

October 4, 2019  
Clayton Comstock  
City of North Richland Hills  
4301 City Point Drive  
North Richland Hills, TX 76180

Re: Braum's – 6850 NE Loop 820  
Development Proposal  
Special Use Permit

Dear Mr. Comstock,

On behalf of Braum's, we are pleased to submit this Special Use Permit (SUP) for the above referenced property. Following is a summary of the proposal for the site to be developed.

The proposed use is a Braum's restaurant with a drive-through and a grocery market. The existing zoning is C-1 Commercial with the Freeway Corridor Overlay District, and the existing land use is vacant/open land. The proposed zoning will have a base zoning of C-1 Commercial with the Freeway Corridor Overlay District but allowing the below revisions as part of this SUP.

Requested Revision:

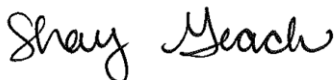
- To allow the use of a "quick service restaurant" as required by the North Richland Hills Code of Ordinances Sec. 118-631, Table 3.1-1.
- To allow building signs to be located on a maximum of three building faces. Per section 106-13(b)(1), each structure may have wall signage on a maximum of two building faces. Having signs on three building faces will allow more site visibility to users from Interstate Highway 820.
- The location of the dumpster be allowed closer to a residential property than the required 25' as stated in section 118-874(3). Braum's is currently coordinating with Sinclair to obtain permission to have a dumpster located within their easement.
- To allow menu boards and speakers to be located closer than 50 feet from the adjacent residential (south) property line. The proposed location is 34 feet from the property line.
- To allow less than the requirement for a landscape buffer along the south residential property line. Landscaping and sod has been located within the buffer that is shown on the site plan

Overall, the proposed SUP is consistent with the comprehensive plan and other infrastructure-related plans, all applicable provision of the Code, and applicable state and federal regulations.

It is anticipated that this development substantially conforms to the applicable Code of Ordinances requirements set forth by the City of North Richland Hills. We look forward to receiving your feedback. Should you have any questions or need additional information, please do not hesitate to contact me at 972-770-1360.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Shay Geach, P.E.