



COLLIN COUNTY

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

From: Misty Brown, Development Services

Date: August 3, 2016

Re: Application for Slaughter Facility – Villayat Muhammad – 18366 County Road 656
Environmental Health Review for Application

Pursuant to Local Government Code Chapter 234 regarding regulation of Slaughterers, Collin County Development Services performed an Environmental Health Review on August 3, 2016 on an application for a proposed, new slaughter plant (slaughter and packaging of animals).

Section 234 (effective for Collin County on September 1, 2011) reads:

Sec. 234.034. PERMIT REQUIRED. The commissioners court may require that a slaughterer obtain a permit from the county before engaging in the slaughtering business in the county. The commissioners court may set a fee to be paid for a permit.

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:

- There was previously a slaughterer operating on this property (Ryan's Farm – began operation December, 2009).
- The original slaughterer began operation prior to the applicability of Chapter 234 to slaughterers in Collin County, therefore they were able to operate with no regulatory authority governing the location of the business. The slaughterer remained "grandfathered" at the location as the original operator.
- Collin County has received numerous complaints from at least one neighboring property owner since the original slaughterer began operations (noise, odor, waste from the slaughter of animals, etc.).
- There are least 12 residential structures/dwellings within 1000' of the proposed building location.