

## **AGENDA PLACEMENT MEMO**

**DATE:** June 2, 2026

**TO:** Commissioners Court

**FROM:** Jared Harwell – Division Manager Planning – Development Services

**SUBJECT:** Public Hearing – Ponderosa Estates – Replat  
(Lots 1R-1 and 1R-2 – 51.49 Acres)  
Commissioner Precinct 4

### **REQUESTED ACTION/RECOMMENDATION**

..title

9:00 A.M. Public Hearing on June 2, 2026 to review, discuss and consider the approval for the Ponderosa Estates – Replat (Lots 1R-1 and 1R-2 – 51.49 Acres) located in Commissioner Precinct 4, and any appropriate action.

..body

### **BACKGROUND**

The purpose of this plat is to create two lots (Lot 1R-1 and Lot 1R-2) from Lot 1. 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 \$5.92.

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**

May 5, 2026 – Commissioners Court approved the request to hold a public hearing on June 2, 2026 for the approval of the Ponderosa Estates Replat (Lots 1R-1 and 1R-2 – 51.49 Acres) located in Commissioner Precinct 4. Court Order No. XX-XXXX

October 23, 2012 – PUBLIC HEARING held for the approval of the Ponderosa Estates Replat (Lots 2 and 3). Commissioners Court approved the replat located in Commissioner Precinct 4. Court Order No. 12-0812

September 18, 2012 – Commissioners Court approved the request to hold a public hearing on October 23, 2012 for the approval of the Ponderosa Estates Replat (Lots 2 and 3) located in Commissioner Precinct 4. Court Order No. 12-0726

October 10, 2000 – Ponderosa Estates Final Plat (Lots 1-9) was recorded at the County Clerk's office. Document No. 00-R0098818