

Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

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NWACA 4th Parade and Steck Steck Valley Greenbelt Updates

By NWACA BOARD
Northwest Austin Civic Association

Believe it or not, the 4th of July is coming soon! The Northwest Austin Civic Association 4th of July Planning Committee is in the midst of arranging logistics for the parade along Far West Boulevard, gathering booths and food for the Freedom Fest at Doss Elementary School, and

looking for participants to make this the biggest and best celebration ever!

Read about the details in an article in this issue and join us – be in the parade or be a bystander cheering on the rest. We'll have our new District 10 Councilmember, Marc Duchon, as our Grand Marshal, and of course, the lawn chair brigade will be there doing their routines.

The Anderson High Band will keep the parade moving along, and we'll have Shotguns Ready to entertain at the Freedom Fest. Plus... many more attractions! Let us know if your group wants to be in the parade by sending us an email at info@nwaca.org and if you have a float in the parade, please sign up for the float contest at www.nwaca.org (use the green Donate/Shop button). Candy



NWACA BOARD, 6

80+ Historical Project: Barbara Earle

By PJ PIERCE
80+ Historical Project

Barbara Earle has long been integral to life in Northwest Hills. She and her then-husband and their two children moved to the house on Glen Ridge Drive in 1974 where she would go on to raise their children, Elisabeth and Jason.

Over 50 years later, Barbara continues to live in that house. Daughter Elisabeth, presiding judge since 2003 of the Travis County Court at Law #7, and her husband, Jeffrey, make their home in Northwest Hills as well. Jason and his family live in the historic Hyde Park neighborhood near the University of Texas campus.

"I tell people I got to Northwest Hills as soon as I could," Barbara said. When they were living and working as dorm parents at UT in the early 1960s, she and her husband, Ronnie Earle, would bring visiting family and friends to Mount Bonnell and to Bull Creek to show them the beauty of this corner of the Hill Country.

"Our usual tour included going from Hwy 2222 up Mountain Climb/Sierra to Mesa to see the thousands of buzzards circling quietly above us." They would nest in the wooded area bordered by Mesa Drive, Far Hills, Far West, and Cat Mountain.

Barbara finally got her wish to live in the hills she had so long admired when she and Ronnie were attending a party in Northwest Hills where many of their friends and co-workers were already living—co-workers such as Barbara's

80+ HISTORICAL PROJECT, 6-7

Barbara Earle at her Glen Ridge Drive home, a place she's lived for more than 50 years. Photo by Summer Pierce Photography



Austin Airport's Future of 'Perpetual' Construction

By CHAD SWIATECKI, Austin Monitor

Austin-Bergstrom International Airport is expected to remain in a near-perpetual state of construction for the next several decades, as city officials and regional leaders prepare for sustained, long-term growth in air travel demand and economic activity across the Central Texas region. That projection, shared during a recent Urban Land Institute of Austin panel, helped the area's real estate and development professionals grasp the infrastructure investment already underway, and the airport's critical role as a hub for regional development.

Originally designed for 11 million annual passengers, the airport has already surpassed 22 million travelers per year to more than double its capacity ahead of schedule. The expansion plan includes a phased construction of multiple new concourses and major upgrades to existing facilities, aims to position Austin to eventually handle between 75 and 80 million annual passengers.

The current phase will create a second concourse that is parallel to the Barbara Jordan Terminal. That terminal is expected to increase capacity to more than 30 million passengers by 2040. Subsequent concourses will be added as needed in response to demand and funding availability.

"It's a delicate balancing act of: How do you finance it? How do you build it? How do you operate it at the same time? The need is

AIRPORT CONSTRUCTION, 9

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Zoning Updates: Acacia Cliffs and Wildridge Dr. and Greenridge Pl.

By **BEN LUCKENS**, Northwest Austin Civic Association

Currently, we have two rezoning cases that are active in the Northwest Austin Civic Association area.

The first of these is the Acacia Cliffs DB90 overlay case (C14-2024-0181) on Hart Lane across from the Dell Jewish Community Center. This case was described in detail in last month's NWACA newsletter. The DB90 overlay zoning is intended to incentivize redevelopment by granting a developer an additional 30 feet in height up to a maximum of 90 feet and eliminates floor area ratios and building coverage requirements.

The Acacia Cliffs proposal would replace the existing 290 units on the site with approximately 700 units, approximately 80 units of which would be affordable to lower-income residents. Using rental data from the Acacia Cliff's website, it appears that Acacia Cliffs is already providing housing below the affordability thresholds for DB90. Of course, there is no guarantee that rents will remain at that level.

Acacia Cliffs residents have organized and are negotiating with the developer to gain concessions beyond the moving expense and relocation requirements of the Land Development Code. The rezoning is scheduled for action at City Council on May 22. Residents are expected to ask for a postponement on the 22nd. The NWACA Board will consider supporting the postponement at our May 21st meeting.

This is a difficult case because NWACA generally supports both increased density

at appropriate locations and affordable housing.

The other rezoning (C14-2025-0047) is a 0.98-acre site at the north side of the intersection of Wildridge Drive and Greenridge Place. The site is currently zoned SF-3 and has one single-family house.

The proposal is to rezone the site to SF-5. A letter from the applicant's agent states that the proposed land use is Retirement Housing (large site). The proposed use is a conditional use in an SF-5 zoning district, and it would require a conditional use permit.

The application itself, however, states that the use is 48 units of Assisted Living. Assisted Living is not an allowed use in the Land Development Code. It is part of the description for Congregate Living. Sec 25-2-6 of the Land Development Code describes Congregate Living use as "the use of a site for the provision of 24-hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic childcare homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect."

Congregate Living is neither a permitted nor conditional use in SF-5. Given the ambiguity of the proposed use, City of Austin staff has halted review of the case pending clarification from the applicant regarding the proposed use.

The neighbors are organized and will be active participants in the rezoning process. This case will also be discussed at the NWACA Board's May 21 meeting.

Tax rate election seems likely this November

By **JO CLIFTON**, Austin Monitor

During the City Council Audit & Finance Committee meeting on May 6, Kerri Lang, director of the city's budget office, laid out the steps the city would take in deciding whether to submit a request to voters for a property tax increase on the November ballot. At least seven members of Council must vote in favor of the election for it to be placed on the ballot. On that Tuesday, the discussion appeared to lean in favor of the prospect.

Last month, Council learned that staff was projecting a \$33.4 million deficit for the upcoming fiscal year. If Council does not vote to have the election — or if voters reject a proposed tax increase — the city would have to cut programs.

Because the Texas Legislature has imposed a 3.5 percent cap on yearly property tax increases without voter approval, a tax rate election is necessary in order to raise taxes beyond that point. The Legislature imposed that limit in 2019. But this is the first year that the city has faced a deficit—although city financial planners have predicted it for some time.

Lang told Council that staff would present a bal-

anced base budget, asking Council and the public what to add to that base. She specifically referenced enhanced services from the Homeless Strategy Office, but that is not the only department looking for more funding, especially in light of cuts to federal funds.

At the suggestion of Mayor Kirk Watson, the committee adopted Lang's recommendations as policy. Among those recommendations, the committee agreed that tax rate elections, informally referred to as TREs, should not occur more than once every four years. However, they agreed there should be an exception if the city needs to respond to a natural disaster or "a significant and unexpected reduction in funding resulting from Federal or State legislative action that would result in the cessation of critical grant-funded programming." As Watson noted, considering an election will be part of the city's budget process.

Lang recommended that the city identify the level of programming or services funded with the additional revenue and "provide an accounting of the expected level of services should the election fail."

