



# PUBLIC HEARING NOTICE

## CASE: ZC21-0004

---

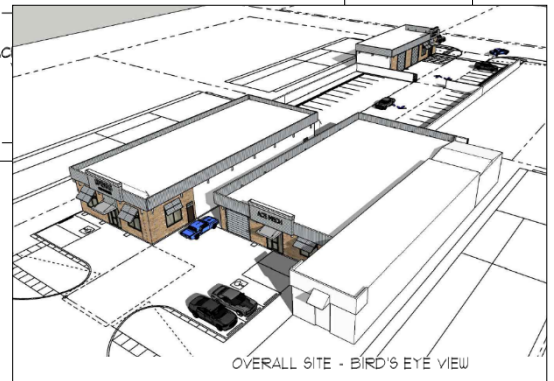
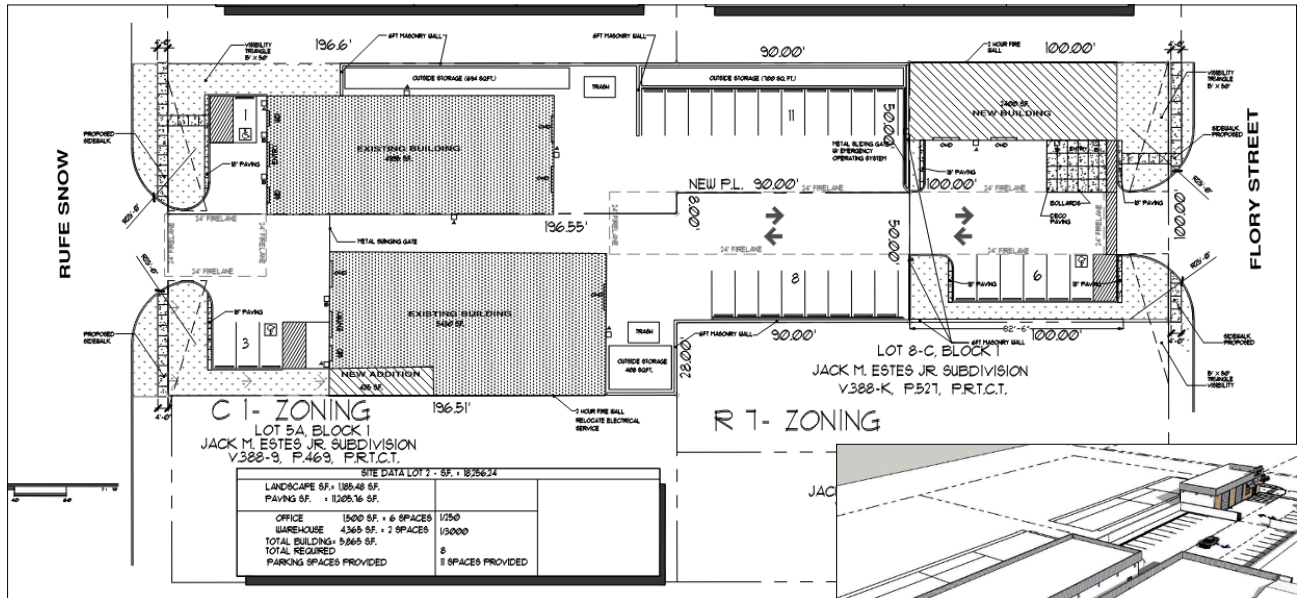
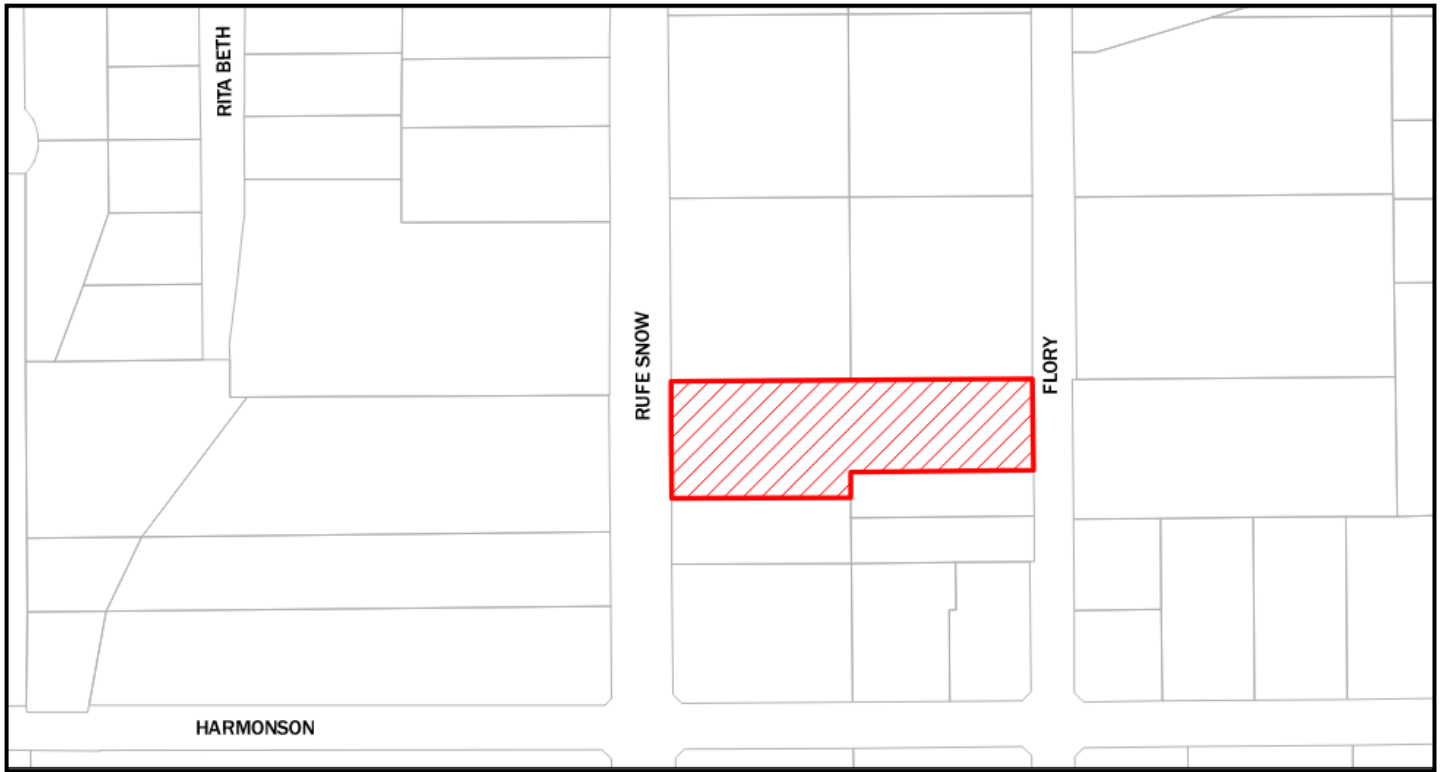
---

