

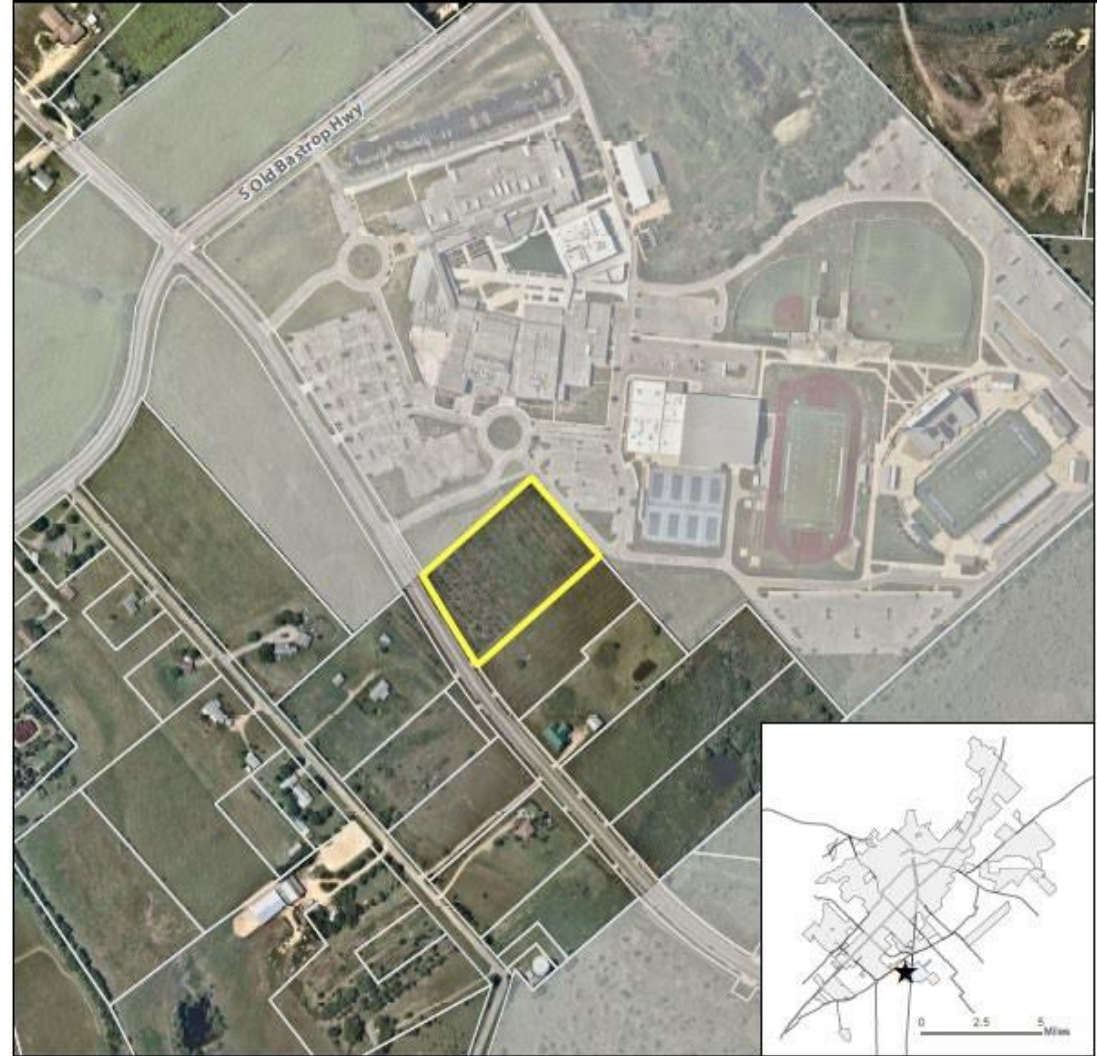
PDA-20-01 (Rattler Road Storage)

Hold a Public Hearing and consider approval, by motion, of a Development Agreement requested by Gene Eitel, on behalf of Rattler Storage, for approximately 3.62 acres out of the Rebecca Brown survey located on Rattler Road between Old Bastrop Hwy and Hwy 123.

Location:

- Approximately 3.5 acres located on Rattler Road between Old Bastrop Hwy. and Hwy 123.
- Adjacent to San Marcos High School
- Located within the East Village Medium Intensity Zone as identified by the Preferred Scenario Map

