



### 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

### 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.

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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	
139 Olive	social medic	_ convo/phs

### Keller, Texas Neighborly Group



Discussion Featured Members Events Media



### Marissa Alvarado Bryson

Top Contributor · 10h · @

Greetings Keller community ~

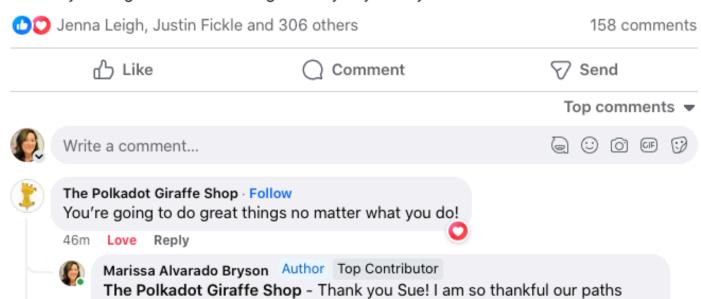
My name is Marissa Bryson and I am in the process of opening up a creative space in Old Town Keller this Spring called:

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.

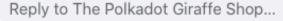
Also feel free to comment below to show your interest and support of Independent Small Businesses such as mine and wish us well as we step out in faith and pursue a dream ~ Sincerely looking forward to meeting so many of you very soon!



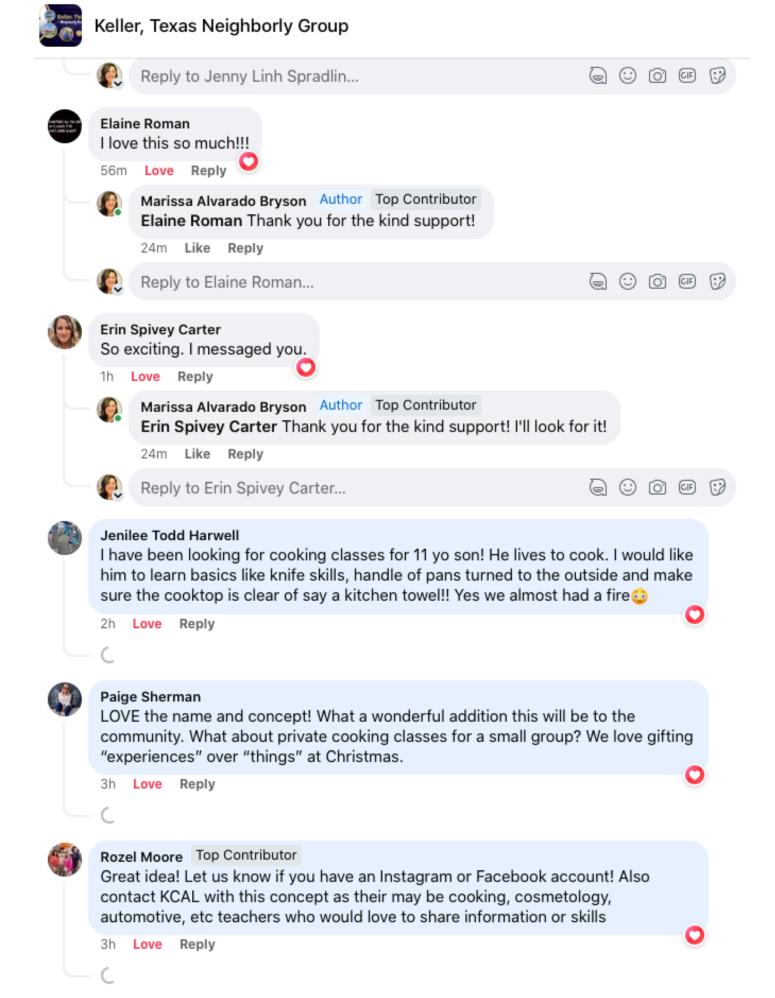
have crossed and for your help and support over these months of learning curve! I wish we could still be business neighbors but I am so excited for your next chapter and all the memories you will make with your family!

