

INSIDE, FIND **16 PAGES** OF COVERAGE

2019 ANNUAL *Community Guide* 10 stories to follow this year

1 Flood insurance rate map updates to affect Cedar Park and Leander



A low-water crossing over Brushy Creek on CR 272 in Cedar Park has been closed since 2015 due to sustained flood damage. The city is in the process of annexing the road and making improvements.

BY **MARISA CHARPENTIER**

Sharon Krienke has lived in Cedar Park since 1971, before the city was incorporated. With the north fork of Brushy Creek and Spanish Oak Creek coming through her family's property, she said they have witnessed a fair share of flooding over the years.

"We're used to it," Krienke said. "We had times we couldn't go across the bridge on Brushy Creek for sometimes

weeks because the water would stay across it."

Though flooding in Central Texas is nothing new, federal and local entities are addressing the issue in new ways in 2019. The Federal Emergency Management Agency is revising flood plain maps that determine whether homeowners must purchase flood insurance. In Cedar Park, a voter-approved stormwater program is

making headway.

The FEMA updates are the result of a seven-year collaborative effort in Williamson County to update the area's flood insurance rate map. The new map, which FEMA is expecting to finalize in the fall, will affect hundreds of Williamson County residents as properties receive or lose flood-risk designations.

CONTINUED ON 28

OTHER TOP STORIES TO FOLLOW IN 2019

- 2 Leander ISD could pay recapture
- 3 Mixed-use projects underway
- 4 LISD builds new schools
- 5 RM 1431 project to be completed
- 6 Water intake expansion starts

- 7 City elections set for May
- 8 Police departments launch projects
- 9 Local parks projects move forward
- 10 Williamson County preps for Apple

INSIDE 29

CEDAR PARK LEANDER EDITION

VOLUME 13, ISSUE 10 | JAN. 22-FEB. 18, 2019

CI COMMUNITYIMPACT.COM



6 IMPACTS
Now Open, Coming Soon & more

2019 ANNUAL *Community Guide*



13 DINING
Restaurants to check out



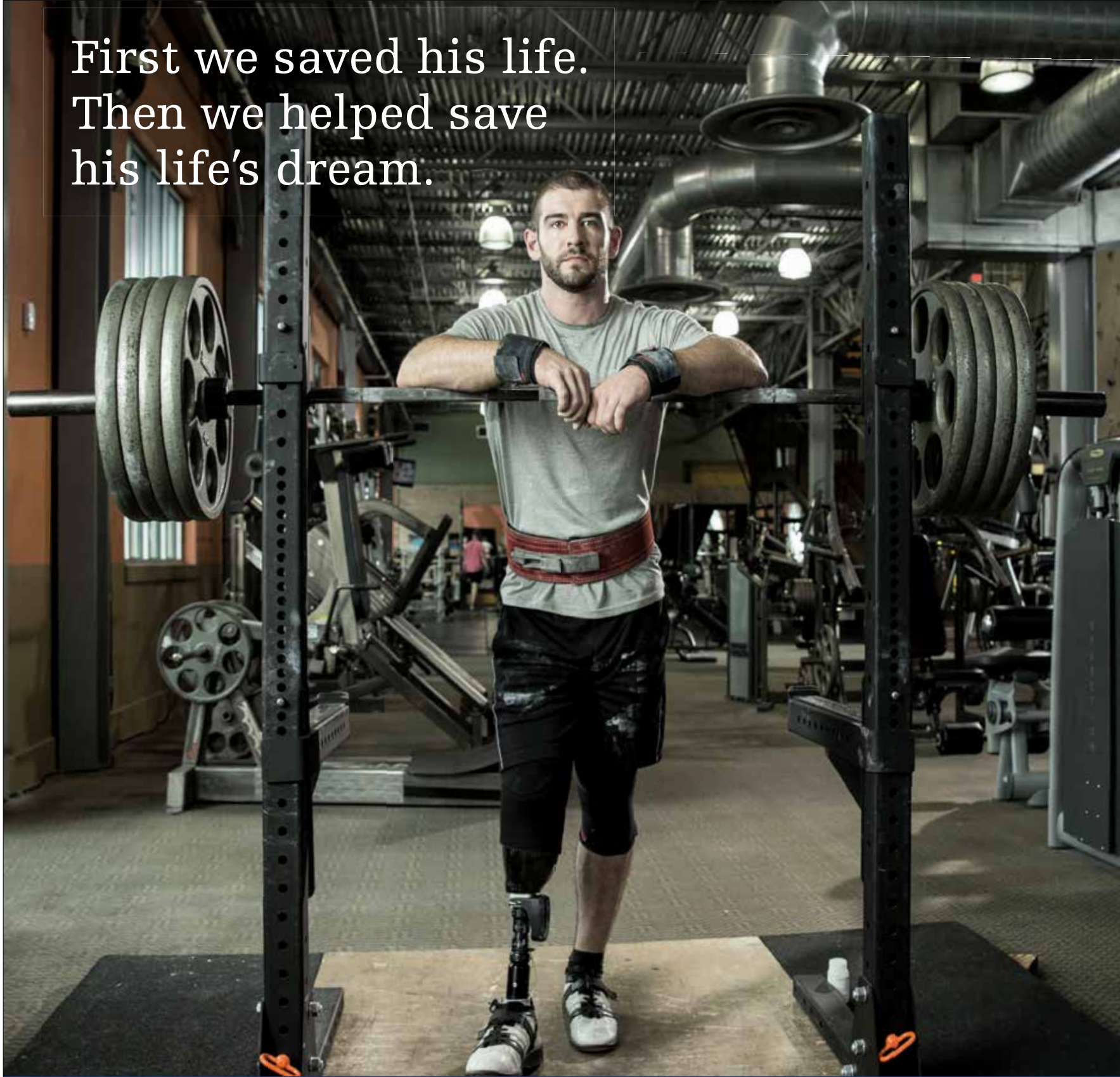
19 SHOPPING
Locally owned retailers



27 GUIDE
Destinations in Cedar Park, Leander



33 BUSINESS FEATURE
Pigg Pen Cycles in Leander

A man with a beard and short hair, wearing a grey t-shirt, black shorts, and a red lifting belt, stands in a gym. He has a prosthetic right leg and is leaning on a barbell with large weights. The gym has various equipment and a high ceiling with industrial lighting.

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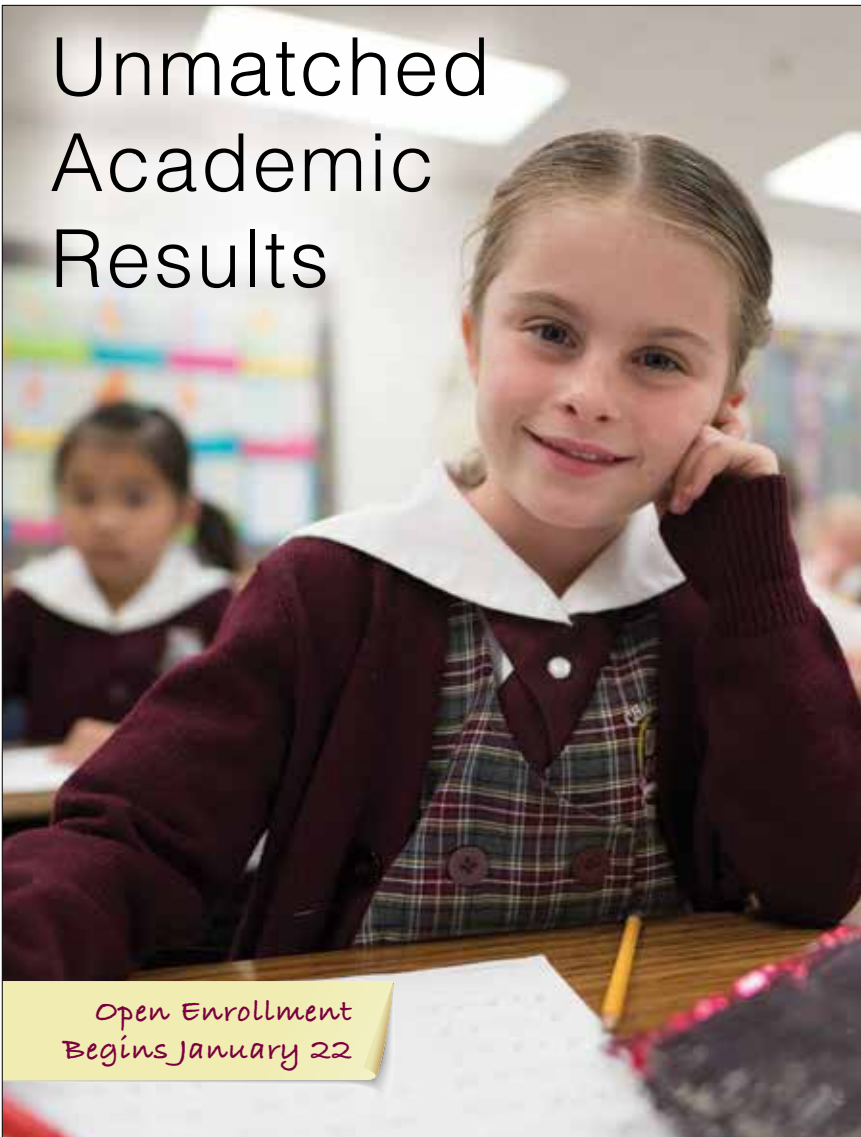
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ABOUT US

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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Open the January edition and enjoy the info!

What better way is there to ring in the new year than by reading our Annual Community Guide?

Our January edition is loaded with the type of news and information you expect from *Community Impact Newspaper* and so much more!

You'll want to read our list of the top 10 stories we believe will impact you in 2019. Here's a hint: Many have to do with growth.

The first top story starts on our front page and has to do with flooding. The Federal Emergency Management Agency is revising the flood plain maps for Williamson County. Those maps will determine which areas are at risk for flooding and whether homeowners will have to

pay for flood insurance.

In another top story for 2019 (see Page 29) we take a look at how big a check Leander ISD could have to make out to the state to help support less-affluent school districts, commonly known in Texas as the "Robin Hood" program.

Inside this issue you'll find our dining (see Page 13) and shopping (see Page 19) guides that focus on locally-owned businesses. Plus you won't want to miss our list of local destinations (see Page 27), including fun-filled family activities!

You will want to keep our Annual Community Guide on your coffee table for the months to come so you can enjoy it all year long!



Frank Volpicella

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ASK THE EDITOR



Abby Bora

Abby Bora
EDITOR
abor@communityimpact.com

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

What is the Annual Community Guide?

In between baking cookies and spending time with family and friends over the holidays, our team at *Community Impact Newspaper* was busy preparing this year's Annual Community Guide.

The paper is special in that we're forgoing our typical news reports for a glimpse at the year ahead—major road projects, school news and city projects to look forward to in 2019. However, we're keeping our popular Impacts and To-Do List pages, so keep an eye out for those sections!

I hope that skimming through this special edition will help you feel connected with your community. You can learn about your city's demographics, where to get a tasty slice of (locally baked!) pizza and what construction projects are happening near your home.

I want our information to be useful to you and also foster a sense of community in Cedar Park and Leander. If you have any feedback about how we can make next year's Annual Community Guide better, please reach out to me. I look forward to working with you in the coming months. Happy new year!

FEATURED STORIES

6 IMPACTS

Now Open, Coming Soon & more

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NOW OPEN

1 Anchor Floors opened Nov. 12 at 1468 E. Whitestone Blvd., Ste. 400, Cedar Park. The business offers several flooring options, including hardwood, vinyl plank, ceramic and porcelain tile, and carpet. Anchor Floors also offers kitchen and bathroom remodeling. 512-729-8171.

www.anchorfloorsandmore.com

2 Great American Cookies and **Marble Slab Creamery** opened a joint location Oct. 23 at 5001 183A Frontage Road, Ste O400, Cedar Park. The dessert shop is the first of its kind in the Austin area. The location offers ice cream, cookies, cookie cakes, catering and more.

