

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2025-0112 (Lagos Austin West FM 973 Mixed Use) DISTRICT: 1

ADDRESS: 11716 ½ North FM 973 Road

ZONING FROM: I-RR

TO: GR-MU

SITE AREA: 11.29 acres (491,792.4 sq. ft.)

PROPERTY OWNER: Wild Horse Creekside Commercial LP (Pete Dwyer)

AGENT: Kimley-Horn (Ethan Harwell)

CASE MANAGER: Beverly Villela (512-978-0740, [Beverly.Villela@austintexas.gov](mailto:Beverly.Villela@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends GR-MU, Community Commercial-Mixed Use Combining District, zoning. See the *Basis of Recommendation* section below.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**February 17, 2026:**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of approximately 11.29 acres located at 11716 ½ North FM 973 Road and is assigned the zoning designation of Interim–Rural Residential (I-RR) district zoning. The site is currently undeveloped.

The applicant is requesting Community Commercial–Mixed Use (GR-MU) combining district zoning to allow for a mixed-use development consisting of low-rise multifamily residential (approximately 248 units) and commercial retail uses along the FM 973 frontage. The proposed zoning would allow for a mix of residential and non-industrial uses that are intended to serve both future residents and the surrounding area.

Surrounding land uses include vacant land within the City of Manor’s jurisdiction to the north, undeveloped land and Planned Unit Development (PUD) zoning to the south and west,

and undeveloped land within Austin’s ETJ to the east. The property is located near the future Wildhorse Collector Road, which is planned to improve connectivity in the area.

***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff recommends the requested GR-MU zoning as it is consistent with the purpose statement of the Community Commercial district, which is intended to provide a range of retail, office, service, and residential uses that serve the surrounding community. The proposed zoning supports, mixed-use development along a major roadway and aligns with Imagine Austin goals related to housing choice and mixed-use development. The proposed zoning is compatible with surrounding land uses and zoning and will promote orderly development along the FM 973 corridor.

The applicant is in agreement with the staff recommendation.

**BASIS OF RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed GR-MU zoning is compatible with surrounding undeveloped properties and existing Planned Unit Development zoning to the south and west. The mixed-use designation allows flexibility in site design while maintaining compatibility with anticipated development patterns in the area.

3. *Zoning should allow for reasonable use of the property.*

The requested GR-MU zoning allows for reasonable use of the property by permitting a mix of residential and commercial uses appropriate for a site with arterial frontage and planned collector roadway access, while retaining development standards that regulate intensity and site design.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	I-RR	Vacant

<i>North</i>	ETJ	Vacant
<i>South</i>	I-RR; PUD	Vacant
<i>East</i>	ETJ	Vacant
<i>West</i>	I-RR; PUD	Vacant

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Gilleland Creek Watershed

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

SCHOOLS: Manor Independent School District

Lagos Elementary School

Manor Middle School

Manor High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council,  
City of Manor,

Del Valle Community Coalition,  
Friends of Austin Neighborhoods

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-00-2063	I-RR to PUD	To Grant PUD (12/06/2001)	Approved PUD as Commission Recommended (02/14/2002)

RELATED CASES:

N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 11716-1/2 N FM 973 ROAD. C14-2025-0112. Project: Lagos Austin West FM 973 Mixed Use. 11.29 acres from I-RR to GR-MU. Existing: vacant. Proposed: low-rise multifamily (248 units) and commercial retail.

Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures *</b>	
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>
	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Y	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
3	<b>Number of “Yes’s”</b>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Gilleland Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### Fire

No comments on zoning change.

### PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, a mixed use development that includes residential, commercial, and retail with proposed GR-MU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Please contact this reviewer to set up a meeting to discuss: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). There is significant parkland to the west of this site and APR would like to discuss potential future parkland connections. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### Site Plan

Site plans will be required for any new development except for residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### Compatibility Standards

The site is not subject to compatibility standards.

### Austin Transportation and Public Works Department – Engineering Review

Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered** per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N FM 973 RD (Travis County Roadway)	Level 4	120'	89'	43'	No	No	No

TIA:

