

Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

Volume 14, Issue 11

November 2023



Autumn Potpourri

By NORTHWEST
AUSTIN CIVIC
ASSOCIATION BOARD

First, congratulations to the winners of our first (to be annual) Halloween Yard Decorating Contest!

- First place - 4211 Far West
- Second place - 3901 Amy Circle
- Third place - 4101 Greystone

Seeing wonderful yards last year, we couldn't resist! You may have a few more days to check these out! And, if there's still Halloween candy at your house, consider recycling the wrappers as suggested in an article in this newsletter.

For your November calendar, please plan to attend an information session about proposed changes to the land development code on November 15 at 6:30 pm. We'll gather in Huffman Hall at St. Matthew's Episcopal

AUTUMN, 2



Land development code amendments could affect many homeowners

By LYNETTE HAALAND
Northwest Austin News

There are pending changes in the works for the land development code for Austin homeowners. The city of Austin mailed over 725,000 postcards to property owners and utility account holders last week about upcoming hear-

ings where homeowners can participate.

Alison Alter, council member from District 10 representing a large part of northwest Austin, voted against initiating these amendments. But the majority of the city council voted to initiate many amendments to the land development code and adopted Resolution No.

20230720-126 on July 20, 2023 (entire resolution is on page 7).

Alter shared in her October 18 newsletter that "initiating amendments... would significantly reduce our minimum lot sizes, change the number of units allowed in existing single-family

LAND CODE, 7



Anderson High School cheerleaders and dads during Pink Out vs. the Westlake game on October 5 at Nelson Field. Up next, the 4-5 Trojans football team plays the Tigers at Dripping Springs on Nov. 3.
Anderson HS Facebook



AUSTIN | CEDAR PARK | SAN ANTONIO

It's still possible to feel
Grateful in this season.

WE HELP MARRIAGES END WELL

 **HEMBREE BELL**
— LAW FIRM, PLLC —

CALL TODAY FOR YOUR
FREE CASE EVALUATION

(737) 265-8188

AUTUMN, FROM 1

Church to hear the latest about the proposals described on the purple post card that came to you about October 15. In addition to current zoning regulations and proposed changes, we'll also hear about deed restrictions. NWACA started planning this session before the City announced the October 26 and November 14 public hearings, and we were not able to gather speakers for an earlier date.

A summary of the proposed changes is at www.nwaca.org; see the Hot Topics tab. If you wish to contact City staff about these changes, email LDCupdates@austintexas.gov or call 512-974-7220.

Interested in getting more involved in the neighborhood? Here are some thoughts from the NWACA Board member featured in our Board Spotlight article, Teri Schock:

I feel like I can't just sit back and complain if I'm not ac-

tive in civic problem solving. At least I can have a say through NWACA. I see this neighborhood becoming more diverse, and maybe if somebody like me, sees me on the board, they would feel more inclined to join.

NWACA needs more Board members - more new ideas, new people, new faces. Maybe people don't know what's required of committees and Board members. I've learned that you can be a volunteer on a committee and not even be a board member. Or as a board member you can chair a committee or run for president of the board. There's a variety of activity, and you can commit as much or as little time as you like. I recently joined the Tree, Environment, and Wildlife Committee, which I enjoy because the environment is a concern to me and I love our beautiful oak trees.

NWACA is the largest neighborhood association in Austin. We need to have members on the board from every area of this association. It's also important to get younger people onto the

board, because they can affect what this neighborhood looks like in their own future.

You'll find some subtle hints on how to minimize theft around your home in the tongue-in-cheek letter by J. Forrest – we all need to be careful!

As you've no doubt noticed, it's rutting season again, and the deer are everywhere. They're somewhat skittish, and the males can be aggressive, so please watch out while driving and while walking your pets.

Here's a final tidbit of advice from one of our Board members; when I tried it, I was quite surprised at the good result. Dryer filters need more than the lint collected every time you toss in a new load. Periodically, give your dryer filter a scrub with dish soap. Fabric softener and microplastics build up over time and block the air flow.



First place



Second place



Third place

Crime Caution Letter

By J FORREST
Northwest Austin Civic Association

Dear Friends in Northwest Austin,
As we approach the Thanksgiving holiday, I wish to share all that makes me thankful, with all of you, my community of 6000, give or take a few, of the warmest, most generous and thoughtful of friends.

First, I am thankful for the special joy I get, seeing the display of electronics, jackets, purses, toys and other easily carryable goods you leave in your cars. Snatching these is a thrill. And in an unlocked car? Bliss!

Second, I appreciate the relationships of neighbors, that special correlation between the decibel level of unsupervised dogs or frolicking children and the willingness to raise an eyebrow when a box walks off the front porch. Seldom was a

bandit so rewarded by that special place between judgment and Gladys Kravitz.

Third, I am grateful Peloton has not yet added the open garage door to their virtual workouts! I consider it my personal HIIT class to dash in and out with the heaviest removable object, although I admittedly find most garages a wild and loopy terrain of great and unloved goods; being selective in these environments is flaunting the rules of jeopardy on my back.

Fourth, I am deeply indebted to those who park mid-drive-way or, gasp, on the street! Brings a tear to my eye for you to ease my job in such a considerate way, I can't tell you how many unnecessary pounds I lost back in the day when the practice consisted of running up the entire length of the whole driveway to snatch a bike or backpack or other un-gainly object and run off, sprinting in fact, without dropping anything. American ninja warrior is not in my future (that's

for certain) so thank you very, very much.

Fifth, I am beholden to holidays in general. As a rule, I remain neutral on which is my favorite, but one must appreciate how all the hubbub of decorating, lights, and general air of festivity brings out the irresistible draw of festive competitive retail consumption! My fingers tingle in anticipation!

I know you may think it's strange that I should take up crime when there are so many cameras in doorbells, alarms, watchful eyes, or even legal ways to be dishonest, but as Napoleon so wisely stated "The infectiousness of crime is like that of the plague." But truthfully, I do appreciate all of you so much.

Sincerely,
I.M. Crime

Thinking about buying or selling?

November-December is a great time to start planning for the spring real estate market!

We'd love to help. Complimentary services we provide:

- Property value analysis
- Home visits to help you prep for a successful sale
- Provide neighborhood information about the ever-changing market



40+ years of serving Northwest Hills with integrity, knowledge & professionalism

WWW.DOCHENREALTORS.COM | 512.345.2227 | 4501 SPICEWOOD SPRINGS RD.

ADAM LOEWY

LOEWY LAW FIRM

HELPING INJURED TEXANS

ACCIDENT AND INJURY LAW

LoewyFirm.com
(512) 280-0800



CAR ACCIDENTS



TRUCK ACCIDENTS



SLIP AND FALLS



DOG BITES



MOTORCYCLE ACCIDENTS

DWI, Theft , Disturbance in Police and Sheriff’s Report

| | | | | | | | |
|---|---|--|---|---|--|---|--|
| Recent Sheriff’s Office and Austin Police Department reports in the Northwest Austin area include a variety of cases. | 10/05/2023 5:43 PM 37XX FAR WEST THEFT | 10/07/2023 6:28 AM 36XX NORTH HILLS THEFT | 10/09/2023 9:08 AM 36XX NORTH HILLS THEFT | 10/10/2023 5:24 PM 36XX GREYSTONE HARASSMENT | 10/12/2023 12:19 PM 70XX WOOD HOLLOW BURGLARY | 10/15/2023 3:31 AM 55XX BALCONES CRIMINAL MISCHIEF | 10/18/2023 8:29 PM 36XX NORTH HILLS ASSAULT W/INJURY |
| | 10/05/2023 6:21 PM 95XX JOLLYVILLE AUTO THEFT | 10/07/2023 10:08 PM 76XX WOOD HOLLOW AUTO THEFT | 10/09/2023 9:57 AM 58XX MESA DR CRIMINAL MISCHIEF | 10/11/2023 11:35 AM 35XX FAR WEST FORGERY & PASSING | 10/12/2023 1:37 PM 80XX MESA DR SHOPLIFTING | 10/15/2023 10:28 AM 71XX WOOD HOLLOW THEFT | 10/20/2023 2:14 AM 35XX HYRIDGE DR BURGLARY |
| | 09/28/2023 5:08 AM 63XX MESA DR HOMICIDE MURDER | 10/05/2023 5:44 PM 71XX HART LN FAMILY DISTURBANCE | 10/08/2023 1:31 AM 54XX HIGHLAND CREST HARASSMENT | 10/09/2023 12:11 PM 36XX NORTH HILLS FAMILY DISTURBANCE | 10/11/2023 12:56 PM 73XX MOPAC EXPY AUTO THEFT | 10/15/2023 3:19 PM 82XX NEELY DR FRAUD | 10/20/2023 9:39 AM 60XX MOUNT BONNELL FAMILY DISTURBANCE |
| | 10/03/2023 11:21 AM 45XX CAT MOUNTAIN FRAUD | 10/05/2023 6:15 PM 36XX NORTH HILLS CRIMINAL MISCHIEF | 10/08/2023 7:56 PM 81XX CEBERRY DR CRIMINAL MISCHIEF | 10/09/2023 5:08 PM 68XX WOOD HOLLOW BURGLARY OF VEHICLE | 10/11/2023 5:45 PM 34XX NORTH HILLS THEFT | 10/15/2023 5:00 PM 72XX HART LN BURGLARY | 10/20/2023 3:25 PM 82XX BENT TREE HARASSMENT |
| | 10/03/2023 11:05 PM 53XX BALCONES AGG ASSAULT | 10/06/2023 3:18 AM 41XX STECK AVE AUTO THEFT | 10/08/2023 6:20 PM 36XX STECK AVE CRIMINAL MISCHIEF | 10/10/2023 10:27 AM 53XX CAPITAL OF TEXAS THEFT | 10/11/2023 9:17 PM 85XX CAPITAL OF TEXAS AGG ASSAULT | 10/13/2023 12:50 PM 36XX GREYSTONE FAMILY DISTURBANCE | 10/20/2023 5:00 PM 37XX FM 2222 POSS CONTROLLED SUB |
| 10/04/2023 10:47 AM 75XX CAPITAL OF TEXAS HWY THEFT | 10/06/2023 10:43 AM 85XX CAPITAL OF TEXAS HWY AUTO THEFT | 10/08/2023 10:39 PM 77XX MOPAC EXPY DOC DISPLAY GUN | 10/10/2023 11:29 AM 85XX CAPITAL OF TEXAS HWY FAMILY DISTURBANCE | 10/12/2023 4:23 AM 33XX NORTHLAND TERRORISTIC THREAT | 10/13/2023 3:08 PM 50XX VALBURN FRAUD | 10/18/2023 3:37 AM 71XX WOOD HOLLOW THEFT | 10/21/2023 1:33 PM 81XX MOPAC EXPY AGG ASSAULT |
| 10/04/2023 1:33 PM 35XX GREYSTONE CHILD CUSTODY INTER- FERE | 10/06/2023 10:52 AM 41XX CAT MOUNTAIN BURGLARY | 10/09/2023 3:37 AM 35XX NORTH HILLS FAMILY DISTURBANCE | 10/10/2023 12:25 PM 52XX OLD SPICEWOOD SPRINGS AUTO THEFT | 10/12/2023 8:47 AM 36XX GREYSTONE THEFT OF LICENSE PLATE | 10/14/2023 2:44 AM 33XX NORTHLAND DWI | 10/18/2023 7:25 AM 82XX BENT TREE STALKING | |
| 10/05/2023 10:09 AM 75XX DOWNRIDGE THEFT | 10/06/2023 4:01 PM 36XX NORTH HILLS BURGLARY | 10/09/2023 4:02 AM 69XX MOPAC EXPY DWI | 10/10/2023 1:21 PM 85XX CAPITAL OF TEXAS HWY FAMILY DISTURBANCE | 10/12/2023 11:59 AM 65XX EAST HILL THEFT | 10/14/2023 12:37 PM 44XX SPICEWOOD SPRINGS AUTO THEFT | 10/18/2023 7:55 AM 73XX WOOD HOLLOW THEFT | |
| 10/05/2023 4:21 PM 35XX NORTH HILLS THEFT | | 10/09/2023 4:51 AM 35XX NORTH HILLS ASSAULT W/INJURY | | | | 10/18/2023 12:50 PM 36XX NORTH HILLS THEFT | |

Madison Pharis
compiled this report mostly
from SpotCrime at www.
spotcrime.com and also from
CrimeReports.

Jugging Incidents Target People Withdrawing from Banks

A man from Tarrytown West was a victim of jugging recently after he withdrew cash from a bank. Steve Ryder shared on Nextdoor to help warn others: I had been to the bank to get cash, which the bank puts in a white envelope. They (thieves) followed me from the bank to a shopping center and

while I was inside they broke my back window and cracked the front window. Fortunately, all they took was the cash probably because the other items such as credit cards etc. could be traced. They got about \$600 but it will cost me more than twice than that to get the windows fixed. The police said

they have seen this pattern of people exiting the bank with white envelopes, waiting until the car is parked, then doing the smash-and-grab. The advice I was given is that if you do go to a bank do not let them see you with the white envelope.

Homicide Investigation in the 6300 block of Mesa Drive

On September 29, at approximately 5:08 a.m., the Austin Fire Department responded to reports of a grassfire in the 6300 block of Mesa Drive. Upon arrival, AFD located a deceased person with trauma to the body. The Austin Police Department was notified and

responded to the scene.

Homicide Detectives and Crime Scene Specialists responded to process the scene and interview witnesses. During the investigation, the deceased individual was identified

as Melissa Davis. This investigation is still active and ongoing.

Anyone with any information should contact the Austin Police Department at 512-974-TIPS. You may submit your tip anon-

ymously through the Capital Area Crime Stoppers Program by visiting austincrimestoppers.org or calling 512-472-8477. A reward of up to \$1,000 may be available for any information that leads to an arrest.

APD stats from ACL Music Festival 2023

To combat crime during the Austin City Limits Music Festival 2023, Austin Police Department officers worked tirelessly throughout both weekends October 6-8 and 13-15.

“The work of our officers is consistently focused on protecting our community and providing a safe place for all who live in and visit our great city,” said Interim Chief Robin

Henderson. “Our goal is to deter criminal activity, and when it occurs, be there to stop it.”

APD arrested 15 individuals, responded to 367 calls for service, and took 206 offense reports over both weekends in Zilker Park.

One of the individuals arrested on Weekend 2 of ACL was 23-year-old Victor Manu-

el Castro-Ordonez. At the time of his arrest, Officers caught Castro-Ordonez with 35 mobile phones inside a bag designed to block mobile phone reception in his possession. Castro-Ordonez is currently in the Travis County Jail, charged with Theft and Engaging in Organized Criminal Activity.

Approximately 67 Theft reports were made

on Weekend 1 and an additional 46 reports of theft over Weekend 2, resulting in 113 total Theft reports. Additionally, officers arrested individuals for multiple crimes including Assault on Public Servant, Criminal Trespass, Assault with Injury, among others.

Council OKs contract for new AI wildfire tool

By JO CLIFTON
Austin Monitor

City Council on October 5 approved negotiation and execution of a contract for what Austin Energy describes as a powerful new tool to aid the utility in wildfire detection and response. The utility says it will use Pano AI technology to provide Austin Energy crews and emergency first responders with up-to-the-minute information to quickly respond to wildfire threats while protecting lives, property and the environment.

Austin Energy plans to contract for the service for up to five years for a total contract amount not to exceed \$3,225,600.

“The Pano AI system combines advanced hardware, artificial intelligence and other software to form a network of ultra-high-defi-

nition, 360-degree cameras atop high vantage points that give first responders an added edge in wildfire detection,” a statement from Austin Energy read. “The system’s AI technology will continuously scan the Austin Energy service area for any smoke related to a potential wildfire.”

If a wildfire is detected, the AI camera triangulates the exact location of the fire and then Pano AI alerts the 911 call center to activate the closest fire department. The camera’s livestream video feed will also be accessible by the departments to have real-time situational awareness, the utility reports.

District 10 Council Member Alison Alter represents one of the areas of Travis County most likely to be impacted by wildfires. After the vote approving the consent agenda, including the contract, she said, “I want to take

a moment to highlight an item that I believe reflects true innovation and cross-departmental collaboration to prevent and address wildfires in our community.” She added, “With wildfires, every minute matters, and this investment will ensure that we deploy lifesaving resources as quickly as possible. Thank you to Austin Energy and Austin Fire Department for their efforts to protect our community from the devastating effects of a potential wildfire.”

CoreLogic, a financial services company, has ranked cities in the U.S. according to their risk of wildfire impacting homes. The first four cities named were all in California, and Austin was ranked as No. 5.

Austin Energy’s service area extends past Austin’s city limits into several surrounding counties, so the camera coverage will extend

into those counties, reaching the entire service territory. Once installed, the Pano AI system will survey nearly all of Travis County, as well as parts of Hays, Bastrop, Williamson and Burnet counties. The early alert system will aid Austin Energy in the determination of a proactive power shutoff if needed during a wildfire.

The utility became aware of AI camera technology through working with the Texas Public Power Corridor Committee, a group of public utilities along Interstate 35 including Austin Energy, the Lower Colorado River Authority, New Braunfels Utilities and CPS Energy in San Antonio.

Austin Monitor, an online, nonpartisan, 501(c)3 nonprofit publication that covers local government and politics in and around Austin.

Audit finds Austin Energy falling behind on tree-trimming schedule

By CHAD SWIATECKI
Austin Monitor

The Office of the City Auditor has found Austin Energy is far behind on its seven-year schedule of trimming trees and vegetation around power lines, with the utility’s current pace likely requiring 14 years to complete all needed clearing.

The audit, which was presented at the September 27 meeting of City Council’s Audit and Finance Committee, was called for after the February winter storm that resulted in massive power outages because of ice accumulation that collapsed branches and entire trees throughout the city.

The staff behind the audit found that difficulty hiring contractors to perform the trimmings and insufficient data management of its maintenance plan are among the reasons for Austin Energy’s slow pace on the seven-year cycle, which is already longer than industry norms of five years or less.

Among the audit’s recommendations was the creation of a maintenance plan with short-, medium-

and long-term goals and a process to monitor the progress of those plans. The plan, auditors wrote, should also identify the resources needed to meet all stated timelines and goals.

The city switched to the seven-year cycle in 2006, in part as a result of many neighborhood associations calling for more involvement and communication on vegetation management priorities.

Another factor impacting the timelines is the three- to six-month delay caused by residents who object to Austin Energy’s plans to trim trees on their property that have a potential impact on utility lines.

“While it is laborious, I believe it’s a decent process. We’re taking the consumer and customers’ thoughts and feelings and emotions into the process, and I think we can still do it within the timeline that we need



with the small population that we go to. So even though it bothers me overall, I think it’s a good process for our customers,” Elton Richards, Austin Energy’s vice president of electric system field operations, told the committee.

Richards also thanked the Council members on the committee for approving budget increase requests in recent years to help AE catch up on its vegetation management schedule, with funding for four new crews approved over the summer, though there has been a delay in onboarding some of those teams.

Bob Kahn, AE’s general manager, agreed with the audit’s findings and committed to getting the trimming work back on schedule. He said the utility continues to have difficulty finding contractors that can maintain the staffing needed to do the work required, even when offering bonuses of \$5,000 to \$10,000 for workers to stay on board for a year or more.

“We are having trouble with the contractors being able to hire the crews they need, and we are hiring as many crews as we can get, but right now we’re just playing catch-up and getting enough crews out there to do the work,” he said. “These are people that are making \$15 an hour and they were still having trouble hiring people. I guess it gets back to the cost of living in Austin and I guess driving a long distance in to work.”

Council Member Alison Alter said Kahn, Richards and other AE leaders need to stay in regular contact with Council and staff on their progress and request more resources if needed to improve their pace and identify the most critical circuits that need attention.

“Where we’re falling short is we don’t have the data, we don’t have the information to be able to say how we’re doing on that long-term plan of getting there within the seven years,” she said. “If we’re tremendously off on our goal for the seven years, then we need to be relooking at what we’re doing and adjusting how it is that we are handling things.

“You need to be coming to us if there needs to be additional resources. At this point, those resources aren’t able to be deployed so that may not be the solution, but if we don’t make the 2028 goal, that’s a problem.”

Austin Monitor, an online, nonpartisan, 501(c)3 nonprofit publication that covers local government and politics in and around Austin.

LAND CODE, FROM 1

lots, and significantly erode compatibility requirements. These proposed changes appear to be supported by a supermajority of council members and are now beginning to return to council for adoption.”

The next step in this process is a joint-public hearing with the council and the Planning Commission on Oct. 26, where three code amendments will be discussed:

- Increasing the number of units allowed on existing single-family lots.
- Allowing tiny homes and RVs in single-family zoning districts.
- Eliminating occupancy limits for housing units in the city.

Linda Bailey – president of Lake Austin Collective Inc. and resident of the Four Points area – shared these amendments would “change the Single Family entitlements to the 2500-square-foot size... and notice that height, impervious cover, FAR and setbacks can be adjusted: ‘the City Manager is directed to propose amendments that will: 1. adjust: a. setbacks, height, impervious cover, and floor-to-area ratio (FAR).’”

A River Place resident agrees that residents need to be aware of these proposed changes. She shared that the Oct. 26 meeting is extremely important. “This is a very important public input opportunity.”

Another point to consider is that some points of these pending amendments go against deed restrictions of some communities Bailey shared such as River Place and Jester. She said that this could mean “They will have to go to court to enforce the HOA deed restrictions.”

“Some say that it seems it would be helpful to address the concern of those homeowners in deed restricted areas of the regulation precipitating potential litigation, why doesn’t the city council just add that the regulation is not meant to and does not override existing, enforceable deed restrictions. Or allow the city attorney to state that in a written opinion? As that would help relieve a lot of homeowners’ angst.”

