

**PLANNING COMMISSION SITE PLAN REVIEW SHEET
CONDITIONAL USE SITE PLAN APPROVAL**

CASE NUMBER: SPC-2024-0377A **PC DATE:** December 9, 2025

PROJECT NAME: HighRoad CUP

ADDRESS: 700 Dawson Rd

AREA: 3.74 acres (LOC .156 acres)

APPLICANT: Dawson Overlook LLC
PO Box 990
Lockhart, Texas 78664

AGENT: Thrower Design (Beth Turner)
PO Box 41957
Austin, Texas 78704
Phone: (512) 731-2524

EXISTING ZONING: GR-MU-CO-NP

PROPOSED DEVELOPMENT:

Approval of a conditional use permit to allow for a Lodge / Club use of 6,856 square feet to occupy portions of the existing building and the entirety of the swimming pool and decking.

AREA STUDY: Bouldin Creek

WATERSHED: west Bouldin Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the improvements shown on the site plan. The related site plan has been reviewed in accordance with all requirements of the Land Development Code once submitted.

CASE MANAGER: Gabriel Guerrero Jr. Telephone: (512) 978-4658
Gabriel.Guerrero@austintexas.org

PROJECT INFORMATION:

ZONING: GR-MU-CO-NP

MAX. BLDG. CVRG: 65%

MAX. HEIGHT: -; 60 ft.

MAX. IMP. CVRG: 80%

EXIST. USE: Civic

PROP. BLDG. CVRG: 4.9%

PROP. HEIGHT: 30 ft.

PROP. IMPERV. CVRG. 40.4%

PROPOSED USE: Civic

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The submitted site plan is for the approval of a conditional use permit to allow for a Lodge / Club use of 6,856 square feet to occupy portions of the existing building and the entirety of the swimming pool and decking.

Environmental: The site is not located in the Edward's Aquifer Recharge Zone. The site is in the West Bouldin Creek watershed.

SURROUNDING CONDITIONS:

Zoning/ Land use:

North: MF-3-NP , SF-3-NP; Multi-family Res, Park

East: SF-3-NP; Single family res

South: SF-3-NP; Single family res

West: P-NP; Park

Street	R.O.W.	Surfacing	Classification
Dawson Rd	50'	30'	Level 1
Post Oak St	26'	26'	Level 1

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District, Austin Neighborhoods Council, Bouldin Creek Neighborhood Association, Bouldin Creek Neighborhood Plan Contact Team, Bouldin Creek Zoning Committee, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Leah is Awesome Neighborhood Association, Perry Grid 614, Preservation Austin, South Central Coalition

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. “The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.”

B. A Conditional Use Site Plan Must:


1. **Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
2. **Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed use is compatible with the abutting uses.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff Response: The site plan has complied with the Land Development Code.
4. **Provide adequate and convenient off-street parking and loading facilities; and** Staff Response: These items have been reviewed and approved by the appropriate reviewer.
5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: These items have been reviewed and approved by the appropriate reviewers.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff Response: This project is not within the East Austin Overlay.

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will not adversely affect any adjoining properties.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: All proposed signs will comply with the Land Development Code.
4. **For a large retail use described in Section 25-2-813 (Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: The project is not applicable.

- D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**





 1: 2400

Lot Lines
 Lot Line

SPC-2024-0377A
 700 DAWSON ROAD



11/18/2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OWNER/DEVELOPER

DAWSON OVERLOOK LLC
PO BOX 990
LOCKHART, TEXAS 78664

OWNER'S REP FOR PLAN ALTERATIONS

LAND PLANNER THROWER DESIGN
P.O. BOX 41957
AUSTIN, TEXAS 78704
512-476-4456

SURVEYOR EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TEXAS 78709
512-202-8631

LEGAL DESCRIPTION

3.741 ACRES
ALL OF A 3.11 ACRE TRACT RECORDED IN VOLUME 1797, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

ALL OF A 0.65 ACRE TRACT RECORDED IN VOLUME 2088, PAGE 423 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF 6.78 ACRES, BLOCK 9, MAP OF SURVEY, PORTION OF BLOCK 7-B AND 9-B, J.E. BOULDIN ESTATE, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 226 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RELATED CASE NO.