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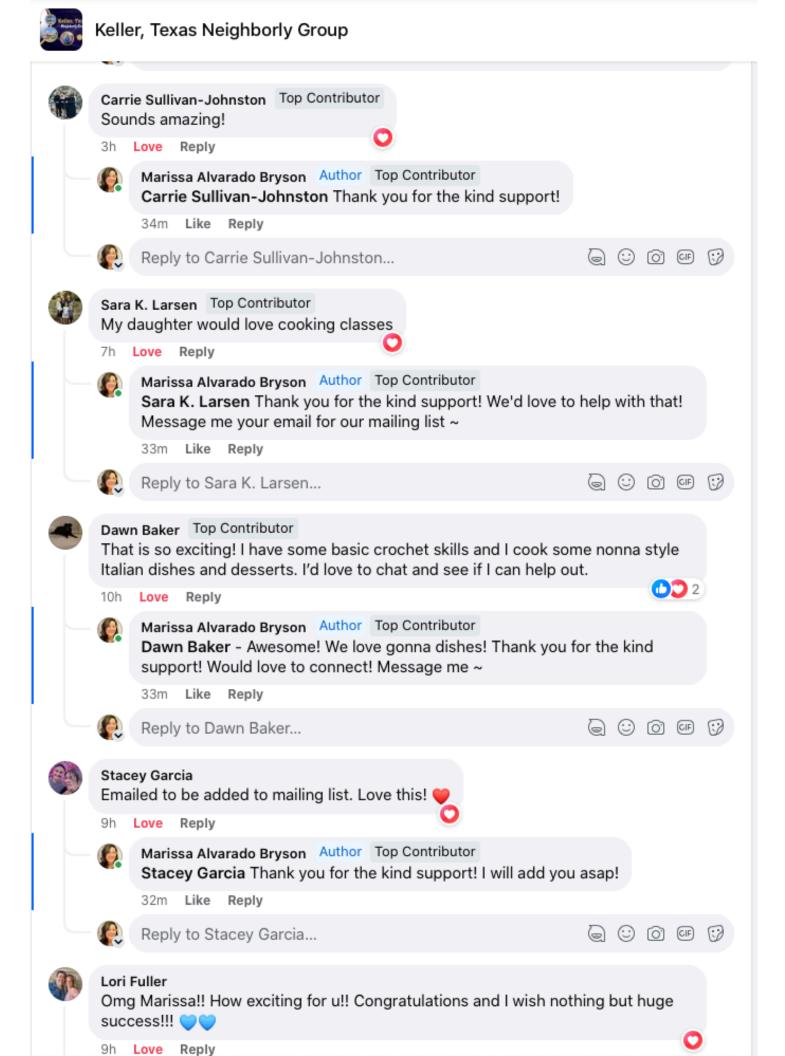
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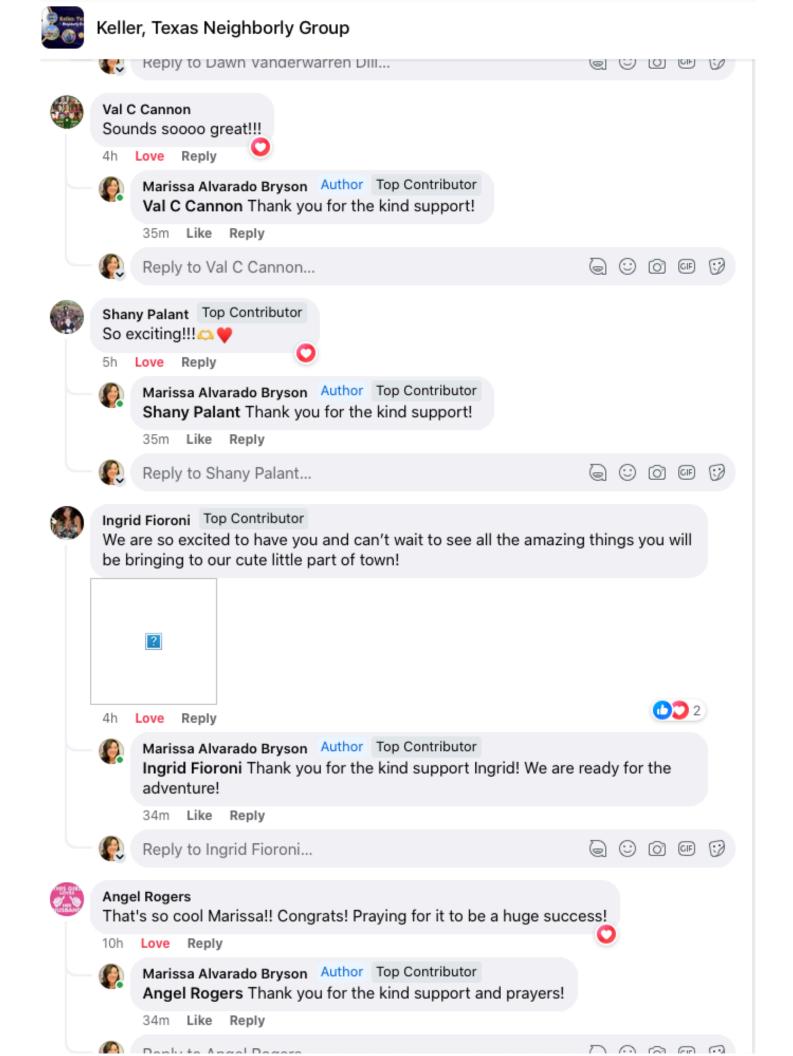


