

Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 550 square-foot addition to an existing 775 square-foot accessory structure, on 1.37 acres, 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-2507-0027)

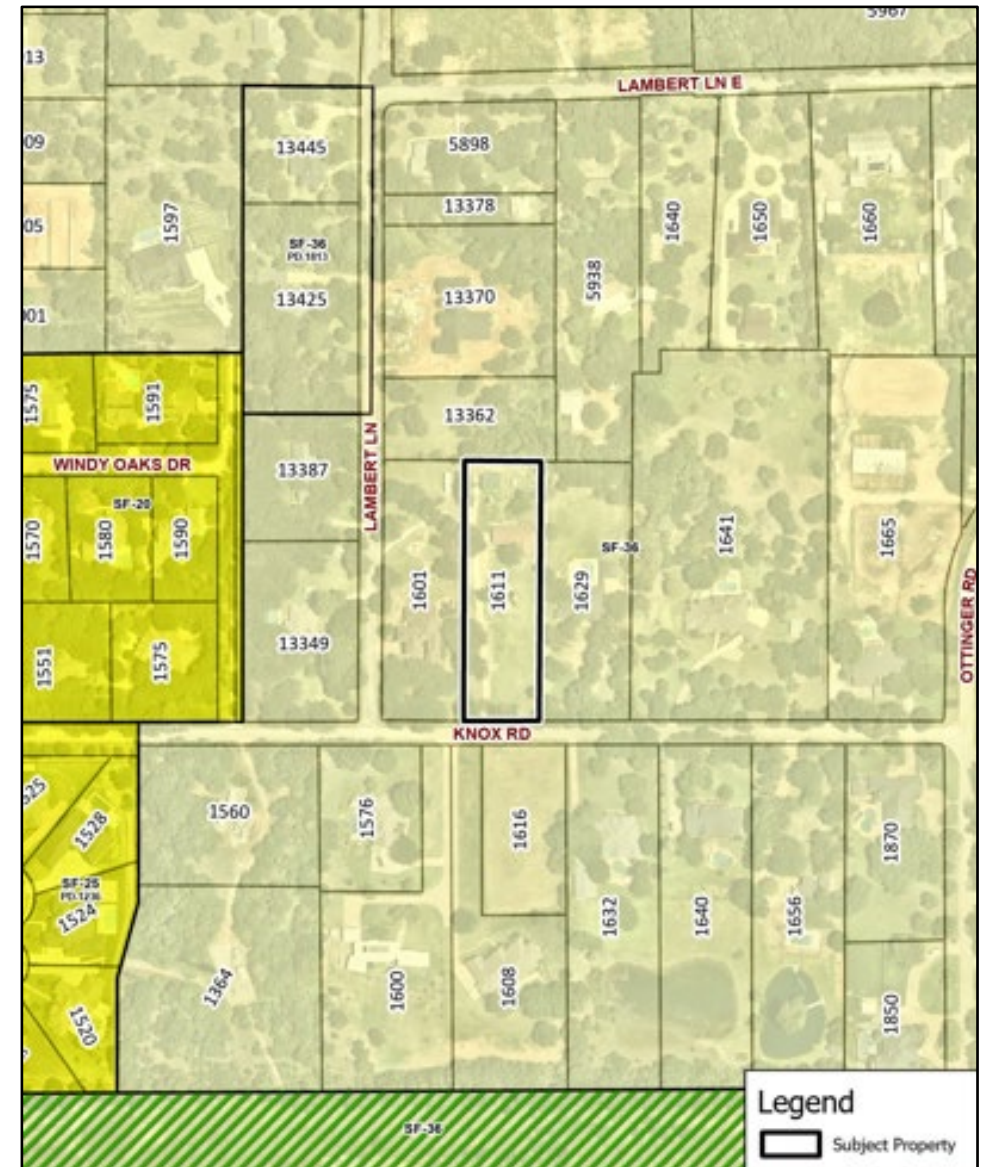
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Aerial Map



SF-36

Zoning Map



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Background:

The Applicant is requesting an SUP to construct a 550-square-foot addition to an existing 775-square-foot shop. Including the proposed addition, the total size of the structure would be 1,325 square feet.

