



Allandale Neighbor

June 2022
Vol 37, Issue 4

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ANNOUNCEMENTS

HELP WANTED

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National Night Out is Tuesday, October 4th

Your ANA Safety Committee

Mark your calendars and start planning! The first Tuesday in October each year, the entire nation recognizes National Night Out. In communities throughout America, block parties take place where neighbors get together to socialize and information is presented on crime prevention and safety awareness.

In past years, Allandale neighborhood Block Captains helped organize National Night Out gatherings. Like many things, our Block Captain program was put on hold through COVID. The ANA Safety Committee will be reaching out soon to block captains to begin quarterly meetings to support the Block Captain and Neighborhood Watch programs. Until then, if you are a current Block Captain or just interested in getting your neighbors together, consider planning a

potluck, games with the kids, lemonade party, etc... and celebrate National Night Out with your Allandale neighbors!

For great safety tips to share at your National Night Out gathering, refer to this month's Allandale Crime Watch newsletter article written by McGruff the Crime Dog.

"The best way to build a safer community is to know your neighbors and surroundings"

Kay Bailey Hutchinson ☘

Revisiting the Balcones Fault Zone near Allandale

R. C. Smyth

In this ANA newsletter issue I'm going to revisit the map that accompanied the June 2022 article. For one thing the map was too small to see much detail last time; but there are also additional features of interest. As a reminder, the inserted map is a screenshot from a published geologic map

Allandale Crime Watch

McGruff the Crime Dog

Hello, friends! Several months have passed since the ANA Safety Committee penned an article for this newsletter to update our readers on crime in the 'hood. Today we'll cover a brief review of recent crime incidents and offer some crime prevention tips.

Crime data reported by the Austin Police Department (APD) continue to underscore our good fortune that we reside in a safe area of the city. No doubt,

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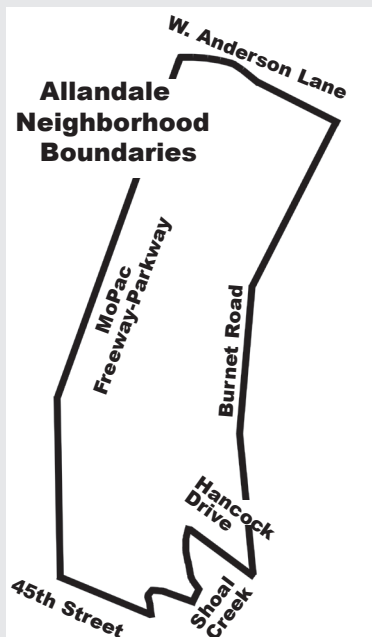
ANA Executive Committee meetings are held on the first Wednesday of the month at NW Rec Center. General Membership meetings are held in April and October. (Meetings are currently held via Zoom)

Committees

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President's Letter

Hans Magnusson, ANA President

(512) 522-8773, ana@hmviking.com

Dear Allandale Neighbors:

We are sweltering under the heat dome, hoping that the electric grid doesn't collapse under the load causing heat-armedgeddon, and that our trees survive. Eventually rain will arrive, and perhaps it will come in large amounts and fast. Are we ready for the next flood event? The city thinks so, but I'm not so sure. Lots of new construction around town and a revised FEMA flood map being years away leave us in the dark. The next flood could be a surprise.

While the sun is shining in the middle of the afternoon, there have been miscreants marauding in Beverly S. Sheffield Northwest District Park by smashing car windows and stealing valuables. The smash and grab takes a couple of minutes. Unless a concerned bystander witnesses the activity in real time, it is difficult to stop this crime. Law enforcement can't respond immediately, nor is it a high priority for them. Our safety committee requested the Parks and Recreation Department to put up signs reminding people to remove valuables from their cars, or at least hide them. The signs are already installed around the parking lots in the park. As neighbors, please be aware of people lingering in the parking lots and scoping out cars.

The October ANA general meeting will be in person at the Northwest Recreation Center, 2913 Northland Drive, on October 12. It's the first in-person meeting except for the July Fourth parade in several years. I'm looking forward to meeting everyone.

Quedase fresco,

Hans ☘

Plan to Attend!
Meet Your Neighbors
Support Allandale



ANA General Membership Meeting and Election of New Board Members

ANA members in good standing may apply to serve on the Board of Directors by contacting the ANA Nominating Committee, which puts forward a list of recommended candidates. Nominations also are accepted from the floor at the General Membership Meeting. All currently active dues-paid members may cast a vote in the election.

