

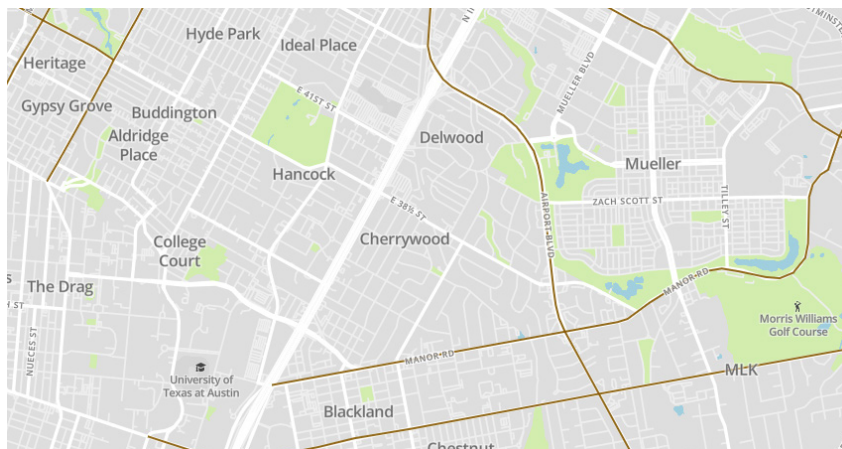


MAY 2023 | VOLUME 29 | NUMBER 2 // NEWSLETTER OF THE CHERRYWOOD NEIGHBORHOOD ASSOCIATION

Creating Housing in Cherrywood that Supports Our Neighborhood Vision

by Girard Kinney & Jim Walker

Increasing affordable housing, decreasing demolitions and adding population density are challenges across Austin and manifest on almost every block in Cherrywood. One approach to addressing these issues is to find ways to encourage more Accessory Dwelling Units (ADUs) on residential properties. According to the City of Austin, an ADU “is a separate dwelling unit on the same property as a single-family home that is smaller in size



- Finding creative ways to build on lots while saving trees.
- Building open sided porches closer to the street than have traditionally been allowed by City Code, and adding wrap-around open porches on corner lots.
- Utilizing an existing dwelling as an ADU, while occupying a new rear structure as the primary residence. CNA recently assisted an applicant seeking a variance approval for this at the Board of

and regulated by the City of Austin’s Land Development Code.” Some of the requirements for ADUs in the City of Austin are as follows:

- Minimum lot size for ADUs on SF-3 zoned lots is 5,750 square feet. Most lots in Cherrywood are larger than this
- Maximum size of an ADU is 1,100 square feet or 0.15 floor-to-area ratio, whichever is smaller. See below!
- Buildings must be separated by a minimum of 10 feet (front to back and side to side).
- An ADU requires parking be added in addition to parking requirements for the main structure (two parking spaces for a single-family home). If the site is located more than a quarter mile from an activity corridor (as defined by the Comprehensive Plan) such as Manor Rd., then the addition of an ADU would trigger the need for an additional parking space. If the site is less than or equal to a quarter mile from an activity corridor, additional parking is not required.
- Use as a short-term rental is limited to a maximum of 30 days per year for ADUs

constructed after October 1, 2015. Use as a Type 2 short term rental is prohibited.

In Cherrywood, ADUs on residential properties provided, are providing and can continue to provide needed housing and can contribute to our number one Goal of SAFE WALKABLE STREETS. ADUs also contribute to affordable housing stock, provide aging in place opportunities for family members, and can be a source of additional income in ways that are compatible with the nature and character of the neighborhood. The CNA Land Use/Transportation Committee and the Steering Committee want to not only encourage, but to also provide assistance to homeowners who want to consider building an ADU on their property, whether detached or attached to the existing residence (especially if that means avoiding a demolition of an existing structure).

Among the many ways residents have approached ADUs where the CNA Land Use/Transportation Committee and the Steering Committee has provided support previously:

Adjustment (BOA).

- Following good design practice even if the size of an ADU can’t quite reach 1,100 sq ft CNA recently assisted an applicant seeking a variance approval for this at the Board of Adjustment (BOA).
- Seeking adjustments to the off-street parking requirements.
- Consideration of other variance requests from City Code to support ADUs on a case by case basis.

The CNA Steering Committee wants to support residents in achieving the densities they need for growing families and changing life situations. They can provide technical assistance and also support at public hearings when necessary.