There are three SUP triggers for this proposed structure:

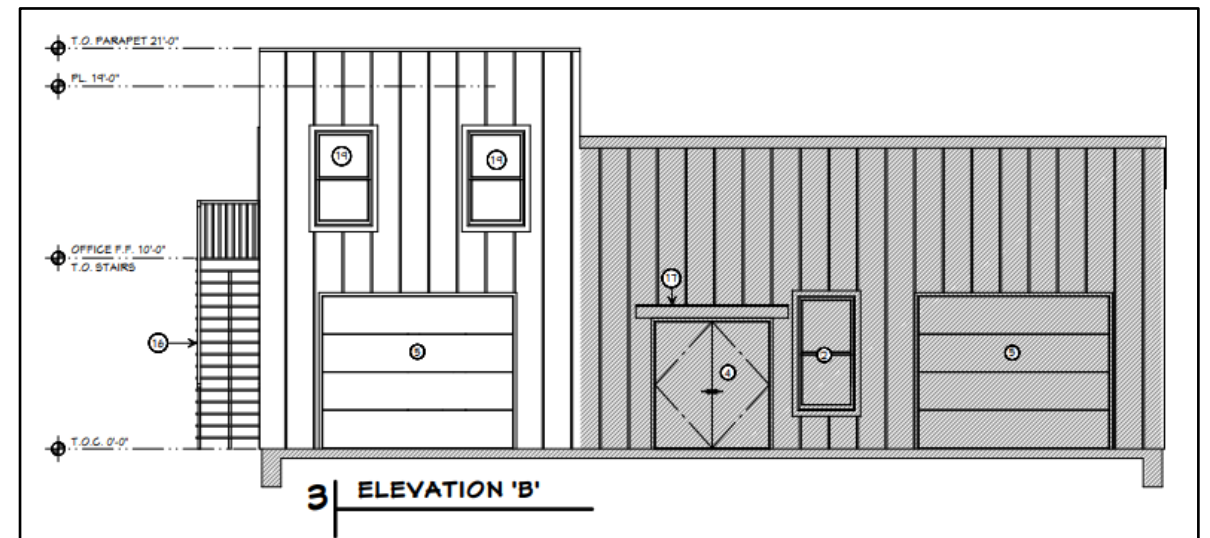
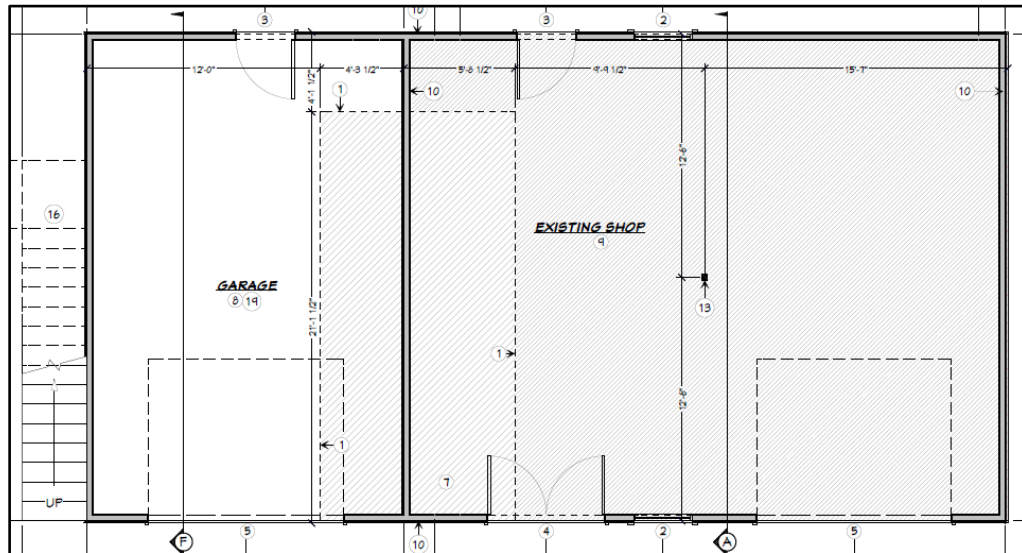
1. An SUP for exceeding 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall.
3. An SUP to allow the total square footage of all accessory structures on the property to exceed 50% of the square footage of the existing home.



