

# Allandale Neighbor

April 2025  
Vol 40, Issue 2

Distributed to more than 4,900 homes by the Allandale Neighborhood Association

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## ANNOUNCEMENTS

### Neighborhood-Wide Garage Sale

- » Saturday, May 3
- » [allandaleneighbor.com/garage-sales](http://allandaleneighbor.com/garage-sales)

### Memorial Day

- » Monday, May 26

### Last Day of Classes for AISD

- » Thursday, May 29

### Allandale July 4th Parade

- » Friday, July 4, 9:00 am
- » Bullard Drive

## Allandale Needs You – Yes YOU!

ANA Membership Committee

**D**o you love Allandale as much as we do? Show your love for our community by becoming a member and volunteering with the Allandale Neighborhood Association. There are jobs to fit every skillset and most are low time and labor commitments. Many hands make light work, so why not throw yours in the mix?

Current needs include:

- » Newsletter Layout Editor
- » Website Editor
- » Block Captains
- » 4th of July Parade Volunteers

Contact ANA by email:

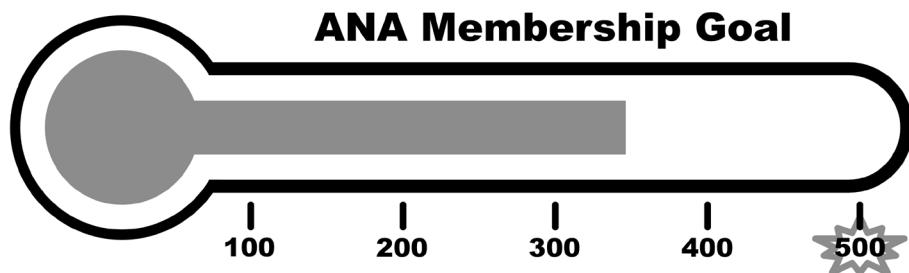
[allandalenesocial@gmail.com](mailto:allandalenesocial@gmail.com)

Only 6.6% of area households are active members of the Allandale Neighborhood Association. Memberships are on the rise, but we still have a ways to go! Get involved by initiating or renewing your membership today at [bit.ly/4jmCr18](https://bit.ly/4jmCr18)



**WE WANT YOU  
FOR ANA  
MEMBERSHIP!**

### ANA Membership Goal



Follow us on  
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@ Allandale Neighborhood  
Association and Allandale Neighbors



**The Allandale Neighbor**  
is published bimonthly by the  
Allandale Neighborhood Association (ANA)

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AND CONTRIBUTING WRITERS

**ANA Board of Directors**

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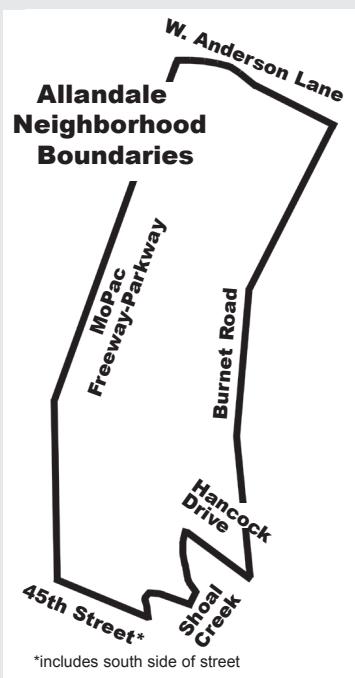
ANA Executive Committee meetings are held on the first Wednesday of the month at NW Rec Center. General Membership meetings are held in April and October. (Meetings are currently held via Zoom)

**Committees**

BYLAWS	Susan Morrison
COMMUNICATIONS	Hans Magnusson
FINANCE	Stephen Peckham
MEMBERSHIP	Carlene Wegmann Todd
NOMINATIONS	TBD
PARKS	TBD
SAFETY	Stephanie Ryan
ZONING & PLANNING	Joe Reynolds
GOVERNANCE & CIVIC ENGAGEMENT	Nathalie Frenzley
AUSTIN NEIGHBORHOODS COUNCIL REP	Caroline Reynolds

**Allandale Police District Reps.**

PRIMARY: Ofcr. Andrew Kabbah, 512-974-5905  
[Andrew.Kabbah@austintexas.gov](mailto:Andrew.Kabbah@austintexas.gov)  
ALTERNATE: Ofcr. Marlon Goodloe, 512-974-4510  
[Marlon.Goodloe@austintexas.gov](mailto:Marlon.Goodloe@austintexas.gov)



# President's Letter

March 2025

Dear Allandale Neighbors,

It's been a busy first six months as President of our Allandale Neighborhood Association, and I am filled with gratitude for working alongside such a strong board of directors, committee chairs, and committee members. It truly takes a village, and we can achieve so much more with your involvement.