Items are made fresh daily. 512-607-5252. www.greatamericancookies.com, www.marbleslab.com

3 Thao Pham opened **Laque Nail Bar** in mid-December at 9800 Lake Creek Parkway, Ste. 130, Austin. The salon offers a variety of nail and waxing services. 512-551-8886. <https://laquenailbar.business.site>

4 Profile by Sanford opened a location at 700 E. Whitestone Blvd., Ste. 203, Cedar Park, on Nov. 14. The business provides one-on-one coaching for weight loss, helping people lose weight and keep it off. 512-379-7742. www.profileplan.com

5 Sistah Sistah Beauty Supply opened Oct. 23 at 251 N. Bell Blvd., Ste. 114A, Cedar Park. The store offers products for hair, skin and beauty for all ethnicities. Though previously only open during weekday evenings, Sistah Sistah has changed its business hours to 1-8 p.m. Monday through Friday and 9 a.m.-6 p.m. Saturday and Sunday. 512-250-8000. www.facebook.com/sistahsistahbeauty

6 A business called **uBreakiFix** opened at 1465 E. Whitestone Blvd., Ste. H-345, Cedar Park, on Nov. 8. The nationwide business fixes electronics such as phones, tablets, computers, video game consoles and more. This is the fourth uBreakiFix store in the Austin area. 512-456-7156. www.ubreakifix.com

7 Owner Daisy Angel opened **Valor Defense Academy** on Dec. 15 at 13201 RM 620, Austin. Valor Defense Academy houses multiple 12 foot-by-7-foot video screens that simulate scenarios in which a person may need self-defense knowledge. Participants use real firearms without ammunition that replicate the recoil a person would feel from using a firearm loaded with ammunition.

8 Ice Cream shop **I-CE-NY**—which serves rolled ice cream with toppings, such as mango sticky rice, mixed in—opened Dec. 20 at Lakeline Mall, 11200 Lakeline Mall Drive, Cedar Park. www.icenicecream.com

9 Pita Haus opened in November at Lakeline Mall, 11200 Lakeline Mall Drive, Cedar Park. The restaurant serves chicken, beef and lamb shawarma in addition to salads, gyro and falafel pitas. 512-888-1973. www.simon.com/mall/lakeline-mall/stores/pita-haus

10 Guy Tano's Kitchen opened Dec. 21 in Leander. The Italian restaurant, located at 901 Crystal Falls Parkway, Ste. 101, Leander, serves homemade bread, New York-style pizza, pasta and subs.

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COMING SOON

11 Humble Pint Brewing Co. will open in April or May at 11880 Hero Way West, Ste. 207-208, Leander. Patrons will be able to enjoy hand-crafted beers brewed on-site, wine and other fermented beverages. The menu will feature pizza, paninis and salads. www.facebook.com/humblepintbrewing

12 The original Noble Sandwich Co. location at 12233 N. RM 620, Ste. 105, Austin, closed Dec. 24 to make way for a new restaurant. Noble Sandwich Co. owners and chefs John Bates and Brandon Martinez are converting the location into **Interstellar BBQ**. Bates said the new restaurant is expected to open by the end of January. 512-382-6248. www.instagram.com/interstellarbbq

ANNIVERSARIES

13 Bella Sera will celebrate its one-year anniversary in Leander on Jan. 29. Located at 1913 S. Hwy 183, Leander, the restaurant serves chicken, seafood, steak and veal. 737-757-2017. www.bellaseraleander.com

14 Don Don Express celebrated its one-year anniversary Jan. 8 at 11815 RM 620, Ste. 4, Austin. The restaurant serves Asian cuisine. 737-205-8025. www.dondonexpressstx.com

RENOVATIONS

15 Cappelliera's Barber Salon reopened its doors Dec. 18 after remodeling and adding new staff members. The barber shop, located at 11600 Hero Way W., Ste. 120, Leander, closed temporarily in November to make changes. 737-757-2050. www.cappmensalon.com

NAME CHANGES

16 Lavish Salon • Boutique changed its name from Southern Charm Salon and Boutique on Nov. 28. The business, located at 1468 E. Whitestone Blvd., Ste. 300, Cedar Park, offers hair, waxing, eyelash, brow and other services.

COMPILED BY **COMMUNITY IMPACT STAFF**
News or questions about Cedar Park and Leander?
Email us at icpnews@communityimpact.com.

512-260-6338. <https://lavishtx.com>

COMMUNITY SERVICE

17 Tomlinson's Feed raised 155,218 pounds of donated pet food during the company's annual Pound4Pound food drive. When customers bought food for donation at a Tomlinson's Feed store, the business doubled their donation. The food will help feed homeless pets in Central Texas rescues and shelters. Tomlinson's has locations in **17A** Leander and **17B** Cedar Park.

Pedernales Electric Cooperative awarded \$24,385 to nonprofits through its Community Grants program. The Dog Alliance, located at 1321 W. New Hope Drive, Cedar Park, received a \$5,000 grant through the program. The funds will be used to purchase automated external defibrillators and provide AED, CPR and first-aid training to staff members, according to a press release. 512-335-7100. www.thedogalliance.org

CLOSINGS

18 Austin Fairy Godmother will be closing its boutique at 10303 E. Crystal Falls Parkway, Leander, on Jan. 20 due to the cost of rental space, according to a statement on the organization's website. The foundation offers affordable dress rentals for proms, homecoming dances, quinceaneras and other formal events. 512-709-9867. www.austinfairygodmother.org

IN THE NEWS

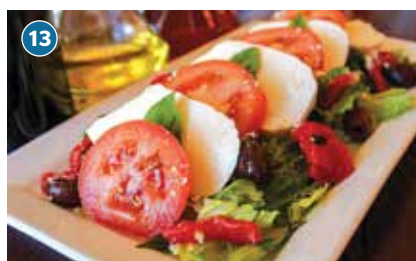
19 Cedar Park Police Department at 911 Quest Parkway, dedicated a memorial in front of the department Dec. 20. The statue honors fallen first responders Firefighter James Buford (1972), Officer William Laws (1979) and Officer Leonard Reed (2010). 512-260-4600. www.cedarparktexas.gov

FEATURED IMPACT — NOW OPEN

A



Donkey Mo's Korean Fried Chicken opened its second location at Lakeline Mall on Nov. 23. The Southern-style Korean fried chicken joint is located at 11200 Lakeline Mall Drive, Ste. VC8, Cedar Park. Donkey Mo's also has a location inside H Mart at 11301 Lakeline Blvd., Austin. 512-506-9386. www.facebook.com/donkeymoskfc



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30 Devine Lake Kite Fest
www.leandertx.gov/parks

APRIL

6 Heritage Festival and Cedar Park Chamber of Commerce Cedar Fest BBQ Cookoff | www.cedarparktexas.gov

14 Cedar Park Spring Egg-Stravaganza
www.cedarparktexas.gov

14 Leander Eggstravaganza
www.leandertx.gov/parks

20 Performance in the Park
www.leandertx.gov/parks

MAY

10-11 Jazz & Art on Main
www.cedarparktexas.gov

13 18th Annual Chamber Golf Classic
www.cedarparkchamber.org

18 Old Town Street Festival
www.oldtownstreetfestival.com

JULY

4 Cedar Park Fourth of July Parade and Celebration | www.cedarparktexas.gov

19 Mother and Son Dance
www.cpparks.net

AUGUST

3 Business Expo and Job Fair
www.cedarparkchamber.org

SEPTEMBER

1 Splash Jam | www.cedarparktexas.gov

28 Leander Best Party Ever
www.leandercc.org

OCTOBER

12 Cedar Bark Festival
www.cedarparktexas.gov

26 Fable Fest
www.cedarparkbooks.org/fable-fest

NOVEMBER

9 Veterans Parade and Ceremony
www.cedarparktexas.gov

11 Veterans Ceremony
www.leandertx.gov/parks

DECEMBER

6 Tree Lighting and Santa's Workshop
www.cedarparktexas.gov

7 Old Town Christmas Festival
www.leandercc.org

7 Winter Wonderland Open House
www.leandertx.gov/library

FEB. 20-24

Cirque du Soleil stops in Cedar Park for eight shows

"Corteo" incorporates theater, comedy and acrobatics. 7:30 p.m. (Feb. 20-23), 3:30 p.m. (Feb. 22-23), 1 p.m. (Feb. 24), 5 p.m. (Feb. 24). \$49+. H-E-B Center at Cedar Park, 2100 Avenue of the Stars, Cedar Park. 512-600-5000. www.cirquedusoleil.com

COURTESY CIRQUE DU SOLEIL



FEB. 15

City of Cedar Park holds father-daughter dance

The dance gives dads and daughters a chance to create memories together. Registration is required. 6-7:30 p.m. (infants to 7-year-olds). 8-9:30 p.m. (age 8 and older). \$25 per couple, \$7 per additional daughter. 512-401-5500. www.cedarparktexas.gov/departments/parks-recreation

FEB. 15

Leander Chamber hosts Black History Month event

The Sixth Annual Black History Month Celebration features dinner and speaker Gigi Edwards Bryant, an Austin Community College board member. 6 p.m. \$2-\$5. Hill Country Bible Church, 11880 Hero Way West, Ste. 600, Leander. 512-259-1907. www.leandercc.org

ABBY BORA/COMMUNITY IMPACT NEWSPAPER



FEB. 16

Austin Steam Train offers Valentine's Day Flyer

Guests can board the flyer and enjoy beer and wine as they travel through the Texas Hill Country. Passengers can have lunch and walk around Burnet before heading back. 10 a.m.-4 p.m. \$38-\$65. Austin Steam Train Association, 401 E. Whites-tone Blvd., Ste. C-100, Cedar Park. 512-402-3830. www.austinsteamtrain.org

FEB. 22

Leander expo highlights community businesses

The Living Leander Community Expo features food, entertainment, shopping and giveaways. Local businesses have the chance to share their services with patrons. 4-8 p.m. Free. Premier Athletic Complex, 8220 183A Toll Road, Leander. 512-259-1907. www.leandercc.org

COURTESY LEANDER CHAMBER OF COMMERCE



To-do list

Your ultimate local guide for events in the months of January and February

Find more or submit Cedar Park or Leander events at **communityimpact.com/lcp-calendar**.

Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

JAN. 31

Workshop educates on teen alcohol and drug use

Mary Ann Kluga, Leander ISD's alcohol drug awareness and prevention team coordinator, will speak at an event that focuses on the factors that lead to adolescent alcohol and drug use. 6:30-7:30 p.m. Free. Glenn High School, 1320 Collaborative Way, Leander. 512-570-0000. www.leanderisd.org/calendar

FEB. 9

Chili fest supports JROTC

Leander High School's Air Force junior ROTC Booster Club provides all-you-can-eat chili and fixings at a chili fest event. The event also features face painting, door prizes and 50 silent auction items. 4-7 p.m. \$10. Leander High School, 3301 S. Bagdad Road, Leander. www.facebook.com/events/282976379005436

JAN. 31-FEB. 2

Rouse students perform musical, 'Bring It On'

Rouse High School students perform in a musical production. The play was inspired by the teen cheerleading film "Bring It On." 7 p.m. (Jan. 31-Feb. 2), 1 p.m. (Feb. 2). \$15. Rouse High School Theatre Department, 1222 Raider Way, Leander. 512-570-2000. www.rousetheatre.com

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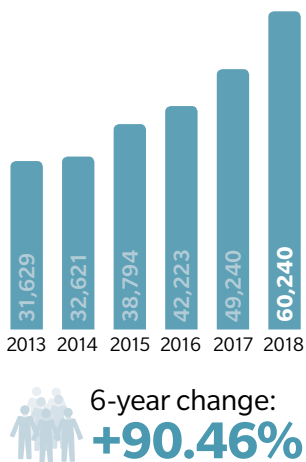
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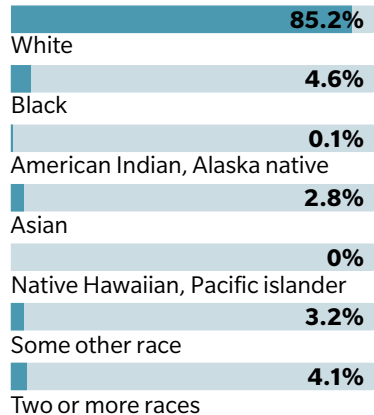
COMPILED BY **ABBY BORA AND MARISA CHARPENTIER**

Getting TO KNOW CITY OF LEANDER

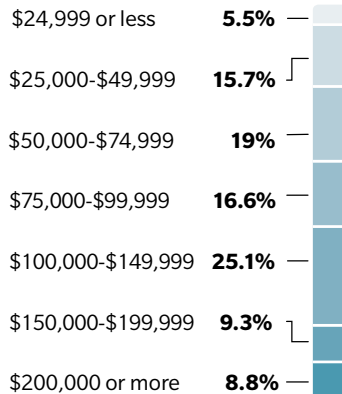
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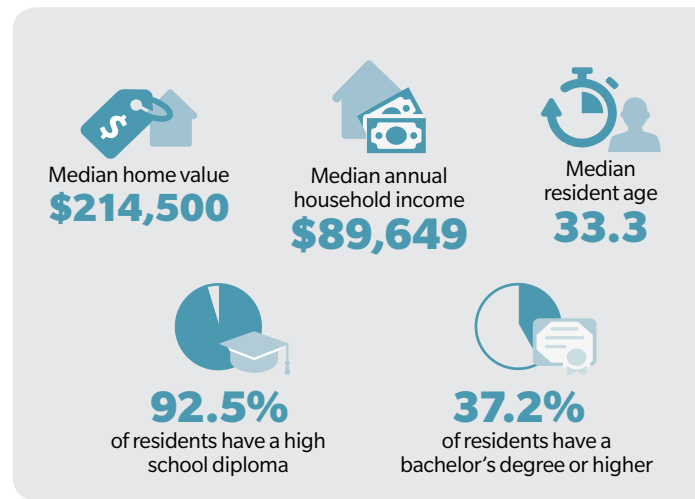


HOUSEHOLD INCOME



Leander was established in 1882, although it was officially incorporated in 1978. During the last six years, the city's population has grown by over 90 percent.

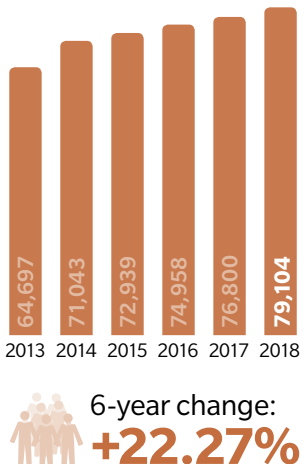
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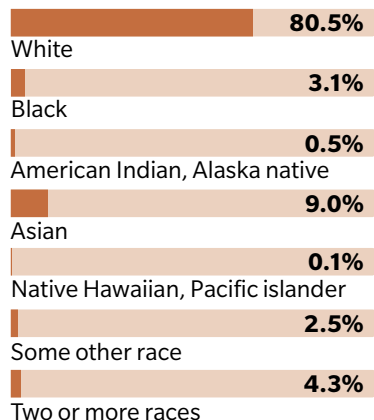
SOURCES: CITY OF LEANDER, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES/COMMUNITY IMPACT NEWSPAPER

Getting TO KNOW CITY OF CEDAR PARK

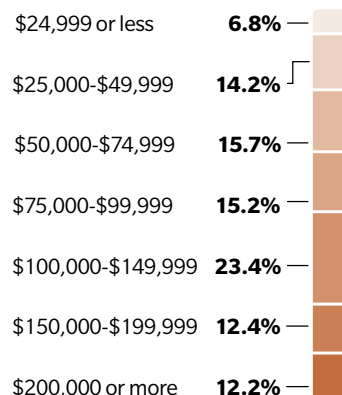
POPULATION



RACE REPRESENTATION*

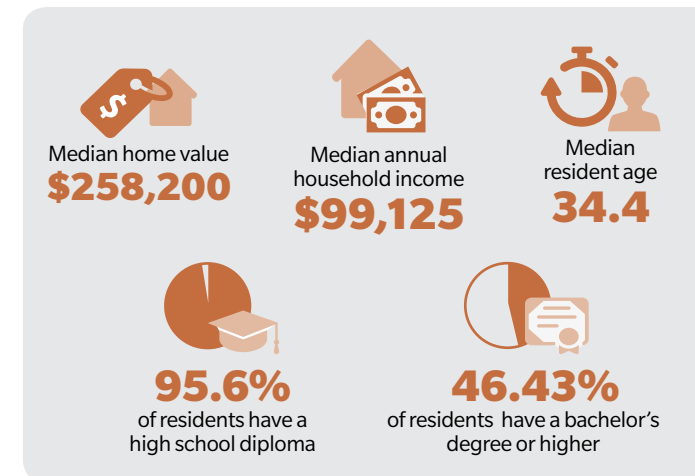


HOUSEHOLD INCOME



Cedar Park was first named in 1887. The city was later incorporated in 1973. U.S. Census population estimates revealed that Cedar Park was the 13th fastest-growing city with over 50,000 residents in the nation from July 2016-July 2017.

PERCENTAGES MAY NOT ADD UP TO 100 PERCENT DUE TO ROUNDING.



SOURCES: CITY OF CEDAR PARK, CEDAR PARK HERITAGE SOCIETY, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES/COMMUNITY IMPACT NEWSPAPER



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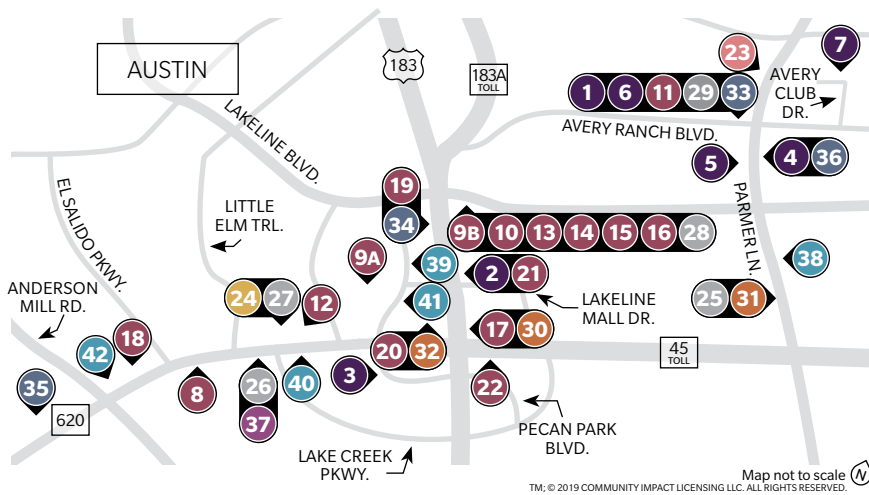
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B Breakfast/brunch H Happy hour K Kids menu

