



PUBLIC HEARING NOTICE

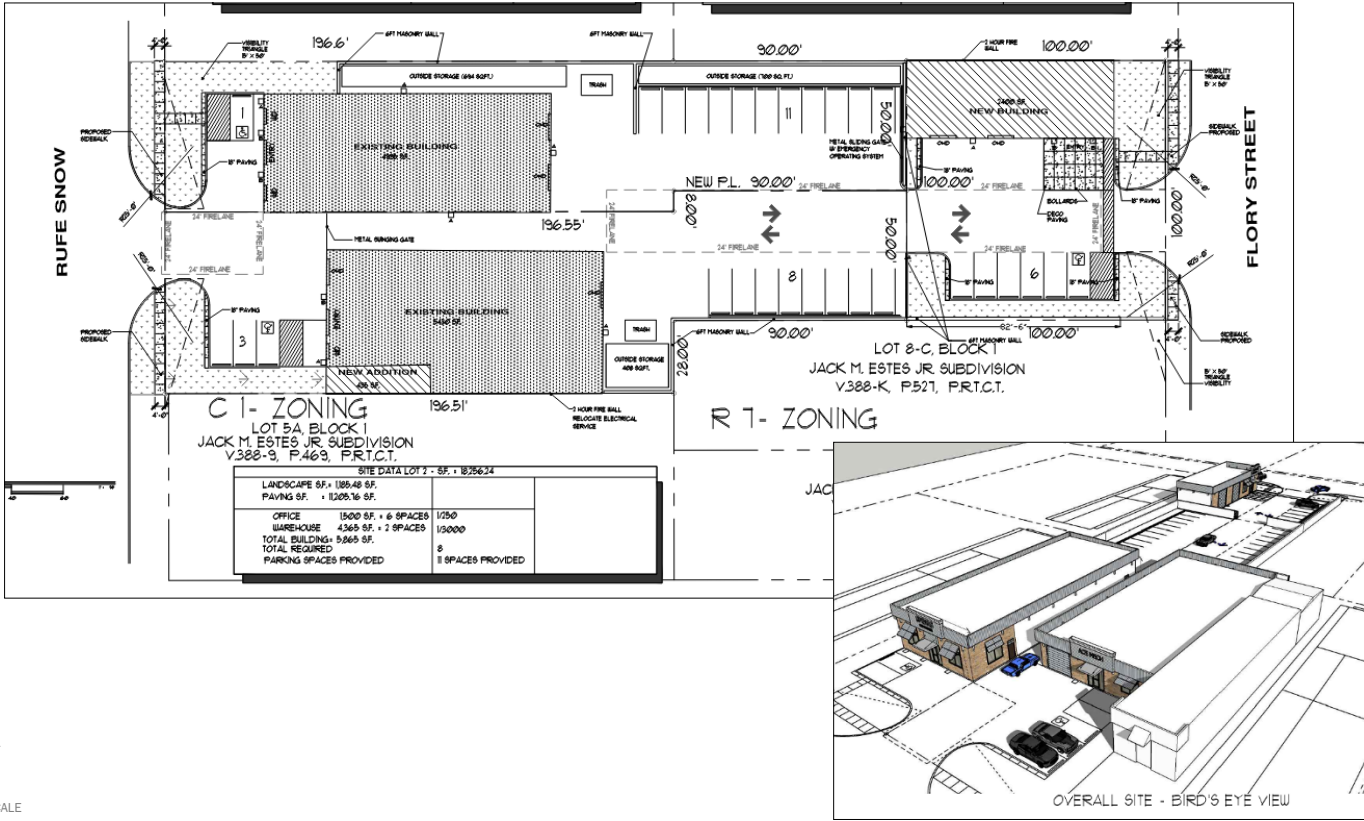