October 12, 2022, 7-9 pm
Northwest Recreation Center
2913 Northland Drive

Become a member: www.allandaleneighbor.com
Dues: \$20/Household; \$10/Seniors
For more info: allandaleneighborhood@gmail.com

Revisiting the Balcones Fault Zone Near Allandale Neighborhood

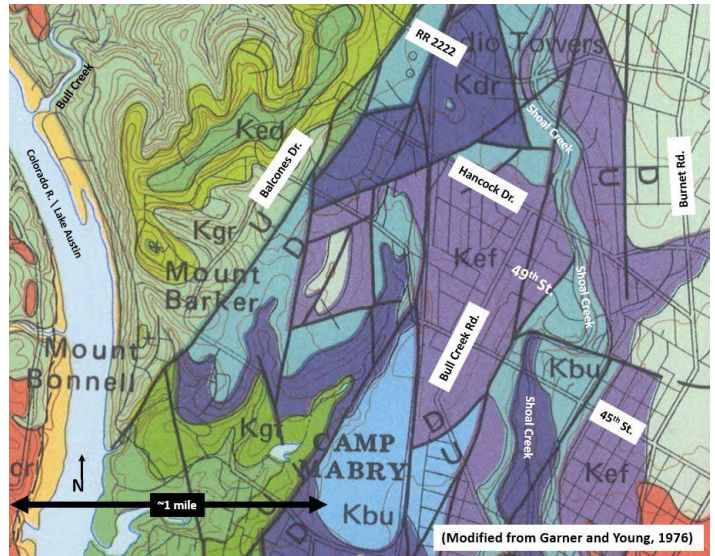
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(Garner and Young, 1976) with text labels overlain. Also, as a reminder, the names of geologic rock units are abbreviated on the map, representing from oldest to youngest: Kgr (Cretaceous-age [K] Glen Rose – mostly limestones), Ked (Edwards limestone), Kdr (Del Rio clay), Kbu (Buda limestone), Kef (Eagle Ford shale, and Kau (Austin chalk).

Features discussed in the last article included (1) the segment of the Balcones fault zone controlling the direction of Shoal Creek between 45th and 49th streets and (2) movement of grave markers in the Austin Memorial Cemetery if they are underlain by Kdr versus Kbu strata. I also discussed another manifestation of high shrink-swell capacity of clays (both Kdr and Kef) – death to building foundations.

Another feature of interest – at least to geologists – related to the many segments of the Balcones fault zone (heavy black lines on the map) is the Mount Bonnell fault. This feature roughly parallels Balcones Drive from RR2222 south to where it crosses the first of two right angle turns in Balcones Drive before it intersects with 35th Street. From there the fault continues southwest to where it intersects Lake Austin. The Mount Bonnell fault continues southwest of the map view, underneath and to the south of the river.

Two topographic features on the upthrown side of the Mount Bonnell fault are Mount Bonnell and Mount Barker; note these are underlain by different geologic units. The



Geologic map of Allandale area

enclosed circular contours marking Mount Bonnell are on Kgr, whereas Mount Barker is capped by an overlying, younger geologic unit (slightly darker green) that is stratigraphically interposed between Kgr and Ked. Think about the steep hill you go down when driving or walking south on Balcones Drive near that first right-angle turn. Not only are you descending topographically, but you are also going back millions of years in time – at least relative to the rocks. The Glen Rose (Kgr) was deposited between approximately 115 to 105 million years ago (Ma). Beware, if you google the age of the Edwards limestone (Ked) the first entry that appears says it is 500-600 million years old, which

CONTINUED ON PAGE 15

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Allandale Crime Watch

CONTINUED FROM FRONT PAGE

this is the reason the folks my dog associates with while we patrol our neighborhood streets seem happy as a clam. Of course, what canine isn't elated to be ambling about with his human family?

Many of the crimes reported in Allandale occur along the peripheries of our community, with far fewer in the neighborhood interior. The crime data table provided in the December newsletter included all incidents within the boundaries of Allandale. This time we're only considering data from the residential areas. As such, offenses

principally occurring along Anderson Lane, Burnet Road, and Northcross Drive have been excluded.

Unfortunately, our treasured Beverly S. Sheffield Northwest District Park is overrepresented in this report, with burglary of vehicles by far the most common crime. The ANA Safety and Park Committees have been working with the APD, as well as the Parks and Recreation Department, to ameliorate the situation. Periodic APD directed patrols, posted warning signs, and improved lighting are actions currently implemented as protective measures. However, when you are visiting our park, please do not leave valuables in your vehicle, and be sure to lock it

- Given Austin's large and rapidly-growing population, Allandale's low crime rate reminds us how very fortunate we are to be living in this jewel of a neighborhood. But having some crime prevention tips handy can help protect our homes, personal property, and families. To this end, the ANA safety committee offers the following recommendations:
- Become acquainted with your neighbors and tell them how to reach you in the event of an emergency. Familiarity with their vehicles may also be useful.
- High bushes and other foliage close to your house can serve as hiding places for burglars. Limit the amount, or lower the height, of this vegetation and consider planting thorny or prickly bushes under windows.
- Motion-activated lighting outside your home as well as doorbell cameras are helpful home security measures. Consider an alarm system or, even better, a dog for additional protection. We canines take great pleasure and

APD Crime Data for Allandale - May 22, 2022 - July 22, 2022		
Crime Category	Number of Incidents	Percent of Total Incidents
Auto Theft	2	3.0
Burglary	3	5.0
Part II Crimes	21	35.0
Theft	34	57.0
TOTAL	60	100.0



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pride in safeguarding our loved ones!

