

# Dawson Neighborhood News

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

Nov/Dec 2023

## It's My Park Day, Gillis Park, November 2023

A group of about 15 neighbors met at Gillis Park to place 16 cubic yards of mulch around the trees in Gillis park. We also picked up some of the trash and limbs. This is a twice yearly project that the Dawson Neighborhood Association does in association with the Austin Parks Foundation.

The Next It's My Park Day will be the first Saturday in March 2024.



Gillis Park, It's My Park Day, November 4, 2023

Photo by Gricelda James

## Austin HOME Resolution Passes City Council

At it's November 6, 2023 meeting City Council passed the HOME resolution, which amends the land development code (LDC) by:

- Allowing up to three units: Increasing the number of homes allowed on single-family lots to three units, giving homeowners the ability to provide on-site housing options to family members, a caregiver, or earn additional income.
- Including Tiny Homes: Making it easier to install a tiny home, an accessible and affordable way to add a small house to a property.
- Creating Preservation and Sustainability Bonuses: Incentivize saving existing homes that conserve neighborhood character and help keep materials out of area landfills.
- Encouraging the Creation of Smaller Homes: Regulates the size and scale of houses while promoting smaller "starter homes" for homebuyers.

The amendments apply to Austin properties zoned as Single-Family Residence Large Lot (SF-1), Single-Family Residence Standard Lot (SF-2), and Family Residence (SF-3).

## 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>

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## Next Meeting

Monday, Dec 11, 6:30  
South Austin Neighborhood  
Center, 2508 Durwood

## Agenda

### Neighborhood Association

1. Greetings and introduction of guests
2. Approval of October minutes
3. Vote to elect new officers
4. Adjourn for dinner

### Plan Contact Team

1. Approve last meetings notes.
2. Vote to elect new board members.

(HOME resolution continued)

Homeowners can check the zoning of their property using this interactive Property Profile tool (<https://maps.austintexas.gov/GIS/PropertyProfile/>).

Homeowners are not required to do anything new to their property. They can continue using their property as a single-family home or choose new options and build up to three homes, including tiny homes.

These amendments also eliminate restrictions in the LDC regarding the number of unrelated adults who can live in one home, including single-family homes and apartments.

Occupancy limits will continue to be regulated under the City's Property Maintenance Code (Chapter 4, Section 404).

Austin follows the international code for occupancy limitations, which states in part "Except for qualifying efficiency units, a bedroom must contain at least 70 square feet; and a bedroom occupied by more than two adults must contain at least 120 feet plus an additional 50 square feet for each adult in excess of three." (404.4.1 Room area)

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

## Life Around the Coop

— Diana Claitor

The eyes are golden, the gaze fierce and questioning. Does my hand hold something edible or just fingers? She stalks away. Then rushes helter-skelter across the yard when she hears the door open again, crowding past the other hens to stand on my foot to get to the store-bought dried worms.

Rilla may only be a youngster, but she hatched out bold. And the gecko hasn't been born who can escape her fast beak.

She was still only 10-months old when she had to be shooed off the patio table after sampling my lunch while her siblings contently pecked on the ground. Later, I groaned to see her leaping to grab a butterfly that was enjoying the nectar plants that we have been growing. My lunch wasn't enough for her.

Next Rilla discovered the dust bath spa and appointed herself general. The other hens and Old Roo dig themselves deep into their dirt spa, fluffing themselves in ecstasy and filling their feathers with dirt to clean out mites and oil. Despite plenty of space, Rilla leaps on the Nettie, the tiniest, most elderly hen, forcing her to surrender her spot. Nettie squeaks and gives her the stink eye but lets it go.

As the summer progressed, Rilla started to lay eggs like the other young hens and let the rooster have his way with her. But I suspected it was all an act.

Sure enough, as Old Roo screeched out his Sunday morning wake-the-dead crow, a creaky screech followed each of his crows. Spying from behind a tree, I saw Rilla throw her head back and open her beak wide as she worked on her crow. Old Roo was not amused.

Her hunting and gathering techniques are changing too. Used to be that that when Rilla found a Chile pequin bush full of ripe chiles, she would tear into them. But now, when Rilla finds tasty food, she starts tapping the ground and letting out chip-chip calling sounds. That is a rooster's transparent MO, to gain favor with the girls. Come over on over here, you sweet thing—see this nice wiggly grub? Who's your daddy now? Since the hens don't give a cluck about gender, they're now beginning to rush over to Rilla, leaving Old Roo to sulk under the banana trees.

The competition might have gotten worse if Rilla hadn't found a new hobby. Our neighbor Mary tosses out crumbs of old bread in her driveway for the birds to eat each morning. During Rilla's forays outside the fence, she noticed the happy doves and grackles across the street and charged over. I herded her back, but it was too late: she had tasted heaven. So in addition to worrying the rooster and harassing dust bathers, she now takes a daily trip across El Paso Street for brunch. Answering that age old question about the reason why the chicken crossed the road: white bread.

### Minutes of Dawson Neighborhood Association October 9, 2023

Convened at 6:30 at South Austin Neighborhood Center

Julie Woods, President, called the meeting to order.

Minutes approved.

1. It's My Park Day registration is open for Nov. 4th tree mulching in Gillis Park. Gillis Park pool needs repairs, and hopefully will reopen in Summer 2024.
2. Andrew reported on the Mobility Planning group. The map of the neighborhood has been highlighted with ideas for improvements, the 1998 Neighborhood plan has been reviewed, and the Wilson-Lessin Ln cut through has been reviewed. HEB at Oltorf & Congress is being contacted to learn their plans for future ingress/egress. A suggestion was made to contact the AISD trustee regarding mobility and to be proactive about keeping Dawson Elementary School.
3. Julie provided an update on Austin Neighborhood Council issues, including Project Connect, the City Council's resolution to change the Land Development Code, and specific examples of city representatives apparently not following their own philosophies for affordable housing.
4. Nomination of DNA officers for 2024: Julie Woods, President; Andrew McCann, Vice President & Webmaster; Eliot Kimber, Newsletter Editor; Rebecca (Becky) Sheller, Secretary
5. Andrew expressed his desire to continue discussing the mission of the DNA.
6. Gillis Park needs to have lights on until at least 10 pm for safety reasons.

Meeting adjourned

### Minutes of Dawson Neighborhood Plan Contact Team, October 9, 2023

1. Approval of September DNPCT meeting notes was made and voted.
2. In the December meeting we will vote for Officers for a staggered two year term. There is only one left serving presently after the December Meeting as the other board members have served their two year time plan.
3. Buffalo Express Clothing opened in the old Binswanger Glass on S. Congress on October 1st. Two days later they had several windows broken on the S Congress side. Sonar Beauty Salon on Krebs also had a window broken Saturday night. There were two electrical fires on Lessin/Krebs in a week around the new Reyna building site.
4. The Crow Bar burned down last year and they are looking for a new location. There was too much damage to the structure to rebuild.
5. The East Bouldin Creek Pond needs a good cleaning out. The small pond and the creek that feeds it also has tree debris in the channel and in the smaller body of water.
6. The City Council voted to change requirements to needed onsite parking, lowering the required on-site number for commercial properties, and housing projects to lower costs to build and impervious cover.