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Structure:

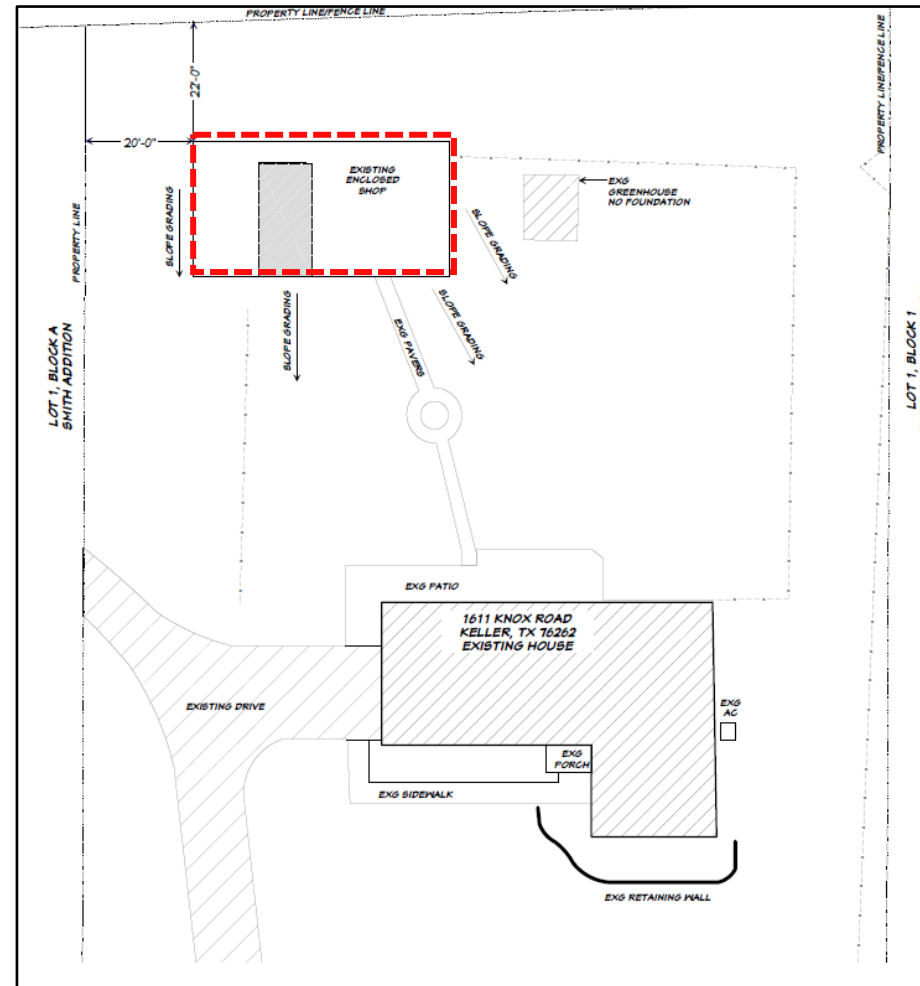
The proposed structure is a 550-square-foot extension of an existing 775-square-foot shop (1,325 square feet total). The new addition will comprise a garage for boat storage and an office on the second floor. The average height of the structure will be 17 feet and 6 inches. The structure will feature metal roofing and siding.



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Location:

The concept plan submitted by the Applicant indicates that the structure will be an extension of the existing shop located in the northwestern corner of the property.