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10526 W. Parmer Lane, Ste. 401
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- 5 Moonshine Patio Bar & Grill**
10525 W. Parmer Lane
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- 6 The Rotten Bunch**
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- 7 Sunset Grill at Avery Ranch Golf Club**
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- 9 Donkey Mo's Korean Fried Chicken**
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B) 11301 Lakeline Blvd. (inside H Mart)
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www.facebook.com/estreettacos
\$ K
- 11 Hunan Ranch**
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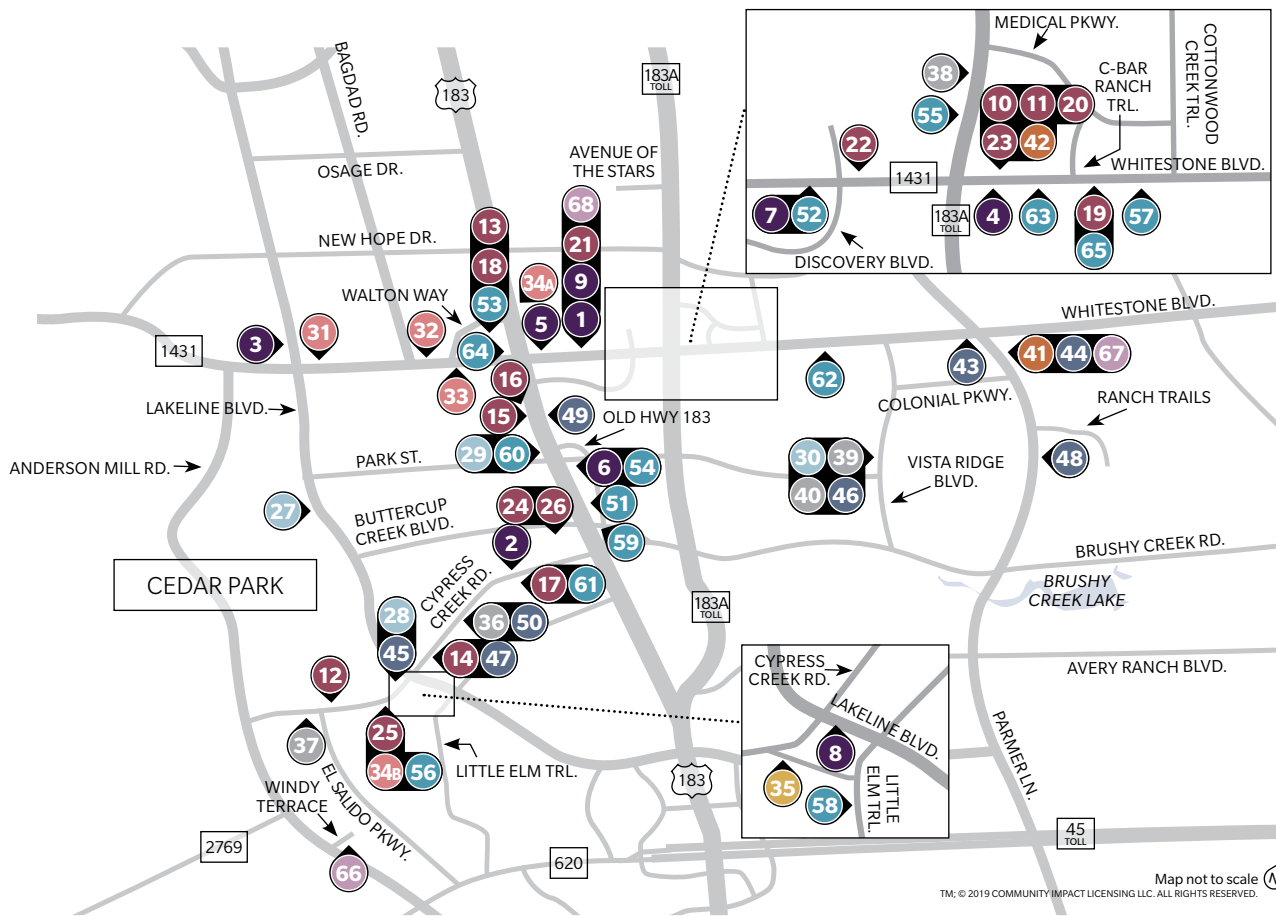
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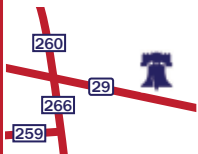
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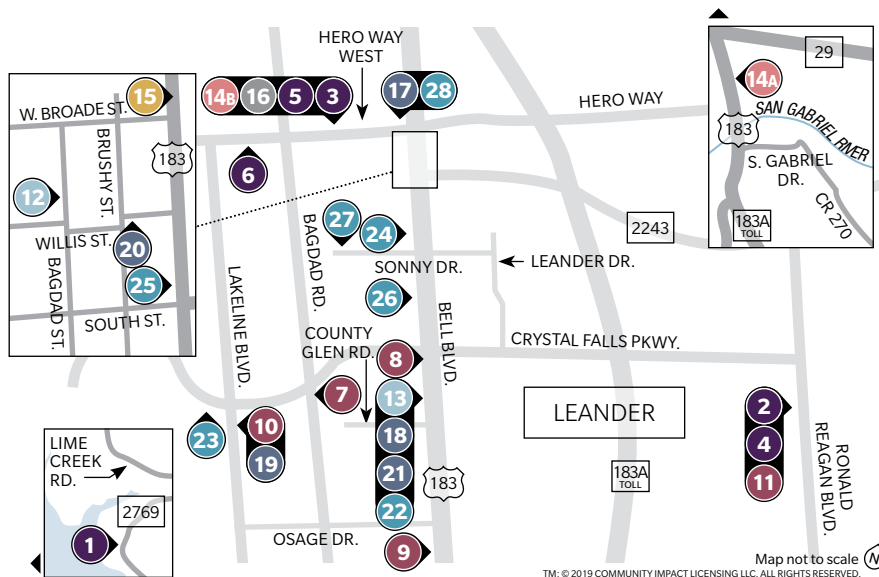
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\$\$ B
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 www.cherrycreekatfish.com
\$\$ H K
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- 26 Mayito's Mexican Restaurant**
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 www.facebook.com/mayitosmexicanrestaurant1
\$ B K
- 27 Super Valle Meat Market**
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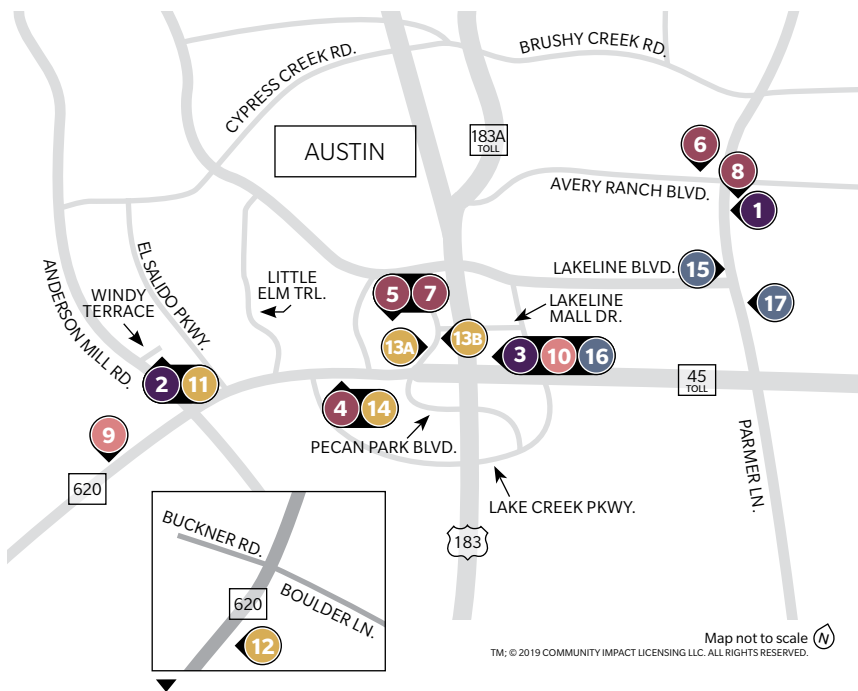
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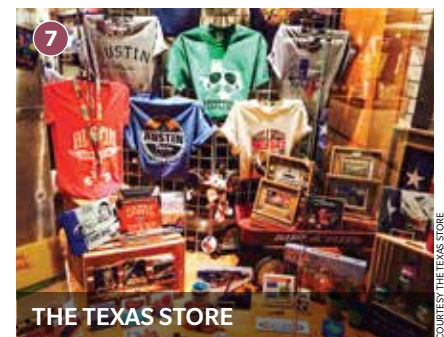
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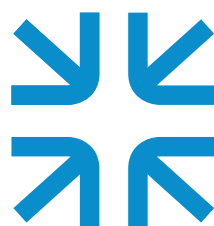


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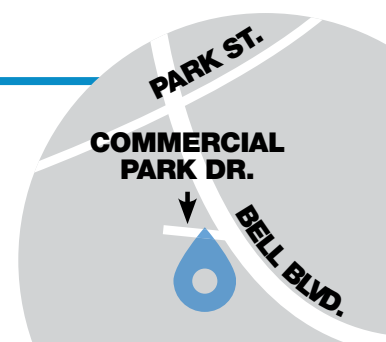
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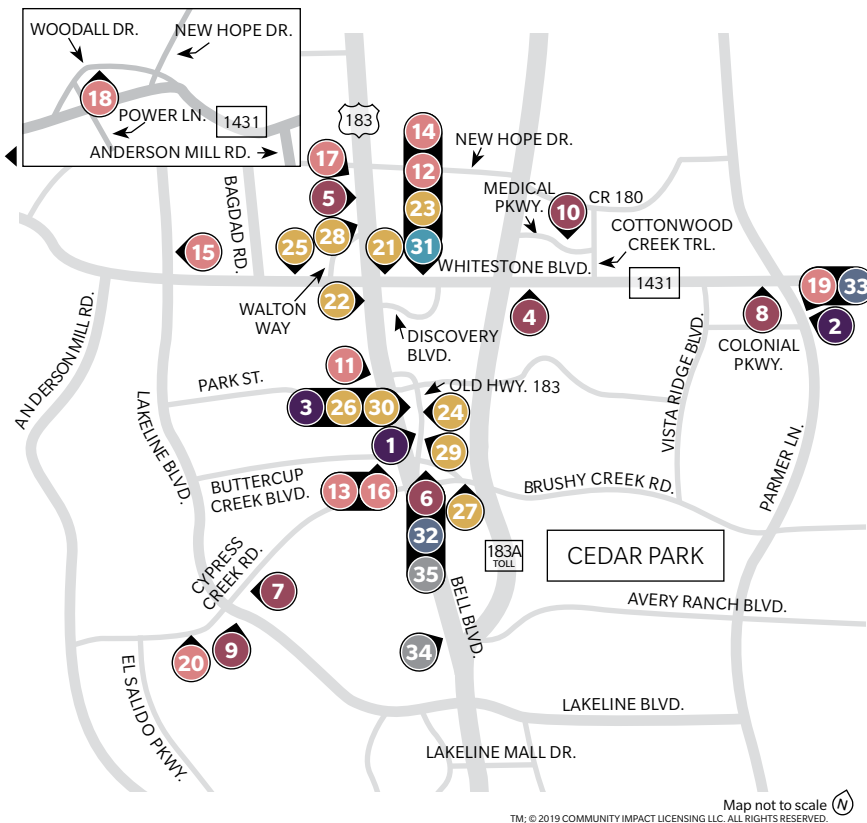
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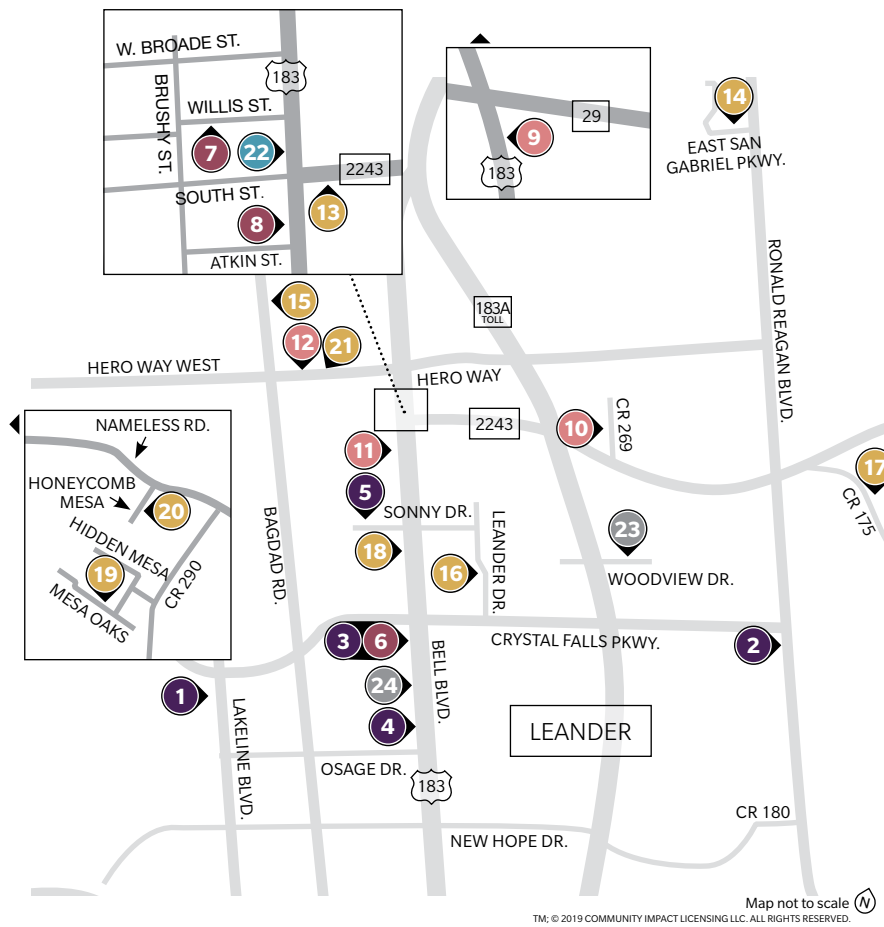
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Leander Marketplace, located at 1291 E. Woodview Drive, includes nine shops selling a range of home decor, gifts and more.

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North Brushy Street construction in Old Town Leander experiences weather delays

BY **MARISA CHARPENTIER**

After facing numerous weather delays, construction on North Brushy Street is expected to be complete by May at the latest, according to City Engineer Wayne Watts.

Improvements to North Brushy began in June and include reconstruction of two blocks of the street, construction of sidewalks and landscaping, the installation of a storm drainage system and additional parking, and more.

Funding for the \$1.9 million project, which is located in Old Town Leander, comes from Leander general obligation bonds.

Watts said the goal of the streetscape project is to improve the aesthetics and land values in the area.

"It improves the usefulness and attractiveness of the area for city events, chamber [of commerce] events, Christmas festivals and spring festivals," Watts said. "It basically brings us into a more modern look."

Although the project was expected to be substantially complete in December, Watts said rain has caused continued delays. He said paving is expected to be complete in late March, and landscaping should be complete in April. The goal, Watts said, is that everything is finished by May, in time for the annual Old Town Street Festival, which is scheduled for May 18.

Several businesses are located on the portion of North Brushy that is under construction, including the Leander Beer Market and Bella's Beauty Salon. Genc Krasniqi, co-owner of Leander Beer Market, said since construction began, sales have dropped about 40 percent. However, he said he is excited for what the project has in store.

"It will make a tremendous impact and make the city look good. ..." Krasniqi said. "We support it and were very excited about it from day one."



Construction on North Brushy Street in Leander aims to beautify the Old Town district.