«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>	TRC Architects
<b>LOCATION</b>	3918-3920 Rufe Snow Drive and 3917-3921 Flory Street
<b>REQUEST</b>	Public hearing and consideration of a request from TRC Architects for a zoning change from C-1 (Commercial) and R-7-MF (Multifamily) to NR-PD (Nonresidential Planned Development) at 3918-3920 Rufe Snow Drive and 3917-3921 Flory Street, being 1.04 acres described as Lots 5B1, 5C1, 8A, and 8B, Block 1, Jack M. Estes Subdivision.
<b>DESCRIPTION</b>	Proposed zoning change for the renovation of two existing buildings (10,425 sq ft combined) on Rufe Snow Drive and the construction of a new 2,400 square foot building on Flory Street. Proposed uses for the buildings include contractor's offices with storage, general offices, warehousing, and other commercial activities.
<b>PUBLIC HEARING DATES</b>	Planning and Zoning Commission 7:00 PM Thursday, February 2, 2023  City Council 7:00 PM Monday, February 27, 2023
<b>MEETING LOCATION</b>	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

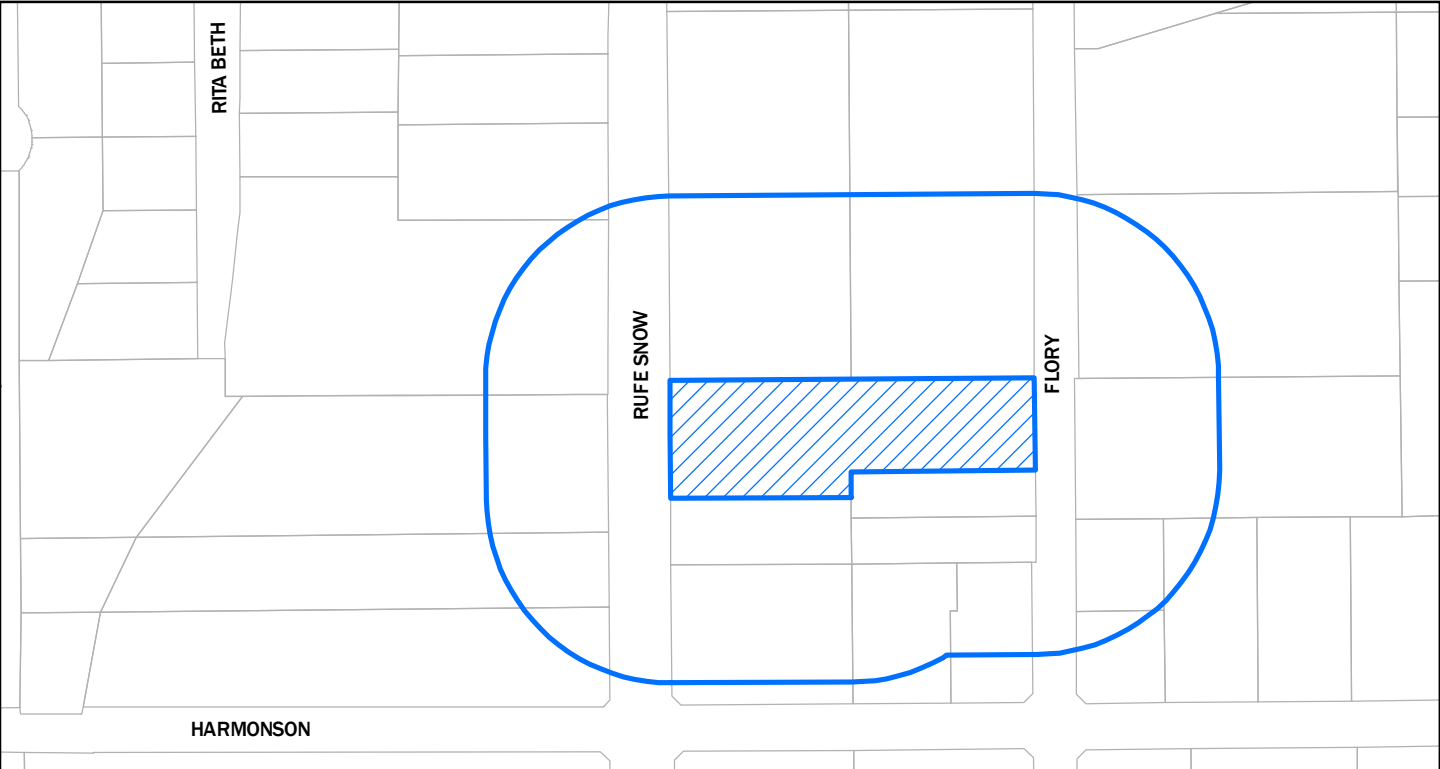
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you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



NOT TO SCALE

**NOTIFIED PROPERTY OWNERS**  
**ZC21-0004**

<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY STATE</b>	<b>ZIP</b>
BESSION, HENRY D	6719 HARMONSON RD	NORTH RICHLAND HILLS, TX	76180
BOULDERCREST APARTMENTS LLC	25 VIA DEL CIELO	RANCHO PALOS VERDES, CA	90275
HALWANI, GEORGE	2700 WOODLAND PARK DR APT 609	HOUSTON, TX	77062
HUFFMAN, CLARENCE	6537 MEADOW LAKES DR	NORTH RICHLAND HILLS, TX	76180
JIWANI MASTER DISTRIBUTION INC	5804 NW 117TH TERR	OKLAHOMA CITY, OK	73162
KEDARNATH AND SONIA BENEGAL REVOCABLE TRUST	4113 COACHMAN LN	COLLEYVILLE, TX	76034
LEVART PROPERTIES LLC	2336 CLAIRBORNE DR	FORT WORTH, TX	76177
LOS RORROS TILE AND COPING INC	7012 SPRING CREEK TRL	FORT WORTH, TX	76148
SPEARS ENTERPRISES LLC	PO BOX 152686	ARLINGTON, TX	76015
WATERS, CAROLYN J	3909 RUFÉ SNOW DR	NORTH RICHLAND HILLS, TX	76180
WESTSTAR MORTGAGE CORP	2155 LA BLVD NE STE 8000	ALBUQUERQUE, NM	87110



Prepared by Planning 1/17/2023

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.