Map from the Imagine Austin Comprehensive Plan

Steering Updates

Welcome to 2023, and the 29th year of the Flea Newsletter. The cold Spring seems finally to have settled in after a few second thoughts ... I hope everyone can find a few free hours some afternoon to slow walk around your corner of our fabulous little neighborhood.

We'll be in-person for our next General Meeting on May 17 back at Cherrywood Center (aka Servant Church, aka Asbury Methodist) at the corner of Cherrywood Rd and E. 38 ½ St. We hope to have a speaker or two – stay tuned to the Cherrywood listserv for updates.

The February 15 General Meeting had a great turnout at Cherrywood Coffeehouse. The main topic was review and feedback on a letter and encouraging participation in the I-35 Capital Express project Draft Environmental Impact Statement public input process. The revised and final draft (and a history of CNA actions) is available on the cherrywood.org website - see page 3 for more on I-35.

We also approved the 2023 Budget for CNA. Our revenue is exclusively through advertising in the Flea – so remember to frequent our advertising businesses! And mention how happy you are to see them with Fleas! The budget includes expenses to support resident notification and information such as printing the Flea, our website and meeting space rental. The budget also includes set-asides for supporting community events such as Neighborhood Night Out in the fall and our now annual holiday fundraisers.

A main topic at the last several Steering Committee meetings has been related to development in the neighborhood. The ongoing trend in residential demolitions replaced by much larger structures that appear to add more square footage, but perhaps not more people, to the density of Cherrywood. We've also resurfaced a long-running discussion on how to encourage more Accessory Dwelling Units in Cherrywood, and the types of variances and design elements the CNA might proactively support for ADU development (see cover article).

The Steering Committee also finalized a letter to Austin Energy regarding low voltage power restoration in Duplex Nation (esp. on Ashwood and Kirkwood) after electrical outage events over the last several years (see page 3). If you and/or your neighbors are experiencing some kind of recurring issue with City services, please let us know so we discuss appropriate action.

Our new City Councilmember, Zo Qadri recently held one of several District 9 Open House events at Cherrywood Coffeehouse. And it's been noted that Mayor Watson and US Congressman Doggett also frequent Cherrywood Coffeehouse from time to time. If you see any of our elected officials out and about, be sure to thank them for actively supporting Cherrywood issues!

We hope to see you at Cherrywood Center on May 17! As always, check out cherrywood.org and join the Cherrywood listserv for the latest news.



CHAIR Jim Walker

VICE CHAIR Cara Bertron and Rich Heyman

SECRETARY Sean Griffin

TREASURER Allen Hah

STEERING COMMITTEE MEMBERS

Matt Harriger, Girard Kinney, Julio Carreon-Reyes, Adam Packer, Jeri Spence, Jules Vieau, Scott Boone

Contact us: steering@cherrywood.org

FLEA MANAGING EDITOR Jim Walker

LAYOUT EDITOR Gabi Williams

AD MANAGER Allen Hah

Contact The FLEA: flea@cherrywood.org

CHERRYWOOD NEIGHBORHOOD ASSOCIATION

General Meeting

SEE YOU THERE!

Wednesday, May 17 @ 6:30 pm
in-person at Cherrywood Center!



Agenda

- Neighborhood development
- Guest speaker(s)

CHECK LISTSERV FOR AGENDA UPDATES!

Stay Connected

CNA WEBSITE www.cherrywood.org

NEIGHBORHOOD LISTSERV <https://cherrywood.groups.io>

FACEBOOK www.facebook.com/cherrywood78722

UPPER BOGGY GREEK PLANNING TEAM WEBSITE upperboggycreek.com

Half Restored in Duplex Nation

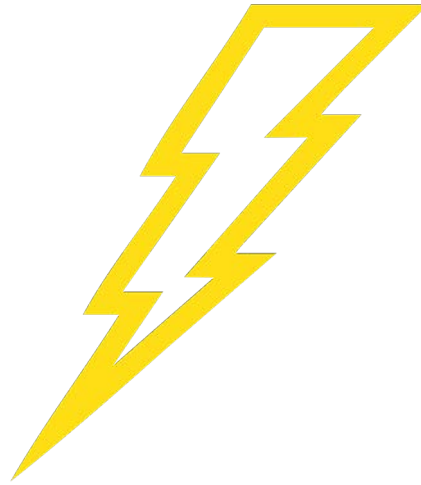
by Jim Walker

The February storm event that caused power outages across Austin had a very uneven impact across Cherrywood. Some blocks had power restored within hours, while other blocks (sometimes across the street from quickly restored blocks) had power out for up to six days. Several neighborhood businesses were also impacted by long power outages.

