



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type Applicant/Developer: Salt and Street Address: 2903 Bristol Glen Ct. State: TX city: Southlake Zip: 76092 E-mail: Telephone: Prospective Buyer Tenant A Owner Applicant's Status: (Check One) Property Owner must sign the application or submit a notarized letter of authorization. BEVERLY LEE Street Address: city: Keller State: TX Fax: NIA E-mail: MAINStreet depot Telephone: Bours De Beverrier Signature of Owner Printed Name of Owner Signature of Applicant **SECTION 2. PERMIT REQUEST INFORMATION** Property Location: 138 Olive Street Keller, TX 74248 Legal Description: Lot(s): 3R Block(s): 7 Subdivision Name: GTY ADD: Line Unplatted Property Description: Abstract Name & Number: Tract Number(s): ___ If property is not platted, please attach a metes and bounds description. Current Zoning: Proposed Zoning: Current Use of Property: Refact Upto 10 people Proposed Use of Property:

City of Keller, Texas
Permit and Zoning Commission
City Council

Letter of Intent: 138 Olive Street, Keller

To Whom It May Concern:

This Letter of Intent is submitted on behalf of Salt and Light Collective, a Texas LLC, by owner/members Dale and Marissa Bryson.

138 Olive Street is owned by *Main Street Depot* and managed by *Elaine McDonald*. One portion of the property is currently occupied by a retail shop called *The Polkadot Giraffe*. The other portion of the property was formerly occupied by *Donna's Gift Closet*, a retail clothing boutique, but is currently vacant. *Salt and Light Collective*, *LLC* is seeking to rent the vacant portion of the property, which is 900 sqft including a front parlor room, a dining room, and a kitchen.

Salt and Light Collective, LLC (S&L) is a new business which aims to provide Life Skills classes for the greater Keller community. Examples of the classes to be offered may include: cooking, arts and crafts, STEM, etc. Small special occasion events and workshops may also be offered, for example: a birthday party where children make their own cupcakes, etc.

S&L will operate by reservation only. Classes and events will vary weekly depending on class and seasonal offerings. We expect to average 3-4 classes or events per week, ranging from 2-4 hours each. Classes or events may begin as early as 10am, and would not go later than 9pm. Class sizes aim to be less than 10 students. Event sizes aim to be less than 30 attendees.

The space for rent at 138 Olive Street is perfectly suited for the needs of S&L. No additions or modifications to the rooms or building are required or requested. The amount of parking currently available at 138 Olive Street is adequate for the operational needs of the business.

Property manager Elaine McDonald has been in contact with Fire Marshal Debra Crafton and has confirmed that the 900 sqft rental space at 138 Olive Street does not require any extra amendments and is up to code for S&L's use case.

Dale and Marissa Bryson have spoken with City Engineer Chad Bartee regarding the business plan and the potential need for a trip generation analysis. After reviewing the property data and history along with S&L's intended use of space, Mr. Bartee confirmed that the Trip Generation Form does not need to be submitted.

We believe that Salt and Light Collective's business model will not only be harmonious with the surrounding businesses in the Old Town district, but will positively impact the profile and ongoing improvement efforts in Old Town. S&L's emphasis on life skills, culinary arts, creative arts etc will contribute to the public perception of OTK as a vibrant destination for the greater Keller community. S&L will be a complementary neighbor to The Victorian Tower Event Center, 139 Olive, The Roundhouse, Elm Street Studio, Artful Mayhem and the diverse foodie community that enjoys the restaurants of the area.

Salt and Light Collective aims to build and educate the community one creative moment at a time. Our goal is to be a bright spark within the growth and revitalization Keller's downtown district. We look forward to launching our business in Keller, with the support of Keller P&Z and the City Council. If you have any questions, please contact Marissa Bryson at Thank you for your time and attention!

Sincerely,

Dale Bryson

Marissa Bryson

Marino

Greetings Council Members,

Thank you for your thoughtful review of the P&Z Commission conclusions and recommendations regarding our business, Salt and Light Collective, LLC. We appreciate your continued interest as to what Salt and Light Collective has to offer the community of Keller and what value it can add to the Old Town Keller area in particular.

A little bit about me (Marissa),

I am a self taught home cook who has a BIG passion for building community creatively. Food has been a wonderful gateway to bringing about communal experiences. I have facilitated Tamale Workshops for adults and Summer Cooking Camps for kids for years and have always had a desire to bring it to a wider audience. I also enjoy lots of other creative outlets and strongly believe that the culinary arts and the creative arts components complement each other well.

Salt and Light Collective was initially born out of my love for cooking and wanting to share that with the next generation while cultivating creative community in a broader way.

<u>Vision/Mission of Salt and Light Collective</u>

Salt and Light Collective is a fresh, unique and nurturing collective space that will offer cooking, life skills, crafting classes for kids and adults. Building community one creative moment, class and experience at a time is at the heart of Salt and Light Collective.

