



# PUBLIC HEARING NOTICE

## CASE: ZBA22-0007

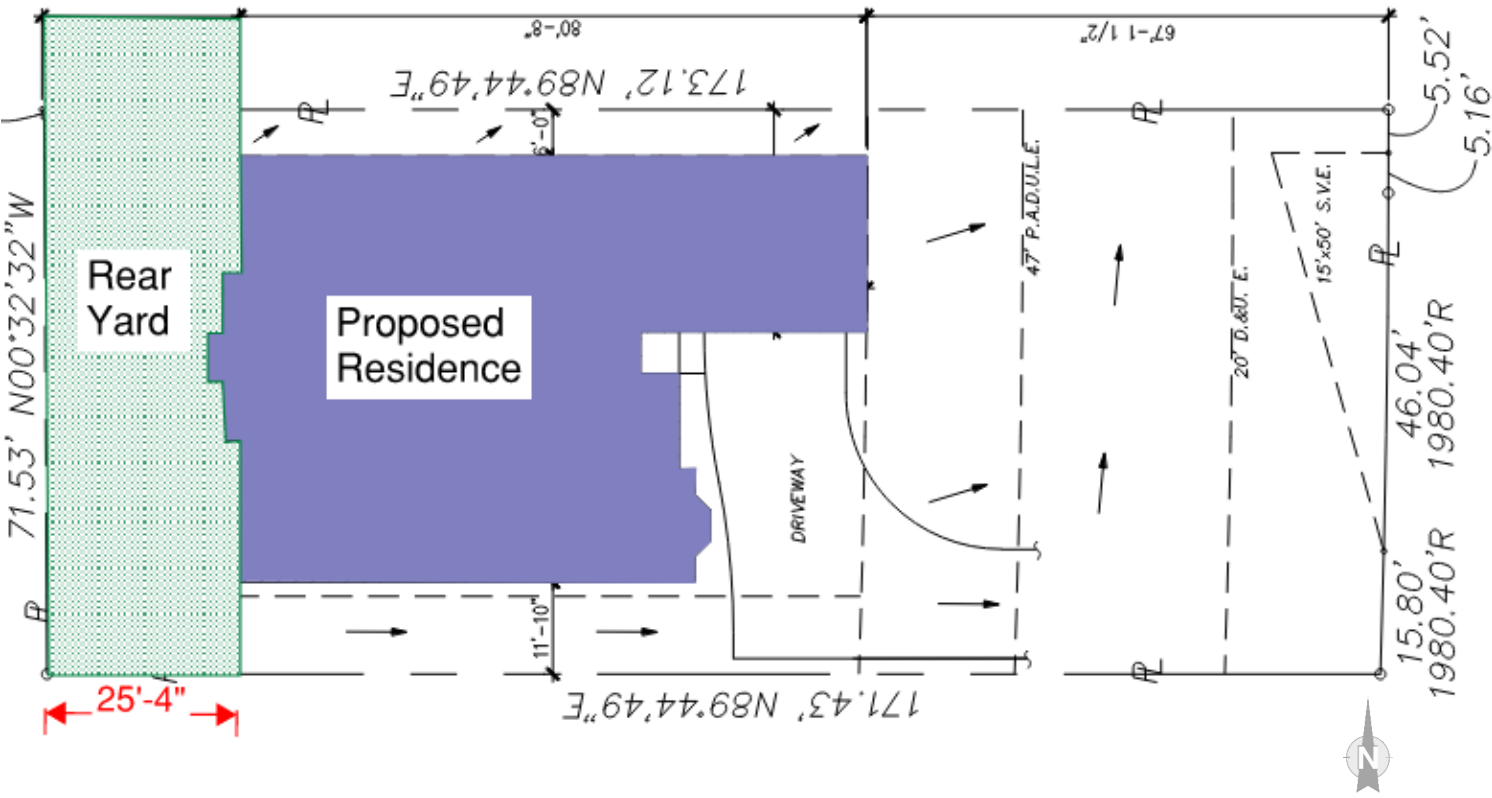
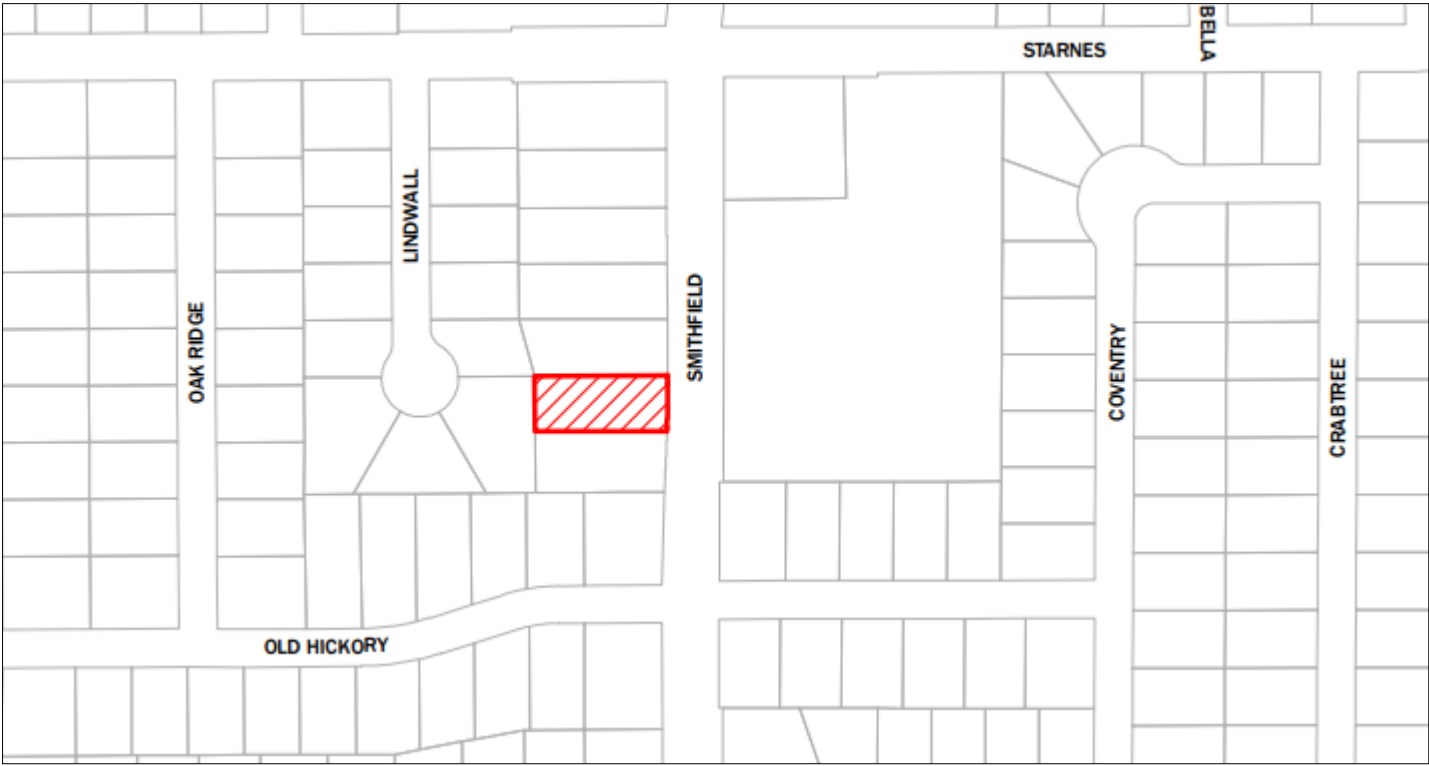
---

