

Dawson Neighborhood News

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

March/April 2026

Half Price Books to Move to Lindsay’s Site on South 1st

Dawson neighbors can now rejoice at some good news! We have a press release from Half Price Books confirming the rumors that they will be moving its South Lamar location to the site on South 1st formerly occupied by Lindsay’s, a lawnmower and small engine repair shop. Currently, much of the existing building has been removed but a roof structure remains so this project is apparently a renovation or remodel rather than a new structure. At the moment, HBP has moved their inventory from the S Lamar location to a smaller space in the same shopping center, where Tribe Comics and Games as formerly located.

Link to the press release is here: https://www.hpb.com/hpb-announces-purchase-of-austin-buildings.html?fbclid=IwZnRzaAP-gZdleHRuA2FibQIxMQBzcnRjBmFwcF9pZAo2Njl4NTY4Mzc5AAEebw_qcKFoidgl6zDZMIFz-9kKpz1mCaXZ9USipWp3e5G62Haz8hiF6Hu6Ow0_aem_OkPE5pk-FFZXcmweP2swOA

The process for this development has taken a long time. The property was purchased by a developer who filed a site plan in 2018 for a three-story condo/apartment building with a rooftop deck with a pool. Many of us in the area had concerns. Neighbors close to the proposed development were unhappy at the prospect of a tall building that would literally overshadow their backyards. Others noted that the addition of 40+ more housing units would increase traffic on South 1st and that there was no requirement for a traffic study that would address vehicle and pedestrian safety issues. In 2020, COVID derailed projects of all sorts, and the project was in limbo. Then there was the H.O.M.E. zoning amendment, which would have given the developer more options, so there was a delay while waiting to learn those specifics. The developer had a case at the Board of Adjustments, later withdrawn, and then all was fairly quiet until neighbors heard that Half Price Books was interested in the property.

The current project appears to be a smaller, lower-profile development that will be welcomed in the neighborhood. Many Dawson residents have been satisfied customers at the S Lamar location and hope to have an ongoing positive relationship with the new location.

Next Meeting

April 13, 6:30 pm
Cosmic Coffee
121 Pickle Rd.

Agenda

Neighborhood Association

- 1.Approval of the February minutes
- 2.Intro and chat with Cristina Mattoso, director of sales at the Colton House Hotel on S. Congress
- 3.Dawson Elementary Update
- 4.Other news in the neighborhood

Plan Contact Team

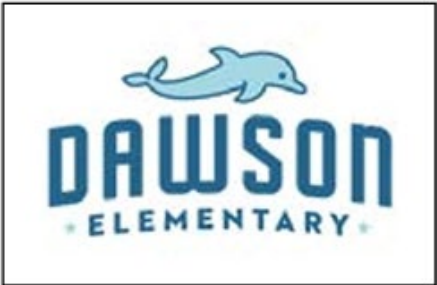
Old news

- 1.Approval of the February meeting notes
- 2.Again need to elect officers, city emails to clean up neighborhood contacts and new city website
- 3.IMPd Gillis Park mulch/clean up
- 4.Updates: Cherry Hill and small pond encampment problems
- 5.Alpine Pond encampments cleaned after rain by city
- 6.AISD school closings meetings – concerning Dawson

New agenda

- 1.Gillis Park Survey final response overview: Amy provided updates
- 2.APF/APD meeting on Austin Park Score from rust for public land
- 3.New businesses:
Two new coffee trailers and a Hooka lounge on South Congress
- 4.April 19 may be the South Austin Potluck neighborhood meeting
- 5.2/26 City Council pushes to set up smaller lot needs to push smaller property unit needs for apts and condo/townhouses

Thanks to Our Sponsor



Dawson Elementary serves children ages 3 to 12 years.

Please contact Dawson’s office at 512-698-9151, to set up a time for a tour.

Dawson Neighborhood List Serve: Groups.io

<https://groups.io/g/dawsonneighborhoodassociation>

Find Us on Facebook

<https://facebook.com/DawsonNeighborhoodAssociation>

Editor: Sheila Fox, sheilakayfox@yahoo.com

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

It's My Park Day at Gillis Park 2026

We had another successful It's My Park Day event in the neighborhood last month, with 18 people present to spread 12 cubic yards of mulch around the trees and several bags of trash collected. Big thanks to all the volunteers, the Austin Parks Foundation and especially to Marty Harris, who organizes the work twice a year. If you spent any time around Gillis Park last fall, you may have noticed that the trees looked healthy despite the extended hot and dry weather.

Please consider joining us next fall for our next project. Learn more here: <https://austinparks.org/>



Minutes of Dawson Neighborhood Association, February 9, 2026 6:30 at Cosmic Coffee

Rebecca Sheller, Secretary called the meeting to order.

1. Minutes approved for December 8, 2025 meeting.
2. Old Business-La Reyna condominium project between Krebs Ln and Lessin Ln is making progress again; The Half Price Books sign is up on 2607 S. 1st St., the former Lindsay's Mower Repair; There are improvements with security and policing at 3212 Congress and The Motor Lodge.
3. New Business – Development at St. Elmo (S. Congress, south of Ben White) has been given the green light by the City per Austin Business Journal

Meeting adjourned.

Minutes of Dawson Neighborhood Plan Contact Team, February 9, 2026

- Still need to recommend/elect DNPCT officers to later vote on to fill DNPCT positions. Again Imagine Austin is still alive.
- City reached out again to me for contact information, Adrian Leah (512 978.4633), and I talked to her to find out NA and PCT status, and problems with planning/codes notices are piece meal changes with little notice time for possibility to notify CT group to comment and respond. Long time since they sent an actual code change on a single property to respond to.
- Past cold weather. About 2400 customers lost power twice late on the first night for about thirty minutes.
- Follow up on transient problems in south neighborhood area. Krebs and Cherry Hill had transient live-ins as recently last week. Houses empty are rental. Police called on 403 Cherry Hill. Found an occupant, not a renter. 403 may be demolished. Trailer moved. 401 looking to occupy recently.
- Strange person yelling on Wilson Friday night. Made comments to women walking by on Wilson past us. Several neighbors out walking commented. Someone called police, He was in Hustler parking lot before Police arrived. I talked to them. Do not know who called. Description given to police.
- Fire in pond area same night. AFD called. flame upward to standing person height. Fire put out when siren heard. AFD asked them to leave.
- A truck ran over on Alpine pond property on the West Alpine side. Not sure if it was related to icy road condition up to South Congress but wet marsh area results looks like off road four wheel fun ride.
- New additions to neighborhood: Half Price is really moving to Dawson at old Lindsays site. Closing South Lamar store. North Austin store to move also.
- South side got a transient coffee airstream, Brotherfriend (we talked about the City vote to allow trailer coffee shops several meetings ago). Neighbors have visited and are favorable.
- New business to take over Crux bldg. Maybe health/exercise group.
- IMPD at Gillis March 7, 2026
- Primary Election on March 3rd early voting starts February 17th
- Austin marathon February 15th <https://youraustinmarathon.com>
- Holiday on 2.16
- Oltorf road delays are over for now but surfaces need to be resurfaced at some time. Rough road west of South First.
- ANC had talks about DB90 and changes to expand to corridor areas along riverside area.
- New project to appear north of us in Travis Heights at old church just off South Congress.
- South Dawson Neighborhood looking to do another local group pot luck in April. A lot of new young, multiple kids and animals, families in the area. Neighbors have talked about having two get togethers a year. One on NNO Texas date in October and then in spring.