JOHNSON COUNTY COMMISSIONERS COURT



RICK BAILEY
Commissioner Pct. #1

JOHN W. MATTHEWS Commissioner Pct. #2 ROGER HARMON County Judge

Sandy Sims Assistant to Commissioner's Court JERRY D. STRINGER Commissioner Pct. #3

DON BEESON
Commissioner Pct. #4

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED SLAUGHTERHOUSE / MEAT PROCESSING PLANT TO BE LOCATED AT 4601 MAXEY ROAD, ALVARADO, TEXAS, IN JOHNSON COUNTY, PRECINCT #3.

The Commissioners Court of Johnson County will conduct a Public Hearing for the purpose of receiving public comment and voting on whether to allow or prohibit a proposed slaughterhouse / meat processing plant to be located at 4601 Maxey Road, Alvarado, Texas, in Johnson County, Precinct #3. The Public Hearing will be conducted on Monday, November 9, 2009, at 9:00am, at the Commissioners Court Room, Johnson County Courthouse, 2 North Main St., Cleburne, Texas 76033.

(2) is a county adjacent to a county described by Subdivision (1).

Added by Acts 1995, 74th Leg., ch. 1044, Sec. 1, eff. Sept. 1, 1995. Renumbered from Sec. 240.062 and amended by Acts 2001, 77th Leg., ch; 1420, Sec. 12.003(7), eff. Sept. 1, 2001.

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.

Added by Acts 1995, 74th Leg., ch. 1044, Sec. 1, eff. Sept. 1, 1995. Renumbered from Sec. 260.063 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.003 (7), eff. Sept. 1, 2001.

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.

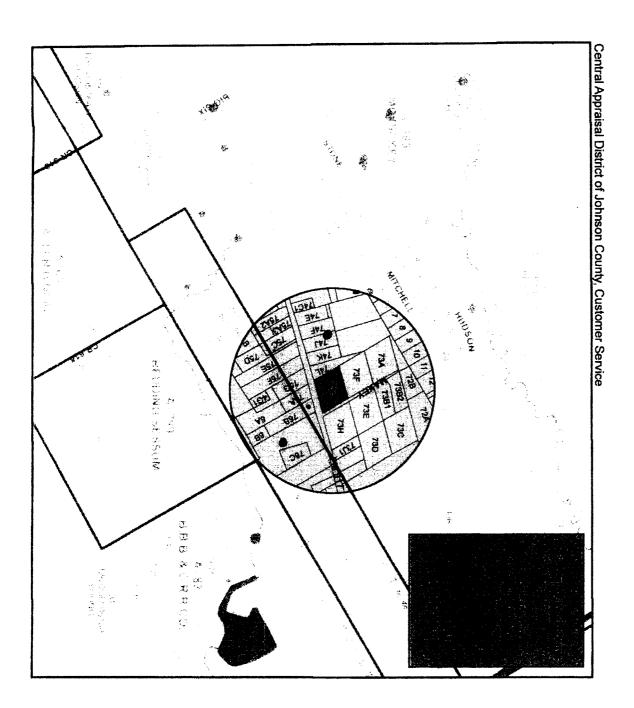
Added by Acts 1995, 74th Leg., ch. 1044, Sec. 1, eff. Sept. 1, 1995. Renumbered from Sec. 260.064 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.003 (7), eff. Sept. 1, 2001.

Sec. 234.035. RULES. The commissioners court may adopt rules as necessary to administer this subchapter.

Added by Acts 1995, 74th Leg., ch. 1044, Sec. 1, eff. Sept. 1, 1995. Renumbered from Sec. 240.065 and amended by Acts 2001, 77th Leg., ch; 1420, Sec. 12.003(7), eff. Sept. 1, 2001.

http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.234.htm

10/14/2009



Mr. Jerry D. Stringer, Commissioner Johnson County Precinct Three 10420 FM 917 Alvarado, TX 76009

Dear Mr. Stringer:

In response to your Notice of Public Hearing letter dated November 3, 2009, regarding placement of a Slaughterhouse/Meat Processing Plant, located at Maxcy Road, and FM 917, in Alvarado, Texas, in Johnson County, Precinct #3, I am writing to voice my dissatisfaction of the above said business proposal.