On Dec. 7, Council is scheduled to take final action on the three code amendments: increasing the number of units on a single-family lot, allowing tiny homes or RVs in SF zoning, and eliminating occupancy limits for housing units.

Public hearing dates

The public hearings on these initial proposed amendments will be held at Austin City Hall, 301 W. 2nd St., on:

- Thursday, October 26 at 2 p.m. - Joint Planning Commission and City Council Meeting
- Tuesday, November 14 at 6 p.m. - Planning Commission Meeting
- Thursday, December 7 at 10 a.m. - City Council Meeting

These items are just a few of the amendments the majority of council have initiated, and the others will be the focus of separate hearings in 2024, Alter shared. For instance, the proposed reduction to the minimum lot size will be considered next year.

There’s additional information at the SpeakUp Austin webpage (<https://publicinput.com/v1473#2>) to serve as the primary hub for land development code amendments. To speak at any of the public hearings, registration is required.

“Please share this information with your neighbors and engage with the Mayor and Council to make your voices heard,” Alter shared.

RESOLUTION NO. 20230720-126

WHEREAS, the City of Austin is committed to promoting attainable and diverse housing opportunities for residents of all income levels; and

WHEREAS, with the rapid rise in housing and land costs, fewer middle-income families can afford home ownership in Austin; and

WHEREAS, from 2010 to 2020, homes prices in Austin increased 55 percent, driven by a 20 percent population growth over the same period; and

WHEREAS, in 2020, a City analysis found that smaller house-scale forms such as townhomes, row houses, tri- and four-plexes, are more attainable for middle-income earners but make up only 12 percent of Austin’s housing stock; and

WHEREAS, the City’s analysis found that “Preserving relative affordability of and adding attached homes to the for-sale market will be important for maintaining homeownership opportunities among middle-income households”; and

WHEREAS, in 2022, the Austin Board of Realtors reported that homeownership for middle-income earners in Austin dropped to 28 percent of that group, from nearly 50 percent in 2012, meaning it is increasingly difficult for these families to build equity and remain in Austin; and

WHEREAS, larger lot size requirements have been identified by Paul Boudreaux in *Lotting Large: The Phenomenon of Minimum Lot Size Laws*, as obstructing affordable housing and exacerbating social segregation; and

WHEREAS, numerous reports and housing studies have demonstrated that larger minimum lot size requirements can perpetuate socio-economic disparities by limiting home-buying opportunities for working families; and

WHEREAS, Austin’s current Land Development Code is not conducive to smaller scaled homes, allowing only one to two housing units per lot in most single-family zoning districts, and maintaining a standard minimum lot size starting at 5,750 square feet; and

WHEREAS, many peer cities, such as San Diego, Philadelphia, and San Antonio, offer a range of more modest lot sizes to enable families of all incomes to participate in home ownership; and

WHEREAS, the City Council recognizes the city’s housing affordability challenges and has adopted proactive measures such as adjustments to compatibility and parking requirements to enable more sustainable and equitable housing development; and

WHEREAS, smaller lot sizes encourage compact development and can optimize the use of existing infrastructure such as roads, water supply, and sewage systems, minimize resource consumption and associated environmental impacts through smaller structures, and allow clustered developments that preserve more tree canopy and environmental features; and

WHEREAS, incremental increases in the number of units allowed inside neighborhoods and smaller lot sizes create more diverse housing for working families and the flexibility to meet their needs; and

WHEREAS, City Council supports the goals of making homeownership more attainable for middle-income earners, as well as giving families the flexibility to have multi-generational options and generate income on their properties; and

WHEREAS, City Council understands these goals are fundamental to meeting the affordability challenges of our City and the needs of our working families; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates amendments to Title 25 (*Land Development*) to facilitate the availability of smaller, more diverse housing types, and to allow more housing units on single-family lots. The City Manager is directed to propose amendments that achieve the following goals:

1. reduce the minimum lot size in single-family zoning districts to 2,500 square feet or less so that existing standard-size lots can be subdivided, and be developed with a variety of housing types such as row houses, townhomes, tri- and four-plexes, garden homes, and cottage courts;
2. amend the maximum number of housing units to allow at least three

units per lot in single-family zoning districts without requiring existing structures to be preserved; and

3. create a new use for three-family residential that allows for flexible housing configurations in SF-1, SF-2, SF-3, and SF-4A/4B zoning districts.

BE IT FURTHER RESOLVED:

To assist with achieving the goals in this Resolution, City Council initiates amendments to Title 25 (*Land Development*) to adjust and streamline site development regulations for single-family zoning districts that will allow up to lot; and will allow two or more dwelling units to be constructed on a single-family lot. The City Manager is encouraged to propose changes that are informed by the design principles developed in the Mueller Plan and other similar resources. At a minimum, the City Manager is directed to propose amendments that will:

1. adjust:
 - a. setbacks, height, impervious cover, and floor-to-area ratio (FAR);
 - b. regulations that impact the re-development of existing substandard lots; and
2. limit the applicability of Chapter 25-2, Subchapter F: Residential Design and Compatibility Standards (also known as the “McMansion Ordinance”) so that it applies only when one dwelling unit is proposed to be constructed on a lot; and
3. eliminate minimum site area and building coverage requirements; and
4. if legally feasible, allow for innovative:
 - a. methods to mitigate potential runoff from additional impervious cover;
 - b. utility layouts and connections to support multiple units on smaller lots; and
5. preserve trees or other natural features, and mitigate floodplain areas by allowing for alternative equivalent compliance and administrative modifications for single-family developments that will be developed:
 - a. with two or more dwelling units per lot; and
 - b. on a lot created by subdividing an existing standard-size single-family lot.

BE IT FURTHER RESOLVED:

The City Manager is directed to propose:

1. any additional site development regulations necessary to facilitate the creation and development of smaller lots and more housing units in single-family zoning districts consistent with this Resolution; and
2. strategies to mitigate unintended consequences, including conflicts with City Code and other laws.

To the extent that the direction in this Resolution conflicts with prior resolutions, this Resolution controls, and its directions should be incorporated into any Title 25 (*Land Development*) amendments initiated within the last two years.

BE IT FURTHER RESOLVED:

The City Manager is directed to process these code changes, provide Council with briefings or memorandums that explain community stakeholder input plans, and give a progress briefing at the earlier of November 2023 Housing & Planning Committee meeting or a Council work session that precedes the November 2023 Housing & Planning Committee.

BE IT FURTHER RESOLVED:

Since this Resolution initiates multiple amendments, the City Council encourages the City Manager to bring amendments initiated by this Resolution as they are ready. One or more of the amendments initiated by this Resolution should be to the full Council for approval beginning December 14, 2023.

ADOPTED: July 20, 2023 ATTEST: Myrna Rids City Clerk

Doggett urges action addressing two near airplane misses at ABIA

By NINA HERNANDEZ
Austin Monitor

U.S. Rep. Lloyd Doggett last week urged the Federal Aviation Administration to respond to a string of near misses at the Austin-Bergstrom International Airport with increased air traffic controller staffing levels.

In a letter to acting FAA Administrator Polly Trottenberg, Doggett expressed his concern regarding “continued air traffic control safety lapses at Austin-Bergstrom International Airport (ABIA) and respectfully urge you to take swift and forceful action to address the root causes of these ongoing issues, which endanger the traveling public,” Doggett wrote.

Doggett – whose U.S. Congressional District 37 includes all of northwest Austin – refers to a November near miss between a Southwest aircraft and an American Airlines aircraft; a February incident involving a FedEx plane and a Southwest plane; and an April incident in which a SkyWest jet was routed to ascend into the path of a descending Southwest plane. In June, the FAA announced it would investigate a close call between an Allegiant Air aircraft and a small plane in its



Austin-Bergstrom
International Airport

proximity.

These instances have been the subject of reporting in The Washington Post and The New York Times, which published a report on the February incident, saying it could have resulted in the deaths of 131 people. An FAA spokesperson told the Times that the incident “should have never happened” and that the agency had implemented new required training to “reinforce current procedures at the facility.”

The letter notes that the FAA recently released details of a September 23 incident, in which the routing of a military F/A-18 jet caused a NetJets Cessna Citation to take evasive action, as well as on the ground coming into close proximity to a small propeller-powered aircraft preparing for

takeoff.

“From both these press reports and my discussions with local air traffic controllers, ABIA air traffic controller staffing levels are inadequate to safely handle the growing level of traffic our airport is experiencing,” Doggett wrote. “This poses a public threat which should be immediately addressed.”

Doggett says the airport’s volume of takeoffs, landings and nearby air traffic has increased 30 percent from pre-Covid levels. Since September 2022, ABIA has qualified as a “large hub” because it accounts for more than 1 percent of total boardings in the National Airport System.

Despite the increased traffic, ABIA’s controller

staffing has remained at 40 percent below the target level set jointly by the FAA and the National Air Traffic Controllers Association. More than 70 percent of ABIA shifts are running below FAA guidelines for appropriate staffing.

“Such short staffing leads to exhaustion and unsafe working conditions, with controllers routinely working 6-day weeks and amassing hundreds of hours of overtime with no end in sight,” Doggett wrote.

Doggett noted that the U.S. House of Representatives recently approved H.R. 3935, the FAA reauthorization act, which, if passed by the U.S. Senate, would lead to safety reforms. Those reforms include mandating the FAA to adopt a new staffing model.

“While these legislative changes will be welcome, I do not believe ABIA can wait for its enactment and implementation,” Doggett writes. “The FAA should take immediate action to improve the safety of the traveling public at ABIA.”

Austin Monitor, an online, nonpartisan, 501(c)3 nonprofit publication that covers local government and politics in and around Austin.

LBJ renaming campaign underway for Austin’s airport

By NATHAN BERNIER
KUT

The LBJ Foundation has quietly begun a campaign to rename Austin-Bergstrom International Airport after President Lyndon Baines Johnson – a shrewd politician from the Hill Country whose mixed legacy includes helping pass landmark civil rights legislation while driving the United States deeper into the Vietnam War.

Austin Mayor Kirk Watson has discussed the renaming idea with the LBJ Foundation, a nonprofit that raises money for the LBJ Presidential Library and LBJ School of Public Affairs.

Watson briefly spoke with the foundation’s president and CEO Mark Updegrove about the proposal outside the LBJ Library in early September, emails obtained under the Texas Public Information Act show. Watson later told Updegrove he liked the idea.

They made plans to meet again on October 6. Two major figures in Texas politics were invited: former Texas Lt. Gov. Ben Barnes and Larry Temple, a former White House counsel to the late pres-

ident. Both have close ties to the LBJ Foundation.

“We’ve had a preliminary conversation with foundation officials about this proposal,” Watson told KUT in a statement. “We’ll have a lot more conversations with a lot more people throughout the community as we explore this idea.”

Updegrove, an author and presidential historian, told KUT he and Watson discussed changing the airport’s name as part of celebrations planned for next year to mark the 60th anniversary of the passage of the Civil Rights Act. The sweeping legislation banned racial segregation and made employment discrimination illegal. It was signed into law by President Johnson.