ZONING C14-2023-0064
SUBDIVISION C8-2025-0039.0A
SPE 2025 020231 DA; 2025 084187 DA
TAP PLAN 2025-092648

LOCATION INFO

GRID #: H21
MAPSCO #: 614D

WATERSHED STATUS

THIS SITE IS LOCATED IN THE WEST BOULDER CREEK WATERSHED, WHICH IS CLASSIFIED AS URBAN.

THIS SITE IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION

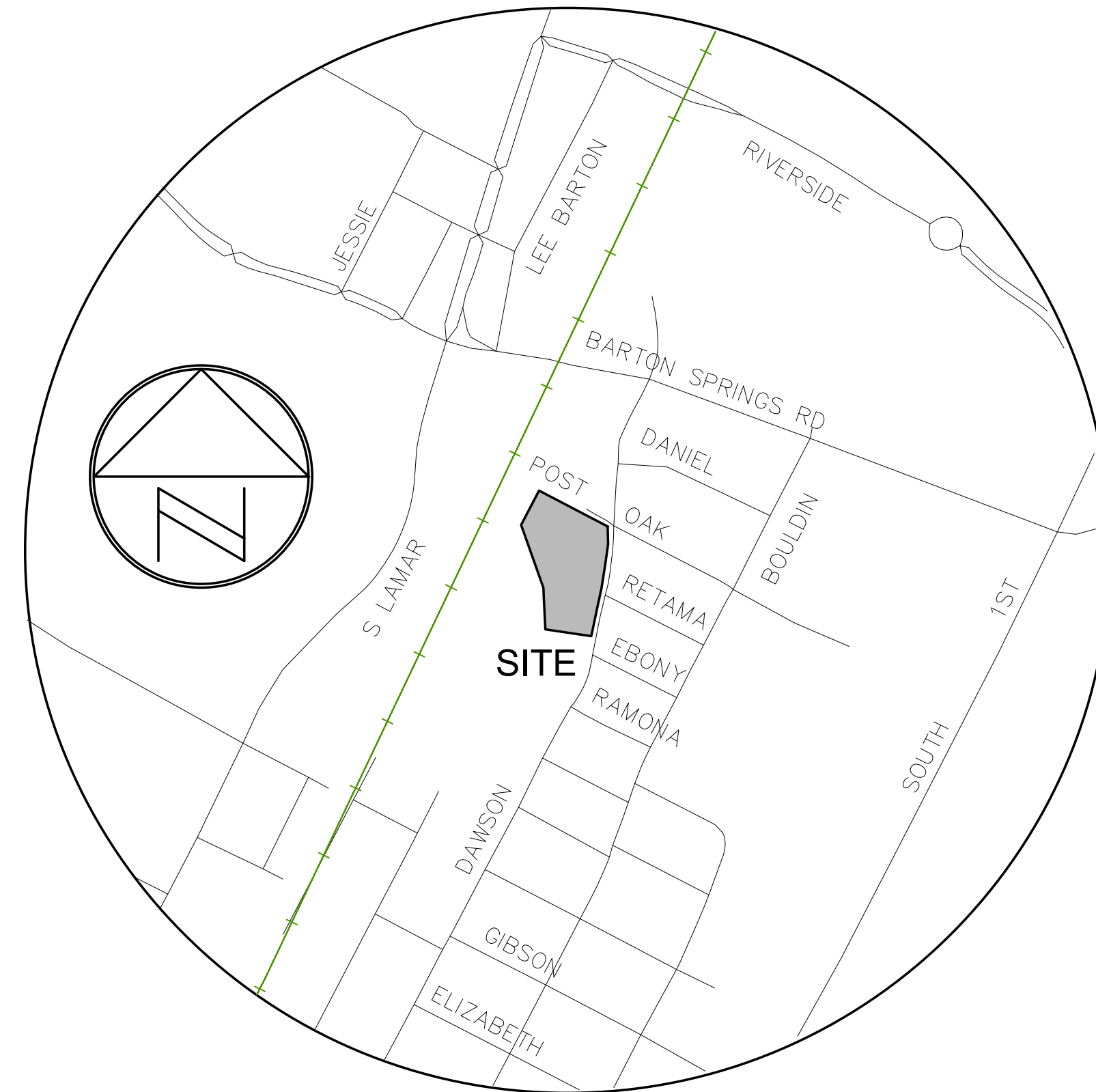
NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA FIRM PANEL 48453C0445K DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.

