

# Dawson Neighborhood News

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

July/August 2019

## Gillis Park Sponsorship Update

— Julie Woods, Chair, Dawson Neighborhood Association

The park committee has been working on completing the adopt-a-park process with the Parks Foundation and the city's parks department. As of press time, we haven't officially adopted the park yet but may have completed that process in time for the meeting. We have applied for a small grant to place new benches and a picnic table inside the pool enclosure.

At the moment, we are also working with Mid-City Development to plan for improvements to our neighborhood park. Among the ideas under consideration are building a bathroom and changing area inside the pool enclosure, which may be accessible only during pool hours. The existing bathrooms are currently locked because of vandalism; according to the city, about half of the bathrooms in city parks are locked because of damage that has made them unusable. There is also discussion of demolishing the existing bathrooms in order to reduce the number of homeless people in the area.

One of the biggest concerns about the park is the presence of homeless people, which is an important factor in the park's usability. While the neighborhood association lacks the resources to solve this problem, we are hoping that we can work with the city to mitigate the situation. We are determined to improve our neighborhood park in every way possible.

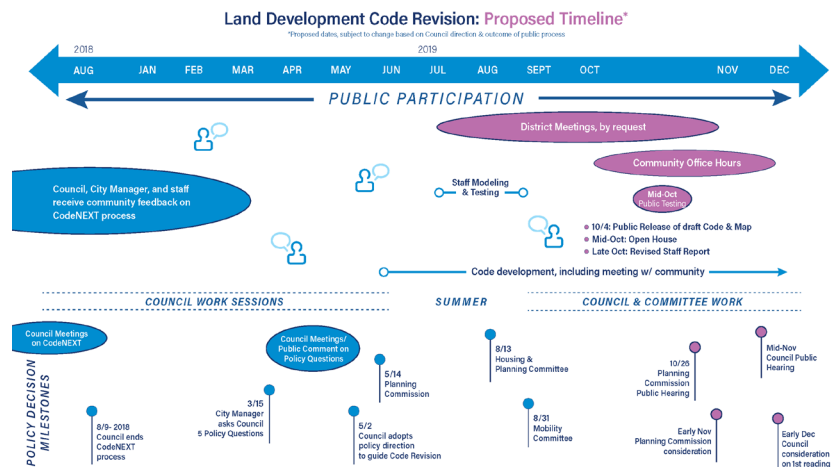
## Code Next Next

On May 2 the Austin City Council voted 8-3 to proceed with a rewrite of the land development code with the goal of completing the process by the end of 2019. This is essentially a restart of the CodeNext process.

The focus is on increasing density, including removing or relaxing compatibility standards and parking requirements.

The image to the right shows the proposed timeline for the process.

[http://www.austintexas.gov/ldc\\_news](http://www.austintexas.gov/ldc_news)



## Next Meeting

Monday, August 12 at 6:30pm,  
Mollie Dawson Elementary,  
3001 S. 1st

## Agenda

### Neighborhood Association:

1. Approval of Minutes
2. Old/Continuing Business
  - a. Adoption of Gillis park
3. New business
  - a. 2607 S. 1st

### Plan Contact Team:

1. Approval of minutes
2. Old business
3. New business

Thanks to our newsletter sponsor!

Austin Community Wellness



Family Chiropractic & Massage

2900 S Congress Ave, Ste 104

(512) 507-567

<https://www.austincommunitywellness.com>

## Keep pets out of Lady Bird Lake

— Austin Public Information Office

Posted 5 August 2019.

The City of Austin is advising pet owners to keep their animals out of Lady Bird Lake until further notice.

An algae has been observed on the surface of the water that could be harmful to animals. Testing on the water is being conducted to determine if the algae present is harmful.

Until we have more information, we strongly advise that pets stay out of the water. At this time, we have no reason to believe that boating is unsafe. However, people should not be swimming in Lady Bird Lake. It is illegal. When out on the lake, people should take care to avoid ingesting water or coming into direct contact with the algae.

This algae is not impacting the drinkable water system for Austin.