Being a property owner on Maxcy Rd. as well as a business owner in the City of Alvarado, I strongly encourage the decision of this establishment to be dismissed or relocated in order to maintain the property value of the surrounding area.

Thank you for your consideration.

Sincerely,

David McCullough 8008 Walnut Drive Alvarado, TX 76009 Mr. Jerry Springer: Commissioner

Johnson County Precinct Three

Dear Mr. Stringer:

We would like to present our *OPPISITION* to the proposition to locate a Slaughterhouse/Meat Processing Plant at 4601 Maxey Road, Alvarado, Texas, in Johnson County, Precinct Three. The proposed location of this plant is a short distance South of our home at 12213 Hudson Drive - both locations are noted on the attached map.

We feel that no matter how clean and sanitary this type of plant is, there would be odors emanating from it, and as the prevailing winds in this area are from the South to North, any such odors would be carried to our home. Additionally, the plant would undoubtedly attract, flies, insects and all type of vermin.

Since this is primarily a residential area (with a few small-scale commercial operations interspersed) we think that having a plant such as this in close proximity to our home would definitely lower the property value.

Thank you for your time

Sincerely,

Mr. & Mrs. Richard Sherman Sr.

12213 Hudson Drive Alvarado, TX 76009

From: Jan Shelby [shelby@mach3isp.com]

Sent: Wednesday, November 04, 2009 10:46 AM

To: Jerry Stringer
Subject: Slaughterhouse

The purpose of this e-mail is to document our concerns about the proposed slaughterhouse/meat processing plant to be located at 4601 Maxey Rd., Alvarado, TX. My son and I own approximately 8-1/2 acres of office space and commercial warehouses located at 12117-12119 E FM 917, Alvarado, TX. The proposed slaughterhouse would be about 100 yards from our property and we are extremely concerned about the odors and noise that would be generated from such a facility and the effect it would have on our tenants.. We would be opposed to this proposal.

We may be reached as follows:

C. R. Shelby, (817) 929-2842 cell (817) 790-7759 home

Rick Shelby, (817) 274-8822 business (817) 790-8325 home

From: Lisa Crane [lisa@earthworksdfw.com]

Sent: Wednesday, November 04, 2009 10:07 AM

To: Jerry Stringer

Cc: 'Mana Chaffin'; 'Chris'

Subject: Proposed Slaughterhouse on Mexey Road

As an employee of a business located in Johnson County, I am writing to express my concerns regarding the proposed slaughterhouse/meat processing operation on Maxey Road.

Historically, slaughterhouses and meat processing operations have an extremely detrimental effect on the surrounding environment. Contaminated wastewater is a common issue with slaughterhouses, not to mention the air pollution produced by these facilities.

The occurrence of Campylobacter jejuni is becoming more and more commonplace in slaughterhouses. C. jejuni is quickly becoming the leading cause of food-borne pathogens, and is linked to a number of human illnesses; it is present in the majority of slaughterhouses, so consumption of contaminated food isn't necessary to be affected.

In a study in 2007, even the final product of slaughterhouse wastewater treatment plants – in other words, after treatment, to be used for drinking – contained high levels of integron-carrying bacteria. These bacteria are inserted into DNA and result in viruses and diseases that are resistant to antibiotics.

The issues I mention are only a tiny part of the health and environmental impact of a slaughterhouse, and doesn't even address aesthetic concerns. While I don't live in Johnson County, I spend a minimum of eight hours each day, five days each week breathing the air and drinking the water here. I have grave concerns for the health and safety of everyone in this area should this proposed slaughterhouse be approved.

Lisa J. Crane HR/Payroll Earthworks, Inc. 817.477.3910 817.477.3310 (fax)

11/4/2009

From: EChea73102@aol.com

Sent: Tuesday, November 03, 2009 3:38 PM

To: Jerry Stringer

Subject: MEAT PROCESSING PLANT

MY NAME IS EXA CHEATHAM. AND I LIVE AT 4801 MAXEY RDIIIII! I DO NOT UNDERSTAND HOW MY ADDRESS CAME UP AS WANTING A SLAUGHTERHOUSE / MEAT PROCESSING PLANT. THIS IS JUST WRONG. NO I DO NOT WANT ANY SLAUGHTERHOUSE NEAR MY PROPERTY. IT IS ENOUGH I'M SURROUNDED BY WAREHOUSES, THAT I DID NOT GET A SAY IN BUILDING NEAR ME. BUT I WILL FIGHT WITH EVERYTHING IN MY POWER TO STOP THIS FROM COMING IN. THIS IS A DEAD-END STREET WITH HOUSES AND CHILDREN. THIS IS NOT A GOOD THING. THANK YOU EXA CHEATHAM

