

# Dawson Neighborhood News

Newsletter of the Dawson Neighborhood Association  
and Dawson Neighborhood Plan Contact Team  
[www.dawsonneighborhoodassociation.org](http://www.dawsonneighborhoodassociation.org)

July/August 2018

## New Project at 2601 S. 1st

A proposal has been submitted to the City to redevelop the site of Lindsay's, Inc into a four-story mixed-use apartment building. The proposed building is consistent with current zoning and the City's vertical mixed use rules. However, the adjacent neighbors are understandably concerned about having such a large development so close. The DNA and Dawson Neighborhood Plan Contact Team will monitor the approval process and the proposed development to make sure it is consistent with the zoning and development requirements. The permit case number is 2018-081010 SP, which you can find on the <http://abc.austintexas.gov> site.

Because this development is on an existing commercial lot and on a transit corridor the development does not appear to require any zone or code variances. Note that the Plan Contact Team is only involved in cases where a variance is requested or where the development is inconsistent with the Dawson neighborhood plan.

Developments of this sort are governed in large part by the rules for vertical mixed use developments, defined in Chapter 25-2, Subchapter E of the Austin city code. This code provides specific provisions for developments adjacent to single family homes, which is definitely the case here. The easiest way to find the code online is to go to <https://library.municode.com/tx/austin>, search for "Chapter 25-2", and navigate to Subchapter E.

Subchapter E, section 4.3.3 includes a table of additional requirements for developments adjacent to single-family homes, which are mostly about screening noise and lighting. The current site plan appears to provide these features (e.g., a privacy fence at the rear, hooded exterior lights, appropriate siting of garbage collection, etc.).

This type of development is the trend so we'll see more of it.

## Lightsey and Powell Circle Drainage Project Update

Work started on the drainage project around Lightsey and Powell Circle on July 15 or so and should be complete by the time school starts.

The City's status page for the project is <http://austintexas.gov/departments/dawson>. At the time of writing, the page says that after work is completed the City will temporarily repave the streets in advance of a complete repaving to be done in the fall.

## Next Meeting

Monday, August 13 at 6:30pm,  
Mollie Dawson Elementary,  
3001 S. 1st

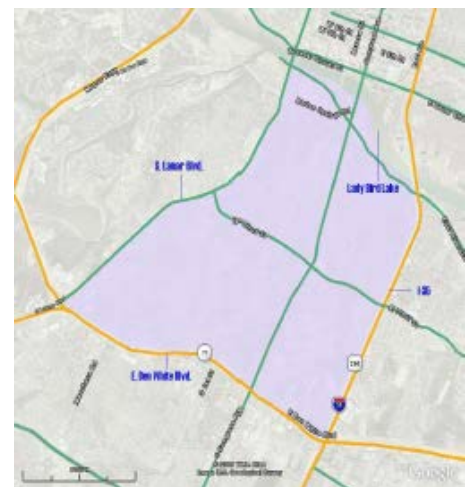
## Agenda

### Neighborhood Association:

1. Approval of Minutes
2. Old/Continuing Business
3. Elect representative to the Community Development Council (See article on second page for details)
4. New Business
  - a. RPP for Stacey Ln.

### Plan Contact Team:

1. Approval of minutes
2. Old business
3. New business
  - a. 2601 S. 1st project



South Austin Neighborhood Region  
for Community Development Council



Drainage work on Powell Circle and Lightsey

Photo Credit: Marcus Pridgeon

## Thanks to our newsletter sponsor!

**Melanie Angermann**  
REALTOR® and Dawson  
Neighborhood Homeowner

If you have a real estate  
question, call me!

512.949.9457  
[mells78704@gmail.com](mailto:mells78704@gmail.com)



## Editor:

Eliot Kimber,  
[drmacro@gmail.com](mailto:drmacro@gmail.com)

We meet on the 2nd Monday of  
February, April, June, August,  
October, and December.

## Keeping Pets Cool

— Julie Woods

We're all pretty familiar with the basics of keeping our animals safe in the hot weather: Don't leave pets or kids in the car. Provide lots of water, adding ice if the animal has been outside. Don't walk your dog on hot pavement. Bring animals inside (if possible) in the heat of the day.

