

WEEKLY

NOTES



JANUARY 25TH, 2026

Presented by
LD Williams
Schaible Realty



January 2026

Hello Everyone!

Brrr! Looks like winter has arrived.

I hope everyone is staying warm and enjoying some well-earned binge-watching. As many of you know, I drive a Jeep—so if you need help getting somewhere safely, please reach out. Like always, I'm here to help!

Have a wonderful week, stay safe and warm, and I look forward to connecting with you soon!

LD

NATIONAL DAY

CALENDAR®

Monday January 26th

National Spouses Day



Tuesday January 27th

National Chocolate Cake Day



Wednesday January 28th

National Blueberry Pancake Day



Thursday January 29th

National Corn Chip Day



Friday January 30th

National Croissant Day



Saturday January 31st

National Hot Chocolate Day

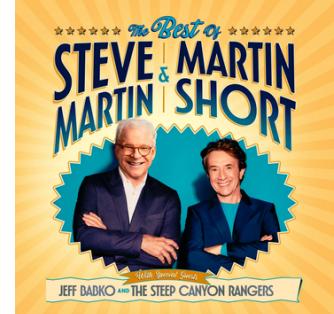
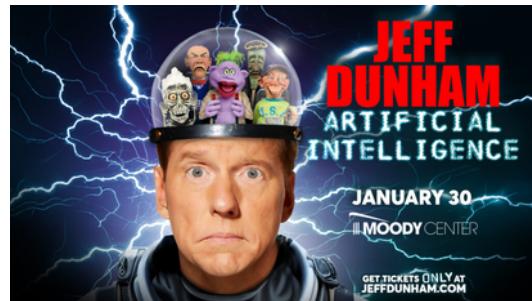


Sunday February 1st

National Dark Chocolate Day



Steve Martin / Martin Short
Friday & Saturday, Jan 30th - 31st
Bass Concert Hall



Jeff Dunham
Friday, Jan 30th - 7pm
Moody Center

KC & The Sunshine Band
Saturday, Jan 31st - 8 pm
ACL Live at the Moody Theater



OU vs Texas Women's Basketball
Sunday, Feb 1st - 2pm
Moody Center



SLOW-COOKER LEMON PEPPER CHICKEN



INGREDIENTS

- **3 TABLESPOONS BUTTER**
- **8 BONE-IN SKIN-ON CHICKEN THIGHS (2 1/2 TO 3 LB TOTAL)**
- **1 TEASPOON LEMON PEPPER**
- **1/2 TEASPOON SALT**
- **2 TEASPOONS FINELY CHOPPED GARLIC**
- **1 CUP PROGRESSO™ CHICKEN BROTH (FROM 32-OZ CARTON)**
- **2 TEASPOONS GRATED LEMON PEEL AND 2 TABLESPOONS LEMON JUICE (FROM 1 LARGE LEMON)**
- **2 TABLESPOONS COLD WATER**
- **2 TABLESPOONS CORNSTARCH**
- **COOKED WHITE RICE, IF DESIRED**

INSTRUCTIONS

Step 1

Spray 3 1/2- to 4-quart slow cooker with cooking spray.

Step 2

In 12-inch nonstick skillet, heat 1 tablespoon of the butter over medium-high heat. Season chicken with 1/2 teaspoon of the lemon pepper and the salt. Place half of the chicken thighs skin-side down in skillet; cook 4 to 5 minutes or until skin is golden brown and chicken releases easily from surface. Turn chicken over; cook 2 minutes. Repeat for remaining chicken.

Step 3

Layer chicken thighs, skin-side up, inside slow cooker; sprinkle with garlic. In 2-cup measuring cup, mix chicken broth, lemon peel, lemon juice and remaining 1/2 teaspoon lemon pepper; pour over chicken thighs. Cover and cook on Low heat setting 3 to 3 1/2 hours or until chicken is tender (at least 165°F).

Step 4

Remove chicken to serving platter; cover and keep warm. In small bowl, mix water and cornstarch; beat with whisk into cooking juices in slow cooker. Cover and cook on High heat setting 20 to 30 minutes or until slightly thickened and bubbly around edges. Stir in remaining 2 tablespoons butter. Serve sauce with chicken and cooked rice.



Best Breakfast Tacos

Veracruz All Natural – **Downtown Austin** – 111 E Cesar Chavez St, Austin — Iconic Austin favorite for migas & classic breakfast tacos.

Joe's Bakery & Coffee Shop – **2305 E 7th St, Austin** — Historic spot with breakfast served all day and classic migas & egg tacos.

El Primo – **2101 S 1st St, Austin** — South Austin favorite known for simple, flavorful breakfast tacos.

Pueblo Viejo (Riverside Drive) – **2410 E Riverside Dr, Ste H-8, Austin** — Popular breakfast taco & tacos all day spot in Austin.

Granny's Tacos – **1401 E 7th St, Austin** — Beloved local breakfast taco truck.

Tacodeli – **301 Congress Ave, Austin**, (Congress Ave location) — Local chain with excellent fresh breakfast tacos.

Luna's Tacos – **1300 Round Rock Ave, Round Rock** — Round Rock favorite with specialty breakfast tacos like the “Marbellous Egg.”