From:

Greg Aleshire [aleshiremhs@yahoo.com]

Sent:

Tuesday, November 03, 2009 6:58 PM

To:

Jerry Stringer

Subject: slaughterhouse/meat processing plant

Please vote NO on behalf of 3 residents very close to the proposed location for this plant. The possible negative reprecussions for such a place in close vacinity to our homes, neighborhood and businesses is great. Our property values would most certainly suffer as well.

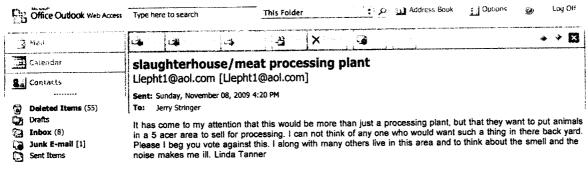
Mary Aleshire 12117 Mitchell Dr, Alvarado 76009

Greg Aleshire 12117 Mitchell Dr., Alvarado 76009

Don Goyne 4612 Co. Rd. 616, Alvarado 76009

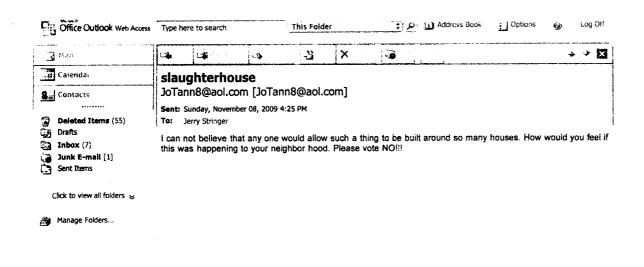
Thank you for stopping by our home to inform us about the public hearing. We cannot attend but Greg said we could send our opinions to you.

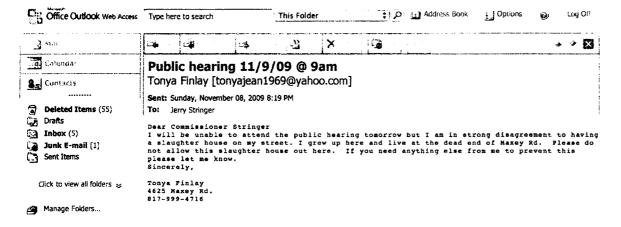
Mary Aleshire

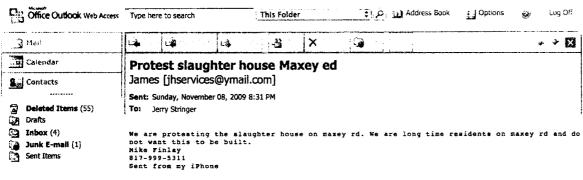


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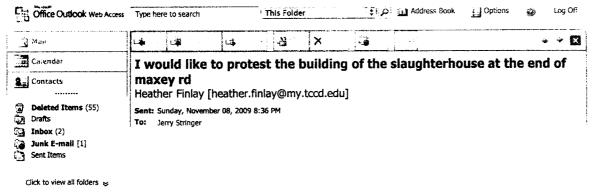






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Manage Folders...



Manage Folders...

From: Chattinhoney@aol.com

Sent: Sunday, November 08, 2009 1:04 PM

To: Precinct #3

Subject: meat-processing plant

Melvin and Barbara Wilson @ 12217 Mitchell Dr. are against have a meatprocessing or slaughter house in our area. Thankyou

Barbara Wilson

Capitol Roofing [capitolroofing@live.com] From:

Thursday, November 05, 2009 8:52 PM Sent:

Jerry Stringer To:

Subject: opposition to SlaughterHouse/Meat Processing Plant

My Name is Scott Cantrell -

My businesses are located at 12119 A & 12119 B east FM 917, Alvarado Tx.

