

# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	GENE EITEL	Property Owner	IAN A. OLSEN SHARON R. EITEL
Company		Company	RATTIER ROAD STORAGE, LLC
Applicant's Mailing Address	16902 UPPER WOODS COVE AUSTIN, TEXAS 78734	Owner's Mailing Address	4705 MONT BLANC BEE CAVE, TEXAS 78738
Applicant's Phone #	512-820-9960	Owner's Phone #	727-337-2494
Applicant's Email	GENEEITEL@HOTMAIL.COM	Owner's Email	IAN1231@AOL.COM

## PROPERTY INFORMATION

Subject Property Address(es): 2835 RATTIER ROAD SAN MARCOS, TX. 78666

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: 3.62 Tax ID #: R 138872

Preferred Scenario Designation: MEDIUM INTENSITY Existing Zoning: NONE

Existing Land Use(s): VACANT LAND - AGRICULTURE

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): LI

Proposed Land Uses / Reason for Change: OFFICE + STORAGE FACILITY

## AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee\* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

\*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## PROPERTY OWNER AUTHORIZATION

I, Ian A. Olsen & Sharon Eitel-Olsen (owner name) on behalf of

Rattler Road Business Park & Storage LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at

2835 RATTLER ROAD, SAN MARCOS 78666 (address).

I hereby authorize GENE R. EITEL (agent name) on behalf of

Rattler Road Business Park & Storage LLC (agent company) to file this application for

City Annexation (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner



Date: May 24, 2020

Printed Name, Title: Ian A. Olsen & Sharon Eitel-Olsen, Owners

Signature of Agent:



Date: May 25, 2020

Printed Name, Title: GENE R. EITEL

Form Updated October, 2019



## AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: Gene Eitel

Date: 6/10/20

Print Name: GENE EITEL

Form Updated October, 2019

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED**

**Date:** Effective May 10, 2019

**Grantor:** FAY H. MARTIN III and IRMADEAN MARTIN, husband and wife

**Grantor's Mailing Address:**

305 El Camino Way  
San Marcos, Texas 78666

**Grantee:** IAN A. OLSEN and SHARON R. EITEL

**Grantee's Mailing Address:**

16902 Upper Woods Cove  
Austin, Texas 78734

**Consideration:** Cash and other good and valuable consideration, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

3.620 acres of land out of the REBECCA BROWN SURVEY, Abstract No. 46, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

**Reservations from Conveyance:** For Grantor, and Grantor's heirs and assigns, a reservation of all of the oil, gas and other minerals owned by Grantor that are in and under the Property or that may be produced from it. Grantor does not reserve the implied rights of ingress and egress and the reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing or removing the oil, gas and other minerals.

**Exceptions to Conveyance and Warranty:** All presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Fay H. Martin, III  
FAY H. MARTIN III

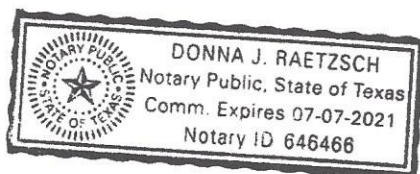
Imadean Martin  
IRMADEAN MARTIN

STATE OF TEXAS )

COUNTY OF )

This instrument was acknowledged before me on May 10, 2019, by FAY H. MARTIN III.

Donna J. Raetzsch  
Notary Public, State of Texas

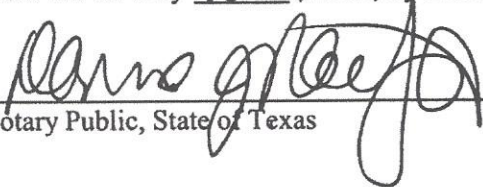




STATE OF TEXAS )

COUNTY OF )

This instrument was acknowledged before me on May 10, 2019, by IRMADEAN MARTIN.

  
\_\_\_\_\_  
Notary Public, State of Texas

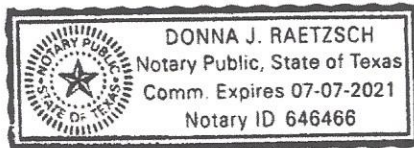


EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF HAYS

REBECCA BROWN SURVEY, A-46  
R13872 MARTIN 3.620 ACRES

BEING A 3.620 ACRE PARCEL OF LAND OUT OF THE REBECCA BROWN SURVEY, ABSTRACT NO. 46, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 8.00 ACRE TRACT OF LAND CONVEYED TO RAY H. MARTIN, III AND IRMADEAN S. MARTIN, BY DEED DATED DECEMBER 23, 1998 AND RECORDED IN VOLUME 1488, PAGE 321, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the west corner of said Martin called 8.00 acre tract, same being at a common corner of that certain called 7.025 acre tract conveyed to the Pedro T. & Josefa C. Islas Revocable Living Trust by deed recorded in Volume 4661, Page 549, Official Public Records of Hays County, Texas, and being in the northeast line of El Camino Way, a variable width public right-of-way;