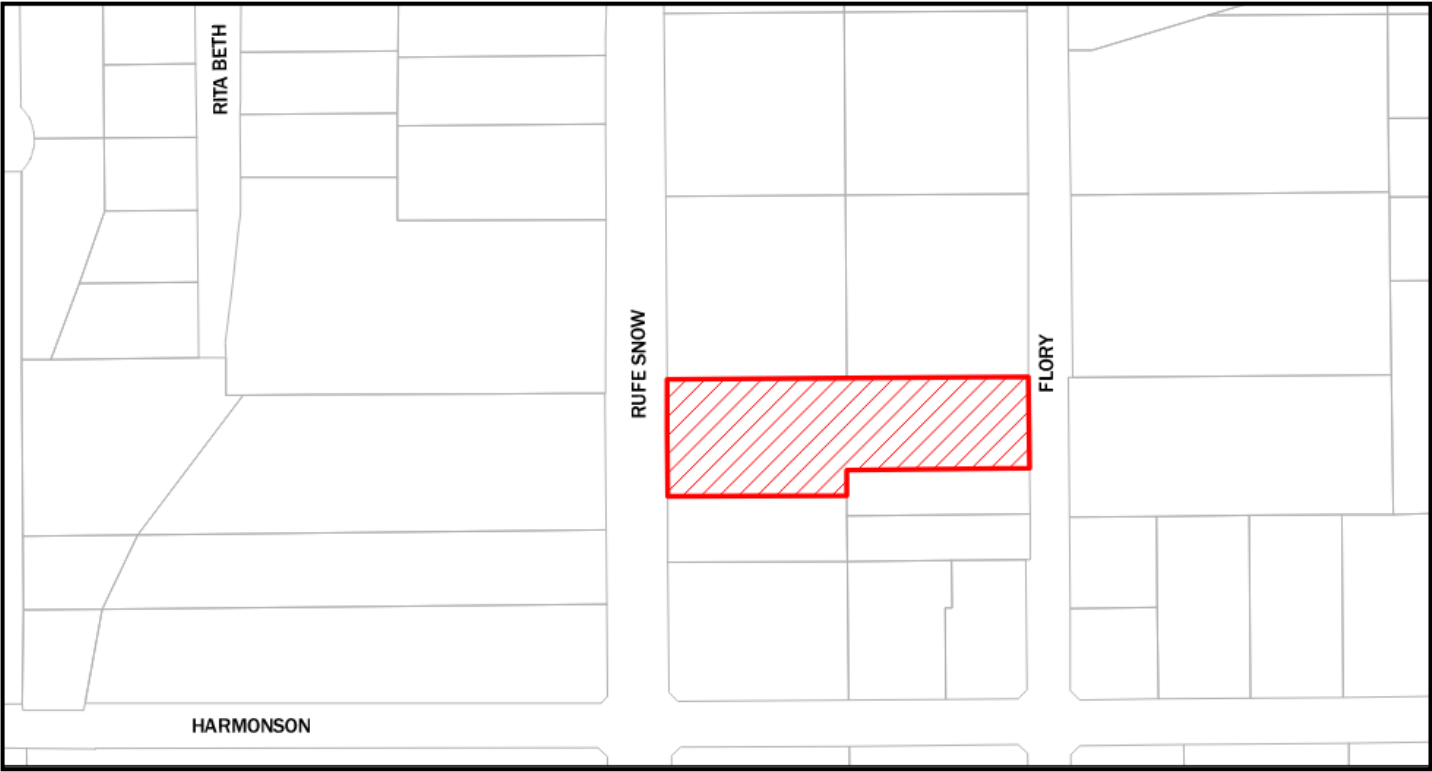
CASE: ZC21-0004