Another important recommendation from Lang was that the election "not be used to address base cost driv-

ers, but can be proposed to address identified gaps in service and new or expanded services."

"We may have disagreement over what our needs are," said Watson.

Watson emphasized that the Council would be building a budget including the possible tax rate election funds. But they should focus on the budget, not the election, he said.

That election would have to be in November, explained Lang, as it would set a tax rate for the following year. In addition, Lang noted the election shouldn't coincide with a potential bond package.

In terms of how much of an increase might be needed, Lang explained that a one-cent tax rate increase would generate \$21 million and a two-cent hike would generate \$42 million. So, Council will have to decide what a majority of voters would agree to vote for.

Prior to any decisions, there will be numerous budget meetings where the public will be allowed to address their concerns about the tax rate, the election and what their money should pay for.

Texas labor market continues growth streak

Texas' economy continued its strong performance in March, with the labor market achieving record highs in both total jobs and the size of the civilian labor force.

Texas added 26,500 positions over the month to reach a total of 14,282,600 nonfarm jobs. The state added 192,100 jobs over the year, bringing the annual nonfarm growth rate to 1.4% which outpaced the national growth rate by 0.2 percentage points.

Texas' civilian labor force achieved another new record high of 15,778,500 after adding 8,400 people over the month, marking 57 of 59 months of growth.

Over the year, Texas' civilian labor force has added 301,400 people. The seasonally adjusted unemployment rate in Texas registered at 4.1%.

"Texas continues to lead the nation and break records for economic growth," said TWC Chairman Bryan Daniel. "With 26,500 positions added in March, TWC continues to connect job seekers and employers to keep Texas working."

The Private Education and Health Services industry had the largest over-the-month increase in March after adding 9,500 jobs. Construction added 8,500 jobs over the month, and Trade, Transportation and Utilities added 6,100. In addition, the Construction industry grew

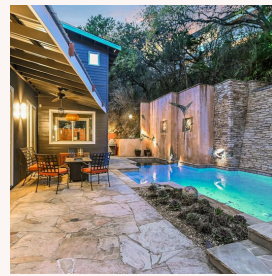
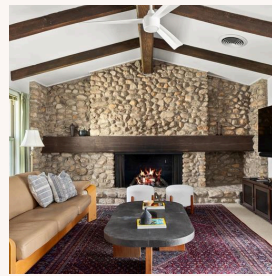
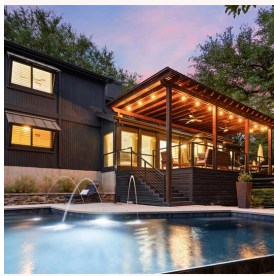
by 3.4% over the year in Texas and outperformed the industry's growth rate nationally by 1.6 percentage points.

"The robust Texas economy continues to create opportunities for our workforce, as evidenced by over 544,000 job postings in March, despite record employment," noted TWC Commissioner Representing Labor Alberto Treviño III. "TWC is committed to ensuring Texans can capitalize on this economic momentum by providing services like career counseling, job search assistance and skills training, helping them develop a clear path to career success."

The Midland Metropolitan Statistical Area had the lowest unemployment rate among Texas MSAs with a not seasonally adjusted rate of 2.9% in March, followed by the Amarillo MSA at 3.1% and the San Angelo MSA at 3.1%.

"Texas is outpacing the nation in various industries, reinforcing the state's reputation across the world as the best for doing business," said TWC Commissioner Representing Employers Joe Esparza. "TWC is committed to investing in innovative programs and partnerships that ensure Texas employers have the workforce to grow in today's evolving market."

Data from U.S. Department of Labor's Bureau of Labor Statistics



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American Heart Association 21st Go Red for Women raises \$483,000

By LYNETTE HAALAND

Northwest Austin News

The 21st Annual Go Red for Women Luncheon and Summit raised more than \$483,000 for the mission of the American Heart Association.

At the 2025 Go Red for Women luncheon, Emmy Award-winning actress Susan Lucci was the keynote speaker. She shared about her cardiac health and advocacy journey. Lucci – who spent 41 years on the daytime soap opera “All My Children” – experienced a near-fatal heart attack while in the checkout line at a boutique where she was buying a birthday present for a friend. Since then she has undergone two heart procedures, including the placement of stents, to address blocked arteries. Lucci is now a national volunteer for the American Heart Association.

More than 400 fashionably red-dressed women gathered at the American Heart Association-Austin’s annual Go Red for Women Luncheon JW Marriott Austin on East 2nd Street. Attendees honored survivors, celebrated advancements in heart health and charted a new course toward a world free of cardiovascular disease, which claims the lives of 1 in 3 women.

Cardiovascular disease is the No. 1



killer of women in Austin, but women remain underdiagnosed and undertreated. They also experience unique life stages, like pregnancy and menopause, that increase their risk of heart disease and stroke. That is why it is important for all women to take charge of their heart health and encourage others to do the same.

The Austin Go Red for Women luncheon is locally sponsored by Ascension Texas. Attendees on February 19 also heard from survivors of heart disease and community leaders.

The AHA focuses on fighting heart disease and stroke through research, advocacy, and public health initiatives.

“Know that your support allows us to remain passionately committed to our mission. You are helping us save countless lives - thank you,” shared Meredith Wells, Go Red For Women Chair.

LEFT: Susan Lucci (middle) keynoted Go Red for Women 2025 Photo by Zack Tullier of Saturn Photography



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Public Safety Commission discusses firefighter cancer prevention & updates

By MINA SHEKARCHI, Austin Monitor

On May 5, the Public Safety Commission (PSC) heard a quarterly report from the Austin Fire Department and discussed initiatives related to firefighter cancer prevention. The commission also conducted business related to their internal Austin Police Department (APD) Training Academy Working Group and Public Safety Wellness Center Working Group, and launched a new internal group to re-examine the commission’s bylaws.

Austin Fire Department (AFD) Chief of Staff Rob Vires kicked off the presentations. According to AFD data, Austin’s continued population growth has led to slower response times. “The city most certainly has outpaced the growth of public safety here,” Vires said, adding that AFD was looking at technological and internal strategies to help address this.

Fire Station 54, a joint Fire/EMS station located in Council District 10’s Canyon Creek neighborhood, opened earlier this year. “This was the last of five stations to be built over six years,” Vires said, referencing a resolution by former Council Member Alison Alter that established this goal for the city.

Vires also highlighted some ongoing facility improvement projects at fire stations around town. Some of these renovations will help keep fire-related contaminants out of common and rest areas for firefighters. He also shared some updates on the interlocal “automatic aid” agreement, which allows the nearest unit to respond to a 911 call, regardless of jurisdiction. “Travis County has 14 different fire departments in it,” he noted.

The quarterly report also included an update on Naloxone administration. All AFD personnel have been trained on Naloxone administration and all units carry the medication. AFD has administered or assisted with the administration of Naloxone 122 times so far in 2025.

Vires said AFD has been gearing up for another wildfire season. The Wildfire Division has received more than 500 requests for free wildfire-related property evaluations (you can request your home evaluation here). In 2024, Austin became the largest city to have all of its firefighters complete a “Responding to the Interface” training for wildfire. AFD shared more information on their wildfire preparedness efforts at a press conference last week.