THENCE North 48°20'44" East, along the northwest line of said Martin called 8.00 acre tract and the meanders of a wire fence, at a distance of 326.14 feet passing a 1/2" iron rod found at the east corner of said Islas Revocable Living Trust tract and the common corner of that certain called 8.971 acre tract of land conveyed to Bost Perkins Stokes Limited Partnership by deed recorded in Volume 3181, Page 459, Official Public Records of Hays County Texas, and continuing on for a total distance of 530.46 feet to a 1/2" iron rod with "Byrn" cap found at the south corner of Rattler Road, a 90 foot wide public right-of-way as shown by map of the San Marcos High School Subdivision, recorded in Volume 16, Page 62 of the Plat Records of Hays County, Texas;

THENCE continuing along the northwest line of said Martin called 8.00 acre tract, and the southwest line of said Rattler Road, 90 foot wide public right-of-way, North 48°21'43" East, at a distance of 2.78 feet passing a 1/2" iron rod with cap marked "ASH5687" set at the west corner of that called 0.607 acre tract of land conveyed to the City of San Marcos by Ray H. Martin, III and IrmaDean S. Martin by deed recorded in Volume 4585, Page 305, Official Public Records of Hays County, Texas, a corner of said Rattler Road, 80 foot public right-of-way, crossing said Rattler Road and continuing on for a total distance of 84.14 feet to a 1/2" iron rod with cap marked "ASF15687" set at the north corner of said City of San Marcos called 0.607 acre tract, a corner of said Rattler Road, 80 foot public right-of-way, for the POINT OF BEGINNING and the west corner of the herein described tract of land;

THENCE continuing along the northwest line of said Martin called 8.00 acre tract, and continuing along the northeast line of said Rattler Road, North 48°21'43" East, a distance of 7.27 feet to a 1/2" iron rod with "Byrn" cap found at the east corner of said Rattler Road, 90 foot wide public right-of-way, and a common south corner of Lot 1 of said San Marcos High School Subdivision, recorded in Volume 16, Page 62, Hays County Plat Records, for a corner of the herein described tract of land;

THENCE continuing along the northwest line of said Martin called 8.00 acre tract and a common southeast line of said Lot 1 - San Marcos High School Subdivision and the meanders of a wire fence, North 48°19'48" East, a distance of 448.23 feet to a 5/8" iron rod found at an interior corner of said Lot 1 and the common north corner of said Martin called 8.00 acre tract, for the north corner of the herein described tract of land;

THENCE South 41°32'07" East (S 40°58' E Record), along a southwest line of said Lot 1 and the meanders of a wire fence, a distance of 324.54 feet (325.4' Record) to a 1/2" iron rod found at the east corner of said Martin called 8.00 acre tract, for the east corner of the herein described tract of land, same being at the common north corner of that certain called 1.0 acre tract of land conveyed to William Johnson by deed recorded in Volume 2957, Page 873, Official Records of Hays County, Texas;

THENCE South 48°11'05" West, along the southeast line of said Martin called 8.00 acre tract and the meanders of a wire fence, a distance of 238.29 feet to a 1/2" iron rod found at the west corner of said Johnson called 1.0 acre tract, same being at a common north corner of that certain called 1.00 acre tract of land (Tract I) and the north corner of a 30 foot access easement conveyed to William Johnson by deed recorded in Volume 4485, Page 495, Official Public Records of Hays County, Texas, for a corner of the herein described tract of land;

THENCE South 48°17'25" West, continuing along the southeast line of said Martin called 8.00 acre tract, the northwest line of said 30 foot access easement conveyed to William Johnson, and the meanders of a wire fence, a distance of 202.70 feet to a 1/2" iron rod found at the west corner of said William Johnson 1.00 acre (Tract I) and the common north corner of that certain called 1.00 acre tract of land (Tract II) conveyed to William Johnson by deed recorded in Volume 4485, Page 495, Official Public Records of Hays County, Texas, for a corner of the herein described tract of land;

