

**ARTICLE NINE**  
**Unified Development Code**

Adopted: July 7, 2015



**SPECIFIC USE PERMIT (SUP) AMENDMENT APPLICATION**

**SECTION 1. APPLICANT/OWNER INFORMATION**  
**Please Print or Type**

Applicant/Developer: Thai Yoga Massage LLC  
Street Address: 255 S main St.  
City: Keller State: TX Zip: 76248  
Telephone: [REDACTED] Fax: [REDACTED] 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: Wang-Tcm Llc  
Street Address: 725 Cross Timbers Dr  
City: Keller State: TX Zip: 76248  
Telephone: [REDACTED] Fax: [REDACTED] E-mail: [REDACTED]

Nuananong Gilbert, Panisara Pisolyabutra Signature of Applicant  
Date: 03/06/2024  
2023 Wang Signature of Owner  
Date: 03/07/2024  
Printed Name of Owner  
dotloop verified  
03/07/24 1:12 PM CST  
XMWC-NP0W-A16G-2E6W

**SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 415 Keller Parkway, Keller, TX 76248  
Legal Description:  
Lot(s): 1 Block(s): A Subdivision Name: BRYANT PARC TWO ADDITION  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: Old Town Keller Proposed Zoning: Retail zoning district  
Current Use of Property: Spa and cosmetologist  
Proposed Use of Property: Spa and cosmetologist

Justification for Specific Use Permit:

**A detailed letter of justification and/or exhibits shall accompany this application.**

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**SECTION 3. CHECKLIST**

(Please provide each of the items below & initial next to each item)

<del>NG</del> <del>PP</del>	The application fee
<del>NG</del> <del>PP</del>	Digital submission to <a href="mailto:communitydevelopment@cityofkeller.com">communitydevelopment@cityofkeller.com</a>
<del>NG</del> <del>PP</del>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> <li>• <del>the paving of streets, alleys and sidewalks,</del></li> <li>• <del>means of ingress and egress to public streets,</del></li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• <del>screening and open space,</del></li> <li>• <del>heights of structures,</del></li> <li>• <del>compatibility of buildings,</del></li> <li>• hours of operation, and</li> <li>• <del>time limits.</del></li> <li>• A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.             <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol> </li> </ul>
<del>NG</del> <del>PP</del>	A legal description or meets and bounds description of the property.
<del>NG</del> <del>PP</del>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• <del>topography,</del></li> <li>• <del>and boundary of SUP area;</del></li> <li>• physical features of the site;</li> <li>• <del>existing streets, alleys and easements;</del></li> <li>• <del>location of future public facilities;</del></li> <li>• <del>parking ratios, the final Detailed Site Plan;</del></li> <li>• <del>building height and location, elevations;</del></li> <li>• <del>site landscaping;</del></li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• <del>location and instruction of signs;</del></li> <li>• <del>means of ingress and egress to public streets;</del></li> <li>• <del>the type of visual screening such as walls, plantings and fences;</del></li> <li>• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<del>NG</del> <del>PP</del>	Evidence of communicating the proposal with the adjacent neighborhood
<del>NG</del> <del>PP</del>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<del>NG</del> <del>PP</del>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

# Thai Yoga Massage

At Thai Yoga Massage, we believe that physical and mental well-being go hand in hand. We offer a brief escape from the daily grind as well as a lifestyle change. When you regularly make time for yourself, your whole life will be filled with more energy.

## Introduction

Thai Yoga Massage currently has an established business in Old Town Keller, operating for more than 5 years. We have helped many people and have grown our path in this town. We would love to do more. With a new larger location we could provide our stress relieving services to many more people without the daily occurrence of turning away clients.

## Location

We will occupy the building located at 415 Keller Parkway.

## Operational Plan

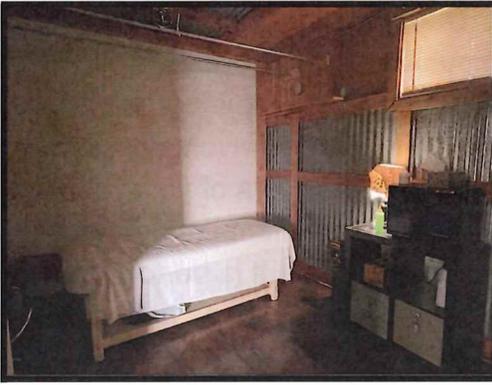
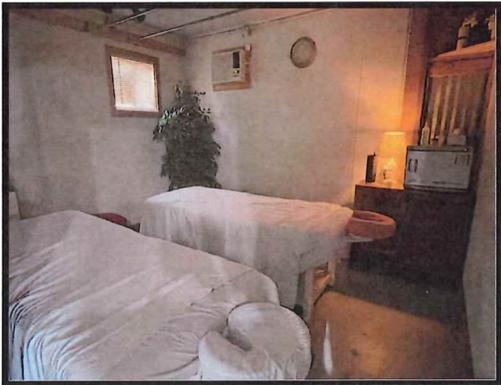
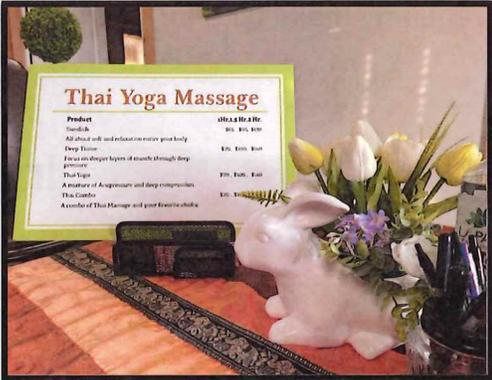
We have different courses to choose from Thai Tradition, Deep Tissue, Swedish. Thai Tradition combines deep tissue pressure, muscle and joint stretching, and gentle manipulations of the body.

