

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

**CASE NUMBER:** SPC-2024-0368A **PC DATE:** March 25, 2025

**PROJECT NAME:** Other Racquet

**ADDRESS:** 2711, 2713, & 2715 Manor Road

**COUNCIL DISTRICT:** 1

**NEIGHBORHOOD PLAN:** Rosewood NP

**APPLICANT:** 2715 Manor, LLC (David Kanne)

**AGENT:** Wuest Group (Caroline Eckert)

**CASE MANAGER:** Heather Chaffin (512) 974-2140  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

**AREA:** 0.69 Acres

**WATERSHED:** Boggy Creek (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for Outdoor Sports and Recreation land use on the property. No improvements are proposed with this application.

**STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit.

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The subject property is located on the south side of Manor Road west of Curtis Avenue. The property is zoned CS-V-CO-NP and was previously developed with single family residences. The property was redeveloped with sports courts (Outdoor Sports and Recreation land use) in 2023-2024. City Code Department cited the property in February 2024 to come into compliance with Section 25-5-1 of City Code for the change in land use. Outdoor Sports and Recreation is a conditional use in the CS-V-CO-NP zoning on this site.

**Environmental:** The site is located in the Boggy Creek Watershed and subject to current watershed regulations.

**Transportation:** All parking spaces are located on-site. All transportation comments have been cleared.

**PROJECT INFORMATION:**

See attached site plan for details.

**SURROUNDING CONDITIONS:**

### **Zoning/ Land Use**

**Site:** CS-V-CO-NP, Outdoor Sports and Recreation  
**North:** LO-V-CO-NP, MF-4-NP, Professional Office, Multifamily  
**East:** CS-V-CO-NP, TOD-NP, Restaurant General, Vacant Commercial  
**South:** SF-3-NP, Single family residential  
**West:** CS-MU-V-CO-NP, Multifamily residential

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District	Austin Lost and Found Pets
Austin Neighborhoods Council	Cherrywood Neighborhood Assn.
Del Valle Community Coalition	East Austin Conservancy
Friends of Austin Neighborhoods	Homeless Neighborhood Association
MLK Jr. Blvd TOD Staff Liaison	Manor Road IBIZ District
Neighborhood Empowerment Foundation	Neighbors United for Progress
Overton Family Committee	Preservation Austin
Rosewood Neighborhood Plan Contact Team	SELTexas
Save Our Springs Alliance	Sierra Club, Austin Regional Group

### **CONDITIONAL USE PERMIT**

**D. 25-5-145.** 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.

#### **§ 25-5-146 CONDITIONS OF APPROVAL.**

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

### **CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

**A.** 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: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

**B.**

**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 Outdoor Sports and Recreation land use is a conditional use in the CS-

