

Project Description
Rezoning Application
Proposed Autobody Shop
118 FM 969 – Bastrop, TX

January 30, 2023

To Whom It May Concern,

The goal of this project is to re-zone two properties at the northwest corner of Highways 71 & 969 from P2 Rural to P5 Core. At the northern property, located at 118 FM 969, we propose to demolish the existing structures and develop the site for use as an autobody shop similar to the adjacent site to the south. Please see property details below. Responses to B3 core intent statements are as follows.

- **Fiscal Sustainability** - Concept plan proposes commercial development and future extension of city wastewater.
- **Geographically Sensitive Developments** - Conceptual drainage plan shows development can adequately address drainage.
- **Perpetuation of Authentic Bastrop** - Development will dedicate ROW for future development of the grid while utilizing the area for access.

**654 W SH 71
BASTROP, TX 78602**

Legal Description of Property : 0.806 Acres within the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas

Property ID : 24712

Geographic ID : R24712

Project Goal : To rezone from place type P2 to P5

**118 FM 969
BASTROP, TX 78602**

Legal Description of Property : 1.192 Acres within the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas

Property ID : 78667

Geographic ID : R78667

Project Goal : To rezone from place type P2 to P5, demolish existing structures, and the develop the site for use as an auto body shop similar to the adjacent site.

Proposed Impervious Cover : 30,935.97 sqft = 62% (80% Allowable)

Proposed Building and Use : 12,000 sqft – Conventional Steel Frame Construction (Type IIB)

Parking Count : 26 spaces (2 van accessible)

Project Scheduling : Single phase of construction

Respectfully,

A handwritten signature in black ink, appearing to read 'Adam W. Gates', written in a cursive style.

Adam W. Gates, AIA

Architect

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