Salt and Light Collective aims to collaborate with other local creatives and invite them to bring their talents and offerings to the table. This allows them to pour into the community alongside us, making Salt and Light Collective a really special and a distinctly unique business. Salt and Light Collective is very much a destination and would be a wonderful draw to the OTK area. Salt and Light Collective not only wants to provide services to our creative community, but also encourage and build community within the community.

Audience and Ideal Customer

Salt and Light Collective's reach is varied, broad and wide. We can appeal to families looking for: life skills, building cooking confidence and fun creative classes to compliment or enrich their child's education. We also appeal to individuals that love new and fresh experiences whether that is honing their culinary skills or exploring creative endeavors. Friend groups and couples may also enjoy a night out being creative together. Salt and Light Collective will offer classes and workshops that not only provide entertainment and education, but it can also provide opportunities for repeat customers who came for the experience, yet stick around for the community. We would also like to offer our space for celebrating special moments. Offering small group party packages that are connected to Salt and Light Collective culinary offerings is another way that we would love to be a part of the community and fabric of the town.

Previous to the P&Z meeting, I (Marissa) had posted in a Keller FB group about our business concept and vision. I asked for feedback from the community and a show of support if they indeed wanted this type of business in their community.

I was not prepared for the overwhelming amount of amazing feedback and heartfelt support by nearly 600 residents and counting! I sent just a snippet of the comments to the City Planners to include in the presentation, but I have many more pages of validation for our business. I also have pages of individuals that would love to collaborate and pour into our community, teaching and sharing their expertise, via Salt and Light Collective. I have people asking to be added to our mailing list daily because they can not wait to find out about class offerings and are looking forward to join in this creative community.

Countless people have shared that they have been hoping and wishing for something like Salt and Light Collective to come to the area for years! Others are excited for such a creative venture for their beloved Keller and are inspired.

As for the overwhelming feedback I had mentioned previously, I am submitting this general list of the various types of offerings residents are asking for and that Salt and Light Collective would very much love to provide:

- How To: Quick, easy and budget friendly meals
- Parent/Child cooking classes
- Day time cooking classes for homeschoolers
- Date night meals with partners
- Holiday craft workshops
- Dietary Needs specific cooking classes
- Book Clubs
- Crochet/Knitting classes
- Basic sewing skills classes
- College prep classes: cooking, interviewing for jobs, organizing, time management, practical budgeting
- Kitchen confidence for kids and adults
- Make, Take and Bake classes
- LEGO Engineering STEM classes
- Private music lessons for simple instruments: voice, guitar, ukulele
- Tea Parties
- Gardening 101 workshops
- Canning classes
- Etiquette classes
- Media Training workshops
- Public speaking, Interview Skills workshops
- Mommy & Me cooking, crafting, music play time classes
- Music Therapy
- Cookie decorating classes
- Team building work parties/classes
- Holiday Baking classes
- Nutrition classes
- Special Needs cooking classes
- Plant-based cooking classes
- Ladies Night Out
- Date Night experiences
- Private cooking classes for small groups
- Tamale workshops

- Space rental for small work meetings
- Cooking/Crafting Birthday parties for kids
- Small Baby Showers
- Youth Group/Teen Crafting/Game Nights
- Creative Writing/Poetry workshops
- Watercolor/Drawing classes
- Floral Arranging workshops

Thank you again for taking the time to learn more about Salt and Light Collective and our heart for serving and building into the Keller community. We hope that this added information helps express the enthusiasm and excitement directly from the community and from us ~

Blessings,

Dale and Marissa Bryson Salt and Light Collective, LLC

Salt and Light Collective - New Business Information

Salt and Light Collective (S&L) is a new business planning to open in March 2024 at 138 Olive Street in Old Town Keller. S&L will provide Life Skills classes for kids, adults, and the greater Keller community, such as: cooking classes, arts and crafts, and more. Small special occasion events and workshops may also be offered, for example: tamale-making workshops, cupcake-making birthday parties, etc.

S&L will operate by reservation only. Classes and events will vary weekly depending on class and seasonal offerings. We expect to average 3-4 classes or events per week, ranging from 2-4 hours each. Class sizes aim to be less than 10 students, and event sizes aim to be less than 30 attendees – so the traffic impact to Old Town Keller will be minimal.

S&L's emphasis on life skills, culinary arts, creative arts etc will contribute to the public perception of Old Town Keller as a vibrant destination for the greater Keller community, complementing the wonderful mix of businesses currently located in the area. S&L aims to be a bright spark within the growth and revitalization Keller's downtown district.

Yes! I support the business model of Salt & Light Collective, and I welcome a new business like this to Old Town Keller!

