

Item H-1

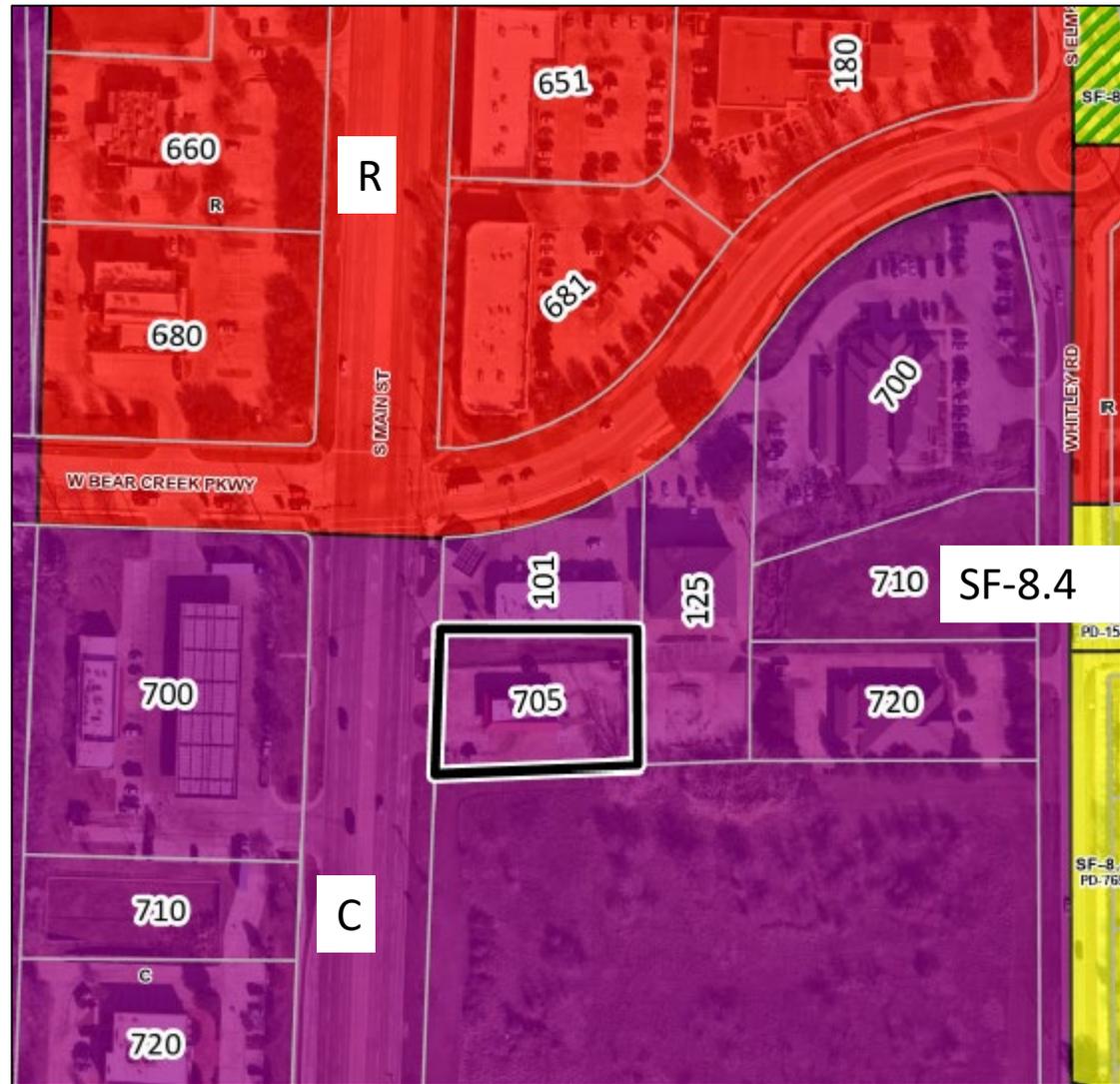
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Tiki Hut of Keller to operate a temporary vendor business (sno-cones), located on an approximately 0.5467-acre tract of land, on the east side of South Main Street, at the intersection of Bear Creek Parkway and South Main Street, being Lot 2RB1, Block 1, Bland Square Addition, zoned Commercial (C) and addressed 705 S. Main St. Cathy Smith, Applicant. Todd Hendricks, Owner. (SUP-24-0003)

Item H-1 Aerial Map



N
Zoned: C

Item H-1 Zoning Map



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Background:

The Tiki Hut of Keller was founded in 2003 and has been operating seasonally in the Mr. Jim's Pizza parking lot at 705 South Main ever since. The kiosk and all related equipment have been permanently stationed year-round at this location. A Specific Use Permit is required in the Commercial (C) zoning district for seasonal sales, per the current Unified Development Code.



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The Applicant was awarded an SUP in 2019 for four years of seasonal sales, through the end of September 2023.

She is requesting that a new SUP is granted to Tiki Hut in perpetuity, with no future requirement to reapply for the SUP.



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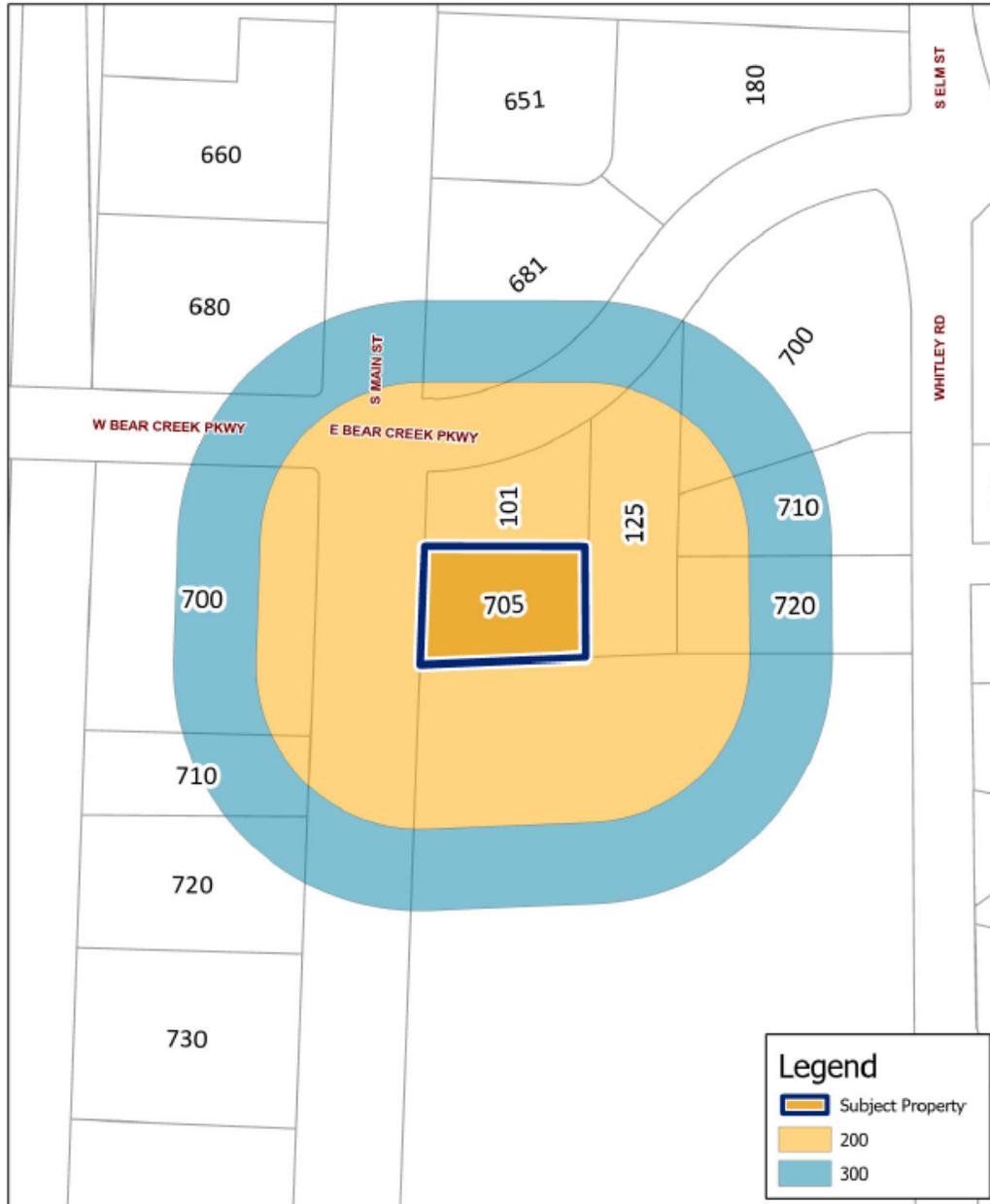
Hours of Operation:

