

Dawson Neighborhood News

Newsletter of the Dawson Neighborhood Association
and Dawson Neighborhood Plan Contact Team
www.dawsonneighborhoodassociation.org

Sept/Oct 2019

Land Development Code Draft: What Does It Mean for Dawson?

City of Austin released the updated draft of the new land development code on 4 October 2019. They also provided an online tool for comparing current zoning to the proposed zoning. The new zoning map for Dawson is shown below.

Dawson is bordered by transit corridors on all sides. This means the new high-density provisions would affect many, if not most, Dawson residences.

On the map the darker colors reflect higher density, with the darkest colors being the highest density. As the map makes clear, the first two blocks in from the sides will be zoned at a higher density, with the interior blocks staying at the equivalent of their current SF3 zoning.

The new draft allows owners of single-family homes rezoned into higher density to expand or rebuild as a single-family home. However, any new development must reflect the minimum density of the zone. All zones allow at least one additional dwelling unit (ADU), either detached or internal. Preservation of homes 30 years old or older is encouraged by allowing an additional unit and excluding new units from the maximum floor area restriction.

While compatibility requirements have been relaxed, all the main street and mixed use zones have setback and stepback requirements.

The new zoning designations that apply to Dawson from least to most dense are:

Zone	Description
R2A	Current SF3, single-family detached or duplex. Most interior lots
R4	"Missing middle". Allows up to 4 units. Lots about 1 block in from the edge.
RM1	"Missing middle". Allows up to 6 units. Lots that back on to corridor-facing lots.
RM3	Low to mid rise multi unit. Allows 76 units with affordability bonus.
MS2B	"Main street". High-density mixed use. Max height 65 feet with affordability bonus.
MU-1A	House scale mix use that must participate in the affordable housing bonus to build residential

(Continued on next page)

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R2A

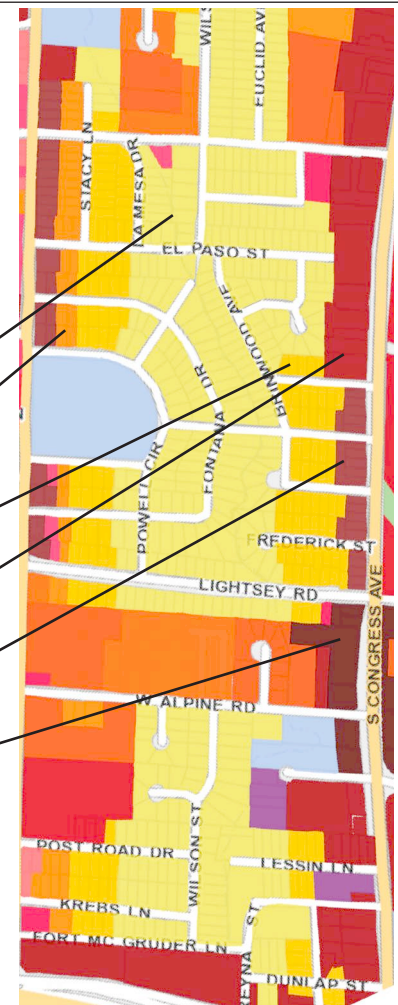
RM1

R4

MU5A

MS2B

MS3



Proposed zoning map published 4 Oct 019

Next Meeting

Monday, October 14 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
 - b. 2607 S. 1st (Lindsay's)
3. New business
 - a. Nomination of officers
 - b. Cap Metro presentation
 - c. School update

Plan Contact Team:

1. Approval of minutes
2. Old business
3. New business
 - a. New code draft
 - b. Nomination of board members

Editor:

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

Zone	Description
MU2	Mixed use that maintains a house-scale aesthetic, private frontages are required.
MU-3A	Low to medium scale residential and commercial uses, including employment, shopping and daily services
MU4	High density mixed use. Max height 60 feet. No affordability bonus
MU5A	High density mixed use. Max height 90 feet with affordability bonus.
MU5B	High-intensity residential and commercial uses, including storage and auto-related businesses.

The new code provides bonuses for affordability but also allows developers to pay fees in lieu of actually building affordable units.

