**

11500 Manchaca Road, Austin  
512-221-4248  
www.valentinastextmexbbq.com  
**\$\$ B D P**

Brick-and-mortar location pending

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*Make This Your Best Year!*

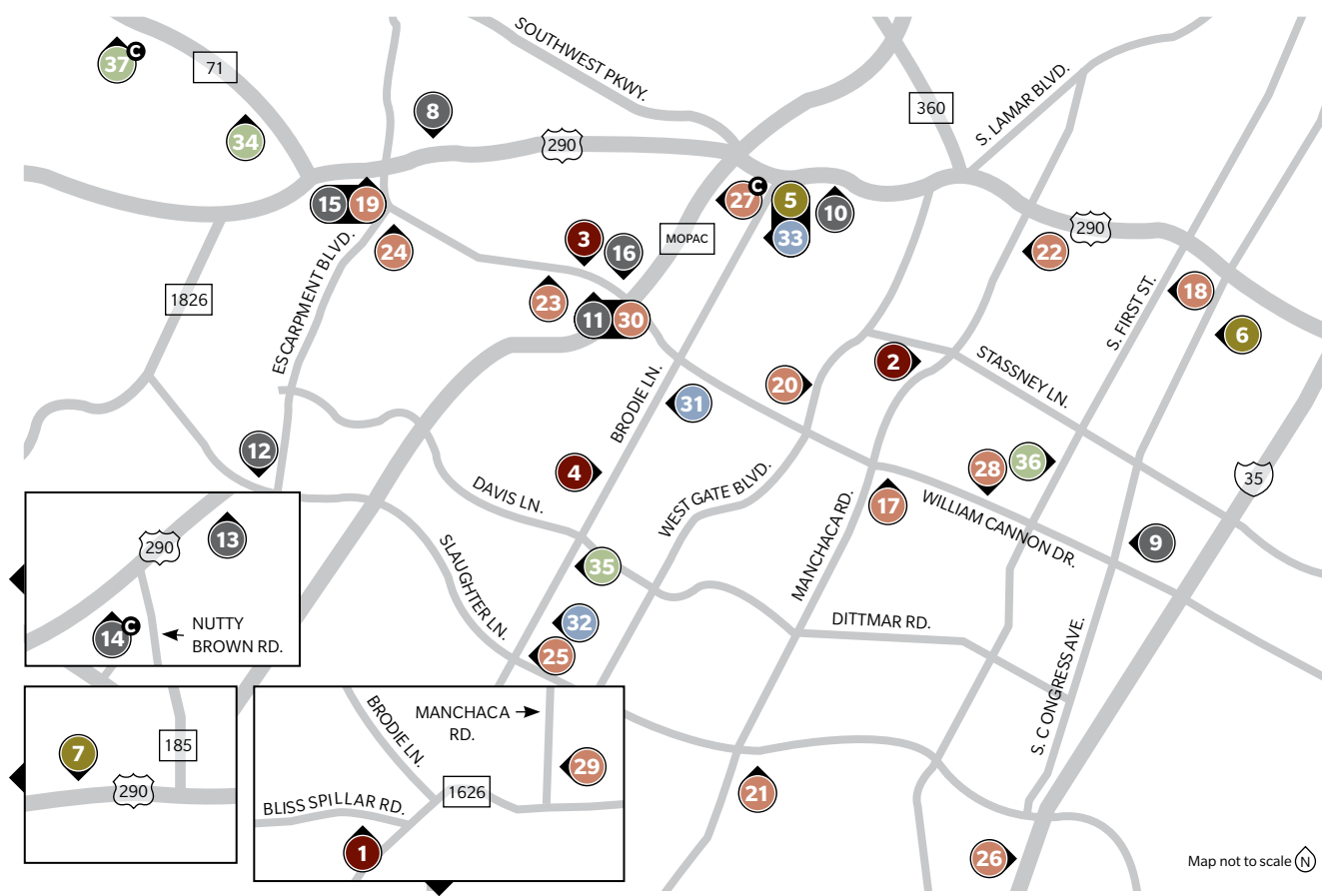
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make new friends, join a gym, or to enjoy life, then you've  
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Average entrees: \$ Up to \$9.99 \$\$ \$10-\$19.99 \$\$\$ \$20 or more B Breakfast/brunch D Dog-friendly H Happy hour K Kids menu P Patio seating C Coming soon

CONTINUED FROM 9

## CAJUN

- 1 Beaux Southern Seafood**  
2310 Bliss Spillar Road  
512-804-8683  
www.facebook.com/beauxseafoodtrailer  
\$\$ B D F P OPENED 2017
- 2 Cherry Creek Catfish**  
5712 Manchaca Road  
512-440-8810  
www.cherrycreekcatfish.com  
\$ D K P
- 3 Cypress Grill**  
4404 W. William Cannon Drive, Ste. L  
512-358-7474

- www.cypressgrill.net  
\$\$ B D H K P
- 4 Evangeline Cafe**  
8106 Brodie Lane, Ste. 110  
512-282-2586  
www.evangelinecafe.com  
\$\$ D H K P

## HEALTHY/VEGAN

- 5 MAD Greens**  
5601 Brodie Lane, Sunset Valley  
512-975-7445  
www.madgreens.com  
\$\$ D K P

- 6 Picnik Austin—St. Elmo**  
4329 S. Congress Ave.  
www.picnikaustin.com  
\$\$ D K P OPENED 2017
- 7 Skull & Cakebones**  
3991 E. Hwy. 290, Unit A, Dripping Springs  
512-348-8346  
www.skullandcakebones.com  
\$ B D K P OPENED 2017

## ITALIAN/PIZZA

- 8 Austin Pizza Garden**  
6266 W. Hwy. 290  
512-891-9980

www.apgatx.com

\$\$ D H K P

- 9 Aviator Pizza & Drafthouse**  
6501 S. Congress Ave., Ste. I-105  
512-326-1150  
www.aviatorpizza.com  
\$\$ D H P

- 10 Cane Rosso**  
4715 S. Lamar Blvd., Ste. 103, Sunset Valley  
512-904-0534  
www.canerosso.com/austin  
\$\$ B D H K P

- 11 Mandola's Italian Market**  
4301 W. William Cannon Drive, Ste. DR E-1  
512-524-2222  
www.mandolas.com  
\$\$ D H K P

- 12 Mangieri's Pizza Café**  
5900 W. Slaughter Lane, Ste. 460  
512-301-0063  
www.mangieris.com  
\$\$ D H K P

- 13 Pieous**  
12005 Hwy. 290  
512-394-7041  
www.facebook.com/pieous  
\$\$ B D P

- 14 Pieous Mecca**  
Southwest corner of Hwy. 290 and Nutty Brown Road, Dripping Springs  
www.facebook.com/pieous  
\$\$ B D P COMING SOON 2018

- 15 Via 313**  
6705 Hwy. 290, Ste. 503  
512-584-8084  
www.via313.com  
\$\$\$ K

- 16 Yaghi's New York Pizzeria**  
4220 W. William Cannon Drive  
512-891-7900  
www.yaghispizzeria.com  
\$\$\$ K

