**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2020-0061 (This Old Wood Rezoning)  
**DISTRICT:** 1

**ZONING FROM:** RR  
**TO:** W/LO-CO*

*The applicant submitted a letter with their rezoning request asking to prohibit the following uses through a conditional overlay on the property:

Bed and Breakfast (Group 1)  
Bed and Breakfast (Group 2)  
Art Gallery  
Art Workshop  
Business Maintenance Services  
Business or Trade School  
Business Support Services  
Communication Services  
Construction Sales and Services  
Convenience Storage  
Electronic Prototype Assembly  
Electronic Testing  
Equipment Repair Services  
Exterminating Services  
Food Preparation  
Pedicab Storage and Dispatch  
Printing and Publishing  
Custom Manufacturing  
Community Garden  
Urban Farm  
Club or Lodge  
College and University Facilities  
Communication Service Facilities  
Community Events  
Community Recreation (Public)  
Community Recreation (Private)  
Convalescent Services  
Counseling Services  
Cultural Services  
Day Care Services (Commercial)  
Day Care Services (Limited)  
Local Utility Facilities  
Private Primary Educational Facilities  
Private Secondary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Safety Services

**ADDRESS:** 13313 Old Gregg Lane

**SITE AREA:** 9.41 acres (409,899.6 sq. ft.)

**PROPERTY OWNER:** Jeffrey Spector

**AGENT:** Land Strategies, Inc. (Jim Wittliff)

**CASE MANAGER:** Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

**STAFF RECOMMENDATION:**
Staff recommends W/LO-CO, Warehouse/Limited Office-Conditional Overlay Combining District, zoning
ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:  
July 21, 2020

CITY COUNCIL ACTION:

ORDINANCE NUMBER:
ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 9+ acre undeveloped parcel that is located at the southeast corner of Old Gregg Lane and East Howard Lane. To the north, across E. Howard Lane, there is an undeveloped GR-MU tract of land and CS-CO zoned area that is developed with office/commercial uses. The parcels of land to the south and west are located in the county. They are developed with a religious assembly use and an office. To the east, there is LI and CS-CO zoned areas that contains a convenience storage use and an industrial/warehouse park. In this request, the applicant is asking to rezone this site with W/LO-CO zoning to construct a 7,000 square foot warehouse to store and sell reclaimed lumber/wood. The applicant is proposing a conditional overlay for the site to prohibit all W/LO uses, with the exception of the Administrative and Business Office and Limited Warehousing and Distribution uses.

The staff recommends W/LO-CO zoning for this property as it meets the intent of the Warehouse/Limited Office zoning district. This parcel of land is located at the intersection of two arterial roadways and is within the Dessau/Parmer Neighborhood Center and along the Howard Lane Activity Corridor as designated by the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff’s recommendation.

BASIS OF RECOMMENDATION:

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

   Warehouse/Limited Office district is intended predominantly for office and warehousing activities for building trades and similar businesses having operating characteristics that do not necessarily require highly visible locations or the type of access needed for retail and have low or moderate trip generating characteristics, do not involve substantial volumes of heavy truck traffic, but may require special measures to remain compatible with adjacent uses.

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

   The W/LO zoning district is compatible and consistent with the surrounding uses because there is GR-MU and CS-CO zoned tracts of land to the north and LI and CS-CO zoned lots to the east, that contain a commercial center, a convenience storage use and an industrial/warehouse park.

   This property is located within the boundaries of Dessau/Parmer Neighborhood Center and is along a designated Activity Corridor, as identified on the Imagine Austin Comprehensive Plan Growth Concept Map.
EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RR</td>
<td>Undeveloped, Single Family Residences, Commercial Center (Dessau Palms: Vortex Sports Academy, Strand Brothers Heating and Air, P3Pure, LLC, SIT Tech, Venus Medical Solutions, Austin Dental Cares, etc.)</td>
</tr>
<tr>
<td>South</td>
<td>County</td>
<td>Religious Assembly (Central Church of Christ), Office</td>
</tr>
<tr>
<td>East</td>
<td>CS-CO</td>
<td>Convenience Storage (Cube Smart Self Storage), Industrial Park (Office/Warehouse)</td>
</tr>
<tr>
<td>West</td>
<td>County</td>
<td>Undeveloped, Single Family Residence</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Harris Branch