OTHER ONGOING PROJECTS IN 2019

Project description	Estimated timeline
Anderson Mill Road reconstruction: Phase 1 of the \$7 million reconstruction project realigns Anderson Mill from FM 1431 south to Gaspar Bend. Paving began Jan. 9, according to Cedar Park spokesperson Jennie Huerta.	January 2017- January 2019
Raider Way and East Woodview Drive improvements: Plans for the project, which is intended to improve traffic flow around Wiley Middle School and Rouse High School, are 90 percent complete, Leander City Manager Kent Cagle said at a Jan. 3 City Council meeting.	June 2019-end of 2020
San Gabriel Parkway extension: The project, which costs Leander \$1.56 million, connects San Gabriel from CR 270 to Ronald Reagan Boulevard. Cagle said at a Jan. 3 meeting that the project is now under construction and is expected to be complete by June 2020.	November 2018- June 2020

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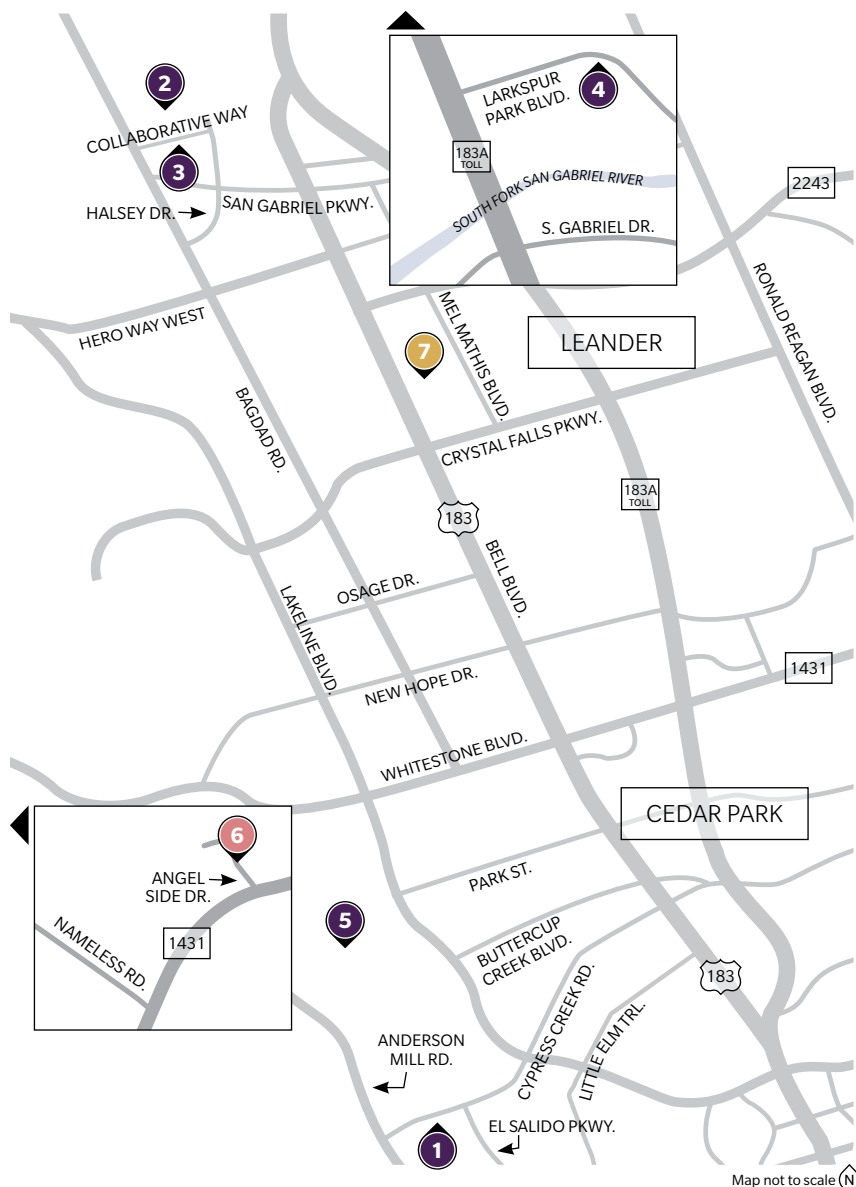
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LEANDER ISD

DISTRICT NEWS

Leander ISD's board of trustees approved a new student information system for the 2019-20 school year at a meeting Dec. 13. The district's new system, eSchoolPlus, will offer mobile applications for parents and students and improved functionality, according to LISD documents.

1 Cedar Park High School

A 2017 bond project to replace grandstand seating at Cedar Park High School is complete, according to LISD spokesperson Corey Ryan. Additions and renovations to the school's softball complex are in progress.

2 Stacy Danielson Middle School

LISD's board of trustees voted 6-0 Dec. 13 to name the district's ninth middle school after Stacy Danielson, who spent her entire

teaching career at Cedar Park High School and was the school's dance director. Danielson died of cancer last summer. The middle school opens in 2020.

3 Glenn High School

A new agricultural facility at Glenn High School is under construction, with crews working on underground electrical work, retaining wall installation and more in January, according to district documents.

4 Larkspur Elementary School

LISD's school board voted 4-1, with one abstention, to name the upcoming elementary school Larkspur after the subdivision where it is located. The school will open for the 2019-20 school year.

5 Westside Elementary School

Amanda Lillard was announced as the new principal for Westside Elementary on Dec. 13. Lillard started teaching in 2005 and began working for LISD in 2006. Most recently, she served as the assistant principal of Block House Creek Elementary School.

Leander ISD Educational Excellence Foundation

The Leander ISD Educational Excellence Foundation's grant patrol distributed 18 grants to teachers throughout the district for classroom materials, assistance for student video announcements and other purposes. The grants totaled \$8,368 and were given out at 13 different schools Dec. 18.

PRIVATE SCHOOLS

6 Sterling Classical School

Sterling Classical School relocated in early November from Hero Way West to a new 14-acre campus in front of the Travisso subdivision at 12800 Angel Side Drive, Leander. Children in grades preK through 12 attend the Christian school, which also offers extracurricular programs. The school is accredited through the Southern Association of Colleges and Schools and offers dual-credit classes with Colorado Christian University.

COMPILED BY **ABBY BORA**
News or questions about local education?
Email us at lcnews@communityimpact.com.



STACY DANIELSON MIDDLE SCHOOL RENDERING



LEEF GRANT PATROL



STERLING CLASSICAL SCHOOL

CHARTER SCHOOLS

7 Founders Classical Academy

Community members donated \$35,000 in funds for holiday bonuses for teachers at Founders Classical Academy of Leander. The check was given to Headmaster Kathleen O'Toole on Dec. 12 and distributed to teachers, according to a statement from the academy. Founders Classical Academy is a public charter school for students K-12.

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MOST POPULAR NEWS STORIES OF 2018

COMPILED BY **ABBY BORA**

1 Alamo Drafthouse planned to come to Cedar Park in Presidio development

Published: May 10, 2018

2 \$15M in city funding allocated for Northline project in Leander

Published: July 17, 2018

3 Plans for Indigo Ridge North development recommended by Cedar Park zoning commission

Published July 18, 2018

4 Cedar Park City Council approves land use petition for horizontal mixed-use development called Indigo Ridge North

Published March 9, 2018

5 Cedar Park City Council approves Lakeline Park Master Plan

Published Dec. 7, 2018

A snapshot in time

**Date:** Aug. 7, 2018

In an opening ceremony for the Ismaili Jamatkhana in Cedar Park, a place of worship and gathering for Ismaili Muslims, speakers included (from left) Dr. Barkat Fazal, president of the Aga Khan Council for the United States; Texas Gov. Greg Abbott; and Cedar Park Mayor Corbin Van Arsdale.

READER FEEDBACK



"THANK YOU! Look forward to each edition of IMPACT!"

Ruth N. from Nextdoor on Nov. 21, 2018

"In 1997 I went to work for the Cedar Park post office. There were 14 regular mail routes and 1 auxiliary route. After this springs mail count there are 42 routes! THAT is growth!"

Brenda S. from Facebook on May 24, 2018

"Great to see @IncubatorV featured in the @impactnews_lcp It's amazing what these young entrepreneurs are doing. Education for the future."

Brittany P. from Twitter on Sept. 24

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COMPILED BY **MARISA CHARPENTIER**

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AUSTIN STEAM TRAIN ASSOCIATION

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www.austinsteamtrain.org



COMMUNITY IMPACT STAFF

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COMMUNITY IMPACT NEWSPAPER

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www.travisaudubon.org

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2301 Bagdad Road, Ste. 401-402,
Cedar Park
512-549-2454
www.hitmakermusicschool.com



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CEDAR ROCK RAILROAD

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Southwest Williamson County Park,
3005 CR 175, Leander. 512-413-1705
www.cedarrockrailroad.com

ESCAPE ROOM LEANDER

Groups enter rooms filled with puzzles, codes and locks, attempting to finish as many as possible in 62 minutes.

Wiley Center, 2403-2405 S. US 183,
Leander
512-731-9882
www.escaperoomleander.com

SPLASH SHACK

The indoor waterpark features an 8,000-square-foot play structure, eight slides and a splash pad for young children.

1801 Clover Lane, Cedar Park
512-820-3636
www.splashshacktx.com

WAY OFF BROADWAY COMMUNITY PLAYERS

The local theatrical group performs plays throughout the year. Plays in 2019 include "I Take this Man,"

"Anybody for Murder" and "Blithe Spirit."

11880 Hero Way West, Leander
512-259-5878 | www.wobcp.org



COURTESY OLD TOWN LEANDER FARMER'S MARKET

OLD TOWN LEANDER FARMER'S MARKET

Farmers Markets

CEDAR PARK FARMERS MARKET

The farmers market takes place on Wednesdays next to the Family Emergency Room.

3620 E. Whitestone Blvd., Cedar Park
956-286-7775

TEXAS FARMERS' MARKET AT LAKELINE

Every Saturday local vendors and farmers gather to sell produce and food items.

11200 Lakeline Mall Drive, Cedar Park
512-953-7959
www.texasfarmersmarket.org/lakeline

OLD TOWN LEANDER FARMER'S MARKET

Local vendors and artisans gather every Saturday to sell home-grown and locally grown vegetables and meats. The event sometimes features live music and cooking demonstrations.

