



ZONING BOARD OF ADJUSTMENT

**Meeting Agenda
Tuesday, July 7, 2026
5:00 PM**

**City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa**

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

Zoning Board of Adjustment regular meetings are held at 5:00 p.m. on the first and third Tuesday of each month, following the Monday City Council meetings. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

C. MINUTES:

Minutes of the May 19, 2026, regular meeting

Consider MOTION to approve and accept the May 19, 2026 minutes with/without amendments.

D. COMMUNICATIONS:

E. BUSINESS ITEMS:

F. PUBLIC HEARINGS:

#26-07

Greg Manatt

***for property located at
5825 N Ankeny Blvd***

RE: Variance - Pool Fence

WITHDRAWN #26-08

Scott Stanley and Dawn Santa Maria

***for property located at
3104 SW 26th Street***

G. OLD BUSINESS:

H. NEW BUSINESS:

Renewed Special Use Permits

#16-16 Guadalajara Mexican Restaurant, 202 SE Delaware Ave.

#21-06 El Molcajete 301 E 1st Street.

#21-13 Fiesta Jalapeno Mexican Restaurant, 1975 N Ankeny Blvd, Unit 113

I. REPORTS:

J. ADJOURNMENT:

Motion to adjourn



Zoning Board of Adjustment
July 7, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME
Minutes of the May 19, 2026, regular meeting

ORIGINATING DEPARTMENT
Development Services

Meeting Minutes
Zoning Board of Adjustment
Tuesday, May 19, 2026
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the May 19, 2026 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL

Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Eric Strom, Brett Walker. Absent: Jeff Baxter arrived late.

Staff: E. Jensen, E. Carstens, J. Heil, L. Hutzell, R. Kirschman, B. Morrissey, and A. Middleton.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE MAY 5, 2026 REGULAR MEETING

Motion by N.Sungren to approve the meeting minutes as submitted. Second by M.Ott. Walker Abstained. Motion carried 3-0-1.

COMMUNICATIONS / CORRESPONDENCE

There was one communication from Renae & Tom Scroggins, 2410 NW Maple Street, in opposition to the variance.

BUSINESS ITEMS:

There were no business items.

PUBLIC HEARINGS:

#26-06

Michael and Margaret Holland

for property located at

2326 NW Maple Street

LOT 27 GEORGETOWN PLAT 9

RE: Variance - Fence

Chair M.Ott opened the public hearing.

Margaret Holland, 2326 NW Maple Street, the applicant, summarized her request for a variance to allow them to build a 48-inch fence, 10 feet from the sidewalk. She explained that they are requesting the variance to remain consistent with the location and height of fencing at the neighboring property adjacent to the back of their property. She further explained that they believe the fence, with the variance, will be safer for her dogs and grandchildren.

M.Ott asked for clarification regarding the neighbor's fence: is it 48 inches tall?

M.Holland confirmed that the neighboring fence is 48 inches.

E.Strom asked Holland to clarify whether there is an existing fence on their property at 2326 NW Maple.

M.Holland explained that she does not have a fence. When they purchased the property on May 1st, a chain link fence previously in place had already been removed from 2326 NW Maple.

B.Morrissey presented the staff report, summarizing the applicant's request for a variance to Ankeny Municipal Code Section 191.14(2), that limits the height of fences located within front yard setbacks on corner lots to 42 inches, allowing a 48-inch-tall, wood fence to encroach approximately 21 feet into the required 30-foot front yard setback along the north property line adjacent to NW Georgetown Boulevard at 2326 NW Maple Street.

B.Morrissey further explained that City of Ankeny staff recommends the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 191.14(2), to allow a 48-inch-tall wood fence to encroach approximately 21 feet into the required 30-foot front yard setback along the north property line adjacent to NW Georgetown Boulevard at 2326 NW Maple Street.

The staff position is based on a determination that the decreased front yard setback from the resulting fence would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. He added that a proposed zoning ordinance update, recommended for adoption by City of Ankeny staff, if adopted by City Council later this summer, would make this variance unnecessary. B.Morrissey also recalled that the Zoning Board of Adjustment has approved a number of similar variances in the past.

M. Ott asked for clarification from City of Ankeny staff concerning the height of the neighbor's fence. Is it 42 inches tall, or 48 inches high?

E.Jensen responded that the neighboring property has a permit for a 42-inch fence, granted in 2005, but looking at more updated photographs, it does appear that the original fence has been replaced with a 48-inch wooden fence.

M.Ott asked why City of Ankeny staff's recommendation did not include a landscape buffering requirement, which has often been part of recommendations for approval of similar variances in the past.

B.Morrissey replied that the proposed zoning ordinance update would allow a 48-inch fence in this case without a landscape buffer, and the City of Ankeny staff's recommendation is consistent with the proposed zoning ordinance update.

M.Ott asked for clarification that the proposed zoning ordinance changes would not require a landscaping buffer in this instance.