Vires also shared updates on AFD’s community outreach efforts, including some data on their free smoke alarm installation program. He concluded his presentation by providing some data on staffing and vacancies. “By and large, most people that join the fire department... stay for a full, healthy career of 20 to 30 years,” Vires said. Currently, AFD has 83 sworn vacancies and five civilian vacancies. There are two ongoing cadet classes, with the next class scheduled to start in August. (Recruiting info: JoinAFD.com)

The next topic slated for the agenda, a follow-up discussion on data related to sexual assault, was bumped to the next meeting, as APD needed more time to check the quality of their data. While Chair Nelly Paulina Ramírez said she was “disappointed” the discussion was being postponed, she noted that she was “really grateful and impressed” with APD’s data during the prior discussion.

Next, Heather Arispe, the clinic administrator for Austin’s Public Safety Wellness Center, shared some data on cancer prevention efforts for firefighters. The center conducts several annual exams and screenings for AFD personnel.

“Firefighting has been identified as a carcinogen as an occupation,” Arispe said, adding that firefighters have higher rates of cancer than the general population.

The clinic has also conducted PFAS tests for 78 firefighters. With the limited number of available tests, which were grant-funded, the center tested firefighters stationed at the airport first. Firefighting

foam used at the airport has a high amount of PFAS, or per- and poly-fluoroalkyl substances, that have been found to pose health risks to those exposed to them.

Vires added that the department has been working on identifying a less-dangerous, but still effective, substitute product for the foam at the airport.

“I think by the end of this year, Austin will be completely PFAS-free as far as foam,” he said, but noted some other processes and materials where firefighters are still exposed to PFAS. “We are working through a process...to get turnouts (protective firefighting clothes) that are properly protected for our folks,” he added.

Vires also highlighted a “clean cabin” initiative to help minimize exposures from gear that has been contaminated at a fire scene. “We’re also looking at some other cancer screening items that are just not yet FDA-approved,” he noted.

Next, the commission touched base about their APD Training Academy Working Group, which reviews the findings of a third-party audit of APD’s academy. Kimberly Hidrogo, a new appointee from Mayor Pro Tem Vanessa Fuentes, joined the working group.

The commission also heard updates from a working group that focuses on the Public Safety Wellness Center. The commission voted to close out the working group until the center is settled in its permanent location (the new Public Safety Headquarters).

Finally, Chair Ramírez gauged interest in re-examining the commission bylaws. “This is an exploration that I think we can do as a commission...to sort of revisit what it is that we do. ...Who should be sitting at the table with us as we talk about public safety, both in terms of the agencies... and what community members?”

Ramírez noted that the commission had been formed more than 15 years ago. “The language in City Code definitely shows... that age,” she said.

SpotCrimes Northwest Austin include multiple DWIs, Assault, Theft

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80+ HISTORICAL PROJECT, FROM 1

new boss at the Internal Revenue Service Tom Kite, Sr. (father of the now-legendary golfer, Tom Kite Jr.) “The Kites lived just a few houses away, where Glen Ridge and North Hills intersect,” she said.

At that party, the Earles happened to announce they were in the market to buy a home. They were introduced to a man who had just put his house on the market. After touring it with the seller that night, they sealed the deal, and Barbara, Ronnie, and the children moved in shortly thereafter.

Barbara recalled stepping out the back door of her new home one afternoon and being startled to see ten or more turkey vultures lined up on her fence. “I was relieved to remember they only liked dead animals, as my 6-pound poodle BeBe would have been just a snack for them!” she said, laughing.

The neighborhood was just what the young family had been looking for. “We loved the fact that Doss Elementary and Murchison Junior High were just down the street, both within walking distance.” And to add to all the serendipity, they soon discovered that a pre-school friend of Elisabeth (from her days at Pease Child Development Lab) was living across the street, and they would soon start first grade together at Doss. Elisabeth and her friend would go through Doss, Murchison, Johnston High School, and UT together. “And they’re still good friends today,” Barbara said.

A variety of professionals had settled on Glen Ridge in the early 1960s when the neighborhood and street were brand new, a decade before the Earles arrived. Many were UT professors, along with several doctors and dentists, and entrepreneurs. “The owner of Twin Oaks Camera shops was our next-door neighbor. And Dr. Ralph Smith, the late pastor of Hyde Park Baptist Church, lived a few doors down. He had been our pastor when we lived near UT, and he later baptized Elisabeth,” she said. Two doors north was Betty Ann Thedford who served as secretary to the UT Board of Regents. Texas Supreme Court Justice James Denton and his family were also Glen Ridge neighbors on the south end of



the winding two-block street.

In the 1970s and 1980s (until 1988), Northwest Hills secondary students (along with South Austin and Southwest Austin students) were bused to Martin Middle

School and Johnston High School (now Northeast Memorial High School), both on Austin’s eastside, to satisfy federal desegregation requirements. Elisabeth became a 1986 graduate of Johnston, and Jason moved to another school district to live with his father.

“During her years at Johnston, Elisabeth developed long-standing friendships with people who grew up all over Austin. Before one of her high school Boyfriends could drive, he would ride his bicycle all the way from his home in Oak Hills to Northwest Hills—about 15 miles—to see several of his friends who lived on Glen Ridge (the Duggans, Ginsburgs, Elisabeth, and others in Northwest Hills,)” Barbara recalls. “Since I had a station wagon, I would usually be the parent to take him back home.”

Some of Barbara’s favorite Northwest Hills experiences were watching her kids and grandkids slide down Murchison Hill on a rare snowy day. Other happy memories still include being a regular (with her family) at the annual Northwest Hills 4th -of-July Parade beginning in 1974 (a year after the parade was initiated), “walking beside my kids and grandkids as they pedaled their decorated bicycles, or blowing bubbles from the bed of my son’s grandfather’s Burnt Orange Chevy truck”

She also recalled one of the saddest days on Glen Ridge. “Around 1990, my then neighbor, former UT Home Economics Professor Bess Caldwell, knocked on my door with tears in her eyes. She told me that all her century oaks (those estimated to be over 100 years old) had been infected by oak wilt, and mine were probably infected as well. Bess had to cut down her oaks, and I lost about 25 in both my front and back yards.”

80+ HISTORICAL PROJECT, 7

NWACA BOARD, FROM 1

and water guns are back – come join the fun!

- A few other things to note in this issue:
- Steck Valley Greenbelt Trail is in terrific shape. The monthly cleanups continue, and it’s had a Grand Opening. It also has dog waste stations now.
 - Two rezoning projects in the NWACA area are raising serious concerns for our neighbors. An article in this issue provides current status on those, as well as information available about developments recently approved by the City of Austin.

Enjoy whatever cool weather we might have in the next several weeks; summer is nearly upon us!



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80+ HISTORICAL PROJECT, FROM 6

In what would prove a largely successful effort to save remaining oak trees, the Northwest Austin Civic Association gathered donations to dig trenches to stifle oak wilt in areas such as Glen Ridge Drive that were being hard hit by the fungus. “The Pierce family across the street was lucky not to lose what I feel is one of the most beautiful century oaks in town,” she said. “The tree currently has a tree swing that just invites kids and adults to stop for a feel of the wind from an old-fashioned swing.”

Before moving to Austin, Barbara married her high school sweetheart, Ronnie (Ronald D.) Earle, in 1963. They had grown up together, attending the same church and schools in a Fort Worth suburb, where Barbara, the feature twirler, would send flaming double batons into the air at football half-time shows. She competed for Miss America Fort Worth, attended Arlington State College and later attended UT. Ronnie finished his undergraduate years, and then UT Law School while Barbara supported their family as a computer programmer at the then-newly opened IRS Regional Service Center in South Austin.

When Ronnie was elected to the Texas House of Representatives in 1972, Barbara stepped in to help run his solo law practice. A few years later, after they settled in Northwest Hills, Ronnie would become Travis County District Attorney.