<http://www.austintexas.gov/news/officials-advise-keeping-pets-out-lady-bird-lake>

### Editor:

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

## Proposal update for 2607 S. 1st (Lindsay's)

— Mid-City Development

Mid-City Development has hosted two meetings to review the approved development of a mixed-use multi-family housing building at 2607 S. First Street—the former site of Lindsay's Small Engine Repair shop. This vertical private multi-family resident project will be comprised of a modern designed building featuring: Live/work space and 1- and 2-bedroom condos with ground level storage.

The current building design has been approved by the city to include 40 homes within a tapered 5 story building. Mid-City Development has filed with the Board of Adjustments for a variance to the compatibility setback to allow for a full 5 story building design in-place of a "tapered" design—increasing the home count to 79.

The discussions held by Mid-City at the past two neighborhood meetings have focused on reviewing the proposed development plans as well as trying to address the concerns and needs of the Dawson neighborhood.

Mid-City Development has discussed the possibility of helping with improvements and maintenance issues at Gillis Park as one of the main topics of concern, with water drainage/runoff into the creek, and parking and traffic concerns as other areas of need.

- Mid-City has reached out to the Parks Foundation to find ways to contribute to

upgrading the park and address the security concerns around the pool area.

- It has been confirmed that the runoff would not increase as the development would have a large detention/retention pond beneath the building.
- The proposed development would have one- and one-half levels of underground and one level of surface parking to provide more than city required parking.
- A traffic study was not required for this development, but the developer is currently looking into one to address the neighborhood concerns.

The adjacent neighbors off Stacey Lane are understandably the most concerned with a 5-story building being developed directly behind them. Bryan Cumby, Founder and Owner of Mid-City Development along with Noah Terrazas, VP of Sales and Marketing have met with some of the closest neighbors to the build site and are working through some solutions to address their concerns of privacy and noise.

Bryan, Noah, and the project's engineer will be joining us at the neighborhood meeting scheduled on August 12th to address any other concerns and hear from more of the community.

We look forward to continuing this discussion and the neighborhood's feed-back on this project.

Sincerely,

Mid-City Development

### Dawson Neighborhood Association Meeting Minutes June 10, 2018

Julie Woods, President, called the meeting to order. Minutes were approved.

Old/Continuing Business:

Julie Woods attended a workshop with the Austin Park Foundation to learn details about the Adopt a Park program. DNA will adopt Gillis Park and work with the Austin Park Foundation to raise money for amenities such as benches and picnic tables. The Austin Park Foundation is emptying trash receptacles in the park everyday and is trying to address problems associated with homeless people who make others feel less safe.

New Business:

A. Diana Gomez, field associate for U.S. Congressman Lloyd Doggett, introduced herself and invited interested neighbors to communicate with her about issues for Representative Doggett.

B. Jackie and Megan from Capital Metro presented Project Connect, a regional vision for future transit in the Austin area. The Austin population is projected to double by 2040. The transit design is connected, affordable, and equitable. The Orange Line, the main North/South corridor is most relevant to the Dawson Neighborhood. Although the route is mapped, Capital Metro seeks community input about which aspects of the route need to be street level, tunnels, or elevations, and ideas about busses versus light rail. A referendum on the plan might come before Austin voters as soon as 2020. <https://www.capmetro.org/projectconnect/>

C. Gillis Park pool parties are July 13 and August 10. Galindo neighbors will bring ice cream and we will bring snacks.

D. Rosanne reported that "The Oaks" on Cumberland installed new security lighting that shines into neighbors' homes. DNA agreed to write a letter to ask that the situation be resolved.

E. Donna reported that trees on Havana need to be trimmed from sidewalk and street.

Meeting adjourned.

### Dawson Neighborhood Plan Contact Team Meeting Minutes June 10, 2019

Meeting was called to order by Kermit Johns at 7:31pm in Eliot Kimber's absence.

Minutes from the previous meeting on April 10, 2019 were approved.

There being no business before the committee, the meeting was immediately adjourned.