E.Jensen explained that the proposed ordinance would allow a 4-foot tall fence without a landscaping buffer.

M.Ott asked for final comments.

M.Holland explained that directly behind their property, on NW Cherry Street, there is a 48-inch fence. Across the street, she continued, at 2402 NW Maple, there is a 6-foot fence, which is less than 1 foot from the sidewalk. She reiterated that their goal is to be consistent and respectful of the fencing already in place in the neighborhood.

M.Ott explained that the Board did receive an email from Renae & Tom Scroggins, 2410 NW Maple Street, in opposition to the variance.

Motion by M. Ott to close the public hearing, receive and file documents. Second by B.Walker. All voted aye. Motion carried 4 – 0.

Board Action on Filing #26-06 for property located at 2326 NW Maple Street

Motion by B.Walker that the Zoning Board of Adjustment grant a Variance to Ankeny Municipal Code Section 191.14(2) to allow a 48-inch-tall wood fence to encroach approximately 21 feet into the required 30-foot front yard setback along the north property line adjacent to NW Georgetown Boulevard at 2326 NW Maple Street, based on the Board's determination that the decreased front yard setback from the 48-inch-tall wood fence would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by N.Sungren. J.Baxter, having arrived late, abstained. Motion carried 4-0-1.

ADJOURNMENT

There being no further business, M.Ott adjourned the meeting at 5:20pm.

Submitted by Alexa Middleton, Recording Secretary
Zoning Board of Adjustment



Zoning Board of Adjustment

July 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

#26-07

Greg Manatt

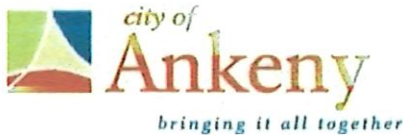
for property located at

5825 N Ankeny Blvd

RE: Variance - Pool Fence

ORIGINATING DEPARTMENT

Development Services



APPLICATION FOR APPEAL
ZONING BOARD OF ADJUSTMENT

Applicant is: ☒ Property Owner ☐ Tenant ☐ Other _____

Applicant Greg Manatt

Address / Phone # 5825 N. Ankeny Blvd, Ankeny, IA 50021 641-990-3615

E-mail gumanatt@gmail.com

Property Owner Greg Manatt

Address / Phone # 5825 N. Ankeny Blvd, Ankeny, IA 50021 641-990-3615

E-mail gumanatt@gmail.com

(Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:

I hereby appeal from the decision of the Zoning Administrator rendered on 9th day of June, 2026

Location (address) of the proposed variance 5825 N. Ankeny Blvd Ankeny, IA 50021

Legal description (Plat & Lot #) Manatt Estates Lot 2

Zoning R-1 Principal Use of property Residential

I request a variation from the current zoning requirement for:

☐ Front Yard ☐ Side Yard ☐ Rear Yard ☒ Fence ☐ Sign ☐ Parking ☐ Height
☐ Other _____

Ankeny Zoning Code Section # 191.09 which state(s) Swimming Pool Requirements

I would propose the following in lieu of that required: To allow the combination of the properties isolation, controlled access, large lot size, and ardo cover to fulfill the safety objectives of the fence ordinance.

Attached hereto and made a part of this appeal, I submit the following:

- A written statement addressed to the Board of Adjustment indicating the reasons for my appeal.
- A drawing showing proposed variance requested.
- A letter of authorization from the owner or lessee, if applicable.

AFFIDAVIT

State of IOWA)ss
County of polk)

Complete submittals are required

RECEIVED
06/11/2026

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

Greg Manatt
Notarized Signature of Applicant or Property Owner

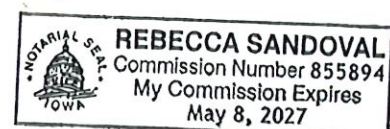
Greg Manatt
Print Name (Applicant or Property Owner)

Office Use Only

Paid ☐ CC ☐ Cash ☐ Check # _____
Date received _____ Filing # _____
Scheduled Meeting Date _____

Signed and sworn to before me, this
9 day of June, 2026.
Rebecca Sandoval
(Notary Public)

--Notary seal--



Greg Manatt
5825 N Ankeny Blvd.
Ankeny, IA 50021
6419903615
gregm@manatts.com

6/9/26

To the Members of the Ankeny Zoning Board,

I respectfully request a variance or other relief from the fencing requirement associated with the construction of a swimming pool on my property located at 5825 N Ankeny Blvd.

I fully support the purpose of the City's pool safety regulations and understand that they are intended to prevent unauthorized access and protect the public. However, I believe the unique characteristics of my property, combined with the extensive safety measures being implemented, provide protection that meets or exceeds the intent of the fencing requirement.

The proposed pool will be equipped with a professionally installed automatic safety cover that complies with applicable safety standards and is specifically designed to prevent unintended access when the pool is not in use. This cover will remain secured whenever the pool is unattended and will serve as a substantial physical barrier.