A traffic impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

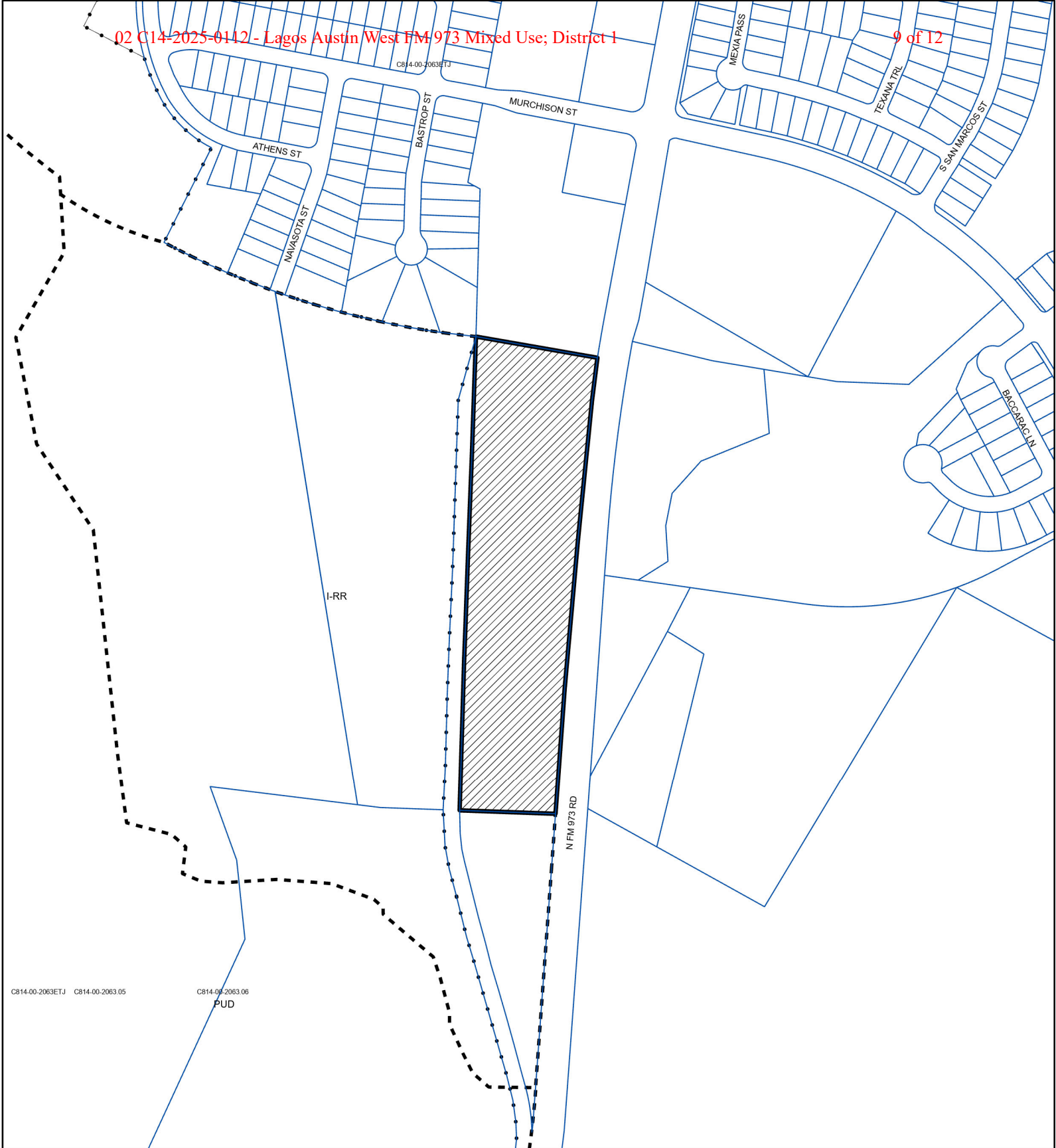
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Applicant's Summary Letter

