



COLLIN COUNTY

Development Services
4690 Community Ave.
Suite 200
McKinney, Texas 75071
972-548-5585
www.collincountytx.gov

To: Commissioners' Court
Cc: Bill Bilyeu, Administrative Services
Clarence Daugherty, Engineering

From: Misty Brown, Development Services

Date: June 1, 2016

Re: Application for Slaughter Facility – Dr. Osama Fettouh – County Road 458
Environmental Health Review for Application

Pursuant to Local Government Code Chapter 234.033 regarding regulation of Location of Slaughterers, Collin County Development Services performed an Environmental Health Review on June 1, 2016 on an application for a proposed, new slaughter plant (slaughter and packaging of animals).

Section 234.033 (effective for Collin County on September 1, 2011) reads:

Sec. 234.033. LOCATION OF SLAUGHTERER. The commissioners' court of the county may prohibit the operations of a slaughterer:

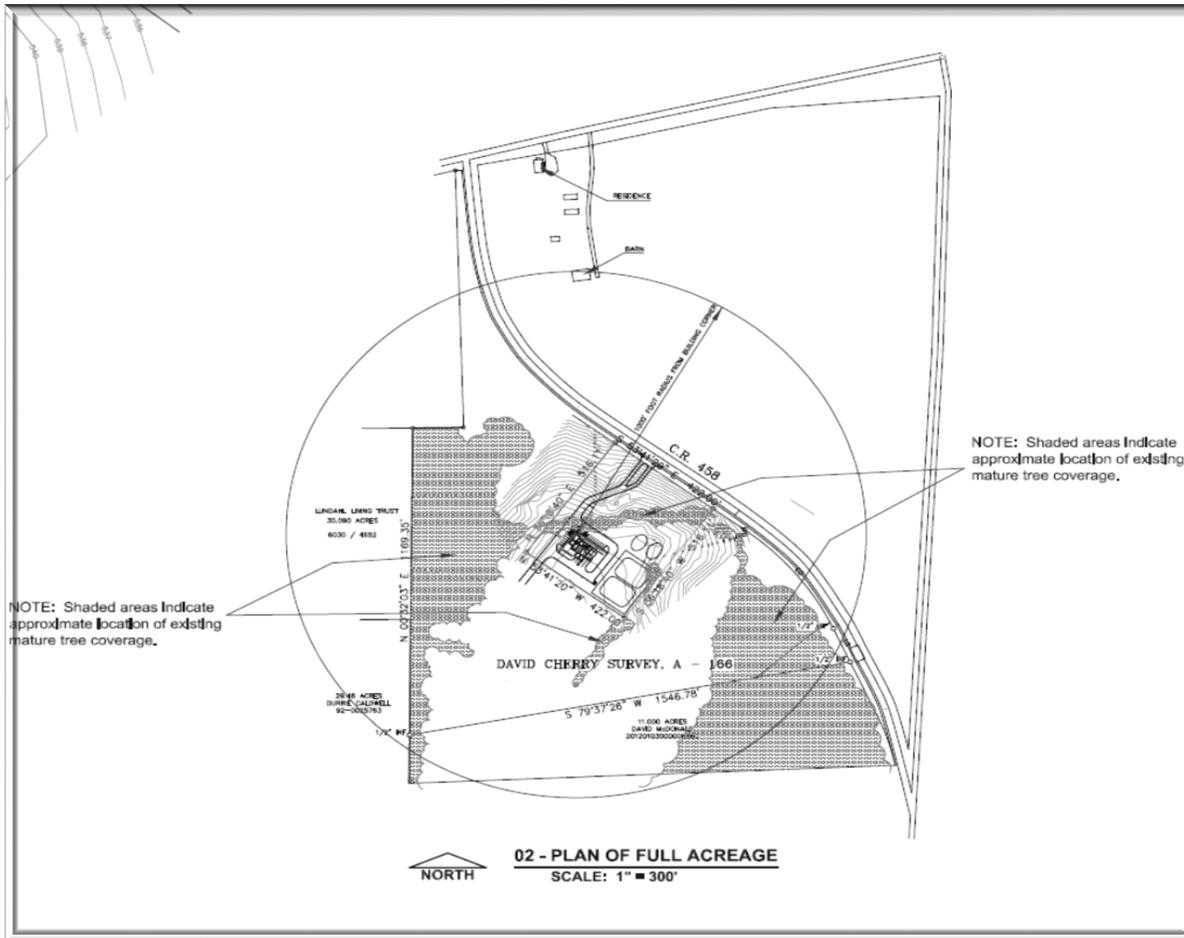
(1) within 1,000 feet of a school or residence; or

(2) at any other location if the commissioners court finds that the operation of a slaughterer's business is incompatible with the existing land use of the neighboring area or would impose an undue hardship on persons residing or trading in the neighboring area.

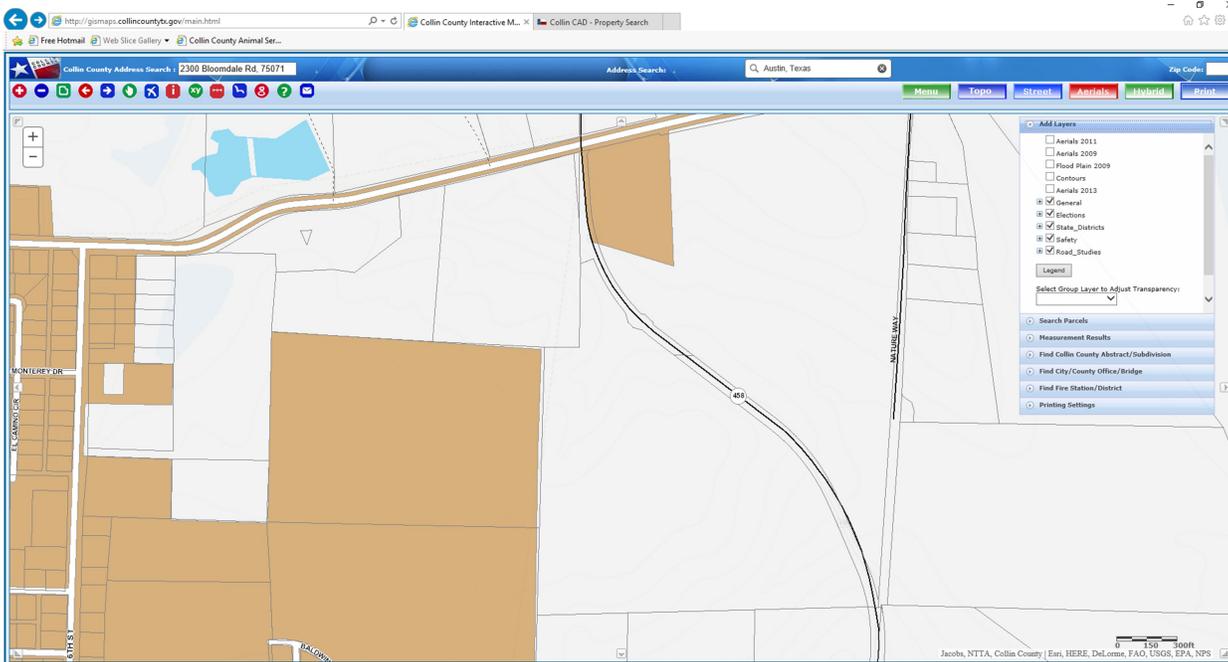
FINDINGS:

- The proposed tract of land is within 1000' of several residential structures/dwellings
- It appears that there is at least 1 residential structure/dwelling within 1000' of the proposed building location
- There is flood plain located on the proposed tract of land (all structures are shown to be out of the flood plain)
- The County has received a letter from the City of Princeton in which the City Manager expresses concern about the location of the proposed business as it relates to the neighboring residential properties and the adopted Mobility Plan