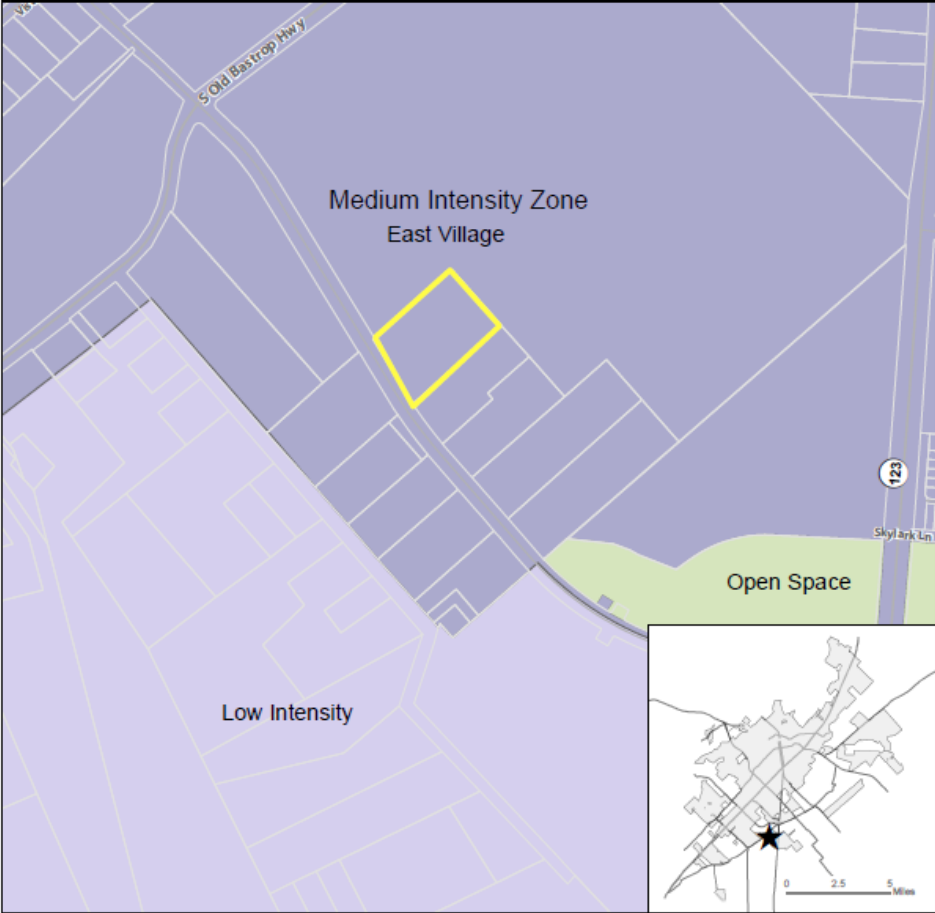
PDA-20-01 Aerial View Rattler Road Storage



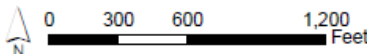
Timeline

- **Plat Application – September 2019**
- **Annexation Application – May 2020**
- **Zoning Application – June 2020**
- **Development Agreement Application – July 2020**
- **Council Approves Staff to Negotiate – August 2020**
- **Council Reviews Development Agreement,
Requests more information – October 2020**

PDA-20-01
Preferred Scenario Map
Rattler Road Storage



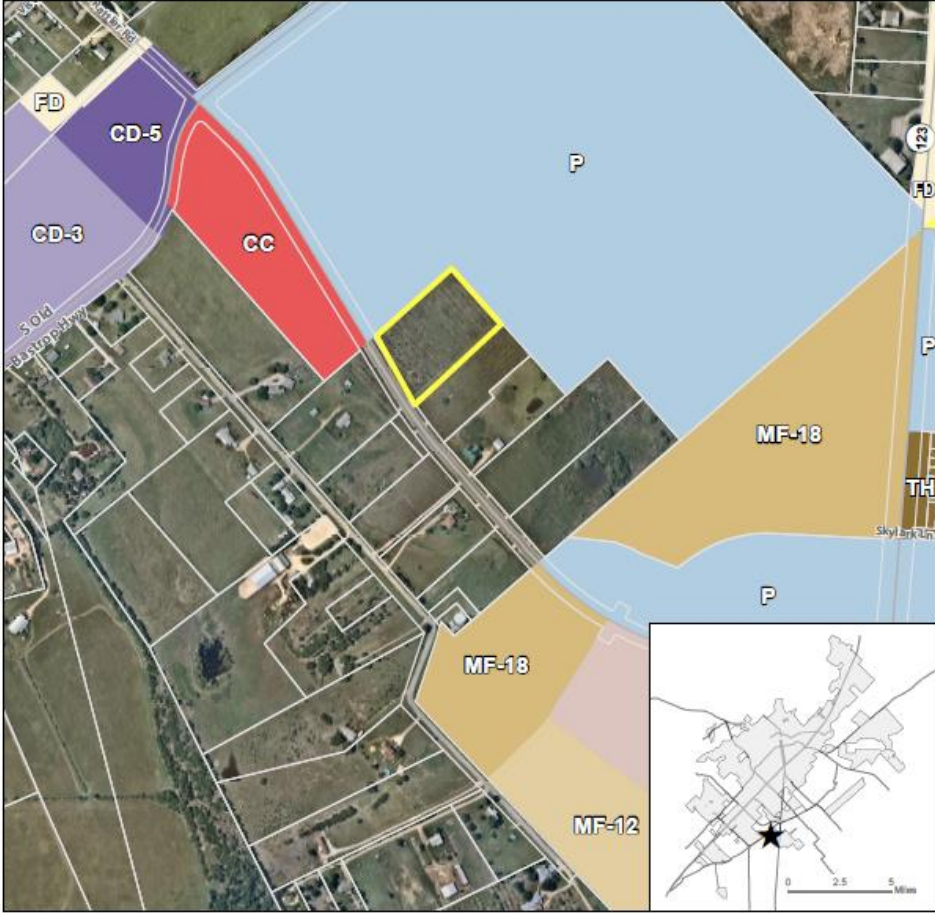
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

