

Public Notice
Request to allow MULTI-FAMILY
Specific to Lot 1

Property ID: 81898

Location: Old Austin Highway at Schaefer Blvd., Bastrop Tx 78602

Property Legal: Riverside Grove Subdivision, Phase 1, Block B, Lot 1, 1.2000 acres.

Location Map (NTS) attached

Dear Property Owner:

Thank you for allowing our team to present to you on August 22, 2024 during your annual Homeowner's meeting. We provided information to the Board and property owners to request permission to allow Multi-family (MF) as part of the proposed commercial development that will occur at the corner of Old Austin Highway and Schaefer Blvd. A commercial development is planned at this location as seen in the attached conceptual design. This property is also under the jurisdiction of the City of Bastrop and is subject to and will adhere to the current zoning & development ordinance.

In order for this to occur, an amendment to the existing governing documents must be voted on by the property owners of the Riverside Grove subdivision. This proposed amendment will be specific to Lot 1, Riverside Grove Subdivision, Phase I **only** and will be filed with the Bastrop County Clerk's office in the official public records of Bastrop County.

All property owners of the Riverside Grove Subdivision are requested to provide their vote on *Jotform* here: <https://form.jotform.com/242387207575160> and via the Townsquare Application for the Riverside Grove Subdivision as hosted by Associa Hill Country Property Management Company, per Mika Price, to vote on an amendment that will allow multi-family on this lot. The property owner and property agent contact information can be found below should you have any specific questions regarding this request.

Developer's Agent: Diane Bernal
DB Land Consulting
512-215-1433
dianejbernal@gmail.com

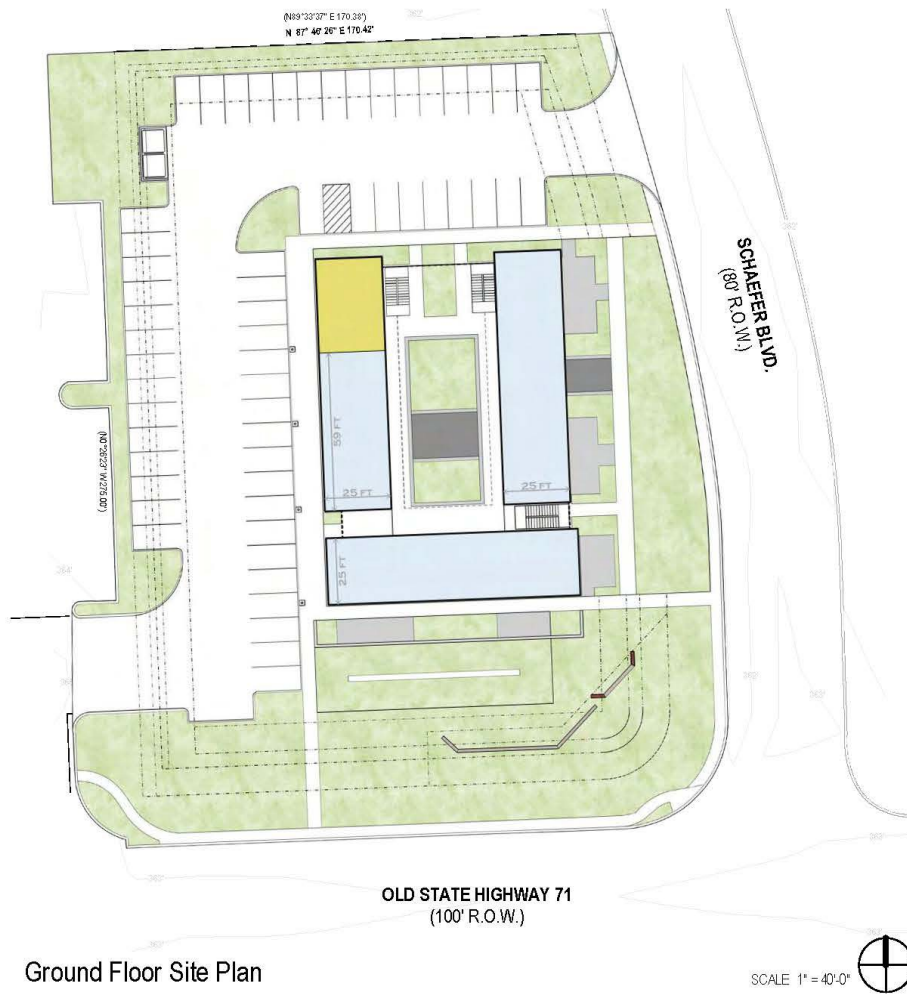
Property Owner: Lakshay Arya
June, LLC
512-215-1433
edenatriverside@gmail.com

Site Location Map



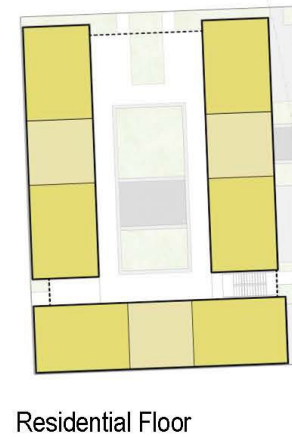
**SITE
LOCATION**

Architectural Conceptual Floor Plan



AREA CALCS			
	NET SF	GROSS SF	
COMMERCIAL	5,560 NSF	6,400 GSF	
RESIDENTIAL	7,170 NSF	8,060 GSF	
UNIT TYPE	UNIT COUNT	UNIT COUNT	
1 BEDS	30%	3	
2 BEDS	70%	07	
TOTAL	10	14,460 GSF	

*BALCONIES NOT INCLUDED IN GSF



LOT COVERAGE	
ALLOWED	80%
PROVIDED	68%

Architectural Conceptual Building Elevation



Secret Eden - Aerial View

EDEN AT RIVERSIDE
OLD STATE HWY 71 AND SCHAEFER BLVD,
PROPERTY ID 81 898
BASTROP, TX 78602

COLIAB^x
STUDIO

Questions received during the Annual Meeting

Q1) Will there be a driveway along Old Austin Highway?

A1) A driveway will not be allowed from Old Austin Highway. This project has a joint access agreement with the adjacent property (Dollar General).

Q2) Will there be a Traffic Impact Analysis done on this project?

A2) A Traffic Determination form will be required by the City of Bastrop during their site development review. This determines if a Traffic Impact Analysis will be required for the project

Q3) Where will the residential be located?

A3) The residential is proposed on the second floor and one unit on the bottom floor.

Q4) Where will the retail / commercial be located?

A4) The retail / commercial will be on the first floor.

Q5) There doesn't seem to be enough parking for this development, is there enough parking?

A5) There are 54 total parking spaces proposed for this development, the spaces are determined by the uses proposed.

Q6) Will the amendment affect the entire subdivision?

A6) The amendment language can be written specific to Lot 1.