«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.

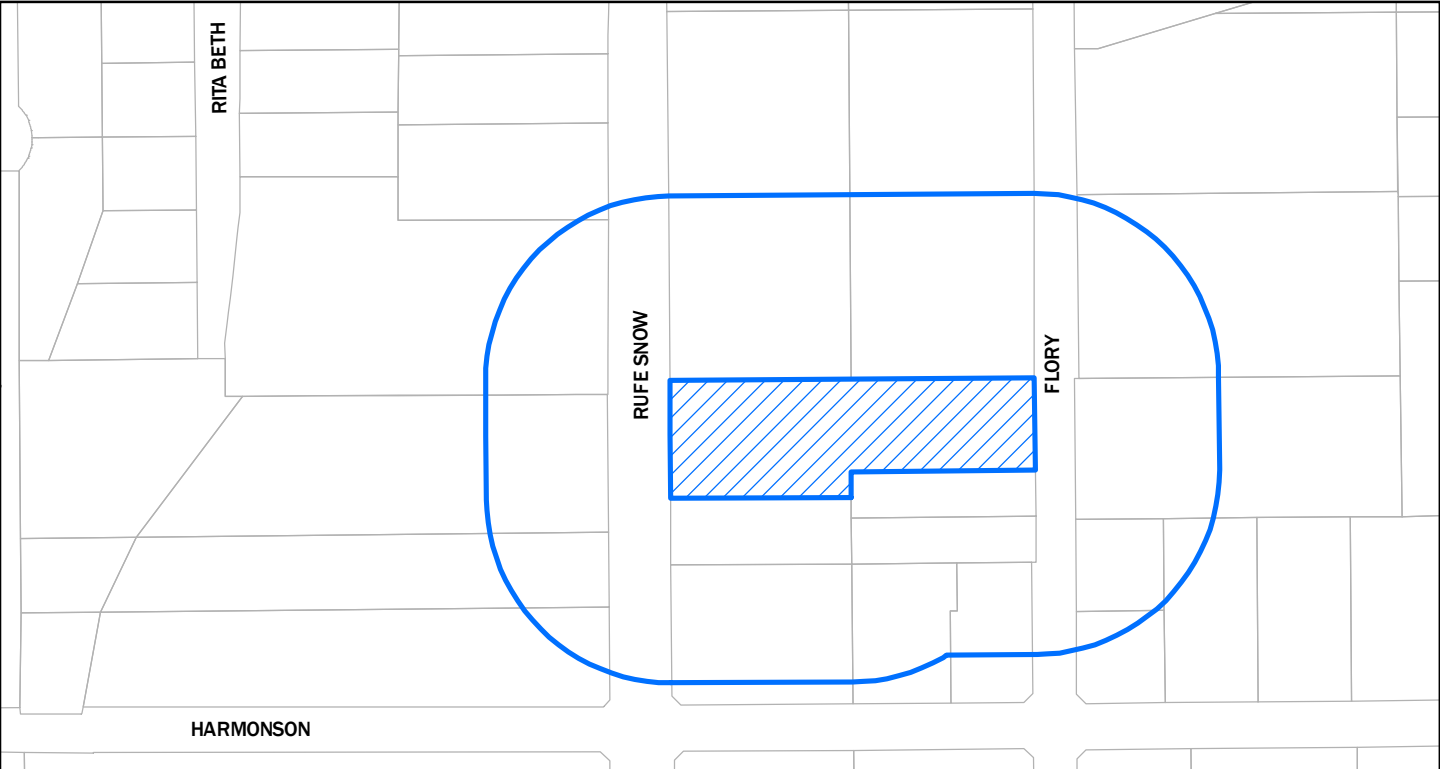
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| APPLICANT | TRC Architects |
| LOCATION | 3918-3920 Rufe Snow Drive and 3917-3921 Flory Street |
| REQUEST | Public hearing and consideration of a request from TRC Architects for a zoning change from C-1 (Commercial) and R-7-MF (Multifamily) to NR-PD (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. |
| DESCRIPTION | 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. |
| PUBLIC HEARING DATES | Planning and Zoning Commission 7:00 PM Thursday, February 2, 2023 City Council 7:00 PM Monday, February 27, 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.



NOTIFIED PROPERTY OWNERS
ZC21-0004

| OWNER | MAILING ADDRESS | CITY STATE | ZIP |
|---|-------------------------------|--------------------------|-------|
| BESSON, 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 RUFE 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.