“In February 1977, I found myself divorced and needing a fulltime job,” Barbara said. The large circle of friends she had developed in the legal profession led her to employment at the State Bar of Texas where she worked for the next 28 years, overseeing



**Barbara Earle has been a Northwest Austin resident for more than 50 years.
Photos by Summer Pierce Photography**

myriad integral services the Bar provides, and advising state bar offices across the country about how to organize efficiently.

She retired in 2005 to help Elisabeth, by then a busy Travis County judge, with her two daughters’ after-school activities. “Becoming a Doss Elementary lunchroom and playground volunteer and helping other neighborhood parents with carpools became my job,” she said. “I drove kids to dance, gymnastics, piano, soccer, basketball, and golf lessons and tournaments that continued into middle school and high school.”

An avid golfer, Barbara recalls getting her first golf lesson from Harvey Penick, legendary UT golf coach and Austin Country Club director. “It was at the old Riverside location of Austin Country Club in the 1980s, which became the current Riverside Golf Course.”

Now that her older grandchildren are grown and her two younger grandchildren are in school, Barbara passes her free time mowing and weeding her own yard, pet sitting for her family, and watching fawns in her front garden while their mothers wander the neighborhood, foraging for food.

“The highlight of my day is usually being visited by my neighbor’s big black cat Miles. He knows my car sound and comes running when he hears me in the driveway,” she said.

At age 82, Barbara concludes, “I want to thank my wonderful neighbors over the years for looking out for each other and for keeping our street a safe and friendly place to live. I wouldn’t change where I live for any amount of money.”

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MARKET UPDATE

NORTHWEST HILLS AND WESTOVER HILLS



\$1,167,525
MEDIAN SALES PRICE



\$26,100,380
SALES VOLUME



\$472
MEDIAN LIST PRICE/SF



\$418
MEDIAN SALE PRICE/SF



\$1,366,000
MEDIAN LIST PRICE



31
AVERAGE DAYS ON MARKET



22
CLOSED SALES



SOURCE: ABOR MLS INCLUDING DATA FROM APRIL 1- MAY 15, 2025 FOR SINGLE FAMILY HOMES. BASED ON NWACA BOUNDARIES: MOPAC/HWY360/2222/HWY 183

nest

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Julie Waidelich

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Austin's airport was designed to handle 15 million passengers per year

The number of annual passengers keeps growing past ABIA's capacity, resulting in overcrowding.



Chart: Nathan Bernier • Source: Austin-Bergstrom International Airport • Created with [Datawrapper](#)

there, the demand is there. And when you look at our peer communities, we have to mark ourselves against smaller rapid growth communities, Nashville being key among that list,” said Jeremy Martin, president of the Austin Chamber of Commerce. “When you look at where Austin is going to be in the next five, 10, 20 years, it is those global destinations and global hubs that are served by multiple large airlines.”

Funding for the nearly \$4 billion project will primarily come from municipal bonds and contributions from the airlines that operate at the airport, with new fee structures and agreements currently under negotiation. While construction will be ongoing, officials noted that flight volumes are not expected to decrease because of temporary facilities and staged, scheduled prioritizing overnight work.

Access to the airport from surrounding areas is also being addressed. City and regional transportation agencies have preserved right-of-way for a future commuter rail extension, and ongoing roadway improvements on nearby highways to support more reliable ground transportation. These efforts are being coordinated through long-range regional planning processes such as CAMPO 2050, which aims to align the airport’s needs with broader transportation infra-

structure across Central Texas.

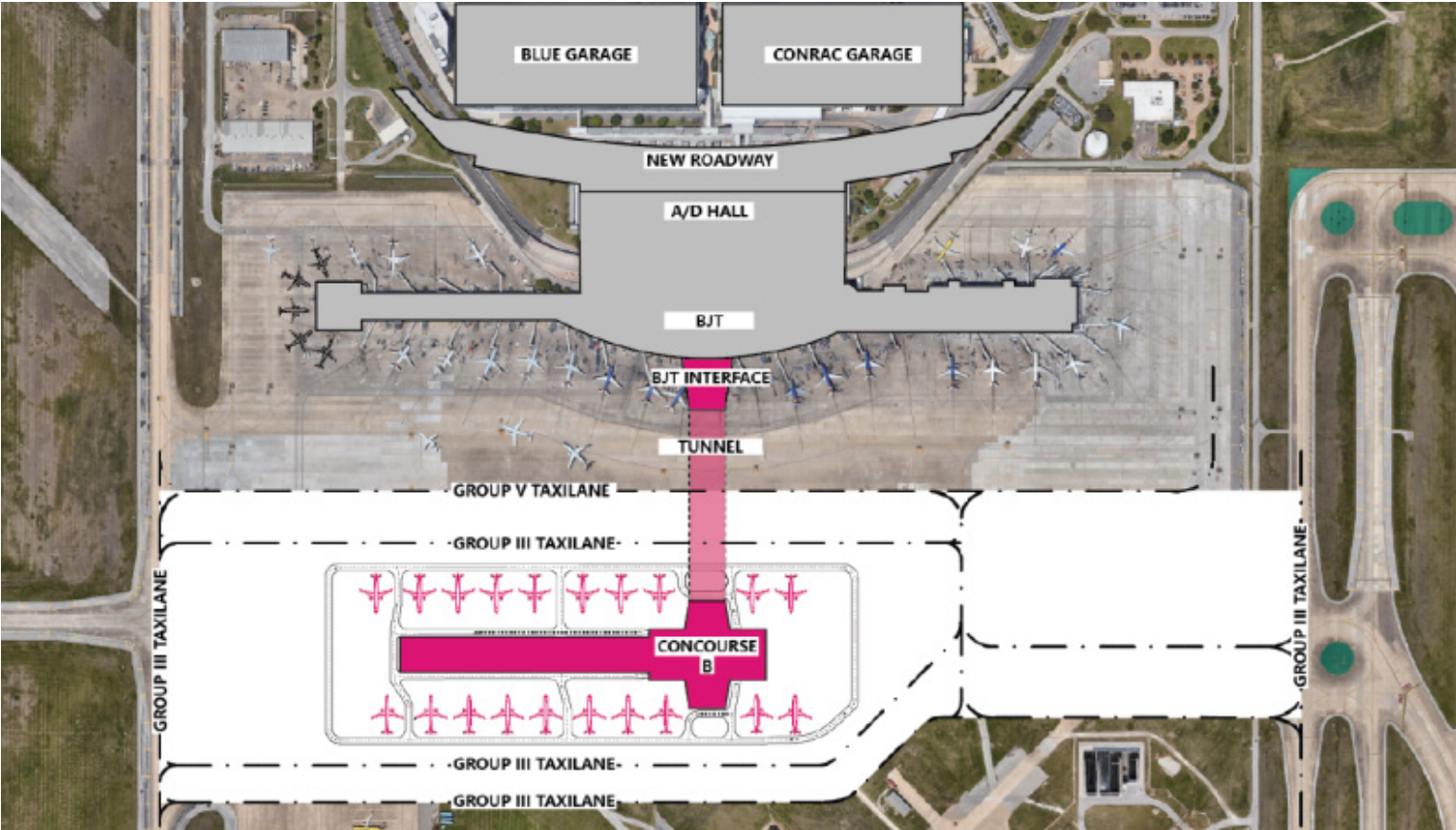
“It’s an expectation for our global visitors that they have smooth connectivity... Especially over the last 15 years with the emergence of Formula One and all the activity at Circuit of the Americas (and) the rapid growth that South by Southwest has had,” said Shane Harbinson, chief development officer for Austin Aviation. “Having that connectivity is key, because our competitors have it and we’re playing catch up.”

