

AGENDA PLACEMENT MEMO

DATE: March 24, 2026
TO: Commissioners Court
FROM: Jared Harwell – Division Manager Planning – Development Services
SUBJECT: Request for Public Hearing – Springer Acres – Replat
(Lots 12R-1R1 and 12R-1R2, Block A – 62.033 Acres)
Commissioner Precinct 1

REQUESTED ACTION/RECOMMENDATION

..title

Approval of the request to hold a Public Hearing on April 21, 2026 at 9:00 am for the Springer Acres – Replat (Lots 12R-1R1 and 12R-1R2, Block A – 62.033 Acres) located in Commissioner Precinct 1, and any appropriate action.

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BACKGROUND

The purpose of this replat is to create two lots of record from Lot 12R-1, Block A, Springer Acres and one unplatted .057-acre tract of land. The proposed replat has met Denton County Subdivision Rules and Regulations and is recommended for approval by Denton County Development Services. This replat will continue to conform to the original approval.

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 the Texas Local Government Code, Chapter 232.

FINANCIAL IMPACT

The County will pay postage for Certified mail in the amount of \$12.58.

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

N/A

PRECEDING COURT ACTION

- June 10, 2025 – Commissioners Court approved the replat of Springer Acres (Lots 9R-1 and 9-R2, Block A) – located in Commissioner Precinct 1. Court Order No. 25-0452
- May 13, 2025 – Commissioners Court approved the request to hold a public hearing for the approval of the Springer Acres replat (Lots 9R-1 and 9-R2) located in Commissioner Precinct 1. Court Order No. 25-0381
- July 31, 2018 – Commissioners Court approved the replat of Springer Acres (Lots 5R-1 – 5R-10, Block A) – located in Commissioner Precinct 1. Court Order No. 18-0465
- June 26, 2018 – Commissioners Court approved the request to hold a public hearing for the approval of the Springer Acres replat (Lots 5R-1 – 5R-10, Block A) located in Commissioner Precinct 1. Court Order No. 18-0374
- August 1, 2017 – Commissioners Court approved the replat of Springer Acres (Lots 6R-1 and 6R-2, Block A) – located in Commissioner Precinct 1. Court Order No. 17-0584
- June 27, 2017 – Commissioners Court approved the request to hold a public hearing for the approval of the Springer Acres replat (Lots 6R-1 and 6R-2, Block A) located in Commissioner Precinct 1. Court Order No. 17-0504
- March 7, 2000 – Commissioners Court approved the replat of Springer Acres (Lots 1 & 2, Block A) – located in Commissioner Precinct 1. Court Order No. 00-0103
- February 1, 2000 – Commissioners Court approved the request to hold a public hearing for the approval of the Springer Acres replat located in Commissioner Precinct 1. Court Order No. 00-0057
- September 10, 1996 – Commissioners Court approved the original Springer Acres Final Plat (Lots 1-12, Block A – 360.01 Acres) – located in Commissioner Precinct 1. No Court Order No. found