



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Glam Barn Paws, LLC - Vanessa Lockett-owner
Street Address: 5216 Westgrove Blvd.

City: Haltom City State: Texas Zip: 76117

Telephone: 817-690-1608 Fax: _____ E-mail: vanessa.lockett@yahoo.com

Applicant's Status: (Check One) Owner Tenant Prospective Buyer

817-991-4365

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Whitestone Keller Place

Street Address: c/o Whitestone REIT 6959 Lebanon Rd, Ste 214

City: Frisco State: TX Zip: 75034

Telephone: 214-824-7888 Fax: - E-mail: tdemerson@whitestonereit.com

Vanessa Lockett
Signature of Applicant
Date: 11/27/2021

T. Demerson
Signature of Owner Printed Name of Owner
Date: 11/27/2021

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2041 Rufe Snow Drive, Ste 317 Keller TX

Legal Description:

Lot(s): 2 Block(s): 1 Subdivision Name: Oakmont Land One Addition

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: Vacant - previous tenant Hair Salon

Proposed Use of Property: Dog Grooming Salon

SUP Application Narrative Letter

1/27/2021

I have been in the pet industry for over 10 years and have worked a majority of those in Keller as a dog groomer. I started as a kennel tech at 17yrs old then at 19yrs old I attended Petite Pooch Chateau Grooming School and received a pet stylist certification. I have a passion for dogs! I love seeing the transformation of a scruffy pup that leaves looking amazing as well as the pet parent's expression when they see how stunning their pup looks! I strive on building a close relationship not only with the pups but the pup parents too.

Modifications to this space will be minimal since the previous tenant was a salon. All plumbing and electrical is currently in place no modifications on either should be needed. Planned modifications will include new flooring, paint and a half wall placed with a safety gate between the reception and open/ dog grooming area. This is necessary to ensure safety of the pups in case one tries to run out the door.

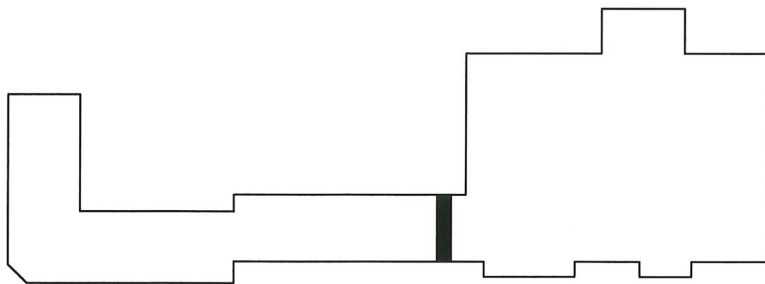
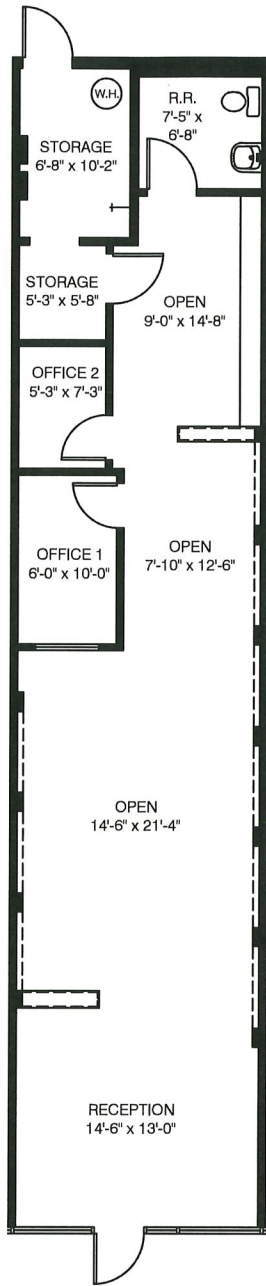
Proposed business hours will be 8am-4pm Tuesday thru Saturday by appointment only.

I'm eager to begin the journey of pursuing my own dog grooming business but in order to do so will require a SUP for this particular space. Please note the graph I've attached is using formulas from 1997 so the numbers based on current trends will be much higher. According to AVMA US households currently own approximately 1.6 dogs. If we convert those numbers listed on the graph over to this location and neighboring communities based on households, that equals 43,311 dogs that could possibly need some type of grooming services. Currently there are 6 dog grooming business within 3 miles of this location. Based on an average dog grooming day which is about 6 dogs a day, each salon along with 4 employees can groom 144 dogs per day or 720 a week. This calculation also does not include repeat customers or more than the average of 1.6 dogs per household. The numbers are there to support such a business and this would be an ideal location.

Thank you for this
opportunity!

