

December 16, 2024

To: City of Lewisville
151 W. Church Street
Lewisville, Texas 75057

From: Yangjuan Zhao
5709 Morrow Point Drive
Argyle, Texas 76226

Re: Special Use Permit Application: Top Massage
1010 S. Edmonds Ln, Suite 107, Lewisville, Texas 75067

Please accept my Special Permit Application. I have been a Texas Licensed Massage Therapist since July 2020, License# MT133030 and have worked as a massage therapist since then. I have also been the owner of a massage establishment in the City of Flower Mound, namely, Jia Jia Foot Spa, License# ME7438, since September 2022. I would take over the above referenced massage establishment upon the approval of the Special Use Permit. Technically, the current occupant, Ms. YX Tao, still owns the business. I had no prior involvement with the previous owner, Ms. Tao, and the business. My agreement with Ms. Tao stated that I would take over the location only after the Special Use Permit is approved. The property manager, Ms. Gita, is aware of my intent to assume the current lease upon the approval of the Special Use Permit application. I have already turned in an application for a Massage Establishment License at TDLR (Texas Dept of Licensing and Regulation) for Top Massage. It is still in the process of approval. However, I do not see any problem since my other establishment license, Jia Jia Foot Spa, has just received an approval.

Some information about the venue and myself:

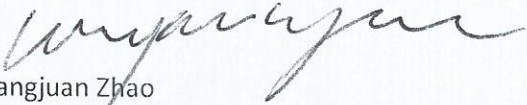
1. Hours of operation: 10am – 8pm Mon to Fri, 12 noon to 8pm Sat and Sun. No late night business will be conducted.
2. Number of people at work: Myself, one licensed therapist, and one front desk staff.
3. Number of years as a therapist: Since September 2020 when licensed.
4. Rooms in the establishment: 3 (Three)
5. Total square footage of establishment: 1000 sq. ft.
6. Services provided: Body Massage Therapy and Foot Reflexology
7. All massage therapists hired must be licensed.
8. Therapists are required to wear medical scrubs. No provocative clothing will be allowed at anytime.
9. A maximum 10% storefront windows to allow better visibility into the reception area.
10. Work room doors will not be completely shut during massage sessions.
11. I do not anticipate that this location will have a lot of foot traffic. I intend to advertise on Google, FaceBook and Groupon. I am also planning to have flyers to be distributed via mail. Therefore, I expect 80% clients are by appointment and 20% walk-ins. I will target couples clients. According to my experience, couples usually make appointments. They rarely just walk in.

My personal Texas Massage Therapist License renewal was approved sometime in December 2023. My establishment license was approved in October 2024. I had to complete an Anti Human Trafficking Training and pass criminal background checks to have my licenses renewed

by the State of Texas.

Please let me know if there's additional information I can provide. My personal phone number is (903)267-5681. My email is zhaoyangjuan463@gmail.com. Since I have very limited English capability, I have authorized Rusty Chiu to speak on my behalf. He can be reached at (972)399-6188 and his email is ppsg2001@yahoo.com.

I would like to start my business as soon as possible. Thank you,



Yangjuan Zhao

Prospective owner of Top Massage