

Proposal for Specific Land Use Permit

Property

147 S Elm Street, Keller, Texas
Lot 1, Block A, Jones Addition

Applicant

BEN investments LLC.
504 Pin Oak Trail
Keller, TX 76248

Current Owner

Kara Elizabeth Jones Trust

Application Documents

Included in this Proposal are the following documents for consideration of the Specific Use Permit:

- Specific Use Permit Application Form
- Proposal Document
- S1-147 Elm Street - Survey - SUP.pdf – Most Recent Survey of the Property
- S2-147 Elm Street Site Plan - SUP.pdf – Illustrates Current Parking and Proposed Landscape Plan.
- A1-147 Elm Street - Floor Plan and Schedules – SUP.pdf – Current Floor Plan with Outline of Initial Renovations.
- A2-147 Elm Street - Elevations – SUP.pdf – Elevations of Propose Exterior Clean-up

Overview

BEN Investments LLC has entered a conditional offer to purchase the current property from Kara Elizabeth Jones Trust with the intent to renovate and lease the current property to ServeVita Holdings LLC for use as their Corporate Headquarters (CHQ).

ServeVita Holdings LLC primary business is providing software consulting services with focus in the Travel Management and Hospitality industries. ServeVita has been in business since 2015 and currently employees 12 fulltime staff and has direct oversight of over 12 development team members. Of the 12 Staff ServeVita employees 8 are within the DFW Metroplex. Most staff work in a hybrid situation, splitting time between the office and working from home. The additional employees work remotely in Canada and other states but visit the office periodically. ServeVita also has workshops with its development partners and clients who come are from the US, Canada, and Europe. The visiting guests have used the Hilton hotel located in the Keller Town Center previously and are likely to increase those stays with this CHQ move.

Both BEN Investment LLC and ServeVita Holdings are wholly owned by Danny and Pam Eldridge who have been residents of the City of Keller since 2003. Having an office within Old Town Keller (OTK) has been a desire of the Eldridge's since they started ServeVita.

The proposed plan is to complete the purchase of the property subject the approval to use the property for office space. This request is to change the current zoning from **OTK Neighborhood Subdistrict** to **OTK Neighborhood Subdistrict SUP for Office**.

Once the purchase of the property is completed BEN Investments will submit permits to renovate the existing structure.

The Specific Use Permit request is in line with the use of this property. It serves to balance the existing restaurant and retail activities with less parking-intensive use that also contributes to the daytime traffic frequenting the district. The proposed CHQ is similar to other professional service organizations listed in the OTK district, specific examples include:

- Bluegrass Legacy Group (Financial Consulting Services)
- Farmers Insurance – Brett Vance (Insurance Services)
- Farmers Insurance – Edward Kirkwood (Insurance Services)

- The Routzon Law Firm (Law Services)
- Anne Gibson Insurance (Insurance Services)
- Allison Cornelius, LPC-Associate (Counseling)

Under these circumstances we believe that the request for the Specific Use Permit is harmonious and compatible with surrounding existing uses and the activities requested are normally associated with the permitted uses in the base district.

Our goal is to take this existing structure within the OTK District and improve the physical and occupational condition of the property. This will create a positive for both the current property as well as both the OTK and Keller community. The approval of the SUP will allow the current property to be revitalized creating a positive, with no or minimal negative impact compared to the current situation of property.

The goal of OTK is to revitalize the district using specific architectural designs in accordance with 1960's OTK history. Our goal with the renovation is to create a headquarters that will be modern inside with the feel of OTK on the exterior.

Property Renovation Plans

As outlined below, upon completion of the sale of the property to BEN Investments LLC, we will submit the required document to permit the complete interior remodel, exterior renovation, landscape improvements and clean-up of the property.

The renovation will include the following changes:

- 1.) Exterior Building and Façade Restoration:
 - a. Remove existing enclosed carport and concrete pad and replace with landscape ground cover and plants.
 - b. Fix all brick wood siding affected by building settlement and deterioration.
 - c. Paint all Exterior Surfaces.
- 2.) Landscaping:
 - a. Existing beds will be cleaned up with overgrowth removed in the front and rear of the property.
 - b. The backyard has several dilapidated, ornamental features that will be removed, including decking and old secondary fences.
- 3.) Interior Renovation:
 - a. The existing interior will be demolished including removal of all interior fixtures and wall coverings down to the studs.
 - b. Walls will be removed to create an open workspace and boardroom \ training.
 - c. We will then reinsulate the structure, drywall and install all new fixtures and finishes.

We believe that the renovated building will be a bright spot in the OTK district for the foreseeable future.

