



DATE: September 28, 2026
TO: Bel Aire City Council
FROM: Ted Henry, City Manager
SUBJECT: Spring Pines Respread Agreement

Summary

Spring Pines is a new residential development located north of 53rd Street near Oliver. The property was previously part of the Englert Addition, and a portion of the property had existing special assessments associated with water system improvements. The property has since been replatted as the Spring Pines Subdivision.

As part of the replat, the larger tract was divided into individual residential lots. The proposed agreement reassigns the existing special assessment from the original tract among Lots 2 through 29, Block 1 of Spring Pines. Each of the 28 lots will be responsible for 1/56 of the total cost originally apportioned to the improvement district.

Why 1/56?

The original petition had the costs for the project split evenly between lots 1 and 2. When we replatted Lot 1, we created 28 new residential lots. To provide the same cost for each original lot, you would need to assign 1 share per lot to each of the 28 newly platted lots that the new developer owns and 28 shares to the lot that remained in its original configuration. That leads to the Spring Pines lots paying 1/56th each and the adjacent lot paying 28/56, which matches the cost sharing prior to the replat. If you don't do that share adjustment, the lots in Spring Pines would assume almost 97% of the cost instead of the previously agreed to 50% to each lot.

This agreement does not create a new improvement project or new special assessment. It simply reallocates the existing assessment to reflect the new lot configuration created by the Spring Pines plat.