## TEX-MEX/MEXICAN

- 17 Casa Garcia's Mexican Restaurant**  
1901 W. William Cannon Drive, Ste. 159

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www.casagarcias.net

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**18 Casa Maria**

4327 S. First St., Ste. 102  
512-444-8861  
www.casamariaaustin.com

**\$\$ B H K P**

**19 Chinos Banditos**

6705 W. Hwy. 290, Ste. 608  
512-296-2761  
www.chinosbanditos.com

**\$ B**

**20 CUBA512**

6800 West Gate Blvd., Ste. 112  
512-382-1022  
www.cuba512.com

**\$\$ B D H K P**

**21 DK Maria's Legendary Tex-Mex**

1807 Slaughter Lane  
512-292-1001  
www.dkmarias.com

**\$\$ B D H K P OPENED 2017**

**22 El Chilito**

4501 Manchaca Road  
512-369-3518  
www.elchilito.com

**\$ B D H K P OPENED 2017**

**23 Flores Mexican Restaurant**

4625 W. William Cannon Drive  
512-892-4845  
www.floresmexican.com

**\$\$ B H K P**

**24 Hecho in Mexico**

6001 William Cannon Drive, Ste. 301  
512-301-0060  
www.hechoenmexico-restaurant.com

**\$\$\$ B D H K P**

**25 Maudie's Hacienda**

9911 Brodie Lane  
512-280-8700  
www.maudies.com

**\$\$ B D H K P**

**26 Serranos Cocina y Cantina-South-park Meadows**

9500 S. I-35  
512-280-7770  
www.serranos.com

**\$\$\$ B D H K P**

**27 Taco Ranch**

5033 W. Hwy. 290

**\$ D K P COMING SOON 2018**

**28 Taquerias Arandina's**

700 William Cannon Drive  
512-693-0206  
www.arandinas.com

**\$ B H K**

**29 Texican Cafe**

11940 Manchaca Road  
512-282-9094  
www.texicancafe.com

**\$\$ B D H K P**

**30 Torchy's Tacos**

4301 W. William Cannon Drive  
512-514-0767  
www.torchystacos.com

**\$\$ B D H K P**

**OTHER**

**31 Cafe Malta**

3421 W. William Cannon Drive,  
Ste. 127, Austin  
512-853-9584  
www.cafemaltaaustin.com

**\$\$ B D H K P**

**32 Tinos Greek Cafe**

9901 Brodie Lane  
512-233-4999  
www.tinosgreekcafe.com

**\$\$ H**

**33 Zoe's Kitchen**

5601 Brodie Lane, Ste. 1525  
512-358-0888  
www.zoeskitchen.com

**\$\$ D K P**

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**AND LUZ MORENO-LOZANO**

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512-382-0968  
www.euriasiasushiaustin.com

**\$\$\$ H**

**35 Nanami Sushi Bar & Grill**

9001 Brodie Lane, Ste. B1  
512-292-4228  
www.nanamisushibargrill.com

**\$\$\$ H K**

**36 Seoul Restaurant & D.K. Sushi**

6400 S. First St.  
512-326-5807  
www.dksushi.com/south

**\$\$ K**

**37 Shore**

8665 W. Hwy. 71, Ste. 100  
512-618-6400  
www.shoreatx.com

**\$\$ B D H K P COMING SOON 2018**

*This list may not be comprehensive. All businesses are associated with a brick-and-mortar location.*



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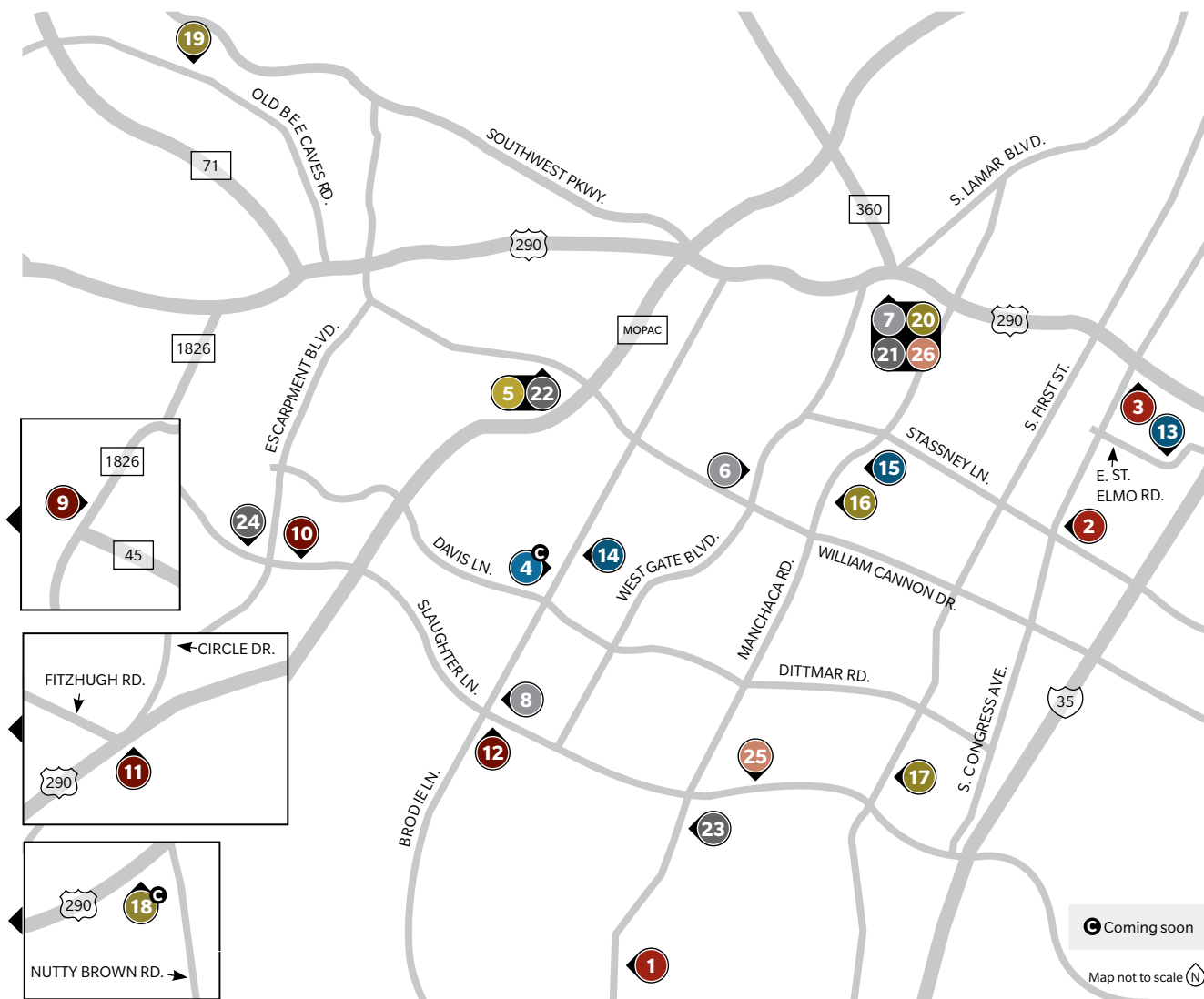
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### CLOTHES/ACCESSORIES:

**6 Creative Clothes and Counter**  
6800 West Gate Blvd., Ste. 137  
512-704-9773  
www.creativeclothesandcounter.com  
Hours: Tue.-Fri. 11 a.m.-5:30 p.m.,  
Sat. 10 a.m.-4 p.m., closed Sun.-Mon.

**7 Purse & Clutch**  
4477 S. Lamar Blvd., Ste. 590  
512-222-7382  
www.purseandclutch.com  
Hours: Mon.-Sat. 11 a.m.-7 p.m.,  
closed Sun.

**OPENED 2017**

**8 Rose and Violets Boutique**  
9911 Brodie Lane, Ste. 300  
512-840-0101  
www.roseandvioletsboutique.com  
Hours: Mon.-Sun. 10 a.m.-7 p.m.

### GIFTS

**9 Black Sheep Ranch**  
11606 FM 1826  
512-301-1986  
www.blacksheepbranchatx.com  
Hours: Tue.-Sat. 10 a.m.-6 p.m.,  
Sun. noon-5 p.m., closed Mon.

**10 C'est Chic**  
5800 W. Slaughter Lane, Ste. 330  
512-609-8721  
www.cestchicaustin.com  
Hours: Mon.-Sat. 10 a.m.-6 p.m.,  
closed Sun.

**11 High Cotton Home & Design**  
10827 W. Hwy. 290, Ste. 110  
512-296-2423  
www.highcottonhomedesign.com  
Hours: Mon.-Wed., Fri.-Sat. 10 a.m.-6 p.m.;  
Thu. 10 a.m.-7 p.m.; closed Sun.

**12 Sitric House & Home**  
3401 W. Slaughter Lane  
512-291-0804  
www.sitrichouseandhome.com

### AUTO

**1 All Appliance Parts**  
11525 Manchaca Road, Ste. 102  
512-433-6474  
www.allappliancepartsAustin.com  
Hours: Mon.-Fri. 9 a.m.-5:30 p.m.,  
Sat. 9 a.m.-1 p.m., closed Sun.

**2 Custom Sounds & Tint**  
5433 S. Congress Ave.  
512-256-9150

www.customsounds.com  
Hours: Mon.-Sat. 10 a.m.-7 p.m.,  
Sun. 11 a.m.-6 p.m.

**OPENED 2017**

**3 Cycle Refinery**  
209 E. Ben White Blvd., Ste. 100A  
512-585-8596  
www.cyclerefinery.com  
Hours: Tue.-Sat. 10 a.m.-6 p.m.,  
closed Sun.-Mon.