Fettouh Proposed Slaughter Operation

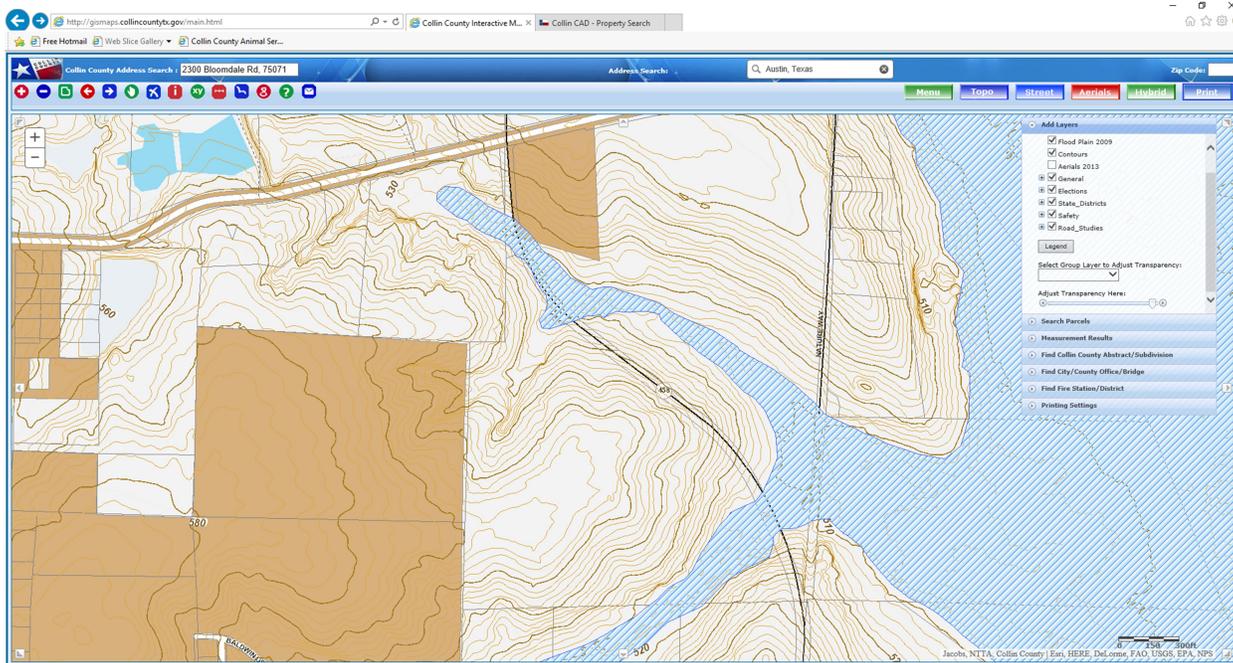


Site Layout (provided by applicant)