“President and Mrs. Johnson would surely be honored at the prospect of the airport being named for him,” Updegrove said in a statement. “The LBJ Foundation stands ready to work with the Mayor’s office, the city of Austin, and members of the Austin community toward its realization.”

Changing the name would need City Council approval.

LBJ’s History with the Airport Starts in 1943

In 1999, Bergstrom Air Force Base was converted to a civilian facility: Austin-Bergstrom International Airport. The Austin City Council named the East Runway after former Congressman J. J. Pickle. The West Runway was dedicated to Lyndon B. Johnson. Bergstrom Air Force Base got its name from the first Austinite known to have been killed in World War II: John August Earl Bergstrom.

The Austin High School graduate died on Dec. 10, 1941, as Japanese forces invaded the Philippines in an attempt to seize U.S. military installations, according to an official history. The air as-

sault came three days after the surprise attack at Pearl Harbor.

Less than two years later, Del Valle Army Air Base was renamed after Bergstrom at the urging of then-U.S. Rep. Lyndon B. Johnson. If Austin were to name the city-owned airport after the country’s 36th president, the airport code AUS would remain the same. Changing the airport location identifier could be done through a much longer process, the FAA says.

The airport code LBJ is already taken anyway – by Komodo Airport in Indonesia.



Lady Bird Johnson, President Lyndon B. Johnson and Lynda Bird Johnson descending steps from Air Force One in Philadelphia on June 25, 1967. Photo credit: Yoichi Okamoto / LBJ Library.

MARKET UPDATE

NORTHWEST HILLS AND WESTOVER HILLS



\$985,000
MEDIAN SALES PRICE



\$17,851,000
SALES VOLUME



\$480
AVG LIST PRICE PER SF



\$439
AVG SALE PRICE PER SF



\$961,500
MEDIAN LIST PRICE



33
DAYS ON MARKET



17
CLOSED SALES



SOURCE: ABOR MLS INCLUDING DATA FROM SEPTEMBER 1-30, 2023 FOR SINGLE FAMILY HOMES, BASED ON NWACA BOUNDARIES: MOPAC/HWY360/2222/HWY 183

nest
PROPERTIES AUSTIN



JULIE WAIDELICH

HAPPY THANKSGIVING!

We are incredibly grateful for the privilege of serving our clients, for the ability to provide you with an unparalleled real estate experience, and for the opportunity to continue supporting the Northwest Hills community we know and love. You put joy in what we do!

We wish you a beautiful holiday season and a joyous year's end!

YOUR NEIGHBOR. YOUR FRIEND. YOUR REALTOR.

BROKER | OWNER, REALTOR®

512.784.1990

julie@nestpropertiesaustin.com



5-Star Client Rating | Seller Representative Specialist | Certified Negotiation Expert | Certified Luxury Home Marketing Specialist

NESTPROPERTIESAUSTIN.COM

Meet the NWACA Board Member: Teri Schock

By KEVIN KOTT
Northwest Austin Civic Association

Kevin – Hi Teri! I understand that your family is deeply Texan. Please tell us about it.

Teri - I'm originally from Fort Stockton in West Texas. Recently, I was given a tour at Big Bend National Park by a park ranger which included an ancestor's home in the park near Terlingua, where my great-grandfather had been a constable. My family's been in Texas at least five generations, and I still have property in West Texas. I have three siblings: one brother, two sisters. All of us are close. I came to Austin in 1990 to attend UT. Coming from a population of 8,000 people in Fort Stockton to UT where there were 50,000 was a culture shock!

KK - So how did you pick UT?

TS - My parents are educators, and my sister was at A&M, so the idea was that I would go where I got a scholarship. Lucky for me, it happened to be where I wanted to go! This made a huge difference in my life!

KK – What motivated you to eventually get into real estate?

TS – After 20 years in the legal field, I wanted more financial freedom. I wanted to be an investor. So, I started working as a realtor while in my paralegal job, to see if I liked it. I bought my first investment property in 2012, and I still own it! When I saw that I could be successful in investing, I wanted to teach other people that they could do the same. Everybody who owns a home is an investor, but if you don't know about real estate, it's a scary thing. And if you think only people that are financially well off can be investors – it's not true! Anyone can do this!

KK – Tell us about your immediate family.

TS - I've two daughters. My 18-year-old is attending University of Puget Sound in Tacoma, Washington. She loves the rain and the beauty of the mountains! My 16-year-old is at Anderson High. My husband Paul works for a medical records software company downtown.

KK - So what do you do for fun?

TS - Most of my spare time, when my kids were growing up, was with their activities. Now that they're becoming more independent, I'm finding things that I want to do. I enjoy meeting new people and traveling. I do a lot of volunteer work which I love. We spend time on the lake with friends. I used to play tennis and dream of returning to tennis at some point.

KK - What are the top three things you like about Austin?

TS - I've been here 33 years, so I've seen changes, I love Austin. I like the music, I like the food, and I like the people.

KK - How did you come to join the NWACA board?

TS – We bought our home within the current NWACA boundaries in 2006. I had previously joined the (now extinct) Balcones Civic Association. I eventually joined NWACA due to the higher level of civic engagement in Northwest Hills. I wanted to know people in the neighborhood and become more active in the community. I wanted to know what land codes were, what deed restrictions were, what was happening, and what was in progress here in our neighborhood. I've learned a whole lot about that.

I love being here in Northwest Hills as part of NWACA to help make this neighborhood even better, whether that be through the board, the Neighborhood Watch program, or the Environment Committee - whatever it takes to help make the community better.

(As with all NWACA Board Members, Teri's basic bio with additional information, is available on the NWACA web site at <https://nwaca.org/board-of-directors/>)



HAPPY HOUR Tuesday - Friday, 5-6pm

Half Price Sangria, Spritz Cocktails, Hummus, Flatbread | 25% off Oysters

INDUSTRY NIGHT Monday, All Night Happy Hour

DATE NIGHT Wednesday, Half Price Bottles of Sparkling Wine

LATE NIGHT Thursday, 9-11pm | Half Price Classic & House Cocktails

THIS AD IS GOOD FOR \$20 OFF (Limit one per table, Expires 12.31.23)

FLAVOR
HOSPITALITY GROUP

gusto
italian kitchen • wine bar

gràcia
mediterranean

gina's
on congress

Flavor
CO.
CATERING • EVENTS



Peggy Little
REALTOR®



www.atxagent.com
512.970.7349
peggy@atxagent.com



- 30+ Years of Experience
- Proven Track Record
- One-to-One Consulting
- Social Media Marketing
- Expert Photography

Dry Creek Café & Boat Dock

By MARY CLOSMANN KAHLE
Northwest Austin Civic Association

In his 1997 song about Dry Creek Café, Owen Temple salutes the beer joint at 4812 Mt. Bonnell Rd., with its live oaks, dramatic sunsets, and legendary proprietor Sarah Boyd Ransom. But those days are over. Closed in 2021, the property is now the subject of a zoning change request related to lot size and other factors. Its future is uncertain.

Built around 1950, Dry Creek Café was a quirky fusion of personality and utility. Reputedly constructed with “100% appropriated” materials, its architecture was described by famed Austin American-Statesman columnist John Kelso as “Early Hooverville.” Distinctive for its limestone walls and yellow wooden details, the structure’s hodgepodge charm fit Austin’s identity as a place where the fun-loving, the accepting, and the “weird” can gather. Not incidentally, Dry Creek Café also claimed the longest-running beer license in the same family in Austin.

Dry Creek Café opened in 1953 under the ownership of “Bicken” Boyd and was known as the Triple B (“BBB”). Bicken sold the property to his sister Sarah in 1956, who renamed it the Dry Creek Café. Most of its early business came from the local cedar chopper communities.

As Ken Roberts writes in *The Cedar Choppers: Life on the Edge of Nothing*, the cedar choppers began settling along the Hill Country’s creeks and rivers after the Civil War. Hailing from Appalachia, they reflected a nomadic culture of Scottish-Irish origin that migrated west to the Ozarks before settling in the Hill Country, thriving on the area’s abundant fish, game, and water. Cedar choppers used sharp hand axes to harvest old growth mountain cedar for railroad ties, construction materials, and fence posts. When the demand for fence posts surged in the West and Plains states in the early half of the 1900s, cedar choppers were hauling cedar posts as far as Wyoming and South Dakota. The introduction of steel posts and chainsaws, along with the 1950s drought, the growing scarcity of old growth cedar, and population growth in Austin, contributed to their eventual decline.

From its start, Dry Creek Café hosted a vibrant cast of characters. A 1958 Statesman ad said, “LOST – OLD crooked tail Siamese cat from Dry Creek Cafe....Reward. Kittens.” Sarah’s pet cockatiel “Hot Rod” flew off in 1966, and a six-foot alligator, “Old Bulger,” lived in a nearby slough of the Colorado River after Sarah’s brother brought it (at six inches) from New Orleans in 1949. In April 1960, fugitive killer Joseph Corbett Jr. of Los Angeles was spotted nearby, “said to be driving a 1959 or 1960 model Thunderbird car.” Known for its scenic switchbacks, Dry Creek Café kicked off the 1980 Mount Bonnell Hill Climb, a bicycling race to nearby Mt. Bonnell.

The clientele expanded in the 1960s and 1970s to the musician, hippie, and college crowds attracted by its remoteness and the 1973 lowering of the drinking age to eighteen. This included musician Marcia Ball and her band Freda and the Firedogs, who recorded a single penned by band member Bobby Earl Smith called “Dry Creek Inn,” in which “Sarah” hides a killer from the police. Later years featured in-house band Cactus Lee and other local musicians.

Underpinning Dry Creek’s success was Sarah’s gruff demeanor – she notoriously chastised patrons if they didn’t return their beer bottles – that belied a generous heart. Patrons also developed their own traditions, such as the “Roundtable of Reason,” whose members solved the world’s problems over television or while playing the fabled jukebox.

Business boomed until the Texas Legislature restored the drinking age to twenty-one in 1984, which coincided with expanded city limits that included Dry Creek Café. Eventually, Sarah’s son Jay “Buddy” Reynolds bought the property and gave Sarah free rein to run it. Sarah stepped back at the age of ninety in the early 2000s, handing over the reins to equally beloved barkeeps.

Today, while in a declining state, the property is a time capsule of Austin’s transformation from small college town to mega-city, reflecting the stories of the people who loved it so well. As Owen Temple’s song says, there truly was “no



Marcia Ball-Freda & Firedogs early 1970s

place better come five o’clock.”

This article, by Mary Closmann Kahle, is adapted from an earlier piece written for Preservation Austin, with research conducted by her colleague Marta Stefaniuk. For more detail, contact Richard Denney at rdenney@utexas.edu

Richard Denney is Vice-Chair of the Travis County Historical Commission. For more on this topic and other local history, visit <https://traviscountyhistorical.blogspot.com/>



Stay, Dine, Sip, Tour, Shop in the Charming Fredericksburg, Texas!