One area dealt with an additional challenge. When Austin Energy told a number of residents on Ashwood Rd and Kirkwood Rd that they were receiving full power again, they were only receiving about half or less of the usual voltage (i.e., 60 volts rather than 120 volts). Based on ensuing neighbor to neighbor discussions, the situation appeared to be occurring at most of the duplexes sharing the alley electrical distribution line between Ashwood and Kirkwood. Discussion also confirmed the issue has occurred during most of the major outage events in the past few years.

When low voltage power is provided, the resident will find some circuits can only support the minimal use of certain lights or possibly the ability to charge small devices like cell phones, but typically no items with higher power

demands can be used, including (a) HVAC and other air conditioning/heating appliances, (b) televisions or home computers, (c) Wi-Fi equipment, (d) and other home appliances such as



refrigerators and electric ovens (e.g. the light in the refrigerator may turn on, but the compressor will not work or will struggle to turn on, or

the digital display on the oven may light up, but the oven will not heat). A property running at half load can be damaging to appliances and electronics and could even be a fire hazard in some cases. In response to resident requests, the CNA Steering Committee inserted a survey in the February Flea newsletter route in this area, compiled and mapped results and sent a letter requesting Austin Energy diagnose and remedy the situation before the next extreme weather event. We are very thankful for all the City staff who work on a daily basis keeping Austin running, and we're especially thankful for all of the front-line City and Austin Energy staff who work in extreme conditions to keep residents safe and to restore services. We encourage City leadership to resolve problems such as this one during quieter times so we can all get through the tougher times a little smoother!

I-35 Update

by Miriam Schoenfeld

What a whirlwind of I-35 activity since our last newsletter! During the public comment period following the January release of TxDOT's Draft Environmental Impact Statement which ended on March 7, TxDOT received well over 1,000 concerned letters from citizens, neighborhood associations, and advocacy groups. This was a major topic at our CNA General Meeting in February; check out www.cherrywood.org/i35capex for the final letter sent by CNA. As part of the public comment period, both Austin City Council and the Travis County Commissioner's Court wrote letters pointing out several problems with TxDOT's design and proposal. Fair to say that this was the boldest move made thus far (publicly) by our elected officials. Going forward into this summer, TxDOT's job is to look at the public comments they received and improve their plan in response. They are expected to release their Final Environmental Impact Statement late this

summer. Currently, TxDOT does not intend to open any more formal public comment opportunities on this multi-generational infrastructure investment.

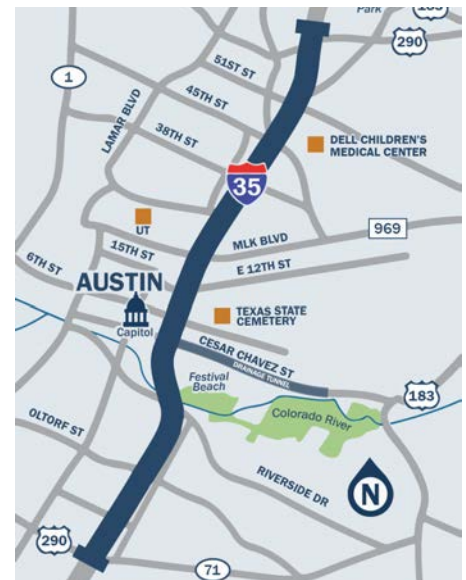
Some other updates:

- Arguments for the lawsuit put forward by Rethink35, TexPIRG and Environment Texas are expected to be heard in the coming months.

- CAMPO - our regional metropolitan planning organization - will be passing amendments to its Transportation Improvement Plan on May 8. The I-35 Capital Express Project is one of the projects in this plan. CAMPO has received lots of community input so we will see what comes of it!

- Austin City Council may still request an additional public comment period from TxDOT.

Join the Cherrywood listserv for the latest on the I-35 renovation!



Map featured on cover of the February issue of the Flea

GREEN SPACES

Grackle Green

by Lindsay Olinde

Nearly thirty neighbor volunteers came together on a beautiful morning for Grackle Green's first It's My Park Day (IMPD) event. Steaming mounds of mulch continue to be a ubiquitous sign of IMPD events across the city. Grackle Green joined the ranks with its first ever big pile o' mulch! The younger crowd gave the pile a particularly warm welcome. Mulch activities included running up and down it, carving chairs into it, hiding toys in it, and eventually spreading around all the trees we planted in 2021. Volunteers of all ages also planted more pollinator shrubs, like Bee Balm, Turk's Cap, and Rock Rose. The plants were purchased with a mini-grant from the Austin Park Foundation. Volunteers also installed a screech owl box on one of the pecan trees. We appreciated Sour Duck's snack donation and Bird Bird Biscuit's fuel/coffee donation. Big thank yous to all the volunteers for their time, sweat, and good company!