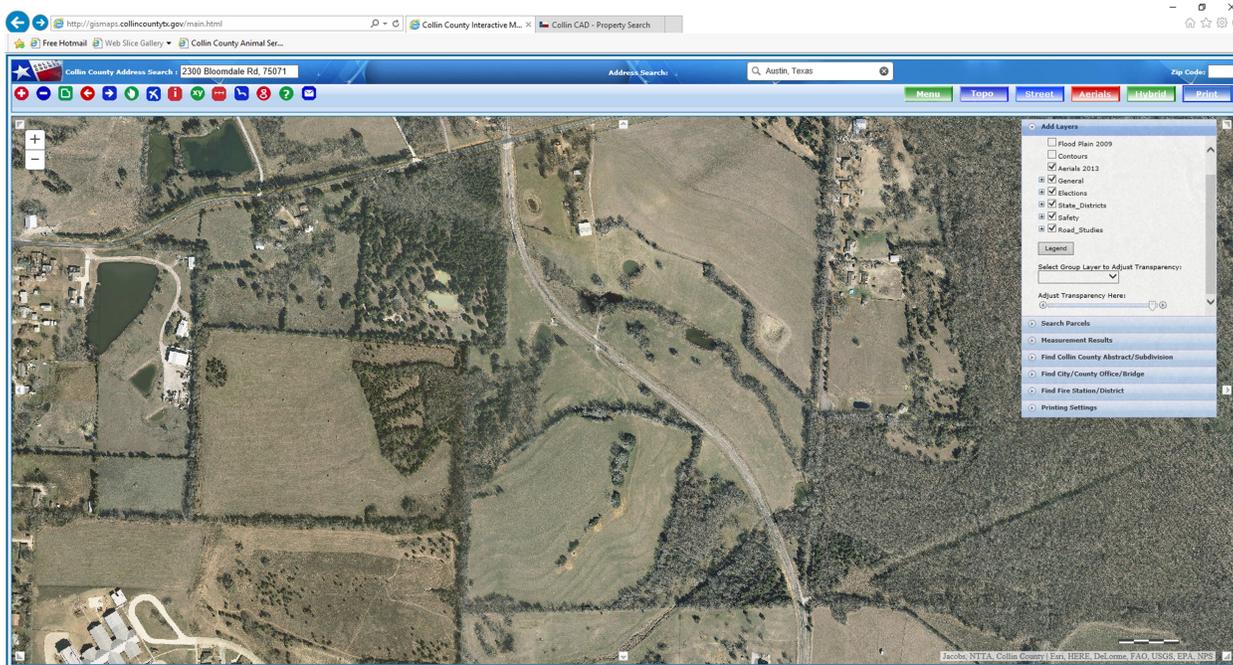


Map location of property

Fettouh Proposed Slaughter Operation

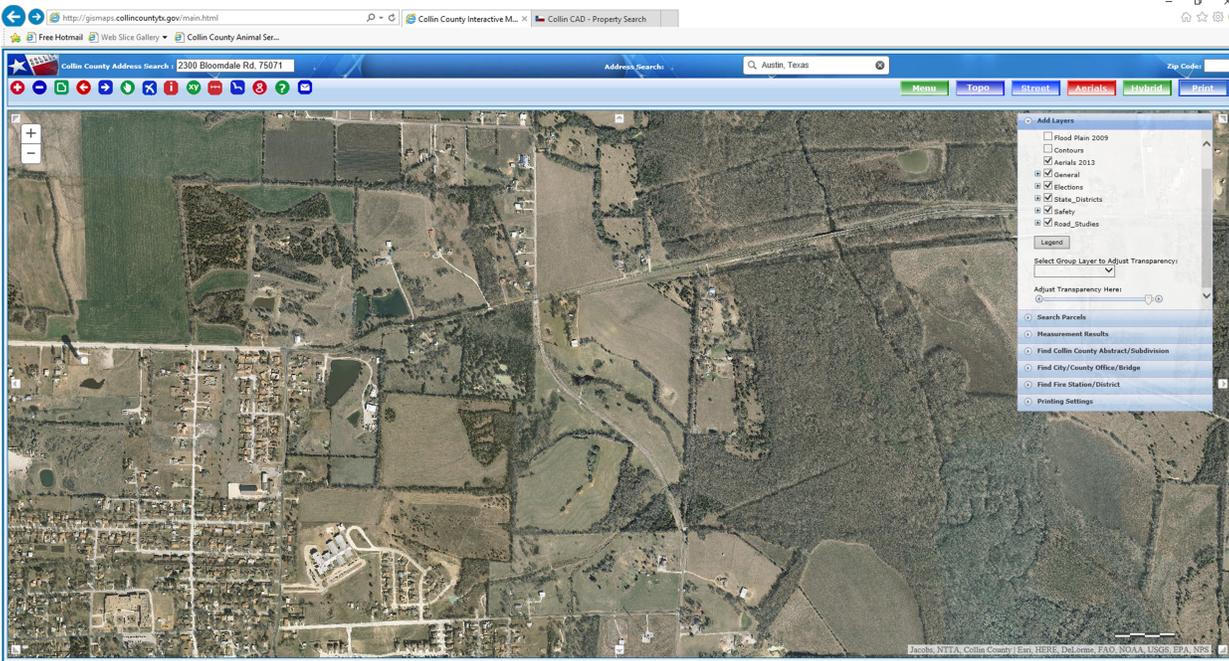