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Businesses that have personally been contacted by Manissa Bryson

Name of email. Signature	Business Name	Date
Tails + Nails	Phone	
Victorian Tower	email	
[18] [18] [18] [18] [18] [18] [18] [18]	phone	
Tenpenny Realty Moha & Omega Chiro	email	
Caminito Spanish school	email	
Thai Your	email	
Niche Salon	email	
The Rock-Mill	email	
County Live Records	Phone	
Keller montessori	email	
Keller Museum	omail	
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Keller, Texas Neighborly Group



Discussion Featured Members Events Media



Marissa Alvarado Bryson

Top Contributor · 10h · @

Greetings Keller community ~

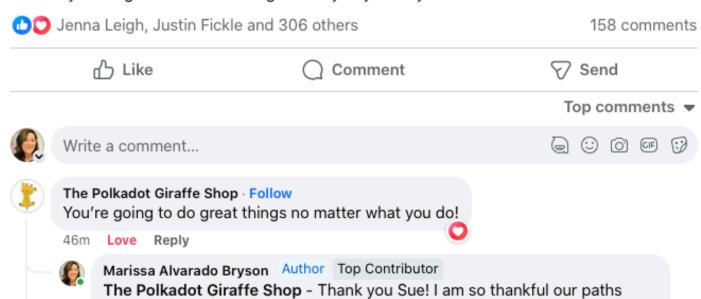
My name is Marissa Bryson and I am in the process of opening up a creative space in Old Town Keller this Spring called:

SALT and LIGHT COLLECTIVE

We will be offering Cooking Classes for kids and adults with future offerings of life skills classes, arts and crafts workshops, STEM classes, book clubs, as well as special occasion themed events with cooking or baking classes included and more!

I have been facilitating cooking classes and tamale workshops from home over the years. I am so excited to bring this to the Keller community and to expand my reach. I absolutely love building kitchen confidence in all ages and also love fostering community in creative ways. I hope to have your support as we tackle a few last items on the check list before launching this Spring. Please message me at: marissa@cookingwithmarissa.com if you 1. Have ideas of classes you'd like to see become available 2. If you are a Creative who enjoys sharing your talent and would be interested in connecting 3. To get on our mailing list to know when the website, launch date & class offerings are open for registration.

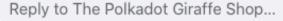
Also feel free to comment below to show your interest and support of Independent Small Businesses such as mine and wish us well as we step out in faith and pursue a dream ~ Sincerely looking forward to meeting so many of you very soon!



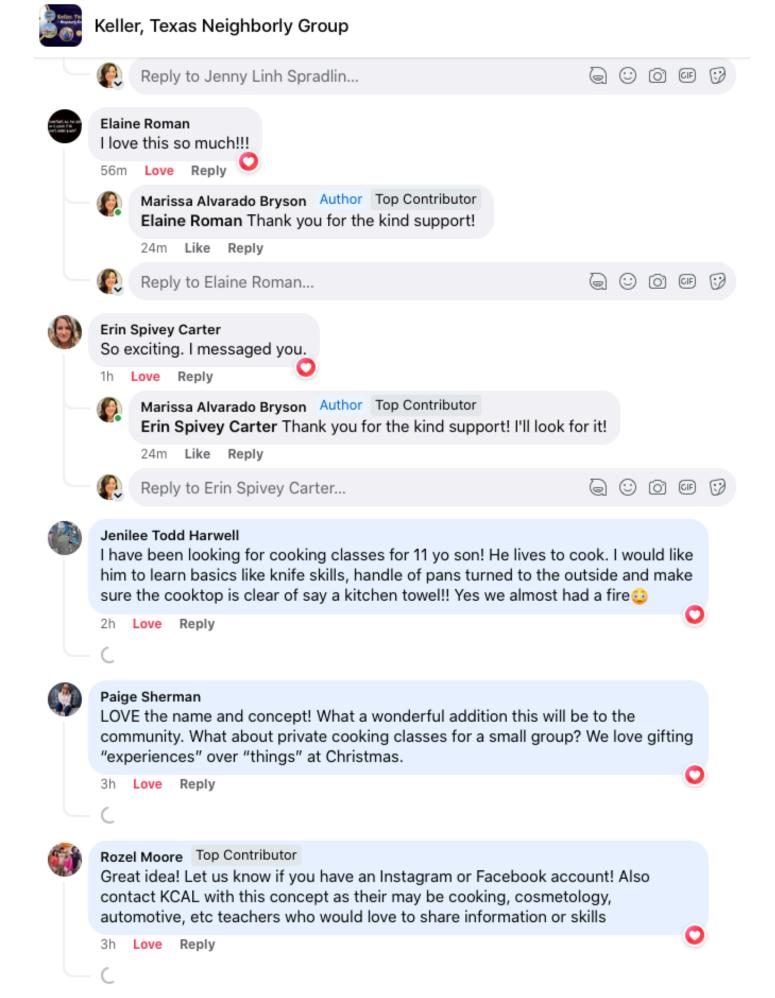
have crossed and for your help and support over these months of learning curve! I wish we could still be business neighbors but I am so excited for your next chapter and all the memories you will make with your family!