THENCE South 48°19'07" West, continuing along the southeast line of said Martin called 8.00 acre tract, the northwest line of said 30 foot access easement conveyed to William Johnson, and the meanders of a wire fence, a distance of 71.87 feet to a 1/2" iron rod with cap marked "ASF15687" set at the east corner of the aforesaid called 0.607 acre tract of land conveyed to the City of San Marcos, same being in the arc of a curve in the northeast line of aforesaid Rattler Road, 80 foot public right-of-way, for the south corner of the herein described tract of land;

THENCE through and covering said Martin called 8.00 acre tract, along the northeast line of said Rattler Road, the following courses and distances numbered (1) and (2):

1) Northwesterly a distance of 93.89 feet along the arc of said curve to the right, having a radius of 2000.00 feet, a deflection angle of 02°41'23" and a chord which bears North 32°29'28" West, a distance of 93.88 feet to a 1/2" iron rod with cap marked "ASF15687" set for corner;

2) North 31°09'45" West, a distance of 236.59 feet to the POINT OF BEGINNING and CONTAINING 3.620 ACRES OF LAND.





# TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 GHA - Hays County  
 EHA - HAYS COUNTY ESD #9 - EMS

SSM - San Marcos CISD  
 YCI - York Creek Improvement District  
 FSO - South Hays Co ESD #3 - FIRE

**Property Information**

Property ID : 10-0046-0002-00019-3

Quick-Ref ID : R138872

**Value Information**

	Land HS	:	\$0.00
EL CAMINO WAY SAN	Land NHS	:	\$0.00
MARCOS, TX 78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0046 REBECCA BROWN	Ag Mkt	:	\$172,250.00
SURVEY, ACRES 3.62	Ag Use	:	\$1,790.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$1,790.00

**Owner Information**

Owner ID : O0288045

OLSEN IAN A & EITEL SHARON R  
 16902 UPPER WOODS CV  
 AUSTIN, TX 78734

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	23.52	0.00	0.00	0.00	0.00
RSP	2019	0.61	0.00	0.00	0.00	0.00
YCI	2019	0.09	0.00	0.00	0.00	0.00
GHA	2019	6.98	0.00	0.00	0.00	0.00
FSO	2019	1.78	0.00	0.00	0.00	0.00
EHA	2019	1.07	0.00	0.00	0.00	0.00

**Total for current bills if paid by 2/29/2020 : \$0.00****Total due on all bills 2/29/2020 : \$0.00**

2019 taxes paid for entity SSM \$23.52

2019 taxes paid for entity RSP \$0.61

2019 taxes paid for entity YCI \$0.09

2019 taxes paid for entity GHA \$6.98

2019 taxes paid for entity FSO \$1.78

2019 taxes paid for entity EHA \$1.07

**2019 Total Taxes Paid : \$34.05****Date of Last Payment : 12/23/19**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]

  
 Signature of Authorized Officer of the Tax Office

Date of Issue : 02/04/2020  
 Requestor : OLSEN IAN A & EITEL SHARON R  
 Receipt : SM-2020-1245606  
 Fee Paid : \$10.00  
 Payer : OLSEN IAN A & EITEL SHARON R

# REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2019-1209758**

Payor: OLSEN IAN A & EITEL SHARON R (00288045) Owner: OLSEN IAN A & EITEL SHARON R  
16902 UPPER WOODS CV (00288045)  
AUSTIN, TX 78734 16902 UPPER WOODS CV  
AUSTIN, TX 78734

Quick Ref ID: R138872 Property: 10-0046-0002-00019-3  
Owner: OLSEN IAN A & EITEL SHARON R Legal Description: A0046 REBECCA BROWN SURVEY,  
(00288045) - 100% ACRES 3.62  
Owner Address: 16902 UPPER WOODS CV Situs Address: EL CAMINO WAY SAN MARCOS, TX  
AUSTIN, TX 78734 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	1,790	1.313900	23.52	23.52	23.52
Special Road Dist	1,790	0.033800	0.61	0.61	0.61
York Creek	1,790	0.004800	0.09	0.09	0.09
Hays County	1,790	0.389900	6.98	6.98	6.98
South Hays Co ESD	1,790	0.099500	1.78	1.78	1.78
HAYS COUNTY ESD	1,790	0.059800	1.07	1.07	1.07

Total Payment Amount	<b>34.05</b>
Check Payment (Ref # 02) Tendered	34.05
Total Tendered	<b>34.05</b>

Remaining Balance Due, including other fees,  
as of 2/4/2020 **0.00**

Date Paid: 12/23/2019  
Effective Date: 12/23/2019  
Station/Till: ELIZABETH/Elizabeth's Till  
Cashier: