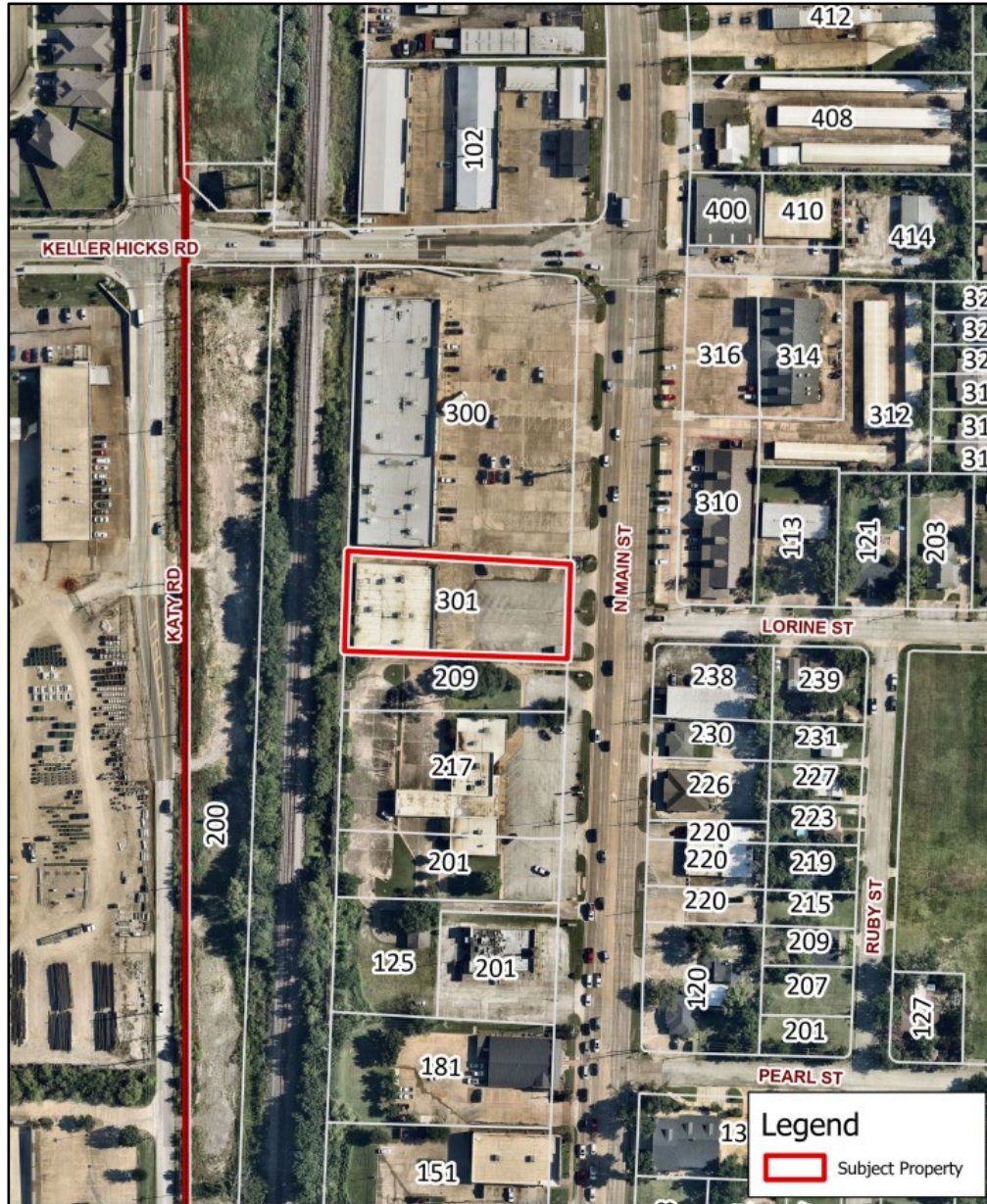


Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Snowballs to operate a business with seasonal sales, on approximately .66 acres, located on the east side of North Main Street, approximately 950 feet north from the intersection of North Main Street and Keller Parkway, legally described as Abstract 1171, Tract 1A03 of the Samuel Needham Survey, zoned Old Town Keller (OTK) and addressed 301 North Main Street. Tiffani Rasmussen, Applicant. Christ's Haven for Children, Owner. (SUP-2508-0034)