Our Deep Tissue course is used to treat musculoskeletal issues, such as strains and sport injuries. It involves applying sustained pressure using slow, deep strokes to target the inner layers of your muscles and connective tissues.

And if our clients need any soft and relaxing course, we sure have them with the Swedish Massage. It is performed to energize the body and improve overall health. This type of massage involves actions like percussion, kneading, vibration, tapping, and rolling.

Last but not least is our special course, jThai Combo. It is a combo of your choice whether Thai tradition with deep tissues, or Swedish with Thai tradition. It's all how you like to pair them.

As you can see by the pictures down below, our place only accommodates 2-3 clients in one at a time.



And these will be our new floor plans



# Financials

Thai Yoga Massage

Total Sales; \$144,478

Wages; \$45,000

Utilities; \$24,000

Total after wages/utilities; \$75,478

## Demographic Breakdown

Nowadays Thai Yoga Massage has tons of clients interested in coming during the time that we do not have any room to take them in to an appointment due to no room left. Moving our business into this retail zoning will allow easier access, more occupancy for clients to fit in also draw in more customers from surrounding areas because it is more noticeable.

Having this massage studio shop into this new area will create business and generate revenue for the city. Doing what we do is one of the things we can help people whether physically or mentally and that will help us keep Keller be one of the happiest towns in Dallas-Fort Worth.

## Engaging Customers

With a strong social media presence and strategic signage, Thai Yoga Massage will easily pull stressed out drivers from the busy street and into our studio. Massage shops are primarily a mouth-to-mouth business and as our reviews online show, we excel in this area. We currently have 4.8 stars on Google and many customers who return on a regular basis.

## Store Hours

Monday - Saturday : 10:00AM - 8:00PM

Sunday : 11:00AM - 7:00PM

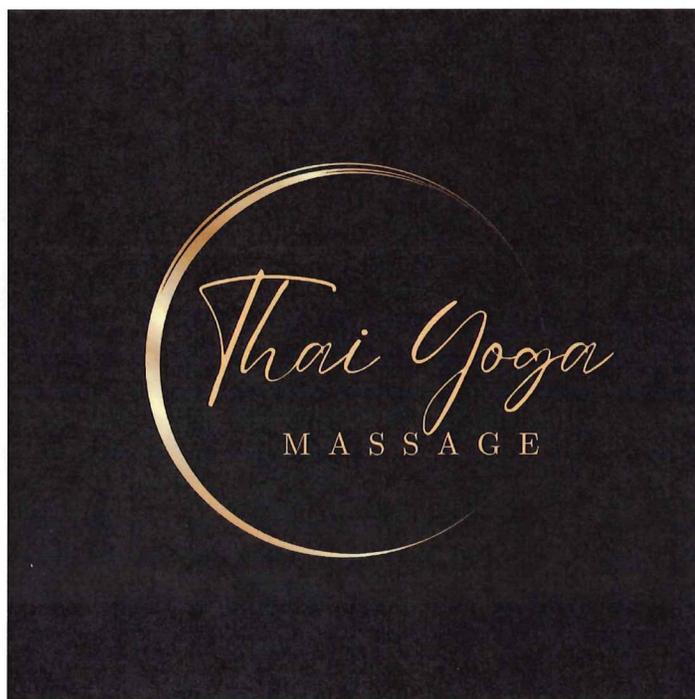
# Logo

This picture down below will be our pylon sign.



**THAI YOGA  
MASSAGE  
682-593-8215**

These pictures down below will be our studio shop sign.



## Conclusion

This particular Thai Yoga Massage Studio is in high demand, and its target demographic is in high supply in this area. Due to the proximity of the two studios, most if not all of our current customers will follow us. With the additional space, we will be able to accommodate a much greater volume of customers, as well as an overflow room for walk-in customers. We greatly hope to enrich the community as well as the surrounding businesses, by referring customers looking for different services or any additional overflow.

We hope that with your help, we can acquire the Special Use Permit necessary to open this Thai Yoga Massage Studio.

Sincerely,  
Nuananong Gilbert  
Panisara Pisolyabutra  
Thai Yoga Massage LLC

