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Subject: Cornerstone Does Not Oppose Concrete Recycling
Date: Monday, October 4, 2021 1:39:31 PM

EXTERNAL SENDER ALERT: CAUTION: This message is marked as an EXTERNAL EMAIL! Be cautious of links and attachments!

Mayor Fuller, Council Members, and Staff,

After careful consideration, **Cornerstone Ranch is not in opposition** to having a concrete recycling facility to our north and we will not be commenting at the meeting tonight. However, we do think it is imperative that you consider the following issues that should accompany your approval of the applicant:

1. Zoning Structure

Currently, the potential uses are "baked in" to the zoning document. This takes away from your control of the property in the future if it were to be sold to an owner you don't trust to operate a clean facility. It would be most prudent to give tonight's applicant the Light Industrial zoning but deny any uses that require TCEQ approval. Then, you would immediately issue the applicant a separate SUP for any TCEQ permitted use, like a concrete recycling facility. This allows you to revoke the SUPs if you run into code enforcement issues or in the case of an ownership change. This would help you avoid situations like that on Highway 5.

2. Road Safety

This is our primary concern. There is not currently enough room on County Road 317 to receive a large truck coming from State Highway 546 (eastbound). The increased amount of rubble bearing trucks will have to come to a complete stop to allow any traffic on 317 to clear before turning. This will block 546 around a semi-blind corner. I understand that this is a TxDOT issue to some degree, but you are creating a very dangerous issue by allowing the rezone, so you do have some moral responsibility here. You could require the developer to build a turn lane on 546 and rebuild the first crumbling 50 yards of 317. Speed limit reduction signs and flashing warning lights might be needed to make sure cars don't run into slow accelerating trucks when they pull on to 546.

3. Site Screening

The developer plans on building a six foot berm and planting cedars every 40 feet along the southern edge. We would appreciate it if the cedars were placed every 20 feet and had a generous trunk circumference requirement. Make it clear that this screening needs to go all the way to the southeast corner of their property, not just near the soccer fields in use. We would like a "beyond code" standard for screening considering the intensity of use in a transition zone and the sensitivity of our special needs population at Cornerstone.

4. Pug Mill Operations

There is an item listed on the application as "pug mill operations." This is a very general term and could include making cement treated base or many other products. The developer told me that he has no plans to operate a pug mill, so I encourage you to strike that from any approvals

if you don't have a crystal clear understanding of what it could entail.

Finally,

5. Help Cornerstone

We could fight this and every other future road and development project in the area and make you all look fairly ruthless in the process, but we'd rather make friends than enemies. I really need some actionable, specific help on where we fit in the city of McKinney. We are providing a service that no one else in McKinney is providing and we would rather not move to another city unless forced to. We will not get in your way of developing the area *if we have a place to go*, otherwise we will have to fight like mad to protect our residents with special needs and be a perpetual thorn in the city's side. Reportedly, the city pointed the concrete applicant to this location. Aare you willing to do the same for us since you are making it difficult for us to remain in place? Please get creative and help us find a suburban or semi-rural relocation plan on 20+ acres. Could you use our 42 acres as a park and trade us for some of the less accessible Gray Branch park land? Could you help relocate Cornerstone, buy our property and then trade it for the Fairview soccer park? The soccer program and "park" would move to our location providing Fairview's desired buffer while you can own the old soccer fields for the future roads you want and other development? I am confident there are solutions that benefit everyone and will make you all out to be heros. Be creative; make us a priority. Thank you,

David Heaton
Founder and Executive Director
Cornerstone Ranch

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