- When you are away, maintain the appearance of someone being home by leaving lights on a timer. Arrange for lawn care during an extended absence. Have a neighbor check on your house frequently while you are out of town, and ask that they remove any handbills from the front door.
- If needed, replace your exterior doors with solid doors of 1¾ inch thickness, and install deadbolt locks. Replace old screws in strike plates with 3-inch screws. Lock all doors and windows when you are not home. Secure windows and sliding glass doors with two locking devices.
- Close garage doors and secure items in the carport unless you are physically nearby.
- Record serial numbers of electronics and other valuables that have them. Keep an inventory of all valuables, ideally including both a written list and photographs. Engrave suitable property which doesn't have a serial number with the Texas Driver License number of someone in the household. Keep the inventory in a fire-safe box,

preferably away from your home.

- Record serial numbers of your bike(s) and register them with APD. See more on bicycle registration at <https://www.austintexas.gov/page/bike-registration>.
- Conceal valuables in your home, and do not store any in your vehicle. Purses, laptops, and cell phones at your residence should be kept out of sight. Close curtains at night to protect against prying eyes looking for large valuables such as televisions.
 - When out of town, cancel all routine deliveries such as the newspaper or mail, and do not make online purchases that might be delivered during your absence. Restrict information on home absences to only those with a need to know. Do not mention being away from home on social media.
 - Avoid hiding keys under doormats, flowerpots, or in similar, obvious places. Keys hanging inside the home should not be visible through windows and should be placed distant from house doors.
 - If there is evidence of a break-in when

you return to your home, leave immediately, call 9-1-1, and await further instruction.

- Timely report all crimes to the police, and post information on these incidents to the ANA listserv. If you aren't yet an Allandale listserv participant, please consider joining this discussion group. Subscription information, and more, is available at this website: <https://groups.io/g/allandale-neighborhood-austin>. Please include your full name and street address so the moderator can verify that you live in Allandale.
- Call 9-1-1 in emergencies and when there is an immediate threat to life or property. Call 3-1-1 in non-emergency situations when there is no immediate threat to life or property, when crimes are no longer in progress, and when the suspect(s) is no longer on scene or in sight.
- Additionally, APD has an online incident reporting system for non-emergency events, at: <https://www.austintexas.gov/department/ireportaustincom>. Documentation of criminal activity can demonstrate need for additional law enforcement support.
- Measures to protect against burglary of vehicles include locking car doors, parking near a light source or in a garage, and keeping cars free of valuables. Owners of cars with keyless entry should be aware thieves are now using relay devices to hack key fobs. This news report explains: <https://cbsaustin.com/news/local/car-thieves-are-hacking-key-fobs-to-quickly-and-quietly-steal-vehicles>.
- If you are not yet an Allandale Neighborhood Association member, the ANA welcomes your membership. Increased neighborhood participation contributes to a more cohesive and safer community. Details and instructions are available at: <https://allandaleneighbor.com/membership#join>.

Local safety inquiries may be submitted to: allandale.neighborhood@gmail.com where they will be forwarded to the ANA safety committee for response. Enjoy our beautiful neighborhood and be safe! ☘



Come Grow With Us!

Grace Garden Child Development Center is enrolling for the 2022-23 school year.

We are a high quality, play-based preschool with openings for children aged 18 months to Pre-K.

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Lettuce Recycle

Dena Houston

Several years ago, I wrote about how to reduce junk mail. I have now revised this article to include new facts and new ways to reduce it. Almost all of my mail used to go directly from my mailbox to my blue bin. Junk mail seems to be a fact of life, but we can greatly reduce the amount of

unwanted mail by doing just a few things. We can also reduce the amount of non-junk mail.



JUNK MAIL FACTS

- The average American household receives 848 pieces of junk mail (equal to 1.5 trees) every year – almost 190 million trees for all U.S. households.
- Over 100 billion pieces of junk mail are sent through the postal system each year.
- The EPA reports that 60% of all junk mail ends up in landfills and therefore is not recycled. Americans pay \$370 million annually to dispose of the junk mail that does not get recycled.
- Junk mail adds 1 billion pounds of waste to landfills each year.

Source: Heal the Planet (<https://healtheplanet.com/100ways-to-heal-the-planet/junk-mail/>)

HOW TO REDUCE UNWANTED MAIL

WEEKLY GROCERY STORE

FLYERS (RED PLUM): To stop receiving these flyers, visit <https://www.redplum.com/tools/redplum-postal-addressremove.html>.

