

The Tiki Hut of Keller



Dear City Council Members and Planning & Zoning Committee-

Attached you will find my SUP application, information about my business and pictures from the location in question, 705 S Main.

I am requesting an SUP Permit for The Tiki Hut of Keller located at 705 S Main to continue to operate as we have been doing so since 2003 each summer, April - September. My stand would follow the same criteria as set forth in the past. All other aspects are still considered non-legal conforming, but the use of time now falls under an SUP. I am requesting this SUP be valid each summer moving forward.

This will be our 21st season in this location!!!

Please feel free to contact me if you have any other questions!

Thank you for your time!

Cathy Smith

www.tikihutofkeller.com

972-841-1042

ecaasmith@verizon.net

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: The Tiki Hut of Keller - Cathy Smith

Street Address: 1515 Sweetgum Cr.

City: Keller State: TX Zip: 76248

Telephone: 972-841-1042 Fax: _____ 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: Mr. Jim's Pizza - Todd Hendricks

Street Address: 705 S. Main

City: Keller State: TX Zip: 76248

Telephone: 817-431-3000 Fax: _____ E-mail: _____

Cathy Smith
Signature of Applicant

Date: 2/6/2024

Todd Hendricks
Signature of Owner Printed Name of Owner

Date: 2/6/24

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 705 S. Main

Legal Description:

Lot(s): _____ Block(s): _____ Subdivision Name: _____

Unplatted Property Description:

Abstract Name & Number: _____ Tract Number(s): _____

If property is not platted, please attach a metes and bounds description.

Current Zoning: Commercial Proposed Zoning: commercial

Current Use of Property: The Tiki Hut of Keller - snowcones

Proposed Use of Property: The Tiki Hut of Keller - snowcones

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

☒

The application fee

☐

Electronic submittal to communitydevelopment@cityofkeller.com

☐

A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:

- the paving of streets, alleys and sidewalks,
- means of ingress and egress to public streets,
- provisions for drainage,
- adequate off-street parking,
- screening and open space,
- heights of structures,
- compatibility of buildings,
- hours of operation, and
- time limits.
- A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.
 - 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.

☐

A legal description or meets and bounds description of the property.

☐

Concept Plan. The plan shall be to scale and show the following:

- topography,
- and boundary of SUP area;
- physical features of the site;
- existing streets, alleys and easements;
- location of future public facilities;
- parking ratios, the final Detailed Site Plan;
- building height and location, elevations;
- site landscaping;
- off-street parking facilities;
- size, height, construction materials, and locations of buildings and the uses to be permitted;
- location and instruction of signs;
- means of ingress and egress to public streets;
- the type of visual screening such as walls, plantings and fences;
- the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;
- other information to adequately describe the proposed development and to provide data for approval.

☐

Evidence of communicating the proposal with the adjacent neighborhood

☐

Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis

☐

Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.



Who is The Tiki Hut of Keller?

The Tiki Hut of Keller, TX was founded in 2003 and has been located in the Keller area since that time, in Mr. Jim's Pizza parking lot at, 705 S. Main in Keller, TX. Owned by Cathy and Eric Smith of Keller, TX. We take great pride in our facilities as each building is maintained to look like new each and every year.

Our entire business is designed to fit neatly into 4 parking spaces. 1 to 1 ½ spaces are used for the building and our exterior ice merchandiser/freezer, and the remainder is used for our seating area. Our buildings are 10 x 10 x 8. The exterior is wood and is painted white. Mounted flush on the building will be our menu and our signage.

Due to the Texas heat, we sometimes use removable umbrellas that attach to our tables to provide shade for our patronage. We do not use tents, tarps or any other form of a shade structure.

Additional lighting is not required for our business. We do, however, use indirect lighting in the customer ordering area.

Our buildings are totally self-contained. We bring in fresh water daily and keep a day's worth of reserve, so fresh water is always available. It is added to the holding tank as needed. A pressurized demand pump system is used to allow water to flow, so access to a city water line is not required. Buildings are also equipped with a portable waste water (gray water) holding tank that is removed each night and disposed of through the city sewer system at our residence.