HIGH ROAD

CONDITIONAL USE PERMIT

700 DAWSON ROAD

**ALL IMPROVEMENTS ARE EXISTING
NO CONSTRUCTION IS PROPOSED WITH THIS PERMIT**



LOCATION MAP
N.T.S.

REVISIONS / CORRECTIONS

No.	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (SF)	Total Site Imp. Cover (SF)	Total Site Imp. Cover (%)	Approval - Date

SUBMITTAL DATE: 11/13/2024

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE PLAN
SHEET 3 PLAT

APPROVALS

DEVELOPMENT SERVICES DEPARTMENT (DATE)

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY. OTHER GOVERNMENTAL ENTITIES MAY INCLUDE BUT ARE NOT LIMITED TO TRAVIS COUNTY, TxDOT, TCEQ, ETC.

Thrower Design
LAND PLANNERS
AUSTIN, TEXAS 78704 • (512) 476-4456
P.O. BOX 41957

NO.	DATE	DESCRIPTION

AUSTIN FIRE DEPARTMENT - PROJECT INFORMATION TABLE

FIRE DESIGN CODE	2021 IFC w/COA LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	3000 G.P.M. ON ENTIRE STRUCTURE
OCCUPANCY CLASSIFICATION	A-2
CONSTRUCTION CLASSIFICATION	TYPE V-B SPRINKLED
BUILDING FIRE AREA (SF)	12,505 S.F.
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE: (IF APPLICABLE)	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	75% ALLOWED REDUCTION: 750 G.P.M. 1000 G.P.M. REQUIRED MIN.
APD FIRE HYDRANT FLOW TEST DATE	3/19/25
APD FIRE HYDRANT FLOW TEST LOCATION:	900 BLK RETAMA
CITY OF AUSTIN PIPELINE ORDINANCE	NO
HIGH-RISE	NO
INT'L WILDLAND URBAN INTERFACE CODE ALTERNATIVE METHOD OF COMPLIANCE (AMC): IF APPLICABLE TO YOUR PROJECT	N/A

BUILDING PERMITS ARE THE RESPONSIBILITY OF THE OWNER. ALL BUILDING PERMITS MUST BE OBTAINED PRIOR TO SITE PLAN EXPIRATION.

SECTION 608.2 OF THE LOCAL AMENDMENTS TO THE UNIFORM PLUMBING CODE REQUIRES A PRESSURE REDUCING VALVE IF THE LOCAL STATIC PRESSURE IS ABOVE 65 PSI. THE PRV SET AT 65 PSI MUST BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE WATER METER.
A PRV IS REQUIRED FOR THIS PROJECT.

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION IF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

