

September 9, 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 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. However, she would vacate from the premise under the order of the City's ordinance. I had no prior involvement with the previous owner, Ms. Tao, and the business. But I heard from a friend about Ms. Tao's intent to vacate her premise. I have previously attempted to apply for a SUP. However, for reasons I do not fully understand, Ms. Tao decided to cancel our purchase agreement. That is why I had to abort my SUP application process. My agreement with Ms. Tao was that I could take over the location only if I could obtain an approval from the City and that I could either continue with her lease or signed a new lease with the property owner. The property manager, Ms. Gita, is aware of my intent to assume the current lease upon the approval of the Special Use Permit application. The current lease will expire on December 31, 2026. Also, I have turned in an application for a Massage Establishment License at TDLR (Texas Dept of Licensing and Regulation) even though it is not in operation. However, without a valid Certificate of Occupancy, I could not open for business. The location has been left unattended.

Some information about the venue and myself:

Hours of operation: 10am – 8pm Mon to Fri, 12noon to 8pm Sat and Sun

Number of people at work: Myself, one licensed therapist, and one front desk staff.

Number of years as a therapist: Since September 2020 when licensed.

Rooms in the establishment: 3 (Three)

Total square footage of establishment: 1000 sq. ft.

Services provided: Body Massage Therapy and Foot Reflexology

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](mailto: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](mailto:ppsg2001@yahoo.com).

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

Yangjuan Zhao  
Prospective owner of Top Massage