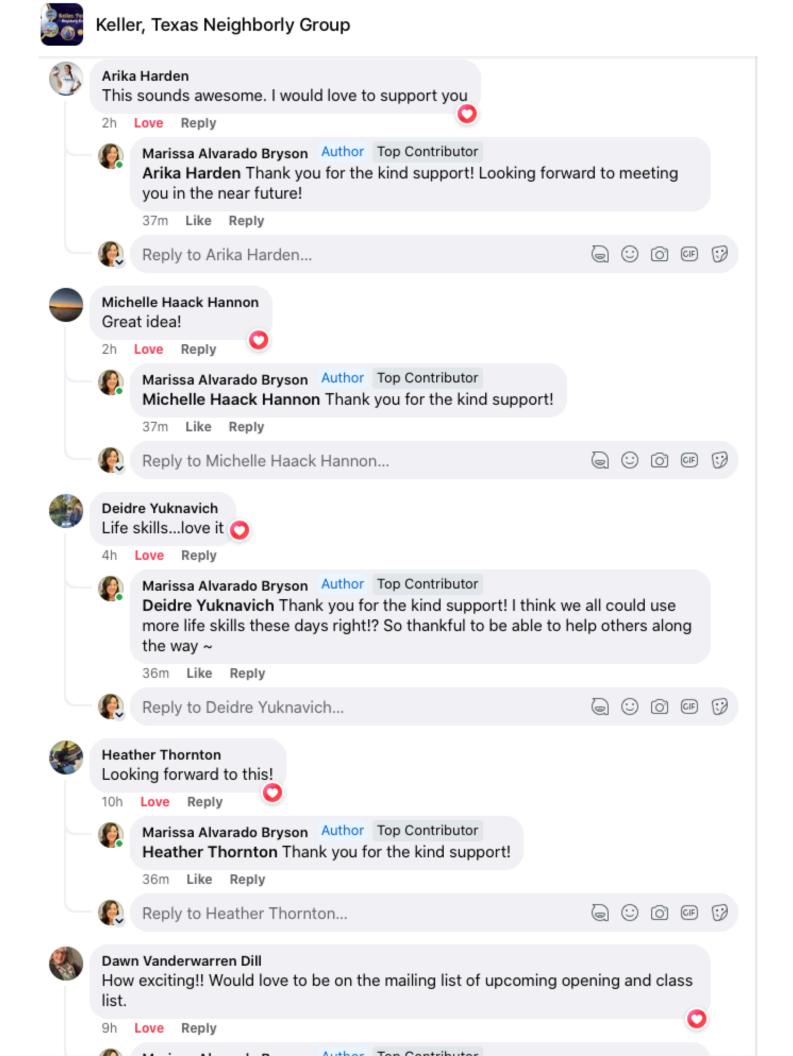


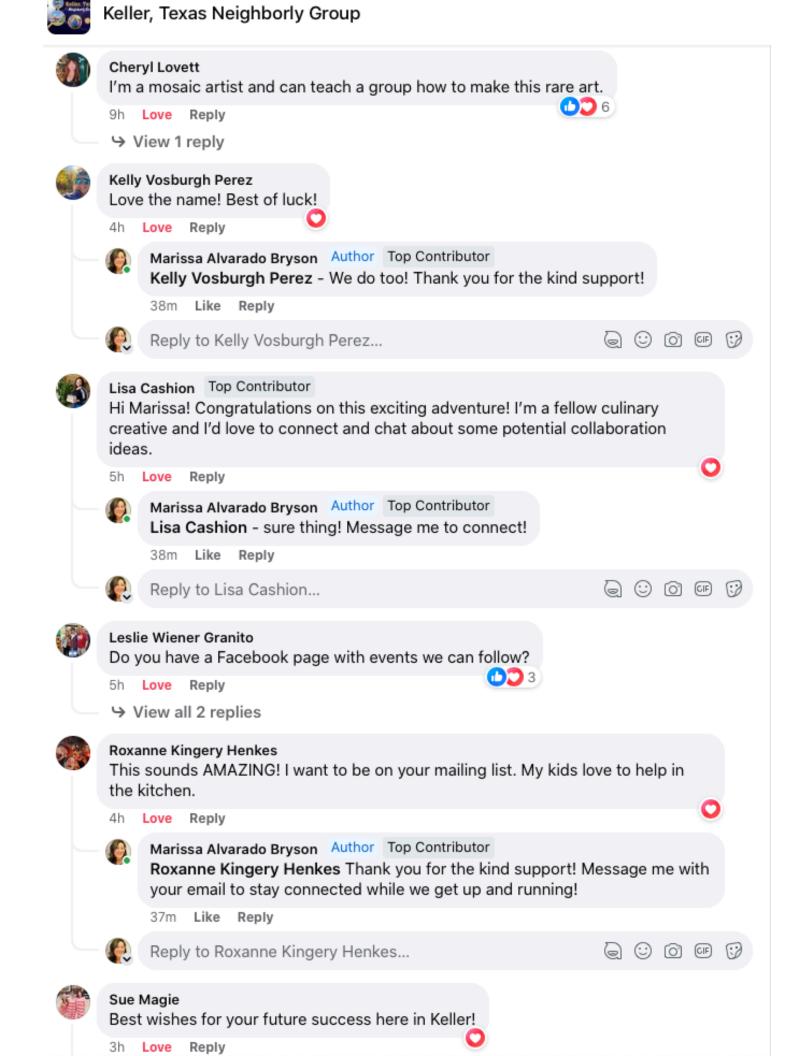
#### Laurie Menendez Tarr

