



Sept 2, 2025

RE: Case Number: **SPC-2025-0190A Conditional Use Permit (CUP)**

Project Address: **1700 South Congress**

Request: **To allow an existing 2,657-square-foot retail space to also establish a cocktail lounge.**

Dear Ms. Ramirez,

The Bouldin Creek Neighborhood Association does not oppose this Conditional Use Permit.

The zoning committee met with the applicant's attorney on July 31, 2025, and was in favor of the Conditional Use Permit.

These are the agreed hours of operation:

Monday-Saturday: 10 am - 10 pm

Sunday: 12pm - 10pm (No alcohol sales before noon per TABC code)

According to the Texas Alcoholic Beverage Commission (TABC), alcohol sales are authorized from 7 a.m. to midnight every day, except for Sundays, during which sales are allowed from 12 p.m. to 1 a.m. A special late-hours permit is required for sales extending until 2 a.m. The suggested hours for this Conditional Use Permit (CUP) are more restrictive and match the hours of operation for alcohol-serving restaurants along South Congress Avenue.

Best regards,

A handwritten signature in black ink, appearing to read "Greg Smith", is written over a light blue horizontal line.

Greg Smith, President

Bouldin Creek Neighborhood Association

Cc: [Alyse Ramirez](#), [Shakayla Stevenson](#), [Melissa Beeler](#), [Richard Suttle](#), [Jewels Cain](#)

**Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764**