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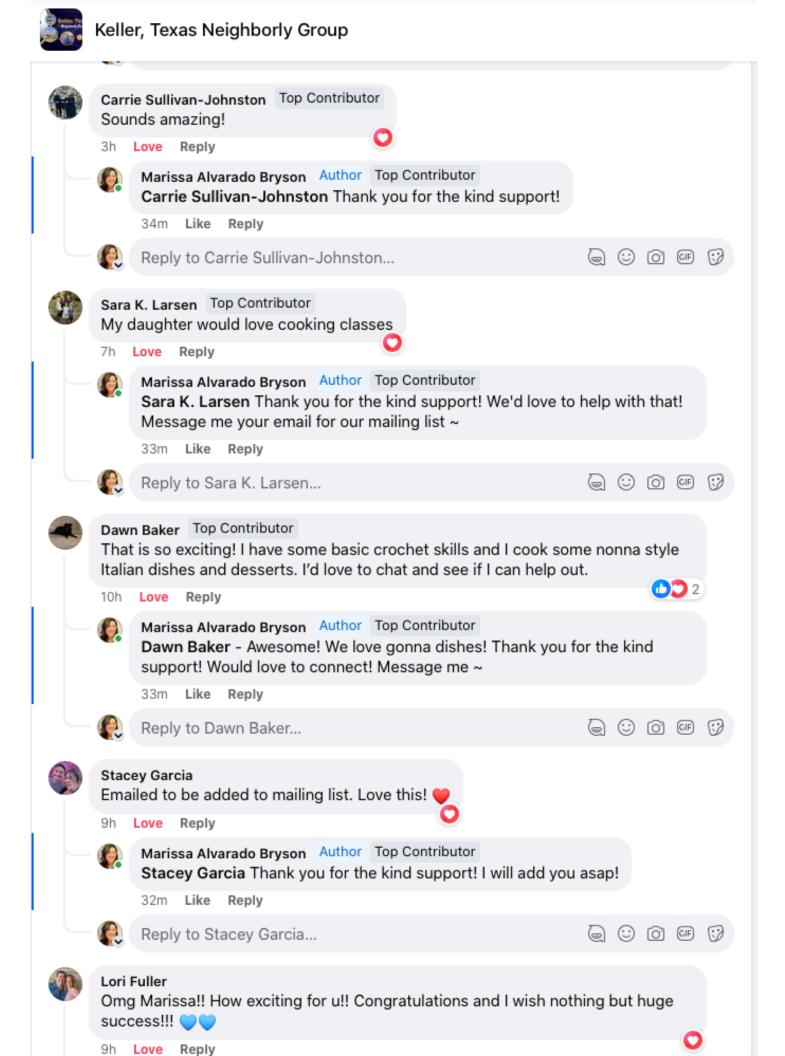
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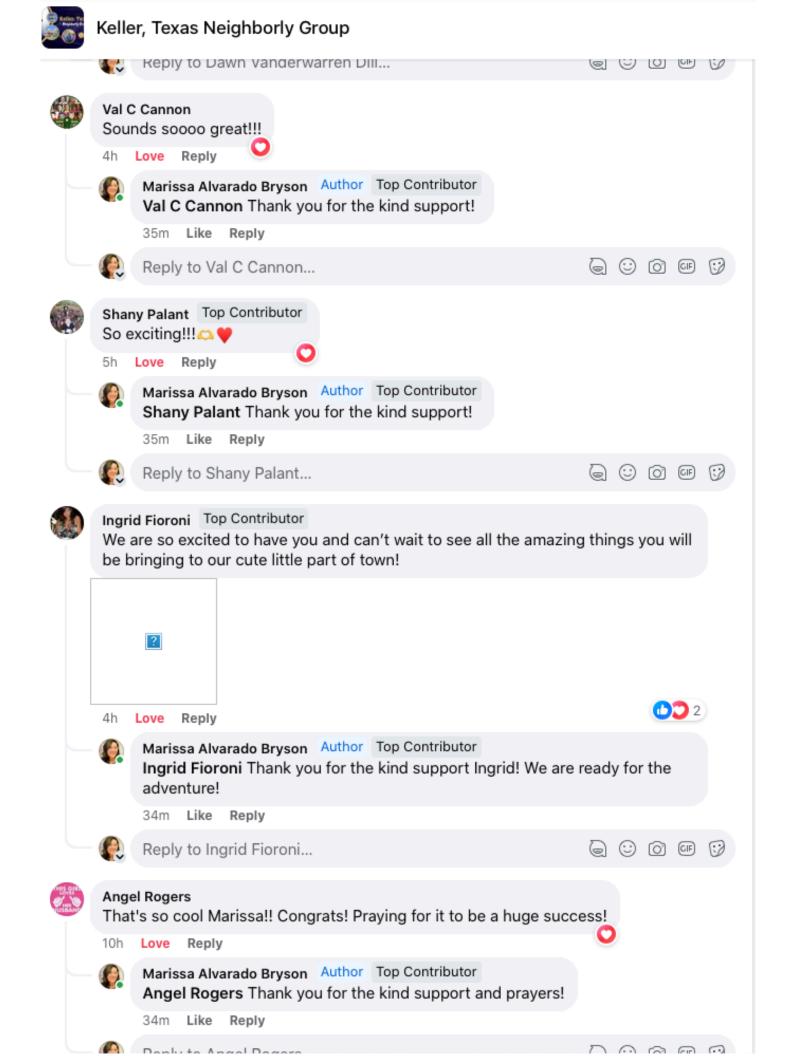