For animals that can't come inside it's important to make plenty of water available, adding ice when you can. Mistlers can be found at Lowes or Home Depot and help keep chickens cool, but be sure to turn them off at night so the coop and birds can dry out.

Here are the steps for taking care of a dog experiencing heat stroke, courtesy of the Red Cross:

1. Get your dog out of the direct heat.
2. Check for shock: look for vomiting or diarrhea, salivation, stupor, collapse, seizures or coma, excessive panting or difficulty breathing, increased heart rate.
3. Take your dog's temperature: a body temperature of 104F or more means you need to lower the dog's temperature quickly.
4. Spray your dog with cool water and retake temperature.
5. Until the dog's temperature gets to 103F, put wet towels on your dog's head, neck, feet, abdomen, and chest. Direct a fan at the dog.
6. As soon as the dog's temperature gets to 103F, take him or her to the vet. Don't keep cooling the dog because if her thermal regulatory system isn't functioning properly, the temperature can keep dropping to dangerous lows. Take your dog to the vet even if her temperature is at 103F, since heat stroke can cause problems that won't appear until hours or days later.

## Seeking Nominations for the South Austin Neighborhood Seat on the Community Development Commission

**Date:** Monday, August 13

**Time:** 6:30 p.m.

**Location:** Dawson Elementary School, Cafeteria, 3001 S. First

This meeting will be to nominate and elect a representative to the Community Development Commission.

- To be eligible to nominate and vote, you must be 18 yrs of age or older, must reside within the identified geographic area (see map on first page), and must be present at the meeting.
- Those who are nominated must be a resident of the identified geographic area (see map on first page).
- Must bring proof of age and that you reside within the identified geographic area (drivers license, ID, utility bill, etc.)
- There are two ways to become a nominee:
  1. You can nominate yourself by applying at the Office of the City Clerk website and you must be present at the meeting; OR
  2. You nominate yourself or someone nominates you at the meeting.

You must be present at the meeting for your nomination to be considered.

<http://www.austintexas.gov/department/city-clerk> for nomination and election process questions.

### Dawson Neighborhood Association Meeting Minutes June 11, 2018

Julie, Vice President, called the meeting to order.

Minutes approved.

Julie reported meeting with Councilman Renteria and a representative of Galindo neighborhood. They discussed traffic design problems at Cumberland and 1st Street, a possible pedestrian activated signal on 1st Street at El Paso (e.g., Torchy's and Toss Pizza pedestrians), and the extreme delay of road repairs on Powell and Havana Streets.

Julie encouraged us to attend summer pool parties with Galindo neighbors at Gillis Pool.

Julie described the need for more volunteers to deliver newsletters.

Our current South Austin volunteer representative who serves on the Community Development Commission (CDC, Roseanne) expressed her desire to resign by next February. CDC commissioners provide input to the Austin City Council on developing and implementing programs that help less fortunate citizens, especially federal programs that help provide low-income housing. The CDC meets monthly on the second Tuesday, 6:30-8:30 on 11th Street.

Donna and others informed us that the old El Gallo parking lot that is now owned by St. Edwards is overgrown with weeds and is littered with discarded mattresses. [Editor's note: The property was subsequently cleaned up.]

Meeting adjourned.

### Dawson Neighborhood Plan Contact Team Meeting Minutes June 11, 2018

The meeting was called to order at 7pm by Eliot Kimber.

Minutes from the prior meeting were approved and seconded with no objections.

Under old business, regarding Pickle Road parking, Eliot, Cynthia, and Rebecca met with Carol Gibbs at Cosmic Café to understand the parking issue. Some violations exist but all businesses appear to be using their spaces as they should be. There are no zoning violations. However, Cosmic did not have sufficient parking for the number of tables it has.

Under new business, Eliot Kimber reported on the rezoning of the parcel between Alpine Rd and Lightsey Rd from single family to multi-family. There will be a subsequent meeting of the Planning Department for a zoning change to discuss the change. There were no reasons for the Dawson Neighborhood to oppose the change.

The meeting was adjourned at 7:20.