
Belcheff & Associates, Inc.

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

3575 Lone Star Circle, Suite 124
Fort Worth, Texas 76177

October 29, 2025

Via e-mail to rzielinski@pondertx.com

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

Re: Final [Minor] Plat – Swafford Parcel Addition Lot 1 Block A Ponder and Denton County, Texas

Dear Mayor:

Concerning the Final Plat dated September 16, 2025, by Jerald D. Yensen, RPLS, Denton, Texas, representing owner/developer Donna Crider, Ponder, Texas, as received by the Town on October 14, 2025, the following comments are provided:

Location –within Ponder corporate limits and City of Denton Division II ETJ, Denton County, Texas

Comprehensive Plan

1. Future Land Use Plan –adjacent 250' +/- to January Lane recommended as “C”; remainder “SFR-L”
2. Thoroughfare Plan – January Lane
 - a) Ponder – 4- lane undivided/P4U/90' ROW
 - (1) Proposed 22.43' dedication across frontage – appears adequate to achieve ½ of 90'
3. Sewer Master Plan –
 - a) Existing 8” sewer (south side of January Ln.)
 - b) Future 12” sewer - TBD
4. Water Master Plan –
 - a) Existing 4” water line (north side January Ln.)
 - (1) Minimum 8” waterline required; would require extension from George Owens
 - b) Future 16” waterline - TBD

Zoning – Single Family Estate (SF-E)

Proposed Use

1. Single Family/Ag

Final Plat Analysis

This Final Plat submittal is subject to the Town's Subdivision Ordinance (as amended). However, a portion of the Plat is located outside of the jurisdiction of the Town, inside of the an area consider as City of Denton Division II ETJ, understood to have been assigned to Denton County for platting authority. The Town attempted to contact Denton County for coordination of processing requirements but did not receive a response as of the date of this letter. Therefore, we have assumed that the Town can only conditionally approve this Plat – additional approval is required by the County for the Plat to be considered correct and fileable.

The platting area consists of two tracts owned by the applicant. This Plat proposes to create a single lot-of-record of 7.429 acres, after a ROW dedication of 0.179 acres to provide ½ of a required 90' ROW for January Lane.

The applicant has indicated a proposed use for the resulting lot as Single Family/Agricultural (consistent with SF-E zoning) and as such, potential impacts and resulting exactions to offset possible impacts have been so based. Any future use that may differ, such as commercial as suggested by the Town's Future Land Use Plan will require an new evaluation in order to determine exactions that may be necessary at that time (such as a water line extension).

The Town provides water or sewer service in this area and is within the Town's Water CCN service area. Town maps indicate a 4" water line on the north side of January Lane. A minimum 8" waterline is required by Town codes and has not been proposed. However, under the current zoning/proposed use, extending an 8" waterline from George Owens may exceed being a roughly proportional exaction. The applicant should however, acknowledge an understanding of deficient fire flow availability from the existing 4" waterline.

Sewer service for the proposed use should be adequately provided by the existing 8" sewer line on the south side of January Lane. (Available capacity of the downstream lift station has not been evaluated.)

No information has been provided to determine the need for potential drainage solutions and/or easements. A note requiring a drainage study is recommended to be included on a revised Plat.

No building setback line has been proposed. A 45' minimum front building setback line consistent with "SF-E" zoning is recommended to be shown. Side and rear set back lines should be verified to be consistent with SF-E zoning during the site plan review with a building permit request.

A proposed subdivision requires the submittal of a preliminary plat showing public facilities that are necessary to serve the proposed development. No such Preliminary Plat has been provided. However, since no new public facilities are expected to service the proposed Plat and use, it is recommended that the applicant be allowed to proceed directly to a Final Plat, as has been requested.

Rough Proportionality Certification

The Town Engineer certifies that the exaction requirements of the Town of Ponder Subdivision 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. A single-family residence and/or light agricultural use.

Town Engineer's Recommendation –

It is recommended that this Final Plat be conditionally approved subject to resolution of the following deficiencies and/or concerns –

1. Acknowledgement by the Town to not require a preliminary plat
2. Show front set back line of at least 45' consistent with SF-E zoning
3. Show dedication of a 15" Ponder Water and Drainage Easement
4. Show Town and Denton ETJ boundaries on the vicinity map
5. Denton County approval of the Final Plat (subject to Town administrative revisions)
6. Include additional notes –
 - a. 6. Ponder ROW dedication/roadway access and improvements/water-sewer utility or other necessary exactions based on proposed single family/agricultural use. More intensive uses (i.e. zoning change to C) shall be subject to potential additional exactions.
 - b. 7. No building permit may be issued without prior approval by the Town Engineer and/or County Engineer (as applicable) of a drainage plan and/or access drive permit.
 - c. 8. Owner acknowledges that the existing Town water system in the immediate area is inadequate to provide fire flows as required by Town codes until such time as appropriate improvements are made either by the development and/or the Town.
 - d. 9-X. [County required notes/improvement statements]

Mayor Nick McGregor
October 29, 2025
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Sincerely,

o/s

George Belcheff, P.E.
Town Engineer for Ponder

cc: Planning & Zoning Commission/Town Council Members *via meeting packet*
Fred Tillman, Town Administrator *via email*
Town Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Becca Zielinski, Planning & Zoning Coordinator *via e-mail*
Applicant (Owner/Developer)
Surveyor