Harbinson said other planned improvements include upgrades to the west runway system that was originally built for military aircraft and new, parallel taxiways to support long-haul and international service. The airport’s layout is being optimized to facilitate efficient gate access and aircraft movement, a feature that officials say gives Austin

a competitive advantage over other midsized airports with more constrained designs.

Beyond capacity and connectivity, the discussion also touched on efforts to preserve the airport’s sense of place and alignment with Austin’s values. Sustainability features including reclaimed water systems, energy-efficient design, solar readiness, and thermal storage, are being integrated into the expansion. Placemaking elements like live music, local dining, and public art are also being preserved and enhanced to ensure that passengers experience a “uniquely Austin” environment.

“I mentioned a little earlier about municipal bonds and that we financed the airport through financing based on the revenues of the airport... versus doing a (public/private partnership) where you would have some huge company come in, build a new concourse, run the new concourse, and we would just make a payment to that company to have the new facility,” said Dennis Waley, managing director of financial consultants PFM Advisors. “What you lose when you go that direction is the Austin vibe, because you’re going to have more of the national chains. You’re going to have somebody who’s running it to make a profit because that’s what they’re there to do. And it will cost more, so you have to balance: Do you want that feel and that smell of local barbecue or do you want a different type of product?”



Just Listed



8900 Rockcrest Drive
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Just Listed



4607 Balcones Drive
4 Beds | 3 Baths | 2,927 Square Feet

Just Listed



4711 Spicewood Springs Road, Unit 148
2 Beds | 2 Baths | 1,564 Square Feet

Just Sold



7218 Valburn Drive
6 Beds | 4 Baths | 2 Half Bath | 5,205 Square Feet

In Contract



7911 Cavalry Court
2 Beds | 2 Baths | 1,429 Square Feet

In Contract



1810 West 35th Street
4 Beds | 5 Baths | 1 Half Bath | 4,524 Square Feet

Is your home next?

Joe & Cara Keenan
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COMPASS

UT hopes to play leading role in Austin's evolving development scene

By CHAD SWIATECKI, *Austin Monitor*

At a recent Urban Land Institute Austin breakfast discussion, interim University of Texas President Jim Davis offered a candid assessment of the university's evolving role in Austin's booming development scene. Once regarded as one of the city's largest builders and employers, Davis said UT now finds itself competing for attention alongside tech giants and multibillion-dollar infrastructure projects transforming the area.

"There was a point in time that UT was like the big builder in town. We're not anymore, not in this town," Davis said, pointing to challenges the university faces in attracting contractors and improving its partnerships. "We're struggling to be in the top 10 anymore of people who want to come work for us. ... Sometimes we're hard to work with."

Those remarks – delivered to a room full of developers and land use professionals on March 26 – touched on the university's long-term ambitions to reshape its real estate strategy, including plans to install caps over portions of Interstate 35 near campus, expand student housing and better align future construction with Austin's workforce and economic development goals.

With the Texas Department of Transportation's highway expansion project set to lower the freeway below grade, Davis said UT is actively exploring how it can partner with state and local stakeholders to create new public space

or even campus-linked development atop the freeway.

The potential caps, which would span several blocks from the area where the Frank Erwin Center once stood down toward 15th Street, are part of UT's broader effort to re-stitch the physical and cultural fabric that I-35 has long divided. Davis acknowledged the complex and uncertain path ahead. The cap concept remains in a preliminary phase, with no firm commitments for funding, design or governance. Final decisions may be years away and hinge on TxDOT's construction timeline, city buy-in and the university's own evolving development priorities.

Despite that uncertainty, Davis made clear that UT wants to play a leading role in shaping the conversation. The university is treating the cap as a once-in-a-generation chance to influence the urban edge of campus – whether that results in academic buildings, green space or new connections to East Austin.

Davis spoke candidly about the pressures involving student housing, with the university needing to add to the 9,000 student beds it currently offers as well as to engage in more public/private partnerships to add more privately funded housing on West Campus and elsewhere.

"If you had to go live 7 or 8 miles away or even farther, you reduce how much you get engaged with the university. So our goal is to get students onto campus, and housing is a tool to get there," he said. He added that the university

is working toward adding a housing stipend to the financial aid packages for students who receive free tuition.

"We put cash towards your financial aid to offset the cost of rent if you live on or in our property."

Davis said he has started talks with Mayor Kirk Watson about the best possible use of the Brackenridge tract, with the university also having recently raised \$1.4 billion in federal and state funding to revamp its Montopolis property for the next generation of semiconductor manufacturing.

Davis framed both sites as long-term assets that could help UT contribute more directly to Austin's evolving economic identity. He emphasized that the university is no longer just a passive educational institution, but a "deliberate participant" in regional planning conversations, particularly those related to advanced industries like semiconductors, AI and life sciences.

With federal incentives flowing into domestic chip manufacturing through the CHIPS and Science Act, Davis said UT is positioning the Montopolis site to support future partnerships with industry leaders, state workforce agencies and research institutions. He noted that the university's proximity to Samsung's Taylor facility, as well as Central Texas' broader tech corridor, makes it an ideal location for education-to-employment pipelines in high-skill sectors.

Austin Monitor is an online, nonpartisan, 501(c)3 nonprofit publication that was just aquired by Texas Tribune.

2025 NWACA July 4th Parade and Freedom Fest

By 4TH OF JULY COMMITTEE, Northwest Austin Civic Association

This year, the NWACA 4th of July festivities return to the south side of the neighborhood!

- **9 a.m.** Opening Ceremonies – Far West and Waterline
- **9:15 a.m.** Parade marches down Far West to Doss Elementary School
Floats go to the parking lot on Doss' north side (turn right at Chimney Corners)
Antique cars and other vehicles proceed past Doss; those who want to show their cars proceed to Hart Lane, turn right onto North Hills Drive, and turn right again from North Hills Drive to park in the southern parking lot at Doss
Walkers, bicycles, marching groups go to Freedom Fest
- **9:30 a.m.** or so... Freedom Fest is underway in the Doss Elementary main parking lots
Watermelon, donuts, tacos, ...
Kids games and prizes
Music from Shotguns Ready
Petting Zoo
Booths from local businesses and various organizations

We look forward to seeing many floats in the parade, and we hope they're all entered in the float contest! We'll have big cash prizes for the top three floats – Grand Champion, Most Patriotic, and Best Team Spirit. Candy and water guns are back – come join the fun!

Bicycles, wagons, manual scooters, et.al. are encouraged to participate as well. Decorate them and be sure that children are accompanied by an adult. If you have a group that wants to march in the parade, please email us at info@nwaca.org so we can help you find the perfect slot.

Pets are welcomed, and any that accompany floats, bicycles, wagons, or scooters must be on a leash.

For those who plan to watch the parade and not march in the parade, grab your lawn chair, a fan, a cold drink, and enjoy a spot along Far West Boulevard! See you on the 4th of July!

More information and float contest registration form available at: www.nwaca.org Use the Green Donate/Shop button, then select 4th of July Float Contest.

Questions? Email info@nwaca.org

Fireworks: Hazardous and Illegal

By NWACA BOARD

Northwest Austin Civic Association

Each year in late June and early July, the Austin Fire Department reminds Austin citizens that fireworks are illegal within the Austin city limits. Statewide, there are hundreds of brush, grass, and structure fires started by fireworks annually, doing millions of dollars in damage and risking the lives of innocent bystanders. According to the National Fire Protection Association (NFPA), there are more fires on a typical Fourth of July than any other day of the year.