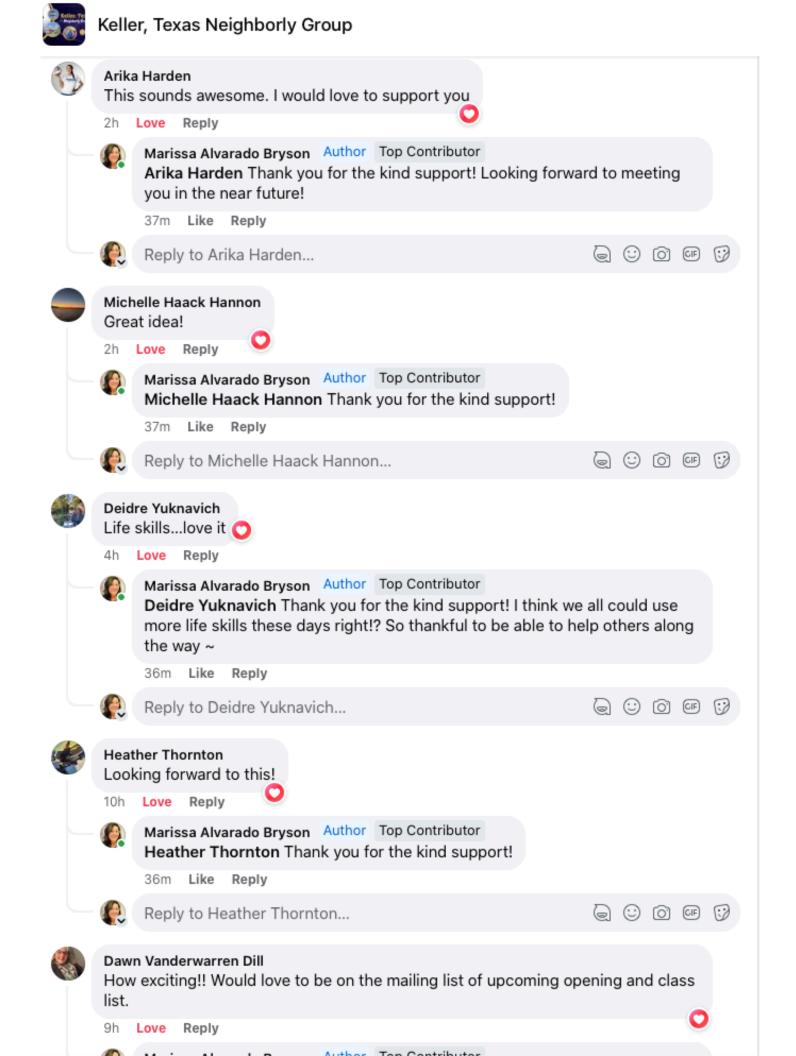


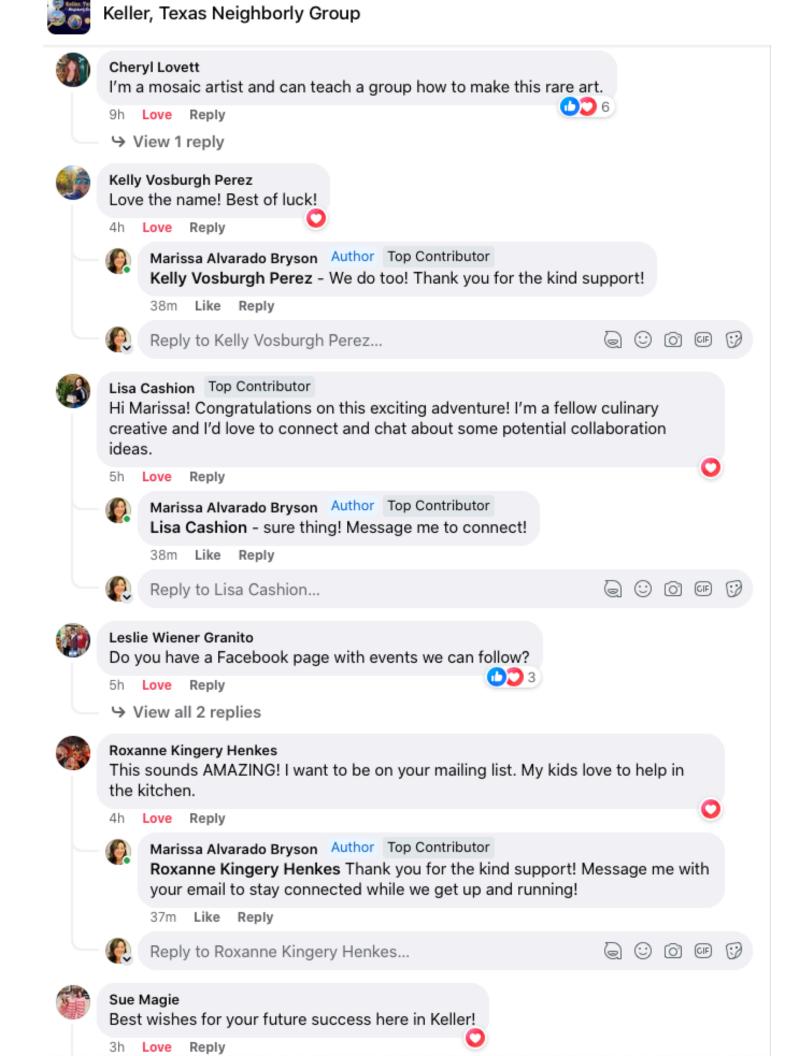
Laurie Menendez Tarr

