

# ***Staff Report***

<b>SUP/Site Plan – Christian Faith Fellowship Church – 550 W FM 2449</b>	
<b>Council Meeting : May 10, 2021</b>	<b>Agenda Item No.:</b>

On Wednesday April 7, 2021, the Planning & Zoning Board voted and recommends approval of this SUP/Site Plan following the Town Engineer, George Belcheff's recommendations as stated his revised review letter (4) dated April 17, 2021. Voting 3 Ayes and 0 Nays.

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# Belcheff & Associates, Inc.

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

1660 Keller Pkwy., Ste. 103  
Keller, Texas 76248

April 27, 2021

*Via e-mail to cfarmer@pondertx.com*

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

**Re: SUP - Site Plan – Lot 1 Block 1 Christian Faith Fellowship Addition (Rev. 4)**

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. On February 8, 2021, the Town Council conditionally approved a Final Plat consistent with the Town Engineer's recommendations of January 6, 2021. The Council deferred action on the Site Plan to future consideration of a Specific Use Permit.

On April 7, 2021, the P&Z Commission considered this Specific Use Permit request with Site Plan. The Commission recommended approval of the SUP/Site Plan consistent with the Town Engineer's recommendations of March 31, 2021.

The Specific use Permit with Site Plan would consist of: Site Plan (dated Feb. 8, 2021) by Spiars Engineering, Plano, Texas; a Landscape Plan (as revised dated April 27, 2021) by Cooper Design Works of Rockwall, Texas; and [Preliminary] Exterior Building Elevations by idstudio<sup>4</sup> of Irving, Texas (dated Oct. 23, 2020), all representing Applicant Darryl Baker, Christian Faith Fellowship, Ponder, Texas.

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

**Comprehensive Plan** – Proposed Use – Church (750 seats planned)

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*
  - b) Upgrade required to adjacent Park Road
3. Sewer Master Plan – *no service available*
  - a) service to be provided via proposed 8" offsite 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 (*requested*)

**Submittal Analysis**

The proposed Site Plan is reasonably consistent with the conditionally approved Final Plat and its supporting documents. Since review by the P&Z, the applicant has revised the Landscape Plan that was presented to P&Z in an effort to eliminate the need for a variance concerning certain elements – namely perimeter trees and parking lot screening. (Since then, it was determined that wheel stops for head-to-head parking were not required and therefore did not warrant a variance.)

**Site Plan Comments –**

- 1. location of all signs, auditory speakers and lighting
  - a. None shown – note that future signage, lighting and/or speakers subject to Site Plan amendment at time of application
- 2. Landscaping Plan –
  - a. South parking lot should show screening for sides adjacent to west property (154.41(K)(2)(a))
- 3. Other information or conditions that may be considered essential by the Planning and Zoning Commission and/or Town Council could be required

**Town Engineer's Recommendation –**

If the Town is inclined to approve a Specific Use Permit with Site Plan as proposed, it is recommended that the following condition be included:

- 1. Provide screening for south parking lot adjacent to west property.

Sincerely,

o/s

George Belcheff, P.E.  
Town Engineer for Ponder

Mayor Mathew Poole  
April 27, 2021  
Page 3 of 3

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 et al.



SPECIFIC USE PERMIT APPLICATION

Specific Use Permit Fee \$100.00

Applicant: Darryl Baker Company: Christian Faith Fellowship Church

Address: 114 E. James St. Tel: 940-448-1041 Fax: \_\_\_\_\_

City: Ponder State: TX Zip: 76259

Property Owner: Christian Faith Fellowship Church Company: \_\_\_\_\_

Address: same as applicant Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Legal description\* See attached

\*(Attach metes and bounds description of property)

Detailed description of Proposed Use: Church

Total Area of Land: Acres 4.13 Lots: 1 Blocks: 1 Streets: N/A

Current Zoning Classification: Ag. Existing Use Vacant

Contact Email: darryl@cffchurch.com

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

Applicant Signature Darryl Baker Date 4/15/21

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Fee paid N/A Date 4-6-2021 Accepted by [Signature]  
waived  
of



765 Custer Road, Suite 1001 Plano, Texas 75075  
Main 972.422.0077 | www.spiarseng.com  
TBPE No. F-21211 TBPLS No. F-10043100

April 5, 2021

Carolyn Farmer, Planning  
**Town of Ponder**  
102 W Bailey St.  
Ponder, TX 76259

**RE: Christian Faith Fellowship SUP Application**

To whom it may concern,

Christian Faith Fellowship Church is proposing to construct a new religious facility on a 4.13 acres tract on the southern side of F.M. 2449, approximately 2500 feet west of the intersection of F.M. 2449 & Hwy 156. The property is currently zoned an agricultural district and this SUP application serves to request a church use within the existing zoning. We believe this is the best course of action since it will allow future Town Council to use discretion over this property's use should it be sold/redeveloped.

Sincerely,  
**SPIARS ENGINEERING, INC.**

A handwritten signature in black ink that reads 'David Bond'. The signature is written in a cursive, flowing style.

David J. Bond, P.E.

STATE OF TEXAS §

**OWNER'S  
ACKNOWLEDGEMENT AND  
DEDICATION**

COUNTY OF DENTON §

I (we), Christian Faith Fellowship, the undersigned, owner(s) of the land shown on this plat, within the area described by metes and bounds being all that certain lot, tract or parcel of land situated in the FIELD DAVIS SURVEY, ABSTRACT NUMBER 371, Denton County, Texas, and being all of a called 4.132 acre tract of land described in the deed to Christian Faith Fellowship, recorded in Instrument Number 123634, Real Property Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a PK nail in concrete found in the South right-of-way line of F.M. 2449 for the Northeast corner of said Christian Faith Fellowship tract of land, same being an exterior ell corner of a called 100.466 acre tract of land described in the deed to Ponder Economic Development Corporation, recorded in Instrument Number 2010-101842, Real Property Records, Denton County, Texas, from which a capped iron rod found for a North corner of said 100.466 acre tract of land at the beginning of a curve bears North 89 Degrees 31 Minutes 10 Seconds East, a distance of 99.16 feet;

**THENCE** South 00 Degrees 14 Minutes 06 Seconds East with the East line of said Christian Faith Fellowship tract of land and a West line of said Ponder Economic Development tract of land, a distance of 549.76 feet to a metal fence corner post found for the Southeast corner of said Christian Faith Fellowship tract of land, same being an interior ell corner of said Ponder Economic Development tract of land;

**THENCE** South 89 Degrees 31 Minutes 10 Seconds West with the South line of said Christian Faith Fellowship tract of land and a North line of said Ponder Economic Development tract of land, a distance of 327.04 feet to a 1/2-inch iron rod found for the Southwest corner of said Christian Faith Fellowship tract of land, same being an interior ell corner of said Ponder Economic Development tract of land;

**THENCE** North 00 Degrees 14 Minutes 06 Seconds West with the West line of said Christian Faith Fellowship tract of land and an East line of said Ponder Economic Development tract of land, a distance of 549.76 feet to a point in the South right-of-way line of said F.M. 2449 for the Northwest corner of said Christian Faith Fellowship tract of land, same being an exterior ell corner of said Ponder Economic Development tract of land, from which a metal fence corner post found for reference bears North 47 Degrees 42 Minutes 54 Seconds West, a distance of 0.51 feet;

**THENCE** North 89 Degrees 31 Minutes 10 Seconds East with the South right-of-way line of said F.M. 2449 and the North line of said Christian Faith Fellowship tract of land, a distance of 327.08 feet to the POINT OF BEGINNING and enclosing 4.13 acres of land, more or less, and designated herein as Lot 1, Block 1, Christian Faith Fellowship Addition, an addition to the Town of Ponder, Denton County, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

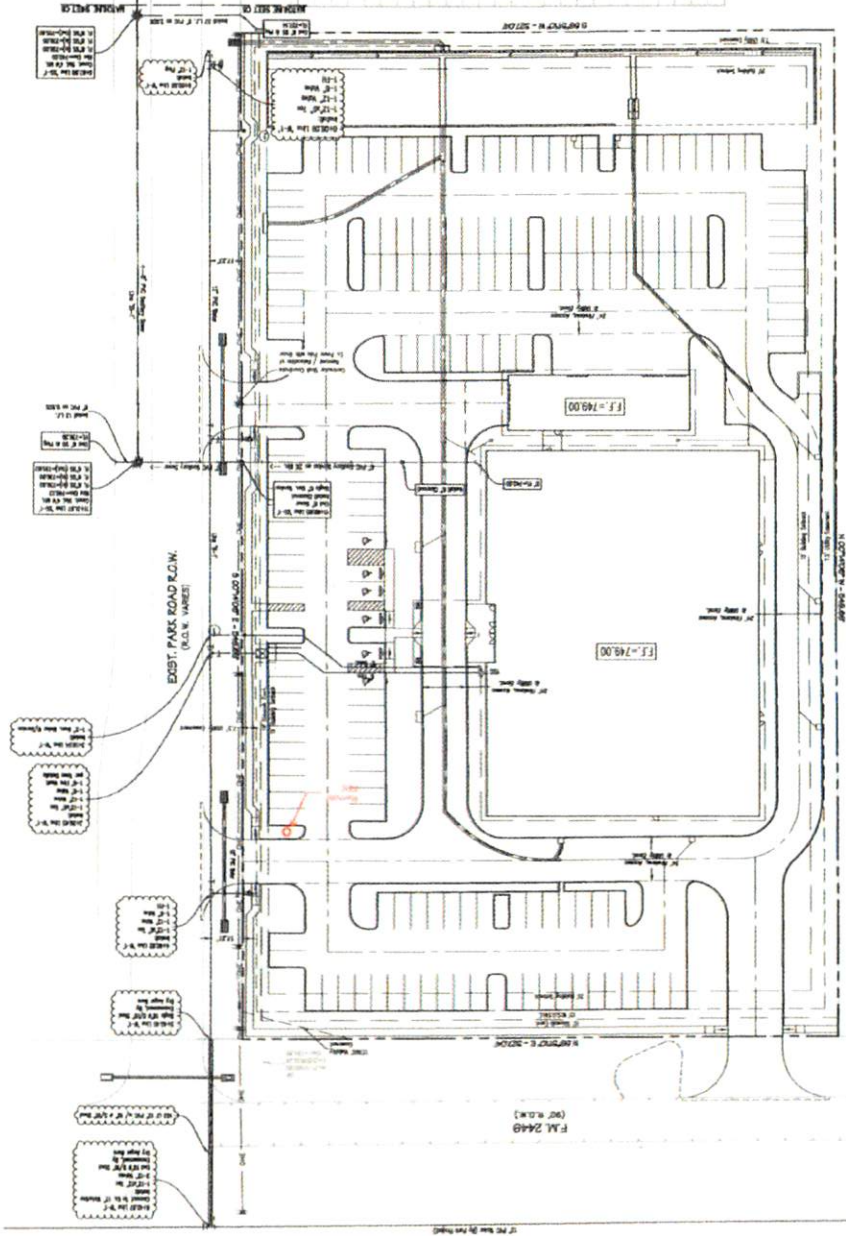




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 BY

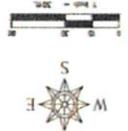
*Handwritten notes in yellow highlighter:*  
 Approved by  
 General Inspector  
 1/25/2021  
 1/25/2021  
 1/25/2021  
 1/25/2021  
 1/25/2021

**CAUTION !!!**  
 EXISTING UTILITIES AND PROPOSED LOCATIONS INDICATED ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND PROPOSED LOCATIONS BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES.



Water Meter & Sewer Schedule	Type	Size	Mat.	Cover
1	4"	12"	1"	1"
2	6"	18"	1"	1"
3	8"	24"	1"	1"

- UTILITY GENERAL NOTES**
1. All structures and construction shall be constructed in accordance with the City Engineer's specifications and approved by the City Engineer.
  2. The location of all utilities indicated on these plans are based on record drawings and field survey. The contractor shall verify the location of all utilities before commencing construction.
  3. The contractor shall be responsible for obtaining all necessary permits and approvals from the City Engineer and all applicable agencies.
  4. Any utility located outside of an easement shall be protected by the contractor.
  5. The contractor shall be responsible for protecting all existing utilities and structures on the site.
  6. The contractor shall be responsible for maintaining access to all public utilities and structures on the site.
  7. It shall be the contractor's responsibility to ensure that all utilities are properly located and protected.
  8. All water meters shall be C-800 PUC 018. Composites and shall be installed in the basement or on the ground.
  9. All water service lines shall be installed in accordance with the City Engineer's specifications.
  10. All water service lines shall be installed in accordance with the City Engineer's specifications.
  11. The contractor shall be responsible for obtaining all necessary permits and approvals from the City Engineer and all applicable agencies.
  12. The contractor shall be responsible for maintaining access to all public utilities and structures on the site.
  13. All water service lines shall be installed in accordance with the City Engineer's specifications.
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  20. All water service lines shall be installed in accordance with the City Engineer's specifications.
  21. All water service lines shall be installed in accordance with the City Engineer's specifications.

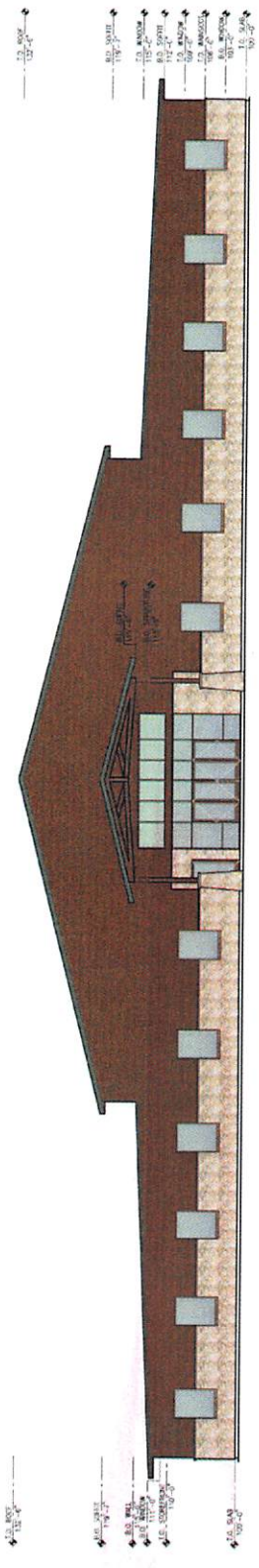


SPARS ENGINEERING & SURVEYING  
 1212 S. W. 10th St., Ft. Worth, TX 76104  
 (817) 336-1111  
 www.spars-engineering.com

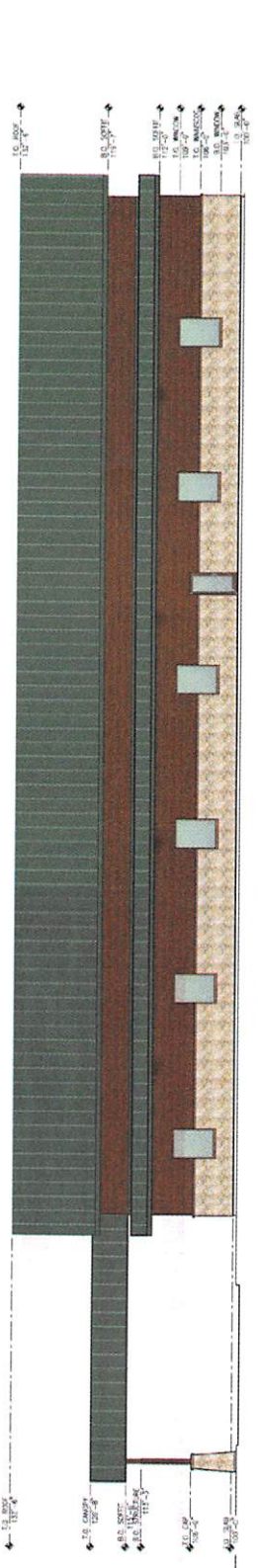
CHRISTIAN FAITH FELLOWSHIP CHURCH  
 LOT 1, BLOCK 1  
 TOWN OF FONDER  
 DENTON COUNTY, TEXAS  
 UTILITY PLAN

Scale As Shown  
 Drawn By JAC  
 Checked By OAT  
 Sheet C9  
 20-014

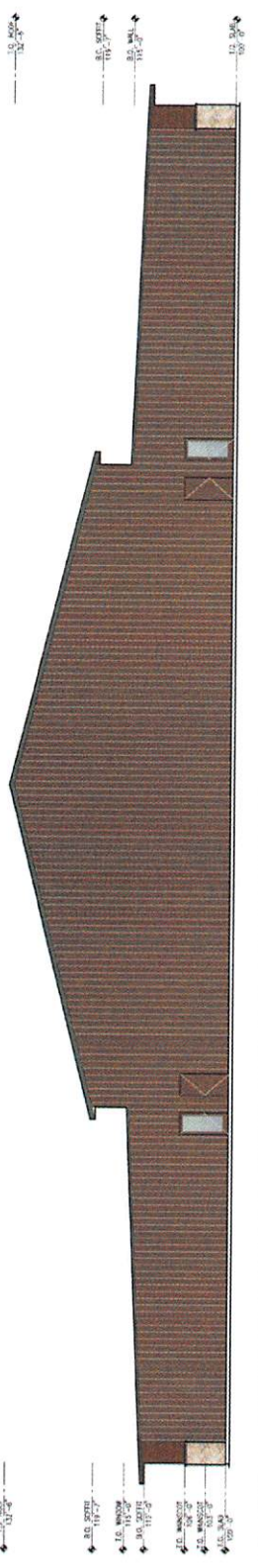
**1 EAST ELEVATION**  
1/8" = 1'-0"



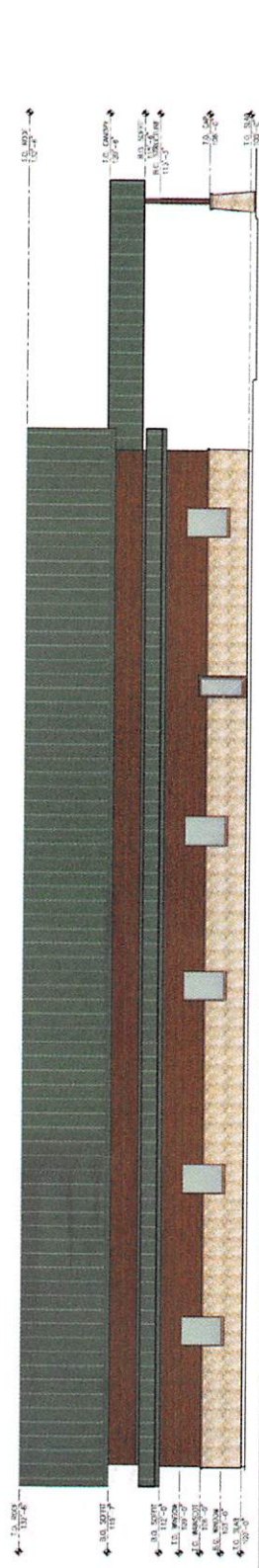
**2 NORTH ELEVATION**  
1/8" = 1'-0"