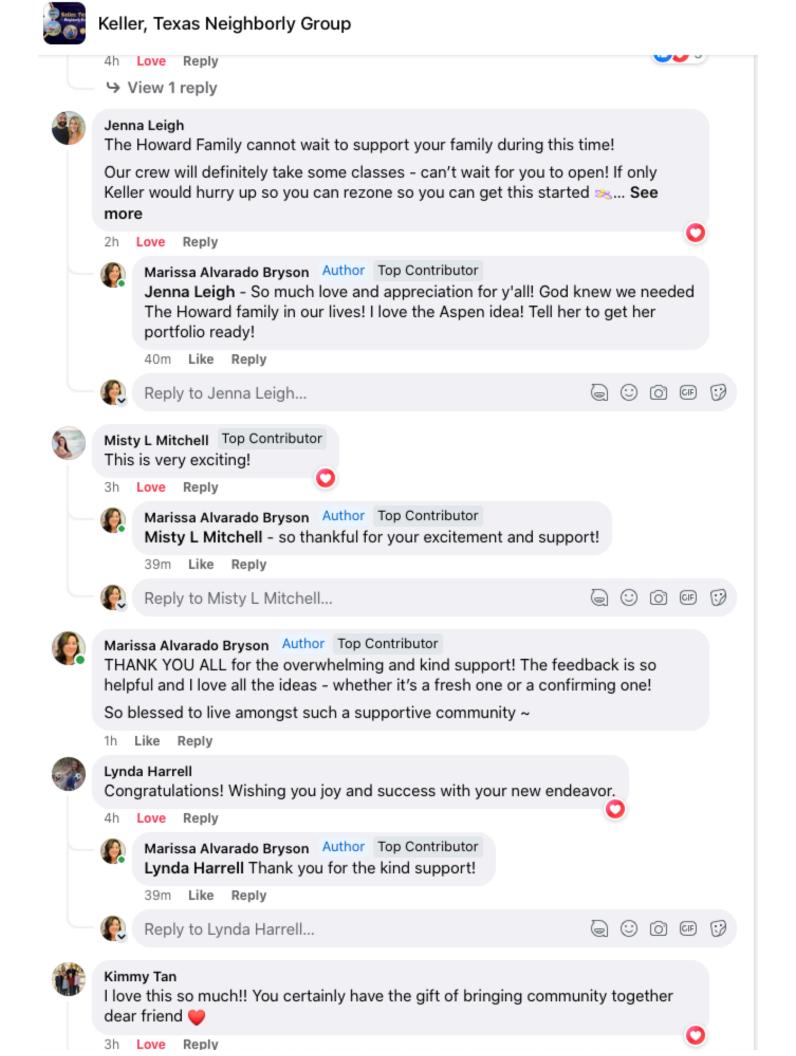
Love this! I'd love to learn more, keep us posted!