In addition to the safety cover, my property possesses several unique characteristics that significantly limit the possibility of unauthorized access:

- The property is situated in a rural setting with no neighboring residences within approximately 250 feet of the pool area.
- There is no direct pedestrian access to the pool or property from adjoining properties.
- The West property line is HWY 69, the North and East have ponds on them and the South is restricted by Four Mile Creek. Unauthorized access is extremely limited
- The property is substantially larger than a typical residential lot.
- The pool area is not readily accessible from public roads and is not located in an area with pedestrian traffic.
- Access to the property itself will be controlled through a gated entrance.

These conditions distinguish my property from a typical residential subdivision lot where fencing requirements are most critical to preventing access by nearby children or

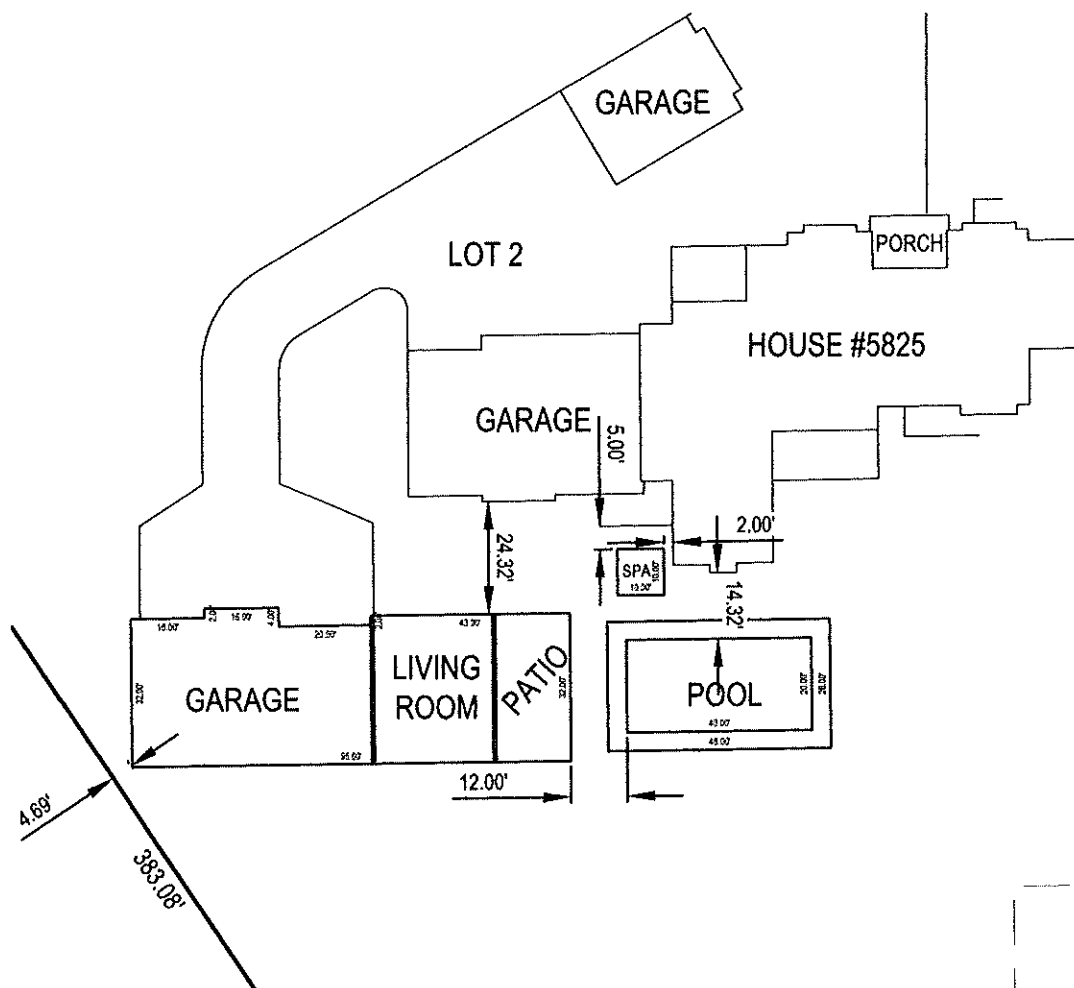
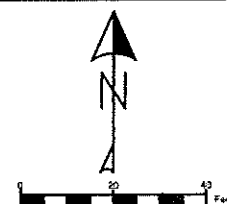
A horizontal scale bar with a black background and white markings. It is divided into four equal segments by white vertical lines. The first segment is labeled '0' at its left end. The second segment is labeled '75' at its right end. The fourth segment is labeled '150' at its right end. To the right of the bar, the word 'Feet' is written in a serif font.

