

Notice of Public Hearing

Denton County Department of Development Services

The Director of the Development Services Department is requesting to hold a Public Hearing on Tuesday, August 11, 2026, at 9:00 AM. The location for the hearing will be the following:

**Denton County Commissioners Court
Commissioners Courtroom
1 Courthouse Drive, 3rd Floor, Denton, Texas 76208**

**SUBJECT: Request for Public Hearing for Aubrey Ranch Estates – Replat
(Lot 19-R, Block 1 – 7.479 Acres) Commissioner Precinct 1**

REQUESTED ACTION/RECOMMENDATION

Approval of the request to hold a Public Hearing on August 11, 2026 at 9:00 AM for the Aubrey Ranch Estates Replat, (Lot 19-R, Block 1 – 7.479 acres) Commissioner Precinct 1, and any appropriate action.

BACKGROUND

The purpose of this replat is to create two platted lots from one existing platted lot. 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 in the amount of \$4.44.

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

September 11, 1989 – Commissioners Court approved the Final Plat for Aubrey Ranch Estates.

No court order number found.

September 5, 1991 – Commissioners Court approved the Replat for Aubrey Ranch Estates.

No court order number found.

July 14, 2026 – Commissioners Court approved the request to hold a public hearing for the approval of the Aubrey Ranch Estates Replat located in Commissioner Precinct 1. Court Order No. 26-0515