



January 2022

City of Bastrop Planning Department – Allison Land
1311 Chestnut Street
Bastrop, TX 78602

RE: Written Justification Letter for Rezoning Application – 2603 Pecan Street
2603 Pecan Street (Gene Brown Owner) (2.395 acres)
Bastrop, Bastrop County, Texas

Dear Ms. Land:

WGI is providing the following justification for re-zoning for the site located at 2603 Pecan Street and owned by Gene Brown. Site itself is undeveloped and consists of 2.395 acres of land, which is less than what is required as part of the Neighborhood Regulating Plan. That being said, our submittal should clarify/quantify/identify what the City needs to process the re-zoning request accordingly.

- **Is the zoning change consistent with the Concept Scheme (Comprehensive Plan)?**
The change is consistent with the General Land Use Policies found in the Concept Scheme.
- **Does the zoning change promote the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City?**
The zoning change is in accordance with the purpose and intent of the Unified Development Code of the City of Bastrop (growth management, environmental protection, economic development, circulation, urban design).
- **Is the zoning change compatible with and conforms to with the uses of nearby property and the character of the neighborhood?**
The zoning change is also in accordance with existing development/property and character of the community.
- **Is the property affected by the zoning change suitable for uses permitted by the proposed amendment to the zoning map?**
Property is proposing to extend the boundary of an existing zoning district (from P2 to P4). Mr. Brown current owns the property directly to the south, which is currently zoned P4, desiring to have their property zoned alike. The overall property, once sold, would be developed in a unified, and uniformly.

Sincerely,

WGI

Texas Engineering Firm No. F-15085

A handwritten signature in blue ink, appearing to read 'Cliff Kendall', is written over a light blue rectangular background.

Cliff Kendall - Market Leader