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
Bike Austin
Friends of Austin Neighborhoods
Harris Branch Master Association, Inc.
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Gate Neighborhood Association
North Growth Corridor Alliance
Pflugerville Independent School District
Sierra Club, Austin Regional Group
Techridge Neighbors

AREA CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2013-0099</td>
<td>I-RR, I-SF-2 to MF-4, GR-MU, P, CS-CO, RR, LI</td>
<td>9/17/13: Approved staff’s recommendation to postpone Tract 1 to October 1, 2013 and to approve GR-MU zoning for Tract 2, P zoning for Tract 3, CS-CO zoning for Tract 4, RR zoning for Tract 5, LI zoning for Tract 6 and CS-CO zoning for Tract 7 on consent (6-0, J. Meeker-absent); P. Seeger-1st</td>
<td></td>
</tr>
<tr>
<td>(Dessau Business Park Zonings)</td>
<td></td>
<td></td>
<td>10/17/13: Approved MF-4 zoning for Tract 1A, GR-MU zoning for Tract 1B, GR-MU zoning for Tract 2, P zoning for Tract 3, CS-CO zoning for Tracts 4 and 7, RR zoning for Tract 5, and LI zoning for Tract 6 on consent on all 3 readings (6-0, M. Martinez-off dais); B. Spelman-1st, S. Cole-2nd.</td>
</tr>
<tr>
<td>C14-2012-0157 (Dessau Partners: 13422 Dessau Road)</td>
<td>I-RR, I-SF-2 to CS-1</td>
<td>2/05/13: Approved staff’s recommendation of CS-1-CO zoning for Tract 1 and GR-CO zoning for Tract 2, with additional condition to prohibit Adult Oriented Businesses (4-1). C. Banks-No, P. Seeger and S. Compton-absent; G. Rojas-1st, R. McDaniel-2nd.</td>
<td>2/28/13: Approved CS-1-CO zoning for Tract 1 and GR-CO zoning for Tract 2, with conditions on consent on all 3 readings (7-0); B. Spelman-1st, S. Cole-2nd.</td>
</tr>
<tr>
<td>C14-2013-0043 (Fort Dessau-SF-6: 13826 Dessau Road)</td>
<td>LR to SF-6</td>
<td>5/21/13: Approved the staff’s recommendation of SF-6 district zoning on consent (5-0). C. Banks and J. Meeker-absent; P. Seeger-1st, S. Compton-2nd.</td>
<td>6/06/13: Postponed to September 26, 2013 at the applicant’s request (7-0); B. Spelman-1st, S. Cole-2nd.</td>
</tr>
<tr>
<td>C14-2013-0042 (Fort Dessau-P: 13826 Dessau Road)</td>
<td>SF-2-CO to P</td>
<td>5/21/13: Approved the staff’s recommendation of P district zoning on consent (5-0). C. Banks and J. Meeker-absent; P. Seeger-1st, S. Compton-2nd.</td>
<td>6/06/13: Postponed to September 26, 2013 at the applicant’s request (7-0); B. Spelman-1st, S. Cole-2nd.</td>
</tr>
<tr>
<td>C14-2013-0041 (Fort Dessau- GR: 1602 Fish Lane)</td>
<td>SF-2-CO to MF-3</td>
<td>6/18/13: Approved staff’s recommendation of MF-3 zoning by consent (6-0). C. Banks-absent; P. Seeger-1st, R. McDaniel-2nd.</td>
<td>6/06/13: Postponed to September 26, 2013 at the applicant’s request (7-0); B. Spelman-1st, S. Cole-2nd.</td>
</tr>
<tr>
<td>C14-06-0011 (T-Mobile Wireless Facility: 13208 Dessau Rd)</td>
<td>DR to SF-6-CO* * The applicant has proposed a conditional overlay to limit development on the site to SF-1, Single-Family Residence-Large Lot District, density regulations and to limit development on the site to less than 2,000</td>
<td>3/07/06: Approved staff’s recommendation of SF-6-CO zoning by consent (9-0); J. Martinez-1st, J. Pinnelli-2nd.</td>
<td>4/06/06: Approved SF-6-CO district zoning by consent (7-0); all 3 readings</td>
</tr>
</tbody>
</table>
vehicle trips per day.

