

Town of Denton Planning and Zoning Board

Regular Meeting Minutes

May 13, 2024 at Town Hall

6:00 PM: Meeting convened by motion from Carter Burns. Jones Loflin seconded. All in favor.

Members present: Jones Loflin, Kenny Small, Carter Burns, Lisa Brock

Absent: Wyatt Suggs, Tom Beanblossom

Also present: Town Manager/Zoning Officer, Angel Jenkins

Agenda adopted; all in favor.

No public comment.

Updates to Mount Vista Subdivision:

Due to current building codes, the proposed plat map for Mount Vista will need to be altered to allow for separate parcels for the first three sets of independent living apartments. The current code would require the buildings to have sprinkler systems installed. They will do the required protective fire wall between each unit. Mount Vista is requesting the Board to allow the first phase of the project to have separate deeds. Items to consider:

- a. Building Rule expired Jan. 1, 2024
- b. Parcels must be divided into separate parcels to conform to the current building code.
- c. Update Phase One to put 3rd building on separate parcel around corner, not across the street.

Motion made by Carter Jones to approve update. Jones Loflin seconded the motion. All in favor.

AR Morris Road Zoning Requests:

1. Single-wide mobile home request
 - a. Owner requested to put single-wide mobile home on property. Zoning is for double-wide only by special use permit and requires a permanent foundation.
 - b. Board decided to stay within current zoning: single-wide denied. No exceptions.
 - c. Angel Jenkins to speak with owner regarding board's decision. Special use permit is \$250.
2. Request for two duplexes.
 - a. Lot size 200' x 210'
 - b. Single family dwellings on either side of lot.
 - c. Board recommends input from existing residents on AR Morris Road with special hearing open to public comment.
 - d. Request not approved at this time.
 - e. Angel Jenkins to notify owner.

6:29 PM– Motion to adjourn meeting by Carter Burns. Seconded by Kenny Small. All in favor. Meeting adjourned.

Carter Burns, Board Chair

Lisa Brock, Secretary