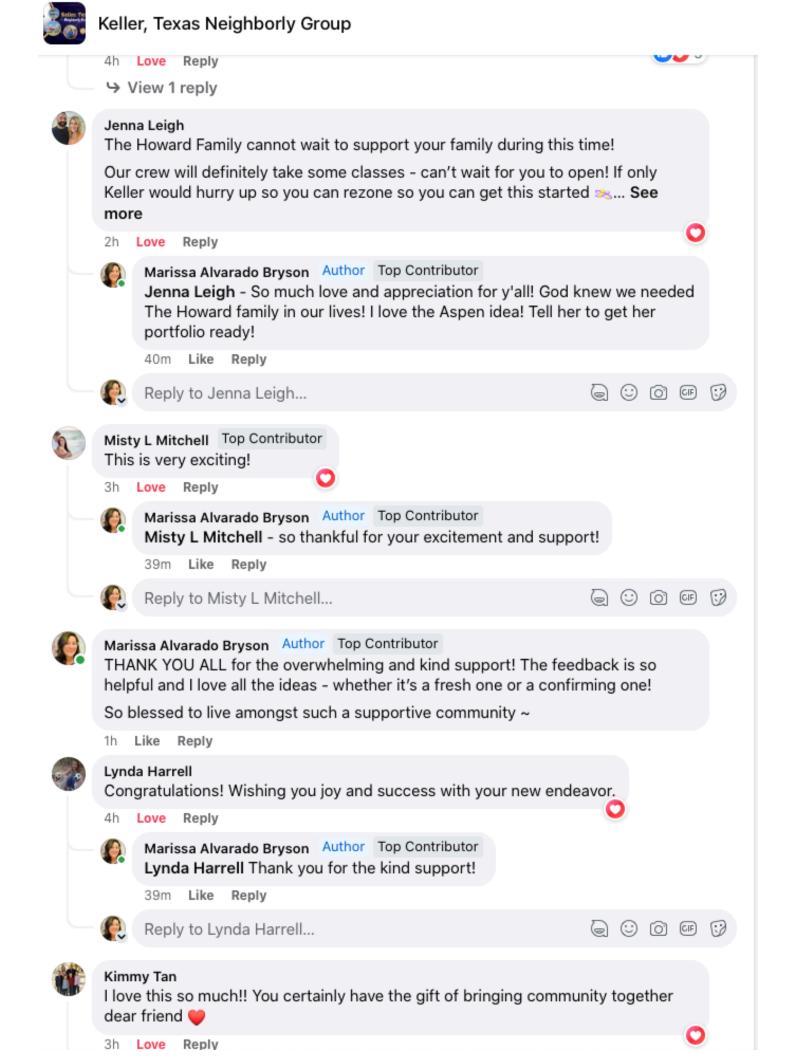
Love this! I'd love to learn more, keep us posted!

