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April 21, 2021

Mayor and City Council  
City of North Richland Hills, TX

Re: SUP 2020-09  
Dutch Bros. coffee drive-thru

Dear Mayor and Council;

I am writing to you as the representative of both the landowner for the parcel under consideration in this SUP application, and the owner/developer of the adjacent 229-unit Watermere at the Preserve luxury independent living community under construction. In general, we support the applicant's SUP request, subject to a minor request below.

To be brief, we understand that normally a solid masonry 6-foot screening wall would be required between a commercial and residential use, however, we are in support of the city's efforts to encourage a "green screen" of similar height and screening as a masonry wall would provide. We therefore supported the efforts of the applicant and city staff to pursue the green screen option for this SUP.

Once the plans were finalized by the applicant and approved by the DRC to move forward, we noted that the "green screen" consisted of only 7 trees spaced 30 feet apart. Obviously, this does not provide a full screen, and only a partial screen at best (even at full maturity of the trees). In the interest of the overall beautification of the city and our 300+ senior citizen residents who will reside at Watermere (and who are eagerly anticipating moving in!), we'd simply like to request that the applicant and the Council discuss and agree on a "solid" green screen of a minimum height of 6 feet. One avenue to achieve this might simply be to increase the number of trees based on 10 feet apart or closer.

In addition, there is an unused triangular section of the SUP applicants' site adjacent to the AutoZone site that is currently just sod, and we believe that would be an ideal location for 1 or 2 large specimen trees to provide screening among Watermere, the applicants drive-thru building and the AutoZone building.

We are extremely excited to be approaching the partial opening of Watermere late this year and the main building early next year, as well as adding this prospective coffee vendor to the NRH retail mix. We ask your consideration of our request, and thank you again for all the support the city has shown for our efforts to provide quality development to this key intersection in the City.

Sincerely,

Paul Milosevich  
Chief Investment Officer  
Integrated Real Estate Group  
Integrated Senior Lifestyles