



PUBLIC HEARING NOTICE

CASE: ZC23-0052

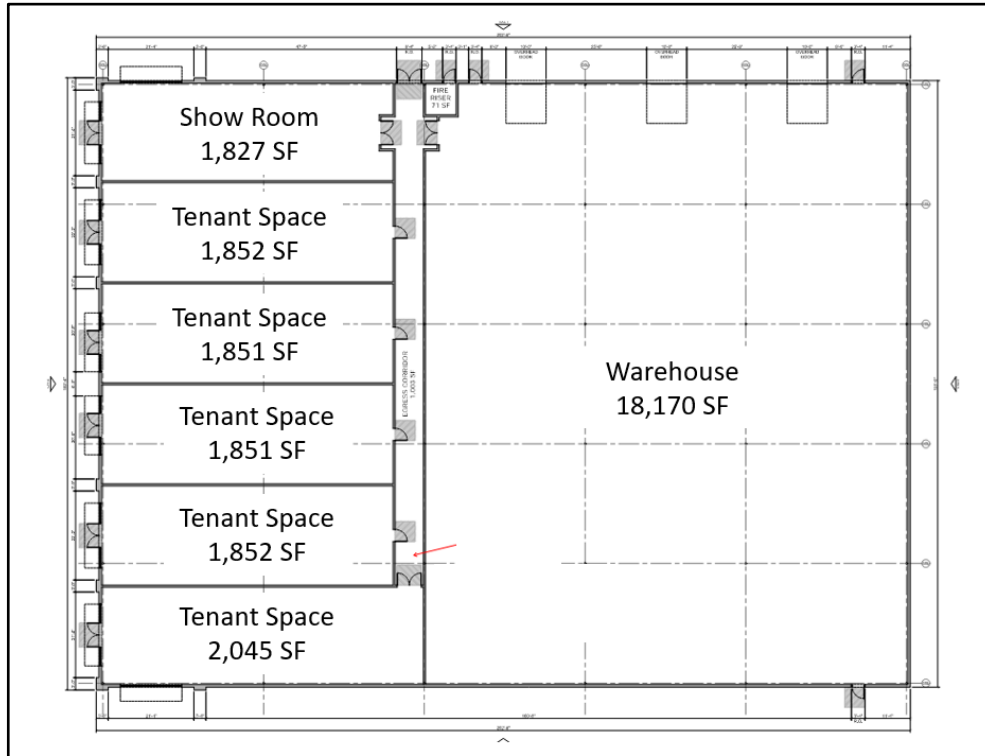
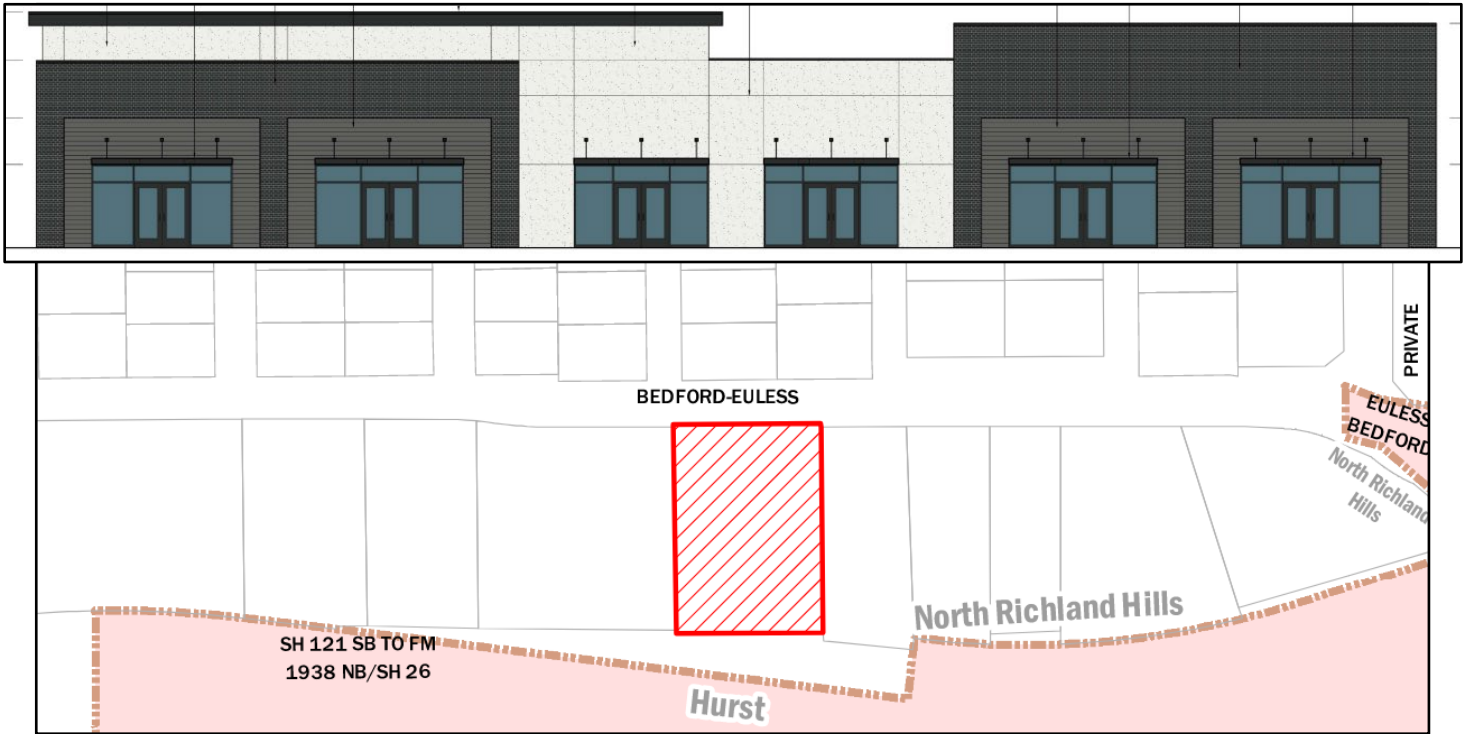
«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **special use permit** as shown on the attached map.

