

APPLICANT'S NARRATIVE

NARRATIVE – Provide a detailed explanation and description of the project or request

This narrative is submitted in support of the request to operate a Permanent Makeup (PMU) studio within Suite #3 at Mega 360 Salon Suites, located at 2515 N. Josey Lane, Carrollton, Texas 75006.

The subject property is located within the Mega 360 Salon Suites commercial building. An aerial photograph of the property, building layout, parking areas, and surrounding businesses is included in the separate document titled "Conceptual Site Plan." The attached "Building Layout" PDF identifies Suite #3, located at the bottom-right portion of the building.

Suite #3 consists of approximately 152 square feet with fully constructed walls and will be used exclusively for PMU services. The tenant, Thi Hong Nga Do, has exclusive use of the suite and shared access to common areas, including the lobby, corridors, restrooms, laundry room, and break area, subject to property management rules.

The business is an appointment-only PMU studio specializing in cosmetic tattooing services, including lip blushing, eyeliner, and microblading. Services will be provided in a clean, safe, and private salon suite environment by one licensed PMU artist. Appointments are scheduled through online booking, telephone, or social media platforms.

Business hours are 9:00 AM to 6:00 PM, Monday through Sunday, by appointment only. The tenant has 24/7 access to the premises through smart lock or key fob access, subject to building rules and quiet hours. All clients and guests will be accompanied by the tenant while entering and exiting the building.

The business emphasizes sanitation, health standards, and client safety. All procedures will comply with applicable State of Texas and local health and safety regulations.

I, Thi Hong Nga Do, have over eight years of experience as a Permanent Makeup (PMU) artist and have provided PMU services to more than 800 clients throughout my career. I am also an award-winning PMU professional and hold multiple PMU certifications. I currently operate a permitted PMU studio at Signature Salon in Frisco, Texas, and am seeking to expand my business operations by opening a second location in Carrollton, Texas.

Current PMU Studio Information: Signature Salon 4275 Legacy Drive, Suite 200 Frisco, TX 75034 Texas
Department of State Health Services Permit Number: 1010363

The property provides 36 shared on-site parking spaces located on the left side of the building for tenants, customers, and guests. Because the business operates by appointment only and is managed by one PMU artist, parking demand and customer traffic will remain minimal. Parking is available on a first-come, first-served basis, and all property management parking rules will be followed.

Based on the appointment-only business model, low client volume, and professional operating standards, the proposed PMU studio is compatible with surrounding commercial uses and is not expected to negatively impact parking, traffic, or neighboring businesses.