The comparison map is here:

<http://www.austintexas.gov/GIS/CouncilDistrictMap/>

The draft code is available here (PDF):

<http://www.austintexas.gov/ldc>

Dawson Neighborhood Association Meeting Minutes August 12, 2019

Dawson Neighborhood Plan Contact Team meeting took place prior to Dawson Neighborhood Association Meeting.

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

Old/Continuing Business:

A. Next steps in Austin's rewrite of the land development code, previously named Code Next: On October 4th new maps will be released to the public. On October 26th feedback will be given to the Planning Commission.

B. St. Edward's University will have fireworks at 9 pm on Saturday, August 24th.

New Business:

A. An unusually large group was in attendance for a presentation by Mid-City Development regarding their plans for 2607 S. 1st, previously Lindsay's. Mid-City gave an overview of plans that include live/work spaces and 1- and 2-bedroom condominiums. Plan #1: Current Austin zoning allows them to build 40 units with 4 affordable units. Current zoning allows 5 stories on S. 1st St. but a need to taper to approximately 2 stories at the back of the lot to be compatible with current codes that protect residential properties on Stacy Ln. Plan #2: Mid-City is meeting with Dawson neighbors, including the Dawson Neighborhood Association, to obtain support for a larger design of 79 units with 8 affordable units. It would be 5 stories throughout the entire project with a 15 ft setback instead of a 25 ft setback on the back of the lot adjacent to Stacy Ln residential properties. They want neighborhood support for Plan #2 for their petition to the Board of Variances. Aspects of plan #2: a swimming pool in building #1, no traffic study required, and 132 parking spots with 1.5 of those underground. Current "mitigations" by Mid-City to garner support for plan #2: enclosed surface parking, improvements to Gillis Park, creek erosion preventions, preservation of trees on the lot, and a re-design to remove terraces on the back.

Neighbors stated that the addition of tall buildings on S. 1st will create a canyon-like scenario and 79 units will increase the neighborhood population substantially. Kam asked "why plan #2?" Mid-City answered that plan #1 is what is possible under current land development code, but plan #2 is ideal.

Mid City described plans for rain water collection, water detention, and impervious cover regulations. Mid City explained that the proposed new land development code might allow for an even higher building than they are currently proposing in plan #2.

Mid-City plans to go to the Board of Adjustments on the second Monday in October to seek approval of Plan #2 by providing "hardships": saving the trees on property, and property is zoned for 5 stories but incompatible with residential setbacks. They have submitted their site plan review and are waiting for the first round of comments.

B. Pool party with Galindo Neighborhood was at Gillis Park on Saturday, 8/10/19. Julie Woods, on behalf of the Dawson Neighborhood, started the process of adopting Gillis Park. Dawson is applying for a small grant to obtain benches and a picnic table for the pool area. The character of these items will likely be prescribed by the city. Galindo neighbors warned Dawson neighbors that the process of adopting a park can be lengthy and confusing. Mid-City said they might be able to help. The Park Foundation meeting is August 24, 2019 at 10 am at North YMCA off Rundberg Lane.

Chuck led a discussion on the need to raze the old bathrooms in Gillis Park. He stated that they have been locked for a long time and might serve as an attraction for homeless people. Chuck's motion: Officers of DNA, Lindsay Group (Mid City), and Park Dept. work together to remove the old bathroom buildings in Gillis Park. This motion was not seconded. It was determined that the motion was not actionable at this time.

Mid-City has not received the support of the neighborhood or proposed variances for Plan #2. Mid-City stated that if they are able to get the variances from Board of Adjustment, they will work towards providing funds for Gillis Park improvements. Marty pointed out that "adoption" for Dawson Neighborhood Association means that we provide our volunteer labor for projects.

C. HEB has plans for major new construction in the next few years at Oltorf and Congress.

Meeting adjourned.

Dawson Neighborhood Plan Contact Team Meeting Minutes August 12, 2019

Meeting was called to order by Eliot Kimber at 6:30pm.

Minutes from the previous meeting on June 10, 2019 were approved and seconded. There being no business before the committee, the meeting was immediately adjourned.