<table>
<thead>
<tr>
<th>Case</th>
<th>Decision</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0127 (Wright Subdivision Dessau Road Zoning Change: 1624 East Howard Lane)</td>
<td>GR-CO to GR</td>
<td>10/19/04: Approved staff’s recommendation of GR-CO zoning by consent (9-0), with CO to prohibit Adult Oriented Business uses and a public restrictive covenant to encompass the TIA recommendations. 11/18/04: Granted GR-CO (7-0); all 3 readings</td>
</tr>
<tr>
<td>C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)</td>
<td>I-RR to CS, MF-3, SF-6, SF-2</td>
<td>11/02/04: Approved staff’s recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0) 12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)</td>
</tr>
<tr>
<td>C14-03-0001 (Cornerstone Baptist Church: 13300 Dessau Rd)</td>
<td>DR to LO</td>
<td>1/28/03: Approved staff’s recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent) 2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)</td>
</tr>
<tr>
<td>C14-00-2101 (Harris Ridge Rezoning: Harris Ridge Drive at Howard Lane)</td>
<td>DR to CS</td>
<td>8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0) 9/28/00: Approved GR-CO w/ conditions on TR 1 &amp; 2 (7-0); all 3 readings</td>
</tr>
<tr>
<td>C14H-00-0005 (Evangelical Lutheran Church: 13300 Dessau Road)</td>
<td>DR to DR-H</td>
<td>9/12/00: Approved staff rec. by consent (6-0) 10/5/00: approved DR-H (5-0); all 3 readings</td>
</tr>
</tbody>
</table>

**RELATED CASES:**

C14-2013-0099 - Previous Zoning Case

**EXISTING STREET CHARACTERISTICS:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Existing ROW</th>
<th>ASMP Required ROW</th>
<th>Pavement</th>
<th>ASMP Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. Howard</td>
<td>~76’-133’</td>
<td>116’</td>
<td>69’</td>
<td>3</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Old Gregg Lane</td>
<td>~57’</td>
<td>Existing</td>
<td>22’</td>
<td>1</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the southeast corner of Old Gregg Lane and East Howard Lane, on a vacant 9.41 acre parcel, which is located within the **Dessau/Parmer Neighborhood Center** and along the **Howard Lane Activity Corridor** but is not located within the boundaries of the neighborhood planning area. Surrounding land uses includes several office/warehouses to the north; to the south is a church, an office and an auto/truck storage facility; to the east is an office/warehouse business park and office uses; and to the west is another church. The proposed use calls for the construction of up a 7,000 square foot warehouse to store and sell reclaimed lumber/wood. The applicant is proposing to put a conditional overlay on the site to prohibit all W/LO uses, except for Office, Warehouse and General Retail Sales.

Connectivity

There are no transit stops within a mile of this site. However, both sides of this portion of East Howard Lane have public sidewalks and bike lanes. This area is dominated by office/warehouses and business parks and scattered residential subdivisions. There are retail uses going west on Howard Lane. The mobility options in the area average.

Imagine Austin

The property is located within the boundaries of ‘**Dessau/Parmer Neighborhood Center**’ and along an ‘**Activity Corridor**’, as identified on the Imagine Austin’s Growth Concept Map. Like many Imagine Austin Centers, they are represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit.

A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on **creating local businesses and services.** **Activity corridors** are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

The following IACP policies are also pertinent to this case:

- **CE P15.** Reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources.
- **CFS P18.** Divert bulk items, such as furniture and other household items, from landfills and consider ways to recycle or reuse these materials.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different
neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P20.** Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

Based on the subject property:

- Being located near a large number of other light industrial and office/warehouses within a half of a mile radius from this site;
- Supporting the Imagine Austin policies above that recognize that different neighborhood have different characteristics and the need to reuse, recycle and divert solid waste materials;
- Being located within the boundaries of a ‘Neighborhood Center’ and along an ‘Activity Corridor’, which includes some mobility options in the area and supports commercial and light industrial uses, this proposal supports the Imagine Austin Comprehensive Plan.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch 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:

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

According to floodplain maps almost the entire site is within the floodplain. 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 Is that preempt current water quality or Code requirements.