Exhibit D: Applicant's Postponement Request



**ZONING**

ZONING CASE#: C14-2025-0112

 SUBJECT TRACT

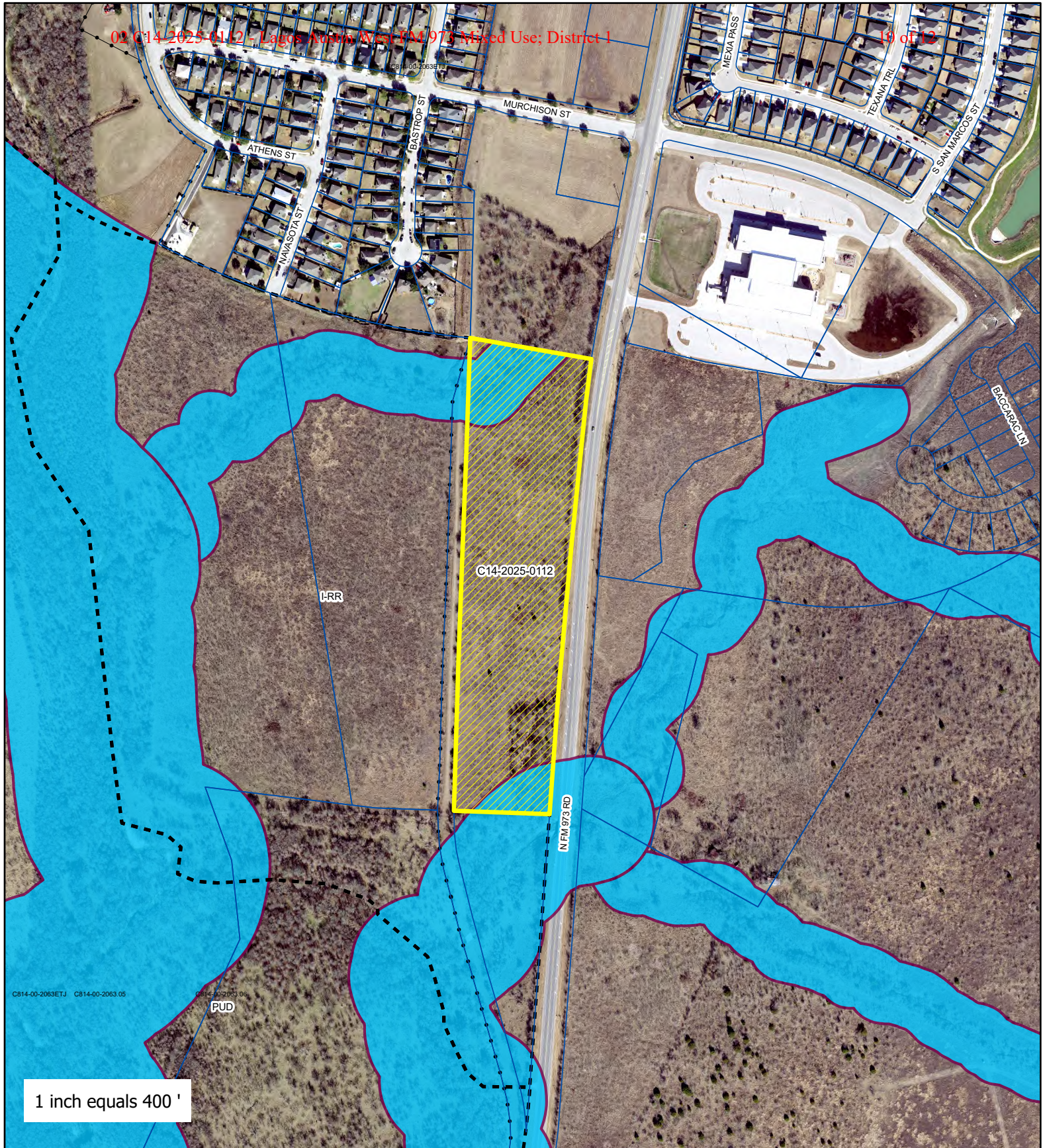
 PENDING CASE

 ZONING BOUNDARY

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 and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









1 inch equals 400'

### Lagos Austin West FM 973 Mixed Use



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0112  
 LOCATION: 11716 1/2 N FM 973  
 SUBJECT AREA: 11.29 Acres  
 MANAGER: Beverly Villela



October 22, 2025

Joi Harden  
Zoning Officer  
City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**Via Electronic Submittal**

**RE: Application to rezone 11.29-acre tract in the J. Manor Survey, Abstract No. 528 from I-RR to GR-MU for the Property generally located at 11716 ½ N FM 973, Austin, TX, 78653 (TCAD ID 704392) (the “Property”).**

Dear Ms. Harden,

As representatives of the Property owner, Kimley-Horn submits this Zoning application to rezone the subject Property from Interim – Rural Residential (I-RR) to Community Commercial – Mixed Use (GR-MU). The 11.29 acreages subject to this rezoning are within the City of Austin full-purpose jurisdiction.

The Property is not located within a Neighborhood Plan and does not have a future land use designation. The proposed development will have frontage on FM 973 and be at the hard corner of the future Wildhorse Collector Road. Properties to the north are single-family homes under the City of Manor’s jurisdiction. To the northeast across FM 973 there is another single-family subdivision and Lagos Elementary School, also within the City of Manor. To the east, properties are undeveloped. Similarly, to the south and west the properties are undeveloped.

If you have any questions about this application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Sincerely,



Ethan Harwell, AICP

Ethan.Harwell@Kimley-Horn.com  
512 580 5803

Enclosure 1 – Location Map  
Enclosure 2 – Preliminary Feedback from Zoning Staff

**Villela, Beverly**

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**Subject:** FW: 2025-144145 ZC Status

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**From:** Harwell, Ethan [REDACTED]

**Sent:** Monday, February 9, 2026 10:06 AM

**To:** Villela, Beverly <Beverly.Villela@austintexas.gov>

**Cc:** Lenn, Michaela [REDACTED]; Steadman, AC [REDACTED]; Smith, Rob [REDACTED]

**Subject:** RE: 2025-144145 ZC Status

External Email - Exercise Caution

Hi Beverly,

Yes, please postpone this case until March 17.

**Ethan Harwell, AICP**

**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759  
[REDACTED]