

From: [Gene Eitel](#)
To: [Parrish, Will](#); [Hernandez, Amanda](#); [REDACTED]
Subject: [EXTERNAL] Rattler Self Storage -2835 Rattler Road San Marcos, Texas
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Attached are some additional renderings for city council review. The mayor mentioned in the last council meeting that she would like to see renderings from the high school parking lot. The city also has other renderings from our first council meeting as well. Once again, I have listed below, the positive points of our proposed project.

- All of the buildings are single story.
- Heavy landscaping on the property line facing the high school parking lot per the development agreement.
- Six-foot wrought iron fence securing the entire project per the development agreement.
- Our self-storage use has the lowest traffic count of other uses. It is lower than commercial, office, residential and light industrial.
- There basically is no noise generated from the self-storage use.
- The security systems that will be installed will not offer an opportunity for anyone to enter the property unless given access. Kids from the high school will not have unlawful access without immediate detection.
- There are no exterior roll up doors on the project. All of the storage buildings are climate controlled and have entry doors at points around the buildings.
- The project is a "Solar Green Facility" per SBA Federal guidelines.
- There are 13 mini office suites that offer an alternative to working from home and for small businesses that need an office and storage for their products. It also provides a possible location for school support businesses like after school tutoring, books and supplies etc.. These school support businesses are typically located close to a school.
- The proposed development agreement, that was crafted by the planning department, dictates that the self-storage use will be in place for 45 years. No other light industrial use would be allowed on the site for that period of time.
- The project will be an attractive, secure, quite neighbor for the school.

SECURITY:

- There is security lighting covering the entire project, based on the photometric requirements by the City of San Marcos.
- The project is completely fenced with a six-foot wrought iron fence.
- There will be one entry and one exit gate for vehicles. A code is required for entry through these electronic gates. Only facility customers have access to the code.
- An Electronic door code is also required to gain entry to the storage buildings.

- There are security cameras throughout the entire property. They are located inside and outside of the buildings. The cameras are monitored on large TV screens in the office.
- All customer ID's are required prior to being granted access to the facility.

Thanks,

Gene Eitel

512=820-9960

geneeitel@hotmail.com

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