Fire

No sites identified by PEAK within 1000 feet. Type B and C AFD HMP permits > 1000 feet from parcel. From: RR To: W/LO-CO zoning. Approximately 8,000 sq. ft. warehouse for architectural wood recycling.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

FYI: The property immediately west, across Old Gregg Lane, is within an Austin ETJ Ag Development Agreement.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

Warehouse/Limited Office (W/Lo) District Regulations [§ 25-2-584]

The building must include an office use. The minimum floor area for the office use is the lesser of:

1. 20 percent; or
2. 1,000 square feet.

A truck loading dock may not be located on the same building face as an office entrance.

An office use must face the street that provides primary access.

A construction sales and service use may not exceed 10,000 square feet of gross floor area.

The Land Use Commission may approve, in accordance with the applicable provisions of Chapter 25-5, Article 3 (Land Use Commission Approved Site Plans), the following modifications to the site development regulations:

1. a lot that contains at least 21,780 square feet, but less than 43,560 square feet;
2. a structure with a height greater than 25 feet, but not more than 35 feet; or
3. a structure with a floor area ratio of more than 0.25, but not more than 0.50.
**Demolition and Historic Resources**

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

**Transportation**

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 116 feet of right-of-way for E. Howard Lane. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for E. Howard at the time of subdivision or site plan. A traffic impact analysis should be deferred to the site plan application when land uses and intensities will be finalized.

**Water Utility**

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. All water and wastewater construction must be inspected by the City of Austin.

Based on current public infrastructure configurations, it appears that a service extension request (SER) will be required to provide wastewater service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

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 TO FOLLOW**

A: Zoning Map
B. Aerial Map
C. Applicant’s Request Letter
D. Correspondence from Interested Parties
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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT A

ZONING

ZONING CASE#: C14-2020-0061

1" = 400'
C14-2020-0061

ZONING CASE#: C14-2020-0061
LOCATION: 13313 Old Gregg Ln
SUBJECT AREA: 9.41 ACRES
GRID: P33
MANAGER: Sherri Sirwaitis

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
MEMORANDUM

Re: Rezoning Request
13313 Old Gregg Lane

Dear City Zoning Review Staff,

This application is to rezone a 9.41-acre platted lot from RR to W/LO-CO. Although the vast majority of this property is in the 100-year floodplain of Harris Branch Creek, there are small areas outside the floodplain along Howard Lane. The property owner would like to construct a small 6,000-8,000 square foot warehouse for his wood recycling business, which reclaims lumber from demolished structures. He also wants to build one residence on the property as an Accessory Use, as is allows in the Code. He has spoken with his neighbors and currently has several letters of support for this rezoning. Via a Conditional Overly, we are willing to prohibit all W/LO uses, except for Office, Warehouse and General Retail Sales. Please call me if you have any questions regarding our rezoning request.

Thank you,

Jim Wittliff
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR- Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed

Printed Name: Ally Santana

Address: 2221 E. Howard Ln.

Date: 5/24/2020
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR-Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed ____________________________________________________________________________
Printed Name: Gene E. Pierce

Address: Central Church of Christ 13313 Old Gregg Ln.
Date: 5-29-2020
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR- Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed

\[Signature\]

Printed Name: Ashleyapy

Address: 1300 Howard

Date: 6/3/2020
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR- Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed

Printed Name: MARK ALCANTARA

Address: 1900 E Howard Ln Bldg D (TENANT)

Date: 5/26/2020
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR- Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed: [Signature]
Printed Name: [Name]
Address: 13324 Emmanuel Road
Date: April 30, 2020

Pflugerville, TX
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR- Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed [Signature]
Printed Name: Courtney Wilson

Address: 2220 E. Howard Ln, Pflugerville TX 78660
Date: 6/31/2020
Letter of Support
Rezoning Request for 13313 Old Gregg Lane

To Whom it May Concern at the City of Austin:

I am writing to express my support for a rezoning application that was recently filed with the City of Austin for the property at 13313 Old Gregg Lane. This 10-acre property is currently zoned RR- Rural Residential. The new owner of the property owns a business that recycles wood building materials, and he wants to construct a small 6,000-8,000 square foot warehouse along Howard Lane, along with one residence. I support this rezoning to W/LO-CO-MU, Office Warehouse-Conditional Overlay-Mixed Use, because I believe this is a minimal, environmentally sensitive use of this property, and it will be compatible with existing surrounding uses.

Signed [Signature]
Printed Name: Todd Williams

Address: 13313 Old Gregg Ln

Date: 6/3/20