### BEAUTY

**4 Eleve Cosmetics**  
8916 Brodie Lane, Ste. 500  
www.elevocosmetics.com  
**COMING SOON 2018**

### CHILDREN'S

**5 Lions & Tigers & Toys**  
4301 W. William Cannon Drive, Ste. E220,

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Hours: Mon.-Fri. 9 a.m.-5 p.m.,  
Sat. 10 a.m.-4 p.m., closed Sun.

## HOBBIES

### 13 Music Lab

500 E. St. Elmo Road  
512-707-0650, ext. 2  
www.musiclabaustin.com  
Hours: Mon.-Sat. 11 a.m.-3 a.m.,  
Sun. 11 a.m.-midnight

### 14 A Quilter's Folly

213 Brodie Lane, Ste. 100  
512-899-3233  
www.aquiltsfolly.com  
Hours: Mon.-Fri. 10 a.m.-5:30 p.m.,  
Sat. 10 a.m.-4 p.m., closed Sun.

### 15 Westbank String Shop

6301 Manchaca Road  
512-326-4898  
www.westbankstringshop.com  
Hours: Mon.-Fri. 10 a.m.-noon, 2-6 p.m.;  
closed Sat.-Sun.

## HOME/GARDEN

### 16 Articulture Designs

6405 Manchaca Road  
512-765-5228  
www.articulturedesigns.com  
Hours: Tue.-Sat. 9 a.m.-6 p.m.,  
Sun. 11 a.m.-5 p.m., closed Mon.

### 17 Austin Flag and Flagpole

8407 S. First Street  
512-292-0999  
www.austinflag.com  
Hours: Mon.-Fri. 9 a.m.-5 p.m., closed Sat.  
and Sun.

### 18 Breed & Co.

Southwest corner of Hwy. 290 and Nutty  
Brown Road  
www.breedandco.com  
**COMING SOON 2018**

### 19 Natural Gardener

8648 Old Bee Caves Road  
512-288-6113  
www.naturalgardeneraustin.com  
Hours: Mon.-Fri., Sun. 9 a.m.-6 p.m.;  
Sat. 8 a.m.-6 p.m.

### 20 TreeHouse

4477 S. Lamar Blvd., #600  
512-861-0712  
www.tree.house  
Hours: Mon.-Sat. 9 a.m.-8 p.m.,  
Sun. 10 a.m.-6 p.m.

## PETS

### 21 Groovy Dog Bakery

4477 S. Lamar Blvd., Ste. 580  
512-891-7333  
www.groovydogbakery.com

Hours: Mon.-Sat. 10 a.m.-6 p.m.,  
closed Sun.

### 22 Healthy Pet

4301 W. William Cannon Drive, Ste. B400  
512-892-8848  
www.healthypetaustin.com  
Hours: Mon.-Sat. 9 a.m.-9 p.m., Sun. 10  
a.m.-6 p.m.

### 23 Lofty Dog

1807 W. Slaughter Lane, Ste. 325  
512-291-9232  
www.austinloftydog.com  
Hours: Mon.-Sat. 10 a.m.-7 p.m.,  
Sun. noon-6 p.m.

### 24 Tomlinson's Feed

5900 W. Slaughter Lane, Ste. 480  
512-276-2057  
www.tomlinsons.com  
Hours: Mon.-Sat. 9 a.m.-8 p.m.,  
Sun. 11 a.m.-6 p.m.

## SPORTING GOODS

### 25 Disc Nation

1218 W. Slaughter Lane  
512-280-1115  
www.discnation.com  
Hours: Mon.-Sat. 10 a.m.-6 p.m.,  
Sun. 10 a.m.-4 p.m.

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### 26 Whole Earth Provision Co.

4477 S. Lamar Blvd., Ste. 200  
512-899-0992  
www.wholeearthprovision.com  
Hours: Mon.-Sat. 10 a.m.-9 p.m.,  
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*This list may not be comprehensive.*

## 107 BELLA MONTAGNA CIRCLE



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33 Tall Oaks Trl  
3 BD 2.5 BA 3,221 SQ FT  
Art Fonseca  
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4 BD 4 BA 3,285 SQ FT  
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3 BD 2 BA 1,987 SQ FT  
Takenaka Team  
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Cynthia Mattiza  
512.940.5293



**CHERRY CREEK**  
2909 Bushnell Dr  
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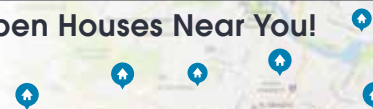


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## AUSTIN ISD

COMPILED BY **OLIVIA LUECKEMEYER**

### ACCOUNTABILITY RATINGS • 2016-17

**Met Standard**



Student achievement

Student progress

Closing performance gaps

Post-secondary readiness

**Y  
Y  
Y  
Y  
Y**

### STATISTICS • 2016-17



**53%**

of student body economically disadvantaged

**59%**

state average



**28%**

of student body who are English Language Learners (ELL)

**19%**

state average

### DISTRICT STAAR PASSING SCORES BY GRADE • 2016-17



Reading

**GRADE 3**

**76%**

**GRADE 4**

**73%**

**GRADE 5**

**83%**

**GRADE 6**

**69%**

**GRADE 7**

**72%**

**GRADE 8**

**85%**



Math

**80%**

**76%**

**89%**

**73%**

**55%**

**87%**

**End-of-course, all students:**

English I: 66%, English II: 68%, algebra I: 85%, biology: 90%, U.S. history: 94%

## AUSTIN ISD TOTAL STUDENTS

**82,766**

SOURCES: AUSTIN ISD, TEXAS EDUCATION AGENCY/  
COMMUNITY IMPACT NEWSPAPER

### STUDENT ETHNICITY • 2016-17

**HISPANIC**

**58%**

**WHITE**

**27.3%**

**AFRICAN-AMERICAN**  
**7.6%**

**ASIAN**

**4%**

**TWO OR MORE RACES**

**2.9%**

**AMERICAN INDIAN/ALASKAN**

**0.1%**

**HAWAIIAN/PACIFIC ISLANDER**

**0.1%**

### FY 2016-17 REVENUE

**LOCAL SOURCES**

**91%**

**STATE SOURCES:**

**6.6%**

**FEDERAL SOURCES**

**2.4%**

**TOTAL REVENUE**

**\$1,161,029,437**

**2017 RECAPTURE PAYMENT:**

**\$403.3 M**

### PERCENTAGE OF STUDENTS PER CAMPUS TYPE



**ELEMENTARY SCHOOL**

**53.9%**



**MIDDLE SCHOOL**

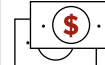
**19.6%**



**HIGH SCHOOL**

**25.8%**

### SALARIES



**\$50,144**

Average annual salary of teachers

**\$52,525**

state average

### GRADUATION RATES



**90.7%**

of students graduated within four years

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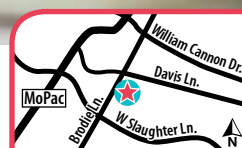
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Treats



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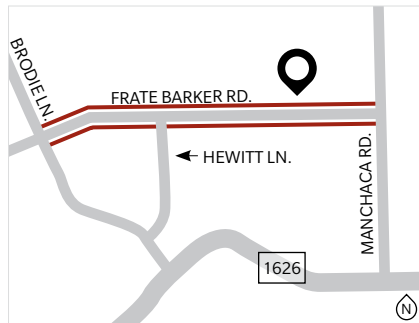
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\*Nesting Ball free ONLY with purchase of a Nest Box. Valid only at the West Lake Hills location. One discount & nesting ball per purchase. Not valid with other discounts or previous purchases. Offer valid thru 2/18/18.

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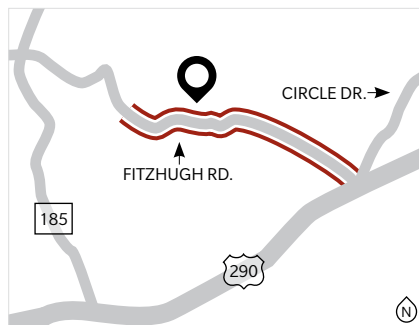
## LOCAL PROJECTS



### Frate Barker Road widening

The project widened Frate Barker Road to a total of five lanes east of Hewitt Lane to Manchaca Road and a three-lane section from east of Brodie Lane to Hewitt. The entire project area will have bicycle lanes and sidewalks on both sides. Traffic was allowed to resume in early December, but handrails and safety treatments will not be complete until early 2018.