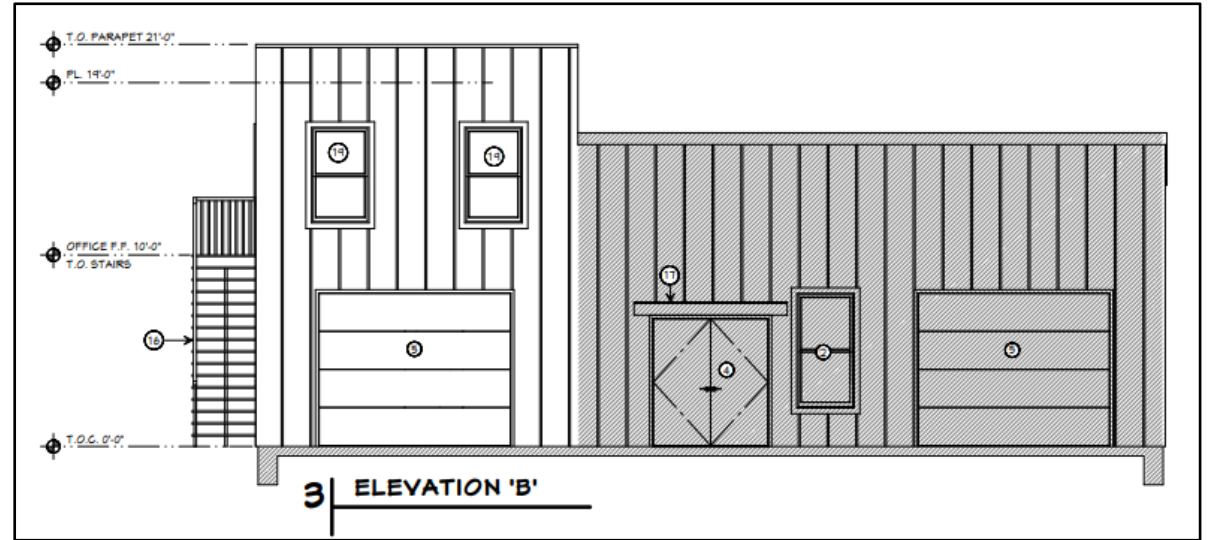


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Existing Structure

The existing structure is 775 square feet. According to the Tarrant Appraisal District, the main home is approximately 1,565 square feet.

The UDC states that the combined area of all accessory buildings on a lot shall be less than 50% of the main structure, unless approved by a SUP. If this SUP request is approved, the total square footage of all accessory structures on the property will be more than 50% of the square footage of the main home.



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Accessory Structures

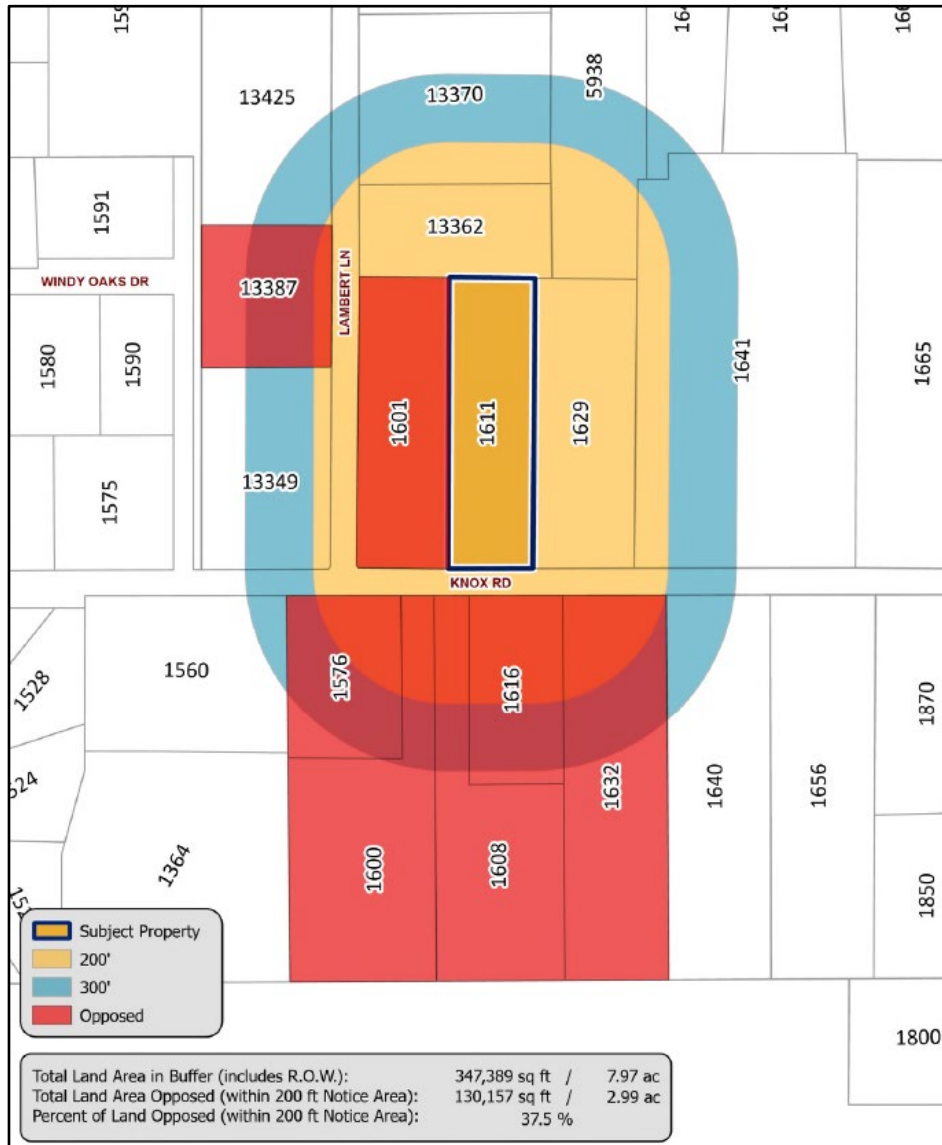
1. Existing Shop (775 square feet)
2. Treehouse (80 square feet)
3. Greenhouse (120 square feet)