Willowbrook Reach

by Adam Sparks

The Friends and Lovers of Willowbrook Reach (FLWR) had a particularly successful creek cleanup on Saturday, April 15th as part of Keep Austin Beautiful day. With volunteers from both the neighborhood and across Austin, we had around thirty participants who made quick work of cleaning trash out of the creek, removing imposing dead branches over the trail from the recent winter storms, and reclaiming the entrance stairs along the Cherrywood bridge from the ever encroaching wildlife. Many thanks to Keep Austin Beautiful and their Adopt-a-Creek program for providing supplies, T-shirts, and volunteers.

If you enjoy the creek and want to take part in future cleanup efforts, please email AdamESparks@gmail.com to be added to the FLWR listserv.



Cherrywood Green

Thanks! – FROGs: Amanda Braziel-Holleman Girard Kinney, Julianna Sheffield, Michael Wiggin, Nina Sullivan, Jennifer Potter-Miller, Mike Damal, Michael Sullivan

"Friends Of the Green" (aka FROG) hosted a successful Keep Austin Beautiful Day clean up at Cherrywood Green on 4/15. A group of 11 volunteers collected litter from Upper Boggy Creek and the watershed, weeded the xeriscaped garden bed along Cherrywood

Road, pruned the fig trees, shored up the erosion control pile along the creek, and had a wonderful time celebrating our little pocket park while visiting with long time neighbors and new Cherrywoodians. Are you interested in assisting with Cherrywood Green clean ups, plantings, prunings, mowing, watering, or hosting special events such as book & plant swaps or resource recovery/recycling dates? Please reach out to FRiendsOfCherrywoodGreen@gmail.com and let's collaborate!

Patterson Park

by Jennifer Potter-Miller

The 7th annual Patterson Park Easter Egg Hunt brought almost 600 people to the park for a mad scramble for eggs and a huge potluck brunch.

Friends of Patterson Park is so grateful for the support of our community, sponsors and the Austin Parks Foundation during Amplify Austin. We raised a total of \$10,000 for park improvements and community events like the annual egg hunt. Join us on June 10th for a ribbon cutting ceremony and celebration of the new basketball court shade structure and other

improvements to the park's athletic facilities funded by a grant from the Neighborhood Partnering Program.

Photos from L. Olinde, A. Braziel-Holleman, A. Sparks, and J. Potter-Miller

NEIGHBORHOOD FUN

What is the history of the land that today is Cherrywood?

by Rich Heyman

This article is part of an ongoing conversation into the layers of history of our neighborhood. If you are interested in this joining this conversation and/or the idea of a neighborhood land acknowledgment, please email chair@cherrywood.org

When Europeans first came to this part of the world in the sixteenth century (first Spanish, then French), groups of indigenous people inhabited the land around what is today Austin. They moved about the area in temporary, seasonal settlements, following game (mostly



deer). The introduction of European colonization caused these people to coalesce into a single group known as the Tonkawa.

European colonization and settlement of eastern North

America caused large-scale movements of indigenous people across the continent. In the eighteenth century, several groups of buffalo hunting people from the plains, Comanches and Lipan Apaches, pushed into central Texas and encroached on the Tonkawa homeland. The three groups contested the hunting grounds around the upper Colorado into the early nineteenth century.