**Volunteer Opportunities.** We are looking to fill positions on our dynamic communications committee and volunteers for our Allandale 4th of July parade. These volunteer opportunities are also great for high school and college-aged persons looking for extra experience and volunteer hours. Contact me if you are interested or would like additional information.

**ANA Newsletter Layout Editor**

If you have experience in Adobe InDesign or another layout design and desktop publishing software, we have an opportunity to help design and layout our Allandale Neighbor Newsletter. We deliver six bimonthly issues a year to almost 4900 Allandale households. The estimated time commitment per issue ranges from 4-8 hours.

**ANA Website Editor**

The Allandale Neighbor website, [allandaleneighbor.com](http://allandaleneighbor.com), needs occasional content updates. If you are proficient in using the SquareSpace website platform, this is a great opportunity to help keep the ANA's website content and calendars current. The estimated time commitment is 1 to 2 hours a month.

**Allandale July 4 Parade Volunteers**

Would you like to be part of the Allandale July 4 Parade? We are looking for volunteers to help with the planning and execution of our beloved annual event.

**Membership Reminder.** Your ANA membership dues support our neighborhood events, the website, newsletter, and more. If you are not a current member, please consider joining the Allandale Neighborhood Association today! Annual dues are \$25 per household, \$15 for seniors, and can be paid online at [bit.ly/4jmCr18](http://bit.ly/4jmCr18)

Thank you for being a part of our wonderful Allandale community!

Sincerely,

Carlene Wegmann Todd  
President, Allandale Neighborhood Association  
(512) 761-8883, [allandalenapresident@gmail.com](mailto:allandalenapresident@gmail.com)

The *Allandale Neighbor* is published and distributed bimonthly by the ANA. Contact our ad coordinator at [allandaleneighbor@gmail.com](mailto:allandaleneighbor@gmail.com) for more information.

Your Ad	Size	One time rate
Full Page	7½ x 9¾"	\$350
1/2 Page	7½ x 5	\$225
1/4 Page	3½ x 4½	\$125
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# Safety Committee Updates

McGruff the Crime Dog

Hello neighbors! It's been a while since I've been in touch with you, given my patrol responsibilities. But since I'm temporarily on light duty, my safety committee buddies suggested it was time to update the neighborhood on recent activities by our group. And they gave me two cookies for doing this - gone in an instant!

First, we keep in touch with our APD friends by attending their Community Connect quarterly meetings and informal 'Coffee with a Cop' get-togethers. These events are always entertaining and informative and are great opportunities to become acquainted with the Baker sector police officers who support us in our neighborhood concerns. APD welcomes and appreciates all interested neighbors.

The safety committee has been focusing on NW Park issues, including clearance of encampment debris, after-hours weekend gatherings, and long-standing deadwood on the park hillside bordering Pegram Ave and Vine Street. Our APD district representative has engaged responsible city departments to clear encampment debris. He's also helped us evaluate potential security measures for the Parks and Recreation Department's (PARD's) consideration to address late-night gatherings resulting in tossed alcohol containers, vehicle damage to grassy park areas, and several small, contained fires.

As we're all aware, wildfire risk has been of great concern in our city with recent high winds, dry air, and increasing temperatures. Much of the park hillside noted above is considered a high-fire risk area, and it holds a high volume of deadwood, such as stacked piles of branches as well as downed trees and large limbs. PARD has surveyed the area and understands the issue. Though PARD needs more resources to address the park system eco-restoration and fuel mitigation needs effectively, we are hopeful it will assist with the hillside fire risk.

Our group would like me to share a couple of cautionary notes on two neighborhood streets, Twin Oaks Drive and White Horse Trail, both of which descend onto Shoal Creek Blvd (SCB). While the White Horse Trail descent isn't terribly steep, there may be children biking home from Lamar Middle School on this roadway. We ask your help reminding our kids to be careful and stop when approaching SCB. The Twin Oaks segment extending westbound from Vine St. is a very steep slope, even scary for seasoned patrol dogs! Both cyclists and motorists should slow their speed in anticipation of the SCB intersection. Likewise, motorists traveling eastbound on this street should watch for pedestrians, especially at night.

The safety committee held a meeting with block captains from our Neighborhood Watch Program, during which we shared online reporting resources for local incidents of concern, ideas for contact lists with block neighbors, neighborhood crime data, and APD tips for protecting our properties:

- » Maintain valuables locked and out of sight.
- » Close the garage door and store vehicle(s) inside when possible.
- » Avoid mention of time away from home on social media.
- » When away, homes should appear occupied, e.g., lights/radio should be on, there should be no mail accumulation, and neighbors should maintain homes during owners' absence.

Our social committee chair, also a block captain, presented on the ANA 'Spring Social' and membership drive, asking the block captains to assist in this effort by holding block parties during the late March or early April weekends. This drive is such an important initiative as only 6% of the Allandale households are ANA members. We need help with open committee positions, upcoming events, and financial support. Joining the ANA is easy and very inexpensive. We are grateful to all existing members and look forward to increased community involvement and doubling our membership soon!

CONTINUED ON PAGE 8

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## Did you know...

...about Austin's Black History Bike Ride? The group organizes regular group rides through the city to visit and discuss historic sites central to the Black history of our area. Most routes are 5-10 miles long. The next ride will be held in honor of Juneteenth.

- » To stay up to date, follow @blackhistorybikeride on Instagram or visit [blackhistorybikeride.com](http://blackhistorybikeride.com)
- » Read/listen to their feature on KUT: <http://bit.ly/4iSevSr>
- » Watch their short documentaries 'Momentum' and 'The Route to Emancipation': [youtube.com/@BlackHistoryBikeRide](https://youtube.com/@BlackHistoryBikeRide)



## WE LOVE OUR SCHOOLS!



### Neighborhood Schools Update

Tara Lane Bowman

**Gullett Elementary** looks forward to Viva Gullett, a fun, adults-only fundraiser, on April 4 at Vuka. Viva is still accepting sponsors. The Children's Business Fair is April 5, 10:00 - 1:00 pm at Gullett. Come see our young entrepreneurs in action! The Fifth Grade Farm Stand will be April 28th, 3:30-4:30 pm, located in front of Gullett off of Treadwell Blvd. Want to sponsor Viva Gullett or the Business Fair? Please reach out to Ashley Matthysse at [president@gullettgeckos.com](mailto:president@gullettgeckos.com)

**Highland Park Elementary.** Is your student entering kindergarten at HP in 2025-26? Have them join a Principal Story Time with Principal Katie Pena on May 2 at 11:00 am in the library. Be sure to bring a photo ID and check in at the office. No RSVP is necessary.

**Lamar Middle School and Fine Arts Academy.** invites you to celebrate the vibrant creativity of local artists while supporting the Lamar Visual Arts Program on Friday, April 25th, at the LamARTe adults-only event. Immerse yourself in a curated collection of donated artworks available for purchase through a silent auction. Proceeds will benefit the Visual Arts Program. Each ticket includes a dinner buffet and beverages. Visit [square.link/u/ZOXwep2b](http://square.link/u/ZOXwep2b)

**McCallum High School.** Eager to stay updated on all things McCallum? The Mac Journalism team has you covered! Visit Instagram: [@MacJournalism](https://www.instagram.com/MacJournalism)

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# Lettuce Recycle!

Dena Houston



Recycling: Fact vs. Fiction



- » **Fact:** The City of Austin's recycling markets are very strong. The only things that go to the landfill from the recycling facilities the city uses are the contaminants that cannot be recycled at those facilities. Examples include plastic bags, clothing, garden hoses, hazardous materials, and wire hangers. Most contaminants can be taken to other places rather than being placed in the blue recycling cans. For example, plastic bags can be taken to most grocery stores' plastic bag collection bins. Hazardous materials can be taken to the Recycle & Reuse Drop-Off Center, and wire coat hangers are welcome at many dry cleaners.
- » **Fiction:** "All recycling goes to the landfill." Recycling is a for-profit business. Recycling facilities don't take materials collected from the city and then take them to landfills. They make no money doing that.
- » **Fiction:** "There are no end markets for recycling." Recycling facilities need good markets to stay profitable and in business. Some recycling facilities in our country, particularly on the West Coast, had a tough time when China refused to take the world's recycling. Austin's recycling facilities did not \*because\* the administrator knew this was coming and planned ahead by securing a strong market stateside.

