



# PUBLIC HEARING NOTICE

## CASE: ZC25-0153

---

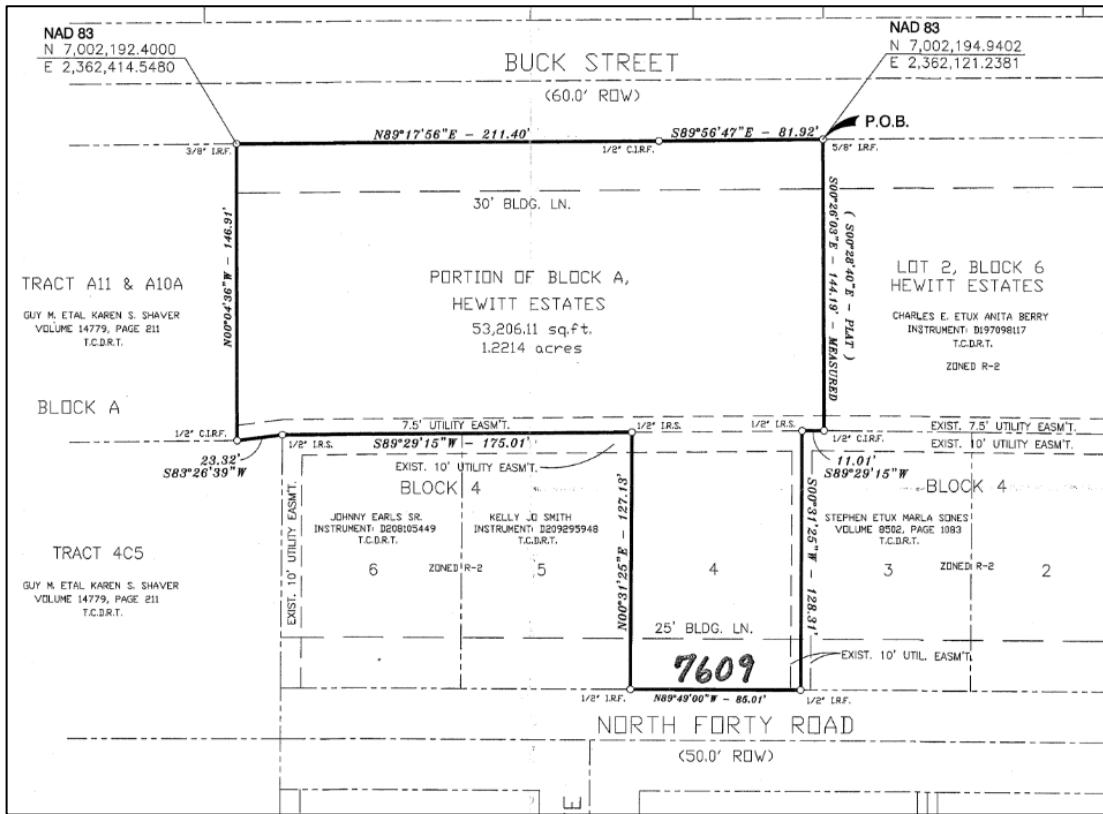
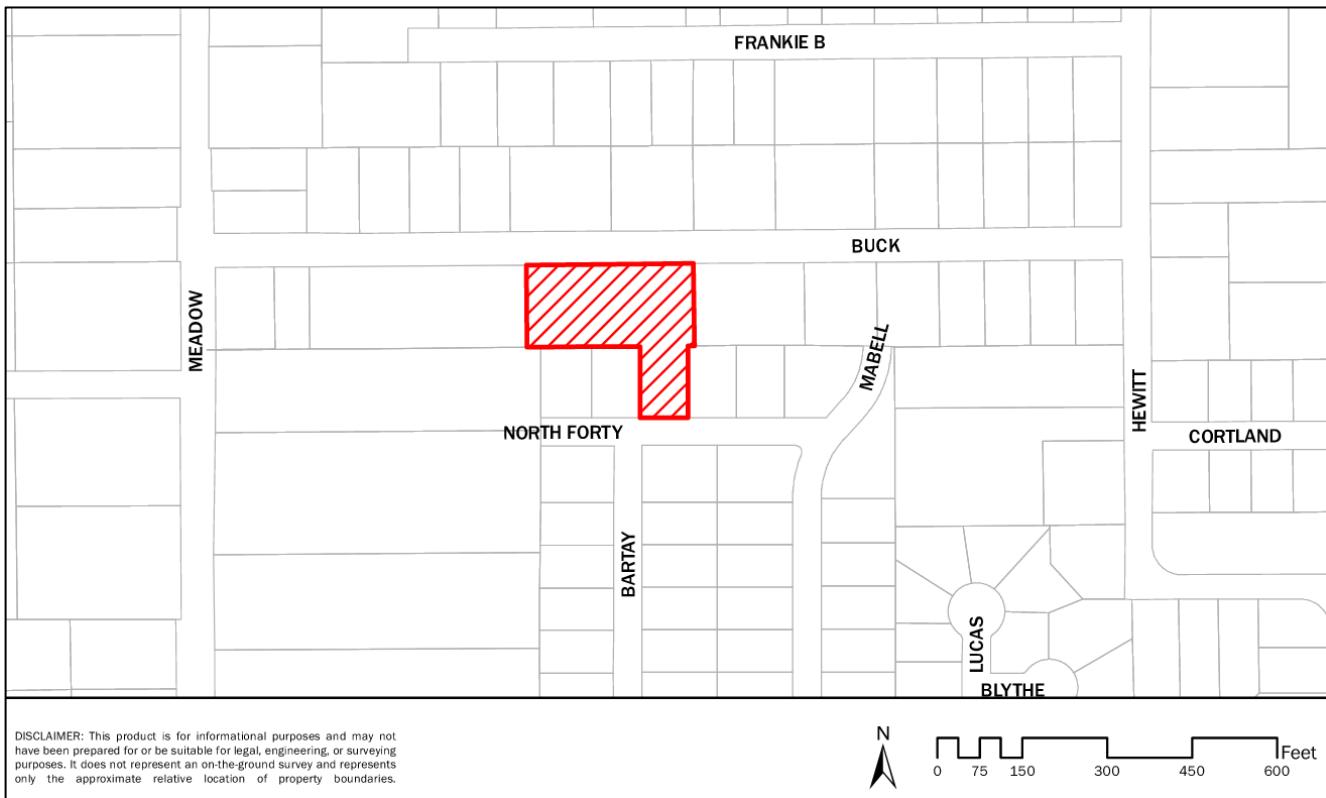
---

