



Alchemi Development Partners
Dallas – Ft Worth Company

January 27, 2024

To: City of North Richland Hills Planning Department

RE: Proposed CUP application

Project: CUP for an existing suite for new tenant – Margarita Hut Franchise.
Our request is to consider a CUP for the sale of alcoholic beverages and the business to exceed 75% of the sales in beer and wine. The property is located at 5600 Rufe Snow suite 100B, with 1,920 SF operating capacity.

The current suite is under a remodel where they will separate suite 100B into two different suites, so right now the suite is 4,200 SF, but it will be reduced into two suites. The attached site plan is the current layout by the Architect of record, they are working on developing the drawings for the permit.

The development will improve the neighborhood in the following ways:

- The convenient availability of the Margarita Hut franchisee will bring about a larger clientele to the area, therefore improving social activities and bringing the community closer in dialogues while visiting our shop. We will provide those services that will create a central point for the community.
 - Making Margaritas available for customers who love Margarita Hut.
 - Store associates will be available to help customers and answer questions
 - Our development will provide security in the forms of cameras, lighting, and multiple employees.
- Our development will integrate into the neighborhood they serve by building promotions around local events like sports games and partnering with local charities.

Review our documents and let us know what changes we must provide to proceed for approval, we will make corrections promptly.

Sincerely,

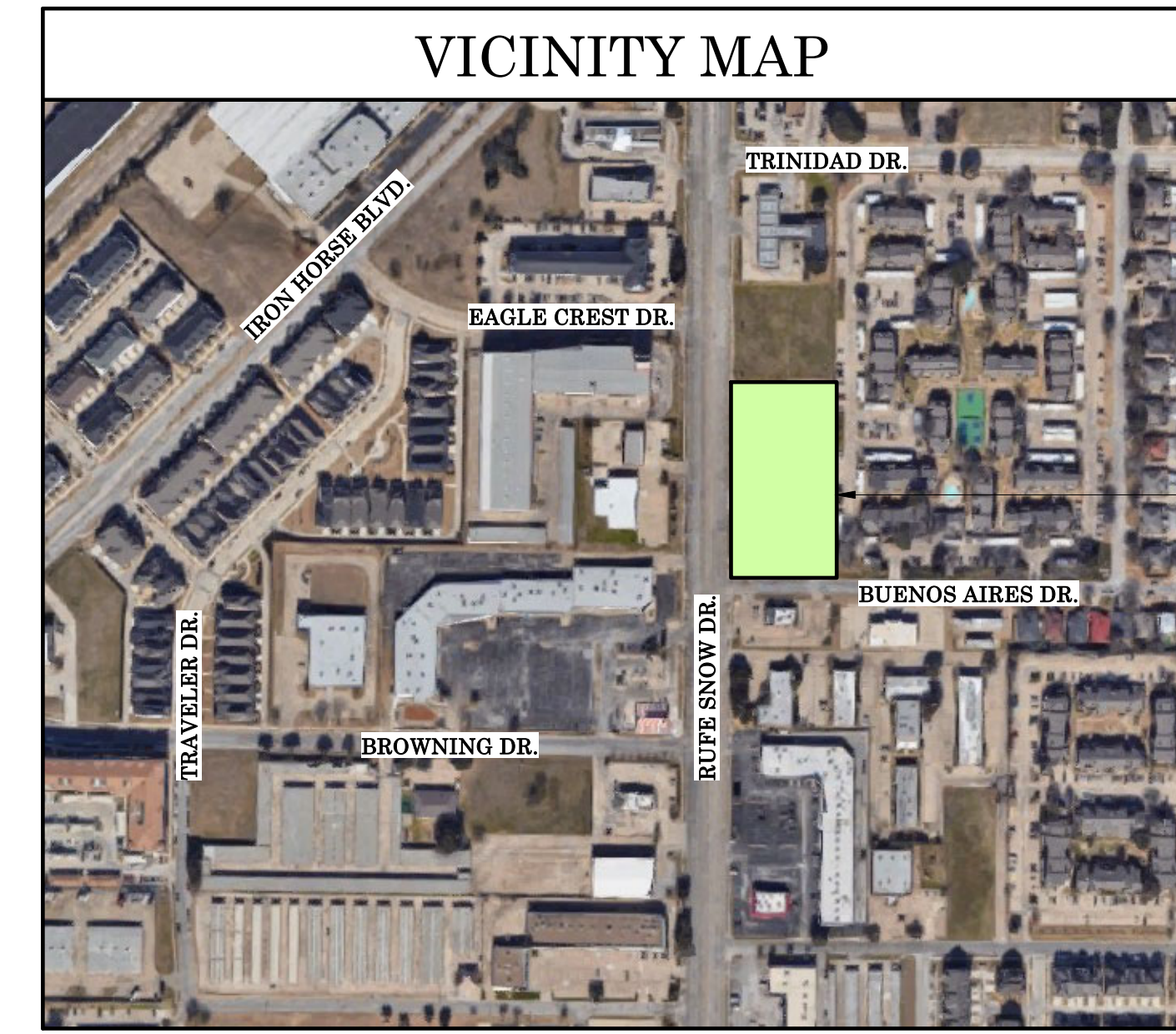
Roberto Nunez, **M. Architecture**
Alchemi Development Partners
Managing Partner
Alchemidp@outlook.com
Alchemidp.com