203 W. Broade St., Leander
512-698-1839
www.smoothvillage.com

Parks and Recreation

LEANDER

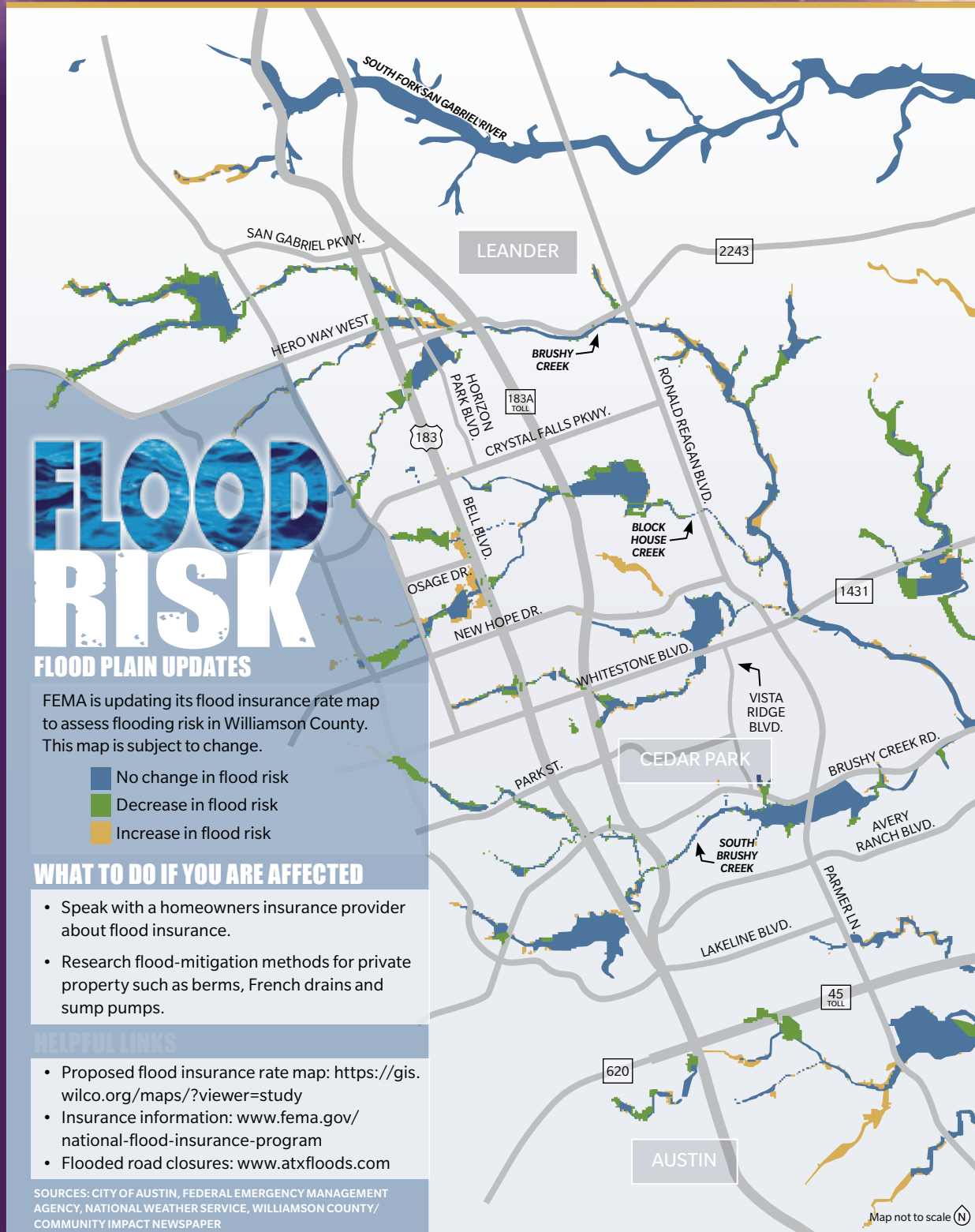
The Leander Parks and Recreation Department has several outdoor sites including Robin Bledsoe Park, Benbrook Ranch Park and Disc Golf Course, the Mason Homestead and more.

512-528-9909
www.leandertx.gov

CEDAR PARK

The Cedar Park Parks and Recreation Department offers an array of parks and outdoor spaces such as the Cedar Park Sculpture Garden, Brushy Creek Lake Park, Buttercup Park Pool, the Veterans Memorial Park and more.

512-401-5500
www.cedarparktexas.gov



CONTINUED FROM 1

The new map is based on a recent watershed study by the Upper Brushy Creek Water Control and Improvement District, the operator of flood-control structures in the Upper Brushy Creek Watershed.

Insurance companies use FEMA's flood insurance rate maps to determine if flood insurance is legally mandated for a property. Congress mandates that federally regulated or insured lenders require flood insurance on mortgaged properties that are in high-risk flooding areas. Even if properties are not located in these areas, mortgage lenders may still require flood insurance, according to FEMA's website.

Michael Lafferty, a certified flood plain manager with the city of Leander, said he does not know how many properties in Leander will move into or out of the flood plain in the new maps. In early 2018, cities had a chance to submit appeals based on the preliminary map. Lafferty said the city submitted appeals regarding a few subdivisions and is still waiting to hear back from FEMA to see if those subdivisions will be in the flood plain in the new map.

"In general, I would say the flood plain has gotten larger," Lafferty said. "But as far as individual property, depending on where you are in the city, it could be a very small change, almost insignificant. There are some areas where there are significant boundary increases, but it's kind of on a case-by-case [basis]."

The new map shows structures moving into and out of the flood plain in Cedar Park, according to Darwin Marchell, the director of engineering for the city of Cedar Park. Marchell said in an email there are 352 structures in a current FEMA flood plain zone and 384 structures in the proposed map.

Data for the Upper Brushy Creek Watershed Study was compiled by Williamson County and multiple municipalities, including Leander and Cedar Park. The new maps were developed using updated development information, detailed topographical data and modern technology, providing an extensive update the area has not seen in nearly three decades.

Leander City Engineer Wayne Watts said the

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STORIES TO FOLLOW CONTINUED

2 Leander ISD expects to pay millions into state 'Robin Hood' system

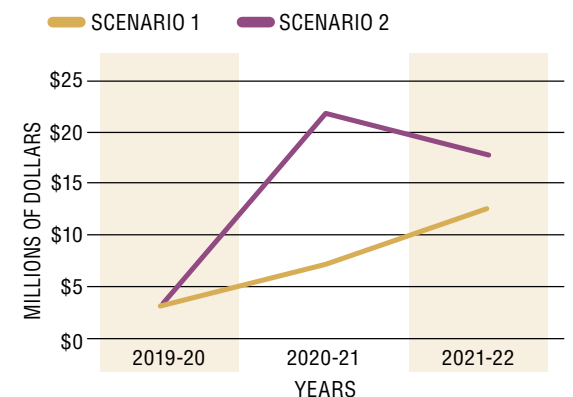
THE LATEST: Leander ISD will set the 2019-20 budget this year, which may have to take into account state recapture costs. Texas school districts deemed "property-wealthy" must share property tax revenue with "property-poor" districts through Chapter 41 of Texas Education Code, commonly known as the "Robin Hood" system.

Classified as a Chapter 41 district since 2009, LISD has not yet been required to pay significant recapture costs. However, LISD expects to begin paying into the system in the 2019-20 academic year, paying approximately \$3 million through installments from February through August 2020.

The exact recapture costs over the upcoming years are dependent on property value growth and the decisions of the 86th Legislature, which could decide to alter the laws. LISD Chief Financial Officer Lucas Janda said if the legislature ends in May, the district will have the information in time for budget adoption.

POSSIBLE RECAPTURE COSTS

Leander ISD could begin paying into the state's recapture system during the 2019-20 academic year. Scenario 1 shows possible costs with 4 percent property value growth while Scenario 2 considers 10 percent growth in 2019-20 and 4 percent the following years.



SOURCE: LEANDER ISD/COMMUNITY IMPACT NEWSPAPER

CONTINUED ON 30

area's flood insurance rate map was last updated in 2008 and was based on work that was done in 1991. Both Leander and Cedar Park have seen significant growth since then.

Watts said the Upper Brushy Creek Watershed Study was based on a 2012 snapshot of Leander.

"Lots of things have happened in Leander since 2012, like during that [time], doubling the population," Watts said.

Watts said once the map is finalized, city staff plans on sending more updates to FEMA based on newer data.

'FLASH FLOOD ALLEY'

Central Texas is nicknamed "Flash Flood Alley," according to KVUE chief meteorologist Albert Ramon. Ramon said flooding occurs here because of the area's proximity to the Gulf of Mexico and the nature of the area's topography.

"It really only takes an isolated thunderstorm that sits over an area for a short period of time, mainly west of the interstate, to cause some issues," Ramon said.

Ramon said moving west of I-35, the amount of soil decreases, and limestone is not far below the surface.

"So if you think of the soil as a sponge, it doesn't take a whole lot of rainfall for you to get saturated soil and then in turn cause runoff to low-water crossings," Ramon said.

Low-water crossings are roads that intersect either a low area or a creek, Ramon said. He said while Austin experiences urban and street flooding due to the amount of concrete it has, issues in Cedar Park and Leander typically stem from low-water crossings.

Ramon said the past winter and fall have seen above-average rainfall, and the rest of winter and spring will likely be wetter than average due to that rainfall.

"Soil is going to stay saturated; lakes are up," Ramon said. "Several inches of rainfall in the wrong place can cause some big-time issues."

NEW STORMWATER PROGRAM IN CEDAR PARK

One of the most notable steps Cedar Park is taking to address flooding is creating a new stormwater

drainage program. Voters approved a proposition in May allowing for the redirection of a portion of sales tax revenue to fund the program. The program handles infrastructure projects; provides maintenance of drainage infrastructures, such as creeks, ponds and ditches; and handles permits.

The stormwater program is now in the process of prioritizing 19 critical drainage projects, such as areas of Block House Creek, Riviera Springs and Deer Run. These 19 problem areas were discovered after the city hired a consulting firm to identify problem areas in 2016. Emily Truman, the stormwater program manager, gave an update on the program at a Dec. 13 City Council meeting.

"We are now working on prioritizing these projects with an updated criteria that focuses on the protection of property and structures as well as public safety," Truman said at the meeting.

Truman said the ranking of these projects should go before City Council for comment and approval in early 2019. The ranking will then serve as a guide for implementing the projects.

Marchell said flooding mainly occurs in older areas that were developed before Cedar Park was incorporated and therefore were not designed to city drainage standards. He said most of the drainage projects the city will be focusing on address flooding in these places.

Watts said the city of Leander does not have flooding-related projects in the works at this time, and the city has not seen a need to create its own stormwater program.

"I'm not expecting to do so because of our topography," Watts said.

As a longtime Cedar Park resident, Krienke said she is in favor of the steps Cedar Park is taking to improve drainage through its new program.

"I think all towns ought to implement things like that," Krienke said. "Work on it before it happens. It saves the taxpayers and the landowners a lot of problems."

Reporting contributed by Iain Oldman.

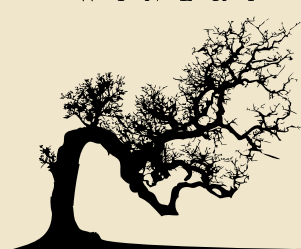
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3 Mixed-use developments in Cedar Park, Leander advance

WHAT WE REPORTED: Several mixed-use projects, which can include retail, office, restaurant, housing and other uses, are in the works in Cedar Park, such as Indigo Ridge North and Presidio. The city of Cedar Park is also planning to redevelop the area around Bell Boulevard between Buttercup Creek Boulevard and Park Street as a new mixed-use district. Leander City Council approved up to \$15 million in infrastructure funding for Northline, a proposed mixed-use project near Toll 183A.

THE LATEST: Cedar Park City Council selected RedLeaf Properties Jan. 10 to be the master developer partner with the city for the Bell Boulevard redevelopment project. Developer Alex Tynberg said Northline is expected to break ground in mid-2019. Indigo Ridge North developer Todd Madden said he submitted a site development permit request to the city of Cedar Park for a large part of the Village District—which could include shopping, a hotel and more. The Presidio project grew to around 200 acres at the end of 2018. Alamo Draffhouse will break ground at Presidio in the spring.

MIXED-USE DEVELOPMENTS

Several area mixed-use developments are in the works.



Larkspur Elementary School is under construction.

MARISA CHARPENTIER/COMMUNITY IMPACT NEWSPAPER

4 LISD builds new schools in northern part of district

WHAT WE REPORTED: Leander ISD's 2017 bond will pay for several new schools. Most population growth is expected in the northern portion of the district, which is where the schools are being built according to a fall 2018 demographic report by Population and Survey Analysts.

THE LATEST: LISD's 27th elementary school, Larkspur Elementary School, will open in 2019. The district's ninth middle school—named in honor of Stacy Danielson, Cedar Park High School's former dance director who died of cancer last summer—opens in 2020 across from Glenn High School. The school board discussed the attendance zoning process for Stacy Danielson Middle School Jan. 10.

5 RM 1431 project could be finished in summer

WHAT WE REPORTED: The Texas Department of Transportation began the RM 1431 "Gap Project" in early 2017 to widen the road to six lanes from Market Street to Cottonwood Creek Trail.

THE LATEST: TxDOT is working on the middle of the road, including a median. The project is expected to be complete in the summer.