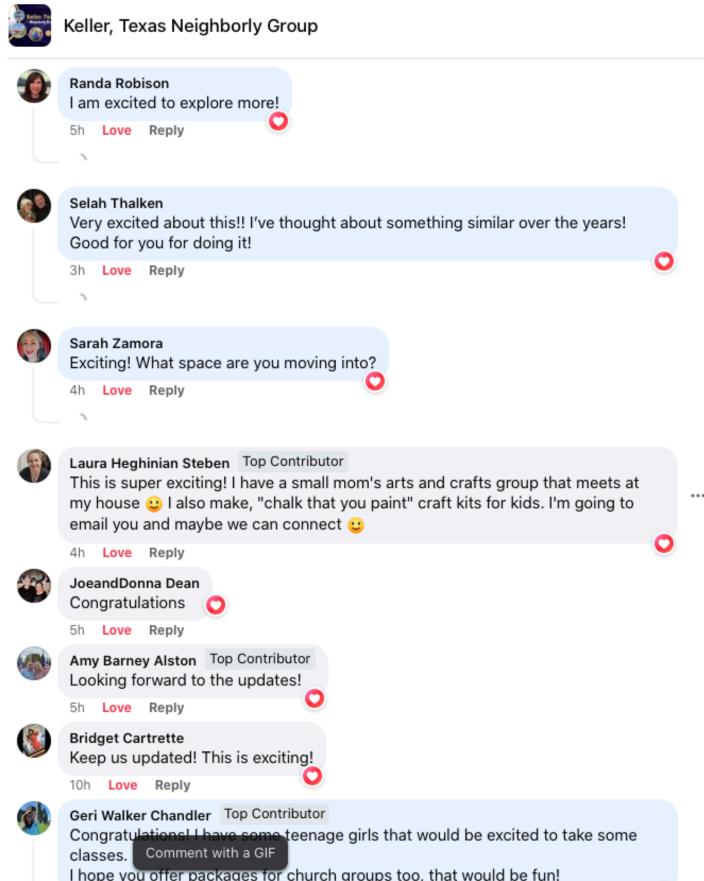












I hope you offer packages for church groups too, that would be fun!

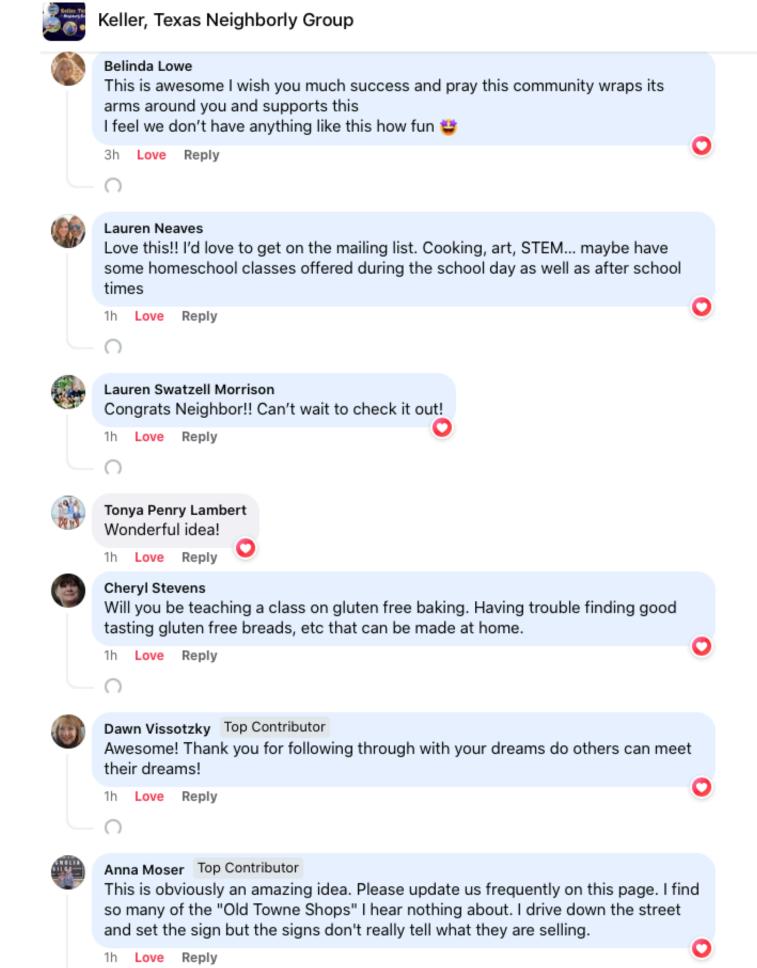
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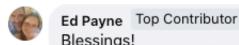


