



CMC Rebar and CMC Capitol City Steel

14501 N IH-35, Buda, TX 78610

Date: January 8, 2013

To: City of Buda, TX

Re: Proposed Zoning Change - 20.09 acres, Josephus S. Irvine Survey, Hayes Co, TX

It is the intent of CMC to be a good neighbor to all of our neighbors. CMC has worked diligently with the City of Buda and Malcolm Milburn (our neighbor to the west) to accomplish an agreement that is beneficial to all parties. The result is that an easement across CMC property has been established which will enhance Mr. Milburn's ability to effectively develop his property, CMC will be able to continue to grow our light industrial businesses within our plant site, and the city will realize the benefits of an increased tax base from the Milburn property and additional tax revenue from increased sales at CMC as market demand increases.

CMC has been in business at our current location since 1983 and we currently employ more than 100 people. We will continue to support the proper development of retail, commercial and/or light industrial businesses on properties adjacent to our property including the adjacent property to our south which is currently under consideration for zoning change from (C3/R3) to (C3/R3) and (MFR). It has been our experience that commercial and retail businesses can effectively co-exist with our light industrial operations, and this is currently happening. However, we are contesting the zoning change which would allow multifamily residential development (MFR) based on our concerns that residential development of the property which is under consideration will generate unnecessary challenges and issues for both the residents of the development and for CMC.

Concerns:

In General, we have concerns about full time residential occupants living adjacent to our industrial steel fabrication facility which normally operates both during the day and night.

We do not support the creation of a situation in which residential neighbors are unhappy and/or complaining due to sound and noise that results from our day time and night time production and support activities

The presence of a multifamily residential development adjacent to an industrial facility such as ours also presents potential safety issues for small children and/or curious children who would be residing next to our facility.

A significant portion of the property under consideration is adjacent to one of our production/fabrication buildings and its crane, truck and forklift support operations. These operations will continuously be a source of sound and noise throughout a normal day and a normal night. Sound sources include:

- Sounds generated by the steel fabrication processes which may include steel shearing, bending, sawing, punching, welding, grit blasting and crane movements. This includes sirens when cranes are moving within the buildings (which cannot be abated due to OSHA and safety requirements).
- Sounds from outdoor crane operations which support the fabrication processes. This includes sirens when cranes are moving (which cannot be abated due to OSHA and safety requirements).
- Sounds from tractors which support the fabrication processes. This includes backup alarms when they are backing up (which cannot be abated due to OSHA and safety requirements).
- Sounds from forklifts which support the fabrication processes. This includes backup alarms when they are backing up (which cannot be abated due to OSHA and safety requirements).

Current Adjacent Businesses:

While the current hotel properties that are adjacent to our property have not had issues with noise from our manufacturing operations, we anticipate that residents would have issues. The differences are:

- The hotels are located in an area across from our office building which is a low noise area and is not staffed at night.
- The hotel rooms have non-opening windows and do not have exterior doors.
- Hotel occupants are more transient than residents and are less likely to be affected by noise as compared to people who are living next to a source of noise.

In summary, I emphasize that it is the intent of CMC to be a good neighbor to all of our neighbors. While we are strong supporters of economic development, we have concerns that residential development of the property which is under consideration will generate unnecessary challenges and issues for our business and for the people who would be residents of the development.

Sincerely,


Barney Cruz, III

Area Operations Manager – Central Texas

CMC Rebar & CMC Capitol City Steel