6 Expansions underway for regional water intake system

THE LATEST: The Brushy Creek Regional Utility Authority is a partnership among Cedar Park, Leander and Round Rock to bring water from Lake Travis to the cities. The BCRUA starts construction on the expansion of the floating water intake on Lake Travis and water treatment plant this year. This phase could be completed in summer 2020 and will expand the intake's capacity to 32.5 million gallons of water per day.

7 Cedar Park, Leander to elect new city council members

THE LATEST: Places 1, 3 and 5 on city councils in both Leander and Cedar Park are up for re-election in May.

Those are the seats of Stephen Thomas, Mayor Pro Tem Anne Duffy and Heather Jefts in Cedar Park. The seats of Andrea Navarrette, Shanan Shepherd and Jeff Seiler are up for re-election in Leander.

Election day will be May 4. Residents interested in running for election may file to run Jan. 16-Feb. 15.

HOW TO RUN FOR city council

- 1 Find out how to get an application at www.leandertx.gov/elections or www.cedarparktexas.gov.
- 2 File your application and fee or petition with the city secretary between Jan. 16-Feb. 15.

*Simplified; find more information online

SOURCES: CITY OF CEDAR PARK, CITY OF LEANDER/COMMUNITY IMPACT NEWSPAPER

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8 Police eye improvements

WHAT WE REPORTED: In July, a firm hired to review the Cedar Park Police Department recommended a staffing analysis and more training, supervision and documentation of the criminal investigations division. The Leander Police Department acquired a police dog in 2018.

THE LATEST: Cedar Park Police Chief Sean Mannix said 2019 will see the completion of the staffing study and five-year strategic plan in the spring. Leander Police Chief Greg Minton said the criminal investigations division now has a computer forensic lab and plans to hire two new detectives early this year.



The Cedar Park Police Department unveiled its facility expansion in October.



The first phase of Leander's Lakewood Park is expected to open in October.

9 Major parks under development

WHAT WE REPORTED: The city of Leander is developing a Parks, Recreation and Open Space Comprehensive Plan. New parks projects are underway in both cities, including Lakewood Park in Leander and Lakeline Park in Cedar Park.

THE LATEST: Leander's parks comprehensive plan will be debuted to City Council in March. The first phase of Lakewood Park could open in October, and construction on Leander's senior activity center is expected to begin in the summer. Lakeline Park, which will be Cedar Park's largest park, will be under design in 2019.

10 Williamson County preps for the potential effects of a new Apple campus

THE LATEST: Apple announced in December it would build a second Northwest Austin campus on the corner of McNeil Drive and Parmer Lane, where it will initially hire 5,000 new employees. That number could grow to 15,000 employees over time. Williamson County Commissioners Court approved an economic incentive deal with Apple. In exchange for investing \$400 million in purchasing the land and developing the campus as well as creating 4,000 new jobs, Williamson County would abate or reimburse 65 percent of ad valorem taxes for real and business personal property for 15 years totaling \$16 million in reimbursements to Apple.

"Everyone came together to see the greater good," said Ben White, Cedar Park's director of economic development. "It's a unique situation we find ourselves in in Williamson County. We all play together; we all win together."

Austin's surrounding communities are likely to see a spillover of new Apple employees buying houses or filling rental properties, according to several local Realtors.



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Pigg Pen Cycles

Father-son business works on motorcycles in Leander

Pigg Pen Cycles—which services and customizes Harley-Davidsons and builds some ground-up motorcycles—has been in Leander for eight years. The company has seen many changes in the city.

“The growth of the city has just been incredible ...” said Ryan Green, who runs Pigg Pen Cycles. “It’s just incredible how everything has just blown-up; more and more people are coming through, and all kinds of people—a lot of fun.”

Green co-owns the company with his father, Doc, and Dale Mather, an investor partner. Green said Doc runs the front of the shop while he works on motorcycle maintenance, repairs and builds.

“I’ll have my kids in here; they’ll be running amuck. So you can see three generations of the Greens ...,” Green said. “So I hope that customers come in and they feel that they’re part of it as well.”

Pigg Pen Cycles supports its community, especially through programs that have to do with dogs, children and veterans, Doc said. The business hosts a benefit event called Hogs for Dogs each year and proceeds go toward Texas Humane Heroes in Leander.

“The Hogs for Dogs benefits, those are absolutely the best times,” Green said. “We get out there, and everybody loves to support these animals and this cause.”

Back at the shop, Doc said Pigg Pen Cycles primarily focuses on maintenance services with proficiency in wreck repair. He said they also extend safety tips for both first-time and experienced riders.

“We’re very much into education,” Doc said. “The way I’ve always said it is an educated rider is a safer rider. He knows his machine better.”

Green said the quality of work at Pigg Pen Cycles keeps customers coming back, and he encourages anyone interested in the work they do to stop by the shop.

“We’re a family; come on down and check us out,” Green said. “[Whether] you’re in the motorcycle industry or ... you’re just curious about these things, we just love to talk about them.”



Ryan Green works on a motorcycle at Pigg Pen Cycles in Leander.



Green built this motorcycle.



Green (right) co-owns the shop with his father, Doc (left) and Dale Mather (not pictured).

Pigg Pen Cycles

410 Municipal Drive, Bldg. A, Ste. 200, Leander

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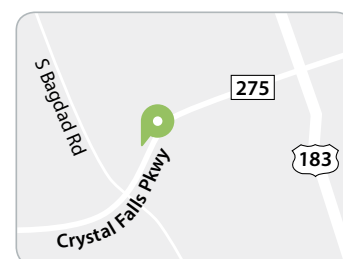
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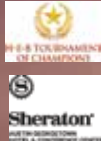
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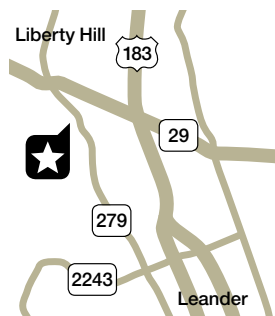
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1: Customers can find chocolate-glazed doughnuts and more at Nathalie's Donuts in Cedar Park. Some other flavors include Oreo and apple fritter doughnuts. **2:** Sophia Sarou co-owns Nathalie's Donuts with her mother, Ponnavey Yen. The shop is named after Sarou's daughter. **3:** Nathalie's Donuts offers more than doughnuts, including numerous breakfast options such as breakfast tacos, sausage and cheese kolaches and croissants.



Nathalie's Donuts

BY MARISA CHARPENTIER

Cedar Park doughnut shop bakes treats 'with love'

Sophia Sarou thinks of her grandmother whenever she smells warm doughnuts. She remembers her childhood in Massachusetts, where in the morning her grandmother would slip a doughnut into the toaster oven and then dip it in her coffee.

Nowadays Sarou, co-owner of Nathalie's Donuts in Cedar Park, is surrounded by doughnuts daily. She and her family moved to Texas and opened Nathalie's Donuts in 2010.

"The Boston area is really expensive, so [we said], 'Let's try out Texas,'" Sarou said. "I came up to visit, and I fell in love with Austin."

The endeavor was a family effort. Her mother, Ponnavey Yen, is the other co-owner, and Sarou's brother helped set up the shop. Her uncle, one of the

founders of Donut Taco Palace in Austin, imparted recipe techniques. When it was time to pick a name, they chose Nathalie, Sarou's then-2-year-old daughter.

The shop's menu has expanded to include breakfast tacos with homemade salsa, breakfast croissants and kolaches since opening. In addition to typical doughnut offerings like glazed and cream-filled, Nathalie's offers maple-glazed, Oreo and Fruity Pebble flavors. The shop also caters for special events.

Sarou said she is grateful for the support her family-owned shop receives from the community. The owners give back, too, providing discounts and sponsorships to local school groups.

Sarou said what makes her doughnuts different than those of doughnut chains is simple: "They're made with love."

Five MOST POPULAR DOUGHNUT FLAVORS:

Glazed Fruity Pebbles
Maple bacon Apple fritter
Oreo cookie

Five NON-DOUGHNUT OFFERINGS:

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What to know about

CEDAR FEVER

BY JOE WARNER DESIGNED BY JULIE LEISE

LOCAL AND HERE TO STAY

Many area residents experience cold-type symptoms or worse periodically from December through March.

"It's the Ashe juniper, or *Juniperus ashei*, and it's debilitating," said Jim Rooni, head of Central Texas operations for the Texas A&M Forest Service.

Rooni said there are plenty of misconceptions about the tree, including that it is a cedar tree.

Female Ashe junipers have berries and cones, while male trees cause the airborne pollen. The trees are not an invasive species.

"We have 10 million acres of them in Central and West Texas," Rooni said.

Rooni said controlled burns by ranchers and wildfires reset the onslaught of Ashe junipers taking over the landscape. Development has cut down on the ability to conduct controlled burns. Rooni said a large expense for ranchers is managing the species; while homeowners can trim the trees back, they are in a losing battle.

HEALTH ISSUES FOR MANY

As juniper counts rise, TV meteorologists, including Fox 7 Austin's Scott Fisher, report the numbers on each newscast on the website.

"It has been a super wet fall, and absolutely everything points to a rough season," Fisher said.

Those new to Texas may not experience this round of cedar fever.

"The first year here is usually a honeymoon," said Rhiannon Ringo, an allergy and immunology physician assistant at Baylor Scott & White in Round Rock. "After that a lot of people suffer the symptoms of cedar fever. ..."

For those sensitive to pollen, Ringo suggested planning indoor activities on windy days. She said there are over-the-counter medications and saline nasal sprays and drops available that can help combat symptoms.

After the first bout, Ringo suggests setting an appointment with a board-certified allergist to figure out the best line of attack going forward.

NOT ALL BAD

While the Ashe juniper may wreak havoc on our immune system, many receive help they need through their doctor, while others build a tolerance.

Rooni, who came to Texas 25 years ago from Wisconsin, said as a forester he does not have the option of staying indoors. He said his immune system has adjusted, and the effects of cedar fever are minimal. Rooni also said the juniper has some positive effects on the ecosystem.

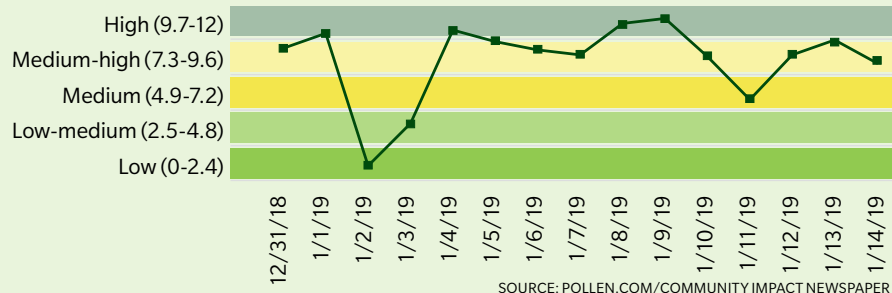
"Birds and critters have used it successfully for habitat," Rooni said. "It's also good [at] protecting against erosion in this area. The one issue we have is when there are thick canopies, they actually keep water from ever reaching the soil. They take only so much water and then it evaporates without ever reaching the ground."

A website often pointed to online by allergy sufferers, www.pollen.com, listed Austin as fourth worst for allergy sufferers in the United States for several days in early January. The top five were all Texas cities, with the top allergen culprit being the Ashe juniper.

On Jan. 15, 73 percent of the United States was in the low pollen category, according to www.pollen.com. All of Texas was elevated to at least medium-low, with the highest counts in the Hill Country and in the Dallas and San Antonio areas.

"It's a much-maligned species for several reasons," Rooni said. "And it's here to stay. People need to drop the chainsaw and alleviate the symptoms."