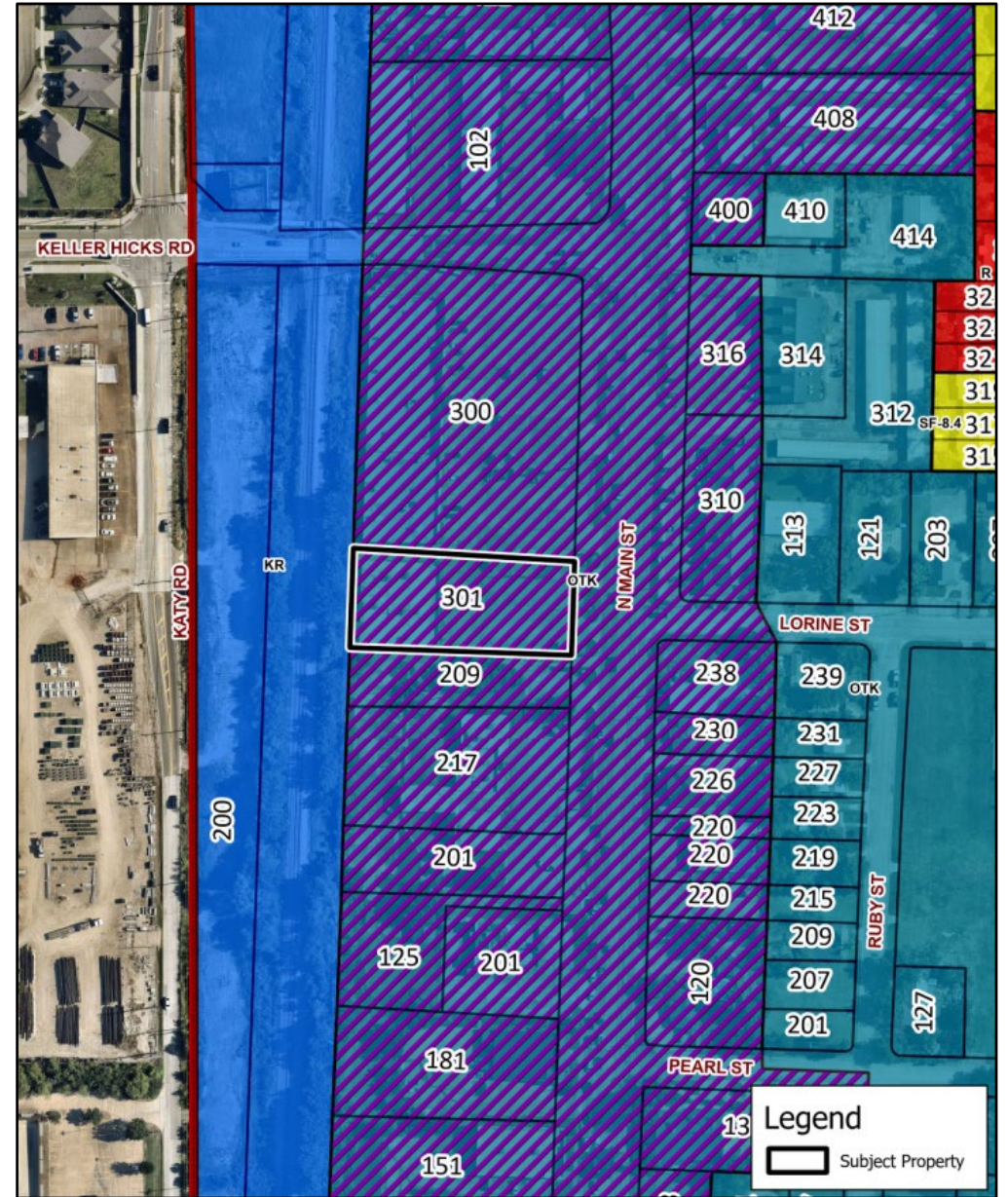
Item H-3

Aerial Map



Zoned:
OTK

Zoning Map



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Background:

Main Street Snowballs is a snow cone stand in front of Christ's Haven for Children at 301 N. Main St. The Applicant is now requesting an SUP with a 5-year expiration to continue operating seasonally.

Previous SUP approvals:

- In 2013, SUP approved by a vote of 5-2 with the condition that the SUP would expire on June 18, 2016.
- In 2016, SUP approved by a vote of 7-0 with a condition that the SUP would expire on September 30, 2019.
- In 2020, SUP approved by a vote of 6-1 with a condition that the SUP would expire on October 2, 2025.



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Proposed Hours of Operation:

April, May, June, July, & August:

- Tuesday-Saturday: 1-9 p.m.
- Sunday: noon-8 p.m.

March, September, and October:

- Tuesday-Friday: 3-9 p.m.
- Saturdays: 1-9 p.m.
- Sundays: noon-8 p.m.