Vanessa Lockett

AVAILABLE
SUITE 317
1,050 RSF

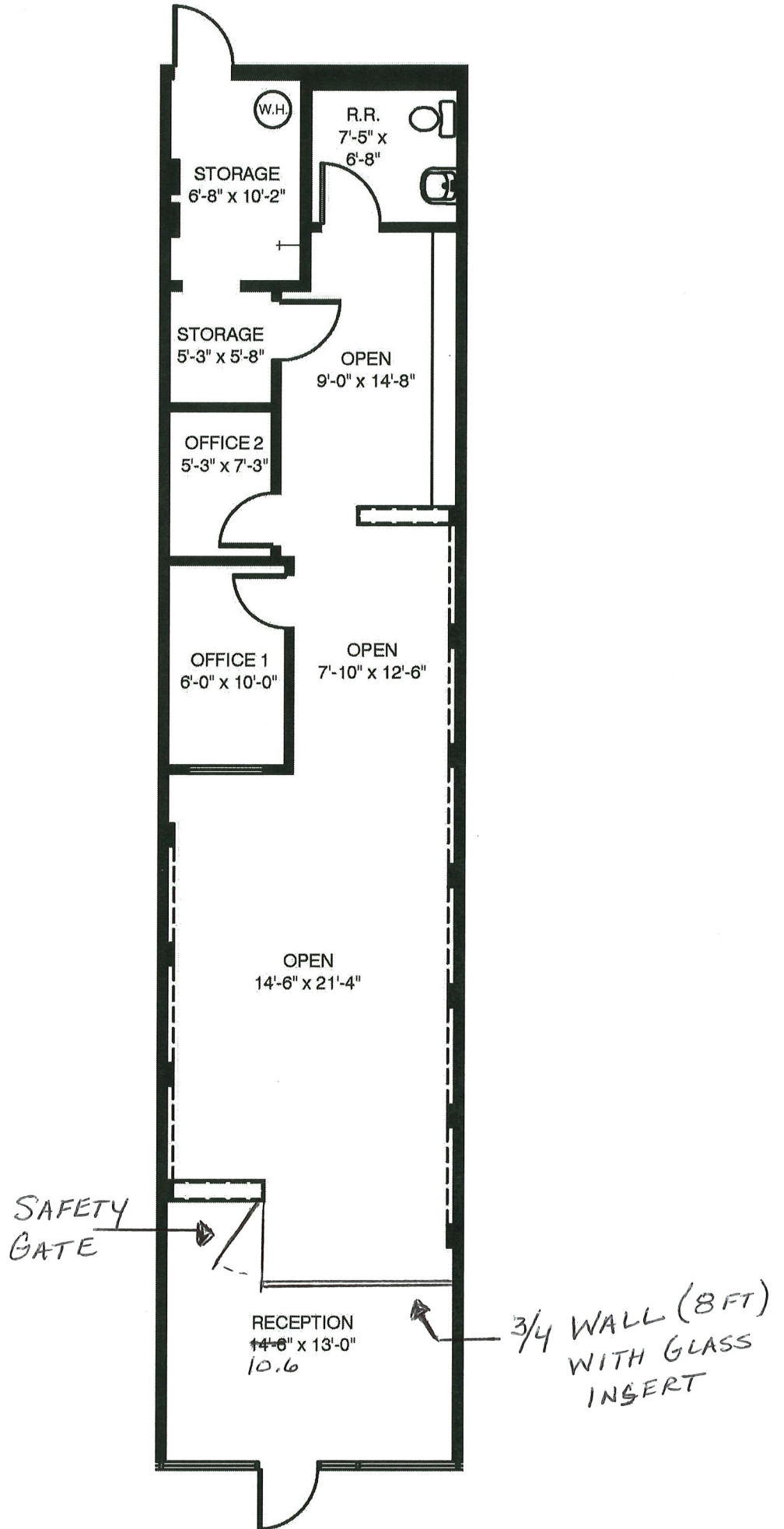


KEY PLAN



FOR LEASING INFORMATION:
Whitestone REIT
Chris Muncy
214.770.5220
cmuncy@whitstonereit.com

Modifications



Your Company Name

Estimated Pet Population Market

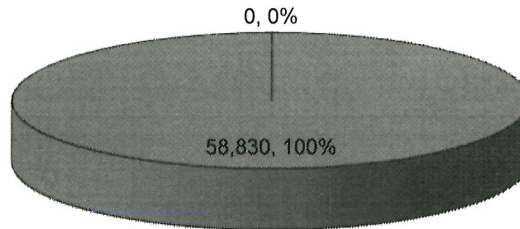
Dog Population in Market Area*

Location	Human Households	Households with Dogs	Est. Dog Population
Keller (76244)	16,743	10,548	10,548
N. Richland Hills (76182)	28,000	17,640	17,640
Wautaga (76148)	24,555	15,469	15,469
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
Subtotal	69,298	36,769	58,830

Summary

Est. Dog Population	58,830
Total Est. Dog and Cat Population	58,830

Estimated Dog Population in Market Area



■ Est. Dog Population

* Formulas derived from AVMA Pet Population Study of the U.S. 1997