UNWANTED MAIL OR CATALOGS: Go to <https://catalogchoice.org/>. Their mission is to stop junk mail for good. It is a non-profit service that sends merchants your “opt out” request or guides you how to do it.

OTHER CATALOGS: When ordering something online, a catalog often arrives within a week from that same company. By calling the company, you can request that they no longer send their catalog.

DON'T SIGN UP FOR THINGS YOU DON'T NEED: Every time you fill out a “request for information” form, you get on a mailing list. Be selective in the information you request.

HOW TO REDUCE MAIL THAT IS NOT JUNK MAIL

MAGAZINES: most magazines are available online. Just call and request that option.

BILLS AND CREDIT CARD STATEMENTS: Almost all bills, including utility and credit card statements, can be received electronically. Select “go paperless” from their websites.

MY MAIL REDUCING EXPERIENCE

On average, we receive about ten pieces of mail a week. Our mail carrier

is impressed! However, it is my experience that there is some mail you cannot stop. My husband has spent a lot of time on the phone trying to stop mail from certain companies, but to no avail. Do your best but try to keep the objective in perspective. Anything you reduce helps the planet—and your mail carrier.

QUESTIONS FROM OUR READERS, AND THE ANSWERS:

WHAT DO I DO WITH OLD COMPLIMENTARY SIZE SHAMPOO BOTTLES AND LOTIONS? These can go to the Recycle & Reuse Drop Off Center. They will be recycled as Hazardous Materials.

HOW DO I DISPOSE OF A BAG OF CEMENT MIX? You can take it to the Recycle and Reuse Drop Off Center.

ARE THERE ANY DUSTERS THAT ARE REUSABLE? Yes, Swiffer now makes a washable duster that fits onto the hand-held duster wands and mops.

Here is a very informative City of Austin recycling website: <http://www.austintexas.gov/what-do-i-do>.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to: recycling@hpubana.org.



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Birding in Allandale

Steve Oleson

I have always been fascinated with the flora and fauna of Texas. As a fifth-generation Texan, I come from people who lived close to nature. As a kid, I could always count on my mother to answer my questions about the natural world. I would ask “What kind of tree is that?” or “What kind of bird is that?” She always knew the answer, because to her forebears, knowing about the natural world could make the difference between life and death. Her familiarity with wildlife was a boon to me. She helped me to understand how to care for my lizards, ground squirrels, and eventually my hawks. A good falconer must understand the relationship between raptors, their prey, their environment, and how the changing seasons affect everything. Walking down the street with my mom, I pointed out an anole in the ivy on the front of a neighbor’s house. She asked: “How did you see that?” I could only say: “I just did.”

Eventually, I became a professional photographer, which enhanced my sharp eye and awareness of my surroundings. I notice when white-winged doves explode out of a tree, and look for the Cooper’s hawk, which must surely follow. When a band of blue jays are raising a ruckus, I stop to see what they are warning the neighborhood about: a hawk, an owl, a cat, or a mystery?



Figure 1: Cooper's Hawk. Photo by Steve Oleson

We moved from south Austin to Allandale in 1989. Being an avid bicyclist, I move slowly enough through the neighborhood to see a lot of wildlife. It is hard to miss the red-shouldered hawks. They make so much noise! They are avian exhibitionists!

It is fascinating how wildlife is learning to adapt to living alongside people. In the 1960s, Cooper’s hawks were rarely seen. By the 1980s, their populations had recovered. Meanwhile, white-winged doves had expanded their range and were found in great numbers in the city.

Cooper’s hawks exploited this resource and now nest in many Texas cities. I once saw a Cooper’s hawk catch another newcomer to Austin: a monk parakeet!



Figure 2: Urban lifestyle red-tailed hawk. Photo by Steve Oleson

Red-tailed hawks have also moved into the city. They use MOPAC as a hunting ground. It is not unusual to see six of them in the five miles between Allandale and downtown Austin. They nest in trees and man-made structures. I know of three nests within one mile of my home in Allandale.

Living close to Shoal Creek, I frequently see egrets, herons, and wood ducks. I monitored a small rookery of yellow-crowned night herons for a couple of years. They are very approachable and easily photographed.

I have become more aware of wood-

An advertisement for Conans Cosmic Pizza XLV. The background is black with vertical green stripes. At the top left is the "Go AFC!" logo with the Austin FC crest. At the top right is the "We support NASA" logo with the NASA logo. In the center is a large red heart with "XLV" in white and "YRS" in red below it. The text "CONANS COSMIC PIZZA" is written in white, with "AUSTIN EARTH TEXAS" below it. At the bottom, it says "Enlightened Allandaleans order ahead!" and "PAN PIES - THIN PIZZA - SALAD - WINGS - BEER - VEGAN - GLUTEN-F".