I would like to voice my "Strong Oppositon" to the proposed SlaughterHouse or Meat processing Plant to be located at 4601 Maxey Road in Alvarado.

I do strongly oppose this proposition, as it will affect my business, my client base, and the overall landscape of this area.

Please consider my opinion.

respectfully, **Scott Cantrell**

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From: Pat Daniels [danielsfundraising@sbcglobal.net]

Sent: Friday, November 06, 2009 11:37 AM

To: Jerry Stringer Subject: Slaughterhouse



Dear Mr. Stringer,

We are Daniels Fundraising and Ginger & Friends Peppermint Village Gift Shop at 12117 E. FM 917. We have 12,000 square feet of warehouses with Mr. Shelby. We have been here for 6 years. We work with schools in the metroplex. There are approximately 12 women who work here and the schools come to visit us for their fundraising needs. Most of these are mothers with small children who are volunteers for the PTAs, PTOs, etc. We can not be next door to a slaughterhouse.

I think it is very inappropriate to have a slaughterhouse in such a populated mixed housing and business area. I would highly recommend that you move this operation to a remote area of Johnson County.

Sincerely,

Pat Daniels

Daniels Fundraising Yankee Candle Fundraising Charleston Wraps Ginger & Friends Peppermint Village Gift Shop



From: Sent: Mike [mb@covenantcabinets.com] Friday, November 06, 2009 3:25 PM

To: Subject: Jerry Stringer

4801 Maxey Rd. Proposed Slaughter House

Dear Jerry Stringer, I am writing to you today to voice my opposition to the proposed slaughter house at 4601 Maxey Rd., Alvarado, TX in Johnson County Precinct #3. I do not live in Johnson County, but I do run my business from a building that is next to the proposed site at

proposed site at 12117 East FM 917, Alvarado, TX 76001 Suite O-P. I do not feel that this is the best place to have a slaughter house. There are many homes and business located in the area and believe that not only will this decrees the property value of the area; but also the smell would be very unpleasant to be around.

Thank You for your time, Mike Brown Covenant Cabinets & Design

Owen [atmachin@flash.nef] From:

Thursday, November 05, 2009 3:38 PM Sent:

To: Jerry Stringer Subject: slaughterhouse

Please be informed of my objection to a a proposed slaughterhouse on Maxey Road , Alvarado, Texas. I have property at 12313 East FM 917 that corners on Maxey Road. A slaughterhouse would adversely affect my property value and cause financial harm by hindering my ability to rent buildings already constructed and lower the sales value.

Maxey Road is also an unpayed road used for homes with poor drainage. Any drainage from a slaughterhouse would go directly under FM 917 into a stock pond which would not only ruin its' current use but create an

unhealthy environment along with the stench that comes from a slaughterhouse.

I object to the use of a residential road being used for a commercial enterprise. Maxey Road is not kept up by the county and I would be harmed financially by having to repair my side of the road for a business with many

employees and truck traffic. I would be financial harmed in that way along with others.

Please be advised that I will have a representative present at your hearing on Monday Nov. 9, 2009 and that I request a delay on approval until I and others can consult and obtain an attorney in this matter. I have been informed by my renter of his intent to vacate if a slaughterhouse is approved, therefore I am already

subject to financial harm.

Travis Zeptner

From: david edwards [edwardsmr@att.net]

Sent: Thursday, November 05, 2009 2:18 PM

To: Jerry Stringer

Subject: Proposed Slaughterhouse/Meat Processing Plant at 4601 Maxey road

I am not in favor of this plant being built. It will cause a foul smell, an increase in the insect population mainly the flies and mosquitos. The proposed site is less than a half a mile from my residence and I will be downwind from it. I thank you for your visit and appreciate the opportunity to express my concerns.

Sincerely,

David Edwards, 4612 county road 616 #3 Alvarado, Texas 76009 (817) 783-3679

From: Wilson, Meredith [MWilson@amsofusa.com]
Sent: Thursday, November 05, 2009 1:39 PM

To: Jerry Stringer

Subject: Proposed Slaughterhouse Maxey Road

I reside less than half a mile from where this slaughterhouse will be located. I sincerely regret I will be unable to attend the meeting on Monday to tell you in person. An email will not show the emotions that I am feeling and wish for you to see. I will do my best to convey it.