In September 2007, the Star Telegram asked readers to tell them about their favorite one room restaurants, The Tiki Hut of Keller was voted the Best Snow Cone stand in Northeast Tarrant County. The newspaper article is attached for your enjoyment.

Also, included are some current pictures from our past season at the location located at 705 S Main and as you can tell it is definitely a family place. It is not uncommon to see entire families here enjoying an evening together.

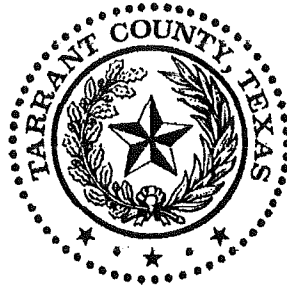
Our locations are open seasonally, April – August of each year. We are open daily, Sunday – Saturday (weather permitting), 3pm – 9pm.

What do we offer as a tenant?

The Tiki Hut of Keller is a favorite spot for many families of the Keller area. Many people are regular, daily customers who are incredibly happy when we open April 1 of every year and incredibly saddened when we close at the end of each August. While many people wish for The Tiki Hut to stay opened year round, we have found that operating seasonally keeps the customers wanting more. We offer a professionally maintained facility complete with corporate graphics (see attached photo). As a tenant of the locations we currently occupy, we have successfully brought attention to other businesses that quite possibly would have been overlooked by people had they not stopped at our location. We attract hundreds of people a day to our locations. We cater to families who make it an evening ritual to come to our locations and spend quality time with their children while enjoying a shave ice in a well lit, safe, family environment. We offer tenants of the property that we occupy advertising possibilities with the placement of ads or coupons at our building that can be distributed with each shave ice sold. Bottom line, we generate traffic through the centers we occupy.



Establishment
I.D. Number
15029



Permit Number
16F-15029-1-19

TARRANT COUNTY PUBLIC HEALTH

ENVIRONMENTAL HEALTH DIVISION

This is to certify that the Establishment shown below has complied with the rules and regulations of this department, and is hereby granted permission to operate the type of establishment listed:

TIKI HUT OF KELLER
705 S MAIN ST KELLER TX 76248

Food Service - less than 500 sq. ft.

Additional Type (If Applicable): Snack Bar

**THIS PERMIT IS VALID FOR THE PERIOD SHOWN BELOW, UNLESS SOONER REVOKED OR
SUSPENDED FOR CAUSE.**

04/11/2023 - 04/10/2024

Veerinder (Vinny) Taneja, MBBS:/MPH
PUBLIC HEALTH DIRECTOR

IN THE EVENT AN ESTABLISHMENT IS EXTENSIVELY REMODELED, A CHANGE OF OWNERSHIP
OCCURS, OR THE NATURE OF THE OPERATION CHANGES, CONTACT
TARRANT COUNTY PUBLIC HEALTH AT 817-321-4960

**THIS LICENSE IS NOT TRANSFERABLE
DISPLAY PROMINENTLY AT THE PLACE OF BUSINESS**

Please forward the attached permit to the facility address shown above.

THIS PERMIT MUST BE PROMINENTLY DISPLAYED AT THE PLACE OF BUSINESS.

THE TIKI HUT OF KELLER
CATHY SMITH
1515 SWEETGUM CIR
KELLER, TX 76248

CATHY SMITH
1515 SWEETGUM CIR
KELLER, TX 76248

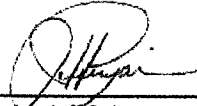
Certificate of Completion

TX DSHS License # 64 -- 26909954

**American
Safety Council**

CATHY SMITH

Has diligently and with merit completed the
Texas Online Food Handler Program
from the American Safety Council.
225 E. Robinson St, Suite 570 Orlando, FL 32801


Jeff Pairan

Completed On: 4/27/2023 -- Expires On: 4/27/2025

**American
Safety Council**

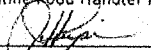
225 E. Robinson St, Suite 570
Orlando, FL 32801

Texas Online
Food Handler Program
TX DSHS License # 64 -- 26909954

This card certifies that:

CATHY SMITH

has completed the
Texas Online Food Handler Program


Jeff Pairan

Completed On: 4/27/2023 -- Expires on: 4/27/2025

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Merchants: A copy of this permit does not replace a resale or exemption certificate. You will be responsible for sales tax unless you have a valid resale/exemption certificate on file.