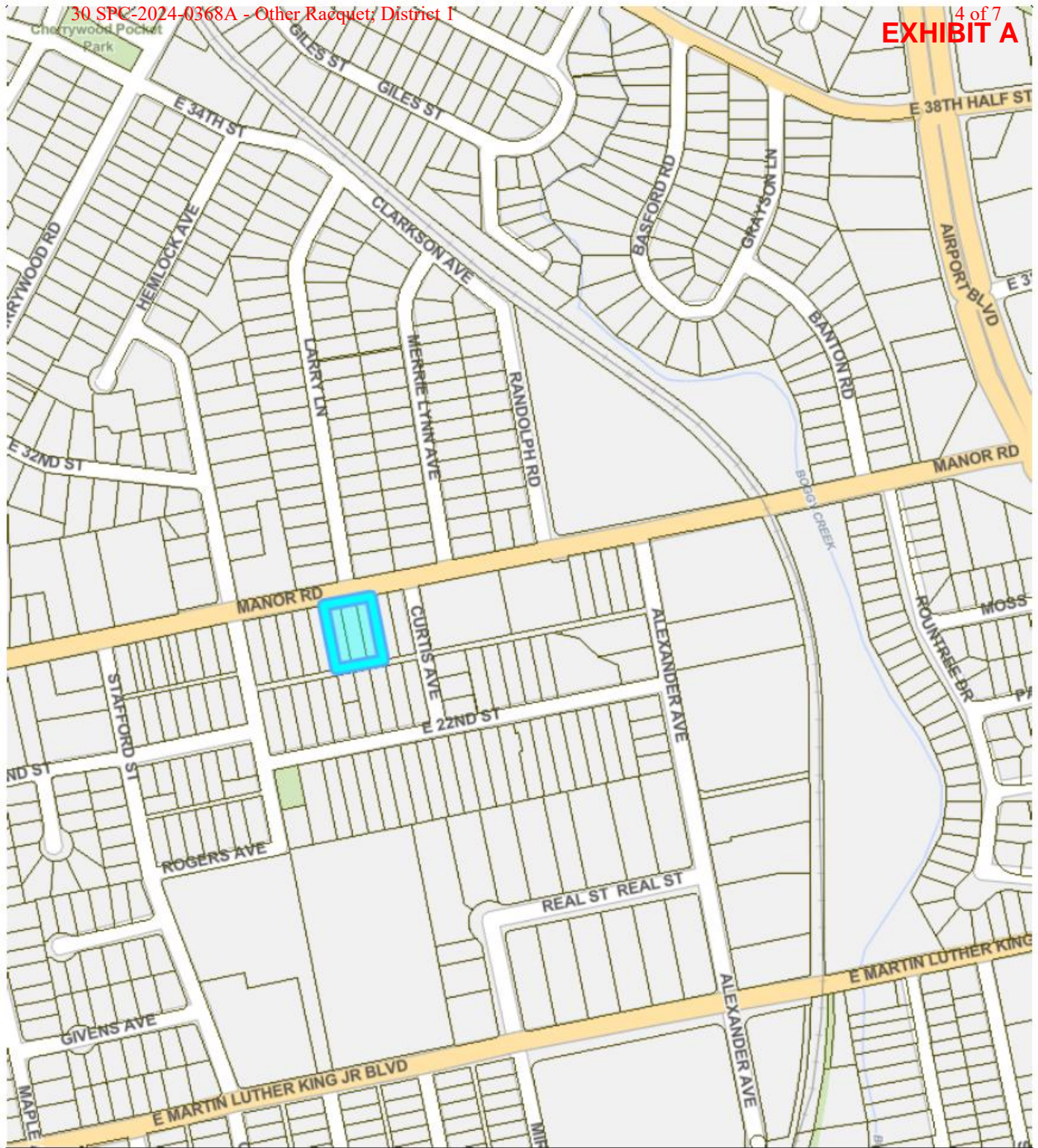
V-CO-NP zoning district.

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 complies with all requirements of the Land Development Code.
4. **Provide adequate and convenient off-street parking and loading facilities; and**  
Staff Response: Adequate parking and loading facilities are provided on-site.
5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**  
Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.
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: The project complies.
- C. **In addition, a conditional use site plan may not:**
7. **More adversely affect an adjoining site than would a permitted use;**  
Staff Response: Outdoor Sports and Recreation land use would not more adversely affect an adjoining use than would a permitted use.
8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**  
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.
9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