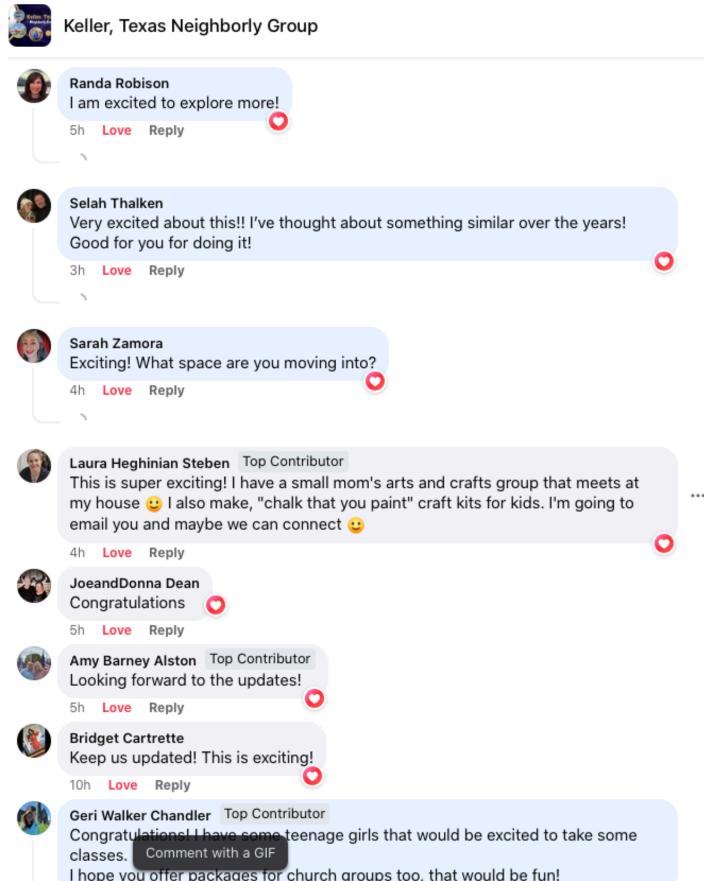












I hope you offer packages for church groups too, that would be fun!