You must obtain a new permit if there is a change in ownership, location, or business location name.

ECAA LLC

TIKI HUT
705 S MAIN ST
KELLER

TX 76248-4905

NAICS CODE: 722211

DESCRIPTION ON NEXT LINE:

Limited-Service Restaurants

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: KELLER

EFF: 04/07/2006

SPD: KELLER CRIME CONT DIST

EFF: 04/07/2006

Type of permit
SALES AND USE TAX

Taxpayer number
3-20192-0543-7

Location number
00002

First business date
04/07/2006

Susan Combs

SUSAN COMBS
Comptroller of Public Accounts

YOU MAY NEED TO COLLECT SALES AND/OR USE TAX FOR OTHER LOCAL TAXING AUTHORITIES DEPENDING ON YOUR TYPE OF BUSINESS.

If you have any questions regarding sales tax, you may contact the Texas State Comptroller's field office in your area or call 1-800-252-5555, toll free, nationwide. The Austin number is 512/463-4600.

DETACH HERE AND PROMINENTLY DISPLAY YOUR PERMIT ONLY

IS THE INFORMATION PRINTED ON THIS PERMIT INCORRECT?

The information printed on your permit must be accurate and current. To make corrections, you may detach and complete ONLY the information on the form below which is incorrect, and mail it to COMPTROLLER OF PUBLIC ACCOUNTS, 111 E. 17th Street, Austin, TX 78774-0100.

MAKING CHANGES TO LOCAL TAXING AUTHORITIES OR BUSINESS DESCRIPTION LISTED ON THIS PERMIT

- You will need to contact us to correct the local taxing authorities for this business location. Contact your city/transit authority/county/special purpose district if you are unsure if your business is located within that taxing jurisdiction. We can assist you in determining your local sales and use tax responsibilities, and the appropriate rate for each local taxing authority. Publication 94-105, "Guidelines for Collecting Local Sales and Use Tax" and Publication 96-132, "Texas Sales and Use Tax Rates" are available on the Comptroller's web site at www.window.state.tx.us/taxinfo/local/.
- Visit us online at www.window.state.tx.us/taxinfo/sales/naics_coding.html if you need to correct the description of your business printed on the front of this permit.

MORE INFORMATION ABOUT YOUR PERMIT

- You must prominently display this permit in your place of business.
- The information on your permit is public information.
- You cannot use this permit or a copy of it as a resale or exemption certificate.
- If the location specified on this permit is closed, return this permit to the Comptroller of Public Accounts and indicate the date of the last business transaction.
- Depending on your type of business, you may need to collect sales and/or use tax for other local taxing authorities not listed on this permit.

TEXAS SALES AND USE TAX PERMIT

Taxpayer name shown on the permit ECAA LLC			
Taxpayer number shown on the permit 32019205437		Location number shown on the permit 00002	
Correct business location name .			
Correct business location (no P.O. Box or directions accepted) .			Change your mailing address and phone number, add a business location, change a business address, or close one or more business locations online at https://www.window.state.tx.us/accmaint/changeaddress.html
City .	State .	ZIP code .	
Correct taxpayer name .			Daytime phone (Area code and number)
Correct mailing address .			
City .	State .	ZIP code .	Federal Employer Identification number
If you are no longer in business, enter the date of your last business transaction. _____			
sign here Taxpayer or authorized agent		Date	



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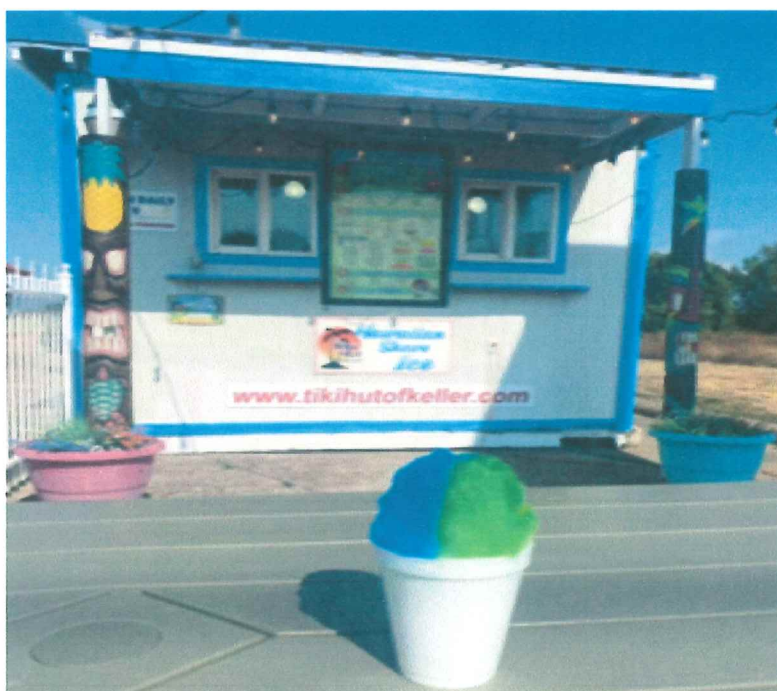
The Tiki Hut of Keller

Mr. Jim's Pizza
377 & Main St.

The Tiki Hut of Keller is very involved in the community
and support local organizations!

Through out the season we provide the following....

- coupons to Keller ISD students
- coupons to area churches to distribute at VBS
- gift cards and coupons for - Keller HS - ex project graduation, KHS girls soccer, etc.
- coupons to Central HS
- canned food drive - a.k.a. - Christmas in July (last Saturday of July)
- sponsorship of local youth sports (baseball, soccer, t-ball, etc)





NORTHEAST

OLL | SMALL EATERIES

The Tiki Hut is tops with readers

BY DAVE FERMAN
 ferman@star-telegram.com
ELLER — Two Sundays ago, I asked you to tell us your favorite one-room restaurant — the snow cone stand, barbecue shack or taqueria you love the most.

The people have spoken, and the winner — by a large margin — is The Tiki Hut of Eller, a tiny yellow wood

building in the parking lot of Mr. Jim's Pizza south of U.S. 377 and Bear Creek Parkway.

"It's just a happy place," said co-owner Cathy Smith, who, along with husband Eric, bought the stand four years ago. She serves 38 flavors of shaved ice in four sizes, costing \$1.25 to \$2.50.

"Eric and I thought it'd be fun, and it is, but it's a lot of

work," Smith said. "We spend a lot of hours here."

Fans who wrote in praised the stand for its generous portions, the tasty flavors and the friendliness of the teenage workers.

Smith hires the children of friends or those she meets at her church.

The stand is open from April through September and

serves cones from 3 to 9 p.m. daily. Hours are expanded in the summer.

"I love it, and we'll continue to do it," Smith said. "When people come here, they're happy. They don't worry about their day, and they don't argue with you."

The runner-up in the one-room-restaurant vote? Gran-ny's Snowball in Bedford.



Kristin Hilton, 17, of The Tiki Hut in Keller makes Courtney Hailey, 18, snow cone. SPECIAL TO THE STAR-TELEGRAM/WILLIS KNIGHT

Snow cone stand a 'people business'

by SARAH JUNEK

It's snowing in Keller, but not for much longer: The summer is technically over, but snow cones are still being sold.

The "oasis of shave ice euphoria" that is Tropical Sno, dubbed the "highest quality and best-tasting shave ice in the world," according to the company's Web site, is still selling Tiger's.

That's the most popular flavor, according to Kathy Smith, a concoction of 60 percent strawberry and 40 percent coconut.

