

**SPECIFIC USE PERMIT (SUP) AMENDMENT
APPLICATION**

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Cathy Smith - The Tiki Hut of Keller
Street Address: 1515 Sweetgum Cr.
City: Keller State: TX Zip: 76248
Telephone: 972-841-1042 Fax: _____ E-mail: ccda.smith@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: JAH Realty, LP on behalf of JAHCO Keller Crossing LLC
Street Address: 1717 Main Street, Suite 2600
City: Dallas State: TX Zip: 75201
Telephone: 214-220-2274 Fax: 214-220-2478 E-mail: graham.irvine@jahco.net

Cathy Smith
Signature of Applicant
Date: 1/21/21

Graham Irvine
Signature of Owner
Date: 3/8/21
Printed Name of Owner
JAH Realty, LP (Property Manager)

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1570 Keller Parkway
Legal Description:
Lot(s): 6R1 Block(s): A Subdivision Name: Keller Crossing Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: PPR - Planned Develop - Retail Proposed Zoning: _____
Current Use of Property: The Tiki Hut of Keller
Proposed Use of Property: Shave Ice / Snow Cones
Justification for Specific Use Permit:

A detailed letter of justification and/or exhibits shall accompany this application.

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SECTION 3. CHECKLIST

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



The application fee



Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.



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.

The Tiki Hut of Keller



Dear City Council Members and Planning & Zoning Committee-

As the 2021 season approaches, it has now come time for me to renew my SUP permit for future seasons.

Attached you will find my application, information about my business and pictures of the past 11 seasons at the location in question, at 1570 Keller Parkway in Keller Crossing.

I am requesting renewal of the SUP Permit for The Tiki Hut of Keller located at 1570 Keller Parkway. At this time, I am requesting the renewal period to run for 4 consecutive seasons, beginning in May of 2021. My stand would follow the same criteria as set forth in the past. Our season would run May 1st – August 31st and removal of the building and equipment would be done on or before September 15th, as stated in the previous SUP permit. In addition to past seasons, we are proposing the addition of a fence to separate our patronage from parking lot traffic.

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



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 and 1 in North Fort Worth, TX. We are growing and expect to continue. We take great pride in our facilities as each building is maintained to look like new each and every year. By expanding our locations, we will be adding new facilities custom built to demanding our corporate specifications as well as specific city guidelines.

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 corporate graphics (24" x 16"). We do not use portable 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. We currently contract with Tri-County to have power brought to the building from the city power lines. This will remain the same.

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 1570 Keller Parkway 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.

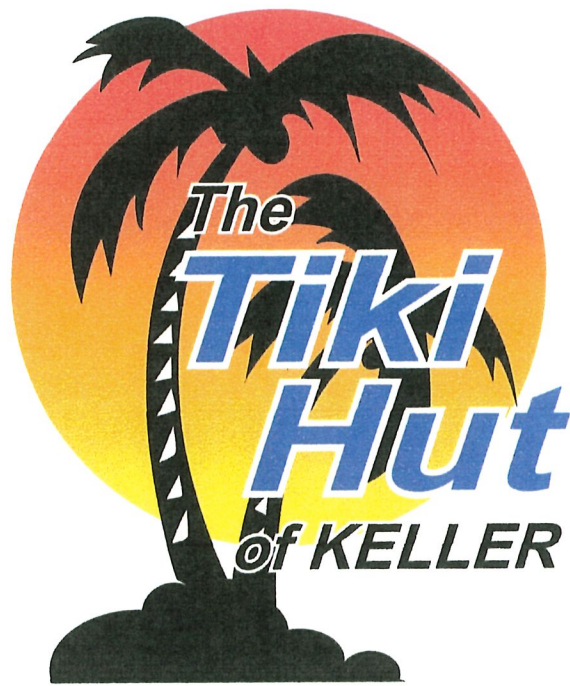
How can you help?

In our efforts to grow our business, we are seeking new locations to place our buildings. The buildings are approximately ten by ten and only take up approximately 4 parking spaces. Again, these will be well maintained buildings at centers you allow us to occupy. This space will accommodate the building, ice freezer and tables for customers to enjoy their shave ice. Our buildings are self-contained and require no permanent placement of equipment. The only item required for us to operate is a connection to electricity. We are open only seasonal, April – August of each year.

1570







The Tiki Hut Graphics, front and side of building.



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)

Summer Time!

*The Tiki Hut offers a fun, relaxed atmosphere for families to come and spend time together, get a break from the heat and enjoy life in Keller.