The UDC limits the number of accessory structures on a single-family lot to two. This maximum does not apply to structures designed solely for agricultural purposes and measuring 120 square feet or less.

Because the greenhouse is used for agricultural purposes, there are only two accessory structures on the property that count against the maximum.



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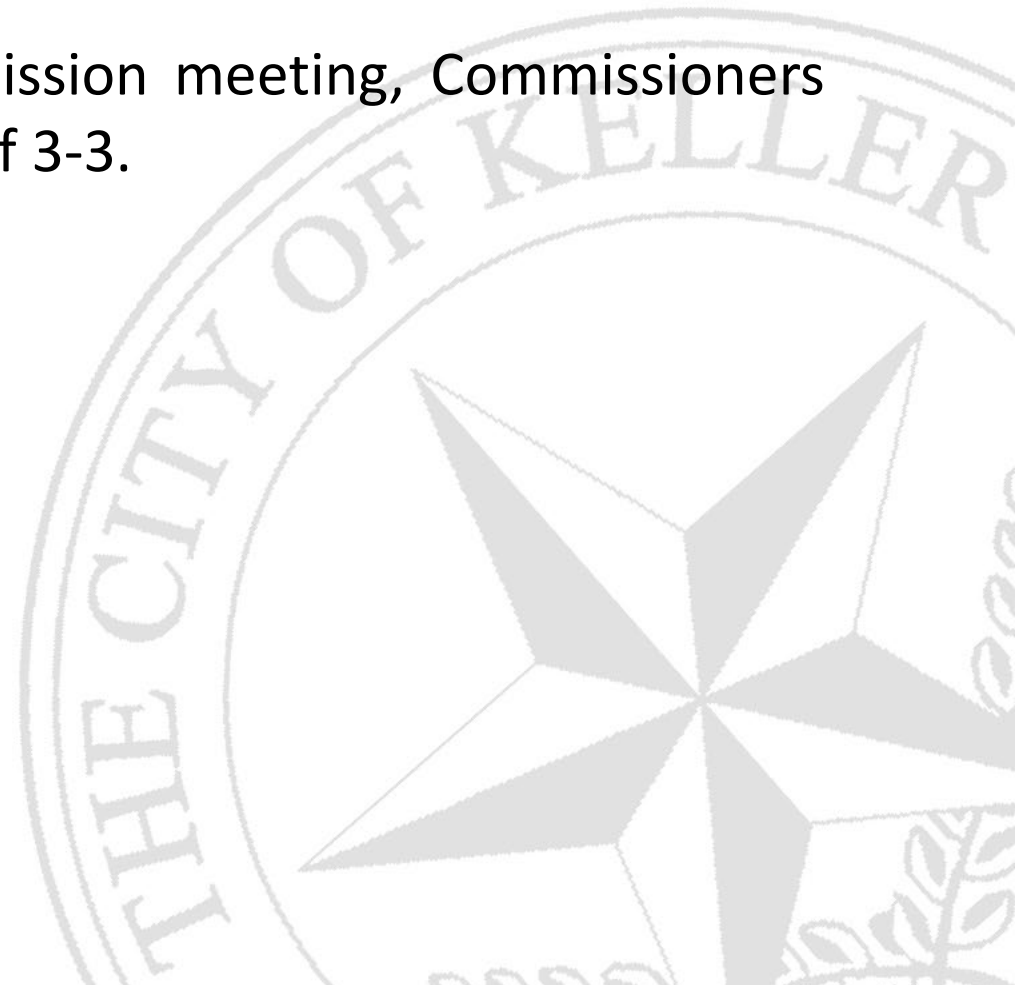
On July 31, 2025, the City mailed 17 Letters of Notification for this Public Hearing to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received 6 letters, representing 7 addresses, opposed to this request. The total percentage of opposition from within the 200' buffer is 37.5%, so a super-majority vote is triggered.