Map location of property with flood plain and contours

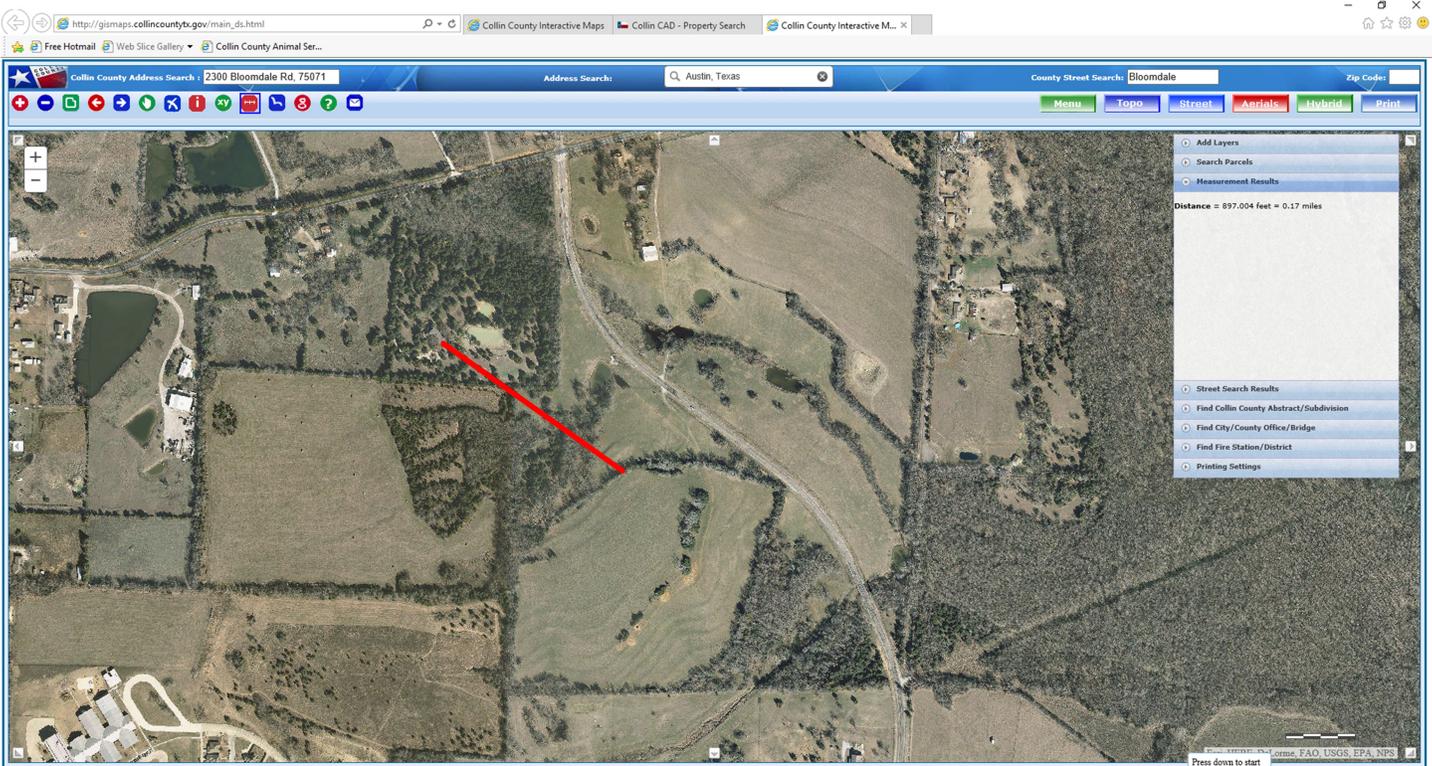


Aerial map location of property