Special Consideration Dates:

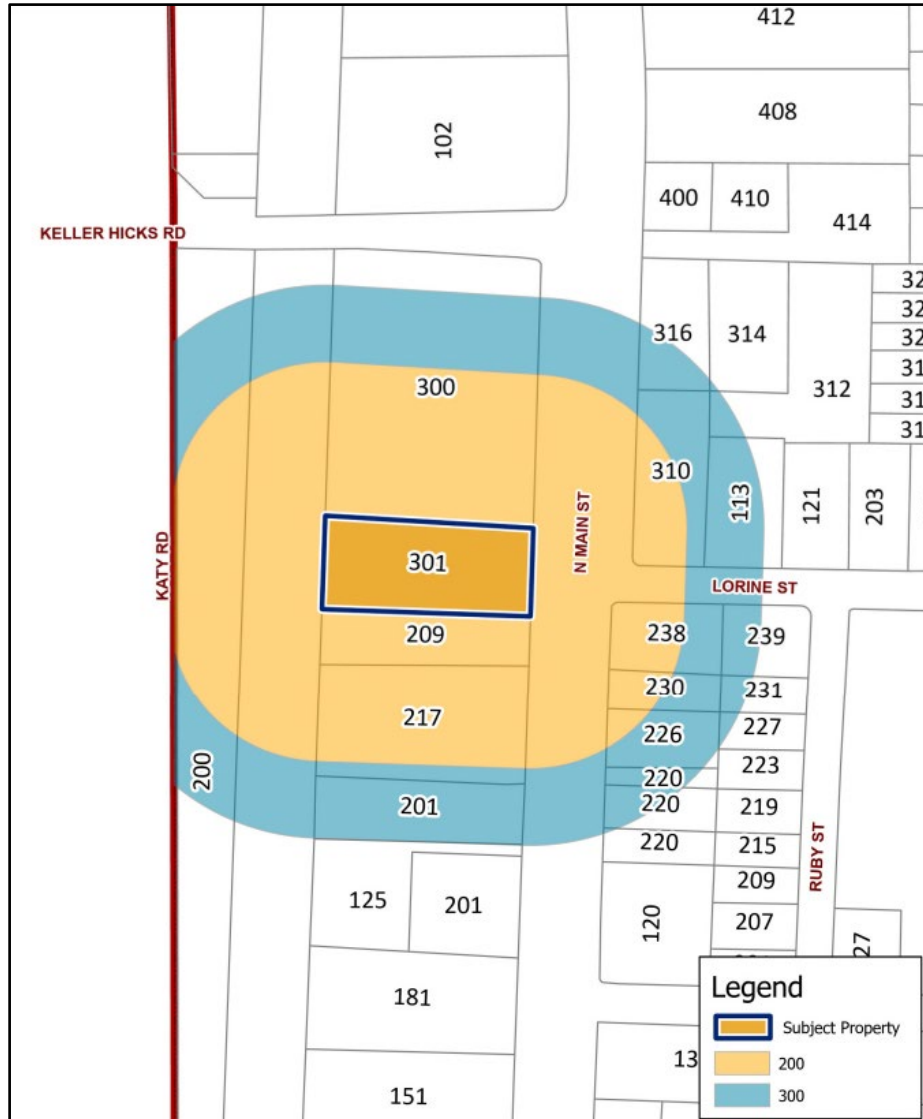
- Thanksgiving Weekend
- Christmas Weekend
- New Year's Day
- Valentine's Day



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On Sept. 11, 2025, the City mailed 16 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