Built in 1910, stay in this 3 bed/2 bath historical house with a full kitchen, two king beds, two twin beds, and plenty of seating on the porches or at the firepit.

Call or Text 512-483-1708 for \$100 OFF your 2-night stay!



SOLD



5620 CLARION CV, 78746 | \$2,650,000

AVAILABLE



4100 PAINT ROCK DR, 78731 | \$1,100,000

AVAILABLE



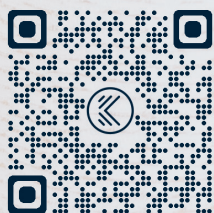
4210 SINCLAIR AVE, 78756 | \$875,000

SOLD



1813 CULLEN AVE, 78757 | \$1,100,000

To see more
listings, scan
the code below



Joe & Cara Keenan

Broker Associate & REALTOR®

Joe 512.415.7653

Cara 512.917.2326

keenan@realtyaustin.com

www.KeenanPropertyGroup.com



Proud native Austinites, The Keenans have been helping families with real estate as dedicated Realtors® since 2000. Their hearts lie in Northwest Hills, where they not only raised 3 sons, but where Cara grew up as an AHS graduate and Trojan Belle Social Officer. Joe & Cara devote time and resources to support and donate to the local community and schools. They are more than Realtors®; they are true Austin enthusiasts, loving parents, and passionate advocates for their hometown.

Joe & Cara Keenan are a classic Austin love story and fierce business partners. They go to bat for their clients every time, infusing every interaction with careful precision and strategy.

The Keenans are backed by a strong team of self-starters whose respective years of experience, creativity, and aptitude make way for exceptional quality and efficiency each step of the way.



Joe & Cara Keenan

Broker Associate & REALTOR®

J. 512.415.7653 C. 512.917.2326

keenan@realtyaustin.com

www.KeenanPropertyGroup.com



KEENAN
PROPERTY GROUP

**50 PLATINUM
TOP 50**



LP LUXURY
PORTFOLIO
INTERNATIONAL®



Spotlight: Slantt Studio Jewelry

By JANICE GREEN
Northwest Austin Civic Association

One challenge in writing this column is discovering, excavating, then bringing into a brighter light those talented individuals residing in our hills. Jennifer Rodgers is one of those – a maker of exquisite jewelry that echoes the shapes that surround us in nature.

Slantt Studio is the name Jennifer attached to her home studio and hand-made objects of adornment. At first her medium was wood, influenced by her father's passion for that material. Next, she expanded into fine metal versions – gold, silver, brass. To introduce yourself to her unique designs, go to her website www.slanttstudio.com for photos of her jewelry, including earrings, necklaces, pendants, rings and bracelets.

What words describe her work? Organic, minimalist, sculptural, modern, imaginative. Her pieces reflect light and movement – architecture, textiles, nature, and art are her sources of inspiration.

Jennifer's creations have appeared in museum gift shops including the Smithsonian American Museum of Art in Washington, D.C., San Francisco's Museum of Modern Art, and Austin's Blanton Museum of Art. Her line of jewelry gained exposure through trade shows in New York City and the West Coast Craft Show, where buyers such as J. Crew could access her work; also, retail jewelers in Austin as well as local art shows contributed to her visibility. After Covid wreaked havoc on the brick and mortar retail world, she decided to focus on online retail reach through Madewell and her Slantt website (which includes her stockists in eight states and D.C.).

The traditional metalsmithing used by Jennifer retains the slight imperfections and variations that make each piece so unique. She is also committed to sustainable practices in her jewelry production. For example, whenever possible, recycled metals and packaging materials plus ethically responsible vendors are parts of her process. Then once you have acquired

her jewelry, she gives advice about the best way to clean the jewelry, how to preserve its beauty, and she offers repair and replacement services for some of her pieces as well. Occasionally she does custom jewelry if the potential client's aesthetics are shared with hers.

Jennifer gave me a tour of her studio which was spacious and organized, ensconced in the woods – a perfect setting to unleash her imagination. It is obvious why she flourishes in that space.

If Jennifer's name sounds familiar, it's possibly because of September's Spotlight column about the outdoor dragonfly art made by Jennifer and her husband, Jake, (with the aid of neighbors) that was displayed in Waller Creek and in their cul-de-sac. That is when I discovered she possessed another talent as a jewelry maker.

Contact: www.slanttstudio.com; hello@slanttstudio.com; Instagram: @slanttstudio



Jennifer Rodgers

Writer's Corner: Texas Book Festival

By IDEE KWAK
Northwest Austin Civic Association

Of the hundred book festivals across the United States, ours has always ranked in the top 20, and the 2023 Texas Book Festival will not disappoint.

Free and open to all, the 28th annual Festival Weekend takes place on Nov. 11 from 11 a.m. to 5 p.m. and Nov. 12 from 10 a.m. to 5 p.m. Attendees should allow lots of time to stroll through the exhibitor tents set up along Congress Avenue and at the corner of 11th Street and Colorado. Over 300 featured authors, the year's best across all ages and genres, chat about their books and sign them.

For those who are hungry for more than literature, there will be a food court along Congress Avenue between 8th and 9th Streets. Eight food trucks are featured: Carla's Baskets and More, Crepe Crazy, Hero's Gyros, Roppolo's Pizza, Saigon Le Vendeur, Tiff's Treats, Wholly Cow Burgers, and Tacobaby.

Besides presenting authors in tents and delicious food, the festival hosts programming in the State Capitol and at the following venues: First Baptist Church (1100 Congress Av-

enue), First United Methodist Church (1201 Lavaca Street), Central Presbyterian Church (200 E 8th Street), The Contemporary Austin (700 Congress Avenue), Stateside Theater (719 Congress Avenue) and the Texas State Library and Archives Commission (1200 Brazos Street).

While generous individuals, companies, and organizations make the 2023 Texas Book Festival possible, funds are also raised through special

events. There are three ticketed Sessions for literary superstars Michael Cunningham, Roxane Gay, and Stacey Abrams. Each \$36 ticket includes a copy of the author's featured Festival book, session admission, and access to the author's signing line. www.texasbookfestival.org/2023-ticketed-sessions-now-on-sale/

This year's Festival Friends Pass presents ten authors including Ann Patchett in conversation with Austin's own Elizabeth McCracken. \$100 pass holders enjoy priority seating and access to the signing lines for these sessions. See www.texasbookfestival.org/festival-friends-pass-session-times.

In collaboration with Olamaie restaurant, the festival will present chef and author Kenny Gilbert, offering guests a

three-course Sunday brunch with appetizers and cocktails. The \$140 ticket includes a signed copy of Southern Cooking, Global Flavors. Proceeds from book ticket sales support the annual Festival and the year-round programs. www.texasbookfestival.org/brunch-with-chef-and-festival-author-kenny-gilbert/

Attend the Texas Book Weekend and share the joy of reading and literacy throughout our state. www.texasbookfestival.org/attending-the-2023-festival/ made by Jennifer and her husband, Jake, (with the aid of neighbors) that was displayed in Waller Creek and in their cul-de-sac. That is when I discovered she possessed another talent as a jewelry maker.

Contact: www.slanttstudio.com; hello@slanttstudio.com; Instagram: @slanttstudio



Thank you, NWACA Business Members

NWACA is very grateful to our business members. They make it possible for us to have the finest 4th of July events in the City! It's because of them that we also have the Neighborhood National Night Out gathering, family-friendly events throughout the year, and a host of committees and activities that keep our neighborhood vibrant. Please join us in thanking them for their support of the NWACA community!



Platinum Members

POSTNET
Far West



ST. MATTHEW'S
EPISCOPAL CHURCH



er in arnold
ORTHODONTICS



estes + sinacori
BUILDERS



TORCHYS

MESA PLAZA, LTD.



mantra
WELLNESS

massage skincare boutique

DOCHEN
REALTY GROUP
- BRAMLETT PARTNERS -



ANOTHER
Broken Egg Cafe



Gold Members



Randalls

CONNIE LUNDGREN
ConnieLundgren.evrealstate.com



Galaxy CAFE

BRAMLETT
Residential Real Estate



Sir Speedy
PRINT | SIGNS | MARKETING



Silver Members

C-Mart
700 Village Center Dr.
512-795-8148

Shirley McPhail
School of Dance
8020 Mesa Dr.
512-345-1284
Smsdance.com

\$4.5 billion I-35 CapEx Central plans to displace 111 homes and businesses

By NATHAN BERNIER
KUT

Along Interstate 35, the notices have arrived. The highway expansion has been off and on for years. But now it's actually happening. People who received letters or phone calls will have to leave. They have a few months, maybe more.

Houses, apartments, restaurants, health care providers, barbershops, gas stations, a tattoo parlor, a lingerie store, a vape shop and many other small businesses including The Austin Chronicle will have to relocate to make space for the highway.

By the state's count, 111 households and businesses will have to move. The number fluctuates based on how you define a displacement.

The Texas Department of Transportation will buy the properties and pay moving expenses.

By law, renters get at least 90 days' notice and moving costs would be covered. Also renters may receive money to pay the difference of renting a comparable apartment for up to three and a half years.

TxDOT has an idea to lighten the blow of losing 22 lower-cost apartment units. The state could require any future owner of the property to build affordable housing. The land, the agency estimates, could support at least 100 units.

I-35: Past and future

Interstate 35 opened through downtown Austin in 1962. Back then, superhighways were popping up everywhere. They were new and exciting. The National System of Interstate and Defense Highways, as it was formally known, had been funded by Congress just a few years earlier.

The federal government encouraged highway planners nationwide to carve interstates through city centers. The driving assumption: Highways would bring waves of customers to boost downtown business. In many places, including Austin, those concrete barriers would also harden racial segregation. Since the freeway opened, the only major change to I-35 in Austin was in 1975. That's when the upper decks were added. But now, TxDOT is planning the biggest transformation of I-35 in Austin's history. The \$4.5 billion project is formally known as I-35 Capital Express Central or CapEx Central for short.

CapEx Central spans 8 miles along one of the most congested roadways in Texas: I-35 from Ben White Boulevard to U.S. Highway 290 East. TxDOT plans to add two lanes in each direction. The lanes would be reserved for vehicles with at least two passengers.

The upper decks will be torn down. What's left will be fattened up to make room for the additional lanes. That's why most people being pushed out are along the stretch of I-35 from Dean Keeton Street to Airport Boulevard.

The main lanes of I-35 will be lowered for much of the dis-



I-35 in downtown Austin was officially dedicated on March 29, 1962. Texas Highways Magazine/TxDOT

tance from Oltorf Street to Airport Boulevard. The city and the University of Texas could then cover parts of the sunken highway between Cesar Chavez Street and Airport. Buildings could be constructed on top, creating valuable new real estate around some of the priciest land in Texas.

But TxDOT won't pay to cover the highway. The state estimates the city's cost to be at least \$542 million. UT would have to pay at least \$394 million. The latest numbers are included in a TxDOT schematic that was updated earlier in October.