How do these rumors get started? A November 18, 2024, report from the Pew Research Center, a non-partisan and non-advocacy organization, found that 21% of all adults in the United States and 37% of adults 18-29 years of age say they regularly get their news from news influencers on social media. Recycling has become a "hot topic" mainly because recycling is confusing. This confusion happens for several reasons. Municipalities differ greatly on what they can and cannot recycle. For example, in Lincoln, Nebraska, no glass collection is curbside. In Austin, we collect Styrofoam, while many cities do not. Additionally, there are no regulations for labeling products as "recyclable." Some manufacturers take advantage of this fact by labeling their products "recyclable" to boost sales without determining their recyclability in most markets. For example, my toothpaste tube has a big green recycling symbol on it. However, it is not recyclable in most markets (including Austin's).

These manufacturers create a bad name for recycling because when people discover a product is

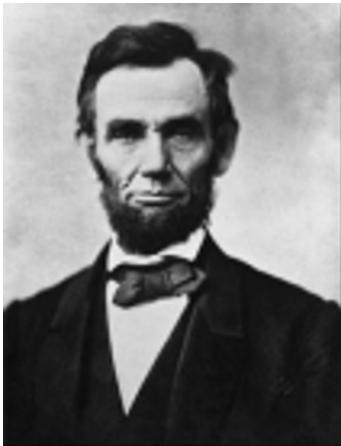
not recyclable in their community, they assume that other products are not being recycled.

This confusion is picked up by the mainstream media (newspapers, TV, etc.) and social media. Since a media's advertising revenue depends on having lots of viewers or readers, media provides stories or opinions about sensational subjects that are confusing to attract viewers or readers and, on social media, to get people to click on the story or opinion. This is called "clickbait" and leads to repeated dissemination of misinformation because the media generalizes and misinterprets the facts, sometimes to make the subject more interesting.

In summary, recycling in any municipality is not perfect. We all must try our best. Please contact me whenever you hear a statement about recycling or composting that gives you pause. I do not have all the answers, but I have many wonderful contacts who can help us all navigate these interesting waters.

Here is a very informative City of Austin recycling website: [austintexas.gov/whatdo](http://austintexas.gov/whatdo)

Please send questions or ideas to: [denahouston3309@gmail.com](mailto:denahouston3309@gmail.com)



"Don't believe everything you read on the Internet just because there's a picture with a quote next to it."

—Abraham Lincoln



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Robert Aiello



Eric Gomez



Hadley Weems

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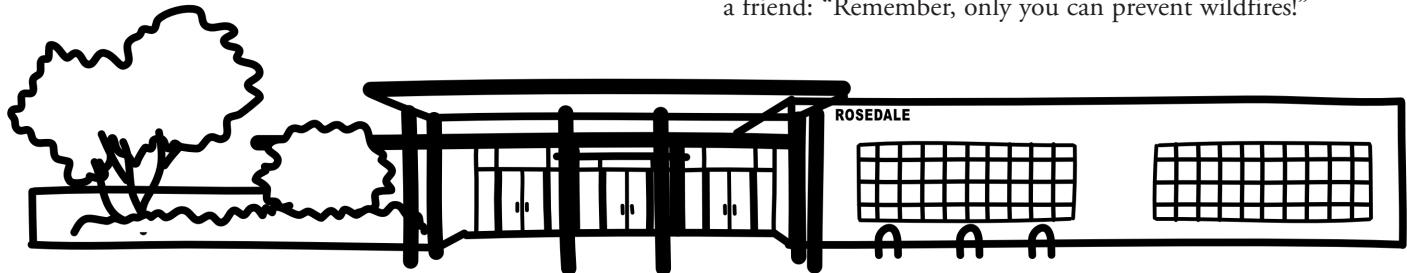
[www.ProsperityRoofs.com](http://www.ProsperityRoofs.com)

## Safety Update

CONTINUED FROM PAGE 4

Finally, the Safety Committee arranged for a recent Firewise presentation at the NW Recreation Center by staff from the AFD Wildfire Division. We thank AFD for educating our neighborhood property owners on fire protection measures to keep our homes, our neighborhood, and one another safe. The AFD Wildfire Division has many online resources available for the community to help us incorporate Firewise principles for those who would like to learn more.