Fettouh Proposed Slaughter Operation

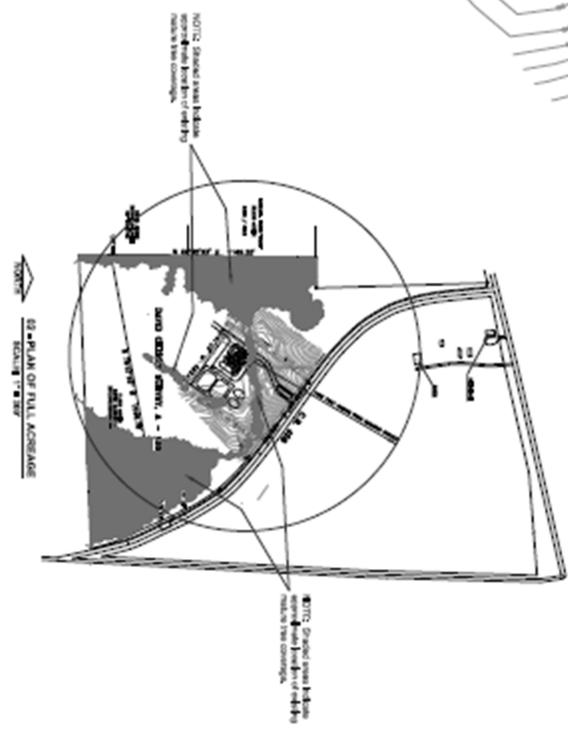
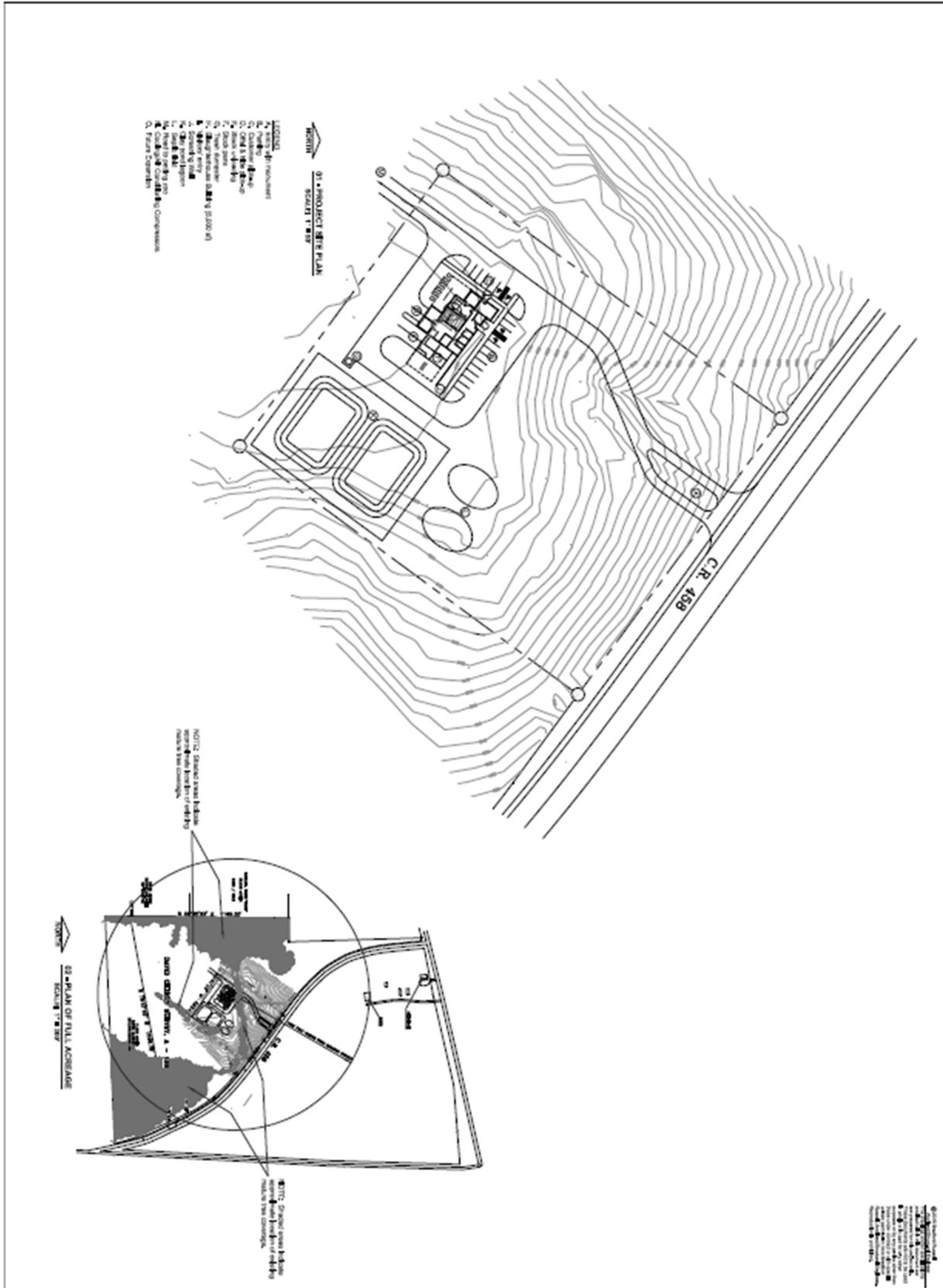