The construction timeline for the entire CapEx Central project stretches out a decade. A baby born today would be in fifth grade by the time the highway is done. How many affected

Growing the highway's footprint will require expropriating more than 54 acres of Austin into the state's right of way. TxDOT tried to catalog the widespread disruption this will cause. The document, required by federal law, is called a final environmental impact statement (FEIS).

The FEIS and its chunky appendices are more than 18,000 pages long, a marvel of modern bureaucracy in PDF format. But even with all that paperwork, a solid count of how many people will be uprooted is hard to pin down.

TxDOT officially counts 111 homes and businesses to be displaced. Fifty-one households will be forced to move: five single-family homes and 46 apartments. Fifty-nine businesses will be pushed out. A vacant two-story office/retail building at I-35 northbound and East 31st Street is the 111th property.

An economic analysis by TxDOT found the affected businesses employ almost 500 people.

Eminent domain

TxDOT is seizing properties through a process known as eminent domain – a legal authority used by the government to take private property for a public use. People are entitled to be paid for their real estate. But the compensation rarely makes up for all the losses, eminent domain attorneys say. “I think it's the case that almost everybody does not come out whole in the eminent domain process,” said Chris Clough, a lawyer who helped the South Terminal at Austin-Bergstrom International Airport secure an \$88 million settlement with the city.

People pushed into the eminent domain process often have to hire lawyers, appraisers or others to secure fair compensation from the government. Those costs are not reimbursable. However, business owners can get up to \$2,500 to pay back their time spent looking at new locations. They might also qualify for some expenses to prepare the new location for the operation of their business.

But a business owner forced to move won't be compensated for a loss in revenue if its customer base has to be rebuilt. Nor would the owner be paid for lost revenue while the business is moving locations.

“People lose established locations, and when they relocate, if they're able to relocate, they don't have the same ability to operate their business as they did before,” said Clough, a partner at Barron, Adler, Clough & Oddo. (Former Mayor Steve Adler left the firm in 2012, but the company kept the name.)

“Property owners must do their best to be paid,” Clough said. “But I think oftentimes, they come up short of being made whole.”

This story was produced as part of the Austin Monitor's reporting partnership with KUT.



**Out 19,893 Austin Realtors,
only 24 have the power to boost
your home through Zillow Showcase.**

We're one of them.

By making your home a
Zillow Showcase Listing,
we can raise its profile with:

- *Prioritized ranking in buyer's search results*
- *Special search markers that elevate your home's visibility*
- *Enhanced visual presentation that stands apart from other listings*
- *Dedicated feature in Zillow's "new property alerts" to interested buyers*

These special Showcase Listings:


*Get 79% more page views
63% more saves
78% more shares*



Marquette & Paul Reddam

 homesvillerealtygroup

 homesville.com

 512.789.0869

**Are you ready to amplify
your listing and get one
step closer to sold?**

Pumpkin Ideas Post Halloween



By **MERRIESSA ANTON**
Northwest Austin Civic Association

One item used by many families for Halloween decorations is the pumpkin. What should you do with your pumpkin when this holiday is over? If your pumpkin is clean - no paint, glitter, candle wax, insect spray, or non-compostable decorations, you can easily compost it.

Pumpkins decompose quickly, especially if you break the pumpkin into pieces. It is important to remove the seeds, or new plants will root in the compost. You can boil the seeds, which will stop any growth, or you can remove the seeds and create a fun snack for the family.

After you remove the seeds, break the pump-

kin into pieces and place it in your compost bin. Another way to get rid of your pumpkin is to feed it to the birds. Cut the pumpkin in half horizontally and remove the seeds. Fill the cavity with birdseed or add rinsed and dried pumpkin seeds to the birdseed. Leave it out or hang from a tree. Don't flavor the seeds or add any salt to the seeds. The birds will be happy with the raw, dry seeds.

Some families have fun with their pumpkins when the holiday is over. Have you ever tried bowling with your pumpkin? Fill plastic water bottles with water and roll the pumpkin to drop the bottles. You can even have a pumpkin smash. Try jumping on the pumpkin until you smash it to bits. Bag up the pieces (in your compostable bags) and place in your green compost bin.

Eating the pumpkin is an alternative to putting it in your compost bin. There are many recipes online about how to toast pumpkin seeds and create tasty snacks. A six-pound carving pumpkin will give you about 2 ¾ cups of pumpkin puree. That is more than the standard 15 ounce can of puree.

As we prepare for the next holidays, please be aware of your decorations. Blow up décor is not recyclable. Lowe's, Home Depot, Ace Hardware, and True Value will accept your old and broken lights, and some places have drop-off locations during the holiday season. I plan to write my next article on how to prepare for an earth-friendly holiday season.

Halloween Candy Wrapper Recycling

By **DANA WINER**
Northwest Austin Civic Association

Halloween candy wrappers can't be recycled in your regular recycling container, but there is a program that can recycle them! Rubicon's "Trash or Treasure," sponsored by the National Wildlife Federation, provides special recycling boxes to schools and businesses to collect Halloween candy wrappers.

Doss Elementary School will be participating in the program this year. If you have a Doss student, please send them to school with candy wrappers so we can save them from going in a landfill and help keep our planet clean. Please check the weekly NWACA Notes email newsletter or the NWACA Facebook page for any other schools or businesses that were added to the program after this newspaper's publication date.



Mark Your Calendars

These events are as planned as of October 20. As you consider participating in one of the events listed, please check first with the organizer. Items in italics are provided as a service; they are not NWACA events.

November 4, 9 AM to Noon

It's My Park Day – Cleanup at Steck Valley Greenbelt
Register at <https://austinparks.org/impd/>

November 15, 6:30 pm

Information Session on Proposed Zoning Changes
Huffman Hall, St. Matthew's Episcopal Church
8134 Mesa Drive/4121 Steck Avenue

November 21, 7pm

Parks Committee – virtual

November 28, 5 PM

NWACA Zoning and Transportation Committees – virtual

November 29, 6:30 – 8:30 PM

NWACA Board Meeting – 5280 Burger

December 16 or 17

Judging of the Holiday Yard Decorating Contest

December 19

Parks Committee - virtual

November at Old Quarry Library

By **MARTHA MILLER**
Northwest Austin Civic Association

Elections! Early voting will be continuing November 1 and will end on November 4. Regular voting will also be held on Election Day, November 7th.

Wednesday, November 8 – Amy Bluemel: Native American Storytellers (11am–12pm) Join us for an hour of Storytelling with Amy Bluemel, a registered member of the Chickasaw Nation. Amy will bring a wide variety of Native artifacts such as hides, arrows, tomahawks, bead work, rattles, dance shakers, literature and more. Performing in regalia, she will share some of her language, history, culture and stories. All ages welcome!

Wednesday, November 8 - For the Love of Books Club (2pm-3pm) – Join fellow Book Lovers to discuss the books you're already reading and learn about others you should add to your TBR list. Eat snacks, talk books - It's the easiest book club you will ever join! Ages 18 and up

Thursday November 9 – Chair Yoga Adults (3pm – 4pm) – Enjoy some yoga no matter your level of mobility. Instructor Katherine will go through basic yoga steps that can be done sitting down to help with flexibility and strength. Ages 18 and up

Friday and Saturday, November 10 & 11 – Veteran's Day Holidays All branches will be closed.

Wednesday, November 14 – The Crafty Adult DIY Wall Clocks (2pm- 4pm) – Join Christine, the owner of Mind Body Henna, for a special workshop. Christine specializes in handcrafting and using her own organic, plant-based henna. The workshop will include some history of henna, how to make henna, and how to create a henna design. Registration is required and opens on November 1. Ages 18 and up Please Register for This Event: <https://www.eventbrite.com/e/the-crafty-adult-henna-art-tickets-732134071717>

Tuesday, November 14– Fiber Arts Friends Group (6pm-7pm) – Whether you are an expert or brand new, join fellow crafters to work on your projects and learn new skills. Ages 18 and up.

Wednesday, November 15– Old Quarry Gardening Group (11am-12:30pm) – Join fellow gardening enthusiasts to share tips and learn more about Fall gardening. Ages 18 and up

Thursday, November 16– Recipe Swap - (6pm-7pm) – Bring a favorite family recipe or something new to share with your neighbors. Maybe you'll discover a new favorite to add to your holiday traditions! Ages 18 and up

Monday, November 20 - For the Love of Books Club (6:30pm-7:30pm) – Join fellow Book Lovers to discuss the books you're already reading and learn

about others you should add to your TBR list. Eat snacks, talk books - It's the easiest book club you will ever join! Ages 18 and up

Thursday, November 22nd – Thanksgiving Holiday Early Closure – All branches will close at 6pm for the Thanksgiving Holidays
Friday and Saturday, November 23 & 24 – Thanksgiving Holidays All branches will be closed.

Saturday, November 25 – Board with Books: Board Game Day o Lab Come to the library to enjoy playing board games provided by the library!

Thursday November 30 – Teen After School Program: Dungeons and Dragons (11pm – 5:45pm) Join an after-school adventure! These adventures will be built as one-shots for players of all experiences and backgrounds. Pre-made characters will be available. Requires registration through Eventbrite. Registration will open on November 1. Go on a fantastical journey during this one-shot Dungeons and Dragons adventure with Dungeon Master Leslie. Registration required. Teens 13-18 Only!

Every Tuesday, Tech Time (1pm-3pm) Learn to download books and use digital Library resources. Bring in your tablet, smartphone or eReader for help navigating the Virtual Library Ages 18 and up

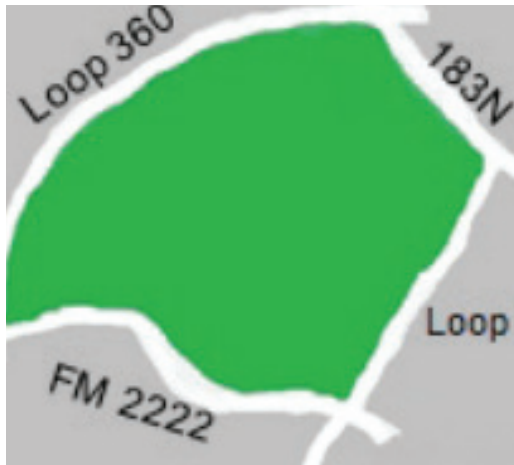
Key Contacts

| | |
|---|----------------------------------|
| Austin Citywide Information Center | 512-974-2000 or 311 |
| Emergency, Police | 311 |
| Non-emergency (coyote sightings, compliance issues) | 311 |
| APD District Representative Officer, Phillip Sparkman | phillip.sparkman@austintexas.gov |
| District 10 Councilmember, Alison Alter | 512-974-2110 |
| To get the District 10 monthly newsletter | district10@austintexas.gov |
| Northwest Austin News Publisher | 512-483-1708 |
| | Lynette@FourPointsNews.com |
| Northwest Austin News Co-Editors | Joyce Statz and Julie Rawlings |

New to the Neighborhood?

If this is your first copy of our newsletter, welcome to the NWACA neighborhood! The map shows our boundaries – Mopac, RM 2222, Loop 360, and US Highway 183 (Research Boulevard). There are about 13,500 households who are your neighbors and are happy you're here!