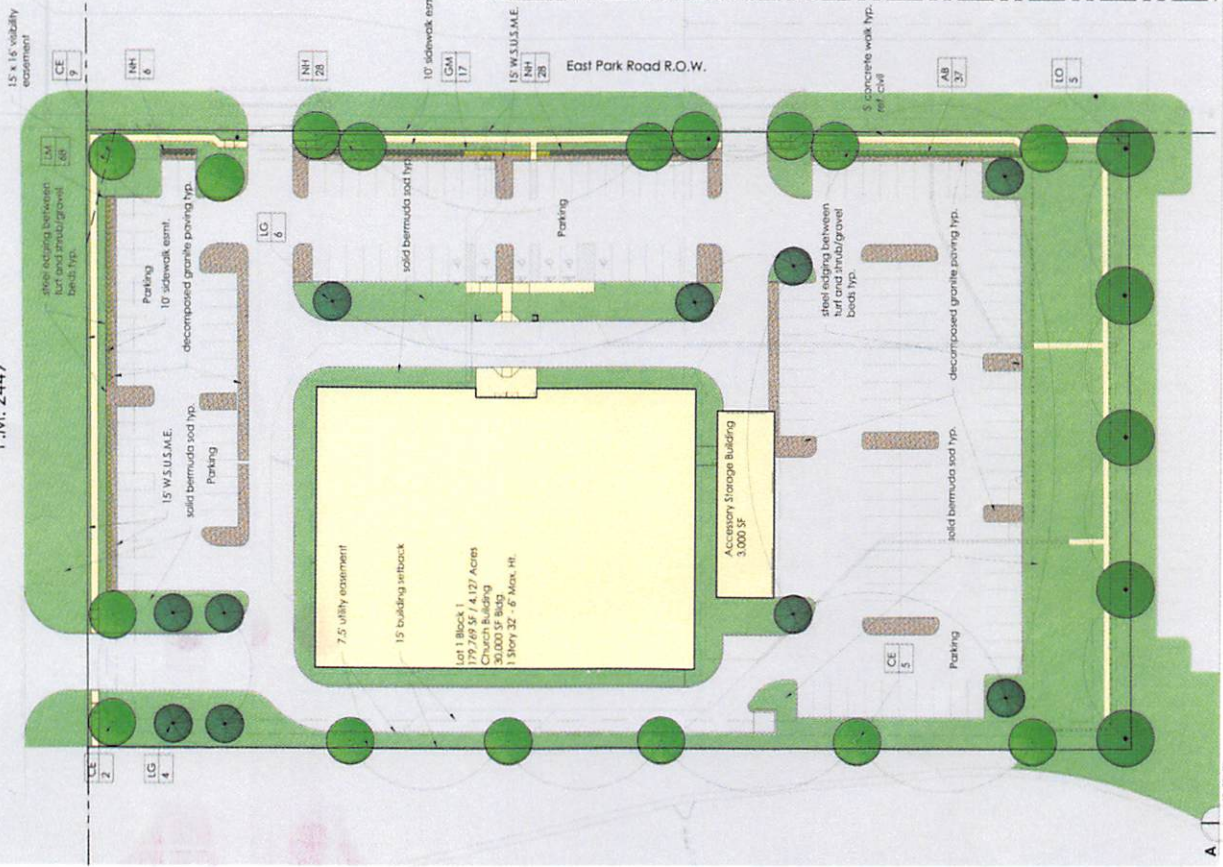
**3 WEST ELEVATION**  
1/8" = 1'-0"



**4 SOUTH ELEVATION**  
1/8" = 1'-0"



F.M. 2449



PLANT SCHEDULE

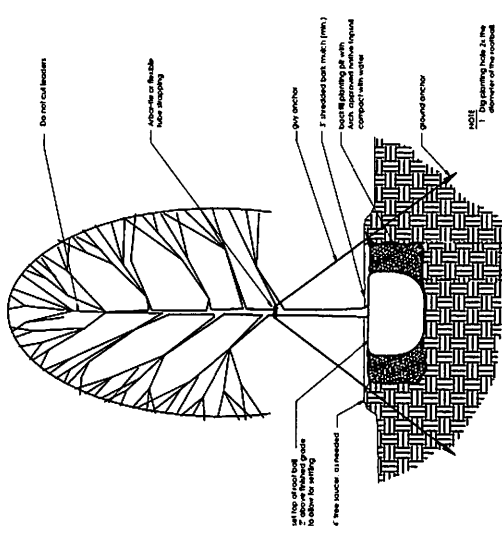
Tree Type	Common Name	Botanical Name	Size & Spacing
LM	Large Tree	Shade Tree	12" x 12" @ 10' x 10'
LG	Large Tree	Shade Tree	12" x 12" @ 10' x 10'
NH	Medium Tree	Shade Tree	12" x 12" @ 10' x 10'
CE	Small Tree	Shade Tree	12" x 12" @ 10' x 10'
AB	Shrub	Shrub	12" x 12" @ 10' x 10'
LO	Ground Cover	Ground Cover	12" x 12" @ 10' x 10'

1. There are no existing protected trees on the site.
2. An automatic irrigation system with 100% coverage of all landscape areas will be provided.
3. All parking lot screening shrubs to be 24" height min. at time of planting.
4. Steel edging to be 1/8" thickness and color black. Edging to be installed at no greater than 1" above finished grade.