## EXHIBITS

- A – Site Location Map
- B – Aerial Exhibit
- C – Site Plan





Lot Lines

Lot Line



1: 4800

3/12/2025

**SPC-2024-0368A**

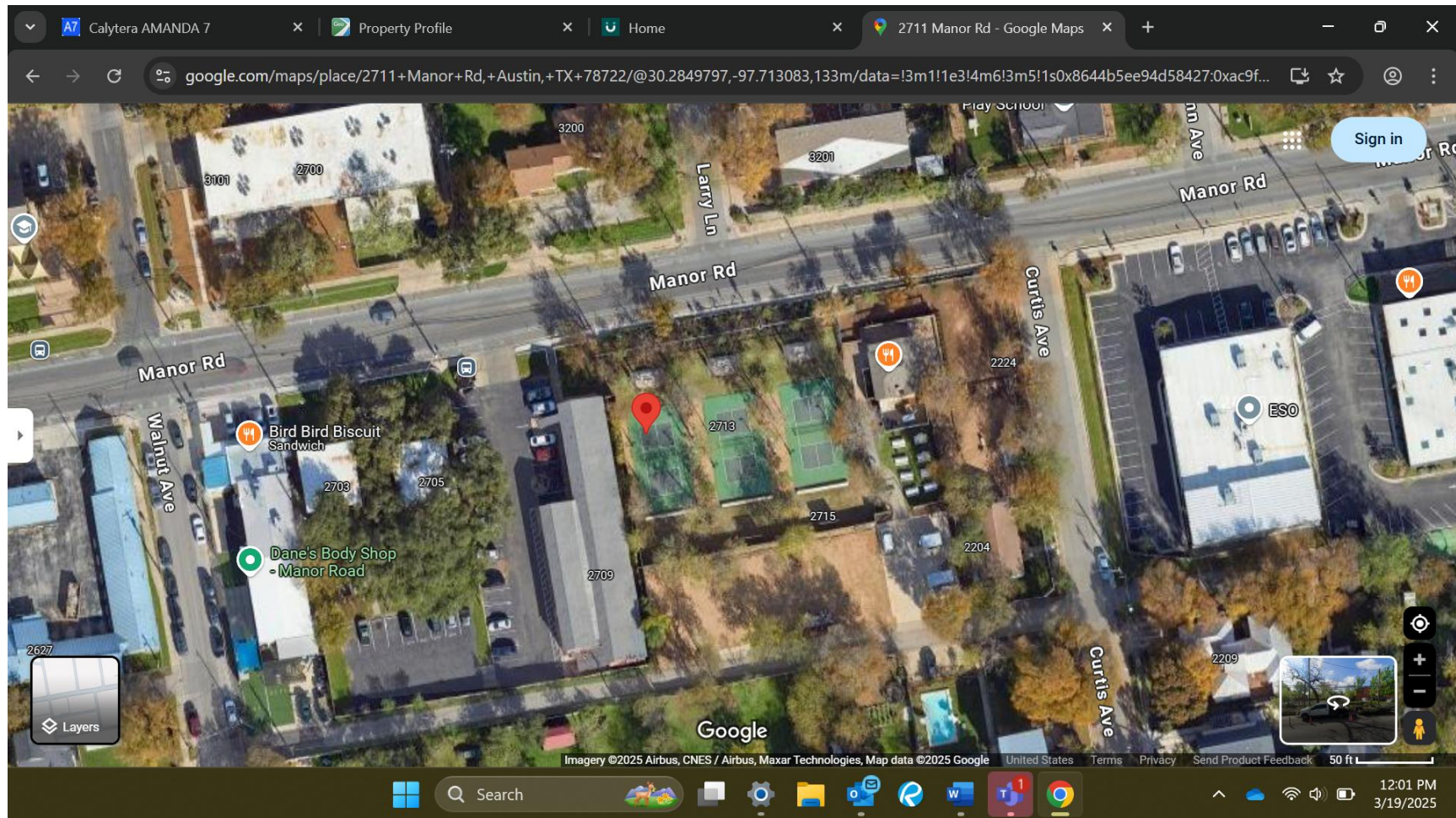
2711, 2713 &amp; 2715 MANOR ROAD



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.



**EXHIBIT B**





OWNER:  
**2715 MANOR, LLC**  
2501 N LAMAR BLVD.  
SUITE 300  
AUSTIN, TX 78705

CIVIL ENGINEER:  
**WUEST GROUP**  
5207 AIRPORT BLVD.  
AUSTIN, TX 78751  
(512) 394-1900

- NOTES:
- 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.
  - RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
  - COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

**PROTECTED STREET NOTE:**  
THE ENGINEER OF RECORD ACKNOWLEDGES AND CONFIRMS THE PROTECTED STREET STATUS AS DETERMINED BY THE STREET AND BRIDGE DIVISION AS OF THE DATE OF THE ENGINEER'S SIGNATURE. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S/ ENGINEER OF RECORD'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS THE PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL OF THE STREET AND BRIDGE DIVISION IS REQUIRED.

**TEMPORARY TRAFFIC CONTROL NOTE:**  
THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.  
THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:  
•PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.  
•NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.  
•PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

**WATERSHED STATUS:**  
THIS PROJECT IS LOCATED IN THE BOGGY CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND IS SUBJECT TO THE CITY OF AUSTIN WATERSHED PROTECTION REGULATIONS. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE NOR CONTRIBUTING ZONE.

**FLOODPLAIN INFORMATION:**  
NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, NO.48453C0465K DATED JANUARY 22, 2020 FOR TRAVIS COUNTY TEXAS AND INCORPORATED AREAS.

**LEGAL DESCRIPTION:**  
LOTS 6, 7, & 8, BLOCK 1, AUSTIN HEIGHTS, PART OF OUTLOTS 48 AND 49, DIVISION "B", A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 153, P.R.T.C.T. AND CONVEYED TO THE CURRENT OWNERS IN DOCUMENT #2022006360, 2022006362, 2022006363, AND 2019145221.

