

# Dawson Neighborhood News

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

Nov/Dec 2024

## Project Approval Sought for S 1st Street and Cumberland Road

— Julie Woods, DNA President

There is another large building project coming soon to our area.

While this project is not technically located in our neighborhood, as it is located at the northwest corner of Cumberland and S. 1st, it's presence will affect many of us here in Dawson. It will be an 8-story building, with 115 apartments and 76 parking spaces, with a parking garage and commercial space on the ground floor. If you're familiar with the area, you will recall that it is a very small space for this size of project.

Folks in the Galindo neighborhood are opposing the project, stating that it "will certainly intrude on the privacy, noise, light, and drainage to the neighbors living on nearby streets. The developer has presented no information regarding an assessment of these potential intrusions."

Note that, while there are multifamily buildings on S. 1st, the tallest are 5 stories instead of 8 and are located further than 5.5 feet from the property line of single family homes.

Galindo residents have also noted that the traffic problems that can be expected from this many residents have not been addressed and that vehicles from this building can be expected to cut through their neighborhood streets, a concern that residents of our neighborhood share, especially regarding Cumberland Road.

The developer has asked the Board of Adjustments to approve changes to the site plan making the building taller and closer to nearby homes.

Ordinarily, the role of that board is to hear cases in which a petitioner is seeking an exception to the existing zoning because of an unusual hardship that makes it too difficult to comply. A typical reason for an exception is that the hidden geology of the site makes it difficult to build according to prior plans. In this case, the builder cites the hardship that the lot is too small, which was obvious at the time of purchase and is not unusual for the area.

The Board of Adjustments will be meeting Monday evening, while we are at our December meeting. I have written to the city staffer responsible for the case asking for a postponement and will share more information as it becomes available.

See satellite view of the lot on next page.

## Next Meeting

Monday, Dec 9, 6:30  
South Austin Rec Center, 1100  
Cumberland Rd.

## Agenda

### Neighborhood Association

1. Approval of minutes
2. Announcements
3. Elections
4. Adjourn for plan team meeting

### Plan Contact Team

1. Approval of DNPCT October 2024 meeting notes
2. IMPD Fall 2024
3. 2600 Cumberland/S. 1st site plan
4. 2929 S. 1st street
5. CapMetro South Congress Transit site open house
6. Alpine Pond trash cleanup 12.14.24 @ 9a.m
7. Unhoused camp activities and actions

### Editor:

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## 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://www.facebook.com/DawsonNeighborhoodAssociation>

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



Intersection of Cumberland and S. 1st, showing the location of the proposed 8-story building.

### **Minutes of Dawson Neighborhood Association October 14, 2024**

6:30 at Cosmic Coffee

Julie Woods, President, called the meeting to order.

1. Approved minutes of August meeting.
2. Discussion with Tamaria, substitute for Leah Bojo, regarding possible
3. Variance request at Board of Adjustments for mixed use development at S. 1st and Cumberland, in Galindo Neighborhood. The variance request would be to waive compatibility with residential neighbors. DNA attendees expressed concerns about the traffic intersection at S. 1st and Cumberland.
4. Nominations for DNA Officers: Julie Woods, President; Eliot Kimber, Newsletter Editor; Rebecca Sheller, Secretary
5. DNA will host It's My Park Day activities in Gillis Park Nov. 2nd
6. Celebration of Life for former DNA member Peter Davis on Oct. 20th. DNA made a donation to Animal Rescue New Orleans in Peter's honor.
7. Austin Parks and Recreation surveyed Gillis Park for potential improvements and ideas for neighborhood fund raising.

Meeting adjourned

### **Minutes of Dawson Neighborhood Plan Contact Team, October 14, 2024**

1. August meeting minutes approved.
  2. Notice to nominate officers to DNPCT was made and we still need volunteers. (At this meeting there will be only one officer for a two year service and we should have at least 3/4 staggered two year positions.)
  3. Crux Gym is moving out of Pickle road, and Austin Boulder Project is moving in.
  4. K9 Dog daycare/grooming moved into old Infinite Monkey Wine site.
  5. Crow Bar location to become The Wheel Too soon.
  6. HEB will open on 12.04.24.
  7. APF IMPD November 2 at Gillis Park notice
  8. City is clearing East Bouldin Creek of debris and overgrown vegetation from Alpine to at least Lightsey. Some brush at the pond that was cut down and needs to be removed by city, along with overhanging bushes that hang over walkway on the east side.
  9. Field at end of PICKLE is never maintained by city and the oak tree area is full of overgrowth.
  10. Curve of creek to culvert near small pond has large tree debris and limbs in channel. Small Pond Culvert has left over clothing and habitation debris from previous person on site.
  11. Marty reported his notes from the APD Quarterly David Sector Meeting 9.24.24, notes sent to DNA group.io list serve.
  12. Due to loss of available to police officers active in our sector, and APD rangers are gone, means parks at night no longer actively visited and the nightly closing of restrooms not overseen.
- Meeting adjourned.