30 DAY HISTORIC POLLEN LEVELS FOR CEDAR PARK



ALL ABOUT THE ASHE JUNIPER TREE

There are ten million acres of Ashe juniper trees in the Edwards Plateau, which includes 41 of Texas' 256 counties. That is 5.97 percent of the 167,624,960 acres in Texas. Cedar fever season is December through March, with the highest numbers typically in January and February. Here are facts about the ongoing season.

THE GOOD



The trees provide cover for 191 bird species and 64 mammal species in the region.



Ashe junipers help slow erosion in the Hill Country.



The trees stay green year-round, while the rest go dormant or lose leaves.

THE BAD



The trees are drought-tolerant.



In high concentration, the canopy formed by the trees absorbs rain and does not allow it to hit the soil, adding to drought conditions.



As an area develops, the trees multiply at a higher rate.



Fire is the only effective way to control the spread of Ashe juniper trees.

AND THE UGLY



The pollen from the male Ashe juniper may lead to several cold-type symptoms ("cedar fever") and lead to infections if left untreated.

SYMPTOMS OF CEDAR FEVER



Runny nose



Itchy nose



Drainage



Sore throat



Itchy eyes



Watery eyes



Sneezing



Wheezing



Exhaustion



Low-grade fever

STEPS TO REDUCE THE EFFECTS



Wear a face mask outside



Get checked by an allergist for pre-cedar fever help



Keep windows closed



Wash clothing exposed to the outdoors



Change to HEPA furnace/air filters and change often

SOURCES: TEXAS A&M FOREST SERVICE, BAYLOR SCOTT & WHITE, TEXAS MEDCLINIC/COMMUNITY IMPACT NEWSPAPER



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JANUARY

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AWAY

ALL TIMES ARE CENTRAL

SUN.	MON.	TUES.	WED.	THURS.	FRI.	SAT.
Hometown Heroes Jan. 11 MARVEL		1	2	3	4 MB 7:00	5 MB 7:00
6	7	8	9 BAK 7:00	10	11 RFD 7:00	12 IA 7:00
13	14	15	16 SD 9:00	17	18 SJ 9:00	19 STK 8:00
20	21 TUC 5:05	22	23 TUC 8:05	24	25 STK 7:00	26 SD 7:00
27	28	29	30	31 GR 7:00	Harry Potter Jan. 25 IMPACT	

FEBRUARY

SUN.	MON.	TUES.	WED.	THURS.	FRI.	SAT.
					1	2
3	4	5	6 MIL 7:00	7	8	9 MB 6:00
10 MB 2:00	11	12 RFD 7:00	13	14	15 TUC 7:00	16 TUC 7:00
17	18	19 IA 7:00	20	21 CHI 11:00	22 GR 6:00	23
24 CHI 3:00	25	26	27 MIL 7:00	28		

PROMOTIONAL NIGHTS + GIVEAWAYS

JAN. 5	STARS 10TH ANNIVERSARY FLEECE BLANKET HealthTronics
JAN. 11	HOMETOWN HEROES MARVEL
JAN. 12	STARS 10TH ANNIVERSARY YOUTH JERSEYS
JAN. 25	HARRY POTTER NIGHT IMPACT
JAN. 16	RINGO DODGEBALL H-E-B
FEB. 15	PINK IN THE RINK WEEKEND CEDAR PARK REGIONAL
FEB. 16	PINK IN THE RINK WEEKEND RINGO DODGEBALL

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BEER FRIDAY

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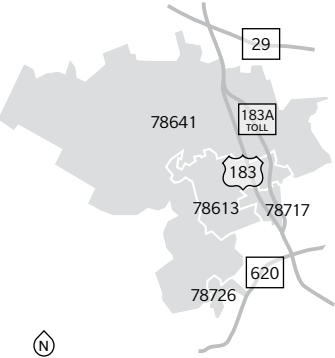
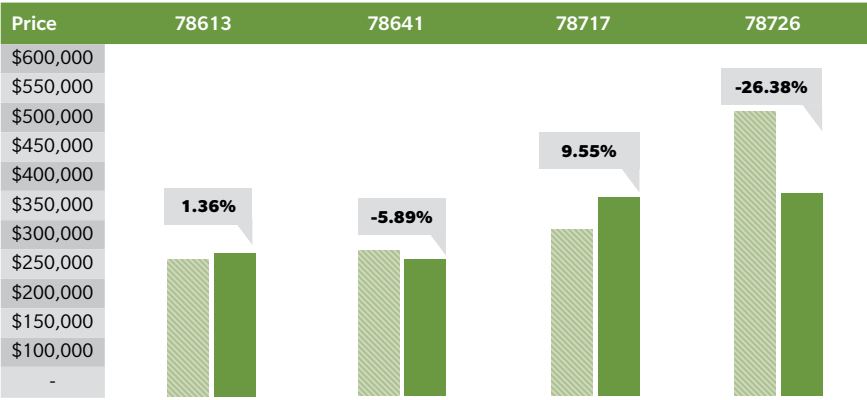
HOMES SOLD (DECEMBER 2018)

Number of homes sold/average days on the market				
Price range	78613	78641	78717	78726
\$149,999 or less	-	1/50	-	-
\$150,000-\$199,999	1/73	5/34	-	-
\$200,000-\$299,999	51/40	52/59	2/22	-
\$300,000-\$399,999	30/43	30/104	21/64	3/79
\$400,000-\$499,999	7/74	14/109	8/56	1/6
\$500,000-\$599,999	10/88	3/228	1/10	1/32
\$600,000-\$799,999	4/37	7/145	3/29	-
\$800,000-\$999,999	-	-	-	-
\$1 million +	-	1/144	-	1/692

RECENT PROPERTY LISTINGS

ZIP code	Subdivision	Address	Bed/bath	Price	Sq. ft.	Agent	Agency	Phone
78613	Anderson Mill West	1706 Persimmon Road	4br/2ba	\$275,000	1,544	Tish Fenley-Darey	JB Goodwin, Realtors	512-461-1799
78613	Cedar Park One	1403 Cedar Brook Drive	3br/2ba	\$230,000	1,315	Jeffrey Nyland	Realty Austin	512-569-7215
78613	Indian Springs	13415 Wagon Way	3br/2ba	\$249,900	1,904	Omar Casas	Austin Options Realty	512-848-3477
78613	Paradiso Villas Condominiums	11400 W. Parmer Lane, Unit 129	3br/3ba	\$279,900	1,864	Ashley Brinkman	Realty Austin	512-665-8787
78613	Westside At Buttercup Creek	1818 Cattle Drive	5br/5ba	\$425,000	3,608	Drew Griffin	Realty Austin	512-595-4809
78641	Benbrook Ranch	920 Flanagan Drive	3br/2ba	\$219,900	1,728	Jason Lichman	RE/MAX Capital City	512-636-5534
78641	Block House Creek	2610 Greenlee Drive	3br/2ba	\$210,000	1,384	Amanda Botts	Keller Williams Realty	512-698-4647
78641	Block House Creek	2600 Tumlinson Fort Drive	3br/3ba	\$349,000	2,289	Keith Melton	Property Consultants of Austin	512-665-0139
78641	The Boulders at Crystal Falls	1124 Iron Horse	4br/2ba	\$275,000	2,289	Andrea Ryan	Keller Williams Realty	512-574-5484
78641	Bryson	517 Chitalpa St.	4br/4ba	\$460,000	3,393	Gene Arant	Keller Williams-Lake Travis	512-468-9122
78641	Carneros Ranch	2109 Sauterne Drive	5br/4ba	\$420,000	3,381	Monica Hampton	BHGRE HomeCity	512-589-9005
78641	Crystal Falls Crystal Cove	2925 Scout Pony Drive	4br/3ba	\$338,000	2,101	Alyssa Winkelmann	JB Goodwin, Realtors	512-695-8739
78641	Estates of North Creek Ranch	810 Rancho Viejo Lane	4br/3ba	\$240,000	2,035	Gary Hill	RE/MAX 1	512-791-8467
78641	Magnolia Creek	521 Tula Trail	4br/3ba	\$290,000	2,473	Kasey Jorgenson	Keller Williams Realty	512-630-3146
78641	Northside Meadow	624 Joppa Road	3br/2ba	\$241,000	1,650	Gail Huebel	Realty Austin	512-699-2984
78641	Oak Creek	457 Star Thistle St.	3br/2ba	\$225,000	1,104	Rachel Francois	RE/MAX 1	512-422-1597
78641	Palmera Ridge	2201 Bonavista Way	3br/2ba	\$294,000	1,855	Amy Gandy	Realty Austin	512-626-8552
78641	Silver Creek Ranch	437 Silver Creek Drive	5br/5ba	\$695,000	4,308	Bryan Greenleaf	Realty Austin	512-785-9765
78641	Valle Verde Beach	11302 Beach Road	3br/2ba	\$865,000	2,640	Debra Meyer	Keller Williams Realty	512-845-5515
78641	Vista Ridge	500 Olmos Drive	3br/2ba	\$265,000	2,002	Margaret Rhein	Berkshire Hathaway TX Realty	512-983-3150
78717	Enclave at Highland Horizon	600 E. Baylee Love Lane	3br/3ba	\$400,000	2,369	Kristen Williams	Keller Williams Realty	512-261-1000
78726	Duggan TH	13301 Bullick Hollow Road	3br/3ba	\$2,000,000	2,282	Juanita Thornton	Realty Austin	512-947-4366

MEDIAN PRICE OF HOMES SOLD IN DECEMBER



Residential real estate listings added to the market between 1/7/19 and 1/15/19 were provided by the Austin Board of Realtors, www.abor.com. Although every effort has been made to ensure the timeliness and accuracy of this listing, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.



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DEALS THIS MONTH

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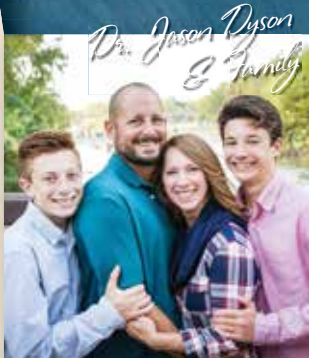
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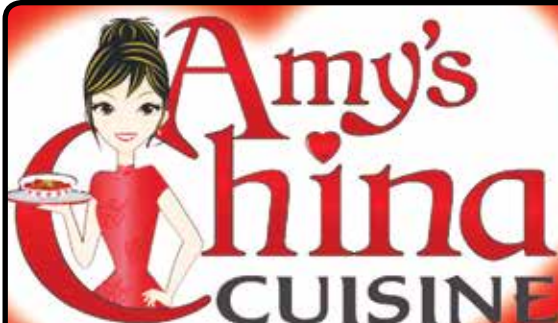
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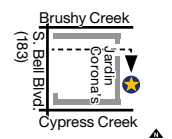


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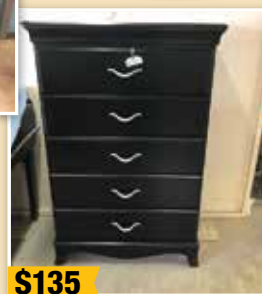
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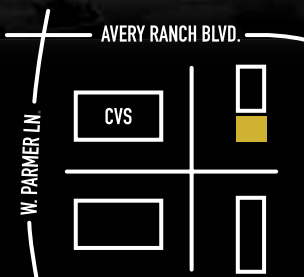
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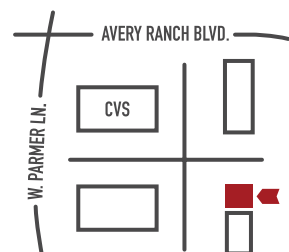
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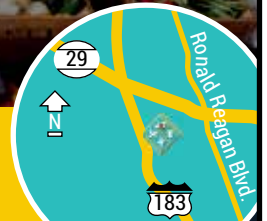
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