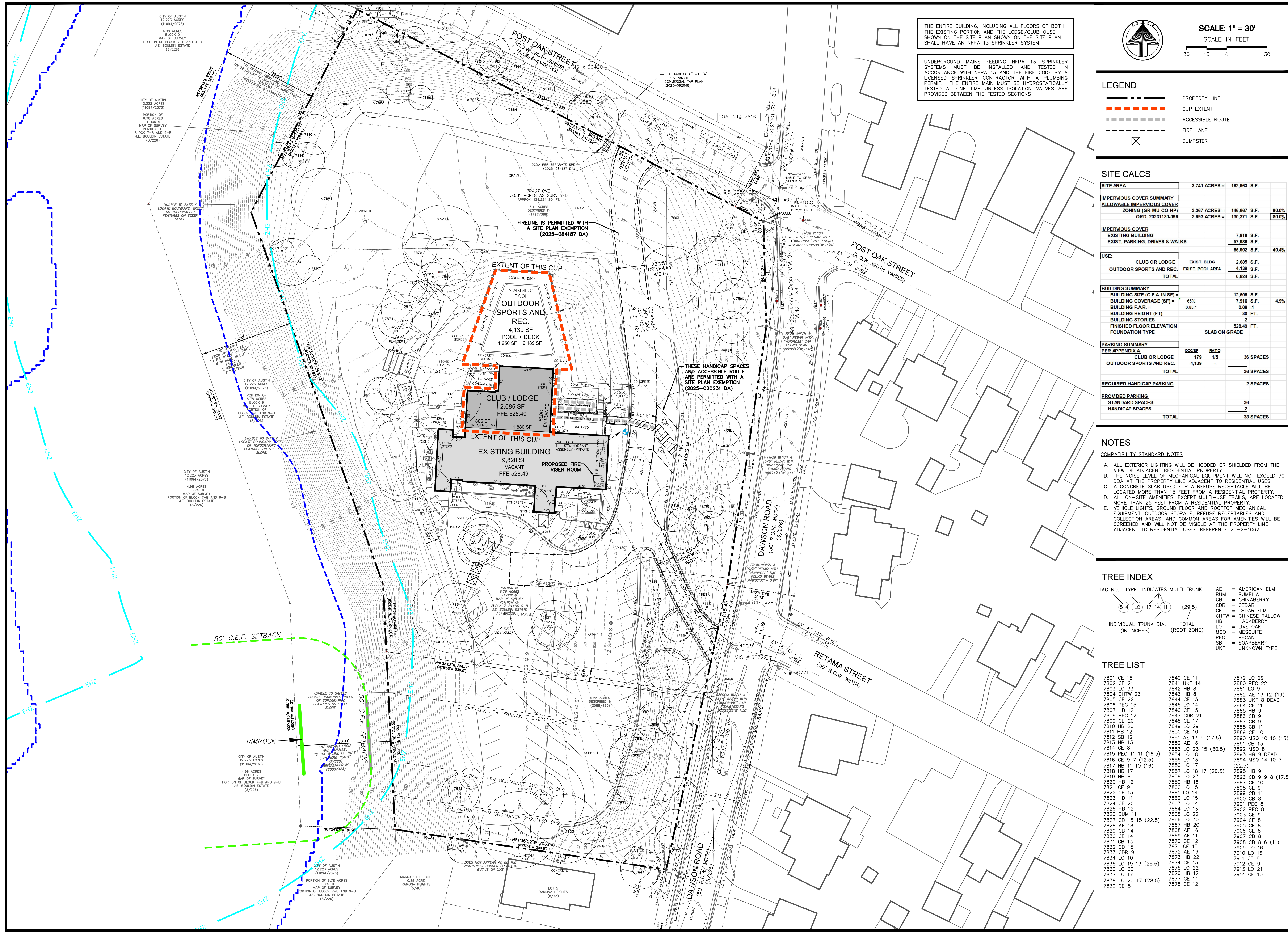
SITE PLAN APPROVAL

CASE NUMBER: SPC-2024-0377A APPLICATION DATE: NOVEMBER 13, 2024
APPROVED ON _____
ADMINISTRATIVE/ETC BY COMMISSION
UNDER SECTION 112/ 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-61, LDC) _____ CASE MANAGER: GABRIEL GUERRERO JR

DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: GR-MU-CO-NP
APPROVAL STAMPS:

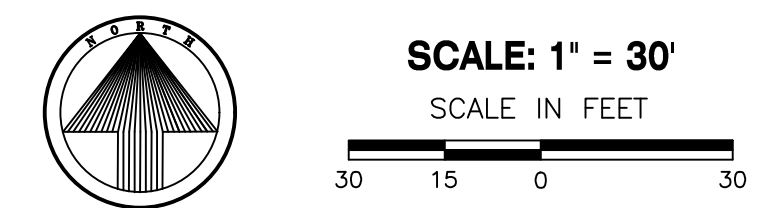
**HIGH ROAD
CONDITIONAL USE PERMIT**
700 DAWSON ROAD
AUSTIN, TEXAS 78704

COVER SHEET



THE ENTIRE BUILDING, INCLUDING ALL FLOORS OF BOTH THE EXISTING PORTION AND THE LODGE/CLUBHOUSE SHOWN ON THE SITE PLAN SHOWN ON THE SITE PLAN SHALL HAVE AN NFPA 13 SPRINKLER SYSTEM.

UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN THE TESTED SECTIONS



LEGEND

- PROPERTY LINE
- - - CUP EXTENT
- - - ACCESSIBLE ROUTE
- - - FIRE LANE
- ☒ DUMPSTER

SITE CALCS

SITE AREA	3.741 ACRES =	162,963 S.F.
IMPERVIOUS COVER SUMMARY		
ALLOWABLE IMPERVIOUS COVER		
ZONING (GR-MU-CO-NP)	3.367 ACRES =	146,667 S.F. 90.0%
ORD. 20231130-099	2.993 ACRES =	130,371 S.F. 80.0%
IMPERVIOUS COVER		
EXISTING BUILDING		7,916 S.F.
EXIST. PARKING, DRIVES & WALKS		57,986 S.F.
		65,902 S.F. 40.4%
USE:		
CLUB OR LODGE	EXIST. BLDG	2,685 S.F.
OUTDOOR SPORTS AND REC.	EXIST. POOL AREA	4,139 S.F.
TOTAL		6,824 S.F.
BUILDING SUMMARY		
BUILDING SIZE (G.F.A. IN SF)		12,505 S.F.
BUILDING COVERAGE (FC)	65%	7,916 S.F. 4.9%
BUILDING F.A.R.	0.85:1	0.08 11
BUILDING HEIGHT (FT)		30 FT.
BUILDING STORIES		2
FINISHED FLOOR ELEVATION		528.49 FT.
FOUNDATION TYPE		SLAB ON GRADE
PARKING SUMMARY		
PER APPENDIX A		
CLUB OR LODGE	OCDFP	RATIO
	179	1/5
OUTDOOR SPORTS AND REC.	4,139	-
TOTAL		36 SPACES
REQUIRED HANDICAP PARKING		2 SPACES
PROVIDED PARKING		
STANDARD SPACES		36
HANDICAP SPACES		2
TOTAL		38 SPACES

NOTES

COMPATIBILITY STANDARD NOTES

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- A CONCRETE SLAB USED FOR A REFUSE RECEPTACLE WILL BE LOCATED MORE THAN 15 FEET FROM A RESIDENTIAL PROPERTY.
- ALL ON-SITE AMENITIES, EXCEPT MULTI-USE TRAILS, ARE LOCATED MORE THAN 25 FEET FROM A RESIDENTIAL PROPERTY.
- VEHICLE LIGHTS, GROUND FLOOR AND ROOFTOP MECHANICAL EQUIPMENT, OUTDOOR STORAGE, REFUSE RECEPTABLES AND COLLECTION AREAS, AND COMMON AREAS FOR AMENITIES WILL BE SCREENED AND WILL NOT BE VISIBLE AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. REFERENCE 25-2-1062

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES) TOTAL (ROOT ZONE)

AE = AMERICAN ELM
BLM = BUMEIA
CB = CHINABERRY
CDR = CEDAR
CE = CEDAR ELM
CHTW = CHINESE TALLOW
HB = HACKBERRY
LO = LIVE OAK
MSQ = MESQUITE
PEC = PECAN
SB = SOAPBERRY
UKT = UNKNOWN TYPE