An advertisement for Powers Family Wellness Center. The background is a photograph of a person's legs in red leggings and red shoes, walking on a path. The text "We'll help you keep pace & make goals with regular care." is in large blue font. Below it is the text "At Powers Family Wellness Center, we believe our bodies heal from above-down-inside-out." The Powers Family Wellness Center logo is at the bottom left, featuring a stylized family and the text "POWERS FAMILY WELLNESS CENTER". Below the logo is the text "BE WELL. LIVE WELL." and "powerswellness.com". A circular badge at the bottom right contains the text "\$50 VISIT Exam, Consultation & First Treatment. Most insurance accepted. CALL TODAY 512.794.9500".

peckers recently. Red-bellied and downy woodpeckers nest near my home.



Figure 3: Red-bellied woodpecker. Photo by Steve Oleson

Allandale has great-horned owls, barred owls, and screech owls nesting in the neighborhood. Screech owls are a favorite of mine. I really enjoy getting them to come to me when I mimic their call.



Figure 4: Screech owls. Photo by Steve Oleson

As you can tell, I get a lot of enjoyment from urban wildlife. As a longtime resident of Austin, I have seen the city grow and seen how the variety and numbers of wildlife change annually. This year, I am seeing more western kingbirds and mockingbirds than usual. There are fewer cliff swallows. The red-shouldered hawks and yellow crowned night herons have moved their nests from previously favored trees. I do not know why they did, but I'll keep looking, observing, and enjoying birding in Allandale. ☼

Cicada Killer Wasps

Wizzie Brown

Cicada killer wasps, common this time of year, are native to Texas. They are some of the largest wasps that you can find in Texas, reaching up to 1 ½ inches long and can be somewhat frightening if you see them flying about your lawn. Cicada killers have a reddish-brown head and thorax, a black and yellow abdomen, and wings with a rusty tinge. Only females are capable of stinging because the stinger is a modified egg laying structure. Fortunately, female cicada killer wasps are rarely aggressive. Males look similar to females and are territorial. They will buzz near you if you enter their territory, but once you leave the male's territory, they ignore you.



Cicada killers are considered beneficial insects because they help to control cicada populations. Cicadas, the noisy insects of summer, are stung and paralyzed by female cicada killer wasps. The paralyzed cicadas are carried back to a burrow that the wasp digs in the ground. The female wasp pulls the cicada into the burrow where it is tucked into a side tunnel. Once there are 3-4 cicadas in the side tunnel, she deposits an egg with the cicadas and seals the side tunnel. When the egg hatches, the cicada killer larva eats the cicadas. The cicada killer wasp that is developing emerges the following year.



Cicada killers usually do not warrant any control methods. If someone in the household is allergic to wasps, then insecticidal dust can be sprinkled around the opening of the burrow. Tamp the dust around the opening with your shoe, and as the wasps work on cleaning out the entrance to the burrow, they will pick up the dust on their body and eventually die.

Please note that cicada killer wasps are often mistaken for Asian giant hornets, also referred to as "murder hornets." Asian giant hornets have not been found in Texas, and have only been in Washington state within the U.S.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600.

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TEXAS A&M
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Fourth of July Parade Pictures

Photos by Seve Johnson





New City Budget Includes Park, Pool and Playscapes

Mary Fero

As you read this, City Council will have adopted the budget for the upcoming 2022-23 fiscal year. Tucked away within the 971-page proposal are several items to improve Northwest Park, pool, and recreation center. Although the city's 5-year capital improvement "spend plan" stretches at least a portion of the projects until 2027, work is scheduled to begin within the coming year.

At the top of the list is the **Sheffield Northwest District Park pool replacement**, with expenditures projected to reach nearly \$9 million between 2023 and 2026.

The footprint of this 50-meter facility will remain virtually unchanged, but the pool will be refitted using Myrtha technology, which provides a stainless-steel structure "hot-rolled" with PVC

laminated and covered with 1 mm thick "Myrtha Skin" to ensure waterproofing.

Two public surveys have gauged preferences for other modifications to the facility. (See <http://www.austintexas.gov/sheffieldNWpool> for survey results, project overview and future updates.)

By large margins, respondents favored adding a stepped entrance to the pool to assist people who have difficulty using the ladders or otherwise require the use of an automated chair to enter and exit the water. Survey participants also expressed a strong preference for maintaining the kiddie pool rather than replacing it with a splash pad.

Renovations to the bathhouse will retain the historic structure while modernizing fixtures and features.

Pool construction will not begin until Fall 2023 at the earliest, so there will be one more season to enjoy this pool; after next year's season, the pool will be closed until it reopens in 2025.

PARC plans to share the final concept at the **next community engagement** meeting tentatively scheduled for the

evening of **September 28** at Northwest Recreation Center.

We'll see two new **Playscapes** in the next couple of years, with \$200,000 budgeted for Northwest Recreation Center, and a playscape replacement for Northwest Park, slated to receive \$150,000 in both 2023 and 2024.

