

Wednesday, June 02, 2021

Mr. Joe Moss

Planner I
City of McKinney
Planning Department
221 N Tennessee St
McKinney, Texas 75070

Re: Tupps Brewery Site Plan Review Letter of Intent – Fourth (Final) Submittal

Dear Mr. Moss:

Please see our site plan submittal for the New Tupps Brewery project. The 3.9 acre site is located at 402 E. Louisiana St. The intent is to develop the property into a new brewery facility and public open space that includes a 21,500 SF new brewery building (including 3,000 SF of office space and truck dock), a renovation of the existing 7,236 SF granary building with a 6,200 SF addition for a new taproom and restaurant, and modifying an existing 3,611 SF building to become a barrel aging (storage) facility and covered patio. The outdoor space is planned to have one (1) outdoor stage, an outdoor bar, outdoor beer garden with a water feature, covered patios, adult play zone, kid play zone, and areas for individual, pop-up, “silo” shops for local vendors to rent. The project will be built in several phases beginning with the brewery and overall site developments, followed by the taproom, and eventually the barrel aging, office, and secondary stage. The property will be managed solely by TUPPS brewery with the exception of the pop-up silo shops who will be operated by the individual vendors. The majority of the site will be enclosed by fencing / wall and provide access to site through gates. The site is currently zoned for McKinney MTC, Transit Village Edge.

We are requesting the following design exceptions for your consideration:

Design Exception 1 (Exterior Façade Material) – I understand that corrugated sheet metal is specifically prohibited by zoning. I believe this unique situation should specifically allow the use of this material. The existing historic agricultural buildings are clad with 100% galvanized metal panels (corrugated S-panels and R-panels). We would like a design exception to clad the addition and new brewery buildings with 100% galvanized corrugated S-panels to match existing buildings. This is extremely important to blend the old with the new and maintain the historic raw agricultural and industrial feel that make this location one of a kind. *Please see attached additional information for this request.*

Design Exception 2 (Glass Overhead Door Screening) - There will be several overhead doors on this project. The overhead doors that face the ROW will be screened per comments. We would like a design exception for the existing overhead doors in the granary building. The existing solid steel doors will be replaced with architectural aluminum and glass overhead doors to create openness and views into and out of the taproom building. This is a very important architectural design element of the tap room façade and therefore would like to not screen.

Design Exception 3 (Window Detail) – In order to match construction and detail of existing historical metal buildings, the window section per metal building detail will not be able to meet city requirement. There are a few new windows facing ROW that this requirement would affect but the additional windows adds more architectural details to the façade than previously shown.

Design Exception 4 (Build-to Landscape) – We would like to request a design exception to allow the required landscape screening along the north property line to be grouped and not a “continuous edge” as required by zoning. We have provided landscape and trees in the build-to -zone as required, but clustered to allow for some pathway for site access needed to enter and navigate site.

Design Exception 5 (Driveways on Priority A and B Streets) – We are requesting a design exception to allow a fire lane driveway onto the priority B streets of Greenville Road and Andrews Street as required by the fire marshal. Please review fire’s previous requests for this project to provide fire lane access at these locations.

Design Exception 6 (Screening of Overhead Door to Barreling Aging)

An overhead door is required to use the existing storage building so that can be loaded for barrel aging. The existing building had an overhead door at this location previously. The existing building is currently on the west property line, without space to provide the required screening. The adjacent Existing on property line with no room to screen. This proposed overhead door faces the new public parking lot.

Design Exception 7 (Screening of Overhead Door at Brewery Loading Dock)

An overhead door is proposed at the loading dock of the brewery, facing north, to the interior of the site. Though the door does not face the new parking lot to the east, the door will be partially visible. We are requesting to waive the screening requirement for this door since it would be screened from a public parking lot and would affect the site lines of the delivery drive. The loading zone was moved to this location from Green Street at the request of the city in early planning discussions.

Design Exception 8 (Use of Reclaimed Concrete Blocks for Screen Wall)

Since the beginning of this project, we have discussed with the city about reusing the 36”x18”x24” concrete blocks at the nearby Big Bass Towing site. It is our understanding that the blocks will need to be removed and we would like to salvage and reuse the blocks to maintain the look and feel of the east side character. These blocks are extremely unique and will screen, secure, and provide a mass sound barrier for approved live music to the nearby residential to the east. We are proposing stacking the blocks to match the current Big Bass Towing wall height of 7’-6”. *Please see the Tap Room Façade Plan for photo of blocks and site plan for exact location.*

Design Exception 9 (Metal Fencing Detail)

A typical metal fence would not be appropriate or authentic with the look and feel of this site. The fencing will need to be more raw, industrial feel that you would expect to see at an agricultural site as this. We are proposing a steel tube fence post with welded wire with steel frame fence panels. The height would vary as required to provide required screening. *Please see landscape plan for locations and heights and the Tap room Façade Plan for photo of proposed fence detail.*

Design Exception 10 (2'-4' Fence Build-to Zone Fence Height)

We are proposing providing a typical 6' high fence for securing the site in lieu of the 2'-4' fence requirement. A 2'-4' fence would not keep the outdoor furnishings and brewery secure. We also are proposing a taller fence where required for screening, up to 11' for screening the chiller on the south of the brewery.

Please let me know if you have any additional questions or comments that I may be able to clarify. I appreciate your review.

Sincerely,



Kobey Seale AIA, LEED AP
Principal, **conduit** architecture+design