TREE LIST

7801 CE 18	7840 CE 11	7879 LO 29
7802 CE 21	7841 UKT 14	7880 PEC 22
7803 LO 33	7842 HB 8	7881 LO 9
7804 CHTW 23	7843 HB 8	7882 AE 13 12 (19)
7805 CE 22	7844 CE 15	7883 UKT 8 DEAD
7806 PEC 15	7845 LO 14	7884 CE 11
7807 HB 12	7846 CE 15	7885 HB 9
7808 PEC 12	7847 CDR 21	7886 CE 9
7809 CE 20	7848 CE 17	7887 CE 9
7810 HB 20	7849 LO 29	7888 CE 11
7811 HB 12	7850 CE 10	7889 CE 10
7812 SB 12	7851 AE 13 9 (17.5)	7890 MSQ 10 10 (15)
7813 HB 13	7852 AE 16	7891 CE 13
7814 CE 8	7853 LO 23 15 (30.5)	7892 MSQ 8
7815 PEC 11 11 (16.5)	7854 LB 18	7893 HB 9 DEAD
7816 CE 9 7 (12.5)	7855 LO 13	7894 MSQ 14 10 7 (22.5)
7817 HB 11 10 (16)	7856 LO 17	7895 HB 9
7818 HB 17	7857 LO 18 17 (26.5)	7896 CE 9 8 (17.5)
7819 HB 8	7858 LO 23	7897 CE 10
7820 HB 12	7859 HB 16	7898 CE 9
7821 CE 9	7860 LO 15	7899 CE 11
7822 CE 15	7861 LO 14	7900 CE 8
7823 HB 11	7862 LO 15	7901 PEC 8
7824 CE 20	7863 LO 14	7902 PEC 8
7825 HB 12	7864 LO 13	7903 CE 8
7826 BLM 11	7865 LO 22	7904 CE 8
7827 CB 15 15 (22.5)	7866 LO 30	7905 CE 8
7828 AE 18	7867 HB 20	7906 CE 8
7829 CE 14	7868 AE 16	7907 CE 8
7830 CE 14	7869 AE 11	7908 CE 8 6 (11)
7831 CB 13	7870 CE 12	7909 LO 16
7832 CE 15	7871 CE 15	7910 LO 16
7833 CDR 9	7872 AE 13	7911 CE 8
7834 LO 10	7873 HB 22	7912 CE 9
7835 LO 19 13 (25.5)	7874 CE 13	7913 LO 21
7836 LO 30	7875 LO 22	7914 CE 10
7837 LO 17	7876 HB 12	
7838 LO 20 17 (28.5)	7877 CE 14	
7839 CE 8	7878 CE 12	

Thraver Design
LAND PLANNERS
AUSTIN, TEXAS 78704 • (512) 476-4456
P.O. BOX 41957

HIGH ROAD
CONDITIONAL USE PERMIT
700 DAWSON ROAD
AUSTIN, TEXAS 78704

SITE PLAN

HIGH ROAD SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT DAWSON OVERLOOK, LLC, BEING THE OWNER OF THAT CERTAIN 3.741 ACRE TRACT OF LAND OUT OF THE ISAC DECKER LEAGUE, ABSTRACT NO. 8, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 202311882 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.741 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HIGH ROAD SUBDIVISION

AND DOES HEREBY DEDICATE TO THE CITY OF AUSTIN THE USE OF THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON, FOR SUCH PUBLIC PURPOSES AS THE CITY OF AUSTIN MAY DEEM APPROPRIATE.

WITNESS MY HAND THIS 26th DAY OF July, 2025 A.D.

By: Terry W. Black

ITS: MANAGING MEMBER

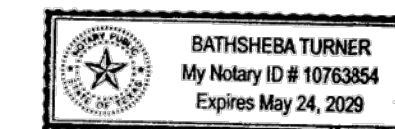
DAWSON OVERLOOK, LLC,
TERRY W. BLACK
P.O. BOX 990
LOCKHART, TX 78644-0900

STATE OF Texas

COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR Terry W. Black, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS DATE July 26, 2025



SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

SURVEY MADE ON THE GROUND SEPTEMBER 19, 2023.

Joe Ben Early, Jr. 7/21/25
JOE BEN EARLY, JR., R.P.L.S. NO. 6016 DATE

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487



ENGINEER'S CERTIFICATION

I, CHRIS MCCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0445K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

Chris McComb 7-20-25
CHRIS MCCOMB
PROFESSIONAL ENGINEER NO. 80442
STATE OF TEXAS



AMC DESIGN GROUP, INC.
REGISTERED ENGINEERING FIRM F-1708
P.O. BOX 303086
AUSTIN, TEXAS 78703
512-385-2911
512-560-0378 CELL

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TEXAS, AS OF THIS 26th DAY OF August, 2025 A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 26th DAY OF August, 2025 A.D.