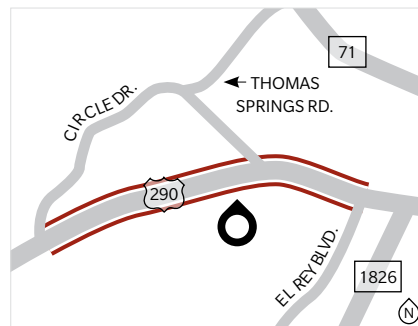
**Timeline:** February 2014-early 2018



### Hazard-elimination project on Fitzhugh Road

The Texas Department of Transportation plans to make safety improvements to Fitzhugh Road, including signage and delineation along the roadway from Hwy. 290 to the Hays County line. The project went out for contractor bids in August, and construction began Nov. 13.

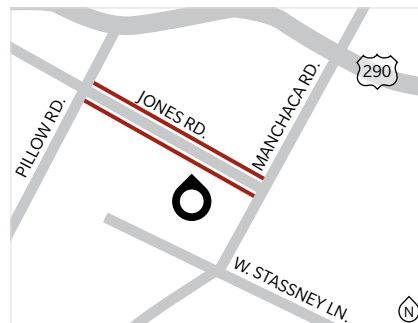
**Timeline:** August 2017-spring 2018



### Hwy. 290 widening

Work began in July on a TxDOT project to widen the portion of Hwy. 290 between East Circle Drive and El Rey Boulevard. The project will add a center turn lane and shoulders, increasing the number of lanes from four to five.

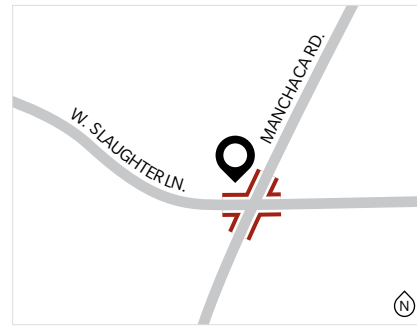
**Timeline:** July 2017-spring 2018 (weather permitting)



### Jones Road improvements

The Austin Transportation Department in coordination with the city of Sunset Valley is making modifications along Jones Road to improve safety and mobility between Manchaca and Pillow Roads. Improvements include on-street protected bicycle lanes, pedestrian refuge islands, ramps, and a shared-use path for pedestrians and bicyclists to Sunset Valley Elementary School.

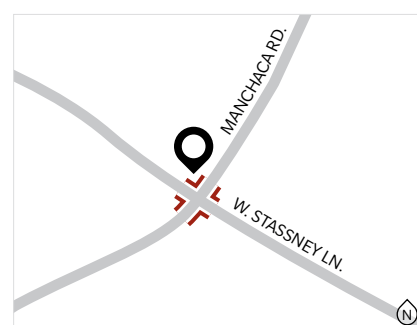
**Timeline:** Phase 1 is ongoing with estimated completion in early 2018; Phase 2 is anticipated to begin in summer and take approximately 6-8 weeks



### Manchaca Road and Slaughter Lane updates

The ATD has partnered with TxDOT to deliver phases of safety improvements at and near the intersection of Slaughter Lane and Manchaca Road. The ATD began rebuilding the signal at Slaughter and Manchaca in November with construction expected for completion in early 2018. Designs of medians and shared-use paths on Slaughter at Manchaca are also being finalized, and construction is scheduled for early 2018.

**Timeline:** October 2015-spring 2018



### Intersection improvements at Manchaca Road and Stassney Lane

ATD officials have completed the design phase for a project to extend the south-bound left-turn lane on Manchaca Road at Stassney Lane. The planning process is underway, and construction will begin in April.

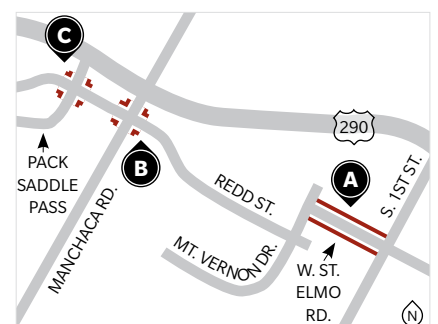
**Timeline:** January-April (construction start date)-TBD



### Intersection improvements at Slaughter Lane and South First Street

The ATD finished construction in October on a new traffic signal on Alice Mae Lane at Slaughter Lane as part of larger project to improve the intersection of Slaughter and South First Street. Design is underway on other intersection improvements and will begin in early 2018.

**Timeline:** early 2018-TBD (Phase 2)



### Pedestrian and bicycle safety improvements on St. Elmo Road, Redd Street and Pack Saddle Pass

The ATD has installed a new shared-use pathway and bicycle lanes along (A) St. Elmo Road between Mt. Vernon Drive and South First Street as well as on (B) Redd Street at Manchaca Road to improve east-west bicycle connectivity and provide safe routes to school for both St. Elmo and Joslin elementary school students. Upcoming work includes completing sidewalk gaps on (C) Pack Saddle Pass near Redd as well as shortening and improving the visibility of pedestrian crossings on Redd and St. Elmo.

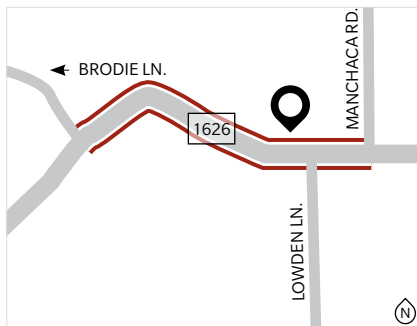
**Timeline:** summer 2017-TBD

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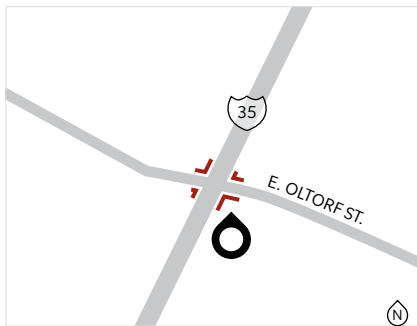




#### FM 1626 widening

TxDOT is working with Travis County on this project to widen FM 1626 from two to four lanes from Brodie Lane to Manchaca Road. A center turn lane will be included throughout the project area. A bridge will be built over Bear Creek, and retaining walls will be added at Rancho Alto Road. TxDOT will upgrade the traffic signals at Brodie and Manchaca.

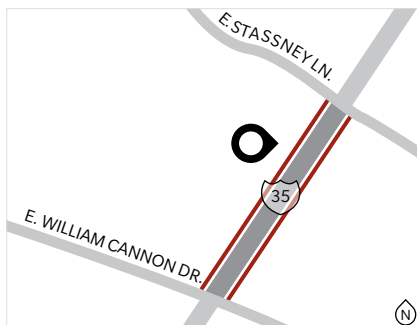
**Timeline:** project is in its design phase and will go out for bid in September 2019



#### I-35 at Oltorf Street

In late November the contractor completed the new Oltorf Street bridge and reopened all lanes. Other improvements TxDOT is making along the frontage roads include new and extended entrance and exit ramps, new storm drains, water line installation and a new bicycle/pedestrian path.

**Timeline:** February 2017-spring 2019

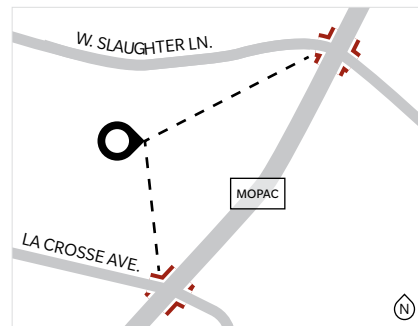


#### I-35 from Stassney Lane to William Cannon Drive

TxDOT is reconstructing the bridge structures on I-35 at Stassney Lane and William Cannon Drive, and demolition of the Stassney bridge is scheduled for early February. Phase 1 of northbound frontage bridge construction was completed in October, and the first phase of the southbound frontage bridge construction was completed Nov. 14.

Over the next six months, new U-turn bridges will be complete at Stassney, and in 2018, construction on U-turn bridges will begin at William Cannon Drive.

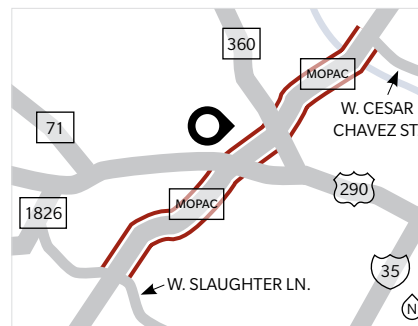
**Timeline:** July 2016-winter 2019 or early 2020



#### MoPac Intersections project

The project will build an interchange consisting of a grade separation at both Slaughter Lane and La Crosse Avenue. TxDOT would also construct a diverging diamond intersection at Slaughter and La Crosse. An underpass will also be constructed allowing MoPac to go under Slaughter and La Crosse.