MANATT ESTATES

5825 N ANKENY BLVD, ANKENY

SETBACKS:

NORTH YARD SETBACK = 10'



1. THIS DRAWING WAS PREPARED FOR CITY APPROVAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS TO COMPLY WITH CODES AND COVENANTS
2. REFER TO THE FOUNDATION PLAN FOR DIMENSION DETAILS. IF DISCREPANCY IS FOUND, THE FOUNDATION PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL FOUNDATION DIMENSIONS BEFORE CONSTRUCTION.
3. SHOWN DIMENSION ARE TO OUTSIDE OF FOUNDATION WALLS. CONTRACTOR SHALL VERIFY ANY TYPE OF OVERHANGS DO NOT ENCROACH ONTO REQUIRED SETBACKS.
4. THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT PRIOR TO CONSTRUCTION.
5. ANY UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO UTILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT LEAST 48 HOURS PRIOR TO EXCAVATION.
6. CONTRACTOR SHALL DETERMINE BUILDING ELEVATION THAT MEET SANITARY SEWER SERVICE.
7. CONTRACTOR IS RESPONSIBLE FOR MEETING ANY MINIMUM OPENING ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, OR FLOOD ELEVATIONS.
8. NO CHANGES CAN BE MADE UNLESS AUTHORIZED BY CITY.
9. THE CONTRACTOR SHALL ENSURE THE DRIVEWAY AND SIDEWALK IS BUILT TO CITY CODE.



STUBBS ENGINEERING

1609 N ANKENY BLVD, ANKENY, IA 50021

DATE: JULY 23, 2025

SCALE: 1" = 40'

DRAWN BY: AMS

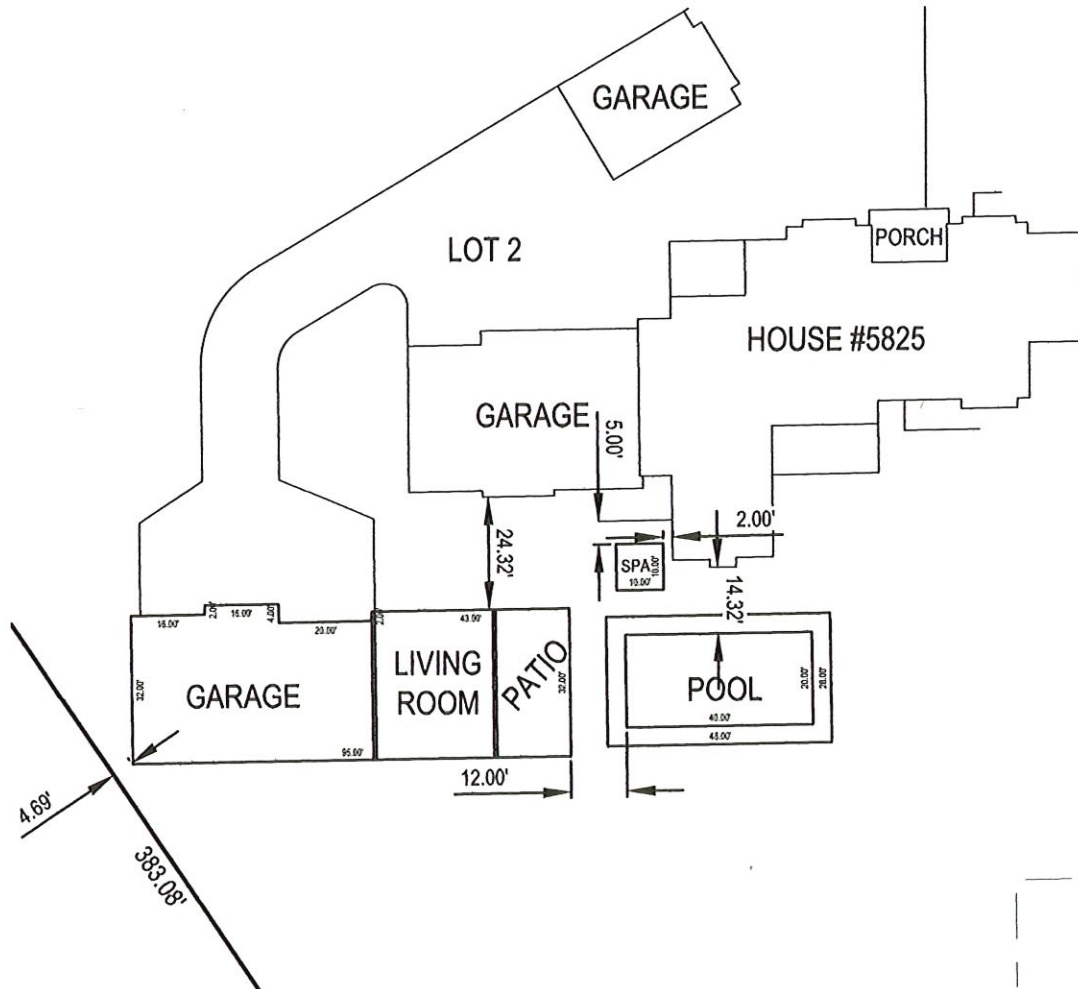
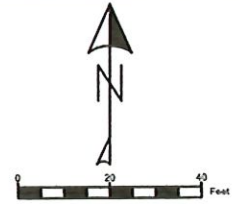
PROJECT NUMBER: 24-125