Flavors range from Wedding Cake, a mix of vanilla and coconut, to Lovers Delight, a passion fruit and guava mix.

David Hayes, one of the servers, said he likes his summer job at the hut. He's normally at the Keller Parkway location in the Keller Crossing shopping center. Hayes says undecided customers usually get sized up for their sweet or sour preferences.

"Some want a deep flavor," he said. "Kids usually get the cotton candy or bubble gum," and Dads, "they get the Cherry Blaster."

Moms? They "like to mix it up a lot." Some like Pina Colada and Georgia Peach – which he says "tastes pretty close" to the fruit.

He's a graduate of Grapevine Faith Academy and like many

others after high school, keeps coming back to work for Smith.

At the U.S. 377 location, four students just out of band camp practice at Keller High School finish off a cool cup.

"Whenever it comes up in the subject, we've got to go," Jasmine Ashford said of the decision process that led them to the hut that day.

The decision was "pretty much unanimous," said Kate Kidd. After a long, grueling six-hours day of band practice, it was a much-needed treat.

Their favorite? Tiger's Blood.

"It's just nice how it melts in your mouth," said Collin Kidd. "It's a good sugar rush."

Though some in the group didn't know much about the Tiki Hut, they all expected to be back.

The Tiki Hut of Keller is serving up flavor from two locations and one in Fort Worth off Golden Triangle and Beach Street.

The Keller Parkway location will close the end of August, but the U.S. 377 location will stay open through September. Every year, the small huts open for business between 1 and 10 p.m. seven days a week and provides summer jobs for 12 to 16 kids, said Smith.

"It's a people business," she said.

How much ice does it take to



SARAH JUNEK/STAFF PHOTOGRAPHER

Collin Kidd, Kate Kidd, Meghan Baker, Holly Ashford and Jasmine Ashford cool off with a snow cone recently.

run a hut? Smith isn't exactly sure but says, on average, "we go through at least ten bags of ice a day – 20 blocks."

Flavor run-outs have never been a big problem, but strawberry "most definitely" is usually the first to go.

Smith's favorite flavor – Wedding Cake, a vanilla and coconut mix: "It's very sweet."

The "actual flakes" makes shaved better, she said. But going into business, though time consuming, is "a lot of fun."

"We've got a lot of regulars and some of the people I've become friends with."

This year they began donating

50 cents to help fight breast cancer for every customer who buys pink lemonade and pink grapefruit flavors.

Press Release

Press Release

FOR IMMEDIATE RELEASE

The Tiki Hut of Keller Receives 2015 Best Businesses of Keller Award

Keller Award Program Honors the Achievement

Keller, October 16, 2015 -- The Tiki Hut of Keller has been selected for the 2015 Best Businesses of Keller Award in the Shaved Ice category by the Best Businesses of Keller Award Program.

Each year, the Best Businesses of Keller Award Program identifies companies that we believe have achieved exceptional marketing success in their local community and business category. These are local companies that enhance the positive image of small business through service to their customers and our community. These exceptional companies help make the Keller area a great place to live, work and play.

Various sources of information were gathered and analyzed to choose the winners in each category. The 2015 Best Businesses of Keller Award Program focuses on quality, not quantity. Winners are determined based on the information gathered both internally by the Best Businesses of Keller Award Program and data provided by third parties.

About the Best Businesses of Keller Award Program

The Best Businesses of Keller Award Program is an annual awards program honoring the achievements and accomplishments of local businesses throughout the Keller area. Recognition is given to those companies that have shown the ability to use their best practices and implemented programs to generate competitive advantages and long-term value.

The Best Businesses of Keller Award Program was established to recognize the best of local business in our community. Our organization works exclusively with local business owners, trade groups, professional associations and other business advertising and marketing groups. Our mission is to recognize the small business community's contributions to the U.S. economy.

SOURCE: Best Businesses of Keller Award Program

CONTACT:

Best Businesses of Keller Award Program

Email: PublicRelations@BestBusinesses.biz

URL: <http://www.BestBusinesses.biz>