Fireworks account for two out of five of those fires, more than any other cause. In 2024, fireworks caused a wildfire in New Jersey, known as the Tea Time Hill Wildfire, burned thousands of acres.

The noise of fireworks can trigger distress in veterans with PTSD; the noise also frightens many animals. In addition, the risk of fireworks injury is highest for those aged 15-24.

It is illegal to store, use, and handle fireworks within the City of Austin, and to use or sell fireworks within

the City of Austin and within 5,000 feet outside the city limits. The Austin Police Department responds to fireworks complaint calls made to 311. Do not call 911 for fireworks complaints; call 311.

The U.S. Department of Transportation does not classify the following items listed as common fireworks, and their use is allowed within the City of Austin:

- (some) Wire Sparklers
- Smoke Bombs
- Glow Worms and Snakes
- Poppers, Trick Noisemakers, Snappers

However, sparklers can reach temperatures of 1,800 degrees and smoke bombs shoot a flame of 2 to 3 inches when ignited; even though these items are legal, they can still be very dangerous.

Be especially vigilant around dry grasses, brush, and the green spaces that surround our homes; with our ongoing drought, there is a lot of wildfire fuel throughout Austin, which can lead to tremendous destruction and threat to lives. Fireworks are not Firewise.



Business Spotlight: Lightspeed Restoration

By JANICE GREEN

Northwest Austin Civic Association

In 2021, while living in their Allandale home and expecting their second baby, Jonathan and Samantha Friedman and their 18-month-old, Ezra, experienced a catastrophe. A water pipe burst in the upstairs living and working space above their detached garage. Treasured family memorabilia and other important papers and items were also stored there. While the Friedmans had to wait a month before restoration services could appear on the scene and insurance claim assessments could be made, the upstairs space collapsed into the garage. Through this turmoil, they were thankful for neighbors who helped them bridge the days without water.

In the midst of the emotional toll that accompanied the frustrating logistics of daily living, they kept thinking, “We could do better!” This experience presented an opportunity for the Friedmans to reevaluate their goals and professions: Jonathan’s MBA corporate life and Samantha’s teaching career. Also, they read the writing on the wall: The number of U.S. climate-related disasters more than doubled between 2010 and 2021 compared to the previous decade, and the number of catastrophic insurance claims was rising steadily, according to their research. This personal experience and follow-up research ignited their decision to start their own business with Lightspeed Restoration of Austin.

The website for Lightspeed details the residential and corporate restoration services offered to address water and fire damage, reconstruction, disaster response and dangerous indoor air quality (e.g., mold removal, air duct cleaning, odor removal). Lightspeed



staff are reachable 24/7 and promptly respond because disasters do not only occur during “business hours”. Their catchment area includes Austin, Buda, Kyle, Manchaca, and Driftwood.

The Friedmans, who now reside in Northwest Hills, have empathy and compassion for their customers, shaped by their own trials and errors. They have seen the catch-22 of price-gouging. While tearing out the wreckage, their goals are to save as much as possible and reduce the damage and heartache. They value authenticity in their services, e.g., when a client’s water mitigation and drying process finished a day earlier than expected, the client was surprised to receive a partial refund.

During my interview with the Friedmans I began to relay my own ordeals with the Memorial Day Flood, broken pipes during the “big freeze”, falling trees, a wildfire close-call measured in feet, and a lightning strike – all of which were still wired vividly in my memory bank. We realized that during all our disasters our neighbors were the real “first responders,” a significant role when navigating the initial stages of loss, damage and trauma.

This aha-moment led to further discussion about educating our neighborhood on how best we can prevent, prepare for, and respond to these events, which seem likely to occur with more frequency. The Friedmans graciously agreed to address these issues in a small gathering with my neighbors.

None of us is immune to the unexpected. So why not tap into our very own neighborhood resources, such as the Friedmans, for guidance before the unexpected happens?

Phone: 512-428-8309; Mobile: 512-537-4772

Email: lr.austin@lightspeedrestoration.com

Website: www.lightspeedrestoration.com/austin-tx/



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Steck Valley Greenbelt Trail Grand Opening



By **TERI SCHOCK**
Northwest Austin Civic Association

Saturday morning May 10, the Northwest Austin Civic Association Parks Committee was delighted to hold the grand opening of the Steck Valley Greenbelt Trail. There was a great turnout as neighbors enjoyed snacks, coffee, and a stroll on the trail. Special thanks to Murchison 7th grader Atticus Tadema, for providing the fun scavenger hunt and to the Tadema family for providing prizes for the hunt.



Steck Valley Greenbelt Trail Special Project

By **NWACA BOARD**
Northwest Austin Civic Association

As mentioned in last month's newsletter, the Northwest Austin Civic Association Board funded two special projects this spring. The recycling bin at Anderson High School was featured last month, and this month we focus on the project for the Steck Valley Greenbelt Trail.

This project provided dog waste collection stations at each end of the trail, a much-needed improvement, since many residents enjoy taking their dogs

on the trail. As you can see in the photos, the station at the Steck Avenue entrance to the trail is just beyond the railing where people can park. The other station is at the Hyridge Drive entrance to the trail.

Thanks to Sally Grayum for submitting this project for our consideration, and thanks to her husband, Richard, for installing the stations.

As you enjoy the trail with your dog, please make



use of the bags and dispose of them properly.



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NORTHWEST AUSTIN CIVIC ASSOCIATION NEWS

Foam Packaging and Styrofoam Recycling is Popular!

By NWACA BOARD

Northwest Austin Civic Association

Last month, we announced that the NWACA Board had funded a Styrofoam recycling bin in the Anderson High School parking lot. It's been quite popular. The volunteers have had to empty it twice already, taking the contents to Austin Resource Recovery on Todd Lane.

As you make use of the bin, continue to observe these best practices:

- Only Styrofoam is recyclable; no packing foam that's squishy
- If your pieces are large, break them down to smaller, more manageable pieces
- No packing peanuts can be recycled (take those in a bag to businesses that mail out packages – they'll be happy to have them)



Bin is full



Foam packaging on way to ARR



Foam packaging and Styrofoam at ARR

June Library Events in the Northwest Hills Area

By MARTHA MILLER

Northwest Austin Civic Association

All locations will be closed on Thursday, June 19 in observance of Juneteenth

Events at the Yarbrough branch

Wednesday, June 4 & 18 - Sound Bath Meditation (6:30-7:30pm) Join us for this monthly gentle yoga and sound bath meditation class open to all fitness levels. Adults (18+) only.

Thursday, June 5 - Adventures in 3D: Rhinoceros Beetle (5:45-7:45pm) Come explore 3D printing technology and create your very own life-size Rhinoceros Beetle. Intended for ages 13 and up.

Saturday, June 7 - Native Seed Swap (1-2pm) Harvest your spring-flowering native plant seeds and come swap with other gardeners.

Saturday, June 21 - Resin Bookmarks (2-4pm) Use UV resin, glitter, flowers and other cute items with molds to create fun resin coasters and bookmarks!

Monday, June 23 - Mending Circle at Yarborough (6-7:30 pm) Bring your favorite garments that need some tender loving care. Intended for ages 18 and up.

Events at the Howson branch

Mondays, June 2 & 23 - APLANL Halo (5-7:30pm) Join us for an old-school Halo LAN Party Please register for this event: Halo LAN Party

Thursdays, June 5, 12, 19 & 26 - Tech Time (10-11am) Learn to download books and use digital Library resources. Bring your tablet, smartphone or eReader for help navigating the Virtual Library, downloading eBooks, audiobooks, digital magazines and more!