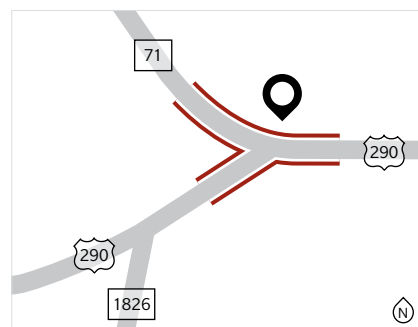
**Timeline:** January 2018-early 2021



#### MoPac South

The Central Texas Regional Mobility Authority and TxDOT are working with local partners to improve approximately 8 miles of MoPac from Cesar Chavez Street to Slaughter Lane. The team is analyzing several potential operational configurations for how the proposed express lane or lanes would cross over Lady Bird Lake.

**Timeline:** TBD



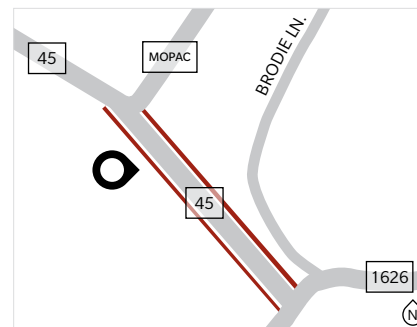
#### Oak Hill Parkway

The Mobility Authority delayed design selection from mid-November to 2018 due to a need for more funding discussions. The project could be delayed five to eight years if

COMPILED BY **AMY DENNEY AND OLIVIA LUECKEMEYER**

a funding source is not identified, according to the agency. The project proposes to build a 12-lane highway at the Y in Oak Hill, or the intersection of Hwy. 71 and Hwy. 290. Two designs have been proposed, which are similar but differ in elevation and access. A no build alternative is also being considered.

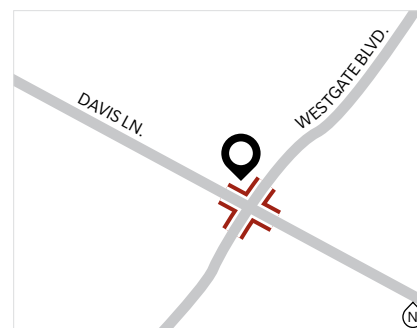
**Timeline:** 2020-25



#### SH 45 SW

The Mobility Authority continues work to build a new four-lane toll road that will connect MoPac to FM 1626. The project also includes bicycle and pedestrian facilities as well as water-quality features. Construction activities planned for completion in 2018 include a shared-use path that is compliant with the Americans with Disabilities Act and the construction of the MoPac direct connectors. Installation of electrical lines throughout the corridor will begin this year.

**Timeline:** November 2016-late 2019



#### Traffic signal at West Gate Boulevard and Davis Lane

A construction contract with Austin Traffic Signal Construction was approved by Austin City Council in December for a traffic light at the intersection of West Gate Boulevard and Davis Lane. The Austin Transportation Department said it expects construction on the light to begin in February and be complete by April.

**Timeline:** September 2017-April 2018

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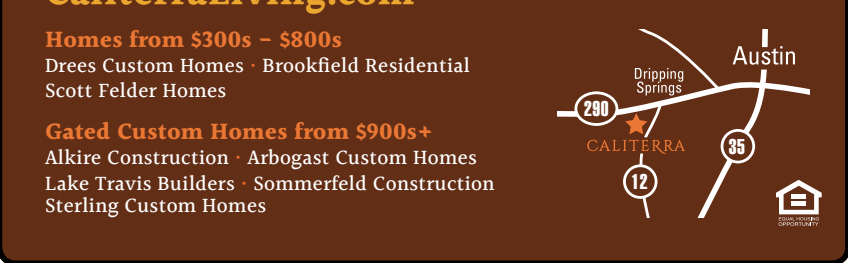
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COMPILED BY **OLIVIA LUECKEMEYER AND LUZ MORENO-LOZANO**

A blend of rural and urban environments makes South Austin the ideal setting for locals and visitors to relax outside or enjoy the indoors. Here are some of the destinations that make the region unique.

## LIVE MUSIC



Music is held weekly at Moontower.

Free live music is offered on Fridays from 7-9 p.m. at **Hill's Cafe**, 4700 S. Congress Ave, Austin, as part of the restaurant's Head for the Hills program. Genres include Texas bluegrass, country, Americana and country rock.

**Moontower Saloon**, located at 10212 Manchaca Road, Austin, offers live music four days a week along with a full bar, happy hour and outdoor games. Various fares from late-night food trailers are also available.

Coffee shop and beer bar **Radio**, located at 4204 Manchaca Road, Austin, offers a variety of beers on tap and a coffee menu. Live music is available throughout the week. Food trucks and a patio are also available.

## ARTS & ENTERTAINMENT



**Articulture Designs** serves as a design firm, boutique and event space in South Austin. Located at 6405 Manchaca Road, Austin, the studio offers monthly craft classes and modern home decor. Wedding and event design is also available.

**Blue Starlite Mini-Urban Drive In** operates a pop-up location at Vulcan Video, 4411 Russell Drive, Austin. Film genres include childhood favorites, drive-in classics, indie films, art house, cult and Gen X/Y pop-culture classics.

Visitors to **Cafe Monet**, 4477 S. Lamar Blvd., Austin, select a unique piece of pottery to paint. A trained artist helps guide the use of tools and paints and provides a variety of stamps, stencils, patterns, books and texturing tools. Creations are fired in an on-site kiln and picked up five days later.

## BREWERIES AND DISTILLERIES



Treaty Oak Ranch brews beer on site.

**(512) Brewing Co.** hosts open houses on Saturdays during which customers can sample beers. The brewery, located at 407 Radam Lane, Austin, also offers special cellar sessions events with live music and beer.

Brewing farmhouse **Jester King Brewery** offers free tours, a tasting room and an extensive beer list. Located at 13187 Fitzhugh Road, Austin, guests are welcome

to purchase beer, wine, cider or sake.

Bar, brewery and beer garden **St. Elmo Brewing Co.**, located in The Yard at 440 E. St. Elmo Road, Austin, offers craft beer taps and on-site food trailer Soursop. Live music events are scheduled weekly.

**Still Austin Whiskey** is open Thursday

through Sunday in the Yard at St. Elmo, 440 E. St. Elmo Road, Austin, and offers tours, happy hours and live music events regularly.

**Treaty Oak Brewing & Distilling** offers brewery and distillery tours, a full bar, live music, and food at the on-site Ghost Hill Restaurant. The business is located at 16604 Fitzhugh Road, Dripping Springs.

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# 1 Belterra Village welcomes inaugural tenants

93-acre development includes Sky Cinemas, Hat Creek Burger Co. and more

BY **OLIVIA LUECKEMEYER**

Over the next six months, residents living between Oak Hill and Dripping Springs will experience an influx of amenities with the opening of the new mixed-use commercial development Belterra Village.

Since mid-January a slew of businesses have opened their doors, including Sky Cinemas, Hat Creek Burger Co., Breed & Co., Mattress Firm, Jersey Mike's Subs and Great Clips. Between January and May, another 30 tenants are slated to join the development, according to Daniel Campbell, a principal with Endeavor Real Estate Group, the team behind the development of Belterra Village.

Endeavor first announced the project in May 2015. A growing population along the Hwy. 290

corridor—brought on in part by the 1,600-acre master-planned community Belterra, which since its inception in 2003 has introduced 5,000 new residents to the area—is what ultimately led the firm to choose the eastern edge of Dripping Springs as home for the development.

But the aim of Belterra Village is not exclusively focused on the residents of Belterra, Campbell said. Instead Endeavor hopes to attract residents from west of Oak Hill to RR 12 in Dripping Springs.

“For this trade area there have been fragments of development, but not really anything that had this village concept,” he said. “Our goal was to create a place where people feel like they can gather.”

## BUSINESSES CHIME IN

When Endeavor first announced its intentions to include a movie theater in Belterra Village, veteran of the film distribution and exhibition industry Bill Banowsky said he leaped on the opportunity to secure the location for his latest venture, Sky Cinemas.

"I have been working to find a site in Dripping Springs for more than six years now," he said. "With everything Daniel and his partners are doing in the center, it's just beautiful. It was clear this was the winning site."

Widely known for his theater *Violet Crown* Austin, Banowsky said with Sky Cinemas he hoped to appeal to the suburban retail environment by existing in a

space somewhere between the mall and arthouse theater concepts.

