

I am thrilled to submit my application for the Special Use Permit to change my use of space to Event Venue. I purchased this building Nov of 2022, intending to bring something unique to Old Town Keller and the city. With my background and experience as an entrepreneur for the past 20 years, I am constantly innovating and working towards creating more opportunities and solutions in the creative space and for other solopreneurs.

Upon first purchasing the building, I anticipated using the space as my home base for my four businesses, ranging from media/marketing to headquarters for my beauty agency, podcast studio, and small retail area.

It became evident early on that my space was unique and captured the attention of many in the creative fields and many other people who wanted to host private gatherings in this memorable and unique venue.

The interest included business coaches, women's groups, small retailers for pop-up shops, and other podcasters. In addition, of course, there is potential for us to collaborate with our current businesses. But, there has been expressed interest in renting the space for these unique experiences and opportunities for private and public purposes.

As an avid supporter of small businesses locally through my very active FB group Kickin' It In Keller, along with my growing network professionally, there is potential for many opportunities that I believe will bring attention to the area of OTK and the surrounding businesses if I can expand on what we can offer as an event venue.

We are currently only able to personally host gatherings and events and donate our space, which is what we are doing. Still, we would love to expand on how we can create an additional revenue stream that will also support our mission in the community, which is all about community, collaboration, and connection.

139 Olive will be a venue of unique value in ways still yet to be discovered, but it has already proved to be a stand-out and sought-after venue that has garnered much attention on social media. In addition, it has gained the interest and excitement of many people both locally and in surrounding towns from the feedback received thus far.

I appreciate your consideration of this request and look forward to bringing unique opportunities in alignment with the goals for OTK and the plans for the area in the future. We are excited to be a part of attracting and creating more exposure to our little historic piece of the Keller and OTK community.

Kind Regards,

Ashley Stone Hernandez



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Ashley Hernandez
Street Address: 2209 Graystone Court
City: Keller State: TX Zip: 76248
Telephone: 8609408182 Fax: _____ E-mail: ashley@beautyentourage.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: _____
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

Ashley Hernandez Signature of Applicant
Date: 4/5/23
Ashley Hernandez Signature of Owner Printed Name of Owner
Date: 4/5/23

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 139 Olive Street
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
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: _____
Proposed Use of Property: Event Venue Indoor and Outdoor

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

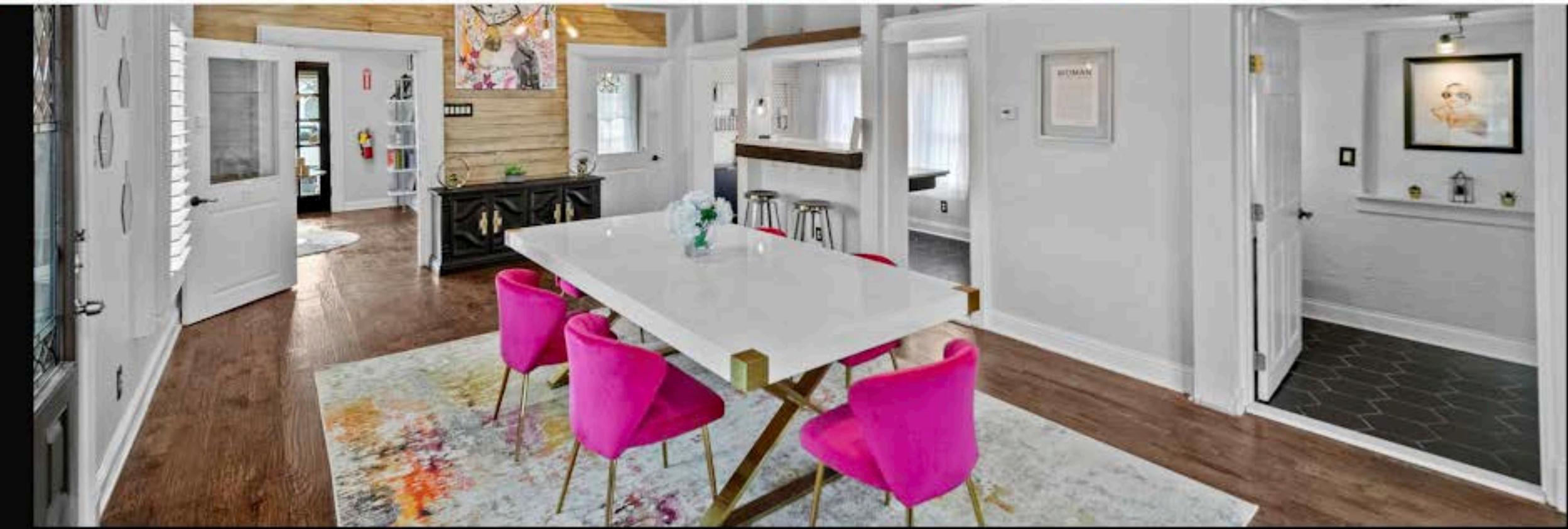
(Please provide each of the items below & initial next to each item)