S:\2024 Projects\24-125\Site Plan

SETBACKS:

NORTH YARD SETBACK = 10'

MANATT ESTATES
5825 N ANKENY BLVD, ANKENY



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DATE: JULY 23, 2025

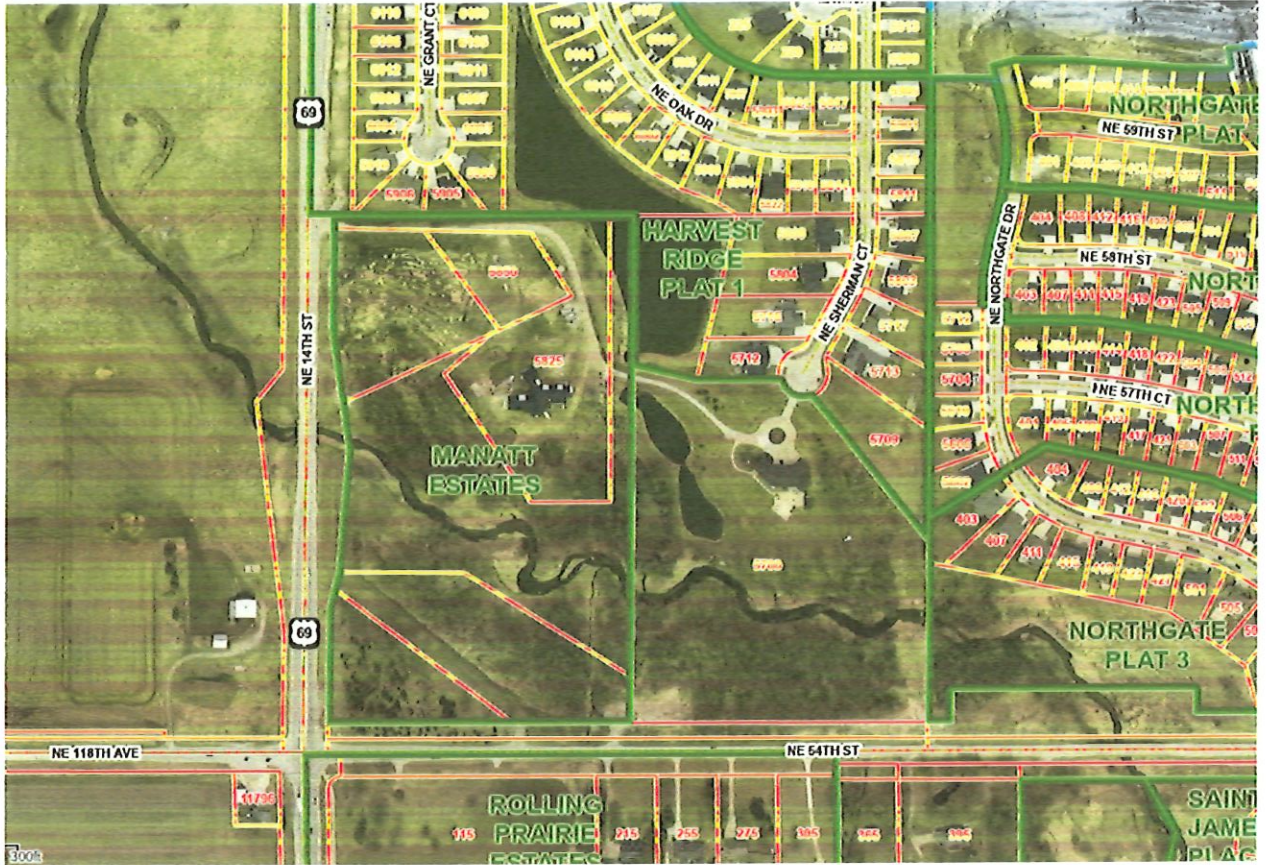
SCALE: 1" = 40'

