

Hannah Bland

234 S. Main St. Suite B
Keller, Texas 76248
(817) - 812 - 7774

Beauty Boss Studio Proposal

September 21, 2023

Overview

Hello, my name is Hannah Bland. I am the Owner and Founder of Beauty Boss Studio. Beauty Boss Studio is a High End Lash Extension Salon offering Lash Extension and Brow Services for clients of most ages and demographics. I am very passionate about what I do and that is making my guests feel beautiful and valued when they leave my salon. Beauty Boss Studio has made Keller its home of business since it first made its debut in 2015. I have been a long time booth renter in Keller salons such as the Venetian, and Terrace on the Creek where I have been a valued tenant, and where I have accrued my amazing clientele.

After growing my business an exponential amount, it is time to make a move to the next big thing and a new place to call home. The moment I laid eyes on 234 S. Main St, I knew this was the perfect place to enter the next phase of my business. I understand that there are a few Hair Salon locations in the Main Street Keller area but what sets us apart is that we are indeed the only Lash/Brow focused salon in the Main St. area. Below I have outlined my goals and specifications for this proposal.

Thank you so much for your time and consideration.

Goals

1. **Bring a New Type of Salon to Main Street:** Beauty Boss Studio would be the first Lash Extension/Brow Service Salon on Main Street Keller.
2. **Encourage Community Outreach and Social Events:** We would like to encourage community outreach from our clientele and give back to the community through

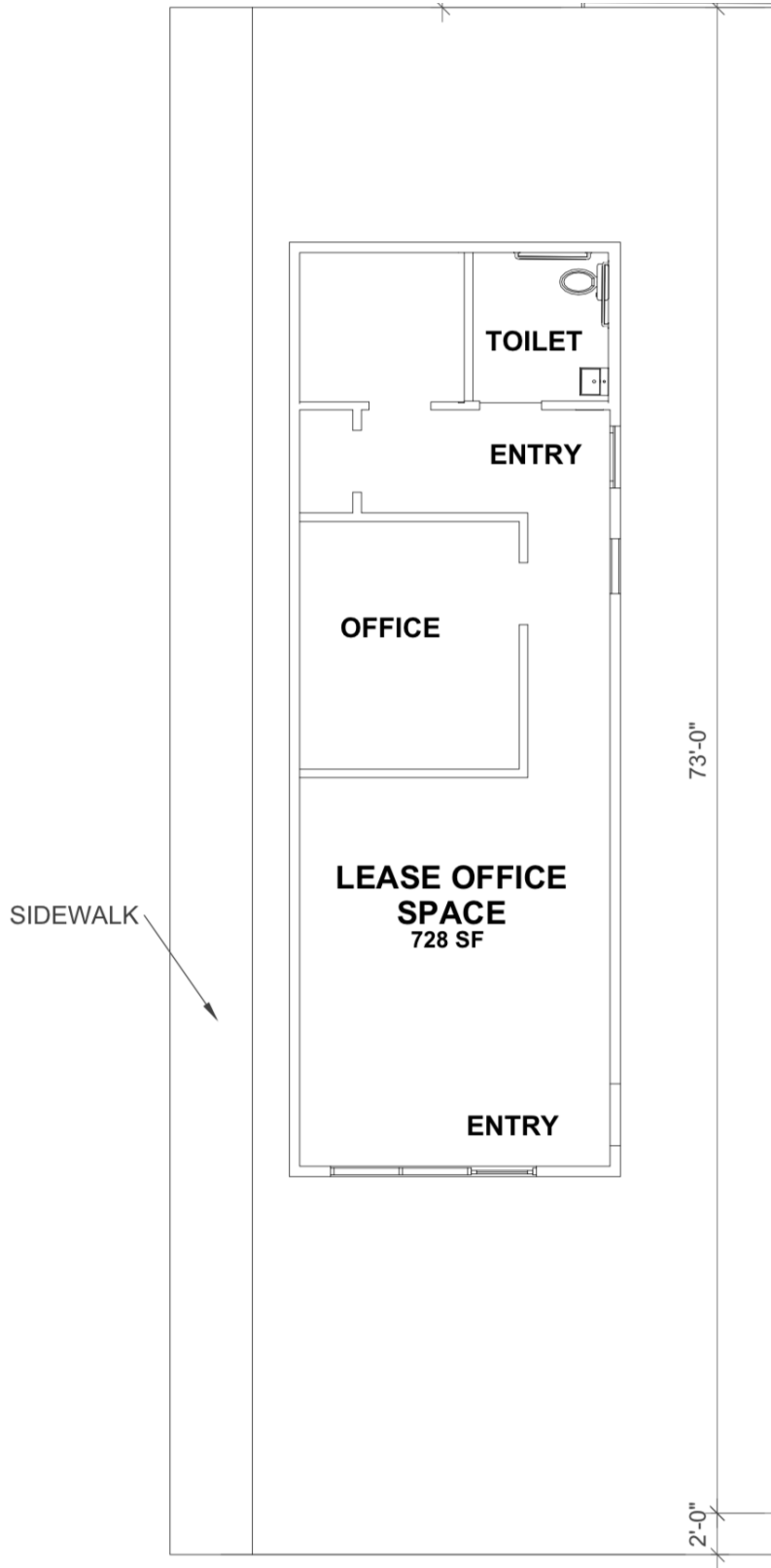
donations and social events to raise awareness and support goals of the City to better the community.

3. **Fair Pricing Strategy that Appeals to Consumer Without Impact to Quality:** As the demand for Lash Extension Services are of high value and finding a lash technician that is highly trained and knowledgeable in all areas of this field we are able to offer the value and satisfaction of our clients at a fair price without any impact to the quality of service. Beauty Boss Studio has a spotless reputation for sanitation, safety, and professional application.

Hours of Operation

- By Appointment Only
- Monday - Friday 9AM - 6PM & Saturday 9AM to 4PM Closed Sundays

1. The use of this property is harmonious and compatible with the surrounding existing uses or proposed uses.
2. The activities we are requesting are normally associated with the permitted uses in the base district.
3. The nature of our use is reasonable and appropriate in the immediate area.
4. There is only positive impact to the surrounding area.
5. Intent of district purposes are being upheld.





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SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Hannah Bland
Street Address: 234 S Main St Suite B
City: Keller State: Tx Zip: 76248
Telephone: (817) 812-7774 Fax: _____ E-mail: beautybossnb@gmail.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Keller Main, 234, LLC
Street Address: 234 S. Main St. Ste B.
City: Keller State: Tx Zip: 76248
Telephone: 817 296 2895 Fax: _____ E-mail: carymoon@tatticket.com

Signature of Applicant: [Signature]
Date: 9.20.23

Signature of Owner: [Signature] Printed Name of Owner: _____
Date: 9.20.23

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 234 S. Main
Legal Description:
Lot(s): 3 Block(s): 5 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: Commercial Proposed Zoning: SUP for Salon
Current Use of Property: Vacant, newly renovated
Proposed Use of Property: Salon - 700 sq. ft.



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

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

<input checked="" type="checkbox"/>	The application fee
<input type="checkbox"/> NA	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 checked="" 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"/> NA	A legal description or meets and bounds description of the property.
<input checked="" 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"/> City	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/> NA	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/> NA	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.