



**TOWN OF PONDER  
APPLICATION FOR VARIANCE**

FEE                     \$250                    

APPLICATION FOR       X       VARIANCE                      APPEAL                      SPECIAL EXCEPTION

NAME OF APPLICANT       House Fox LLC       PHONE #       (214) 629-7924      

ADDRESS       P.O. Box 284       C/S/Z       Roanoke, TX 76262      

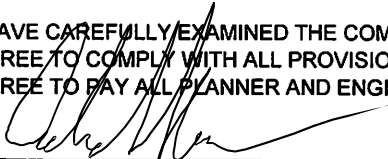
EXISTING USE       Agriculture       PROPOSED USE       Single Family       GROSS ACRES       47      

**DESCRIPTION OF REQUEST:**

With the location of this property at the limits of the Town's ETJ limits, and the surrounding rural sections and gravel roads for existing acre homesites in the immediate area, we propose a similar rural street section with bar ditches for drainage to retain the same rural-neighborhood feel. While similar, this section would be an improvement on the surrounding gravel roads by meeting a design life requirement of 20-years as stipulated by Denton County, with a paved surface. In discussions with the County, who will be maintaining these roadways, we propose meeting their standard minimum rural section of 24' in width with the addition of 2' paved shoulders on either side of the roads. This section is acceptable to them, including their Fire Marshall who will be covering this area with emergency services. This total width would be 28' of paved roadway, in comparison to ~20' or less on those surrounding, existing neighborhood roadways.

**ATTACH A LIST OF ALL PROPERTY OWNERS THAT HAVE PROPERTY WITHIN 200 FEET OF VARIANCE REQUEST.**

I HAVE CAREFULLY EXAMINED THE COMPLETED APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I HEREBY AGREE TO COMPLY WITH ALL PROVISIONS SET FORTH BY THE TOWN OF PONDER WHETHER HEREIN SPECIFIED OR NOT. I AGREE TO PAY ALL PLANNER AND ENGINEERING FEES.

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

      6/8/21        
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 RECEIVED BY

\_\_\_\_\_  
 DATE

MEETING DATE \_\_\_\_\_

PUBLISHED \_\_\_\_\_

1. Property ID #122112  
Daniel & Ginger St. Clair  
5210 High Mesa Drive  
Justin, TX 76247

2. Property ID #662297  
Jose Manuel & Sonia Alvarez  
362 Opal Ct.  
Saginaw, TX 76179

3. Property ID #662296  
William & Jayme Wingo  
5042 Creekwood Dr  
Flower Mound, TX 75028

4. Property ID #662299  
William & Jane Wingo  
10883 Smoky Oak Trl  
Argyle, TX 76226

5. Property ID #662298  
Brandon & Hillary Puzonia  
5380 High Mesa Dr.  
Justin, TX 76247

6. Property ID #526257  
Gary & Shannon Kissell  
5464 High Mesa Dr.  
Justin, TX 76247

7. Property ID #526258  
Benjamin & Lilia Valdez  
5530 High Mesa Dr  
Justin, TX 76247

8. Property ID #526259  
Jorge & Lilly Garcia  
1605 Quail Grove Dr.  
Fort Worth, TX 76177

9. Property ID #526260  
Jarratt Acres, LLC  
5700 High Mesa Dr  
Justin, TX 76247

10. Property ID #173565  
Ricky & Sally Murphey  
2608 Gamma Rd  
Flower Mound, TX 75208

11. Property ID #173565  
Ricky & Sally Murphey  
2608 Gamma Rd  
Flower Mound, TX 75028

12. Property ID #225742  
Ricky & Sally Murphey  
2608 Gamma Rd  
Flower Mound, TX 75028

13. Property ID #225744  
Charles & Tracie Guyer  
PO Box 531  
Justin, TX 76247

14. Property ID #694794  
No ownership info on Denton CAD site

15. Property ID #739878  
Lisa Ann & Clayton Lee & Krenson Phillips  
736 Willow Oak Dr.  
Lewisville, TX 75067

16. Property ID #160685  
Bobbye Moncrief  
17240 AA Bumgarner Rd  
Justin, TX 76247

17. Property ID #739611  
Linda & Rust French  
101 Crystal Ct.  
Richardson, TX 75081

18. Property ID #69014  
Amy Rust & Linda Moncrief  
101 Crystal Ct  
Richardson, TX 75081

19. Property ID #70819  
Jessie Moncrief  
11103 Sesame St  
Dallas, TX 75238

20. Property ID #70821  
Jessie Moncrief  
11103 Sesame St  
Dallas, TX 75238

21. Property ID #153987

Kyla Rice

1942 S. Roosevelt Rd 8

Portales, NM 8810

22. Property ID #75523

Kyla Rice

17000 AA Bumgarner Rd

Justin, TX 76247

23. Property ID #153982

Kyla Rice

1942 S. Roosevelt Rd 8

Portales, NM 8810

24. Property ID #112509

Imogene Parish

16923 AA Bumgarner Rd

Justin, TX 76247

25. Property ID #133170

Imogene Parish

16923 AA Bumgarner Rd

Justin, TX 76247

26. Property ID #69020

Shirley Neely Irrevocable Trust

17645 AA Bumgarner Rd

Justin, TX 76247

27. Property ID #191337

Renee Cox

17335 AA Bumgarner Rd

Justin, TX 76247

28. Property ID #69015

Renee Cox

17335 Bumgarner Rd

Justin, TX 76247