

AGENDA PLACEMENT MEMO

DATE: January 27, 2026
TO: Commissioners Court
FROM: Jared Harwell, MPA – Development Services Planning Manager
SUBJECT: Request for Public Hearing for Copper Creek Estates Phase III Addition – Replat (Lots 1R1 and 1R2, Block 1, – 2.016 Acres) Commissioner Precinct 4

REQUESTED ACTION/RECOMMENDATION

..title

Approval of the request to hold a Public Hearing on March 3, 2026 at 9:00 AM for the Copper Creek Estates Phase III Addition Replat (Lots 1R1 and 1R2, Block 1, – 2.016 Acres) Commissioner Precinct 4, and any appropriate action.

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BACKGROUND

The purpose of this replat is to abandon the common lot line between Lot 5X, Block B, Copper Creek Estates and Lot 1, Block 1, Copper Creek Estates Addition Phase III; to abandon a portion of the existing utility easement and to reconfigure the resulting tract into two (2) one-acre buildable lots with conforming easements within Copper Creek Estates Phase III. The proposed replat has met all Denton County Subdivision Rules and Regulations and is recommended for approval by Denton County Development Services.

OPERATIONS AND MAINTENANCE

Development Services will issue building permits as required.

LEGAL INFORMATION

Authority for Denton County's Subdivision Rules and Regulations is given by Texas Local Government Code 232.

FINANCIAL IMPACT

The County will pay postage for Certified mail in the amount of \$60.68.

Summary:

1. The applicant is requesting permission to revise a subdivision plat filed for record with the County Clerk.
2. Each owner of land within a 200' radius of the subject property will be given notice of the hearing by certified mail.

3. If the Commissioners Court permit a person to revise a Subdivision plat, the person may make the revision by filing for record with the County Clerk a revised plat or part of a plat showing the changes to be made.
4. Public Notice will be published in the Denton Record Chronicle a minimum of three (3) times.

PROJECT SCHEDULE

ASAP

PRECEDING COURT ACTION

December 17, 2024 – Commissioners Court approved the request to construct private roads for Copper Creek Estates Phase III located in Commissioner Precinct 4.
Court Order 24-01177

December 17, 2024 – Commissioners Court approved the Copper Creek Estates Phase III Final Plat located in Commissioner Precinct 4. Court Order 24-01124

August 27, 2024 – Commissioners Court denied the Conditional Approval of the Copper Creek Estates Phase III Final Plat located in Commissioner Precinct 4.
Court Order 24-0718