I have lived in and around 917 for more than five years now. The very thing that draws me to the area, the slaughterhouse will take away. If you have been to this area yourself sir, you will notice it is mainly residential. Who is their right mind would place a business like that near all these homes and families? I am willing to bet YOU do not live anywhere near here where this is disease infested, loud, stinking, polluting slaughterhouse is going to be. Well, I don't want in my view or neighborhood either. Johnson county is a large area. A lot of it open. Surely there is a more suitable place. A place where there are more businesses than houses (even though I would feel sorry for those folks, it will be less likely children will be there). What about right near the small prison up in Venus? Their property values are already in the red.

A few things this slaughterhouse will bring to my neighborhood is:

- * Campylobacter JeJuni (present is almost all slaughterhouses, responsible for a number of human illnesses).
- * Noise (it will be horrific listening day and night to cows, sheep, or pigs crying, nahing, mooing and getting killed).
- * Smell (Ever been to or near a slaughterhouse? I is absolutely repulsive).
- * Waste Water (slaughterhouse wastewater, even after treatment, still contains high levels of integron carrying bacteria that, cause diseases and viruses resistant to antibiotics).
- * Property Values will plummet!
- * Pollution.

I don't want my family getting sick or having to deal with any of the issues listed above. Would you? Would you want to roll the dice and take a risk with your family sir? We were here first. I did not make a choice to invest in a property next to such a business. Don't force it on me! There will be no more Christmas, BB-Q's or any other family gatherings at my house if this place goes in. How would like to visit a relative that lived next to or around a SLAUGHTERHOUSE!!!! Sound fun or inviting?

Bottom line it does not belong in a mainly residential area, I am afraid that is this goes through. We will be forced to move than take the risk or deal with all the problems that you will bring to me and my family and neighbors.

One final note. I think it was very underhanded of whoever is responsible for handing out the notices for this meeting and the information pertaining to this matter. I had to find out through my NEIGHBOR who just happened to be home when the man came by and handed out the notice. Really disappointing. Makes you wonder where the counties agends is and who they are looking out for. Does not appear to be the residents. I assure you I will do my absolute best to get the word out.

Thank you and please feel free to contact me. My cell is 214-549-5780.

NO TO THE SLAUGHTERHOUSE!

Regards.

Meredith Wilson

11/5/2009

From: TIFFANIE GARDNER [tiffanieg@sbcglobal.net]

Sent: Thursday, November 05, 2009 11:59 AM

To: Jerry Stringer
Cc: Tiff gardner

Subject: Maxey Road slaughterhouse

I would like to send this letter in protest of the proposed slaughterhouse on maxey rd this would greatly lower my property value also the odor and noise from the animal's would be very disturbing this would severely impact my family's health this location is off of my property line. If you have any question please call. 817-271-9669

Thank you
James and Tiffanie Gardner

From: Greg Hibler [plazasec@hotmail.com]
Sent: Thursday, November 05, 2009 10:57 AM

To: Jerry Stringer Subject: Maxey Rd.

We are totally against anything like this. We have concerns about declining property values, odors, and even files that will be drawn to the area.

Thank you,

GREG HIBLER 12024 E. FM 917

GARY WILLINGHAM 12012 E. FM 917

S.E. GARTMAN 12025 E. FM 917

KENNY AND DIANE WHITE 12030 E. FM 917

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phone: 817-790-5333 fax: 817-790-3393 website: www.johnsoncountytx.org/pct3 email: JerryStringer@johnsoncountytx.org

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KENNETH LUZABER & Family: HAVE LIVED FITTE NEARLY 30 YRS, DIENT WANT A ROBED AT MY PRONT DOOR. COONDIT DO ANY THING APPOINT IT. DINT WANT A PACKING GO. ON SLAUGHTBEHOUTE THAT WILL INCREASE TRAFFIC, NOISE, AND POSSIBLE DAD ODERS FROM PROCESSING. SO I VOTE NO MORE. MY TAYES SAY I Thomas and Ruth Whitehead 12316 Hudson Dr. Avarado, TX 76009 817-477-0519

No, we do not want a Meat Pack/Slaughterhouse in our neighborhood.

