



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Darren Aper
Street Address: 1533 Western Willow Drive
City: Hurst State: Tx Zip: 76052
Telephone: 81832-8092 Fax: 81439-3794 E-mail: _____
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: BC IT Shopping Center LLC
Street Address: c/o Quine & Assoc. Authorized Agent, 3015 Sherman St, Ste 100
City: Richardson State: Tx Zip: 75081
Telephone: 972-669-8440 Fax: _____ E-mail: _____

[Signature] Signature of Applicant
Date: 12-20-22
[Signature] Signature of Owner
Date: 12/22/2022
Mark McDowell, Vice President
of Bear Creek Plaza General
Partner Inc.
Printed Name of Owner
representative

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 750 S Main Street
Legal Description:
Lot(s): 5 Block(s): A Subdivision Name: Bear Creek Plaza Edition
Unplatted Property Description: w J Holland Survey No. 692
Abstract Name & Number: J Edwards Survey Tract Number(s): 457
If property is not platted, please attach a metes and bounds description.
Current Zoning: C-Commercial Proposed Zoning: _____
Current Use of Property: Kid to Kid Childrens Resale
Proposed Use of Property: Kid to Kid Childrens Resale

December 28, 2022

Dear P&Z committee and council members,

We are seeking to extend a specific use permit (SUP) granted to us in 2015 and renewed in 2022 as indicated on the attached application to run until October 2027 to coincide with our commercial lease which expires on September 30, 2027. We have been operating at this location for 7.5 years. Kid to Kid has been well received by the community as demonstrated by consistently being among the top performing Kid to Kid franchised stores in the nation.

My wife and I are highly experienced multi-disciplined business professionals who have 17+ years' experience owning two successful Kid to Kid stores located in Keller and Bedford. It is our hope that our experience with this industry leading franchise concept and the stores' track record will help to ease concerns of the committee members and city council.

Kid to Kid pays cash on the spot for gently used children's goods. We do not accept donations as a part of our business; therefore, no designated areas are needed for these items to be left. Customers, who wish to sell to Kid to Kid, bring us their items during our posted business hours. We appraise its value, pay our customers, and make the items ready for sell anywhere within a few minutes to an hour of our customer arriving at the store. Our customers love Kid to Kid, and their children feel welcomed when they walk through our signature pink "kids only door".

In 2021, we estimate that nearly 50% of our customer base resides within the Keller city limits. Additionally, in our first 7.5 years of business in Keller we have generated over \$468,000 in local sales tax revenues from our business activities. This renewal will enable us to continue serving the community and contribute to the "Keep it in Keller" economic campaign.

In addition to the renewal above, we are asking to continue the use of 112.5 sq/ft of external space to display outdoor merchandise (strollers, ride-on toys, bicycles) during business hours. Our business operates Monday through Saturday from 9am-7pm. We are also open on Sundays from 1pm-6pm. Please find the attached photographs outlining the area to be used. This merchandise would be moved outside upon opening for business for the day and returned inside at closing.

I invite each member to visit either of my stores or any of the 10 D/FW Kid to Kid stores to get a personal feel for how robust our franchise is.

Sincerely,

Darren S Aper







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Kid to Kid Keller



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Kid to Kid - Keller



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Kid to Kid - Keller



360

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KID TO KID - KELLER