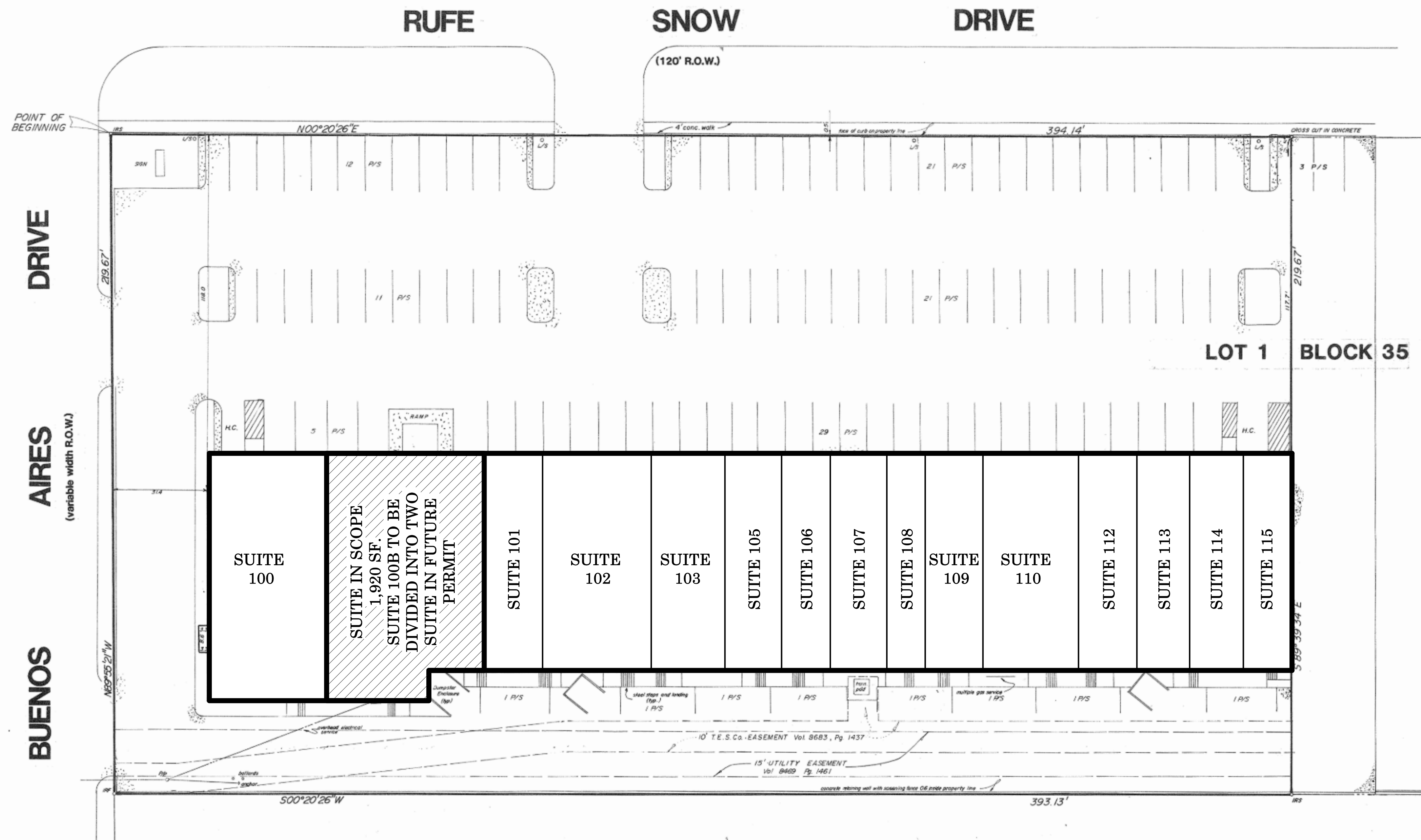
Signature; _____



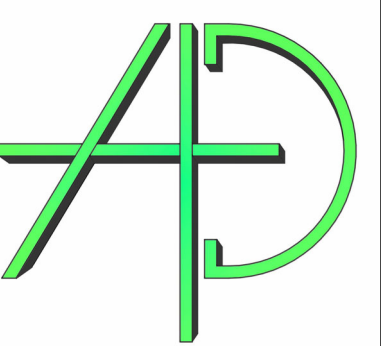
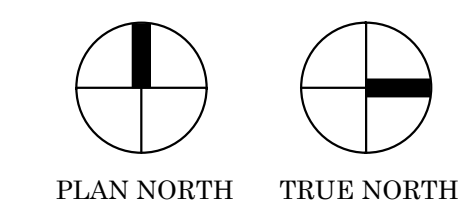
LOCATION OF SUITE 100B



