

ZV-26-27

RISE & SHINE TATTOOS
501 W. SAN ANTONIO ST.

SCREEN

SCREEN

PORCH

(SINK)

CLEAN ROOM

DRAWING ROOM

TATTOO ROOM

BATHROOM

ARTIST HAND-WASHING SINK

WH

2R

1R-15

BATH 2-A
VGT TILE

BATH-B
VGT TILE

TUB/SHOWER

WH

WH

40 BYPASS

5 SHELVES

LIPT OUT SHELVES

REFR

3'-6"

2'-4"

5'-10"

2'-0"



June 11, 2026

Re: *Rise & Shine Tattoos - Brandon & Rebecca Smith*

To Whom It May Concern,

I write this letter of recommendation for Brandon and Rebecca Smith. I have known Brandon and Rebecca for over 3 years. I met them through my paralegal who has known them for many years. I currently own a little over 4 acres in Kyle, where I live and work and the majority of my building is my law office, my art studios, and Rise and Shine Tattoos.

Brandon and Rebecca are a talented artistic couple with young children, and I count them as my friends now. I cannot imagine better renters. They have a unique work model and are not what one might consider a “regular” tattoo studio. They work by appointment only and have no walk-in traffic by design. They enjoy nature and are zen-like in their approach to their art and life, as I am with my law practice and my art, which is why we get along so well.

Brandon has used his Master Gardener training to help me with the yard just for the love of gardening and to maintain the beauty that appeals to us and to their clients as well. Even his friends have come to help me garden! It lifts my spirits when they work in their studio and I have never had any problems with any of their clients nor any worries that too many people are on my property.

I am selling my property, which means that they must also leave, which truly pains me. I cannot say enough good things about the Smiths. I love their creative energy and kindness and recommend them as renters/tenants to anyone without hesitation.

If you have any questions, please contact me at [REDACTED] or at [REDACTED].

Sincerely yours,

The Boling Law Firm PLLC

[REDACTED]

Anna Martinez Boling
Attorney and Counselor at Law

[REDACTED]

Codes that our tattoo shop will be complying with, We are in a permanent building and we are completely separate from Lenny living quarters. We are not within 1000 feet of another tattoo studio or a church and it is a mixed-use zone house with a business operating in it already. Our studio will be licensed through the state of Texas health department. We will not be tattooing anyone under the age of 18 even with a legal guardian it is still 18 above only all clients are required to have ID and fill out corresponding paperwork about their health and knowledge of the procedure they're getting.