Having met Smokey the Bear one time when vacationing with my human companions in the mountains of North Carolina, I'd also like to share his recommendations to protect our homes from fire spread:



## Rosedale School Update

Jeremy Striffler

Thank you for your continued interest in the repurposing of the former Rosedale School campus. In October, the Austin ISD Board of Trustees passed a resolution declaring the site as surplus and directing the Superintendent to issue a request for proposal to identify a development partner for the site.

Since then, the District received and evaluated multiple offers. Based on the need to generate revenue in light of Austin ISD's severe budget deficit, staff will ask the Board in March to authorize the Superintendent to negotiate and execute a sale contract with OHT Partners, a local residential developer and builder.

The Austin ISD Board will vote on this agenda item at its March 27 meeting. In anticipation of the vote, you are welcome to provide public comment at the information session or public testimony at the voting meeting. Details are provided below, and further instructions can be found at [austinisd.org/board/meetings](http://austinisd.org/board/meetings).

### March 13: Austin ISD Board of Trustees Information Session

» Public Comments: You must call 512-414-0130 to record your 60-second remarks between 7:45 a.m. and 3:00 p.m. the day of the meeting.

### March 27: AISD Board of Trustees Regular Voting Meeting

» Public Testimony: You may either sign up to speak in person or record your testimony by calling 512-414-0130 to record your 60-second remarks between 7:45 a.m. and 3:00 p.m. the day of the meeting.

Please feel free to contact me directly if you have any questions.

Regards,  
Jeremy Striffler  
Director of Real Estate  
Office of Planning & Asset Management  
Austin ISD  
Office: 512-414-3051

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# **GARAGE SALE**

## **Saturday, May 3**

### **Neighborhood-Wide Garage Sale**

ANA Communications Committee

Reduce waste! Get a jump on spring cleaning! Socialize with your neighbors! Develop your kids' work ethics!

There are countless reasons to participate in Allandale's Neighborhood-wide Garage Sale, so won't you join us?

- » **When: Saturday, May 3**
- » **Where: Your driveway, yard, or garage**

To help connect neighbors to sales, the Allandale Neighborhood Association will be putting together a map of participating households. Sign up now, and check the map in the coming weeks at: <https://www.allandaleneighbor.com/garage-sales>

One Allandaler's trash is another's treasure!

### **Allandale Quick Bites**

Robert E. Mace

Our stomachs are always growling in Allandale! Toastique is now Veranda Cafe & Mercantile, which has the same owner and a similar menu. Tikka Shack has a cohabitating side hustle named Naan Pizza ("Pizza like naan other!"). The long-time trailer Taqueria 3 Compadres at the Shell station at North Loop has been commandeered by Kabecas Tacos (with good reviews!).

When The Bride and I wandered about the new development at 7001 Burnet, three to four spaces seemed destined for restaurants. Indeed, a couple have been announced. Little Hen, a maximalist English-inspired breakfast and brunch spot, plans to open by April as does Mama Betty's Tex-Mex Cantina. Mama Betty's on Burnet will be the sister of the original up on Farmer Lane. Our H-Mart and Tzintzuntzan are showing progress.

Flyrite continues to go wrong, closing its flagship coop. Flyrite still slings at the airport and from a trailer in Dripping Springs.

Come and go Genuine Joe was in jeopardy again, this time for redevelopment. Russell's Bakery stepped in to help out Genuine Joe's Coffee by hosting Joe's at Russell's Anderson Lane location. And Dan's Hamburgers announced that it will demolish its Airport and North Lamar locations for a revamp.

Still waiting for the price of eggs to come down...

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## Spring's Harold: The Cranefly

Wizzie Brown



Crane flies. It's a bit chilly and raining as I write this, but I know the weather will soon warm up, and the "Texas groundhogs" will be out in force. "Texas groundhogs" is the term I use for crane flies, as these typically are the first insects we begin to see emerging in the spring. Like Punxsutawney Phil, crane flies signal that spring is coming soon.