Aerial map location of property (wider view)



Roughly 900' from closest house to tree line in the center area of the subject property

Fettouh Proposed Slaughter Operation



- LEGEND**
- 1. Existing Improvement
 - 2. Utility
 - 3. Proposed Building
 - 4. Proposed Parking
 - 5. Proposed Driveway
 - 6. Proposed Accessway
 - 7. Proposed Fence
 - 8. Proposed Retention Wall
 - 9. Proposed Stormwater Management
 - 10. Proposed Utility
 - 11. Proposed Easement
 - 12. Proposed Right-of-Way
 - 13. Proposed Boundary
 - 14. Proposed Contour
 - 15. Proposed Contour by Comparison
 - 16. Future Contour

BR ARCHITECTS & STRUCTURAL ENGINEERS
 2007 N. COLLINS BLVD., SUITE 507
 RICHARDSON, TEXAS 75080
 PH: 972-332-8388
 FAX: 972-332-8389
 WWW.BRAARCHITECTS.COM

BRADFORD RUSSELL, ARCHITECT & STRUCTURAL ENGINEER • THIS DRAWING NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SHEET NO. A201	PROJECT NO. 216005	DATE 05/09/16	BR ARCHITECTS & STRUCTURAL ENGINEERS ARCHITECTS & STRUCTURAL ENGINEERS INC. # 7706 T&E # 7045 2007 N. COLLINS BLVD., SUITE 507 RICHARDSON, TEXAS 75080 PH: 972-332-8388 FAX: 972-332-8389 WWW.BRAARCHITECTS.COM	Meat Processing Facility		EXAMINER DATE SCALE	PROJECT NO. SHEET NO.
				Phicoctm, Texas			
			Contact:				



6-1-2016

To: Collin County Commissioners Court, "Second Communication"

Attn: Judge Keith Self, Commissioners Chris Hill, Duncan Web, Susan Fletcher, and Cheryl Williams, Tracy Homfeld, Clarence Daugherty

Re: Slaughter House located in the City of Princeton's ETJ

It has come to my attention that a permit for a slaughter house may be considered for approval by the Commissioners court located in the City of Princeton's ETJ. After my review of the proposed properties that are being considered for this facility, I find they are located contiguous to the City of Princeton's corporate City limits. The City of Princeton has an adopted Future Land Use Plan the shows that area as single family homes. This property is also located less than 250ft from an existing single family home to the south, and less than 400 ft. form a single family custom home to the north west. These homes are well within the 1000 ft. that can be considered.

In addition Collin County has adopted the most recent Mobility Plan that shows C.R. 458 as a 6 lane major divided thoroughfare. This would mean that this facility would have frontage on that new roadway when it is complete. The City of Princeton has worked closely with the County on the development of the new plans and is in the process of adopting most of the same alignments shown on the Mobility Plan, including C.R. 458. A slaughter house is certainly incompatible with the City's Future Land Use Plan and would appear that is also incompatible with the existing uses currently surrounding the property.

The Commissioners Court has the ability to prohibit this type of use based on this exact criterion. The City of Princeton respectfully requests that the permit for a slaughter house be denied based on its incompatible surroundings.

Sincerely,

A handwritten signature in blue ink that reads "Derek Borg".

Derek Borg
City Manager

A handwritten signature in blue ink that reads "John-Mark Caldwell".

John-Mark Caldwell
Mayor