



November 14, 2025

RE: November 18, 2025 - City of Austin Planning Commission Agenda

Item 4: Conditional Use Permit: SPC-2024-0377A - HighRoad CUP; District 9

Location: 700 Dawson Road

Request: The applicant is requesting an approval of a conditional use permit to allow for a Lodge or Club use of 6,856 square feet to occupy portions of the existing building and the entirety of the swimming pool and decking.

Dear Mr. Guerrero,

The Bouldin Creek Neighborhood Association (BCNA) and its zoning committee have met with the applicant and their attorney and have no objection to the granting of this conditional use. After reviewing the site plan, we found that other than the addition of ADA access and a water line, there are no other pending proposals to change the building or site. The club use is in accordance with the [decision made by the BCNA General Association](#) at our meeting in December 2023.

As this property has been primarily utilized for lodge or club purposes since the 1950s, the Bouldin Creek Neighborhood Association **does not oppose** this Conditional Use Permit.

[CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.](#)

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: [Shakayla Stevenson](#), [Christine Barton-Holmes](#), [Joi Harden](#), [Melissa Beeler](#), [Michael Whellan](#), [Beth Turner](#), [Danielle Skidmore](#)

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