“Sky Cinemas is a 14-screen theater that will show all of the movies released from Hollywood every week—your blockbusters—but we will also show a number of films similar to what we show downtown at the Violet Crown,” he said. “With 14 screens, we have the capacity and flexibility to do that.”

Banowsky borrowed successful features from Violet Crown to form the Sky Cinemas model. Amenities such as leather reclining seats and fast-casual farm-to-table fare have contributed to his success of offering an elevated movie-watching experience.

“Beyond the seating and the best sound and projection technology the industry has to offer, we also have put a whole lot of energy and effort into creating a different type of food and beverage opportunity for the person who comes to the cinema,” he said.

Sky Cinemas opened Jan. 26. Next door, local home-ware and hardware store Breed & Co. is also an inaugural tenant. The development's placement next to a thriving residential community is what owner Dave Barker said drove him to open the company's third location in Belterra Village.

A store within a store, as Barker calls it, Breed & Co. is intended to appeal to two disparate demographics—the home improver and the homemaker. Inside, visitors can find power tools as well as fine china. Opening a Breed & Co. is a “unique opportunity,” Barker explained, and one that only comes along once every few years. In Belterra Village, where household incomes of nearby residents tend to err on the higher

# BELTERRA VILLAGE

DELIVERS AMENITIES

The goal of Belterra Village, according to Daniel Campbell, a principal with Endeavor Real Estate Group, is to provide amenities to the swath of nearby residents who, until now, have had to travel into Dripping Springs or Austin for everyday necessities. Businesses joining the development range from shopping to dining, lodging to services and more. Here's a look at where projected tenants will be located.

## DINING

- 1 Backspin Texas Sports Bar & Grill: *April 2018*
- 2 Baskin-Robbins: *TBD*
- 3 Dunkin' Donuts: *late 2018*
- 4 Hat Creek Burger Co.: *January 2018*
- 5 Jersey Mike's Subs: *TBD*
- 6 JuiceLand: *fall 2018*

- 7 The League Kitchen & Tavern:  
*May 2018*
- 8 Mama Fu's Asian House: *TBD*
- 9 Pieous Mecca: *late spring 2018*
- 10 Stiles Switch BBQ & Brew: *late March 2018*
- 11 Torchy's Tacos: *TBD*

**ENTERTAINMENT**

- 12** Sky Cinemas: Jan. 26, 2018

## LODGING

- ### 13 Hampton Inn: 2019

## SERVICES

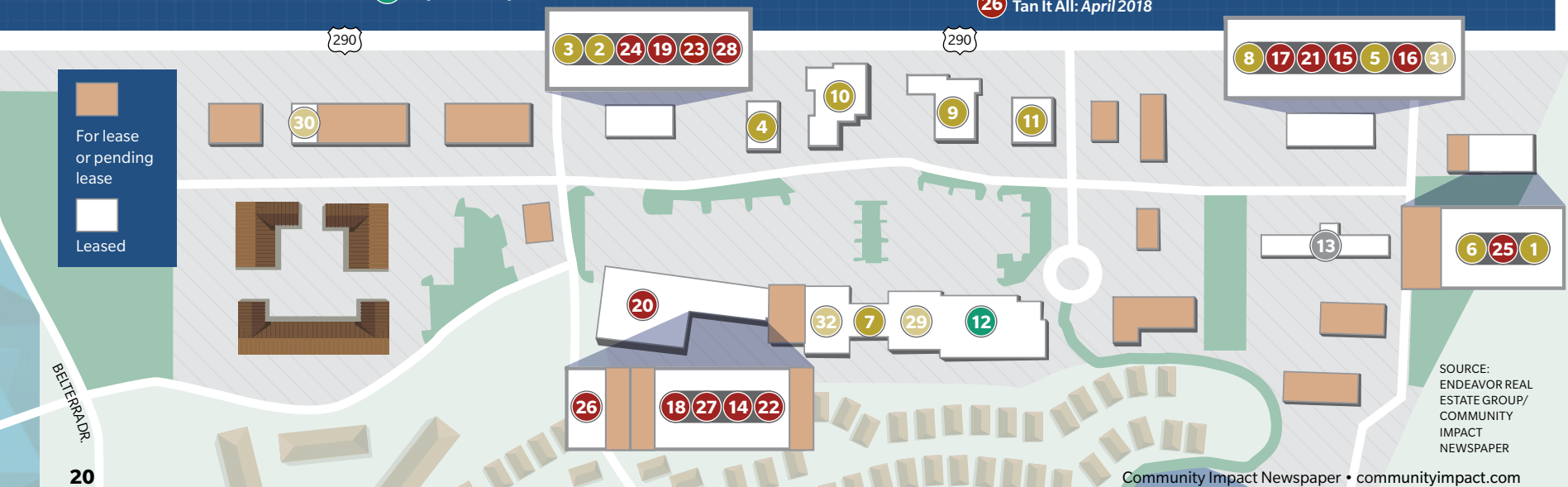
- 14** Artworks: *April or May 2018*
- 15** ATI Physical Therapy: *TBD*
- 16** Belterra Eyecare: *TBD*
- 17** Brush32 Dental:  
*Feb. 5, 2018*

- 18 Club Pilates: TBD
- 19 Financial services: TBD
- 20 Gold's Gym: TBD
- 21 Great Clips: *January 2018*
- 22 Nail salon: TBD
- 23 Pigtails and Crewcuts: TBD
- 24 Serasana Wellness Studio: *April 2018*
- 25 Sprint: TBD
- 26 Tan It All: *April 2018*

- 27 UPS: Feb. 19, 2018
- 28 Verizon: TBD

## SHOPPING

- 29 Breed & Co.: *January 2018*
- 30 James Avery: *TBD*
- 31 Mattress Firm: *January 2018*
- 32 Spec's Wine, Spirits  
& Finer Foods: *TBD*





side, Barker said the concept fit seamlessly.

"There are not a lot of people who do this [concept]; this is unique," Barker said. "I call it Ace Hardware meets Neiman Marcus."

#### IN THEIR OWN BACKYARD

Remaining mindful of the nearby community is something Endeavor has prioritized since the genesis of Belterra Village, Campbell said.

"Our intention when we go into a project in a new market is to figure out what is important to the community and then make sure we respect those things," he said. "We feel like if we can do that, then we can make the process easier for ourselves in the short run, and in the long run, we really develop a project that becomes important to the community."

Luke Keznik, community manager at CCMC, the management company that oversees Belterra, said Endeavor approached the community's board of directors in the very preliminary phases of the project's development.

"They didn't want this to look like a huge industrial

park," he said. "They really accommodated a lot of the requests and have been great partners."

Diverting incoming traffic away from Belterra was a priority among residents, Keznik said. Access into the development for non-residents will be exclusively by way of Hwy. 290, he said, while Belterra homeowners will be able to enter through community entrances.

As Austin and Dripping Springs continue to grow and traffic builds along Hwy. 290, Keznik said it has become increasingly difficult for Belterra homeowners to access nearby amenities. The wealth of options for food, leisure and convenience brought on by Belterra Village is a welcomed relief, he said.

"Recently we have seen Dripping Springs really start to grow and the Austin area is exploding, so traffic on Hwy. 290 is getting worse," he said. "The anticipation for Belterra Village has been extremely high as of late—people can't wait for it to open."

Find related stories at [communityimpact.com](http://communityimpact.com).  
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ESTIMATED  
OPENING  
IN EARLY 2019



50 BEDS

SOURCE: BAYLOR SCOTT & WHITE HEALTH/COMMUNITY IMPACT NEWSPAPER

## 2 BAYLOR SCOTT & WHITE PREPARES TO BREAK GROUND ON OAK HILL HOSPITAL

**WHAT WE REPORTED** In March *Community Impact Newspaper* broke news of plans for a 50-bed Baylor Scott & White hospital in Oak Hill. The 11-acre parcel of land, located at 5251 W. Hwy. 290, Austin, was formerly home to the Oak Hill Driving Range. Once constructed, the facility will be the second Baylor Scott & White hospital in Travis County.

**THE LATEST** Last spring Baylor Scott & White attorney Henry Gilmore spoke with the Oak Hill Association of Neighborhoods to provide more details about the project—known as the Austin Medical Center. According to Gilmore, the 86,600-square-foot hospital is slated for a two-phase build out, and at completion will offer a full range of services, including inpatient and outpatient care. The aim of the hospital, Gilmore said, was to service the growing population in Oak Hill and Southwest Austin as well as provide jobs for the medical community.