Map Date: 7/30/2020

PDA-20-01
Zoning Map
Rattler Road Storage



- ★ Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 7/30/2020

Proposal Summary:

- Self Storage Facility with 4,100 square feet of leasable officespace.
- Increased Landscaping and buffering standards between Storage Facility and San Marcos High School
 - 35 foot landscaped Buffer
 - 4 shade trees per 100 feet within buffer (13 shade trees)
 - 4 understory trees per 100 feet within buffer (13 understory trees)
- Minimum 50% Stucco or Masonry Finish on Rattler Road Facade



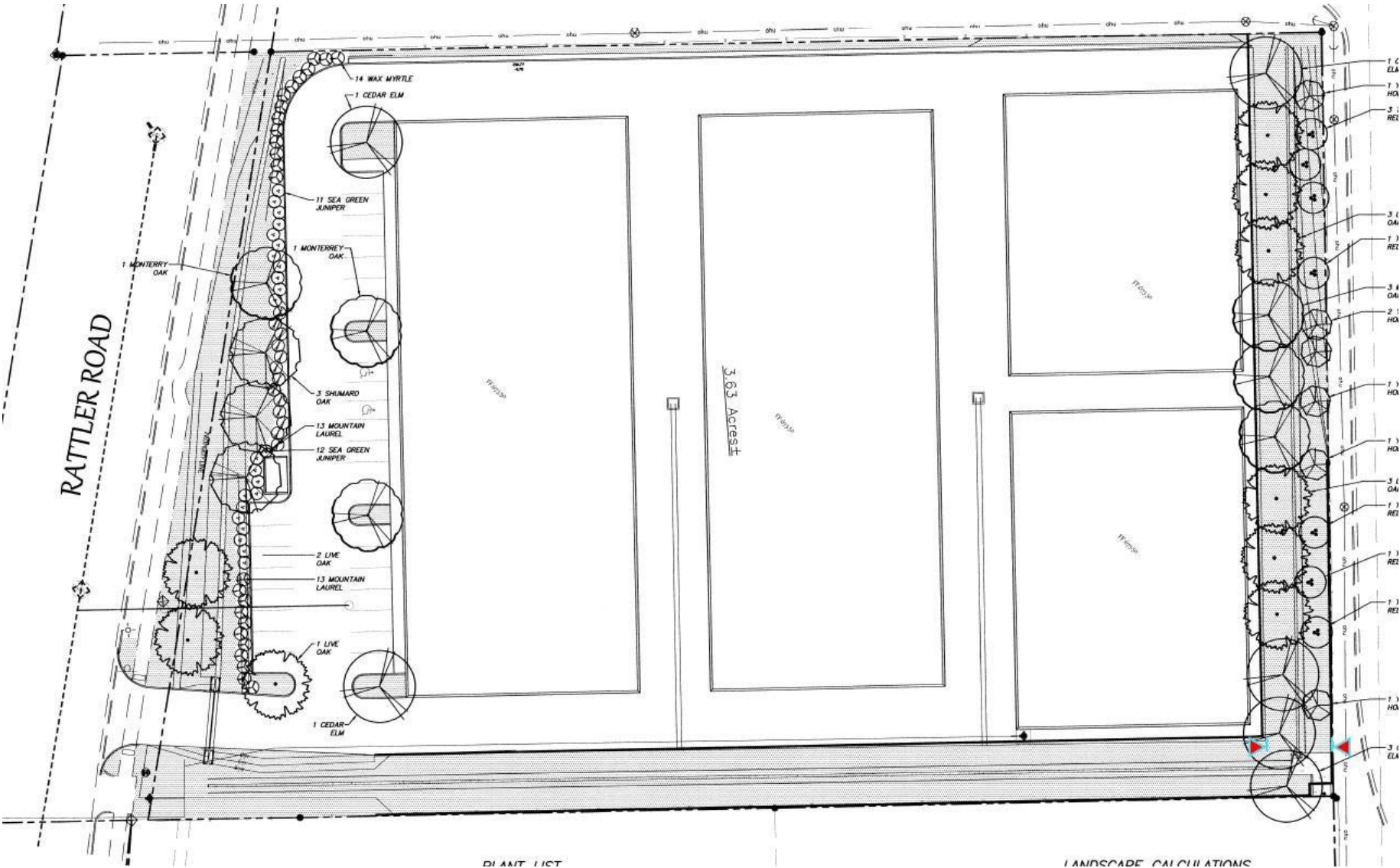
Concept Plan

Front





Concept Plan



Staff Recommendation

Staff has reviewed the request and recommends approval as submitted.