| | |
|--------------------------|---|
| <input type="checkbox"/> | The application fee |
| <input type="checkbox"/> | Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date. |
| <input type="checkbox"/> | <p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> • the paving of streets, alleys and sidewalks, • means of ingress and egress to public streets, • provisions for drainage, • adequate off-street parking, • screening and open space, • heights of structures, • compatibility of buildings, • hours of operation, and • time limits. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> 1) The use is harmonious and compatible with surrounding existing uses or proposed uses; 2) The activities requested by the applicant are normally associated with the permitted uses in the base district; 3) The nature of the use is reasonable and appropriate in the immediate area; 4) Any negative impact on the surrounding area has been mitigated; and 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld. |
| <input type="checkbox"/> | A legal description or meets and bounds description of the property. |
| <input type="checkbox"/> | <p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> • topography, • and boundary of SUP area; • physical features of the site; • existing streets, alleys and easements; • location of future public facilities; • parking ratios, the final Detailed Site Plan; • building height and location, elevations; • site landscaping; • off-street parking facilities; • size, height, construction materials, and locations of buildings and the uses to be permitted; • location and instruction of signs; • means of ingress and egress to public streets; • the type of visual screening such as walls, plantings and fences; • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and; • other information to adequately describe the proposed development and to provide data for approval. |
| <input type="checkbox"/> | Evidence of communicating the proposal with the adjacent neighborhood |
| <input type="checkbox"/> | Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis |
| <input type="checkbox"/> | Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee. |

About

Ashley Stone is an inspiring creative entrepreneur who is on a mission to provide space for community, collaboration, and innovation for female entrepreneurs. She understands that women have unique needs to succeed as business owners, in particular the obstacles of juggling family and career at once. With her experience and knowledge as a small business owner herself, Ashley has identified key areas such as social media marketing where community support and exchange of ideas are paramount to success. Investing in community-oriented activities like networking and skill sharing can be incredibly helpful to each woman's unique situation and set them up for prosperity. Ashley Stone is providing the much-needed resource of community and connection with her inspiring space.





139 Olive

At 139 Olive, we provide unique rental space for workshops, small gatherings, creative masterminds, and more. Our mission is to provide a space that encourages creativity and collaboration, while fostering a sense of community in our guests. Our vision is to create a space where people can come together to learn, connect, and create. Whether you're looking for a place to host your next workshop or small get together, or you're just looking for a place to get some work done in peace and quiet, 139 Olive has you covered!



Videography Services

If you want to share your own unique story and let others experience the energy of your event, workshop or collaborations, Kickin' It Media is here for you. We are a group of talented professionals who will help make capturing content for social media and web platforms an enjoyable process. Our team will come to wherever you hold your events and use their creative skills to capture the pieces of your journey in



Beauty Pro On The Go

Beauty Entourage has the perfect beauty professionals for all your styling and makeup needs. Whether you need to make an impression at a special event or stand out in a photo shoot, our team of talented stylists can be tailored to fit any vision. We pride ourselves on meeting the unique demands of all our clients, providing top-of-the-line hair and makeup services that many have come to rely on. With our large

Take a Tour

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