



May 31, 2023

Thad Chambers, CPM
Town Administrator
Town of Bartonville
1941 E Jeter Road
Bartonville, TX 7622

RE: The Reserve CUP Amendment

Mr. Chambers,

Please accept this letter, on behalf of Marty Bryan as an explanation of the proposed Conditional Use Permit Amendment. Since the original CUP was approved for the site last year there have been a few alterations to the site plan that was shown. The use of the site remains a proposed event center for weddings and other such events. The capacity of the site has not increased therefore there is no change to the impact of the use as proposed.

The few changes to the site plan include the addition of a chapel building and changes to the parking layout. The chapel has been added to benefit the operational use of the site for weddings. It has been determined that a separate space to hold the ceremony vs. the reception is something that most clients prefer. Again, the addition of the chapel does not increase the number of people that will be attending any one event.

The changes to the parking design -include removing spaces that were in the floodplain and showing spaces the Onkor has allowed within their easement.

We believe that the proposed changes are minimal and will not increase alter the impact the use will have on surrounding properties or lead to an increase in traffic, etc. The changes will actually make the site operate more efficiently and be better utilized by users of the site.

Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,

MCADAMS

A handwritten signature in blue ink that reads 'Doug Powell'.

Doug Powell, AICP
Sr. Planner, Planning + Entitlement