
Belcheff & Associates, Inc.

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

3575 Lone Star Circle, Ste. 124
Fort Worth, Texas 76177

March 22, 2023

Via e-mail to rzielinski@pondertx.com

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

Re: Replat Lot 6 Block 6 Original Town of [Ponder] Addition

Dear Mayor:

Concerning the [Re]plat (as amended) dated March 23, 2023 by Kenneth A. Zollinger, RPLS of KAZ Surveying, Inc., Denton, Texas, representing owner Jorge Tavera, of Ponder, Texas, the following comments are provided:

Location – within Ponder City Limits, at north side, mid-block, of James Street, west of FM 156.

Comprehensive Plan

1. Future Land Use Plan – recommends C Commercial

Existing Use

1. Restaurant (Martha's Taco Shop)

Proposed Use

2. Presumed to continue (No site plan provided.)

Zoning – C1 Commercial District

Since a non-residential use abuts a residential lot to the north (SF-2), the requirements shall be the same as the adjoining residential zone.¹

Table 2 Height, Area and Setback Regulations

	<u>C-1</u>	<u>SF-2</u>	
Maximum Height (feet)	50	35	Indeterminate
Minimum lot area ¹ (square feet)	B	8,000	Does not comply
Minimum front yard setback ¹ (feet)	B	25	Indeterminate
Minimum side yard setback ¹ (feet)	B	8	Indeterminate
Minimum rear yard setback ¹ (feet)	B	20	Indeterminate
Minimum lot width ¹ (feet)	B	60	Complies
Minimum lot depth ¹ (feet)	B	100	Does not comply

Maximum lot coverage¹ (%) B 40 Indeterminate

¹ None required, except where nonresidential [C1] use abuts a residential lot, in which case the requirements shall be the same as the adjoin residential zone [SF-2]

Replat Analysis

The applicant proposes to Replat an existing lot that appears to have been subdivided prior to his purchase in 2017. It is unknown when the lot was originally divided – apparently to add additional room to the adjacent Lot 5 whereas a church building exists. The remainder area of Lot 6 not included in this plat has been marked as such.

Proposed Lot 6A is currently served by a nearby 2” waterline within James Street. No proposed improvement to the water system has been proposed to provide fire hydrant and fire flow coverage.

Sewer service is provided by a nearby 6” sewer line adjacent to James Street.

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. None

Town Engineer’s Recommendation –

It is recommended that the referenced Replat be approved with the following acknowledgements:

1. Lot 6 Block 6 is believed to have been subdivided prior to the Town’s adoption of its Subdivision Ordinance which would have required a replat at that time and therefore may be considered as legal non-conforming.
2. The resulting Lot 6 Block 6 will not comply with certain zoning regulations (listed above) which may require remedy with certain building permit applications.
3. The resulting Lot 6 is not provided with fire hydrant/flow coverage consistent with Town standards.

Matthew Poole, Mayor
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March 22, 2023
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Sincerely,

o/s

George Belcheff, P.E.
Town Engineer for Ponder

Attachments: A - [Re]plat (as amended) dated March 23, 2023 by Kenneth A. Zollinger, RPLS
B – Aerial Location Map

cc: Planning & Zoning Commission/Town Council Members *via meeting packets*
Sheri Clearman, City Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Becca Zielinski, Planning & Zoning Coordinator *via e-mail*
Applicant
Owner