TOTAL SITE AREA = 0.69 AC

**CITY JURISDICTION:**  
THIS SITE IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION THE CITY OF AUSTIN. THE SITE IS ZONED CS-V-CO-NP, IS A PART OF THE ROSEWOOD NEIGHBORHOOD PLAN, AND IS LOCATED ON MANOR ROAD.

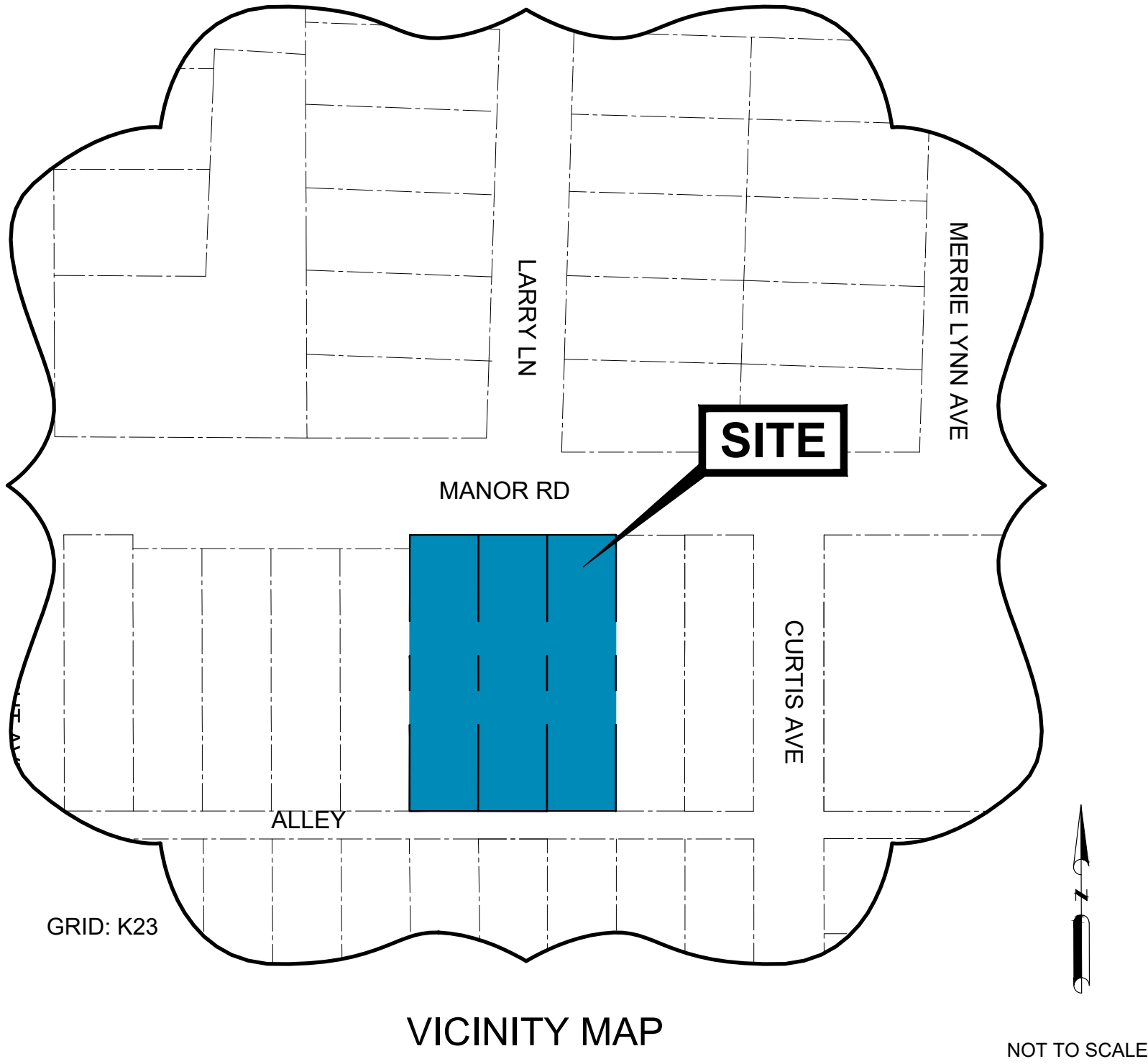
**CS-V-CO-NP ZONING REQUIREMENTS:**  
SETBACKS:  
FRONT YARD - 10' MAXIMUM HEIGHT - 60'  
STREET SIDE YARD - 10' MAXIMUM BUILDING COVERAGE - 95%  
INTERIOR SIDE YARD - N/A MAXIMUM IMPERVIOUS COVER - 95%  
REAR YARD - N/A MAXIMUM FLOOR TO AREA RATIO - 2:1