This newsletter is one way to know what's happening in NWACA, but there's much more. Check out the quick link For New Neighbors on the home page at www.nwaca.org. Use the Membership button on the home page or use the form in this newsletter to become a NWACA member. Members have access to the weekly email NWACA Notes and the ability to join the NWACA closed Facebook group, to keep in touch with each other and with the latest news about NWACA.



ARE YOU A NWACA MEMBER?

Receiving the newsletter does not guarantee membership.
Not sure? Visit nwaca.org to confirm!

Here are 5 great reasons to join today!

GREAT NEIGHBORS = GREAT NEIGHBORHOOD

Together, we can continue to do great things for our neighborhood!

STAY INFORMED ABOUT ISSUES THAT AFFECT YOU

We are actively involved in our community and advocate for our residents.

GET TO KNOW YOUR NEIGHBORS

We encourage friendships among residents through our events - July 4th parade, National Night Out, Recycling Collection, Garage Sales, and more!

PROTECT AND IMPROVE OUR COMMUNITY

Learn about fire safety, crime prevention, oak wilt, environmental concerns, park development, wildlife management, zoning/planning, and more!

SUPPORT YOUR LOCAL BUSINESS COMMUNITY

We are deeply invested in building strong relationships within our business network to positively impact our neighborhood.

Together we can make a difference!

JOIN TODAY @ NWACA.ORG/MEMBERS

2022 – 2024 NWACA Board of Directors

Joyce Statz, President
Julie Rawlings, Vice President
Mick Koffend, Treasurer

Julie Waidelich and Bridget Keating, Co-Secretaries

- | | | |
|--------------------|------------------|-------------------|
| • Christopher Bove | • Charlie Galvin | • Connie Lundgren |
| • Ruven Brooks | • Richard Grayum | • Teri Schock |
| • Vicki DeWeese | • Kevin Kott | • Dana Winer |
| • Carol Dochen | • Mae Levitan | |
| • Jessica Forrest | • Ben Luckens | |

Each of the Board Members can be reached at info@nwaca.org or by phone at 737-235-7325

The NWACA Board meets on the fourth Wednesday of the month except July and December. Please visit our calendar at www.nwaca.org to see the specific time and location. If you wish to speak at a Board meeting, please send email a week before the meeting to info@nwaca.org, so that we can put you on the agenda.

NWACA is bordered on the north by U.S. Highway 183 (Research Boulevard), on the west by Loop 360, on the south by RM 2222, and on the east by Mopac (Loop 1).

MEMBERSHIP FORM

| | |
|-----------------------|---------------|
| Name: | Phone: () |
| Address: | Zip: |
| Email (confidential): | |



Annual dues \$25

Optional Contributions:

| | | | |
|-----------------------|------|------|-------|
| Fourth of July Parade | \$10 | \$20 | Other |
| Constable | \$10 | \$20 | Other |
| Parks Fund | \$10 | \$20 | Other |

To join:

go to www.nwaca.org and pay online via credit card
or send this form and payment to:
NWACA P.O. Box 26654, Austin, TX 78755

Volunteer!

Please check a committee on which you would like to participate:

- | | |
|---|--|
| <input type="checkbox"/> Communications | <input type="checkbox"/> Business Membership |
| <input type="checkbox"/> Crime & Safety | <input type="checkbox"/> Tree, Environment, and Wildlife |
| <input type="checkbox"/> Events | <input type="checkbox"/> Wildfire Prevention |
| <input type="checkbox"/> History | <input type="checkbox"/> Zoning and Transportation |
| <input type="checkbox"/> Neighborhood Watch | |
| <input type="checkbox"/> Parks | |

Members, please request to join our **Facebook Group** and sign up for **NWACA Notes**, our weekly email.

For more info email us at: info@nwaca.org

Good neighbors look after each other.
Do you want to help keep your street safe?

START A NEIGHBORHOOD WATCH!

Connect with your neighbors!
Help each other out!

ALL MATERIALS PROVIDED
Click the link below to request more information
<http://nwaca.org>

Gov. Greg Abbott says he'll add teacher pay to the special session — but only if lawmakers pass school voucher bill

By MAIA PANDEY
Texas Tribune

Just hours after the Texas Senate approved its priority school voucher bill, Gov. Greg Abbott said he would add teacher raises and public school funding to his special session agenda if the Texas Legislature passes vouchers.

Abbott, who spoke on October 12 at a parental rights event organized by the conservative think tank Texas Public Policy Foundation, so far has listed education savings accounts, a voucher-like program, as the only education item in his agenda for the special session. Though lawmakers have already drafted a bill on public school funding — which was also cleared by the Senate on October 12 — it cannot pass unless Abbott adds the issue to his agenda. The school vouchers and funding bills now head to the Texas House.

“I want to make sure we provide a carrot to make sure this legislation gets passed,” Abbott said of vouchers. “Once [education savings accounts] are passed, I will put on the legislative agenda full funding for public education, including teacher pay raises for teachers across the state.”

During the regular session, lawmakers failed to pass a number of policies to support teachers amid a standoff over school vouchers. The stalemate came despite policy recommendations to better teachers’ working conditions from a task force assembled by Abbott last year to examine the state’s worsening teacher shortage.

Teachers were the only state employees to not receive a raise in the regular session and have said they feel their raises are being “held hostage” to a vouchers bill. Many have said they’d prefer to forgo a salary bump than see school vouchers implemented in the state.

Abbott, who took the stage at the summit just a few blocks from the Texas Capitol, said he thinks the House is at the “one-yard line” from passing education savings accounts. A coalition of Democrats and rural Republicans have historically blocked voucher legislation in the House.

Since before the special session, the governor’s office has been working with a group of House Republicans to draft a voucher bill that currently stands at 181 pages, Abbott said.

“I will not stop until we get [education savings accounts] passed in the state of Texas,” he added.

Earlier in the daylong event, several pro-voucher, Republican representatives laid out paths to passing the proposed bill in the House.

Rep. James Frank, R-Wichita Falls, said previous legislation has failed because voucher opponents, particularly teachers and superintendents, are “highly motivated” to stop the program.

“Some of the Republicans that aren’t voting for it are very scared to go against the school, principal, superintendent,” Frank said. “These are very well-connected people in every district in the state. Those are not people that you want to cross, if you can help it politically. I don’t like crossing them.”

Frank said he’s also spoken to rural representatives who argue that private schools either don’t exist in their district or are more expensive than the proposed \$8,000 voucher. But if residents had access to money to specifically pay for private school, the market would respond by establishing

schools that more closely fit their budgets, Frank said. He added that he would support a voucher closer to \$10,000 to reflect the average cost of private schools in Texas.

To garner public support for vouchers, Rep. Ellen Troxclair, R-Lakeway, said advocates need to frame the program as giving taxpayers who opt out of the public school system their dollars back. Voucher opponents have often voiced concerns that an education savings account program would siphon away public school funds.

“I had a superintendent yesterday tell me, ‘How can you support public dollars going into private schools?’ And I said, ‘I just don’t agree with the premise of your question because it is parents’ dollars to begin with,’” Troxclair said.

The eventual size and cost of a voucher program, if approved by Republican lawmakers, is unknown for now.

This article originally appeared in The Texas Tribune, a member-supported, nonpartisan newsroom informing and engaging Texans on state politics and policy.

By BEVERLY KERR
Austin Chamber
Opportunity Austin

Austin added 30,600 jobs, growth of 2.4%, in the 12 months ending in August, making it the 23rd best performing among the top 50 metros.

The fastest job growth over the last 12 months occurred in Austin’s construction and natural resources (6.7%) and leisure and hospitality (5.3%) industries.

Austin made up all of 2020’s pandemic-related job losses by April 2021 and the metro ranks first for job growth since February 2020.

Austin’s seasonally adjusted unemployment rate increased to 3.6% in August from 3.5% in July.

Austin adds 30,600 jobs in 12 months

As of August 2023, 49 of the top 50 metropolitan areas have regained their pre-pandemic level of jobs according to the September 19 release from the U.S. Bureau of Labor Statistics. Comparing metros based on where they stand relative to pre-pandemic February 2020, Austin, up 15.1%, is the best performing major metro. Dallas (12.4%) and Fort Worth (9.4%) are also in the top 10. San Antonio (6.7%) and Houston (4.9%) rank 13th and 21st. Detroit ranks 50th with August 2023 jobs 0.8% below February 2020.

Austin’s year-over-year increase of 2.4%, or 30,600 jobs, makes it the 23rd best performing among the 50 largest metro areas. Faster growing Dallas (3.8%), Fort Worth (3.6%), and Houston (2.7%) rank second, fifth, and 16th, while San Antonio (2.3%) ranks 26th.

Austin’s extraordinary post-pandemic growth

rates during 2021 and 2022 were bound to subside into a more normal range. From 1990 to 2022, annual job growth averaged 3.8%, and over the expansion years between the Great Recession and the pandemic, growth averaged 4.0%. August’s year-over-year gain of only 2.4% is below trend.

The current forecast for Texas is for 2.9% job growth in 2023 after rising 4.3% in 2022. Their

Best performing among the top 50 metros (COVID-19)

| | Nonfarm payroll jobs | | Feb. 2020-Aug. 2023 | | Rank |
|--------------------|----------------------|-----------|---------------------|----------------|------|
| | Feb. 2020 | Aug. 2023 | Difference | Percent change | |
| Austin MSA | 1,144,800 | 1,317,800 | 173,000 | 15.1% | 1 |
| Dallas MDiv | 2,728,500 | 3,068,100 | 339,600 | 12.4 | 2 |
| Raleigh MSA | 654,200 | 734,300 | 80,100 | 12.2 | 3 |
| Jacksonville MSA | 731,600 | 804,500 | 72,900 | 10.0 | 4 |
| Nashville MSA | 1,057,900 | 1,163,100 | 105,200 | 9.9 | 5 |
| Fort Worth MDiv | 1,107,800 | 1,211,400 | 103,600 | 9.4 | 6 |
| Salt Lake City MSA | 759,100 | 829,300 | 70,200 | 9.2 | 7 |
| Tampa MSA | 1,408,500 | 1,529,800 | 121,300 | 8.6 | 8 |
| Charlotte MSA | 1,259,500 | 1,366,500 | 107,000 | 8.5 | 9 |
| Las Vegas MSA | 1,049,900 | 1,136,800 | 86,900 | 8.3 | 10 |

Source: U.S. Bureau of Labor Statistics, CES.

August 2023 seasonally adjusted, annualized rate job growth estimate for Texas is 3.3% versus 3.8% for Austin.

November Election Information

Election day is Tuesday, November 7. Nearby polling places are Old Quarry Library, Anderson High School, and St. Matthew’s Episcopal Church.

