

June 28, 2017

Dear Zoning Committee:

I am requested a Special Use Permit on the following existing office/retail space for the purposes of opening a Best Brains Learning Center. **Best Brains Learning Center** is a tutoring center that provides education and enrichment to students approximately ages 3 – 14. Students attend classes weekly and work with certified teachers in the following subjects: Math, English, Abacus and General Knowledge. **Typical hours of operation are 3:30 – 7:30 p.m. Monday – Friday, 8:00 am. – 1:00 p.m. on Saturdays.** Students are typically dropped off by their parent for one hour of tutoring services, once or twice per week. The maximum number of students in the center may range anywhere from 5-10 students during a one-hour tutoring session. The business is a franchise among 80+ centers across the country.

We believe:

- 1) The use of this office/retail space 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.

Legal Description of Premises:

Multiple-Tenant Property: Suite F containing approximately 1084 square feet of rentable area in Hudson Station Property at 310 North Main Street, address is in Keller, Tarrant County, Texas, which is legally described as Lot 1, Block 1 - Hudson Station Addition of City of Keller.

Evidence of communicating with adjacent tenants:

Signatures below indicate that neighboring tenants have been informed of the details (above) on the proposed use of the space and fully support its use.

Suite Letter	Company	Name of Owner	Signature of Owner
A	Robert Harwell, MALPC	Robert Harwell PhD	Robert Harwell PhD
B	Old West Barber Shop	Adam Johnston	Adam Johnston
C	vacant		
D	FX Media	MARK GOS	Mark Gos
E	MS Marketing	STEVE ABARRY	Steve Abarry
F	"proposed" Best Brains Learning Center		

Cordially Submitted,


Alice Ward-Johnson, PhD

RECEIVED
JUN 29 2017
BY:



PROGRAM DESCRIPTION

Best Brains Learning Center provides education and enrichment to students ages 3 – 14. Students attend classes weekly and work with certified teachers in the following subjects: Math, English, Abacus and General Knowledge.

COMPANY BACKGROUND

Best Brains was founded in 2010 and started franchising in 2013. There are currently 80 franchises and counting.

PROGRAM HIGHLIGHTS

- » Curriculum is based on Common Core Standards
- » The Math program includes computational math, word problems, application and critical thinking problems.
- » The English program is comprehensive. It covers reading comprehension, spelling, grammar, vocabulary and writing.
- » The Abacus program helps students in visualization, critical thinking and brain development.
- » The General Knowledge program is a research based program that is designed to induce curiosity in students by covering various topics such as science, culture and history.
- » Best Brains also offers courses such as: The Speech League, Science Lab, STEM and Young Author's Club.

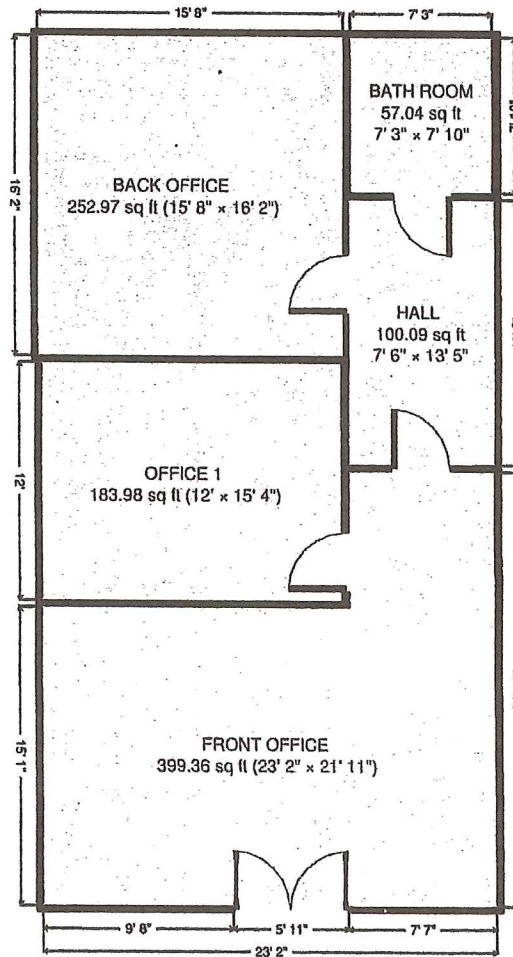
THE IDEAL LOOK AND LOCATION

Best Brains Learning Centers are student-friendly, with bright colors and decorations while maintaining a mature, organized atmosphere comfortable for parents. Best Brains centers require a minimum of 900 square feet.

RECEIVED
JUN 29 2017

BY:

1st Floor



Suite F - 1084 sq ft

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

RECEIVED
JUN 29 2017

BY: