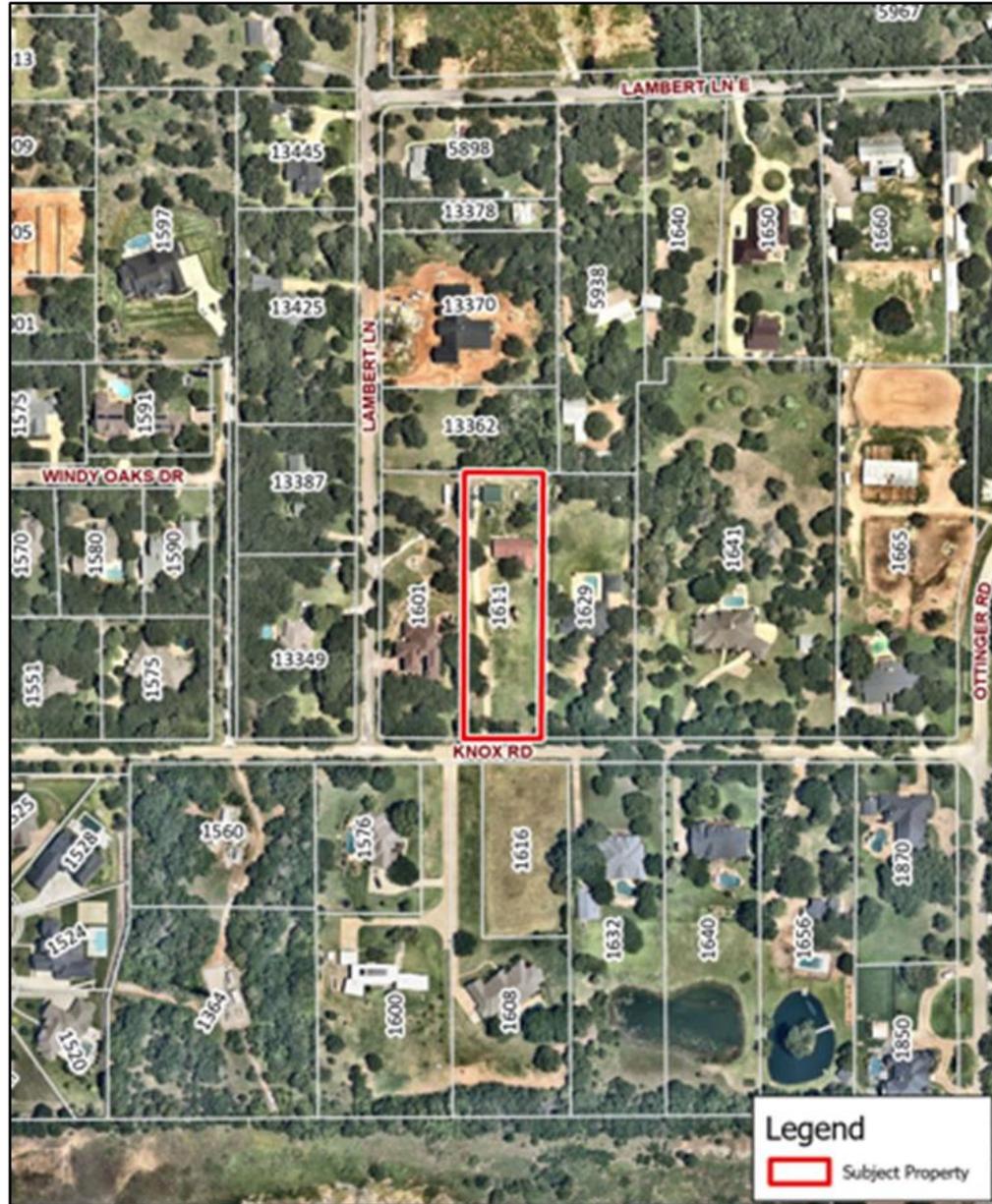


Item H-1

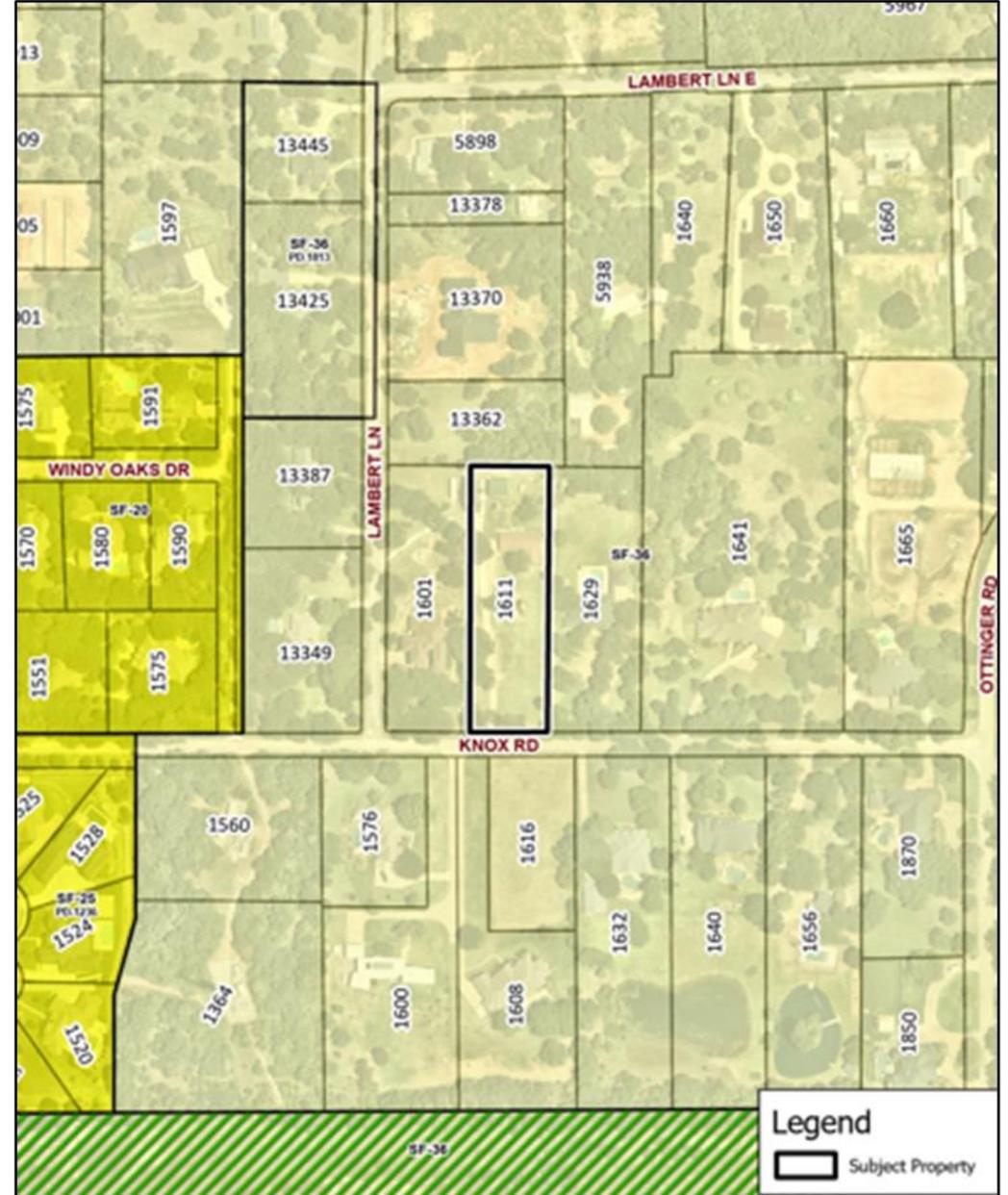
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the property owner to reside in the existing 1,565 square-foot home for the purpose of living in and overseeing construction of a 7,231 square-foot permanent residence, on approximately 1.3 acres of land, located on the north side of Knox Road, approximately 695 feet northwest from the intersection of Knox Road and Ottinger Road, legally described as Lot 1, Block 1 of the Knox-Ahlers Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1611 Knox Road. Danny Ahlers, Applicant/Owner. (SUP-2508-0033).