The ballot includes 14 State of Texas constitutional amendments as well as two Travis county bond propositions. More information including a sample ballot can be found here: <https://countyclerk.traviscountytx.gov/departments/elections/current-election/>

Here are two resources you may find helpful to learn more about the propositions: League of Women Voters Guide (in English; other languages available): <https://lwwtexas.org/docs.ashx?id=1230635>

Texas Legislative Council Condensed Analyses: Condensed Analyses of Proposed Constitutional Amendments | 88th Texas Legislature | 2023



Home Helpers®

- Personal Care
- Wellness Calls
- 24-Hour Monitoring
- Companion Care
- Errands, Shopping
- Meals & Nutrition

Each office is independently owned and operated

You and your family deserve the best home care. From a few hours a week to 24/7 care, our customized care plan can fit your lifestyle.

512-593-6600



By DANIEL SEPTIMUS
Rabbi and Shalom Austin CEO

The October 7th Hamas terror-ist attack on Israel has changed the lives of Israelis, Jewish communi-ties, and people everywhere. We have lost thousands of lives, over 200 are held hostage in Gaza, and families are changed forever.

This war affects many, and our thoughts and prayers are with all those who are suffering, grieving and forever changed. All of our hearts are broken. But no one is alone in this, especially here in Austin. Our community has swift-



ly come together to show support for one another, inspire advocacy and raise critical funds to help our brothers and sisters in Israel.

On October 9, the Greater Austin community gathered in solidarity with Israel for a community-wide event at Congregation Agudas Achim hosted by Shalom Austin, Israeli-American Council (IAC) and 32 local Jewish institutions. With over 2,000 people in-person and close to 1,000 people online, the evening brought people together, earned the support of our elected officials and gained positive media attention on all major local networks.

At the gathering, we heard from Governor Greg Abbott, Congressman Lloyd Doggett, Council Member Alison Alter and Mayor Kirk Watson. Interfaith community leaders were in attendance as Ajit Giani read a statement of support on behalf of Interfaith Action of Central Texas (IACT). We joined in song together, heard words from Consul General of Israel to the Southwest Livia Link-Ra-viv, followed by a very heartfelt testimony of this horrendous attack from Oren Shay, who is visiting Austin from Israel for a year-of-service program through our Jewish Agency for Israel partnership. We joined together in blessings for the IDF, Israel and took a moment to say Kaddish and sang Ha-tikvah.

During this difficult time, we are reminded of our slogan, Am Yisrael Chai – the people of Isra-

el live. There have been many times in our history that these famous words have been sung despite systematic attempts to exterminate and annihilate the Jewish people. It also symbolizes the unity of the Jewish people and how we will continue to fight for our security and peace as one unified people.

Now, more than ever, it is critical to act. We encourage the community to give meaningfully to our partner's Jewish Federations of North America's Is-rael Emergency Campaign. We urge our communi-ty to advocate and tell your federal, state, and local elected officials and representatives to support Isra-el. And we ask our friends and neighbors to stand together with Israel now and in the future.

Please visit our website for more information: shalomaustin.org/standwithisrael.

- **FREE comprehensive roof evaluation**
- **We are insurance claim experts!**

- **24 years in business**
- **500+ Angie's 5-star reviews**
- **Local resident of Steiner Ranch**

(512) 808-0403


MATTHEW LORAND
Roofing & Restoration

Local resident of Northwest Hills



Got roof leaks? Is it time for a new roof?

www.matthewlorandroofing.com

TACL#B5235C



**A-PLUS AIR CONDITIONING
& HOME SOLUTIONS**

Cooling · Heating · Home Repairs · Remodels

📞 512-450-1980
www.AplusAC.com



**Locally Owned &
Family Operated for
45+ Years!**



Free Estimates on New A/C Systems

Fast 7-Day A/C Repairs

Energy Audits

Duct Repair & Replacement

Home & Handyman Repairs

Remodels & Additions

Senior Accessibility Upgrades

Painting & Staining

Drywall & Popcorn Removal

Decks & Fences / Install & Repairs

\$25 OFF



**Any A/C Repair
or Handyman
Service
Over \$250**



May not be combined with other offers.
Check our website for additional coupons
& discounts. Expires December 31, 2023.

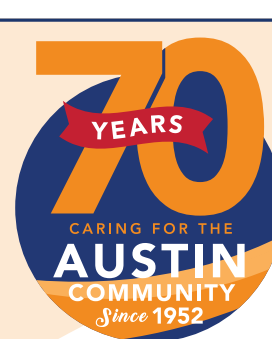


Photo Texas

PHOTOGRAPHY

As Thanksgiving nears, we're grateful for your unwavering support. You're the reason we smile each day. Thank you!

 www.phototexasphotography.com
 Austin@phototexasphotography.com



Celebrating 70 YEARS OF CARING

 **ADC**
THE AUSTIN DIAGNOSTIC CLINIC

512-901-1111
ADCLINIC.COM



Anderson High School 2023 homecoming royalty.



Austin

I want to spotlight an organization that is near and dear to my heart. We are **[Re]building Together Austin**. Our mission is to [re]pair homes, [re]vitalize communities and [re]build lives. Rebuilding Together Austin is proud to be

a partner in the solution to providing safe homes and communities. Thank you to all of our [Re]Builders for your generous support and we look forward to a healthy, impactful year ahead!

This year we celebrate our 10 year anniversary of serving Austin Area homeowners. Contact me if you'd like to become a home **SPONSOR**.

-Albert Allen - Board President, Rebuilding Together Austin

www.rebuildingtogetheraustin.org

Certified Luxury Home Marketing Specialist | Member of Luxury Portfolio International
LOCAL EXPERTISE | GLOBAL CONNECTIONS | POWERFUL MARKETING



LP LUXURY
PORTFOLIO
INTERNATIONAL
REAL ESTATE



CURIOUS ABOUT SELLING?

I'd love the opportunity to talk with you about your options. Selling your home is an important life decision. There are many variables to consider. We're here to walk you through our proven Selling Process to help you make the right decisions for your situation.

**Your Northwest Hills Neighbor and
Neighborhood REALTOR® Specialist**



www.northwesthillsaustin.com | **Albert Allen | Realtor | 512-589-9776**



Anderson Trojan Cross Country 2023 Photo by Photo Texas Photography

Anderson HS 2023-24 Cross Country Roster

| | |
|-------------------------------|------------------------------|
| Aycock, William 9 | Brown, Shelby 12 |
| Bustelo, Diego 10 | Cassidy, Gwen 10 |
| Colder, Conner 11 | Cruz, Ariana 9 |
| Cruz, Sebastian 11 | Flynn, Lucille 9 |
| Espinosa, Joakuin 11 | Fountain, Tia 11 |
| Fountain, Ben 12 | Fritz, Kaeden 11 |
| Frieden, Ben 10 | Gibson, Lucy 10 |
| Garduno-Salazar, Chris 10 | Greenaway-Dickson, Sophia 12 |
| Garduno-Salazar, Manny 10 | Guerra, Hope 11 |
| Goris, Lukas 10 | Heckmann, Leah 11 |
| Gottschalk, Devin 12 | Hirschmann, Julia 12 |
| Hadavi, Nathan 10 | Jolliffe, Jean 10 |
| Hansen, David 12 | Jones, Natalie 11 |
| Honey, Henry 10 | Juarez, Natalie 10 |
| Hubik, John Michael 9 | Koeller, Natalie 11 |
| Huntress, Colby 10 | Lea-Harris, Audrey 12 |
| Jobe, Liam 12 | Lovaas, Liv 9 |
| Kirkovits, Luke 9 | Marron-Rodriguez, Ashley 10 |
| Kitchen, Kellen 12 | Moore, Evelyn 10 |
| Lee, Christopher 10 | Murphy, Faith 11 |
| Legrand, Teddy 9 | Myers, Kiersten 10 |
| Monjardin Valdez, Emiliano 11 | Phamm, Jennifer 11 |
| Murphy, Jett 11 | Popkin, Hannelie 10 |
| Naik, Suraj 9 | Roberts, Clara 11 |
| Phillips, Owen 9 | Rutkouszky, Bojana 10 |
| Rafferty, Zander 12 | Scott, Farrah 12 |
| Raveney, Winston 10 | Sela, Roni 10 |
| Reyes, Roberto (Tito) 12 | Snyder, Breylinn 11 |
| Russell, Schaefer 10 | Terry, Adian 10 |
| Saeger, Andrew 10 | Truong, Sophia 11 |
| Santos, Keane 10 | Tucker, Elizabeth 9 |
| Spitzer, Leo 12 | Vernieuw, Reese 12 |
| Williamson-Wood, Joshua 12 | |

Anderson HS Cross Country Spotlight



Anderson High School athletes at the Vista Ridge Cross Country Invitational early in the season on August 25, 2023.



LEFT: Anderson High School athletes at the Vista Ridge Cross Country Invitational early in the season on August 25, 2023.

“We just finished our District Cross Country Meet last week on October 12. Colby Huntress led the boys team with an 8th overall finish and advanced to run at regionals on October 24 in Corpus Christi. Lucy Gibson led the girls team with a 13th overall finish,” shared Jose Chavez, AHS head cross country coach.

Conans PIZZA

Austin's Original Deep Pan

FREE

Cosmic Salad with any pizza!

Home of THE SALADGE

please present coupon

expires 11/30/23

"I had the pleasure of working with Dawn Lanier on the sale of my house and then also the purchase of my home. These two closings took place within a two-day period. I met Dawn when she helped my son and his fiancé with the purchase of their home 3 years ago.

I decided rather suddenly that I was going to sell my house and called Dawn to see if she would help me. I went into this believing the level of service I would get would be what I had received from my previous Realtors as I have bought and sold several houses over the years. I thought what Dawn would do (just like the other Realtors) is provide me with guidance, but I needed to stay on top of what was supposed to be handled and when. I was ready to have to follow up with Dawn on what prospective buyers thought of the house, was a prospective buyer still interested, etc. Basically, I thought I needed to put my 'Realtor's Assistant' hat on, as I always had done in the past.

BOY, WAS I WRONG! From day one Dawn approached the selling of my home with a level of professionalism and knowledge that I had never experienced. If I even had a thought on something, she was **ALWAYS** one step ahead of me, she had it handled. I couldn't believe the breathing room and level of comfort it brought me to know my agent was watching out for me, and my best interest.

I was so appreciative of Dawn's knowledge of the industry, her response time to my text messages, her ability to catch errors on the other agent's paperwork, the level of organization on the sale of my house and purchase of my home, and I could go on and on.

Dawn was truly my advocate, I will never work with anyone else, and will recommend her to all my family and friends." ~Kasey S.



DAWN LANIER
BBA, ABR, GRI REALTOR®

9442 N Capital of TX Hwy, Plaza
1-625, Austin, TX 78759



COLDWELL BANKER | REALTY

512-914-2072 • dawnlanieratx@gmail.com
DawnLanierSellsAustinTexas.com

JESSE LOKKEN
NMLS# 425953

9442 N Capital of TX Hwy, Plaza
1-625, Austin, TX 78759



(312) 285-6136

Jesse.Lokken@grarate.com

People.Grarate.com/Jesse-Lokken-425953



LOCAL
POSTAL CUSTOMER

PRSR1 STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL