


SUP-21-0042

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

Adopted: July 7, 2015 

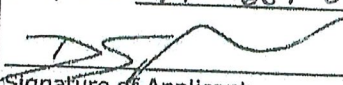
**SPECIFIC USE PERMIT (SUP) APPLICATION**

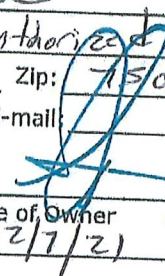
**SECTION 1. APPLICANT/OWNER INFORMATION**  
**Please Print or Type**

Applicant/Developer: Darren Aper  
Street Address: 1533 Western Willow Drive  
City: Haslet State: TX Zip: 76052  
Telephone: 817-832-8092 Fax: 817.439.3794 E-mail: darren.aper@steghko.net  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

Owner: BC III Shopping Center LLC  
Street Address: c/o Quind & Associates, Authorized Agent, 3015 Sherman St, Ste 100  
City: Richardson State: TX Zip: 75081  
Telephone: 972-669-8440 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

  
Signature of Applicant  
Date: 12/7/21

 Mark McDowell  
Signature of Owner Printed Name of Owner  
Date: 12/7/21

**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: WJ 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

November 30, 2021

Dear P&Z committee and council members,

We are seeking to extend a specific use permit (SUP) granted to us in 2015 as indicated on the attached application and remove the time restriction. We have been operating at this location for 6.5 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 16+ 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 6.5 years of business in Keller we have generated over \$385,000 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 be granted 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 16 D/FW Kid to Kid stores to get a personal feel for how robust our franchise is.

Sincerely,

Darren S Aper













8'6"

4'6"

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HELP 54

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DOCTOR  
IS  
OUT