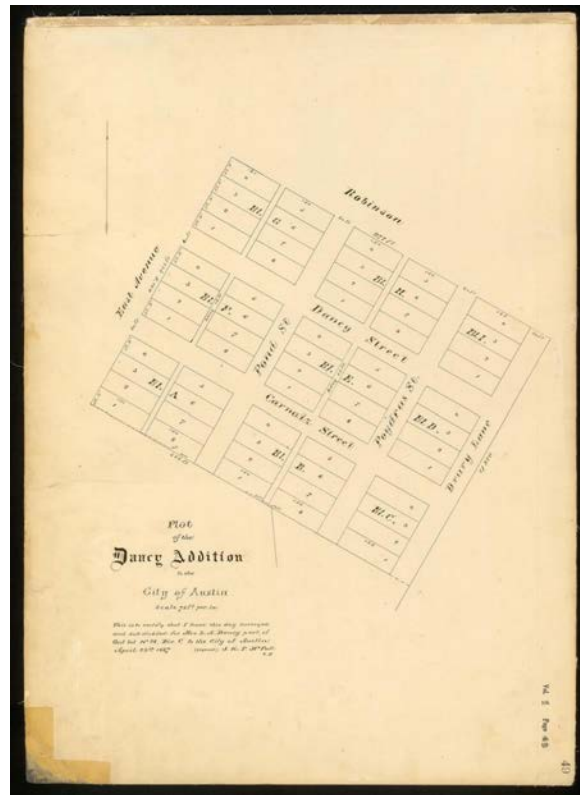
When Anglo-Texan settlement began extending up the Colorado in the 1830s (during Lamar's term as President of the Republic), clashes between settlers and indigenous people in the area increased dramatically, as did outbreaks of disease among the Indians, including smallpox and cholera. Lamar's aggressive policy towards native people in Texas was expressed as "expulsion or extermination".

Warfare among indigenous groups, violence perpetrated by Texans (especially by the Rangers), and disease caused intermittent population decline and shifting territorial claims (there was a lot of movement in the area at this time). During the course of a bloody nineteenth century, the Tonkawa, Comanche, and Lipan Apache people were decimated, and by the end of the century what remained of the three groups had been forcibly displaced. The Tonkawa and Comanche were "removed" to what is today Oklahoma, where some descendants still live, and the Lipan Apaches were chased into New Mexico and Mexico. During the twentieth century some Lipan Apache filtered back into Texas and are now a state-recognized Tribe.

The displacement of the Tonkawa, Comanche and Lipan Apache people opened the area for more settlement, and European-descended settlers acquired title to the land in and around Austin that became Cherrywood from the Republic and later the State of Texas. By the end of the nineteenth century, the area was claimed by around a dozen owners. A map recorded by the County Clerk in 1884 shows the part

of our neighborhood south of 38-1/2 St occupied by lots owned by J.G. Swisher, Thomas G. Abell, Addie Robinson, Lucy A Dancy, Mrs. Mary O Dinkins, Annie E. Lesseuer, T. McKean, D. N. Robinson, R. H. Hanna, and the Mount Calvary Cemetery.

In 1887, Lucy Dancy's lot was subdivided into what is known as the Dancy Addition, which appears to be the first modern development of the neighborhood. The roughly nine square blocks ran from East Avenue to Drury Lane and included Pond St (today's Robinson), Poydras St. (today's Dancy), Carnatz St. (today's 28th), Dancy St. (today's 29th), and Robinson (today's 28th). Most of the rest of Cherrywood was subdivided in the 1930s, '40s, '50s, and '60s. The process of subdivision is the method of breaking up a large piece of



land into legally recognized parcels that can be sold individually.

Thus, through the processes of expulsion, land grants and sale by the Republic and the State of Texas, subsequent re-sales of those lands, and subdi-

vision into modern, urban lots, land that was once the homeland of the Tonkawa became the property and residences of today's Cherrywooders. Through acknowledging this history, we gain a better understanding of how the lots, streets, and parks of Cherrywood came to be available to us today. Can doing so change our future choices?

Bibliography:

The Texas Indians by David La Vere
The Conquest of Texas by Gary Clayton Anderson
The Comanche Empire by Pekka Hämäläinen

Tribal websites:

<https://comanchenation.com/>
<https://www.lipanapache.org/>
<https://tonkawatribe.com/>

NEIGHBORHOOD NEWS

I remember when...

by Jim Walker

Twenty years ago, the April 2003 Flea featured articles on:

- The imminent start of redevelopment of the Robert Mueller Airport site which closed to aviation in May 1999
 - TxDoT's plans for expanding I-35 (seriously)
 - A Friends of Patterson Park update on the construction of a new playground at Patterson Park
 - Efforts at rezoning and increased density in Cherrywood and a regional planning initiative called Envision Central Texas
 - The installation of a new perennial garden at Cherrywood Green and future plans for a winding path
 - A recap of the third annual SXEastAustin Party held in conjunction with the SXSW music festival
- Always fun to reflect on how far we've come and what never seems to change ... Almost every Flea since 1995 is available online at cherrywood.org



CHERRYWOOD NEIGHBORHOOD

Yard Sale

SATURDAY, MAY 6

*Shop the 5th Annual Neighborhood-Wide Cherrywood Yard Sale · Saturday, May 6, 2023
8:00am-12:00pm · Map of addresses: bit.ly/cherrywoodyardsale2023*

EVENTS & HIGHLIGHTS

The Mustang Dispatch

News from Maplewood Elementary School
www.maplewoodelementary.com

Congratulations Maplewood 5th Grade Graduating Class of 2022-23! No matter where you land for middle school, your Maplewood community wishes you well. Study hard and don't forget that no matter where you land, you will always be a Peacemaker. Please come back and visit, and if you're interested in volunteering at Maplewood events next year, email president@maplewoodelementary.com!

Maplewood Parent Prom is BACK and we are ready to PARTY!! Get out your stylin' threads (no real dress code - you do you!) and come celebrate at the Fairways Cantina on Saturday, May 20th from 7-10 pm. This will be a hella good time with an epic raffle and sweet sounds to get your groove on by DJ Where's The Bus? May 20th at 7 PM. You can find out more, donate, or RSVP for this event here: https://give.hellofund.com/Parent_Prom_Comeback

The Maplewood Peacemakers PTA wants to remind all Maplewood families – new and returning – to register early! Registering early helps the school secure funding for wonderful teachers and staff for next year. For those who have not registered yet, there's still time!! Login at portal.austinsisd.org to register. If you would like to schedule a tour of campus, please call (512) 414-4402 to sign up. We will be posting some incoming PreK and Kinder playdates over the summer on the Maplewood PTA social media accounts, and the Maplewood School Community Group, so click over there for more information! Visit Maplewood School on Facebook, [MaplewoodSchool_ATX](https://www.instagram.com/MaplewoodSchool_ATX) on Instagram, or join the community on Konstellat!

Calling all 2023 High School Seniors who attended Maplewood Elementary! We would love to celebrate you with a Senior Walk at Maplewood on the morning Thursday, May 18 @ 7:50-8:30! Bring your ID and check in at the front office. We're so proud of you!



Abo Youssef: Father of Foodtrucks

by Dave Targan

Just off Manor Road, tucked into the side parking lot of the Valero and across the street from Hoover's, sits a silver Airstream trailer local with local accolades stuck to the side, a simple menu board of its offerings, and fresh mint growing outside of it. Here you can find one of Cherrywood's most popular food trucks: Abo Youssef, which consistently puts out some of the best Mediterranean food in Texas. Run by Samir Aklisli, 55, a former tour guide from Cairo, Egypt, he moved to Austin in 2013 after the economic downturn due to the Egyptian Coup. He worked his way up from the 99-cent store off Manor corridor before buying the trailer from his friend in 2015, promptly deciding to put his food knowledge to work. From his years of guiding in Cairo, Aklisli learned which restaurants had the best foods, which paired the right meats with the right rice, which spices were best for what dishes, and continually refined his palate and primed culinary experiences for his clients. But though he knew good food and where to find it -- he had absolutely no idea how to cook it. Thus, he flew in his mother, Samira, from Cairo to help him curate the menu, and his wife, Nachwa, whom he credits with setting up the truck. Samira took her son back to his youth with the food they prepared starting with the Falafel Gardenia plate with eggplant, cauliflower,



with a special sauce that is hers' too. The eggplant was the star and the falafel perfectly crunchy and spicy. There's a variety of meat on their menu that's spiced and cooked just right, from the Chicken and Gyro mixed plate to lamb and chicken kebabs that are served as platters,

sandwiches, and salads. Samir, who lives in Round Rock, with his wife and twin children, soccer crazed Youssef (Abo means "Father of") and an aspiring tik tocker and makeup artist, Miriam, counts family and food as the most important things in his life. Asked if he would ever move his trailer Samir said "I love Cherrywood, there are very nice people, I consider them all my friends, and I am happy." No matter what you order, Samir loves familiar faces, cooking good food, being a part of the Cherrywood culture. And he might be the only one in Texas he likes the weather -- "it mirrors Egypt's" -- so as it gets hotter, go grab one of Samir's signature lemon mint drinks, where

the mint is picked fresh from his garden, blended with fresh lemons and what can only be assumed is some sort of familial soulfulness, that resides in a jar in some corner of his trailer, and blissfully makes its way into every dish. Hours: Monday through Wednesday, 5-9PM, Thursday through Saturday; 5pm to 10pm.

Photo of Samir Aklisli by Dave Targan

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