



## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Dr. Terata A. Kaku  
Street Address: 2122 Rose Snow Drive, Suite #132  
City: Keller State: TX Zip: 76248  
Telephone: (817) 971-6913 Fax: (817) 796-1422 E-mail: [REDACTED]  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: Regency Centers, L.P.  
Street Address: 8080 N. Central Expy. #1650  
City: Dallas State: TX Zip: 75206  
Telephone: (214) 706-2533 Fax: - E-mail: [REDACTED]

Signature of Applicant \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature of Owner: [Signature] Printed Name of Owner: Edward Toohy  
Date: 03/13/2024

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 101 Town Center, Suite #107, Keller, TX 76248  
Legal Description:  
Lot(s): 1A Block(s): B Subdivision Name: Keller Town Center  
Unplatted Property Description:  
Abstract Name & Number: N/A Tract Number(s): N/A  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: Vacant, (previously a paint shop)  
Proposed Use of Property: Aesthetics + Cosmetic Center (Med Spa)

## **Written Proposal for Specific Use Permit (SUP)**

### *-Superior Med Spa and Wellness Center-*

The Keller Town Center complex is one of the premier sites in Keller, which showcases the perfect blend of commercial shopping, fine cuisine, residential living, and a plethora of services from nails and hair, to massages and community-based exercise rooms. Citizens and patrons can walk throughout this shopping center and experience the very best services and amenities in the area. And although this shopping center exudes eloquence and class, it has a very personal and hometown feel to it.

Nestled in between *Majestic Nail Salon* and *Orange Theory Fitness*, suite 107 is an ideal location for Superior Med Spa and Wellness Center. It will be a harmonious fit for this part of the center that is focused mainly on beauty, aesthetics, and selfcare. Our Med Spa will provide a myriad of aesthetic services like hydrafacials and microneedling that not only enhance beauty from the outside, but we'll also focus on creating optimal health from within, as we will be offering services geared towards weight loss, hormone replacement therapy, and diet counseling. I believe strongly in enhancing wellness and beauty from within and this will lead to higher levels of overall health, self-confidence, contentment, and happiness. This is why one of the main mottos of our brand and company is "Rejuvenating Your Soul from the Inside Out."

My interaction with several of the existing businesses in the Keller Town Center has already generated a lot of excitement, as they understand that our Med Spa Center will attract a lot of customers and clientele that would also benefit from their services. I know our company will be able to establish great B2B relationships with other establishments in the center and this will only enhance traffic flow and customers to the center. Other neighboring cities like Northlake and Flower Mound, have similar setups in their town center areas where they have a med spa, nail salon, fitness center, and hair salon, and all these businesses work synergistically to enhance the center's attractiveness and drive more business to the area.

Superior Med Spa and Wellness Center will be a premier site that showcases a level of elegance, class, and beauty that will enhance the reputation of the Keller Town Center shopping plaza. Our Med Spa Center will feature sleek and modern décor that will revival some of the best in class. Listed below is a summary of services we will offer at our center:

#### Aesthetics:

- Laser Hair Removal
- Body Contouring (Evolve Machine)
- Radiofrequency Microneedling (Morpheus Machine)
- PRP Facial with microneedling
- HydraFacial
- Mesotherapy

- Kybella Therapy
- PDO Threads
- Botox
- Fillers

Wellness Clinic:

- IV Nutrition Therapy
- Weight Loss Shots (Lipotropic and Semaglutide shots)
- Hormone Replacement Therapy
- Energy Shots: B-12, Glutathione

Anti-aging Shots:

- Glutathione Shots
- NAD Shots
- PRP Therapy (joints)

Sell of Skin Products & Nutritional Supplements:

- Products for skin care
- Facials
- Nutrition
- Anti-aging

I first move to this area in 2016 after serving in the U.S. Air Force as a combat Flight Surgeon, and I fell in love with the City of Keller and knew it was a place I wanted to live and conduct business. I feel very confident that our proposed Med Spa and Wellness Center will be a true asset to the community, and it will not only support the citizens of Keller and beyond, but it will stimulate more business and revenue for the surrounding establishments. Thanks for you all's time and consideration regarding this project! God Bless!

Respectfully,

A handwritten signature in black ink, consisting of the letters 'AK' followed by a stylized, horizontal flourish.

Dr. Terata A. Kanu, MD, MBA, MPH