«OWNER»  
«MAILING\_ADDRESS»  
«CITY\_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **variance from the zoning ordinance** as shown on the attached map.

<b>APPLICANT</b>	Trent Properties, LLC
<b>LOCATION</b>	7305 Smithfield Road
<b>REQUEST</b>	Public hearing and consideration of a request from Trent Properties, LLC for a variance from Section 118-313 (Lot and Area Requirements) of the North Richland Hills zoning ordinance at 7305 Smithfield Road, being 0.287 acres described as Lot 6, Block 1, Lee's Crossing.
<b>DESCRIPTION</b>	Variance from the 20% rear yard open space requirement to exclude the private access, drainage, and utility easement in the calculation. Excluding the easement, the property would provide 21.5% open space in the rear yard. Including the easement would result in 16% open space.
<b>PUBLIC HEARING DATES</b>	Zoning Board of Adjustment 7:00 PM Thursday, January 26, 2023
<b>MEETING LOCATION</b>	City Council Work Room - Third Floor 4301 City Point Drive North Richland Hills, Texas

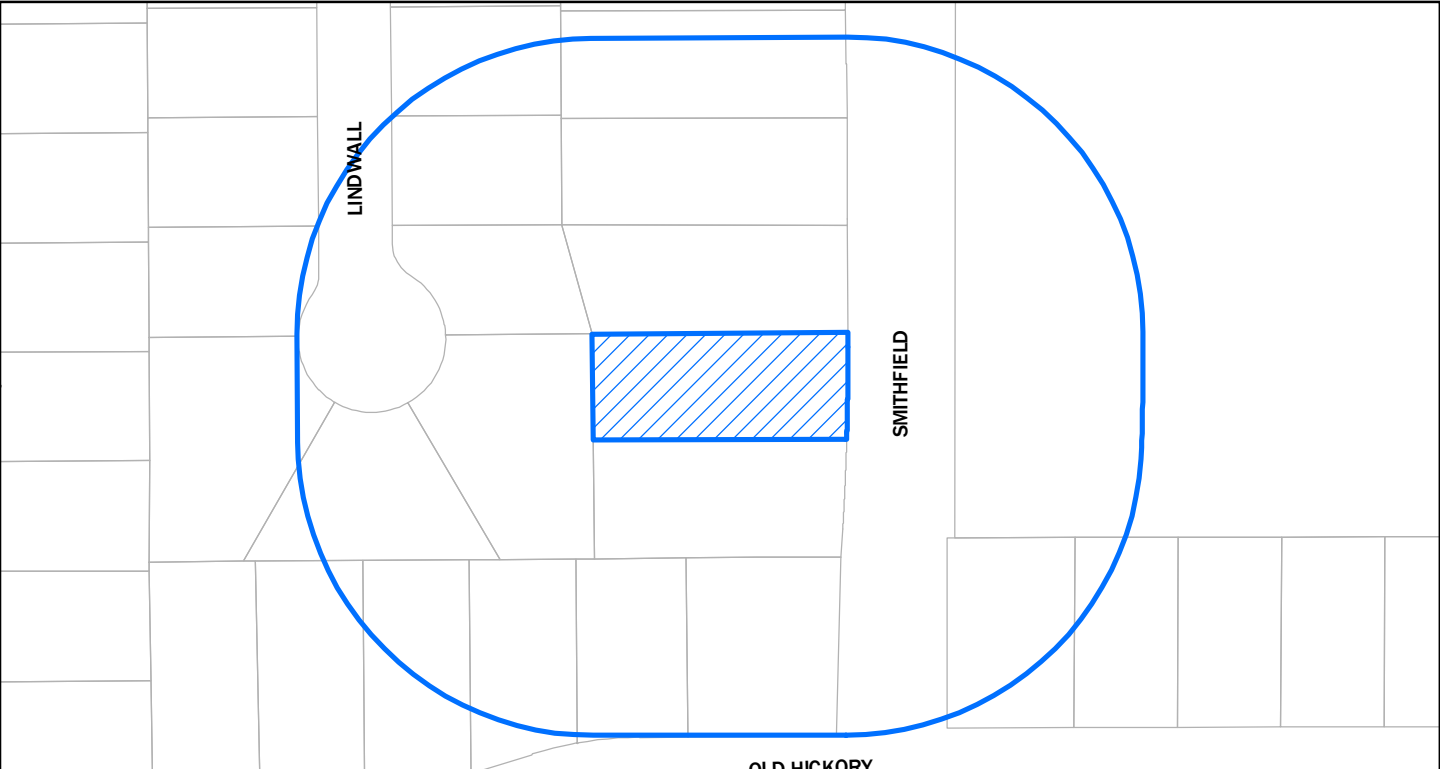
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Zoning Board of Adjustment public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by Board.



## NOTIFIED PROPERTY OWNERS

ZBA22-0007

OWNER	MAILING ADDRESS	CITY STATE	ZIP
BROOKS, DAMON	7829 OLD HICKORY DR	NORTH RICHLAND HILLS, TX	76182
BUTCHER, MARTIN	7308 LINDWALL CT	FORT WORTH, TX	76182
CHAMBLESS, WALTER J	7313 LINDWALL CT	NORTH RICHLAND HILLS, TX	76180
COCHRAN, MARK D	7300 LINDWALL CT	FORT WORTH, TX	76182
CORBELL, BOBBY J	7833 OLD HICKORY DR	NORTH RICHLAND HILLS, TX	76182
DENMAN, DEREK	7901 OLD HICKORY DR	NORTH RICHLAND HILLS, TX	76182
D'LEE PROPERTIES LLC	PO BOX 622	COLLEYVILLE, TX	76034
GRAZER, JOSEPH F	7312 LINDWALL CT	FORT WORTH, TX	76182
HEFFERNAN, KATHLEEN D	7825 OLD HICKORY DR	NORTH RICHLAND HILLS, TX	76182
JERICO PROPERTIES LLC	PO BOX 891	KELLER, TX	76244
JOHNSON, EDNA M	7905 OLD HICKORY DR	NORTH RICHLAND HILLS, TX	76182
MCADOO, BRIAN F	7309 LINDWALL CT	NORTH RICHLAND HILLS, TX	76182
MCREYNOLDS LIVING TRUST	7301 LINDWALL CT	NORTH RICHLAND HILLS, TX	76182
MILLICAN, STEVEN	86959 N STATE HWY 289	POTTSBORO, TX	75076
ROBERSON, JERRY	7841 OLD HICKORY DR	NORTH RICHLAND HILLS, TX	76182
TRENT, CHRIS A	7301 SMITHFIELD RD	NORTH RICHLAND HILLS, TX	76182
TRENT, KAREN	7301 SMITHFIELD RD	NORTH RICHLAND HILLS, TX	76182
VICK, KEVIN	7304 LINDWALL CT	FORT WORTH, TX	76182
WEBB, ZACHARY	7316 LINDWALL CT	FORT WORTH, TX	76182
WELLSPRING CHURCH INC	7300 SMITHFIELD RD	NORTH RICHLAND HILLS, TX	76180



Prepared by Planning 1/5/2023

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

