



721A Anderson Street
McKinney, Texas 75069
214-704-5039

Thursday, April 23, 2015

City Council

222. N. Tennessee

McKinney, Texas 75070

Subject: "Proposed design exception for the installation and use of a grain silo for TUPPs Brewery, LLC located at 721 Anderson Street, McKinney Texas 75069"

Sir/Madam:

Please accept this letter of intent in regards to a proposed design exception at TUPPs Brewery. The design exception is for the installation and use of a grain silo to be located on the South West corner of the brewery which is located at 721 Anderson on the South East corner of the Cotton Mill property.

The particular design exception requests with regard to the grain silo are:

- (8.2.2.i) – To not provide a flat or low pitched roof with parapet;
- (8.4.3.i) – To not provide a primary finishing materials of 75% masonry, architectural cmu, precast concrete, tilt up concrete panels, cementitious fiber lap/shingle siding, stucco, tile, terra cotta or architectural metal;
- (8.3.1.viii) – To not provide 65% transparency along the ground floor façade facing a Pedestrian Priority "B" Street; and
- (8.3.1.ii) – To not provide the ground floor retail storefront

The proposed silo will be used to supply bulk grain to the brewery mill. The primary reason to use a silo is to minimize the manual labor of lifting 55lb bags of grain and bumping them into the mill. This will significantly reduce the likelihood of injury to our employees. During a typical, two cycle brew day, 48 55lb pound bags of grain need to be lifted and placed on the mill for grinding. The use of a silo will virtually eliminate this activity. Virtually all production breweries use a silo to supply grain in bulk.

Included in this proposal is a site plan showing the location of the silo, rendering of the silo placed in the proper location, the Cotton Mill plat and several examples of silos being used. The silo the TUPPs is seeking approval for will be approximately 20' X 12' and will be painted in a cream color to blend with the current brewery building.

Thank you in advance for your time and consideration. I know your schedule is very busy, but I would be happy to meet at your convenience to discuss the proposed development in detail.

Respectfully,



Keith Lewis
President
TUPPs Brewery, LLC