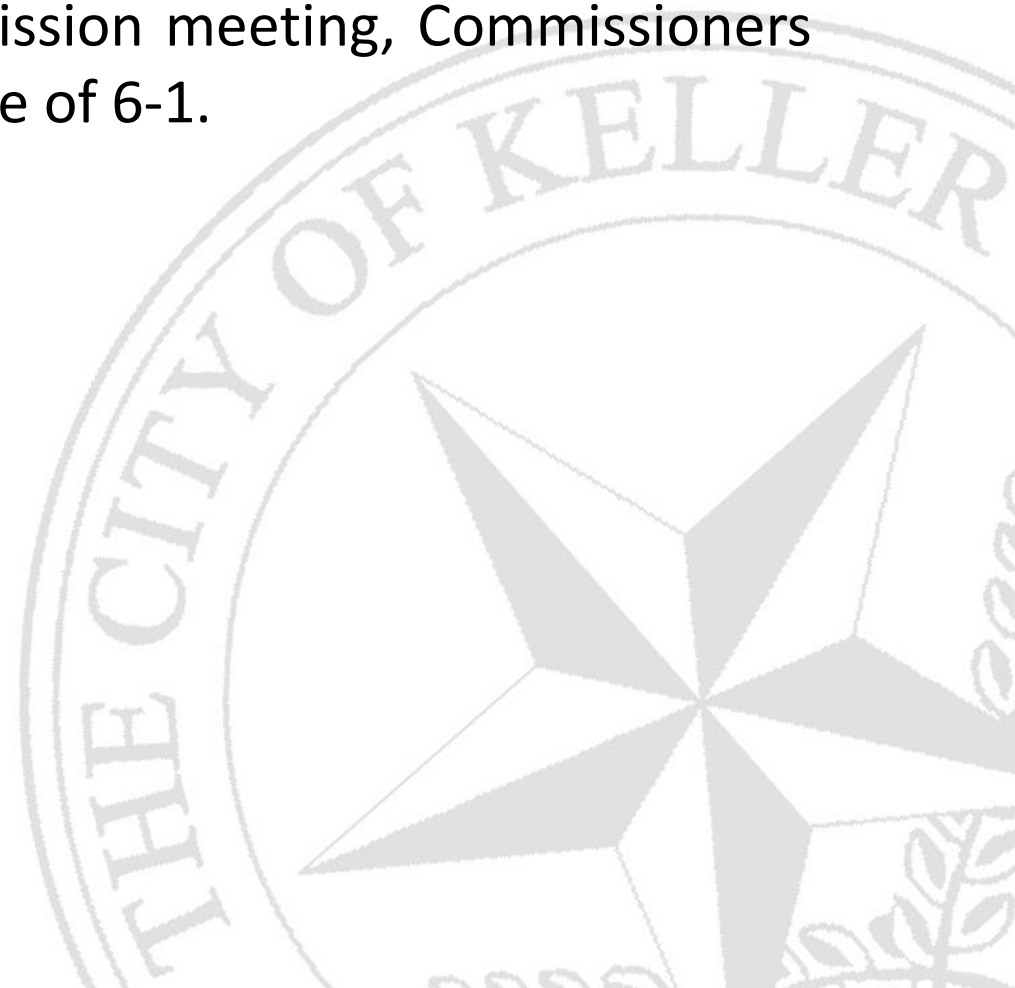
Staff has received no letters of support or opposition in response to this request.



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Planning and Zoning Commission Recommendation:

At the Sept. 23, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 6-1.



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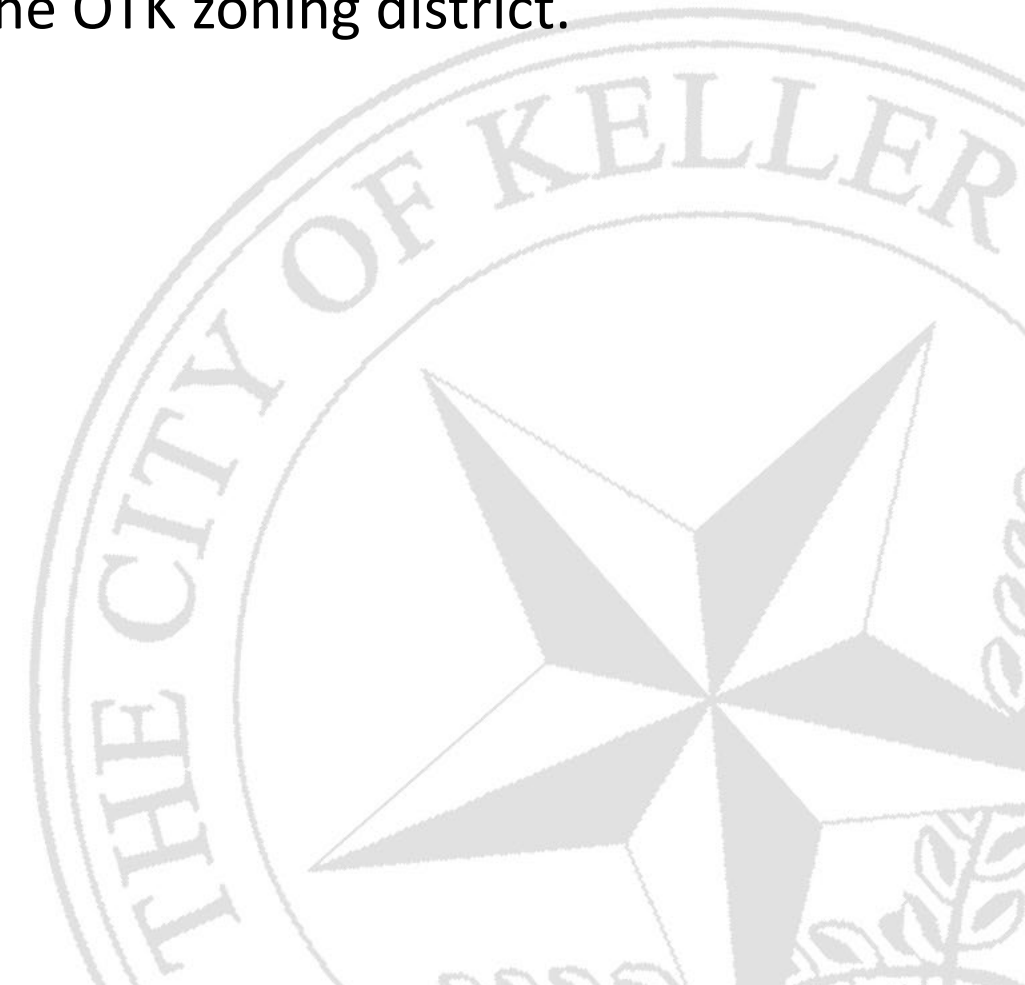
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