**WHAT'S NEXT** Baylor Scott & White planned to break ground on the hospital in the first quarter of 2018. The site plan is still under review by the city of Austin.

CONTINUED ON 22

# GET TO KNOW THE DEVELOPMENT

The first tenants opened their doors in the mixed-use development Belterra Village in January. The first two phases of the project's construction will continue through late 2018, at which point Phase 3 will begin. Here's a look at what is planned for the development.

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HOMES** TO BE BUILT  
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Total size of  
development  
**93 ACRES**

**200,000 SQ. FT.**  
OF COMMERCIAL SPACE

**25 TENANTS**  
secured so far

Completion of the  
development  
slated for  
**LATE 2019**

Located **16.3 MILES WEST** of  
downtown Austin and **6.5 MILES  
EAST** of Dripping Springs

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nearby residents

SOURCE: ENDEAVOR REAL ESTATE GROUP/COMMUNITY IMPACT NEWSPAPER



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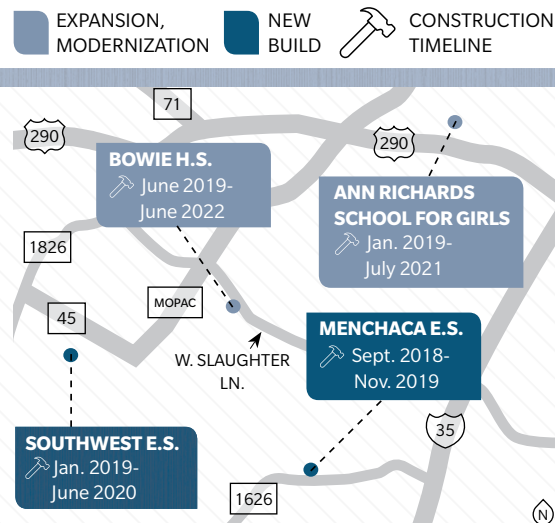
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CONTINUED FROM 21

**SOUTH AUSTIN BOND PROJECTS**

Planning for several area projects begins this year.



SOURCE: AUSTIN ISD/COMMUNITY IMPACT NEWSPAPER

**3 AUSTIN ISD KICKS OFF BOND PROJECTS**

**WHAT WE REPORTED** In November voters approved Austin ISD's largest bond in district history. Totalling \$1.05 billion, the 32-item package included projects ranging from renovations to the construction of new schools. Although the projects varied in outcome, all had the underlying purpose of delivering modernized learning spaces to AISD's nearly 83,000 students.

**THE LATEST** Most projects at the top of the implementation timeline are in the procurement phase, meaning the district is soliciting bids for architects and contractors, said Zack Pearce, AISD director of project management. Projects currently out for bid include the rebuild of Menchaca Elementary School, the new Southwest Austin elementary school construction, and the expansion and modernization of the Ann Richards School for Young Women Leaders. Once bids are selected, design and pre-construction can begin.

**WHAT'S NEXT** Construction on the new Menchaca

Elementary School is scheduled to begin in September. Due to the sizeable amount of land upon which Menchaca sits, Pearce said students will be able to remain on-site while work is underway. Procurement for the Bowie High School project will begin in March, but in the meantime Pearce and his team are working on the extensive pre-planning required by the city of Austin to add a parking garage at Bowie, which sits over the environmentally sensitive recharge zone of the Edwards Aquifer. Construction on the new Southwest Austin elementary school, slated for an 18.9-acre site at Trissino Drive and Escarpment Boulevard, is scheduled to take place over a 19-month period beginning in January 2019.

**4 PLANS EMERGING IN 2018 FOR TRANSPORTATION PROJECTS ON KEY SOUTH AUSTIN CORRIDORS**

**WHAT WE REPORTED** The city started construction last summer on the first projects funded through the 2016 mobility bond. These projects were mostly sidewalks and related to Safe Routes to School. Also in 2017 the city began drafting mobility recommendations as part of its preliminary engineering reports for Brodie Lane, Davis Lane, FM 1626, Cooper Lane, Circle S Road and Latta Drive/Brush Country Road as well as corridor mobility plans for Slaughter Lane, William Cannon Drive, Manchaca Road and South Congress Avenue.

**THE LATEST** Staffers are working on the draft corridor construction plan that will outline improvements planned for the corridors using \$482 million in bond funds, said Mike Trimble, director of the Corridor Program Office. Staffers also unveiled the 2018 Local Mobility Annual Plan that is a look ahead at what projects may be started in 2018, including sidewalks, bikeways and trails. The plan includes projects in all 10 City Council districts, and residents may also provide feedback on the plan or make recommendations.

**WHAT'S NEXT** The draft corridor plan will be

released to the public in late February for comment before heading to Austin City Council for approval in March. After approval Trimble said staffers will complete the design work for improvements. In South Austin the local mobility annual plan outlines the city's intention to begin or continue the process of identifying possible bikeway projects on South Congress Avenue, Stassney Lane and Jones Road as well as constructing sidewalk additions on James Casey Street and South Congress Avenue.



The new BMW dealership is expected to open in March and will be the second of its kind in the Austin area.

**5 AUTO INDUSTRY GROWS IN SOUTH AUSTIN**

**WHAT WE REPORTED** Construction to build a BMW dealership off the northbound frontage road at 5501 S. I-35, Austin, began in spring 2017, according to Charlotte, North Carolina-based Hendrick Automotive Group. The project is slated for completion in the spring and will feature new and preowned BMW vehicles. A separate proposed Ford car dealership in the west Oak Hill area has nearby residents and homeowners associations up in arms over the effect it could have on the atmosphere, traffic flow and future development of the area.

**THE LATEST** The BMW facility is still undergoing construction, said Tom Ditzig, executive general

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manager for BMW of South Austin and Audi South Austin. The aim of the dealership, Ditzig said, is to fill the need in South Austin for BMW vehicle sales and automotive repair services. The team behind the Ford dealership, Stantec Consulting Services, is in the midst of the site-planning phase with the city of Austin. The Oak Hill Association of Neighborhoods plans to pass a resolution opposing the dealership later this year, board members said.

**WHAT'S NEXT** At 100,000 square feet, Ditzig said the dealership is the largest BMW facility without a parking garage in the United States. Set to open in March, the dealership feature a sales department for new and used vehicles, loaner options for when a vehicle is in the shop, 50 service bays, and a customer lounge area with refreshments and Wi-Fi. Once a site plan and necessary permits are approved by the city of Austin, the Ford dealership can begin construction.



## **6 AUSTIN CITY COUNCIL TAKES ON DRIPPING SPRINGS' DISCHARGE PERMIT ISSUE**

**WHAT WE REPORTED** In 2015 the city of Dripping Springs applied for a permit to discharge 995,000 gallons of treated wastewater into Onion Creek per day, sparking heavy pushback from Austin residents who voiced environmental and sanitary concerns.

The Texas Commission on Environmental Quality, issued a draft permit in 2016. After the Environmental Protection Agency withdrew its initial contest to the permit in 2017, the TCEQ was ready to decide the fate of the permit.

**THE LATEST** To create more certainty around the agreement, city staff in December proposed Austin City Council approve a settlement agreement with Dripping Springs outlining specific requirements and expectations between the two municipalities. However, after resistance from the public, City Council instead chose to contest the original permit after learning that wastewater could cause aesthetic and environmental hardships for Onion Creek and Barton Springs, which are connected through underground aquifers.

**WHAT'S NEXT** Chris Harrington, engineer with the Austin Watershed Protection Department, said the fate of a contested permit is uncertain. He said even if an administrative judge rules in Austin's favor, the decision lies ultimately with the TCEQ, which received the green light on the permit from the EPA. Harrington said while no precise timeline exists, he expects the state to take up the case by February.

## **7 AUSTIN MULLS 2018 BOND**

**WHAT WE REPORTED** Austinites in November could vote on whether the city government can borrow hundreds of millions of dollars—a debt which taxpayers would pay off—to fund high-priority projects throughout the city. The city has identified affordable housing, open space, city facilities, and transportation and stormwater infrastructure as needs.

**THE LATEST** According to city estimates, the city could seek a bond of \$325 million with no increase over the current year's tax rate; \$575 million with a 1 cent tax rate increase, or an annual hike of \$30.55 for the median homeowner; or \$825 million with a 2 cent tax rate increase, or an additional \$61.10 in taxes for the median homeowner. The bond advisory task force, a volunteer group, has been working

throughout the past year to vet and understand city needs as well as community priority.