An expansive undertaking that likely will bring about significant change both during and after its construction is the **Northwest Park Dam Rehabilitation and Modernization** project.

<http://www.austintexas.gov/northwest-park-dam-maintenance-modernization-project>

Austin Watershed Protection will oversee most of this project, with a focus on erosion and flood control. An ancillary project targeting the wastewater pipe network will be managed by Austin Water. Begun last year, the approximately \$5 million project is in the "pre-engineering phase" at Watershed, with construction estimated to begin in 2024 and end in 2027.

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safety regulations, “overtopping protection” will transform the dam’s high trail with a hard surface (likely concrete). Creekside erosion of the embankment will be repaired, and woody vegetation removed.

Preventive maintenance will involve protecting the embankment from erosive foot traffic; reinstalling drainage behind retaining walls; and sealing cracks and joints within all retaining walls.

Watershed Protection will coordinate with the Parks department as the Vision Plan for Northwest Park is further developed and implemented in the future. Such projects include re-establishing positive drainage near the tennis courts and duck pond and evaluating ways to improve water quality in the area.

One additional bit of good news is that \$16,000 has been budgeted for **pond maintenance** for the coming fiscal year. Yay for that!

Other items adopted in early 2022 in the final **Vision Plan for Beverly S. Sheffield Northwest District Park** have

not been funded at this time.

Outstanding unbudgeted items related to the pond are water quality and depth studies as well as geologic and hydrological studies. Several contractors are working on the multi-million-dollar projects described above, but it is not evident that anyone has the broader vision of looking at these major projects to see how they might be coordinated to benefit the pond’s future. We remain hopeful that the various city departments will recognize the value in working across departmental lines to preserve what has been an iconic feature of the park since its beginning. Regarding additional park proposals, it appears that pickleball courts, a new pedestrian bridge, shade structures, and other projects may wait for another budget cycle.

One final note. The summer has brought a rash of vehicle break-ins while people are at the park and pool. Windows have been smashed in daylight hours and items that might seem valuable are grabbed. Members of

Allandale’s Safety and Parks committees have worked with PARD staff, lifeguards, and our Austin Police Department District Representative to alert park visitors about this situation.

APD temporarily installed an electronic warning sign, and lifeguards issued verbal cautions to pool patrons. A park lighting survey was conducted, and we have requested that PARD install security cameras, but that request currently is not deemed feasible.

Although things improved for a time, I learned of yet another window smashing on the last day of July. Please take precautions when parking at the park, caution your neighbors, and if you witness anything please call 911.

Whatever your passion or preference, consider contacting the city council to express your opinion. The Allandale Neighborhood Association welcomes your involvement, and the Parks Committee invites your participation. ☘



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Real Estate Market Update

Kaylee Romantic

As you navigate around Allandale and Austin proper you may notice something that feels unfamiliar - FOR SALE signs, lots of them!

As buyers and sellers grapple with rising property taxes, an increase in interest rates, and an impending recession, many people have felt like the sky is falling. The reality? Austin real estate is finally trending closer toward a healthy market for the first time since pre-Covid days. Sitting at about two months of inventory, this is the largest number of homes for sale we've seen since the pandemic began. A balanced market reflects closer to six months of inventory. So, what does this mean for buyers and sellers?

Sellers, great news for you, it's still a great time to sell. With the job infrastructure moving into Austin, we're still expected to see a rapid increase in growth coupled with well paid jobs filtering into the city. It may not be the exorbitant

amount of offers and six figures over asking price, but homes are still selling quickly at high prices. Even while June and July tend to slow down for summer, median home price is up 13% at \$537,475 in the Austin and Round Rock MSA averaging about 18 days on the market. Pricing your home correctly is the most important part of selling right now!

Is it a good time to buy? Even with rising rates, it's still a fantastic time to buy in Austin. With projected growth to our population, homes are still holding value and appreciating. We don't expect to see the 20%-30% growth we saw through 2021 but that simply can't last forever. Nationally, we are still expected to see 5% growth in appreciation and with Austin leading the pack, we very well may see more than that. As increased inventory becomes available, buyers are given more options with less competition and less fierce terms necessary to win a deal. With rents still on the rise, buying a home is the most viable way to keep money in your pocket long term. ☼

Revisiting the Balcones Fault Zone Near Allandale Neighborhood

CONTINUED FROM PAGE 3

it WRONG because the Edwards is younger than the Glen Rose.

A fun excursion to the Perry Neighborhood Park (behind or west of Highland Park Elementary) will allow you to encounter, I mean actually touch, the Mount Bonnell fault. Just southwest of the intersection of Hancock Drive and Balcones Drive, there are multiple faults. The easternmost juxtaposes Kdr (purple on colored version of map) on southeast against Kgr or Ked (different shades of green). Go to the park and check it out, see if you can tell where the two faults are located. Maybe we could even have a field trip there once it is cool enough to be outside for any length of time!