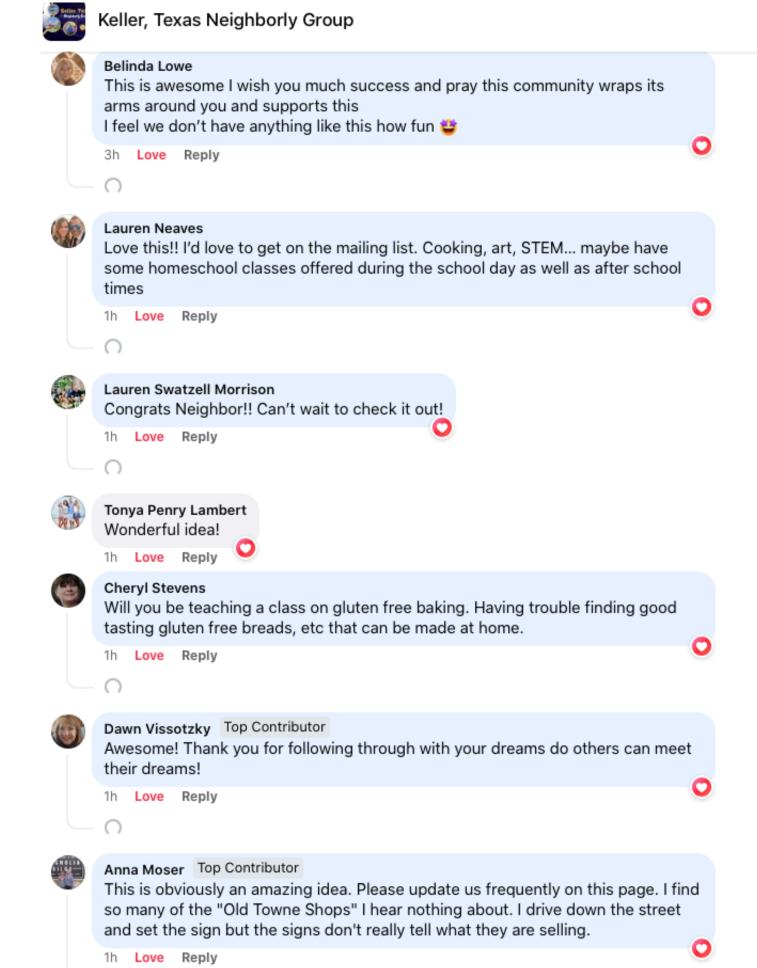
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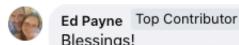


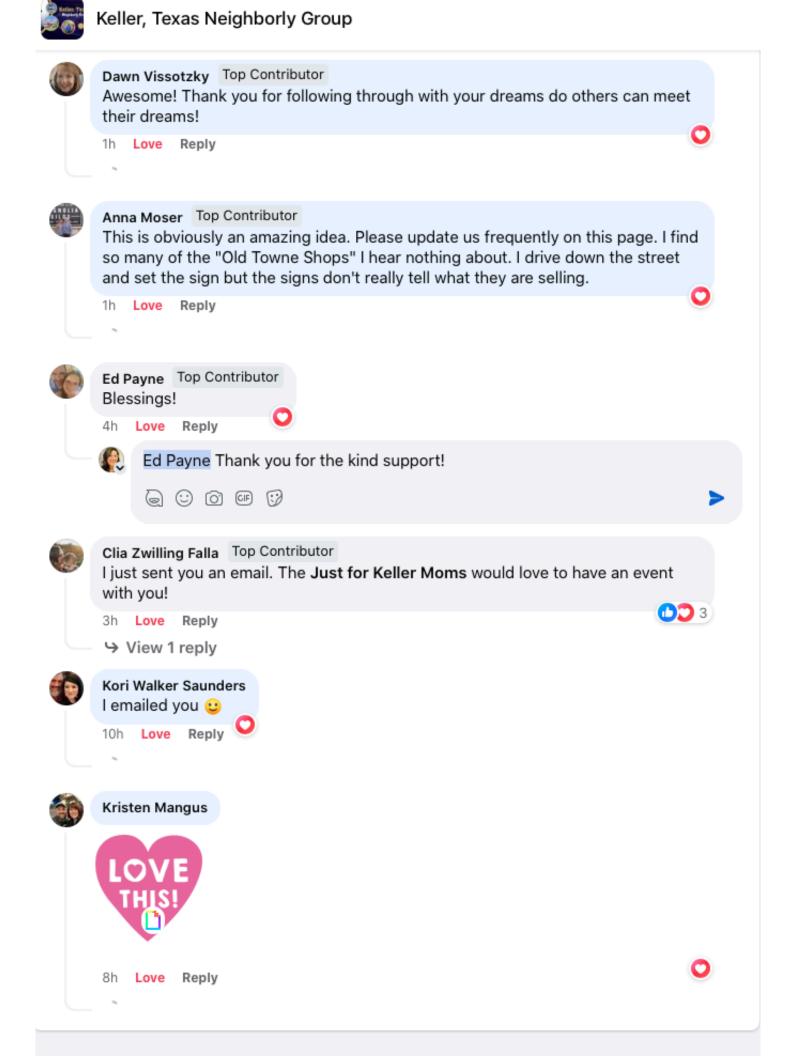
Heather Alter Top Contributor

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

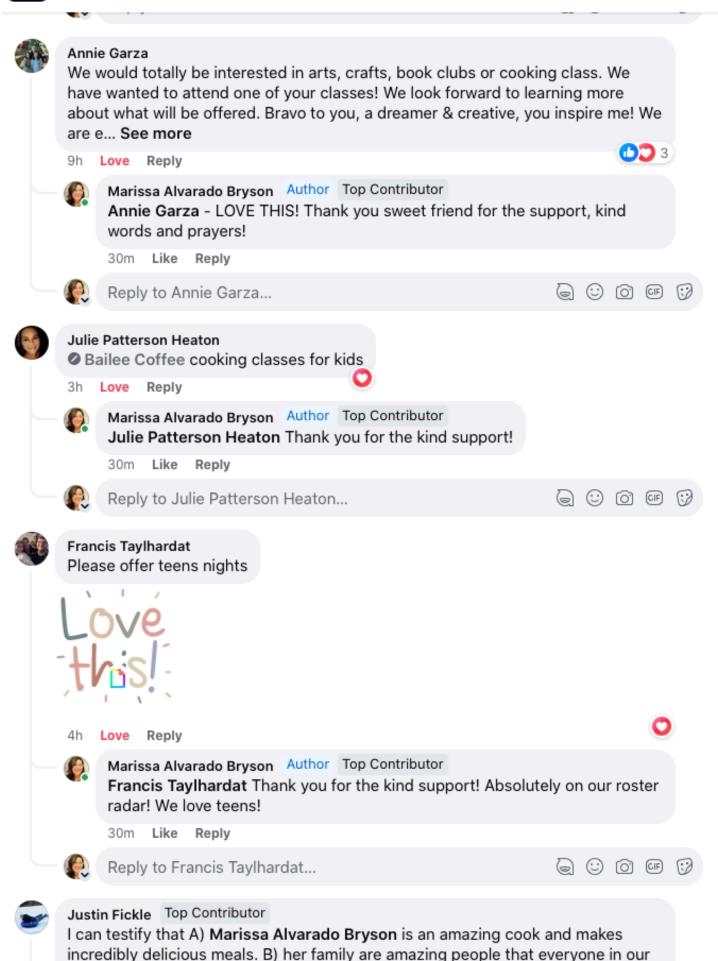
10h Love Reply











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

these classes