April through September

Daily from 3-9 p.m., weather permitting



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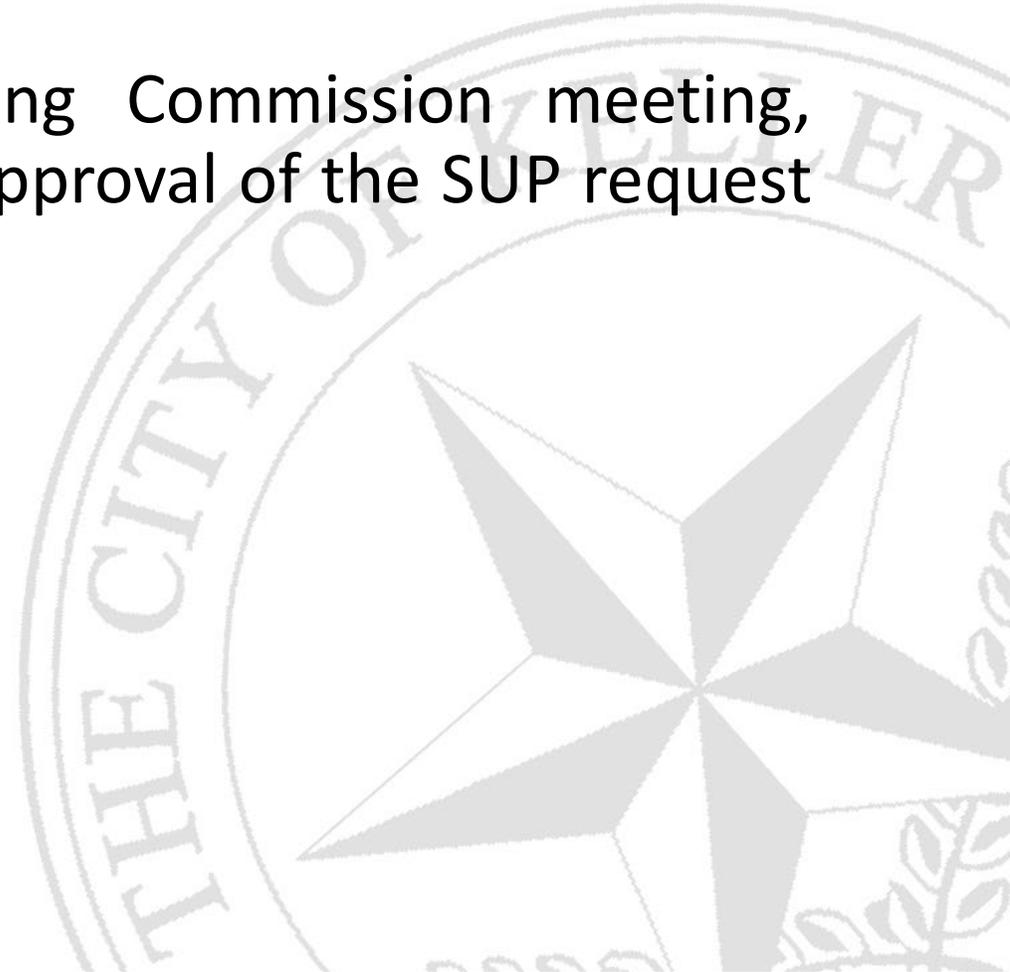


- On Feb. 15, 2024, the city mailed 10 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the Feb. 27, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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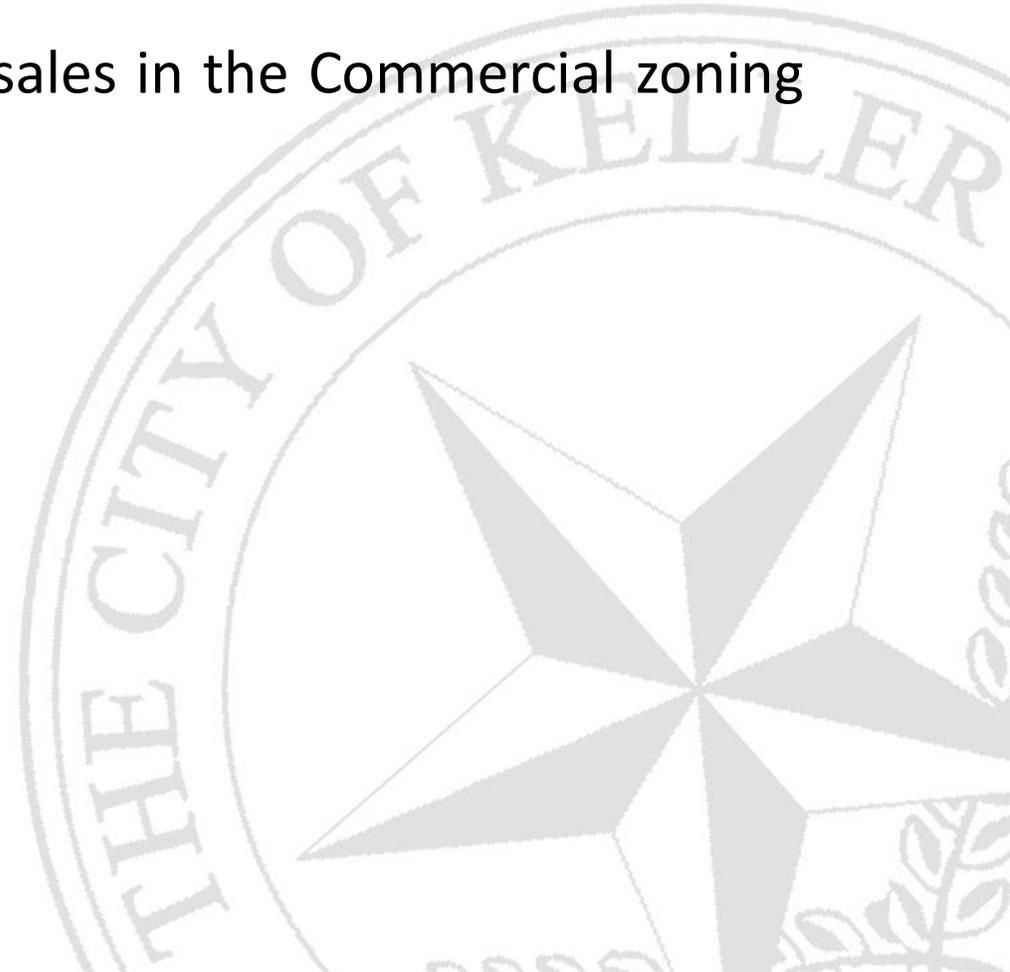
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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Request:

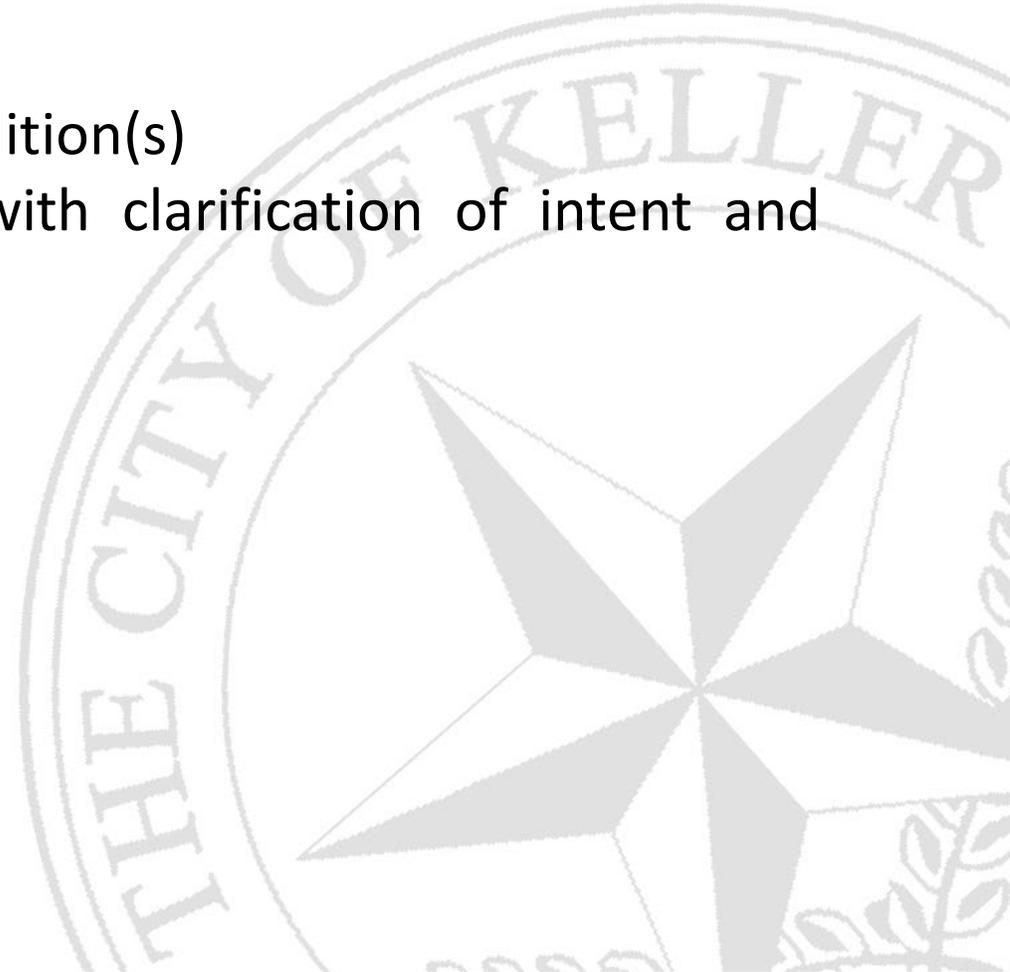
A Specific Use Permit (SUP) for seasonal sno-cone sales in the Commercial zoning district.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Amber Washington
817-743-4130

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