APPLICANT	BER Partners LLC
LOCATION	8100 Bedford Euless Road
REQUEST	Public hearing and consideration of a request from BER Partners LLC for a special use permit for a “Hardware & Build Materials Retail/Wholesale” use at 8100 Bedford Euless Road, being 1.42 acres described as Lot 1, Block 1, Gavron Addition.
DESCRIPTION	Request for a special use permit for an existing 30,521 square foot building. The applicant proposes to remodel the building into a multi-tenant building to include various uses, including the proposed “Hardware & Building Materials Retail/Wholesale” use and “Warehousing”.
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, August 17, 2023 City Council 7:00 PM Monday, September 11, 2023
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

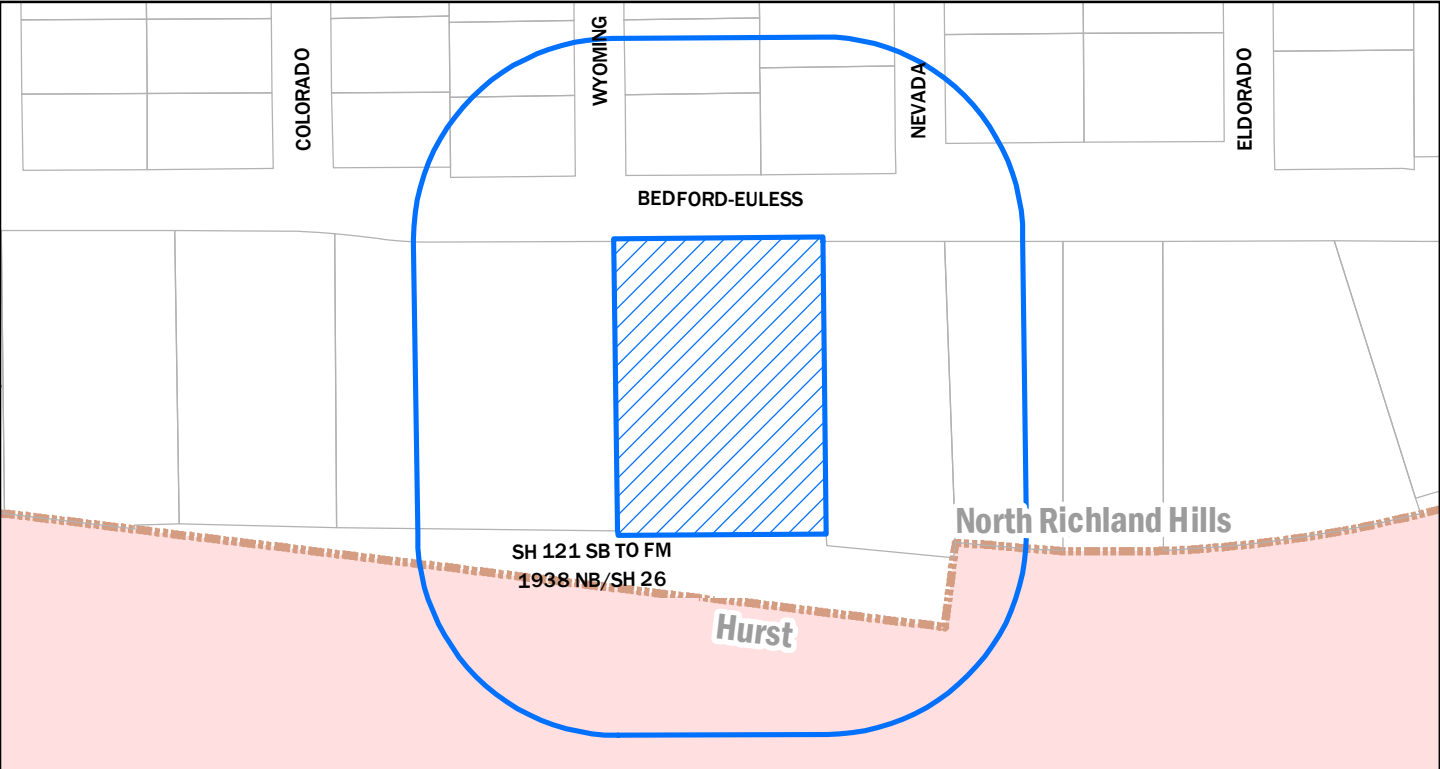
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you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

FOR MORE INFORMATION, VISIT NRHTX.COM/MAP



NOTIFIED PROPERTY OWNERS
ZC23-0052

OWNER	MAILING ADDRESS	CITY STATE	ZIP
BANDA GUTIERREZ, JOSE M	4805 WYOMING TR	NORTH RICHLAND HILLS, TX	76180
BER PARTNERS LLC	PO BOX 796006	DALLAS, TX	75379
CAVAZOS HOLDINGS LLC	9016 S CREST DR	NORTH RICHLAND HILLS, TX	76182
ELMUSSRATI, SALEM	4804 WYOMING TRL	NORTH RICHLAND HILLS, TX	76180
FCPT SW PROPERTIES LLC	1000 DARDEN CENTER DR	ORLANDO, FL	32837
GARCIA, MICAELA	4800 NEVADA TRL	NORTH RICHLAND HILLS, TX	76180
MCKINLEY, JAMES R	4805 NEVADA TR	NORTH RICHLAND HILLS, TX	76180
RON STURGEON REAL ESTATE LP	5940 EDEN RD	HALTOM CITY, TX	76117



Prepared by Planning 3/3/2023

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.