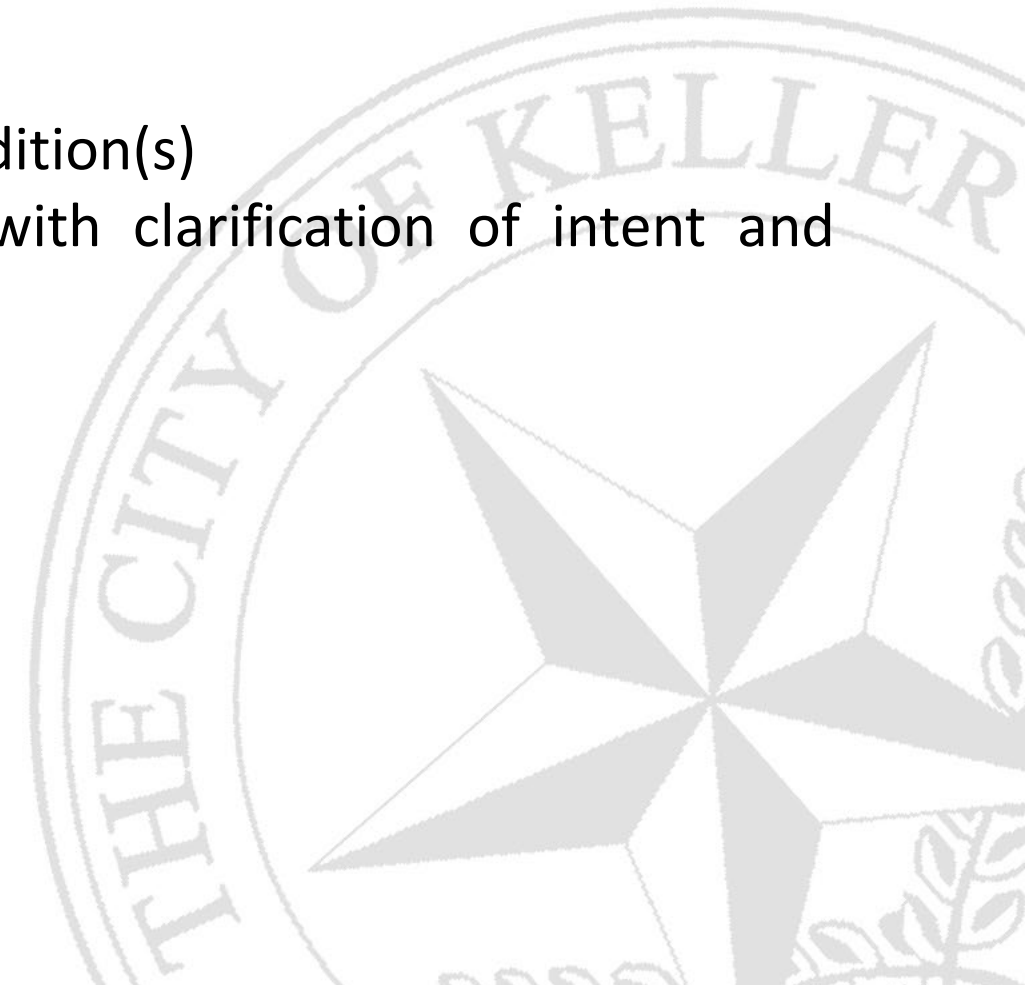
An SUP to operate a business with seasonal sales in the OTK zoning district.



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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?
Kalvin Eddleman
817-743-4130

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