



PUBLIC HEARING NOTICE

CASE: ZBA26-0026

«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.

APPLICANT Shamrock Custom Homes LLC (James O'Connor)

LOCATION 7007 Smithfield Road (SW corner of Noneman Street)

REQUEST Public hearing and consideration of a request from Shamrock Custom Homes for a variance from Section 118-313 (Lot and area requirements/lot width) of the North Richland Hills zoning ordinance at 7007 Smithfield Road, being 0.4154 acres described as Lot A, Block 3, Briarwood Estates, and Tract 6A2, William Cox Survey, Abstract 321.

DESCRIPTION Variance request from the lot width requirement to allow a proposed single-family residential lot to be 67.66 feet wide. The zoning of the property requires a minimum lot width of 72.5 feet. (see map on back)

PUBLIC HEARING DATES Zoning Board of Adjustment
7:00 PM Thursday, May 28, 2026

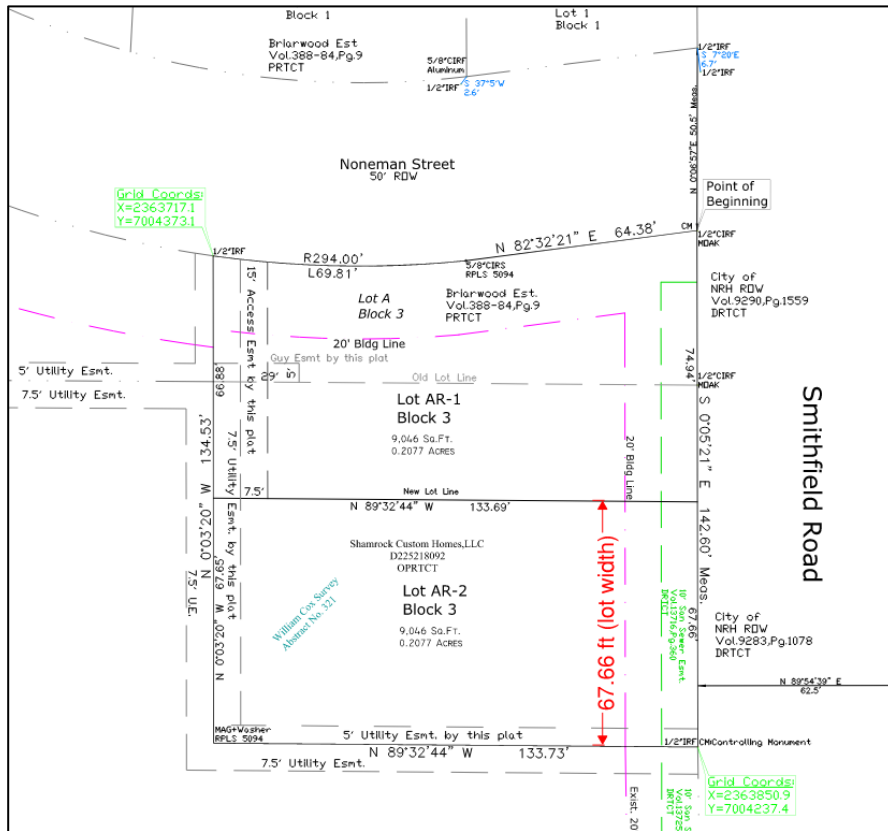
MEETING LOCATION City Council Work Room - Third Floor
4301 City Point Drive
North Richland Hills, Texas

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.



Prepared by Planning & Zoning Department

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.



NOTIFIED PROPERTY OWNERS
ZBA26-0026

OWNER	MAILING ADDRESS	CITY STATE	ZIP
BALERO, JANEY R	7109 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
BARBARA E SIEWERS RECOVERABLE TRUST	7821 NONEMAN ST	NORTH RICHLAND HILLS TX	76182
BRITAIN, JOHN KELLY	2600 POOL RD	GRAPEVINE TX	76051
BROWN, CHAD & AMY	7005 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
BURNHAM, JEFFREY SCOTT	7032 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
GILBERT, BILLY JR	7820 NONEMAN ST	NORTH RICHLAND HILLS TX	76182
GILBERT, JOANN ANDREA	7825 NONEMAN ST	NORTH RICHLAND HILLS TX	76182
HARRIS, CARL & MOORE-HARRIS KAREN	7336 RED OAK ST	NORTH RICHLAND HILLS TX	76182
HASSAN S & CAROLYN W ALI	7833 NONEMAN ST	NORTH RICHLAND HILLS TX	76182
KISSELBURG, JACK & AMANDA	7040 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
LASITER, DAWN	7028 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
MOON, ADAM J	7816 NONEMAN ST	NORTH RICHLAND HILLS TX	76182
QUINTELA, PETER & DESSIRAE	7100 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
ROJAS, MARTIN V	7104 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
SHAMROCK CUSTOM HOMES LLC	PO BOX 820856	NORTH RICHLAND HILLS TX	76182
SUZAN LIPSEY HARMON LIVING TRUST	7829 NONEMAN ST	NORTH RICHLAND HILLS TX	76182
THE WILBUR AND ELLEN STEWART IRREVOCABLE TRUST	7108 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
THOMPSON, BRADLEY & KELLY	7003 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
VALADEZ, REFUGIO & HORTENCIA	7020 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182



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