Again, please take a look at the map and see if you have any questions or comments to share. ☼

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Allandale Quick Bites

Robert Mace

As the cost of living in Austin reaches more unattainable levels, it's getting harder and harder for service workers to live here, making it harder and harder for restaurants to stay staffed and open. Closings this year in Allandale almost always mention staffing issues, which is partly why **Lucy's Fried Chicken and Fluff Meringues and More**, both on Burnet Road, have closed, Lucy's in March and the Fluff in early July. Not sure when it shuttered, but **Mr. Gatti's Pizza** at 2931 West Anderson Lane is no more. Close and closed are the Frenchies at **Sala & Betty**. **Pinthouse Pizza** is, thankfully, only temporarily closed pending a remodel with expectations to reopen in August.

If it's not the cost of living, it's bulldozers dozing down restaurants. Just about everything between Justin Lane and Pasadena Drive along the eastern side of Burnet Road is getting mowed down. With the City Council's recent approval of a mixed-use amendment, the hunka lots that make up **Tacodeli**, **Tumble 22**,

dipdipdip, and **La Patisserie** will likely be leveled shortly. One refugee from the Burnet Road Massacre, **Austin Kolache & Koffee**, successfully relocated from its soon-to-be-dozed locale on Burnet to 8127 Mesa Drive.

Despite various challenges, new restaurants continue to open. The **Pflour Shop Bakery** is now open at 7413 Burnet Road (review this issue). **Wingstop** at 2900 West Anderson Lane is now open as well. The trailer park at 5000 Burnet Road now hosts **Indian Dosa Shop** in addition to its usual suspects. And y'all So-So-Allans (South-South Allandalers) have been holding out on me on Jamie Mandujano and his little pop-up farmer's market called **The Real Pecos Melon** at 5000 Burnet Road on Saturday mornings. Sadly, he stops poppin' after July, but next year, after chipping some of his mama's red chile salsa and munching on those melons, you will see us there (www.therealpecosmelon.com)!

Pat's Games at 2308 Hancock Drive is now hosting the taco and burger trailer **Radfish**. And I've not mentioned them before, but there are four trailers down

yonder at **Rosedale Market** (45th Street and Burnet Road), including **Austin Chai Wala**, **Everything New Orleans**, Kuway's Banh Mi, and **Gyro Center**. Near, new, and notable are the openings of the Brazilian pizza place **Delucca Gaucho Pizza & Wine** at 4200 West Braker Lane and **Nissi VegMex Vegan Mexican Cuisine** at 9012 Research Boulevard. If you are missing the Local Foods' pop-up, their new location is now open at 454 West Second Street downtown. And if you need White Claw (or real alcoholic beverages like wine and beer) delivered to your doorstep, Kitchen United now hosts **J. Fermentos**.

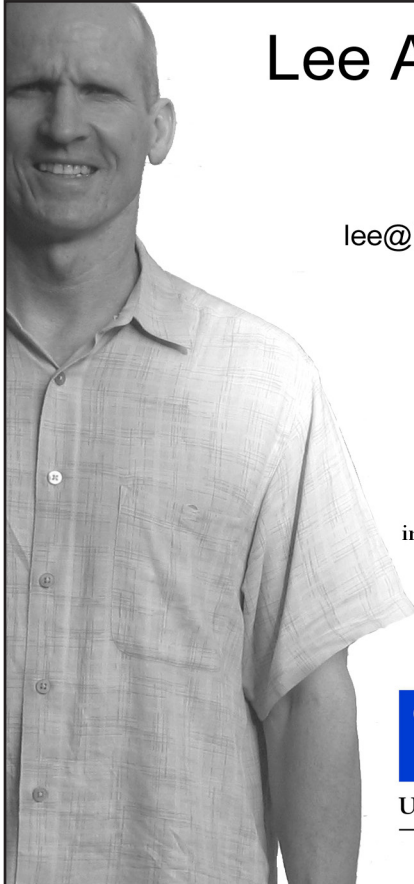
We've also got some new places on the way. **VooDoo Doughnut** will be moving into the old Lucy's spot located on Burnet. **Pita Fusion**—think **Chipotles** with pitas—is opening at 2525 West Anderson Lane next to **Dos Batos Tacos**. Manhattan's **Pokeworks** is opening an outpost at 3022 West Anderson Lane next to **Einstein Bros Bagels**. Businesses are just starting to occupy the mixed-use spaces at **The Grove**, with **The Grove Market** currently under construction at 2601 Perseverance Drive. **Carve**



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American Grille will be at 2613 Perseverance Drive and **Verdad True Modern Mexican** at 2701 Perseverance Drive. Perseverance is a good name for that street since it will take perseverance to find parking there. Finally, **East Side Pies** has submitted permits to rework the old Hey Cupcake! Location into what amounts to Hey Pizza!

