



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: ccaasmith@verizon.net
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: 817-431-3300 Fax: _____ E-mail: _____

Cathy Smith
Signature of Applicant
Date: 5/2/19

Todd Hendricks Todd Hendricks
Signature of Owner Printed Name of Owner
Date: 5/2/19

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

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 last season at the location in question, 705 S Main.

I have been advised that this SUP request is only for the timeframe in which I wish to open. All other aspects are in still considered non-legal conforming, but the use of time now falls under an SUP. Therefore, 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. I am requesting this SUP be valid each summer moving forward.

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



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. The Tiki Hut of Keller currently has 2 locations in Keller. 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.



The Tiki Hut of Keller

2 locations to serve YOU!!!

Mr. Jim's Pizza
377 & Main St.

1709 in Ace Hardware &
Big Lots Parking Lot

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 every year)
- sponsorship of local youth sports (baseball, soccer, t-ball, etc)

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.

