



March 28, 2024

«OWNER»

Property Owner

«ADDRESS»

«CITY», «STATE» «ZIP»

Re: Proposed Variance, Reserve at Marty B's

Dear Property Owner:

The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on April 11, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulations: Bartonville Zoning Ordinance (BZO) Appendix F (Technical Design Standards) Section F.1, relating to parking technical design standards for nonresidential districts; BZO Section 12.3.C., relating to the compatibility buffer requirements; and BZO Section 18.J.2., relating to perimeter landscaping requirements.

The property subject to the variance request is located on land situated in the Yeti Addition, Block A, Lot 1R, in the Town of Bartonville, Denton County, Texas. The site address is 1001 I.T. Neely Road. The applicant is BryFam Properties, LLC. The Town of Bartonville file number for this application is VAR-2024-002.

All interested parties are encouraged to attend.

Sincerely,

Thad Chambers, CPM
Town Administrator
Town of Bartonville

OWNER	ADDRESS	CITY	STATE	ZIP
5BAR HUDSON HILLS LLC	255 BAKER WAY	PARADISE	TX	76073
BRYFAM PROPERTIES LLC, ATTN: MARTY BRYAN	913 HAT CREEK COURT	BARTONVILLE	TX	76226
CLINTON, J WILLIAM & PEARL	876 GEORGE ST	LANTANA	TX	76226-6477
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7, C/O CLAY E CRAWFORD	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6, C/O CLAY E CRAWFORD	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
EDUCATION LEADS TO SUCCESS FOUNDATION	2104 CAVALIER WAY	FLOWER MOUND	TX	75022-5588
HILL, AARON & AUDREY	8971 NEWTON ST	LANTANA	TX	76226-6534
HUDSON HILLS HOMEOWNERS ASSOCIATION	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3324
M.F. HODGE PROPERTIES LLC, 7/11 AD	PO BOX 711	DALLAS	TX	75221-0711
VALOREM TAX DEPT	109 FALLOW CT	LAMPASAS	TX	76550-3713
MALONE, MONTE C & JEANETTE A	8951 NEWTON ST	LANTANA	TX	76226-6534
MANTZEL, RYAN & LESLEY	5908 PARKPLACE DR	ARGYLE	TX	76226-2226
MAY, CHAD B	8921 NEWTON ST	LANTANA	TX	76226-6534
MILLER, MARK A & ANNE B	4500 WESTOWN PKWY #115	WEST DES MOINES	IA	50266-1040
SANAV VENTURE LLC				
VERRANDO, MARIO & OLAGUE	8911 NEWTON ST	LANTANA	TX	76226-6534
HERNANDEZ, CARMEN J	8941 NEWTON ST	LANTANA	TX	76226-6534
WEST, DIANA S				