

Main Street Snowballs

August 28, 2025

This is a proposal to extend the Specific Use Permit (SUP) for Main Street Snowballs located at 301 N. Main, Keller located in front of Bearly Used Resale store.

- Paving of the streets-Concrete
- Egress-Building is set back 30 ft. from N.Main Street
- Parking is allocated in Bearly Used & Retail parking lot
- Open/Seating space for patrons is 30ft x 15ft
- Current Structure is 12ft tall
- Compatibility- wood structure-painted white, green, and teal
- Hours of Operations
 - Mid-Season- March, September & October 3-9 Tues-Friday, 1-9 Saturday, & 12-8 Sundays
 - Regular Season- April, May, June, July, & August 1-9 Tues-Saturday & 12-8 Sundays
 - Special Consideration Dates: Thanksgiving Weekend, Christmas Weekend, New Year's Day, St. Valentine's Day

Justification:

Purpose of the SUP is to operate a snow cone stand as a seasonal business. Main Street Snowballs is a Keller icon; is has been in business for more then 40 years servicing clients from Keller, Watauga, North Richland Hills, Roanoke, Trophy Club, and Fort Worth. Parents bring their children and reminisce about the times when they were children enjoying a Snowballs snow cone with their parents. Snowballs also gives back to the community by providing free snow cones to Christ Havens Kids, complimentary snow cones to police and fire fighters.

Concept Plan "Attachment A"

- Physical Features: Structure made from siding and painted
- Existing Street: N.Main
- Parking is supplied by Bearly Used West of stand (see Attachment B)
- Building Measurements: 8' W x 10' D 12' H
- Ingress & Egress: two entrances to stand from N. Main (see Attachment B)

- Bearly Used resale store exists to West of the Stand and retail strip to the north are within 200ft of the stand

I am very excited to continue the tradition of Snowballs, become more involved with the community, and provide a family friendly place to congregate, play games, and build memories of growing up in this great city.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Tiffani Rasmussen', with a large, stylized initial 'T'.

Tiffani Rasmussen

Main Street Snowballs Owner

817-874-2368

Attachment B



Attachment B cont'd

Bearly Used Parking Lot:



Retail Parking to the North:



Attachment A

Property Line

Property Line

Bearly Used Resale Store

Retail Strip Center

Parking Lot

Snowcone Stand

Parking Lot

Entrance

Entrance

Entrance

North Main Street

North