Nick Zoussoulis
NICK ZOUSSOULIS, FPE
DEVELOPMENT SERVICES DEPARTMENT

SUBDIVISION NOTES

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS; OR RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
- NOT USED
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE CITY OF AUSTIN STANDARDS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL ALSO INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: POST OAK STREET AND DAWSON ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE FUTURE APPROVAL OF VARIANCES TO THE CITY OF AUSTIN REGULATIONS THAT MAY BE REQUIRED AT LATER STAGES OF DEVELOPMENT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.
- DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT ON THIS PLAT WILL BE SUBJECT TO THE CITY OF AUSTIN STREET IMPACT FEE AS APPLICABLE PRIOR TO ACQUIRING A BUILDING PERMIT.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE OR NEAR THE PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) SETBACK MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BEING A PORTION OF BLOCK 7-B AND 9-B, J.E. BOULDIN ESTATE, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 226 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
- THIS SINGLE LOT SUBDIVISION SHALL HAVE INDEPENDENT SEWER TAP(S), INDEPENDENT WATER METER(S), AND ITS PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION FOR ANY APPLICABLE USES.

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE 26th DAY OF August, 2025 A.D., AT 12:53 O'CLOCK P.M., DULY RECORDED ON THE 26th DAY OF August, 2025 A.D., AT 12:53 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2025-00138 OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26th DAY OF August, 2025 A.D.

By: Kayla Lopez
CLERK, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

KAYLA LOPEZ

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1201-001
DRAWING NO.: 1201-001-PL1
PLOT DATE: 7/21/25
PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE
SHEET 02 OF 02