DRAWN BY: AMS

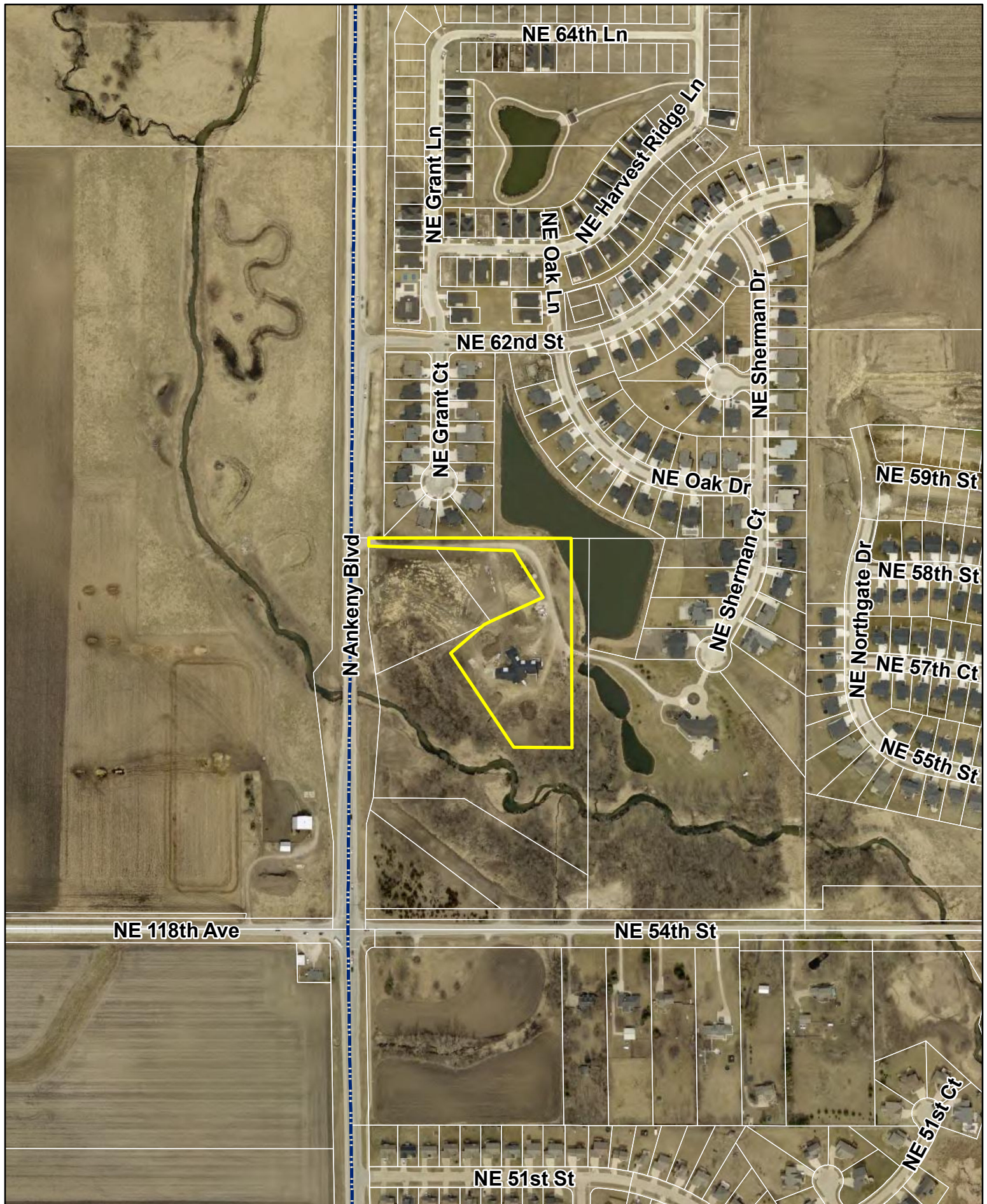
PROJECT NUMBER: 24-125

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↑
N



The drive on the East side of the property to house 5700 has been removed and is seeded.



**CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

To: Members of the Zoning Board of Adjustment
From: Bryan Morrissey, Associate Planner
Filing #: 26-07
Meeting Date: July 7, 2026
Address: 5825 N Ankeny Blvd

ESL

APPELLANT REQUEST

A Variance to Ankeny Municipal Code Section 191.09(3), that requires all outdoor swimming pools to be enclosed by a barrier (fence) to prevent unauthorized access and to provide a degree of security. The appellant is requesting that their pool be constructed without the required barrier.

STAFF POSITION

Staff recommends the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 191.09(3), to allow for the construction of an outdoor swimming pool without a barrier to enclose said pool.

The staff position is based on a determination that the unique topographical conditions, layout, and size of the property already significantly limit unauthorized access and provide security to the pool. Staff believes the lack of a barrier would not increase public danger or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The subject property is located at 5825 N Ankeny Boulevard, north of NE 54th Street and east of N Ankeny Boulevard. The property is uniquely situated on a 4.55 acre (+/-) lot that is accessible from a private drive that stems from N Ankeny Boulevard. The property is zoned R-1, One-Family Residence District and contains a single-family home, multiple accessory structures, and an outdoor swimming pool. The applicant is requesting a variance to allow for the construction of the swimming pool without a barrier that is required for all outdoor swimming pools per Ankeny Municipal Code Section 191.09(3): *All outdoor swimming pools shall be enclosed by a barrier to prevent unauthorized access by small children and to provide a degree of security. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than four feet in height located not less than four feet from each side of such pool.*

PROJECT REPORT

Criteria for Variance

197.01(4) Powers and Duties.

B. To grant a variation in the regulations when a property owner can show ...that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this title actually prohibits the use of this property in the district; and that the board is satisfied under the evidence before it that a literal enforcement of the provisions of this title would result in unnecessary hardship; provided, however, that all variations granted under this clause shall be in harmony with the intended spirit and purpose of this title.

FINDINGS OF FACT

The subject property is legally described as Lot 2 of Manatt Estates and is addressed as 5825 N Ankeny Boulevard. The subject property is zoned R-1, One-Family Residence District, as are the neighboring properties to the northeast, west, and south. The site is approximately 4.55 acres (+/-) in size and is located north of NE 54th Street and east of N Ankeny Boulevard. The property is accessible from a private drive that stems from N Ankeny Boulevard that provides access to the neighboring properties to the northeast and west. The property is situated immediately north of Four-Mile Creek while being surrounded by heavily wooded areas to the south, east, and west. Due to the extensive floodplain that surrounds the property, the areas to the south and east will not be developed in the future.



Floodplain surrounding the subject property

As previously mentioned, the subject lot is approximately 4.55 acres (+/-) in size and contains a single-family home with multiple accessory buildings on the property. Construction on the house was completed recently, with a certificate of occupancy being issued in June of 2026. In addition to the single-family home and the accessory buildings on the site, an in-ground pool is located behind the house towards the rear of the property. Staff informed the applicant of the fencing requirements for the pool. Initially, the applicant applied for a fence permit, but prior to installation they contacted staff about the possibility of a variance to avoid the fencing requirements altogether.

Ankeny Municipal Code Section 191.09(3) states: All outdoor swimming pools shall be enclosed by a barrier to prevent unauthorized access by small children and to provide a degree of security. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than four feet in height located not less than four feet from each side of such pool. In the case of aboveground pools, a combination of fence or wall and the water-enclosing wall of the swimming pool may be used, provided that the pool is reasonably secure and the effective enclosure height is not less than four feet. For all swimming pools, any opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use.

STAFF ANALYSIS

The following is City staff's analysis of the proposed Variance with the adopted criteria necessary for approving any Variance request.

197.01.4.B. To grant a variation in the regulations the Zoning Board of Adjustment shall find that:

1. This property was acquired in good faith.

The applicant owns the subject property. The existing conditions of the lot were in place at the time that the applicant acquired the property and the barrier requirements for pools apply to all properties regardless of the zoning district.

2. By reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district.

The subject property is on a uniquely shaped lot that has access to N Ankeny Boulevard via a private drive to the north, which is the only way to access the property. The property is surrounded by a creek and a heavily wooded area to the south, east, and west. These are characteristics that are uncommon for standard residential lots. Installation of a fence to provide a barrier around the pool would limit movement on the property for the owner and is unlikely to provide additional protection that the surrounding area doesn't already provide.

3. **A literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship.**

The enforcement of the fencing requirement for the pool would inherently restrict movement on the property for the owner. A fence is unlikely to prevent any unauthorized access that the creek and wooded area don't already prevent.

4. **Such Variance shall be in harmony with the intended spirit and purpose of this Zoning Ordinance.**

The purpose of the fencing requirement for pools is to promote public safety by preventing unauthorized access and to provide a degree of security. This situation is in harmony with the Code as the surrounding topography, lot size, and relationship to neighboring properties are unique characteristics that are likely to deter unauthorized access while providing a degree of security.

SUMMARY AND STAFF POSITION

The subject property is distinguished from the typical residential lot by its unique topography and physical characteristics; including its large size, private access drive, surrounding creek, wooded setting, and relationship to neighboring properties. The primary purpose of the fencing requirement for pools is to promote public safety by restricting unauthorized access; however, in this case, the subject property's unique topographical features, layout, and size are likely to deter unauthorized access on their own. The requirement to provide a fence would provide little protection beyond what the site's natural conditions already provide. Furthermore, requiring a fence would restrict the property owner's ability to move freely throughout the property and would result in additional construction and maintenance costs.

As is standard procedure for these kinds of requests, property owners within 250' of the subject property were notified of the proposed variance by mail, and to date, staff has not received any correspondence either for or against the request.

Therefore, Staff recommends the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 191.09(3), to allow for the construction of an outdoor swimming pool without a barrier to enclose said pool. The staff position is based on a determination that the unique topographical conditions, layout, and size of the property already significantly limit unauthorized access and provide security to the pool. Staff believes the lack of a barrier would not increase public danger or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.



Zoning Board of Adjustment

July 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

WITHDRAWN #26-08

Scott Stanley and Dawn Santa Maria

for property located at

3104 SW 26th Street

RE: Variance - Shed

ORIGINATING DEPARTMENT

Development Services



Zoning Board of Adjustment

July 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Renewed Special Use Permits

#16-16 Guadalajara Mexican Restaurant, 202 SE Delaware Ave.