SITE LOCATION
5600 RUFÉ SNOW DR.
NORTH RICHLAND HILLS, TEXAS 76180



01 PROPOSED SITE PLAN
1" = 20'-0"



**ALCHEMI
D.P. LLC**

PLANNING + DESIGN + BUILD
A: 4740 W Mockingbird
Dallas, TX 75219
P: 800.570.4867
E: Alchemidp@outlook.com

**SPECIAL USE PERMIT APPLICATION
FOR 5600 RUFÉ SNOW**
602 S Clark Rd
Duncanville, Texas

Special Use Permit
for 5600 Rufe Snow

SUP PERMIT

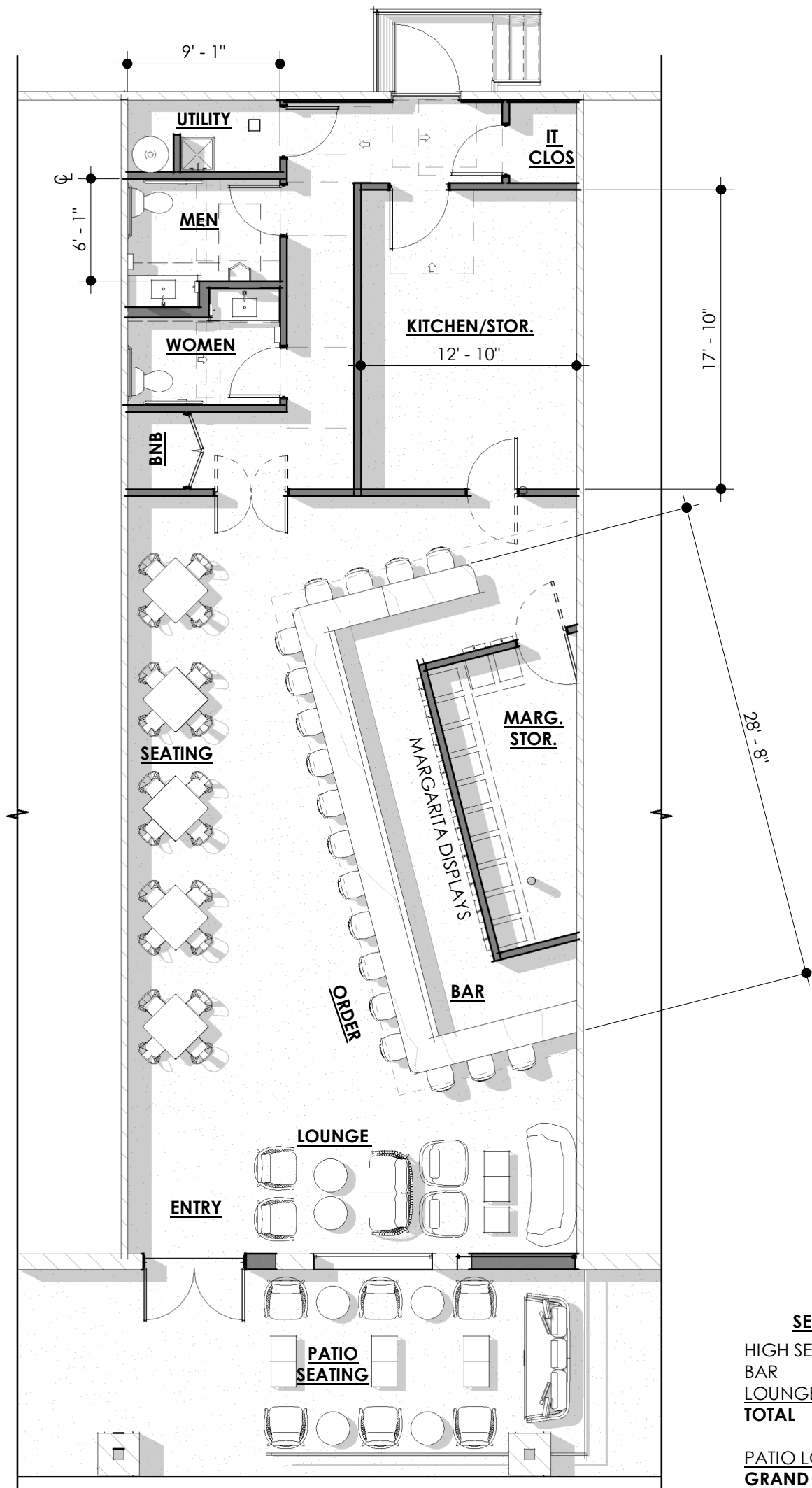
REVISIONS
01/17/2024

1	

PROPOSED
SITE PLAN

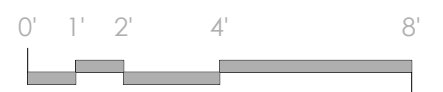
S H E E T

A1.00



SEATING COUNT	
HIGH SEATING	20 SEATS
BAR	18 SEATS
LOUNGE	8 SEATS
TOTAL	46 SEATS
<hr/>	
PATIO LOUNGE	9 SEATS
GRAND TOTAL	55 SEATS

(12 MARG. MACHINES)



SCALE: 1/8" = 1'-0"

Z4 - PROPOSED PLAN