Tuesday, June 17 - Dig It! Gardening in Texas (6-7:45pm) Join us to learn new ways to develop your green thumb!

Thursday, June 26 - Howson Book Club (6:30-7:45pm) Join us to discuss Long Island by Colm Tóibín.

Events at the Spicewood Springs Branch

Monday, June 2 - Yarn and Yammer (6-7:30 pm) Come hang out with other yarn crafters! Intended for ages 18 and up.

Sunday, June 6 - Mending Circle (noon-2pm) Bring your favorite garments that need some tender loving care.

Thursdays, June 12 & 26 - Yoga with Tracy (9:30-10:30 am) Please bring a thin yoga mat if you have one and wear comfortable clothes. The library will have a few mats to share. Intended for ages 18 and up.

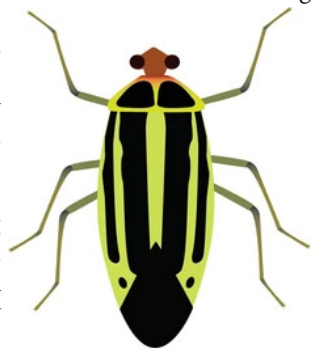
Fourlined Plant Bug

By WIZZIE BROWN

Texas AgriLife Extension Service

Fourlined plant bugs are true bugs (Order Hemiptera) about ¼ inch long as adults. Adults have reddish-orange heads and yellow and black striped wings. Nymphs are bright red when they first hatch, turning reddish orange as they grow and molt into successive instars.

These bugs have piercing-sucking mouthparts that they use to puncture leaves and suck out plant juices. Feeding causes round, dark sunken spots on foliage that turn clear and may have dead tissue drop out leaving a round hole. Fourlined plant bugs feed on a variety of plants



including herbs, vegetables, berries, woody ornamentals, herbaceous perennials, and flowering annuals.

There is one generation per year with nymphs emerging in spring, feeding for about a month before becoming adults. Adults mate and continue to feed on foliage through July.

If you are concerned about numbers of fourlined plant bugs and the damage they cause, you can try removing with a hand-held vacuum or high-pressure water spray. You can also try treating them with insecticidal soap or a botanical pesticide.

For more information or help with identification, contact Wizzie Brown, Texas A&M AgriLife Extension Service Program Specialist at ebrown@ag.tamu.edu.

Mark Your Calendars

These events are as planned as of May 14. As you consider participating, please check first with the organizer.

June 3, noon

Murchison Pool opens for the summer
Hours vary; see Murchison Pool web page

June 14, 8 - 11 a.m.

Steck Valley Greenbelt Trail Cleanup Steck Ave. Entrance

June 17, 7 p.m.

Parks Committee – virtual

June 18, 6:30 - 8:30 p.m.

NWACA Board Meeting
Dell Jewish Community Center Friedel Board Room

June 21, 8 - 11 a.m.

Bull Creek District Park Cleanup
Sign up at <https://givepul.se/436xjo>

June 24, 5 p.m.

NWACA Zoning & Transportation Committees virtual

July 4, 9 a.m.

4th of July Parade along Far West Boulevard
Freedom Fest at Doss Elementary School

July 12, 8 - 11 a.m.

Steck Valley Greenbelt Trail Cleanup
Steck Avenue Entrance

July 15, 7 p.m.

Parks Committee – virtual

July 19, 8 - 11 a.m.

Bull Creek District Park Cleanup
Sign up at <https://givepul.se/436xjo>

July 22, 5 p.m.

NWACA Zoning & Transportation Committees virtual

NWACA 2025 Calendar of Events

Monthly, 2nd Saturday, 9am-noon

Steck Valley Greenbelt Cleanup

Monthly, 3rd Saturday, 8 a.m.-noon

June TBD Pool Opening Celebration

July 4, 9 a.m. -noon

4th of July Parade and Freedom Fest

August 16 paper shredding event, NWACA members

September 27, 8 a.m. - noon

NWACA Neighborhood Garage Sales

October (dates TBD) National Night Out events

October 18, noon - 2 p.m. (tentative) –

Fall Recycling Event – Electronics

for NWACA members

October Halloween Decorating Contest

December – December Holiday Decorating Contest

NORTHWEST AUSTIN CIVIC ASSOCIATION NEWS

Key Contacts

Austin Citywide Information Center 512-974-2000 or 311
Emergency, Austin Police Department 911
Non-emergency (coyote sightings, compliance issues) 311
APD District Rep Officer, Andrew Kabbah
andrew.kabbah@austintexas.gov
APD Crime Report, internet search APD Chief’s Monthly Reports
District 10 Councilmember, Marc Duchon 512-974-2110
To get the District 10 monthly newsletter bit.ly/d10newsletters
Northwest Austin News Publisher 512-483-1708
Lynette@FourPointsNews.com
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The NWACA Board meets on the third 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. Board Members can be reached at info@nwaca.org or by phone at 737-235-7325

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
Mick Koffend Earth Day 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

Special Thanks to Members

By NWACA MEMBERSHIP

Donations to the 4th of July Parade Fund help NWACA to host the best 4th of July parade in Austin! The Parks Fund helps us do events in our parks and revitalize parks in the NWACA area. The Constable Fund allows us to have a random patrol of the neighborhood by a Travis County Constable. The Mick

Koffend Earth Day Fund helps us run the annual Earth Day Festival.

NWACA thanks members who generously contributed to our various special funds between March 20, 2025, and May 14, 2025.

- Maisel McGlone
- Rodger and Ardyce Walser
- (and, apologies to anyone whose donation we might have missed!)

Are You a NWACA member?

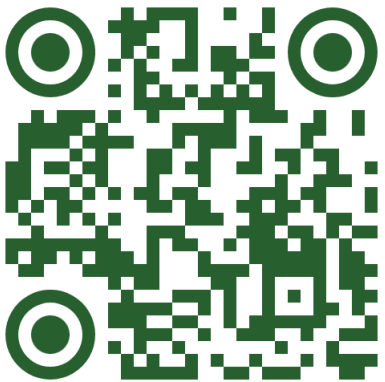
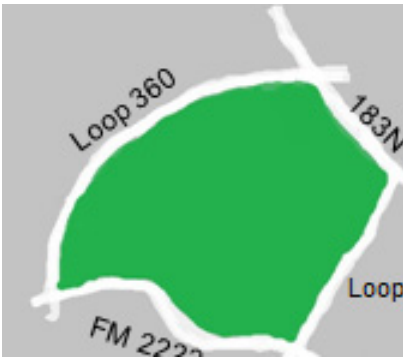
By NWACA BOARD Northwest Austin Civic Association

If you are, congratulations on being an important contributor to the success of Northwest Austin Civic Association – an association devoted to improving safety, security, efficiency, communication, and livability within our neighborhood. Without your support, NWACA could not provide the events and services that we do. You are our hero!

If you are not a member, you are not alone. Fewer than 10% of NWACA households are NWACA members. Yet the \$25 annual membership fee seems a small sacrifice. You couldn’t buy a week’s worth of Starbucks coffee, or three glasses of cheap wine instead.

NWACA’s Board and committees are all volunteers who work throughout the year to help build a stronger, safer, more informed community. Please review this newsletter’s Mark Your Calendars and 2025 Calendar of Events on page 18 to get a quick snapshot of the numerous projects and events that we host and support. This year we are seeking to increase our membership, so that more of our neighbors care about and participate in decisions and community building activities that keep our neighborhood vibrant. Members vote, participate in targeted surveys, and are eligible for many benefits. Please take this step to be a positive force in the NWACA community. Go to www.nwaca.org and use the green Membership button, or use the membership form in this newsletter to join by U.S. mail.