Crane flies can be small to large in size, with some reaching up to an inch (not including their legs). Legs are long and slender, with a V-shaped suture on the thorax. The spindly legs of crane flies tend to break off very easily, so you may often encounter these insects with less than their allotted amount of 6 legs. Adults are sometimes mistaken for giant mosquitoes and may frighten people.

Crane flies are sometimes called "mosquito hawks" which is a misnomer. The name mosquito hawk is usually used to refer to dragonflies but sometimes to refer to a large species of mosquito with a larval stage that feeds on other mosquito species. Other incorrect information about crane flies is that they eat mosquitoes, which is untrue. Adult crane flies feed on nectar or are non-feeding.



The "Texas groundhog" – commonly known as a cranefly

Crane fly larvae are found in moist soil and feed on decaying organic matter. Larvae are wormlike and legless without well-developed heads. Some species of larvae feed on the roots of turfgrass or other plants. Crane fly larvae usually do not cause enough damage to be considered a pest, but with very high populations, management may be needed.

In Texas, crane flies tend to be abundant in the spring. While adults may be a nuisance when entering homes or disturbing outdoor activities, they do not cause damage and do not bite. Keep doors and windows closed and make sure screens are in good repair. Either turn off outside lights at night or use "bug bulbs" to reduce the number of crane flies drawn near the home because of light sources.

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

*This work is supported by the USDA-NIFA Extension Implementation Program, project award no. 2024-70006-43508, from the U.S. Department of Agriculture's National Institute of Food and Agriculture. Any opinions, findings, conclusions, or recommendations expressed in this publication are those of the author(s) and should not be construed to represent any official USDA or U.S. Government determination or policy.*

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An advertisement for Jason Heffron, REALTOR® at Compass. The ad features a portrait of Jason Heffron, a man with a beard and short hair, wearing a red and white checkered shirt. He is smiling and looking towards the right. To his left, text reads: "Here to guide you through today's real estate market." Below this, his contact information is listed: "Jason Heffron", "REALTOR® | Alandale Resident", "jason.heffron@compass.com", and "512.658.8822". To his right, the word "COMPASS" is written vertically. In the bottom right corner, there is a circular logo with the word "JUICE" inside it. At the very bottom, there is fine print: "© 2024 Jason Heffron, REALTOR®. Jason Heffron is a registered trademark of Compass. Jason Heffron is a licensed real estate broker and affiliated by federal, state and local laws with Compass Residential Real Estate Company, Inc.".

# Allandale Real Estate Snapshot

Katie Dochen

March 2025

As we transition into spring, the Austin real estate market is showing some interesting shifts. While early 2025 started with sluggish sales and buyers holding back, recent weeks have seen a noticeable resurgence in activity.

Citywide, inventory has increased, homes are taking longer to sell, and pricing has remained relatively stable. While the **average price ticked up 2.5% (YoY)**, the **median price dipped 2.7%**, signaling a stable but cautious market. With homes now spending an **average of 98 days on market** and **months of inventory (MOI) rising to 5.1**, buyers have more options and negotiating power—though this could shift as spring picks up.

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## Allandale Market Snapshot

At the neighborhood level, the picture is more nuanced. In Allandale, sales volume is strong, but prices have adjusted:

- » **Sales volume is up 52% YoY**, though **median prices have dropped 23.5%** to \$750K.
- » **Average price per square foot is \$536.86**, while **median is \$563.02/SqFt**.
- » **# Days on market (DOM) varies widely**, with an **average of 80** but a **median of 49**—showing that while some homes move quickly, others sit much longer and become the slow-selling outliers that drag out the average #DOM.
- » **Pending sales are up 33% YoY**, signaling an uptick in recent buyer activity compared to this time last year.
- » At **4.83 MOI**, Allandale is in a **balanced market**, meaning buyers have **more choices** and negotiating power than in past years, but sellers can still achieve good prices if they **price and prepare their homes well**.

It's worth noting that the 18 homes sold so far in 2025 (as of March 21) ranged in price from \$679,900 to \$3,125,000. This wide range highlights the challenge of summarizing Allandale's uniquely diverse housing stock.

(Note: These figures are for single family homes only and include only MLS-published sales. Therefore, this data does not account for private sales, including many new infill construction properties advertised off-market by builders.)

