

Letter of Intent

Specific Use Permit

McKinney Flour Mill – Garden Café Outdoor Venue

Location: The outdoor project in question lies directly in front the 1000 sqft one story building at 601 E. Louisiana St. The project runs along East Louisiana Street which is immediately to the south. It is approximately 150 feet south of Virginia Street and approximately 30 feet west of Throckmorton Street.

Acreage of subject project: .08 acres

Zoning District: Mill District

The applicant is requesting the SUP because he is the property manager and is wanting to fill an apparent need in the community and for the tenants on the property.

The specific use permit is appropriate for this outdoor space as we have a special event business on the property as a tenant that is receiving many requests for an outdoor reception and private party space where food and beverage can be served.

Potential Uses: Wedding rehearsal dinners and receptions, private parties, company parties.

Hours of Operation: Potential activity would be daytime and evening between the hours of 9 a.m. and 10 p.m. during Sunday through Thursday and between the hours of 9 a.m. and 11:00 p.m. on Friday and Saturday.

Noise Level: This outdoor space will only be in use during daytime for gatherings **not** during the hours of 10:00 pm to 7:00 am Sunday through Thursday or 11:00 pm to 7:00 am Friday through Saturday.

At no point at the bounding property line of this non-residential use shall the sound pressure level of any operation or activity exceed 70 dB(A) for daytime hours and 60 dB(A) at nighttime. Daytime Hours: shall refer to the hours between 6:00 a.m. and 9:00 p.m. on any given day.

P&Z Meeting request to consider application: next available

City Council meeting request to consider application: Next immediately available after P&Z

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