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Planning and Zoning Commission Recommendation:

At the Aug. 12, 2025, Planning and Zoning Commission meeting, Commissioners recommended denial of the SUP request by a vote of 3-3.



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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.

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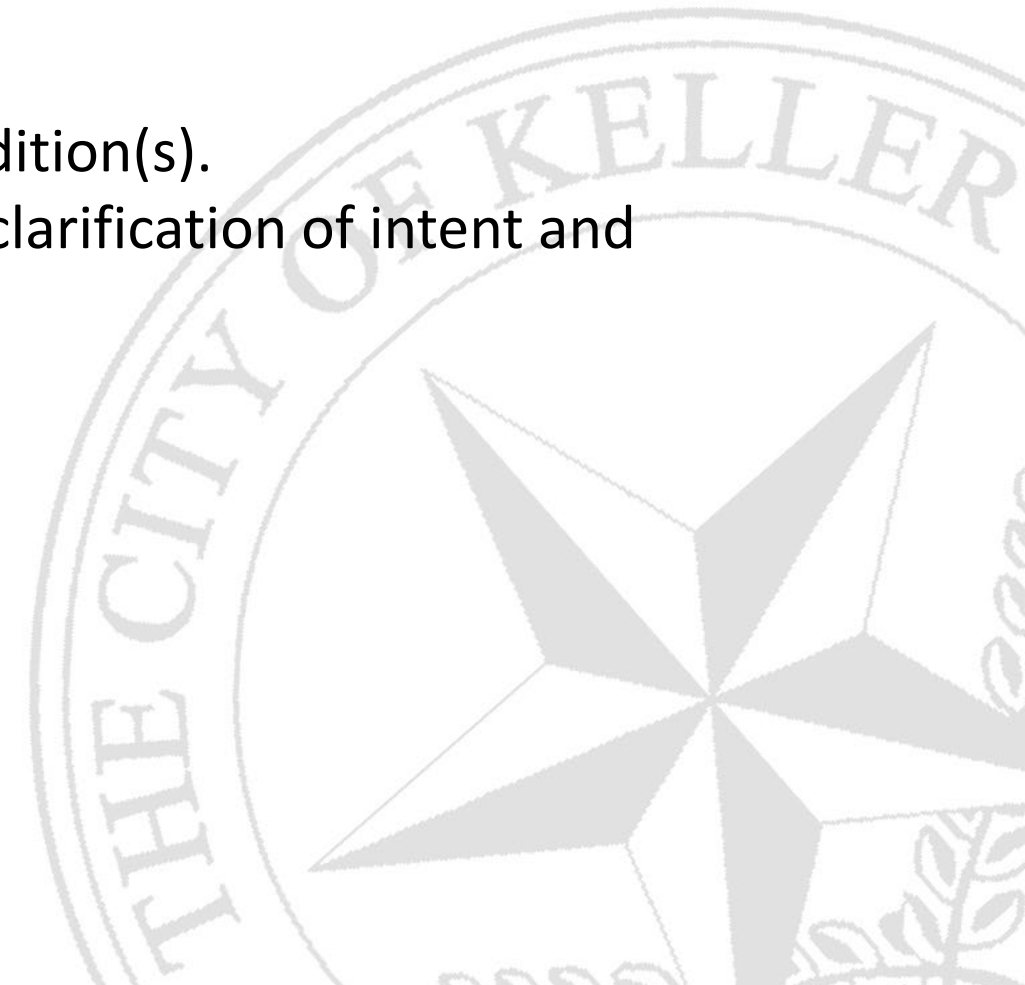
Requests:

1. An SUP for a 1,325-square-foot accessory structure to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall. The proposed average height is 17 feet, and 6 inches.
3. An SUP to allow the total square footage of all accessory structures on the property to exceed 50% of the square footage of the existing home.

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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?
Ethan Flanders
817-743-4130

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