CONTINUED ON PAGE 14

## YOUR FRIENDLY NEIGHBORHOOD REALTOR

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## Ling Wu

Robert E. Mace

If you need to compromise your developmental morals, I couldn't think of a better place to do it than Ling Wu. Located in The (Controversial) Grove, there's a pleasant woo about the Wu. Ling Qi Wu worked at Chinatown and La Traviata before making a name for herself with her dim sum and soup dumplings at (not her) Wu Chow.

After leaving Wu Chow, she opened her first restaurant, Lin Asian Bar, in 2018, earning a famous visit from Snoop Dogg's sidekick, Martha Stewart, to dine on her soup dumplings. Since then, she has debuted several more restaurants, earned a 2023 nod from Austin Chronicle as the Best Chef in Austin, and accrued an impressive three stars from Texas Monthly.

Wu's soup dumplings are little miracles, with savory soup wrapped in dough and presented as five jewels (\$14). If soupy dumplings aren't your thing, the Pan Sear Basil Chicken Dumplings (\$14) are similarly stellar and savory. The Scallion Pancake (\$13) is emblematic of ordering because of the surprise of what arrives. Indeed, there's a scallion pancake, but it's paired with a fantastic side cup of curried pork stew.

For mains, we've had the True Morel Mushroom Chicken (steamed morel mushrooms, sausage, mushroom, chestnut, and sticky rice wrapped with lotus leaf; \$24) and a Chinese New Year's special, steamed flounder (\$55 for 2.5 pounds). The chicken arrived wrapped like a Christmas present, while a full flounder swam in a nectarous, semi-sweet glaze. A fun dessert was the Green Tea Tiramisu (\$13), a deconstructed architecture of mascarpone and green tea KitKats (!!).

The restaurant is raise-the-red-lantern gorgeous: fancy, yet approachable, with a watering bowl for pooches on the patio. Ask to see the upstairs dining room with its remarkable murals and red-themed décor. Parking in the garage is free. It's enough to suspend your conscientiousness of Perseverance Drive.

Ling Wu; [lingwugrove.com](http://lingwugrove.com); 2625 Perseverance Drive; 512-551-9799



The mural (top) and friendly folks (bottom) at Ling Wu

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# Kesos Tacos

Robert E. Mace

When I first heard about, saw, and visited Kesos Tacos, I assumed it was a national chain impinging on Torchy's turf. So I was surprised to learn that Kesos is local, started by Jhonatan Aldama on MLK in 2014 (yes, dear reader, I spelled his name correctly). Aldama opened his first outpost on South Congress before redevelopment shut that one down, so now his outpost is located near our hood just off Spicewood in ye olde Taco Shack location.

The secret ingredient in Kesos Tacos is in the name: Each taco includes queso, either the house queso, queso with chorizo and fire red salsa, or the queso of the month. You can even order a queso flight if that's your thing (it's undoubtedly mine...). The menu splits between breakfast tacos and lunch and dinner tacos, but Kesos serves them all day, a big plus for my tum-tum. As promised, each of their 27 tacos says "topped with queso" (I checked). There are tacos with beef, chicken, shrimp, tilapia, and pork, and a few veggie choices. You also have your choice of five salsas: avocado, roasted red, jalapeno, fire red, and habanero. In addition to the standard bevs, you can get beer, a ranch water, or margaritas.

The Rise N Shine (scrambled eggs, chorizo, bacon, slow roasted pork carnitas, jalapeños, refried beans, and queso on a corn tortilla; \$5) was heartier than the Tin Man at the end of The Wizard of Oz, a truly impressive taco. The Fire Chick (chicken fried in Fire Red salsa, lettuce, pico de gallo, cilantro ranch dressing, and queso on a flour tortilla; \$5.60) is a phoenix nestled in a bed of lettuce, squawking with flavor. The BBQ Brisket (brisket, pico de gallo, lettuce, cheddar cheese, BBQ sauce, and queso on a flour tortilla; \$7), another fan fave, was meaty and good. Service is fast-casual and friendly, and dining is either in a bright, cheery interior or on a vast outdoor patio.

The sophistication of Kesos' style suggests Aldama hopes to take his concept nationally. His tacos may be cheesy, but that's a good thing!

