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Municipal Engineering & Management
TBPE Reg. No. F-368

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January 6, 2021

Via e-mail to cfarmer@pondertx.com

Matthew Poole, Mayor
Chairman Planning & Zoning Commission
Town of Ponder
102 W Bailey St
Ponder, TX 76259

Re: Final Plat & Site Plan – Lot 1 Block 1 Christian Faith Fellowship Addition (Rev. 2)

Dear Mayor Poole:

On November 9, 2020, the Town Council conditionally approved a Preliminary Plat for Lot 1 Block 1 Christian Faith Fellowship Addition consistent with the Town Engineer's recommendation of November 4, 2020. The applicant has since submitted a Final Plat and Site Plan for the referenced development. This letter provides review comments of the submittal which includes a Final Plat [no date] by Castlerock Surveying, PLLC, Justin, Texas, with supporting Site Plan and Final Engineering dated December 4, 2020 by Spiars Engineering, Plano, Texas, representing Applicant Darryl Baker, Christian Faith Fellowship, Ponder, Texas. The submittal also includes a Landscape Plan (dated November 2020) by Cooper Design Works of Rockwall, Texas.

Location – south side of FM 2449 approx. ½ mile west of FM 156, within Ponder Corporate Limits (City)

Comprehensive Plan – Proposed Use - Church

1. Future Land Use Plan –
 - a) north ½ Commercial; south ½ Low Density Residential
2. Thoroughfare Plan –
 - a) P5U at north boundary (FM 2449) – *no additional ROW proposed or requested*
3. Sewer Master Plan – *no service available*
 - a) service to be provided via proposed 8" extension
4. Water Master Plan –
 - a) existing 4" waterline adjacent to north side of tract (north side FM 2449)
 - b) proposed 12" adjacent to east side of tract (8" required)
 - c) proposed 12" (replaces 4") along north side of tract (FM 2449) (under construction with Town Park contract)

Zoning

1. A (Agricultural District) –

- a) proposed use allowed by Specific Use Permit
- b) use by right is available under districts C-1 and C-2 which would require zoning amendment

Submittal Analysis

The purpose of this Final Plat is to create a lot of record for the proposed construction of a Church facility. No other uses are proposed. The Final Plat and supporting documents are reasonably consistent with the conditionally approved Preliminary Plat and its supporting documents.

The site is currently zoned Agricultural which will require the applicant to request a Specific Use Permit from the Town prior to construction. This hearing can be concurrent with the Town's consideration of a Site Plan. Alternatively, the applicant may request rezoning to C-1 or C-2 for right of use.

Current data indicates that the Town should have adequate water supply capacity sufficient to serve the proposed development subject to the completion of a 12" water line adjacent to FM 2449 (now under construction by the Town.) To facilitate system looping and fire protection, the development proposes to extend an 8" waterline along the east side of the tract. The Town's Water Master Plan recommends this line as a 12" that would suggest that the Town participate in oversizing the extension.

Ongoing improvements to the treatment plant should provide necessary capacity to service the proposed development; however, no sewer system exists in the immediate area. The applicant proposes to install a system extension (adjacent to and offsite) to connect to a proposed line now under construction within the Clairmont Addition. The developer will be eligible for potential (partial) reimbursement for the offsite section under current Town policies.

Storm water runoff from the proposed development is to be collected at the south side of the development in a proposed detention pond with controlled pre-development storm water discharged into a roadway ditch at the southeast corner of the development now under construction by the Town.

Access to the site is proposed via a single drive to FM 2449 and by two drives to Park Road (now under-construction by the Town) adjacent to the east side of the property. Access to FM 2449 is subject to TxDOT approval, which requires Town concurrence. Additional study may be required by TxDOT as a part of the permitting process, which may also require turn lane(s) at this drive or Park Road.

Park Road however, is being constructed by the Town as a gravel road and will be not sufficient to manage the expected weekly traffic loading caused by the development. It is recommended that the development participate with the Town in upgrading the roadway to concrete to a section more consistent with Town standards.

An ongoing TxDOT FM 2449 Feasibility Study does not suggest that this development accommodate future ROW expansion to the south of the current limits. No additional ROW appears to be necessary for proposed Park Road.

It should be noted that a Development Agreement will be required for proposed public improvements.

Final Plat –

1. should limit frontage easement labeled “15’ W.S.U.S.M.E.” to “15’ Public Water Easement”
2. Final Engineering –
 - a. Sheet C9 – Utility Plan – fire hydrant layout should be approved by Town Fire Marshall; may require additional hydrant extensions to provide sufficient coverage of building in accordance with 2012 IFC Appendix C
 - b. Sheet C10 – Offsite SS – correct “Match Line” notations; show 20’ offsite SS easement in lieu of ROW

Site Plan –

1. Provide Architectural drawings, such as elevations, concept sketches or renderings depicting building types and other significant proposed improvements, including the treatment and use of open spaces and the like, where the submission of such drawings would more clearly portray the nature and character of the applicant’s land use and development proposals
2. Provide location of all signs, auditory speakers and lighting
3. South parking lot should include wheel-stops between head-to-head parking
4. Landscaping Plan
 - a. South and north parking lots should show screening for sides adjacent to public ROW and adjacent to west property (154.41(K)(2)(a))
 - b. North and west lot boundaries adjacent to public ROW should include at least one tree for each 50 linear feet (154.41(K)(2)(b)2.(a))
 - c. Proposed tree plantings (13) are less than minimum required (31) (154.41(K)(1)(b))
 - d. Proposed tree plantings at access drives may impede site distance between required 3’-6’ clear zone within site visibility triangle
 - e. Proposed tree planting at FM 2449/Park Road intersection should be relocated outside of visibility triangle
5. Other information considered essential by the Planning and Zoning Commission or Town Council may be required

Rough Proportionality Certification

The Town Engineer certifies that the exaction requirements of the Town of Ponder Sub-division Ordinance, as applied to the proposed subdivision or development, do not impose costs on the applicant for public infrastructure improvements that exceed those roughly proportionate to the impact of the proposed subdivision or development with the following conditions:

1. Town oversizing participation to upsize proposed 12” waterline from a required 8” adjacent to Park Road
2. Developer Reimbursement Agreement for potential future connections to offsite 8” sewer line extension
3. Town assistance with acquisition of offsite easements

Town Engineer’s Recommendation –

It is recommended that this Final Plat be approved subject to the following conditions:

1. Revise Final Engineering concerns listed above to the satisfaction of the Town Engineer
2. Town concurrence with Town Engineer’s Rough Proportionality conditions
3. Town concurrence with driveway connection to FM 2449, subject to TxDOT review and approval
4. Town acceptance of TxDOT water line crossing permit
5. Developer funding to upgrade Park Road to a reinforced concrete section
6. Approval of a Special Use Permit

It is recommended that the Site Plan be deferred to future consideration of a Specific Use Permit with the following conditions:

1. Resolution of above listed site plan concerns

Sincerely,

o/s

George Belcheff, P.E.
Town Engineer for Ponder

cc: Planning & Zoning Commission/Town Council Members *via meeting packets*
Sheri Clearman, Town Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Carolyn Farmer, Planning & Zoning Director *via e-mail*
Applicant/Engineer/Surveyor