

**McKinney Community Development Corporation  
TUPPS Project Subcommittee  
May 19, 2021**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on May 19, 2021 at McKinney Community Development Corporation, 5900 S. Lake Forrest Drive, Suite 110, McKinney, Texas.

**MCDC board members present:** Vice Chairman Rick Glew and Board member Deborah Bradford, and Treasurer Angela Richardson-Woods via conference call.

**Staff present:** MCDC President Cindy Schneible and MCDC Administrative and Marketing Coordinator Linda Jones.

**Others present:** Keith Lewis and Chase Lewis, both from TUPPS Brewery.

Keith Lewis shared that they met with the Fire Department and that portions of the fire lanes may be reduced in width from 24' to 16.5', which will save about \$75,000 and enhance the visual aspect of the site. They are still considering modifying the site for at least one hammerhead, which would increase the green space even more.

Chase Lewis and Keith Lewis showed a current site plan which indicated where certain features would go and included color photos of potential art and patio features. The outdoor fire pit will be gas, which presents no concern to Fire Department.

Keith Lewis explained that the plan currently calls for the perimeter fence to be welded wire, however the City prefers either an opaque fence or covering the wire fence with live screen. Vice Chairman Glew suggested a combination of the two types to create more interest and a varied façade.

President Schneible questioned whether the MCDC-owned land should also be fenced in. She added that there is money in the MCDC budget for lawn and landscape of the area.

Keith Lewis shared that he believes Planning and Zoning may approve seven or eight exceptions requested them. The brewery building façade is currently designed to blend with the existing structures on the site; however,

Planning and Zoning may still require the façade meet the zoning ordinance that applies to the historic downtown district. Board members and TUPPS staff discussed ideas for the façade including increasing the amount of architectural metal, partial stone overlays and artwork to add interest and depth to the back of the brewery that faces Green Street which is currently designed as mostly corrugated steel.

Chase Lewis provided an update on the sound issues. He will test sound decibels to see if 70 is an acceptable volume for smaller bands. He added that while metal reflects the sound away from the street, they will add concrete blocks with greenery to minimize the sound. President Schneible suggested that they make certain that Planning and Zoning understands that the majority of time, the music will be from small groups and that larger events will occur less often. Significant outdoor events would require an special event permit for those events.

The subcommittee will meet again in two weeks to discuss progress on materials selection, budget, Planning and Zoning decisions and schedule to submit permits for P&Z and Council approval. TUPPS staff will provide an update to the MCDC board after budget is firmed up.

The subcommittee meeting was adjourned at approximately 10:10 a.m.

These minutes were approved by the MCDC Board on \_\_\_\_\_.

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Mary Barnes-Tilley, Secretary

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Jackie Brewer, Chairman