Taqueria Mi Tia – **1100 Gattis School Rd, Ste 300C, Round Rock** — Casual Mexican spot serving breakfast tacos starting early.

Tacos La Costeña – **7201 County Road 110, Round Rock** — Highly rated local taco stop known for breakfast tacos.

Que Rico Tacos y Mas – **4420 University Blvd, Round Rock** — Great small spot with classic breakfast tacos.

Pflugerville Taco House – **(Various locations; popular local taco house)** **Pflugerville, TX** — Neighborhood spot known for reliable breakfast tacos

Community News

Rezoning to allow commercial development near Old Settlers Park

By Manuel Holguin Jr. | Jan 22, 2026



Round Rock City Council approved two ordinances allowing commercial development on a 3.86-acre tract along East Palm Valley Boulevard.

Council approved ordinances amending the city's comprehensive plan and rezoning the property at 3260 E. Palm Valley Blvd. from open space to a limited general commercial zoning district, waiving the requirement for a second reading.

The actions permit commercial uses on the site, but do not approve a specific development.

The amendment updates the city's future land use map—a policy-level guide that shows the city's intended pattern of future development and helps inform zoning decisions but does not itself regulate land use.

Planning and Zoning commissioners recommended approval of both requests following a public hearing in December.

The tract sits along a major corridor near Joe DiMaggio Boulevard and Harrell Parkway and is surrounded by a mix of commercial properties, planned unit developments and open space.

Remember this?

The city is in the middle of an improvement project at Old Settlers Park.

The Lakeview Pavilion & Stage was the latest project completed in the park, while other projects include more sports fields and an expansion of Rock'N River. Recently, the city began construction on replacing the Joanne Land Playground.



Real Estate

From Renting to Owning: How to Prepare for Your First Home Purchase in Austin

Making the move from renting an apartment to buying your first home is a huge milestone—and in a market like Austin, preparation is everything.

Whether you're currently in a downtown high-rise, a North Austin complex, or a suburban apartment, the transition to homeownership can feel overwhelming. The good news? With the right plan, it's completely achievable.

Here's how to get ready.

Understand the True Cost of Homeownership

Rent is simple—you pay one number each month. Owning a home comes with more moving parts, so it's important to know what to expect:

- Mortgage payment (principal + interest)
- Property taxes (higher in some Austin-area areas than renters expect)
- Homeowners insurance
- Utilities (often more than an apartment)
- Maintenance & repairs

Before starting your search, take a realistic look at your monthly budget so your future home feels comfortable—not stressful.

Check Your Credit and Clean It Up Early

Your credit score plays a big role in:

- Whether you qualify for a loan
- Your interest rate
- Your monthly payment

If you're planning to buy within the next 6–12 months:

- Pay bills on time
- Avoid opening new credit cards
- Keep balances low
- Don't make big purchases (cars, furniture, etc.)

Small improvements can make a big difference in buying power.

Start Saving—Beyond Just the Down Payment

Many first-time buyers focus only on the down payment, but you'll also want savings for:

- Closing costs
- Inspections
- Moving expenses
- Emergency funds after closing

The Austin market moves fast, and having financial flexibility gives you confidence and leverage when the right home comes along.

Get Pre-Approved (Not Just Pre-Qualified)

A lender pre-approval:

- Shows sellers you're serious
- Gives you a clear price range
- Helps you move quickly when you find "the one"

In Austin's competitive neighborhoods—especially North Austin and surrounding suburbs
—this step is non-negotiable.



Think About Lifestyle, Not Just Price

When moving from an apartment to a home, think beyond square footage:

- Commute times
- Yard vs. low maintenance
- HOA vs. no HOA
- Proximity to work, schools, or favorite spots
- Future plans (roommates, pets, family, work-from-home)

Many first-time buyers find great value just outside the city core while still staying close to Austin amenities.

Work With a Local Real Estate Expert

Buying your first home isn't just about finding a house—it's about navigating contracts, inspections, negotiations, and timelines. A local agent helps you:

- Understand Austin-area neighborhoods
- Avoid common first-time buyer mistakes
- Compete smartly (without overpaying)
- Stay calm through the process

Having someone in your corner makes the transition from renter to homeowner much smoother.

Time Your Lease Exit Strategically

If you're currently renting, planning is key:

- Know your lease end date
- Understand early termination terms
- Allow time for closing, inspections, and potential delays

A well-timed purchase can help you avoid double payments or rushed decisions.

Final Thoughts

Buying your first home in Austin is exciting—and yes, a little intimidating—but it's also one of the best long-term moves you can make. With preparation, education, and the right guidance, you can confidently move from apartment living to a place that's truly yours.

If you're thinking about taking that next step, start early, ask questions, and surround yourself with the right professionals.

Your first home is closer than you think!

Want more information on the local market?

Whether you are buying, selling, or just daydreaming about a new home. I can help you make an informed decision.

Call or text **512-619-4870** or go to
<https://calendly.com/ld-schaiblerealty> to schedule a one-on-one video Appointment.

LD Williams
Schaible Realty

LD@schaiblerealty.com
512-619-4870
Instagram @ldwilliamsrealtor
<https://ldwilliamsrealtor.com>

