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October 12, 2021

**VIA EMAIL [bparnell@uwmail.com](mailto:bparnell@uwmail.com)**

Mr. Burt Parnell  
243 Willow Bend Drive #103  
Willow Park, TX 76087

Re: The Fort Card Room

Dear Mr. Parnell:

I am the City Attorney for the City of Willow Park, Texas (the "City"). As you are aware, the City has issued your investment group, BBWR Investments LLC ("BBWR"), a remodel permit for the Fort Card Room to be located at 243 Willow Bend Drive #103, Willow Park, Texas (the "Property"). It was the City's understanding, as reflected in the newspaper article that appeared in the Community News on September 29, 2021, that BBWR was no longer pursuing the remodeling of the building at the Property for the operation of the Fort Card Room. However, a representative of BBWR, Trey Neville, has subsequently informed the City that BBWR stands ready to start the remodeling for the Fort Card Room and has requested if they are clear to proceed with the remodel.

BBWR may proceed with the remodel pursuant to the permit, but to obtain a certificate of occupancy for the Fort Card Room, BBWR will be required to amend the allowed uses for the Planned Development District in which the Property is located. The allowed uses for the Property were established by Planned Development Ordinance (the "PD Ordinance") adopted by the City on or about August 16, 2018. The PD Ordinance provides that Commercial/Retail/Office uses, as allowed in Section 14.06.012, 14.06.013 and 14.06.014, will be allowed for the Property except for: Service Stations, Mortuaries, Public Storage, Pawn Shops, and Self Services Laundry. At the time of adoption of the PD Ordinance, there was not a permitted or allowed use for a playing card room. Therefore, a playing card room is not permitted on the Property located within the PD Ordinance. The PD Ordinance provides that any change to the uses as provided in the Conceptual Site Plan shall require the developer to submit a new Conceptual Site Plan and Final Site Plan, and that any changes to the Conceptual Site Plan must be approved by the Planning and Zoning Commission and the City Council, using a specific use permit. Please understand that the approval of the new permitted use for the PD Ordinance and/or a specific use permit will be at the discretion of the Planning and Zoning Commission and the City Council.

Further, before the PD Ordinance is considered for amendment, BBWR will be required to submit the use of the Property to the Planning and Zoning Commission to determine the proper classification of the proposed business pursuant to Section 14.11.001 of the City's Zoning Code. At this time, the City does not fully understand the business model of the Fort Card Room and how it will be operating.

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If you have any questions, please feel free to contact me at (325) 646-1895.

Very truly yours,

A handwritten signature in cursive script, appearing to read "W. P. Chesser".

William P. Chesser

cc: Bryan Grimes, Willow Park City Manager (Via email [bgrimes@willowpark.org](mailto:bgrimes@willowpark.org))