
Belcheff & Associates, Inc.

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

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

March 29, 2022

Via e-mail to cfarmer@pondertx.com

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

Re: Preliminary Plat – Meadow View Acres Addition (Ponder ETJ) (Review 2)

Dear Mayor and Chair:

Concerning the proposed Preliminary Plat submitted by Burns Surveying Texas, LLC, Garland, Texas, dated 02/08/2022, representing owners Linda French (Moncrief), Richardson, Texas, as received by the Town on February 25, 2022, the following comments are provided:

Location – within Ponder Extraterritorial Jurisdiction (ETJ), Denton County, Texas, offset to south side private Moncrief Road

Comprehensive Plan

1. Future Land Use Plan – not addressed
2. Thoroughfare Plan –
 - a) Ponder – not addressed
 - b) Denton Co. – not addressed
3. Sewer Master Plan – not addressed; no Ponder service exists
4. Water Master Plan – not addressed; no Ponder service exists

Zoning – not applicable (ETJ)

Proposed Use

Not provided

Preliminary Plat Analysis

This proposed Preliminary Plat is located within the Town's ETJ, confirmed with Denton County's online GIS mapping and is therefore subject to the Town's Subdivision Ordinance (as amended) and an Inter-Cooperative Agreement with Denton County that essentially states that the Town has exclusive jurisdiction to regulate all subdivision plats within the Town's ETJ. However, plats within the Town's ETJ within Denton County remain subject to both entity's rules and regulations, while the more stringent of the two shall apply.

The plat is presented as one tract of 11.899 acres tract south of Moncrief Road, which is indicated as a private road by Denton County GIS Landmark mapping system. The applicant proposes to subdivide the tract into four lots, varying from 2.946 acres to 3.083 acres.

The applicant has not indicated a proposed use for the resulting lots. Therefore, potential impacts and resulting exactions to offset worst-case impacts have be assumed.

The plat does not indicate how water service is to be provided for each lot. The Town does not provide water or sewer service in this area and the property does not appear to be within a Water or Sewer CCN service area. Extending either service would be cost prohibitive. Since proposed lot sizes exceed County requirements (minimum 2 acres), onsite water well service with onsite sewer service, such as an aerobic system, should be possible pending permitting by Denton County. Proposed private methods of service should be noted on the Plat.

Access to the proposed lots is shown to be via a 30' access easement (to be named Linda Lane) connecting to existing Moncrief Road, which appears to be a private local roadway, not specified for ROW dedication on the County's Master Thoroughfare Plan as shown on its Feb. 4, 2021 GIS map. The surveyor should verify rights to access on the Plat from the private road.

Fire protection will be subject to County permitting without a sufficient water system for fire flows. Emergency vehicle access configuration is also subject to Denton County Fire Code requirements. Linda Lane, as proposed and appearing to be unimproved may not meet County requirements and should be verified as acceptable prior to approval of a Final Plat.

The submittal does not include a preliminary drainage study. Storm water runoff from the proposed lots generally flows to the southwest and appears to be discharged across downstream properties. Without benefit of a submitted drainage study, care should be taken to assure acceptable discharges to downstream properties prior to development of each lot. A requirement for review by the County Planning and/or Engineering Department should be noted on the plat.

Preliminary Plat deficiencies are therefore found as follows:

1. ~~An "Improvements Statement" should be provided~~—resolved
2. ~~"Denton County Certificate of Approval" should be removed~~—completed
 - a. ***Provide Town approval certificates (reference Appendix A)***
3. Plat and/or application should clarify use – ***not provided***
4. ~~Vicinity map should indicate Town corporate and ETJ limits~~—resolved
5. Verify acceptance of "Linda Lane" and Moncrief Road as in compliance with County Fire Code access requirements – ***not provided***

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6. Plat should note that for each lot, prior to development or construction of any facility, County approval shall be obtained for an acceptable drainage plan – ***not provided***

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 proposed Preliminary Plat be accepted by the Town as sufficiently complete administratively for further consideration as of the date of this letter.

It is also recommended that this Preliminary Plat be conditionally approved subject to:

1. satisfactory resolution of the above listed deficiencies prior to filing subject to approval by the Town Engineer

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
Surveyor