Kesos Tacos; [kesostacos.com](http://kesostacos.com); 3901 Spicewood Springs Road; (512) 806-0617



*Queso flight at Kesos Tacos*

## Real Estate

CONTINUED FROM PAGE 11

One key trend I'm seeing: **buyers don't want to do the work themselves.** Sellers who assume they can just lower the price and "just let the buyers handle renovations themselves" are often met with crickets. These homes sit longer, get fewer showings, and struggle to attract serious offers. Meanwhile, updated homes that look fresh, neutral, and well-styled are selling quickly. Over the first 3 weeks of March, I've started to see multiple offers and competitive bidding situations again.

For sellers, **this means make-ready work is critical.** Investing \$10-20K in paint, flooring, and light cosmetic updates can mean the difference between a house sitting on the market for months vs. receiving multiple offers right out of the gate. On the flip side, poorly designed renovations—where a seller clearly didn't consult a design professional—are also struggling. Buyers are picky right now, and **they know when something looks off.**

Spring is historically Austin's busiest season for real estate, and momentum is building. If interest rates hold steady or decline slightly, buyer competition could intensify. That means for those considering selling, now is the time to prepare—and for buyers, acting sooner rather than later could mean better deals before demand increases.

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# Take Pride in Our Neighborhood



## Allandale Neighborhood Association New or Renewal Membership.

All residents within Allandale's boundaries are welcome to join the Allandale Neighborhood Association. Annual dues are \$25 per household or \$15 (over age 55 household). Dues may be paid in advance for multiple years.

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**Membership rates:**  \$25 dues per household  \$15 dues per age 55+ household

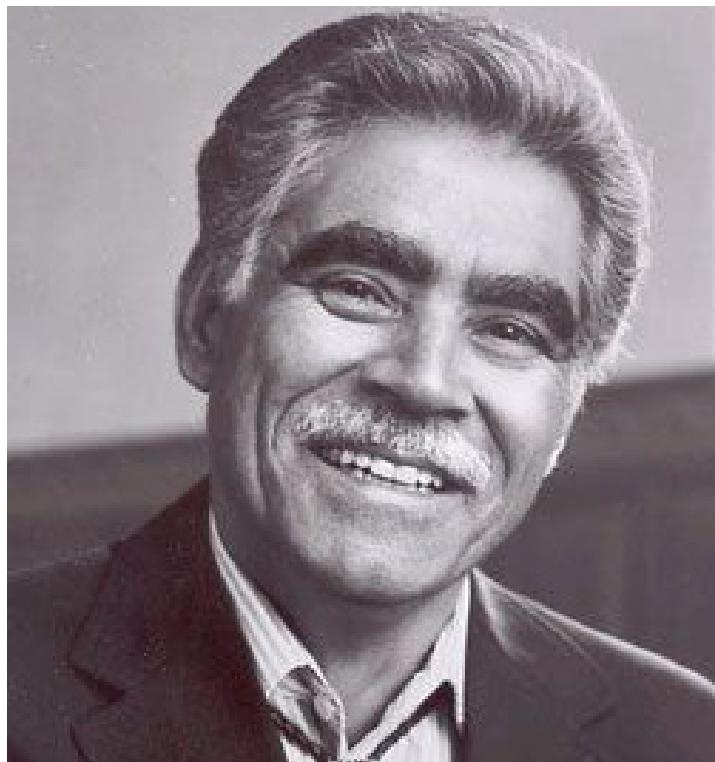
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Or join online via [www.allandaleneighbor.com](http://www.allandaleneighbor.com)

I am willing to serve on the following committees:  Bylaws  Communications  Finance  Membership  
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## Get Involved with your Allandale Neighbor Newsletter

Allandale Neighborhood Association



**Newsletter Submissions:** Do you want to submit an article to our newsletter on a subject of community interest? Here's what you need to know!

- All submissions require the approval of the Allandale Neighborhood Association president.
- Submissions are due May 15 for our June edition and July 15 for our August edition.
- Articles may be lightly edited for grammar, spelling, length, or clarity. Do not add any special formatting or bold text. Headings, subheadings, and paragraphs are fine.
- Google Drive submissions are preferred. Email [newsallandale@gmail.com](mailto:newsallandale@gmail.com) if you need guidance on document formats and we will assist you.



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