#21-06 El Molcajete 301 E 1st Street.

#21-13 Fiesta Jalapeno Mexican Restaurant, 1975 N Ankeny Blvd, Unit 113

ORIGINATING DEPARTMENT

Development Services



City of Ankeny
Outdoor Service Area Renewal Application
***Special Permit Resolution # 21-13 (2022)**
Issued April 5, 2022

If the conditions of your approved Special Use Permit do not allow for administrative approval of the Outdoor Service Area, or if you plan to make any changes or would like to alter the conditions of your Outdoor Service Area, please contact the Planning & Building Department (963-3550) regarding the required Board of Adjustment approval.

Name of Applicant: **ANKENY FIESTA LLC (NEW LEGAL ENTITY)**
(Sole Proprietorship, Partnership, Corporation)

Name of Business (d/b/a): **FIESTA JALAPENO MEXICAN RESTAURANT**

Address of Premise: **1975 N ANKENY BLVD, UNIT 113**

- Have there been any changes made to the Outdoor Service Area since last year in location, size, or type of fencing?

☐ Yes ☒ No

If yes, what changes have been made. (Please include a sketch)

- Has any use of sound been added since last year or changed from what was approved by the Zoning Board of Adjustment?

☐ Yes ☒ No

Examples of sound uses requiring a special use permit shall include but not be limited to use of speakers to page patrons, use of a sound system to play music and the playing of live music. (Ord. 1426 Sec 1 Sub-section 5.08.100 G paragraph 5)

I hereby swear and affirm that I have complied and will continue to comply with all the requirements and attached conditions issued for the above identified property and with any subsequent modifications required by the Board of Adjustment.

The applicant hereby swears or affirms that all statements set forth herein are true and correct.

William Thompson
Signature
William Thompson
Name of Applicant (printed)

5/6/2026
Date

If the conditions of your approved Special Use Permit do not allow for administrative approval of the Outdoor Service Area, or if you plan to make any changes or would like to alter the conditions of your Outdoor Service Area, please contact the Planning & Building Department (963-3550) regarding the required Board of Adjustment approval.

21-06

Name of Applicant: Mi Pueblo 15 LLC
(Sole Proprietorship, Partnership, Corporation)

Name of Business (d/b/a): El Molcajete

301 E. 1st St.

Address of Premise: 301 E. 1st St.

- Have there been any changes made to the Outdoor Service Area since last year in location, size, or type of fencing?

☐ Yes

☒ No

If yes, what changes have been made. (Please include a sketch)

- Has any use of sound been added since last year or changed from what was approved by the Zoning Board of Adjustment?

☐ Yes

☒ No

Examples of sound uses requiring a special use permit shall include but not be limited to use of speakers to page patrons, use of a sound system to play music and the playing of live music. (Ord. 1426 Sec 1 Sub-section 5.08.100 G paragraph 5)

I hereby swear and affirm that I have complied and will continue to comply with all the requirements and attached conditions issued for the above identified property and with any subsequent modifications required by the Board of Adjustment.

The applicant hereby swears or affirms that all statements set forth herein are true and correct.

Signature

Abraham Murguía F

Name of Applicant (printed)

Date

08/04/26



City of Ankeny

Outdoor Service Area Renewal Application

***Special Permit Resolution # 16-16**

Originally issued August 16, 2016

If the conditions of your approved Special Use Permit do not allow for administrative approval of the Outdoor Service Area, or if you plan to make any changes or would like to alter the conditions of your Outdoor Service Area, please contact the Planning & Building Department (963-3550) regarding the required Board of Adjustment approval.

Name of Applicant: **Guadalajara, LLC**
(Sole Proprietorship, Partnership, Corporation)

Name of Business (d/b/a): **Guadalajara Mexican Restaurant**

Address of Premise: **202 S. E. Delaware Ave.**

- Have there been any changes made to the Outdoor Service Area since last year in location, size, or type of fencing?

☐ Yes

☒ No

If yes, what changes have been made. (Please include a sketch)

- Has any use of sound been added since last year or changed from what was approved by the Zoning Board of Adjustment?

☐ Yes

☒ No

Examples of sound uses requiring a special use permit shall include but not be limited to use of speakers to page patrons, use of a sound system to play music and the playing of live music. (Ord. 1426 Sec 1 Sub-section 5.08.100 G paragraph 5)

I hereby swear and affirm that I have complied and will continue to comply with all the requirements and attached conditions issued for the above identified property and with any subsequent modifications required by the Board of Adjustment.

The applicant hereby swears or affirms that all statements set forth herein are true and correct.



Signature

Jose Lopez

Name of Applicant (printed)

05/21/26

Date



Zoning Board of Adjustment

July 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Motion to adjourn

ORIGINATING DEPARTMENT

Development Services