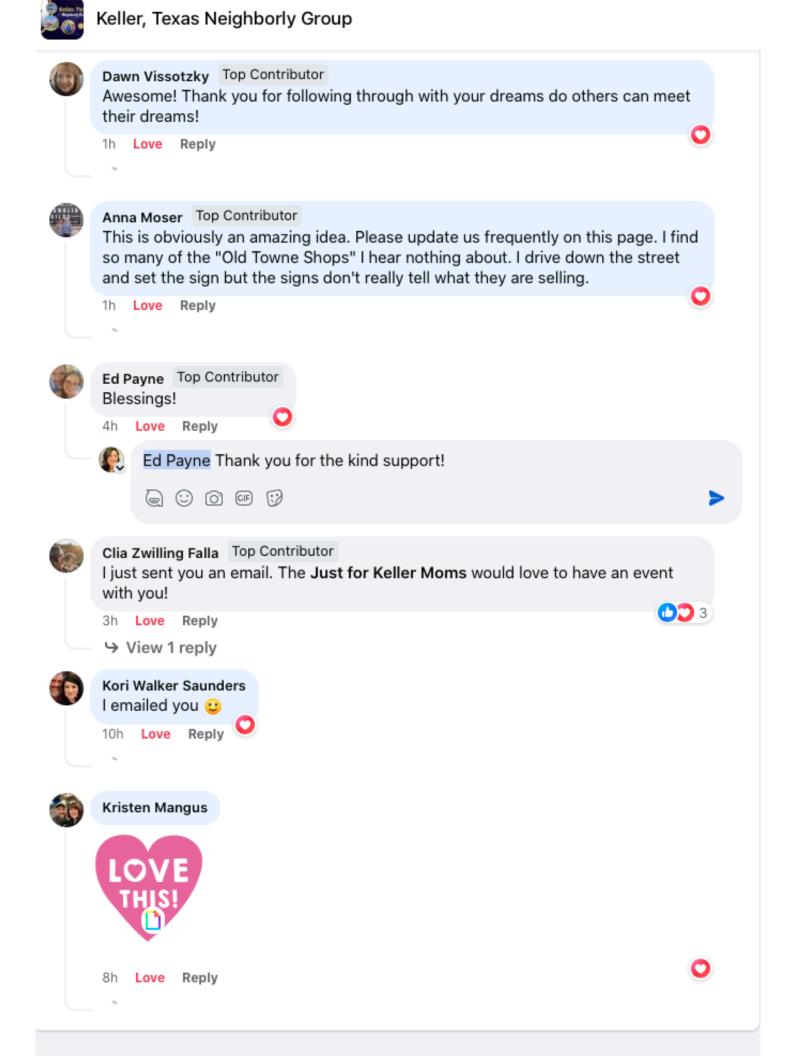
Heather Alter Top Contributor

Love this! We need a studio that offers cooking classes.

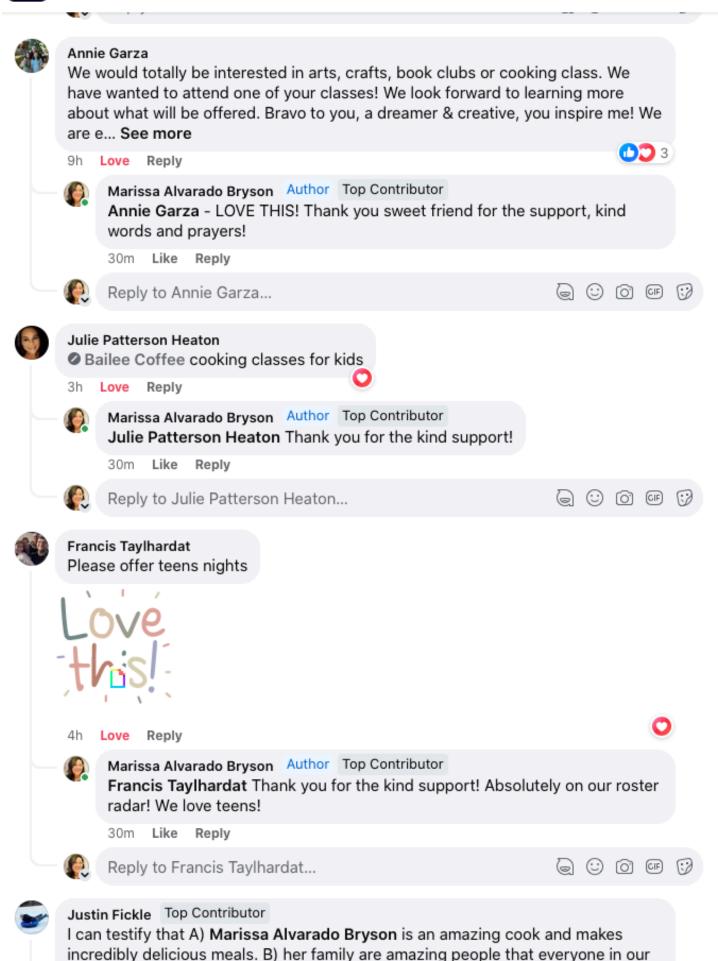
10h Love Reply











community will benefit by knowing and participating C) will do well in teaching

these classes