CONDITIONAL USE PERMIT

OTHER RACQUET

2715 MANOR ROAD

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS 78722



SUBMITTAL DATE: OCTOBER 10, 2024

PERMIT NUMBER: SPC-2024-0368A

RELATED CASES: C14-2019-0105

SUBMITTED BY: CAROLINE ECKERT, P.E.  
WUEST GROUP  
5207 AIRPORT BOULEVARD  
AUSTIN, TEXAS 78751

**PROJECT DESCRIPTION:** THIS PROJECT CONSISTS OF A CONDITIONAL USE PERMIT THAT CHANGES THE USE OF LOTS 6, 7, AND 8 FROM SINGLE FAMILY TO OUTDOOR SPORTS AND RECREATION.

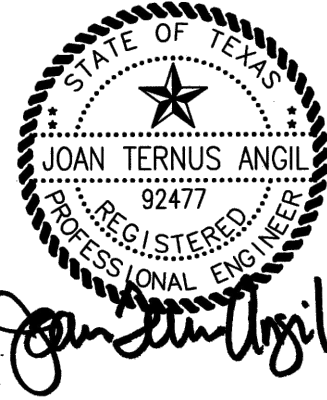
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE

SHEET LIST TABLE	
SHEET	TITLE
1	COVER
2	CONDITIONAL USE SITE PLAN

		REVISION
		DATE
		NO.

WG PROJECT NO. 0108-022

EXHIBIT C



9/24/2024

COVER

OTHER RACQUET  
2715 MANOR ROAD



WUEST GROUP

FIRM # F-15324  
5207 AIRPORT BOULEVARD  
AUSTIN, TEXAS 78751  
(512) 394-1900

SHEET  
1 OF 2  
SPC-2024-0368A

APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT DATE

SPC-2024-0368A  
PERMIT NUMBER

SITE PLAN RELEASE  
SITE PLAN APPROVAL SHEET 1 OF 2  
FILE NUMBER **2024-0368A** APPLICATION DATE **10-OCT-2024**  
APPROVED BY COMMISSION ON UNDER SECTION **112** OF  
CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER **HEATHER CHAFFIN**  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

DEVELOPMENT SERVICES DEPARTMENT  
RELEASE FOR GENERAL COMPLIANCE: ZONING **CS-V-CO-NP**  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3  
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.