Aerial Map



Item H-1

Zoning Map



Item H-1

Background:

The Applicant has lived at 1611 Knox since 2017 and currently resides in the existing main home on the property. The Applicant has a building permit under review for a new 7,231 square-foot residence. He is requesting to remain in the existing home for the duration of the new home's construction, which should be completed no later than 24 months should the Specific Use Permit be approved.

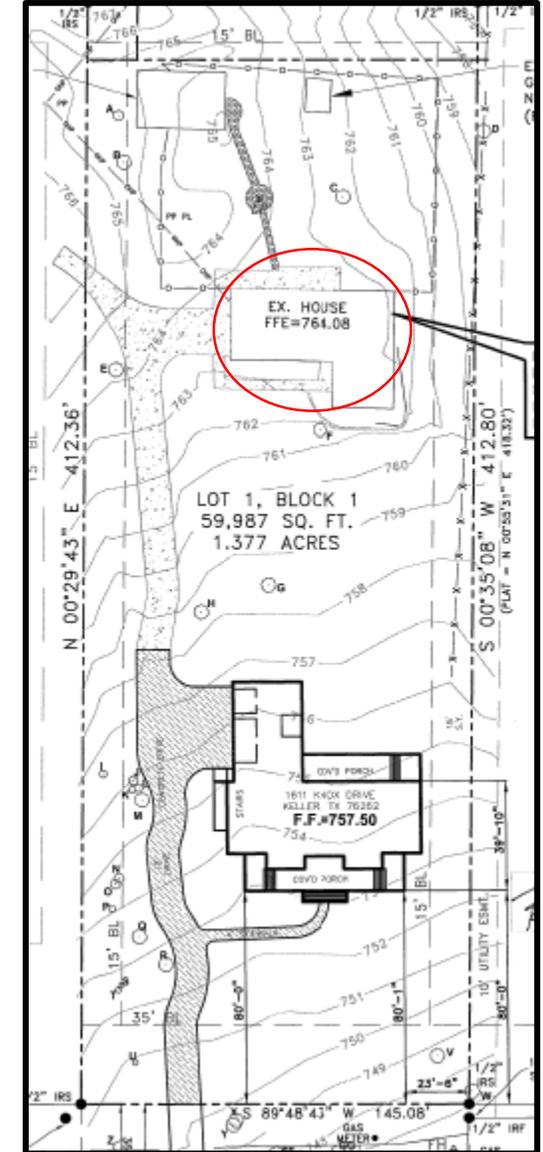
Because the property is less than 1.5 acres – the UDC requirement to have an accessory dwelling unit – the existing home would have to be demolished upon completion of the new home. Following construction of the new home, the Applicant will demolish the existing home within 6 months of the final building permit.

Item H-1

Timeframe:

The Applicant expects the construction timeline will be about 24 months from start to finish, allowing time for permitting processes and supply chain disruptions.

The existing home will be removed following completion of the final building permit.