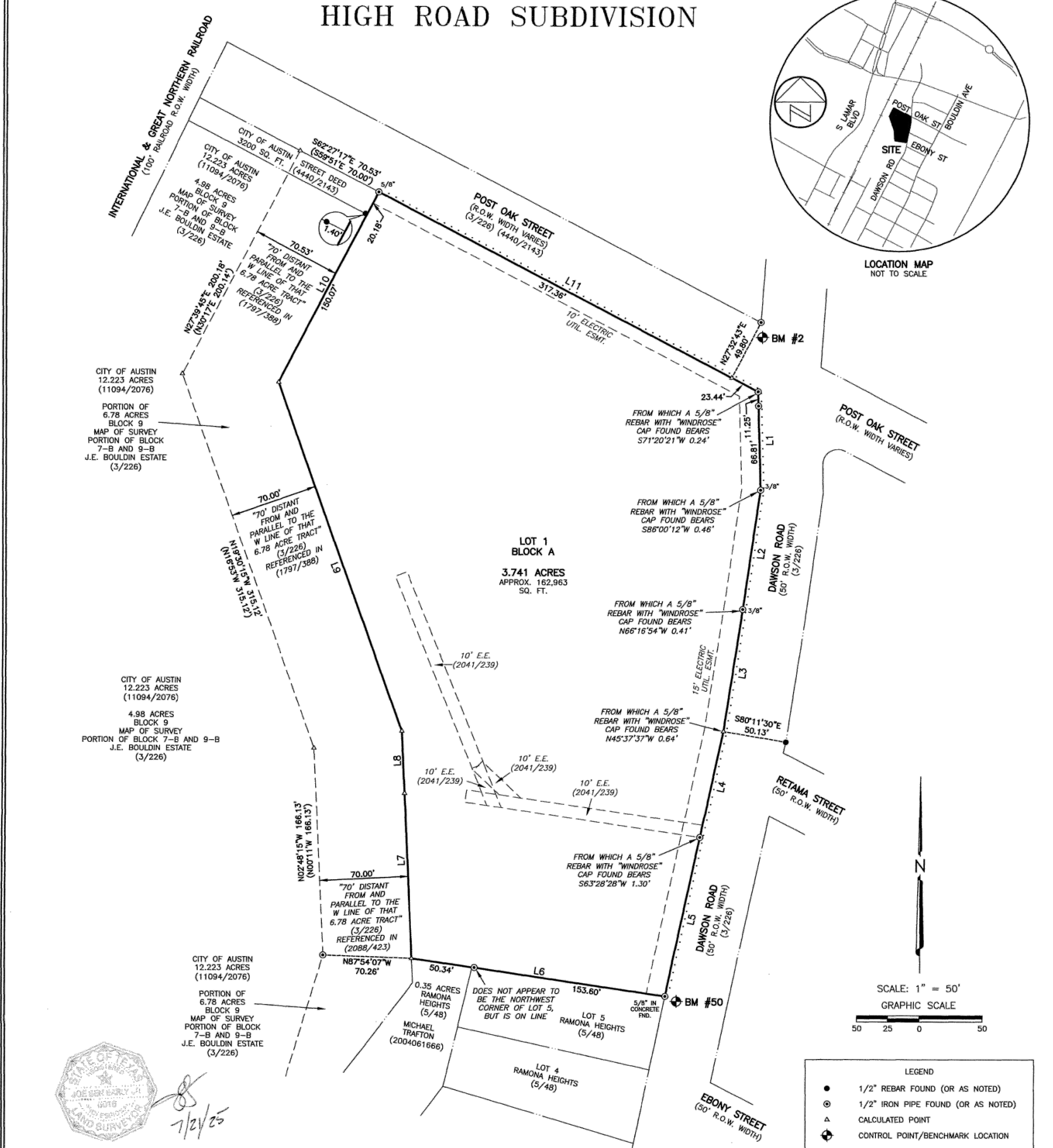
CB-2025-0039.OA

8/26/25

\$ 74.00

202500138

HIGH ROAD SUBDIVISION



BENCHMARK INFORMATION:

BM #2: MAG NAIL WITH WASHER SET IN BACK OF CURB AT THE NORTHWEST INTERSECTION OF DAWSON ROAD AND POST OAK STREET APPROX. 7' SOUTHWEST OF A POWER POLE.
ELEVATION = 484.55'

BM #50: MAG NAIL WITH WASHER SET IN BACK OF CURB ALONG THE WEST SIDE OF DAWSON ROAD NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT APPROX. 56' NORTH OF A POWER POLE.
ELEVATION = 504.51'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

LINE	BEARING	DISTANCE
L1	S01°36'54"E	78.06'
L2	S08°21'02"W	95.81'
L3	S08°47'10"W	98.54'
L4	S12°03'10"W	86.73'
L5	S12°10'10"W	130.27'
L6	N81°35'02"W	203.94'
L7	N02°48'15"W	132.52'
L8	N02°48'15"W	49.89'
L9	N19°30'15"W	294.12'
L10	N27°39'45"E	170.25'
L11	S62°27'17"E	340.80'

LOT SUMMARY

TOTAL ACREAGE: 3.741 ACRES

TOTAL NUMBER OF LOTS: 1

LOT 1: 3.741 ACRES OR APPROX. 162,963 SQ. FT.

R.O.W. TO BE DEDICATED: NONE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" IRON PIPE FOUND (OR AS NOTED)
- ▲ CALCULATED POINT
- ◆ CONTROL POINT/BENCHMARK LOCATION
- E.E. ELECTRIC EASEMENT
- SIDEWALK LOCATION
- () RECORD INFORMATION

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SHEET 01 OF 02

CB-2025-0039.OA

Thrasher Design
LAND PLANNERS
AUSTIN, TEXAS 78704 • (512) 476-4456
P.O. BOX 41957

HIGH ROAD
CONDITIONAL USE PERMIT
700 DAWSON ROAD
AUSTIN, TEXAS 78704

PLAT
3 of 3

SPC-2024-0377A



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

Guerrero, Gabriel

From: Justin Hubbert <justin@parkplaceus.com>
Sent: Sunday, November 30, 2025 1:11 PM
To: Guerrero, Gabriel
Subject: Fwd: 700 Dawson Road Project- HighRoad CUP

You don't often get email from justin@parkplaceus.com. [Learn why this is important](#)

External Email - Exercise Caution

Hi Gabriel,

I am writing in regards to the 700 Dawson Road project, and case # SPC-2024-0377A. I am the owner of the neighboring property directly across the street at 901 Dawson Road, and want to provide my **support of the conditional use permit.**

I am unfortunately out of town, but wanted to know what I could do to make sure it is known that **I am in full support of issuing this conditional use permit** and any other permits they are requesting.

Best,



Justin Hubbert

President, Park Place Finance, LLC

[512-505-6267](tel:512-505-6267) | [765-490-2508](tel:765-490-2508) | www.parkplaceus.com

justin@parkplaceus.com

[500 W 2nd St. Ste 1900-42 Austin, TX 78701](#)



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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".