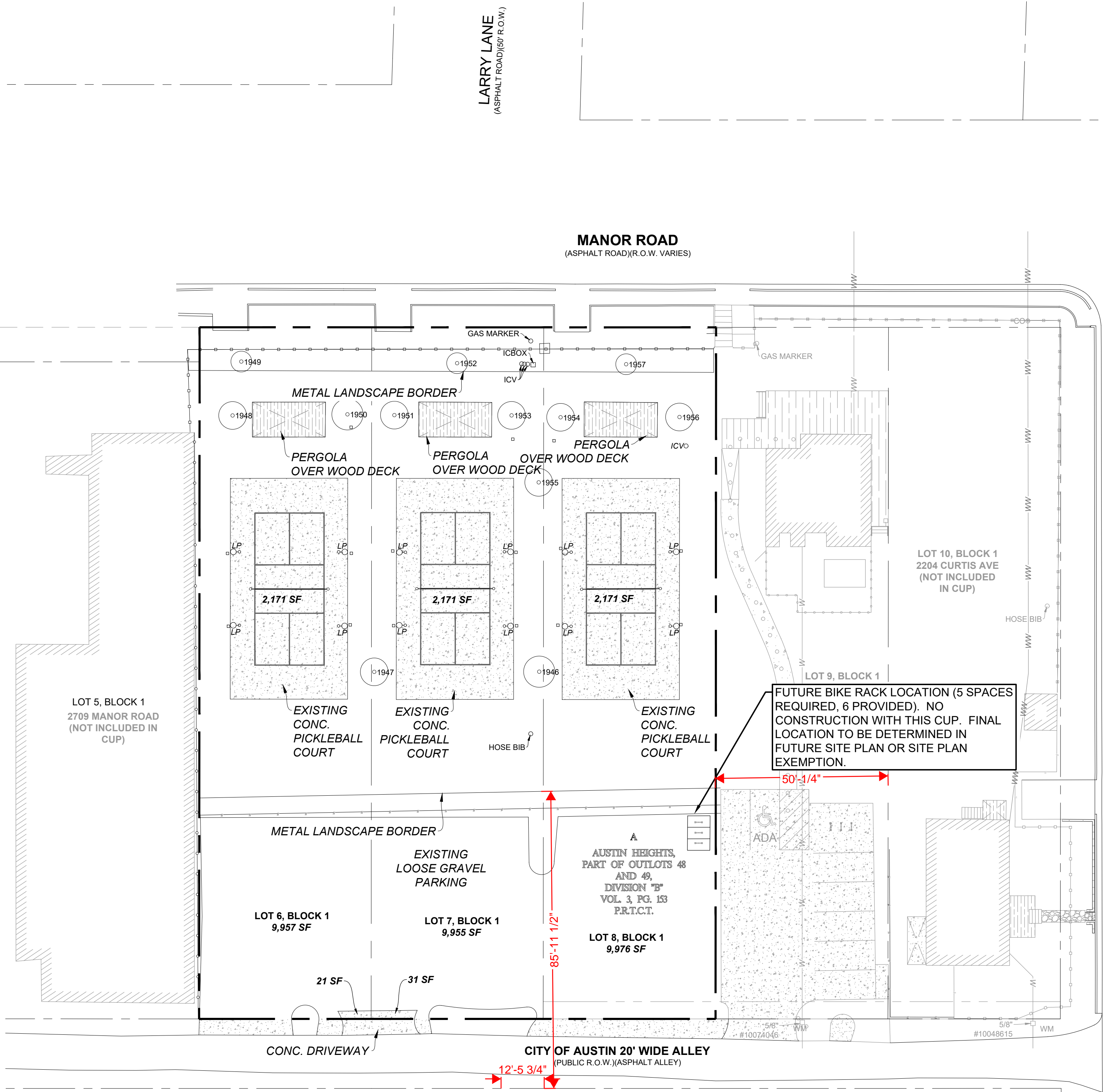


Drawing: G:\0108 Kame\022 2711 Manor Thunderbird\CA\DW\Existing Conditions and Demo\_CUP\_recover.dwg    Last Plotted: Wed Dec 18, 2024 - 3:02pm    By: jangil

TREE TABLE		
TREE TAG #	SIZE	SPECIES
1946	4.5"	SYCAMORE
1947	4"	SYCAMORE
1948	4"	SYCAMORE
1949	3"	OAK
1950	4.5"	SYCAMORE
1951	4"	SYCAMORE
1952	3"	OAK
1953	4"	SYCAMORE
1954	4"	SYCAMORE
1955	4"	SYCAMORE
1956	4"	SYCAMORE
1957	3"	OAK
1969	4"	SYCAMORE
1970	3.5"	OAK
1971	4"	OAK
1972	4"	OAK
1973	3"	OAK

NOTES:

- NO CONSTRUCTION IS PROPOSED AS PART OF THIS CONDITIONAL USE PERMIT SITE PLAN.
- THIS CUP APPLICATION IS FOR THE THREE LOTS FORMERLY KNOWN AS 2711, 2713, AND 2715 MANOR ROAD (29,888 SF).



**LEGEND**

- 1/2" IRON ROD FOUND
- CAPPED 1/2" IRON ROD FOUND  
STAMPED "P FLUGEL 5096"
- COTTON SPINDLE FOUND
- MAG NAIL FOUND
- CAPPED 1/2" IRON ROD SET  
STAMPED "WUEST GROUP"
- TELECOMMUNICATIONS MANHOLE
- SERVICE POLE
- POWER POLE
- LIGHT POLE (WOOD)
- GUY WIRE
- OVERHEAD UTILITY LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UNDERGROUND WATER LINE
- WASTEWATER MANHOLE
- CLEANOUT
- UNDERGROUND WASTEWATER
- GAS METER
- UNDERGROUND GAS LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- RECORD INFORMATION PER  
VOL. 3, PG. 153, P.R.T.C.T.
- RIGHT-OF-WAY
- PLAT RECORDS, TRAVIS COUNTY,  
TEXAS
- TREE  
1/2 CRZ
- CONCRETE
- BUILDING

9/24/2024

**CONDITIONAL USE  
SITE PLAN**

**OTHER RACQUET**  
2715 MANOR ROAD

W

WUEST GROUP

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SHEET  
2 OF 2  
SPC-2024-0368A