Item H-1



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Item H-1

Accessory Structures

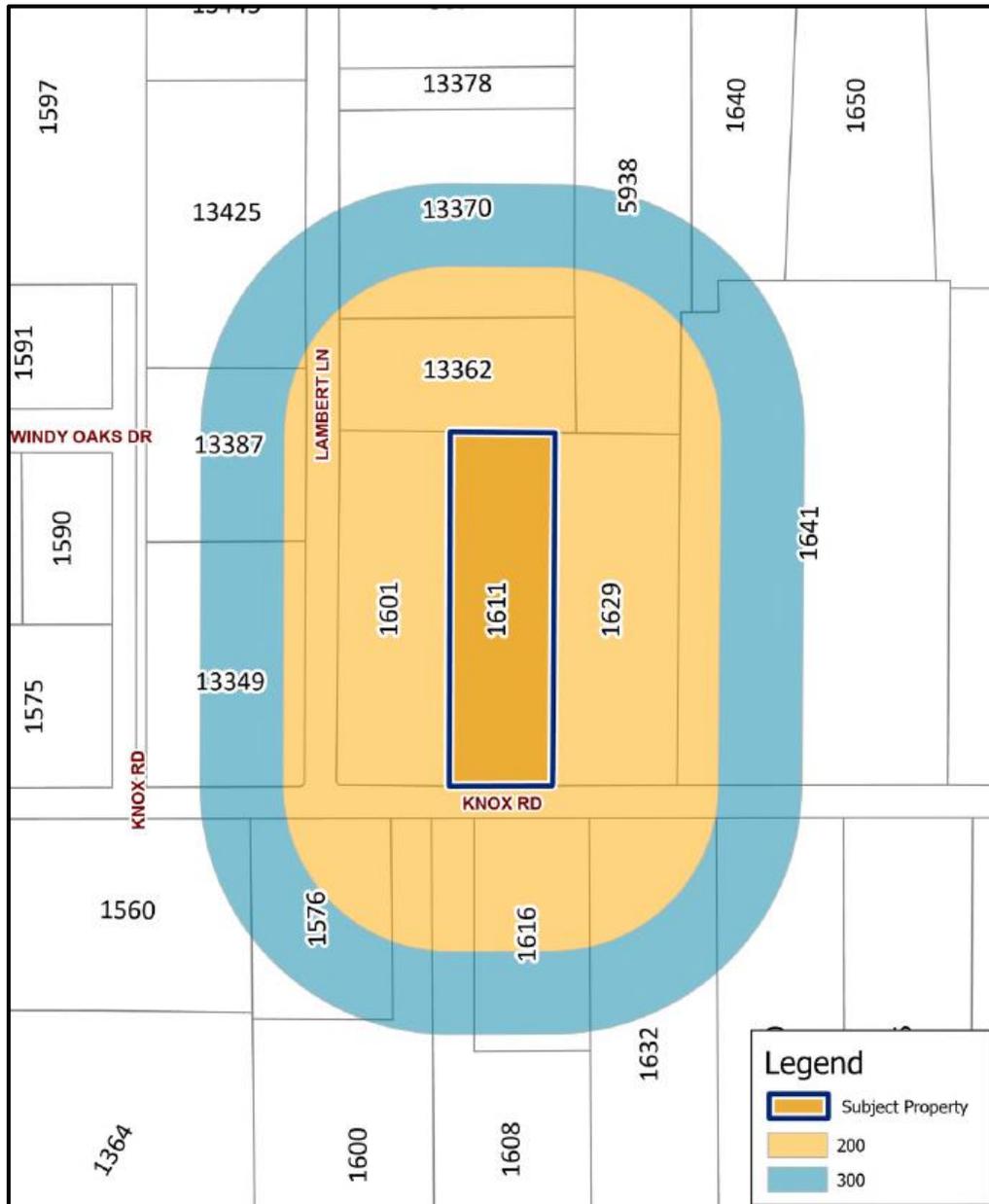
1. Existing Shop (approved for 1,325 square feet)
2. Treehouse (80 square feet)
3. Greenhouse (120 square feet) Used solely for agricultural purposes, so it does not apply toward the maximum number of structures allowed.

If this SUP request is approved, then there will temporarily be 4 accessory structures on the property, with 3 counting towards the maximum allowed.

The Applicant is requesting a variance to temporarily allow for more than 2 accessory structures on the lot.



Item H-1



- On Sept. 11, 2025 the City mailed 17 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- Staff has not received any response from the public regarding this SUP request.

Item H-1

Planning and Zoning Commission Recommendation:

At the Sep. 23, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 7-0 with the following condition:

- The existing home will be demolished within 6 months of the final building inspection of the new home.

Item H-1

Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and 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.

Item H-1

Request:

1. An SUP to allow the Applicant to reside in the existing 1,565 square-foot structure for 24 months during construction of a new primary dwelling.
2. A variance to temporarily allow for more than 2 accessory structures on the property.

Item H-1

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted (with the Planning and Zoning recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?
Ethan Flanders
817-743-4130**

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