**WHAT'S NEXT** According to a January memo, City Council is scheduled to receive a bond recommendation from the bond advisory task force in March. The recommendation will outline the proposed bond amount and the specific projects the loan should fund. City Council will then accept the recommendation or tweak it before agreeing on the official ballot language. The bond proposal will then be placed on the ballot and broken down by projects for city voters to approve or reject in November.



In absence of a contract with the city, the police department is now operating under the state's civil service law.

## **8 AUSTIN POLICE DEPARTMENT OPERATING WITHOUT RENEWED CONTRACT DEAL**

**WHAT WE REPORTED** On Dec. 13 Austin City Council rejected a proposed five-year contract with the Austin Police Department, citing concerns about affordability and accountability. The contract would have cost the city an additional \$80 million over five years to provide a 9.5 percent raise to officers, who are already the highest-paid in the state.

CONTINUED ON **25**



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CONTINUED FROM 23

**THE LATEST** When the current contract expired Dec. 29, the APD reverted to the state's civil service law. Until a new contract is ratified, certain stipends, including for mental health training, and hiring procedures meant to increase diversity will be eliminated. On Jan. 2 Mayor Steve Adler and Mayor Pro Tem Kathie Tovo released a statement urging the city to approve an interim contract with the police union.

**WHAT'S NEXT** A new contract is scheduled to be presented to council by March 22. It may address provisions for more officers, which is of particular concern as Austin's population continues to grow. It will also allow for input from Spencer Cronk, the newly appointed city manager.

## 9 FINAL RECOMMENDATION FOR REWRITE OF DEVELOPMENT CODE "CODENEXT" COMING SOON

**WHAT WE REPORTED** After the 2012 adoption of Imagine Austin—a 30-year comprehensive vision for the city—the city began the process of rewriting its land-development code through a process called CodeNEXT. Through a code rewrite, officials aimed to clean up a complex and confusing land-use rulebook

that would meet the city's growing need for housing and streamlined commercial development.

**THE LATEST** After releasing two draft proposals in 2017 the city's planning staff and professional land-use consultants have been synthesizing public input to put together a final recommendation for the city code.

**WHAT'S NEXT** According to CodeNEXT Project Manager Jorge Rousselin, city staff will release their final recommendation Feb. 12. At that point the city's land-use commissions will review the draft and recommend edits before sending their final recommendation to Austin City Council in April. City Council has not released an expected timeline on deliberation before potential approval. When asked if CodeNEXT will get approved in 2018, Austin Mayor Steve Adler responded, "I sure do hope so."

## 10 MAJOR CHANGES TO CAPITAL METRO ROUTES OCCUR JUNE 3

**WHAT WE REPORTED** Transportation is the second-highest expense for most Austin households, and Austin leaders have faced the challenge of offering meaningful alternatives to encourage residents

to give up their vehicles and explore alternate transit options.

**THE LATEST** Capital Metro's board of directors approved the agency's 10-year service plan called Connections 2025 in November with plans to implement the majority of changes June 3. The most significant proposed change is expanding the network of high-frequency bus routes offering 15-minute service from six routes to 14. In South and Southwest Austin three existing routes will be added to the network, including Route 10, which runs along South First Street; Route 311, which operates along Stassney Lane; and Route 333, which runs along William Cannon Drive. Other changes include eliminating duplicate routes, such as Route 970, which services Oak Hill, and realigning routes, such as Route 5, which currently runs along Ben White Boulevard but will now be replaced by new Route 315.

**WHAT'S NEXT** Agency staffers are preparing to build 114 new bus stations and change signage at about 2,000 of the 2,800 bus stops, said Jenn Golech, manager of service and projects for planning and implementation at Capital Metro. Staffers are also planning to start a public outreach program in April. Employees will head to stations and buses to alert riders of changes.

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One per household. Expires  
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	REAL GREEN Pest Control & Lawn Care	Other Companies Program
Custom blended balanced fertilizers for Austin's soil	YES	NO
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Noticeable Improvement or service is Free*	YES	NO
Dallisgrass treatment at no extra charge	YES	NO
Weed Treatment for both broadleaf and grassy weeds	YES	NO
Always use the least toxic approach	YES	NO

### Fire Ant

Protect Your Loved Ones, No More  
Ugly Mounds, No Fire Ants For 1  
Year, Unprecedented Results!

**\$87.45**

Compare at \$149.00  
Up to 5K SQ. Ft.  
New Customers Only  
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Pre-Emergent, Post-Emergent  
Weed Control, Soil Conditioner  
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**\$29.<sup>96</sup>**

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### Core Aeration

Reduces Disease, Reduces Water  
Use, Improves Turf Health,  
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**\$85.<sup>39</sup>**

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Includes: Spiders, Fleas, Ticks,  
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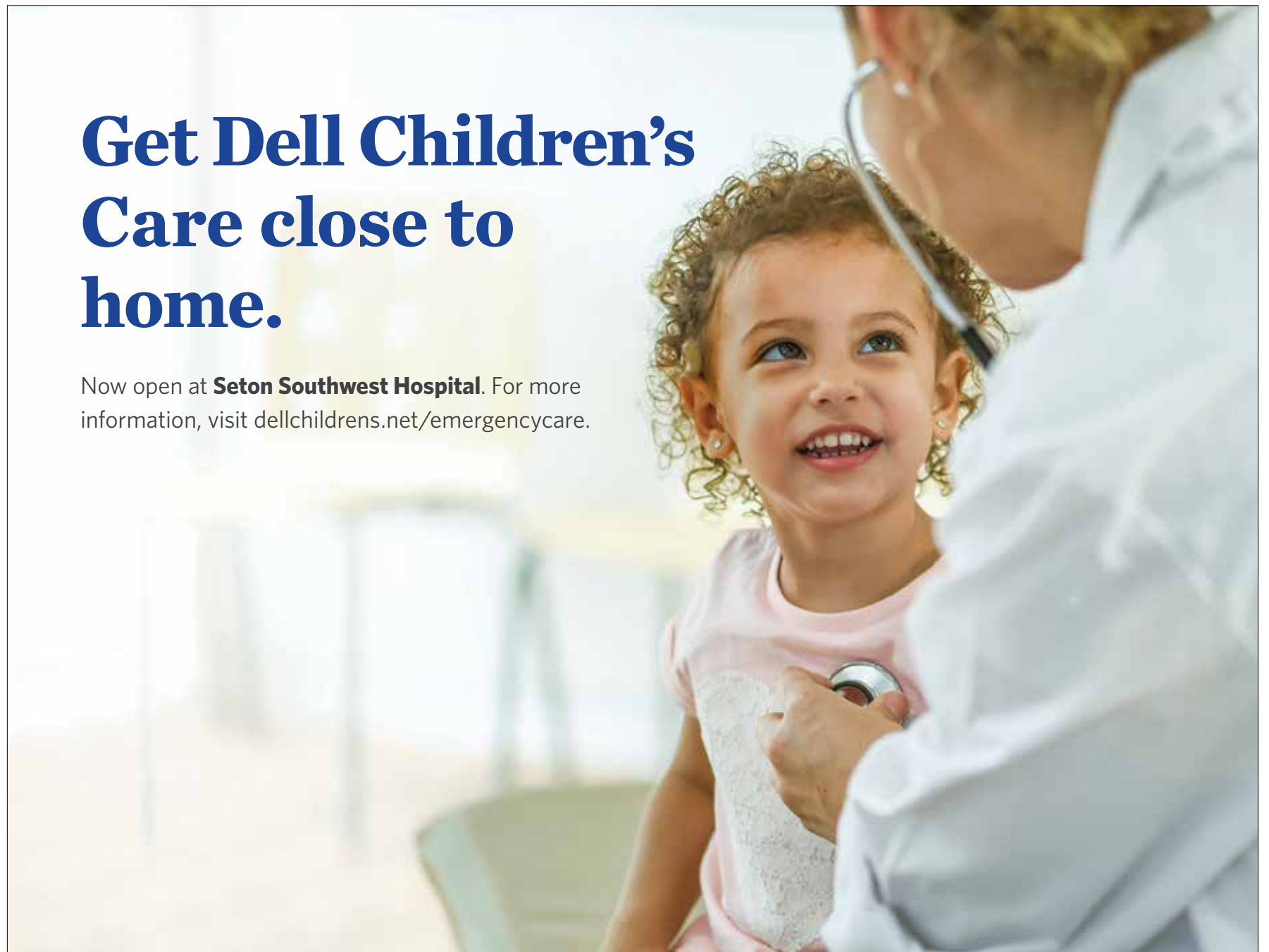
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\*See website for details.



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