

Letter of Intent

Site Plan - **Plan Number: SITE2023-0091**

McKinney Flour Mill – Garden Café Outdoor Venue

Location: The outdoor project in question is nestled in the front yard of our 601 E. Louisiana St. building. The project runs along East Louisiana Street which is immediately to the south. It is approximately 150 feet south of Virginia Street and 20 feet west of Throckmorton Street.

Acreage of subject project: .08 acres

Zoning District: Mill District

Design Exception #1: The applicant is requesting a variance to the height restriction of 2'-4' for a fence between the side walk on E. Louisiana Street and N. Throckmorton and the property line surrounding the outdoor venue. This 6' fence will provide necessary security fencing for the outdoor venue that will have furniture and equipment inside the space. This will also provide privacy fencing during an event in the outdoor space from pedestrian and auto traffic on the surrounding sidewalk and streets.

Design Exception #2: The applicant is also requesting a variance for a “cedar” fence material instead of masonry. Wood fencing is commonly used in the immediate area of outdoor space. It also creates a backyard/outdoor ambiance to the space which is the look and feel that the applicant is wanting for the venue.

Design Exception #3: The applicant requests a Design Exception to not meet the build to zone requirement along two pedestrian priority “A” streets due to the existing buildings. No building addition is being proposed at this time.

Design Exception #4: Similarly, the applicant is requesting a Design Exception to not meet the build to zone along a pedestrian priority “B” street due to the existing buildings and no building addition being proposed at this time.

Potential Uses: Wedding ceremony, receptions, rehearsal dinners, special event 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 11:30 p.m. on Friday and Saturday.

Noise Level: This outdoor space will only be in use during daytime for special events and gatherings **not** during the hours of 10:00 pm to 7:00 am Sunday through Thursday or 11:30 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.

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