1. The odor of such an establishment will cause undue hardship for us. My husband has retired due to a near fatal truck accident nearly two years ago and I will be laid off from my job of over 29 years next May. We will be living on a limited income and will have to cut corners where we can. One will be using less air conditioner and opening the windows. The smell of a slaughterhouse will make opening the windows next to impossible.

2. This business will lower the property value of all neighboring residents.

3. There are very few laws, rules or restrictions in Avarado to protect the environment or neighbors. Once this place is in business, they will be able to do almost anything they want to do:

 a. Increase the size and number of buildings, holding pens, number of animals on the property.

b. They will not have to have an inspector on the property during any slaughtering or meat packing.

Thank you for the opportunity to voice our opinion.

Tommy and Ruth Whitehead 12316 Hudson Dr. Alvarado, TX 76009 817-477-0519

phone: 817-790-5333 fax: 817-790-3393 website: www.johnsoncountytx.org/pct3 email: JerryStringer@johnsoncountytx.org

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Kenneth and Adine Myrow 12016 Mitchell Ds. 817-473-4569 Cell 817-475-1163

11

From: Jim Alford [afford.nathan@dishmail.net]

Sent: Wednesday, November 04, 2009 10:17 AM

To: Jerry Stringer

Subject: Proposed Slaughterhouse / meat processing plant

Dear Commissioner Stringer

In regards of proposed slaughterhouse, at 4601 maxey road, I think I speak for most of the people in the neighborhood, that a slaughterhouse has no place in a housing neighborhood, A plant like that needs to be way out by it self where there is no houses around.

There sure would be a big law-suit because of the awful odor that comes with a plant of this type.

sincerely Jmes Alford.



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From: Barbara Sherman [brcpbmmd@yahoo.com]

Sent: Wednesday, November 04, 2009 1:06 PM

To: Jerry Stringer
Subject: slaughter house

To Whom it may concern,

As a resident, not far from where this slaughter house is to be put, I am not happy about it. The smell will be horrible (especially during the summer months, when the temperature rises into the 100's). This will lower property values n our area. I hope that every consideration will be made to keep this out of our neighborhood. We will not be able to attend the meeting as work schedules won't permit it.

Thank you,

Richard & Barbara Sherman 12225 Hudson Dr Alvarado, Tx 76009 Proposed Slaughterhouse Site --->

Bar Cross Ranch
Cowboy Church

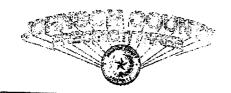
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Julie 2 Albert & Julie 2 Classes 11-4-09



phone: 817-790-5333 fax: 817-790-3393 website: www.johnsoncountytx.org/pct3 email: JerryStringer@johnsoncountytx.org

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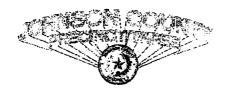
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Haren Johnson



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against Jimmy Er. Allison 12125 Hudson Drive Alvarado, H 76009

Call Colonia C

Jerry D. Stringer, Commissioner

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Jerry D. Stringer, Commissioner

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Jerry D. Stringer, Commissioner

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Kevin Reed

11-8-09



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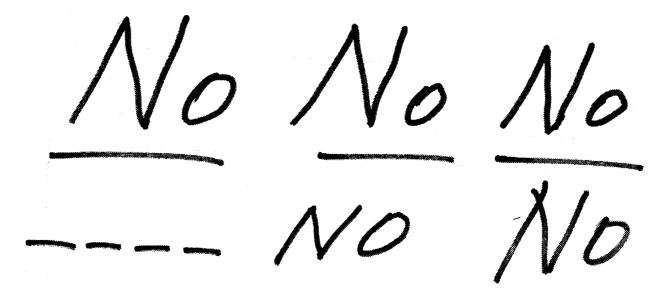
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Claure 78. Masser & Patro Mosser 12200 MiTchell 81 ALVarado YX 76009-817-323-0882



Meat Processing & PlANT At 4601 MAXEY Rel.

How would you Like To Live clown wind of A Pig/gont/cous-etc. IN the Summer Are Any time of the year.

TAKE IT TO 40 acres
IN ELLIS CO. Are Lest
Populated.

Nov-4-2009- Claure H. Massey Res 30 yrs John a. Massey