«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 **zoning change** as shown on the attached map.

<b>APPLICANT</b>	Michael Maddock
<b>LOCATION</b>	7609 North Forty Road
<b>REQUEST</b>	Public hearing and consideration of a request from Michael Maddock for zoning change from RE-1 (Residential Estate) to R-2 (Single-Family Residential) use permit 7609 North Forty Road, being 1.22 acres described as Lot 4R, Block 4, McComas Subdivision.
<b>DESCRIPTION</b>	Proposed zoning change for the future subdivision of the property into two single-family residential lots for the purpose of constructing a new house on the property. In 2011, the property consisted of two lots and was combined into a single lot, with frontage on North Forty Road and Buck Street.
<b>PUBLIC HEARING DATES</b>	Planning and Zoning Commission 7:00 PM Thursday, January 15, 2026  City Council 7:00 PM Monday, February 9, 2026
<b>MEETING LOCATION</b>	City Council Chamber - 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 City Council 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 City Council.



**NOTIFIED PROPERTY OWNERS**  
**ZC25-0152**

OWNER	MAILING ADDRESS	CITY STATE	ZIP
COLLINS, PETER	6737 MABELL ST	NORTH RICHLAND HILLS TX	76182
DINH T HUYNH REVOCABLE TRUST	7513 BUCK ST	NORTH RICHLAND HILLS TX	76182
EARLS, JOHNNY	7601 NORTH FORTY RD	NORTH RICHLAND HILLS TX	76182
FAUSAK, ANDREW	7540 BUCK ST	NORTH RICHLAND HILLS TX	76182
FERKEL, MATTHEW	6736 BARTAY DR	NORTH RICHLAND HILLS TX	76182
FINCHER, ANGELA	7517 BUCK ST	NORTH RICHLAND HILLS TX	76182
FLOWERS, RODNEY	6733 MABELL ST	NORTH RICHLAND HILLS TX	76182
MADDOCK, MICHELLE	7225 PLUMWOOD DR	NORTH RICHLAND HILLS TX	76182
MILLER, ALTON R	1509 TREEHOUSE LN S	KELLER TX	76262
NORRIS, DAVID B	6733 BARTAY DR	NORTH RICHLAND HILLS TX	76182
SANCHEZ, GENIA	8301 WAGLEY ROBERTSON RD	FORT WORTH TX	76131
SANDERS, RYAN	6728 MEADOW RD	NORTH RICHLAND HILLS TX	76182
SHAVER, GUY M	6732 MEADOW RD	NORTH RICHLAND HILLS TX	76182
SHAVER, GUY M	6732 MEADOW RD	NORTH RICHLAND HILLS TX	76182
SMITH, MICHAEL	7621 NORTH FORTY RD	NORTH RICHLAND HILLS TX	76182
SONES, STEPHEN	7613 NORTH FORTY RD	NORTH RICHLAND HILLS TX	76182
STEVENS, CHELSEA	7529 BUCK ST	NORTH RICHLAND HILLS TX	76182
WELCOME HOME HOLDINGS LLC	3600 ROBERTS CUT OFF RD	FORT WORTH TX	76114
WILLIS, ALLEN	7613 BUCK ST	NORTH RICHLAND HILLS TX	76182
WILLIS, RACHEL J	7613 BUCK ST	NORTH RICHLAND HILLS TX	76182
WILSON, PETER M	1405 MELODY LN	KELLER TX	76262
WOODALL, DONALD	6732 BARTAY DR	NORTH RICHLAND HILLS TX	76182
ZIMMERMAN, DAVID	7521 BUCK ST	NORTH RICHLAND HILLS TX	76182



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.



0 40 80 160 240 320 Feet