The culinary insurrectionists at **Eater** recognized **Yeni's Fusion** and **T-Loc's Sonora** as essential food trucks; **Brentwood Social House**, **épicerie café & grocery**, **Upper Crust**, and **Zucchini Kill** as outstanding bakeries; **Eldorado**, **Enchiladas y Mas**, and **La Concina de Consuelo** as sizzling good Tex-Mex; **IchiUmi Ramen & Poke** for great ramen; **Snobowla** (5801 Burnet Road) for icy treats; **Little Deli & Pizzeria**, **Bufalina Due**, and **Tony C's** for pizza; **Asahi Imports** for soft-serve ice cream; and **Austin Kolache & Koffee** and **Lone Star Kolaches** for good kolaches. Thrillest included **Poké-Poké** (2320 Hancock Drive), among Austin's top ten places to eat seafood. Thrillest also gave shout-outs to **dipdipdip**, **Lick Honest Ice Creams**, and **Amy's Ice Creams** for ice cream; **Tumble 22** and **Top Notch** for fried chicken, and **Old Thousand** for where-to-eat-right-now.

For links and color photos, please visit www.austinwanderlist.com. ☼

Pflour Shop Bakery

Robert Mace

Me and my pants knew we were in trouble when we saw the pink neon sign out front: "Support your local carb dealer." Inside, they could tell by the looks of me (in my troubled pants) that I didn't need free samples to get hooked on the wares. But I did need a napkin due to the high potential for the droolies. "Are you here for breakfast?" asked the counter lass, steering me toward a stack of enormous cinnamon rolls amply buttered with peach cobbler. "Those look like enormous cinnamon rolls amply buttered with peach cobbler," I announced. "Yes," she replied. "Yes," I replied to her reply. Amidst a Niagara Falls of interior visual Instagram overload and lyrics from the fourth single of the Eurythmics' second album was an endless parade of imaginative cupcakes and cookies. My doctor (and pants) would be proud that I filled the six-pack to-go box with only four cakes the size of cups, but perhaps less impressed with my choices, including

one topped with a miniature powdered donut and sprinkled with Fruity Pebbles, the cereal that, in sober retrospect, announced that we had reached peak culture in our glorious homeland. Another was adulting as peach bourbon, with the remaining two coming in as lemon blueberry and a boring (but bedazzling) chocolate. With a rotating array of creative cakes and cookies, and custom-made in case you prefer Cocoa Puffs, the immortal words (almost) of Chief Brody in JAWS echoed in my ears: "You're gonna need a bigger pair of pants."

Pflour Shop Bakery, 7413 Burnet Road, (512) 888-9885, www.yourcarbdealer.com, full color review at www.austinwanderlist.com. ☼

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La Mancha TexMex Tavern

Robert Mace

Good gosh, I have great memories of Jorge's, their deadlier-than-jet-fuel margaritas (just halfway into one and you were having an internal conversation about driving home), and the closest plate of enchiladas to New Mexican red in town. The local microcar club met there, so we partook monthly of the wares. After a decade-long mourning period after Jorge's closed, we finally set foot into La Mancha, the Jorge replacement.

The margaritas are strong (but not as strong, thank Gawd!) and the food good, although that fave plate of red (topped with a fried egg no less) is long gone. La Mancha is festive with ample indoor and outdoor seating, friendly staff, and a deep menu. The joint is popular but not so popular as to force you to wait 45 minutes in the wilting screams of yet another 100-plus-degree day.

Based on our few visits, dishes with fishes are La Mancha's strength. The Bride raved about her grilled fish tacos (\$16) and, on a recent visit, her Gulf Red Snapper Fajitas were the star of the table (\$21 for one, but enough for two). I found exactly what I needed with the El Numero Dos Combo Plate (a sour cream chicken enchilada, a truck stop enchilada, and a crispy beef taco with rice and refried; \$15). The Mancha offers brunch on Saturday and Sunday until 3:00 p.m., and The Bride gave their migas smiling approval, raving about how fresh they tasted. And their chips are delightfully crunchy, thick but blistered with thin crunchbubbles.

The Casamigos Martini (Casamigos Blanco Tequila, Triple Sec, fresh-squeezed lime juice, and olive juice; \$15) and the Casamigos Top Shelf (hold the olive juice; \$15) were ample and delicious. However, The Bride found The Margo 3-2-1 Margarita (3 parts Casamigos Reposado, 2 parts Paula's Texas Orange, and 1 part lime juice; \$15) a bit too acidic, while I found the seasonal watermelon margarita refreshing and an easy imbibe. Oddly, La Mancha does not provide prices on drinks—you drink, you bill, and then you find out. But whatever they cost; they are half price during happy hour.

La Mancha may not make the hipster lists, but it is a great place to go for easy-access TexMex in the hood with a great vibe.

La Mancha TexMex Cantina, 2203 Hancock Drive, (512) 467-4108, lamanchatexmex.com, full color review at www.austinwanderlist.com. ☼



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