If you would like more information about household membership, please email your questions to us at info@nwaca.org, or phone us at 737-235-7325.



Lessons from Spring Cleaning

By MERRIESSA ANTON

Northwest Austin Civic Association

Every time I clean my garage and take items to Austin Resource Recovery I learn new information:

1. Clean Styrofoam cups and take-home restaurant containers, as well as Styrofoam egg cartons must go to Austin Resource Recovery for recycling. They do not go into your recycling cart. They can now also be taken to the NWACA-sponsored Styrofoam bin in the Anderson High School parking lot.
2. Place large soft foam pieces used in packaging (that are not Styrofoam) in your recycling bin.
3. Styrofoam peanuts cannot be recycled; but be sure to bag them before putting them in your trash bin to keep them

from spilling into the street and yard when your trash is emptied. A better alternative, though, is to donate the peanuts to a store that packs and mails items, such as PostNet on Far West Boulevard.

4. Plastic and cardboard egg cartons are recycled in your blue recycling bin. Remember that eggshells can go into your green Compost bin.
5. There are two types of plastic bags. Take any plastic bag that can be stretched with your fingers to a retail plastic bag take-back program. HEB, for example, takes back plastic bags and recycles them into laminates that are made into decking. Plastic film used in packaging and storage, plastic wrap, bubble wrap, and air pillows can also be deposited in

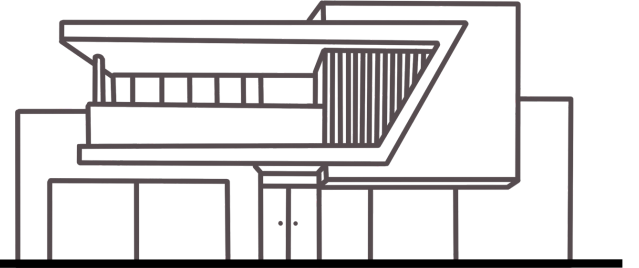
the retail store take-back program.

6. Place plastic bags you are not able to stretch with your fingers in your trash container. Frozen food bags, bags that contain detergent pods, and snack bags are all trash.

Another recent lesson is about bagging leaves. Leaves can go into your compost bin. If your compost bin is full, you can fill up to 15 paper lawn or leaf bags or reusable containers and set those out for collection. These containers should be no larger than 34 gallons and no heavier than 50 pounds. Place your compost bin, leaf bags or containers, and small branches no longer than 5 feet and no thicker than 3 inches in diameter, next to your compost bin on your designated trash day.

ALBERT ALLEN, REALTOR

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CURRENT *BUYER NEEDS*

- **Central Northwest Hills:** up to \$3M, 4+ BEDS, newer construction.
- **Northwest Hills:** up to \$1.5M, 3+ BEDS, at least 1 secondary bed down.
- **Northwest Hills:** up to \$1.5M, 3+ BEDS, 2,500+ sq.ft., flat backyd., 1/3+ ac.
- **Central Austin between Allandale & Clarksville:** up to \$3M, newer construction, 3+ BEDS + 2+ flex spaces, 3,500+ sq.ft.

AREA *SELLER OFFERINGS*

- **8303 Summerwood Dr.:** 2BED/2BATH + huge loft + 1,683 sq.ft.
- **10703 Callanish Park Dr.:** 3BED/2.5BATH + 2,035 sq.ft. + ~1/2 ac. + views!

COMING SOON

- **Northwest Hills:** 1,600+ sq.ft. + 3BED/2.5BATH
- **Lago Vista:** 2,200+ sq.ft. + 4BED/3BATH



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Murchison Middle School

"Two varsity choirs and two sweepstakes with straight 1s at the UIL competition. Both singing advanced, three-part music above their level," posted on the Murchison MS Facebook page on April 5. "Our kids are amazing and Ms. Taylor is an amazing choir teacher!"

Photos top and bottom right



Murchison orchestra students performed for their UIL evaluations in March.

"Our Philharmonic Orchestra (non-varsity) received an overall score of a 2 (2, 2, 1 for their stage performance and 1, 1, 2 for their sight reading). This is an awesome amount of growth for this group of kiddos, especially considering they were only able to get instruments in October of this school year," posted on the Murchison MS Facebook page on March 8. "Our Symphonic Orchestra (varsity) received straight 1s for their stage and sight reading performance, the highest possible score for the event, earning them a sweepstakes! Congratulations, Matadors!!"

Photos above and on page 19





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NORTHWEST AUSTIN NEWS

Murchison Middle School Orchestra at UIL Competiton



**MURCHISON
MIDDLE SCHOOL**
AUSTIN Independent School District



Fourth of July Parade

along Far West Blvd.

- Great floats (Sign up at www.nwaca.org)
- Walkers of all ages - tots in decorated wagons, kids on decorated bikes, families, sports groups, ...
- Lawn Chair Ladies, Uncle Sam, Lady Liberty
- Vintage cars
- Fire truck, Anderson High Band, Scout troops, ...
- Water guns and candy are back!
- Parade participants: Please email info@nwaca.org.
- Freedom Fest right after the parade at Doss Elementary School
- Watermelon and other food, Kona Ice
- Games with prizes, a petting zoo
- Music by Shotguns Ready
- Face painting and balloon twisting



Hosted by:
Northwest Austin
Civic Association



PLEASE MARK YOUR CALENDARS AND
PARTICIPATE WITH US ON JULY 4TH!

ANDERSON TROJANS MARCHING BAND & GUARD

BAND & COLOR GUARD

SUMMER CAMP

JULY 1-4, 2025

**20% DISCOUNT FOR
SIBLINGS**

\$150* PER CAMPER
*includes supplies

NO EXPERIENCE NEEDED

MINI MUSICIANS CAMP

Fun and approachable camp where 4th and 5th graders learn to read music, play the piccolo, and build confidence as they march in a real 4th of July parade.

COLOR GUARD CAMP

For kids who love to move, this camp for grades 4-7 teaches foundational dance and flag skills while encouraging teamwork, creativity, and pride—all leading up to a festive 4th of July performance.



Registration opens May 1,
2025 and ends June 15, 2025.

SIGN UP TODAY!

www.andersontrojanband.com/shop

We have greatly appreciated Dawn's help and guidance throughout our home buying experience.

"We began the search for our first home when we were new to Austin and had no idea what the market was like, or which parts would be a good fit for us. We reached out to Dawn because she had helped our close friend, and we could not have found a better person to help us in the search for our home. It took a while before we finally found what we were looking for.

As a newly married couple, the home was the perfect fit - not too big, not too small, close to great restaurants, and easy access to all of Austin. From putting in our offer, to closing on the home, Dawn guided us every step of the way. We appreciated her knowledge, expertise, and the way she advocated for us, so much so that we referred her to one of our closest friends. Dawn was able to help her find her home in Austin, too!

After five years in our condo our family of two had grown to a family of four (us and two dogs). But we were expecting another addition - our first baby! We decided it was time to start looking for a larger space to accommodate our growing family and could not think of anyone else we wanted to help us besides Dawn.

Dawn stuck with us while we searched for our second home. We put in several offers and even entered into contracts on a couple of them. Unfortunately, some of the homes had issues that could not be overcome and Dawn was always patient, honest, and transparent with us. After these experiences, our resolve to find a new home began to waver. But Dawn was there to reassure us, and she was right! We recently closed on our home!!" ~ Dori and Preston



DAWN LANIER
BBA, ABR, GRI REALTOR®

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