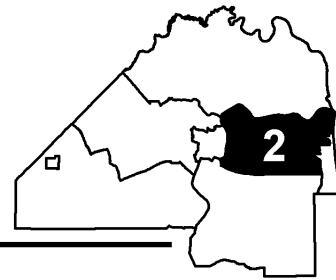


GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Tim Keeley Vice Chair: Eddi Parsons



September 15, 2025

To: Kevin Carrico, City Council President
The Honorable Joe Carlucci, Chair LUZ
Michael McGowan, Chair, Planning Commission

RE: Request for Denial of Ord. 2025-0488 and 2025-0487; 11153 Beach Boulevard,
32246

The Greater Arlington/ Beaches CPAC voted to deny Ordinance 2025-0488 and companion land use amendment 6043 for these reasons:

1. The land use amendment would change the land use to light industrial. The property to the north is zoned residential. The new land use would not be compatible with the adjacent residential neighborhoods.
2. This development would negatively impact property values because of the butchering of live animals. The operation will allow 50 poultry, 10 lambs, 10 goats, and 2 cows at any given time. Trucking in livestock would be noisy and produce terrible odors next to a residential neighborhood before the animals are taken inside the facility.
3. The development will detract from the quality of life in the adjacent neighborhoods by creating excessive noise and odors.
4. Neighbors are concerned about run-off into their wells and the contamination of the water supply.

Respectfully,

Tim Keeley, Chair
Greater Arlington/Beaches CPAC

cc: Helena Parola, Director of the Planning and Development Department
Erin Abney, Chief of Current Planning and Development Department
Susan Grandin, Attorney IV
Connor Corrigan, City Planner III
Patricia Sales, Planning Commission Support Specialist
Edwina Henry, Neighborhood Coordinator