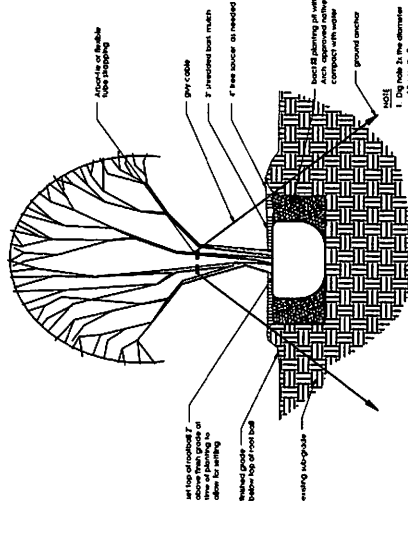
Town Case No. xxxx  
 LANDSCAPE PLAN  
**CHRISTIAN FAITH  
 FELLOWSHIP ADDITION**  
 BLOCK 1, LOT 1  
 IN THE TOWN OF PONDER, DENTON COUNTY, TEXAS  
 Current Zoning: A  
 Requested Zoning: A with SUP

COOPER DESIGN WORKS  
 10000 W. PARKWAY, SUITE 100  
 FORT WORTH, TEXAS 76134  
 TEL: 817.335.1111  
 WWW.COOPERDESIGNWORKS.COM

landscape plan  
 0/20



**A** **Shade Tree Planting Detail**



**B** **Ornamental Tree Planting Detail**

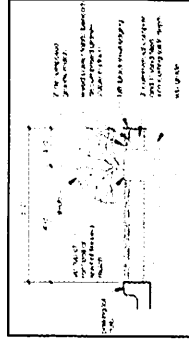
**Landscape Calculations:**

**setbacks Landscape Area:**  
 Total length North and East Boundary ROW Frontage: 876.73 LF  
 Total Perimeter Landscape Area Trees Required: 18 Trees  
 876.73 LF / 48 Per Foot = 17.53  
 Total Perimeter Landscape Area Trees Provided: 18 Trees

**On-Street Backlot Area, Minimum Tree Area:**  
 Total On-Street Parking Area: 51,081 SF  
 Minimum Parking Interior Landscape Area Required 10%: 5,108.10 SF  
 Total Perimeter Interior Landscape Area Provided 13.7%: 6,998.10 SF

**Parking Lot Area, Minimum Tree Area:**  
 1 Tree Per 400 SF Requiring Interior Landscape Area: 5108.10 SF / 400 SF = 12.77 Trees  
 Parking Lot Trees Provided: 13 Trees

**Backlot Area, Minimum Tree Area:**  
 All parking areas abutting a public right of way are screened with a solid row of landscaping to be 24' height at time of planting.



**C** **Pending Lot Shrub Planting Detail**

Water Meter & Storm Schedule					
10	Type	Size	HL	SR	
①	Domestic	2"	1	0"	6"
②	18"	2"	1		—

**SITE DATA**

Zoning: A (Apartment w/ SUP)  
 Block: 4132 Ac. (179,789 Sq. Ft.)  
 Lot Area: 33,000 Sq. Ft. Total  
 Building Area: 118,385 Sq. Ft. (18.9 Acs.)  
 Lot Coverage: 18.38%  
 Floor Area Ratio: 0.18:1  
 (18.38%) 700 Section - 175 Sq.  
 Total Parking Provided: 175 Sq. (100' x 175')  
 Gross Parking Area: 51,081 Sq. Ft.  
 Total On-Street Parking: 51,081 Sq. Ft.  
 Minimum Interior Landscaping: 5,108.10 Sq. Ft.  
 Provided Interior Landscaping: 6,998.10 Sq. Ft.  
 Total Landscape Area: 55,810 Sq. Ft.

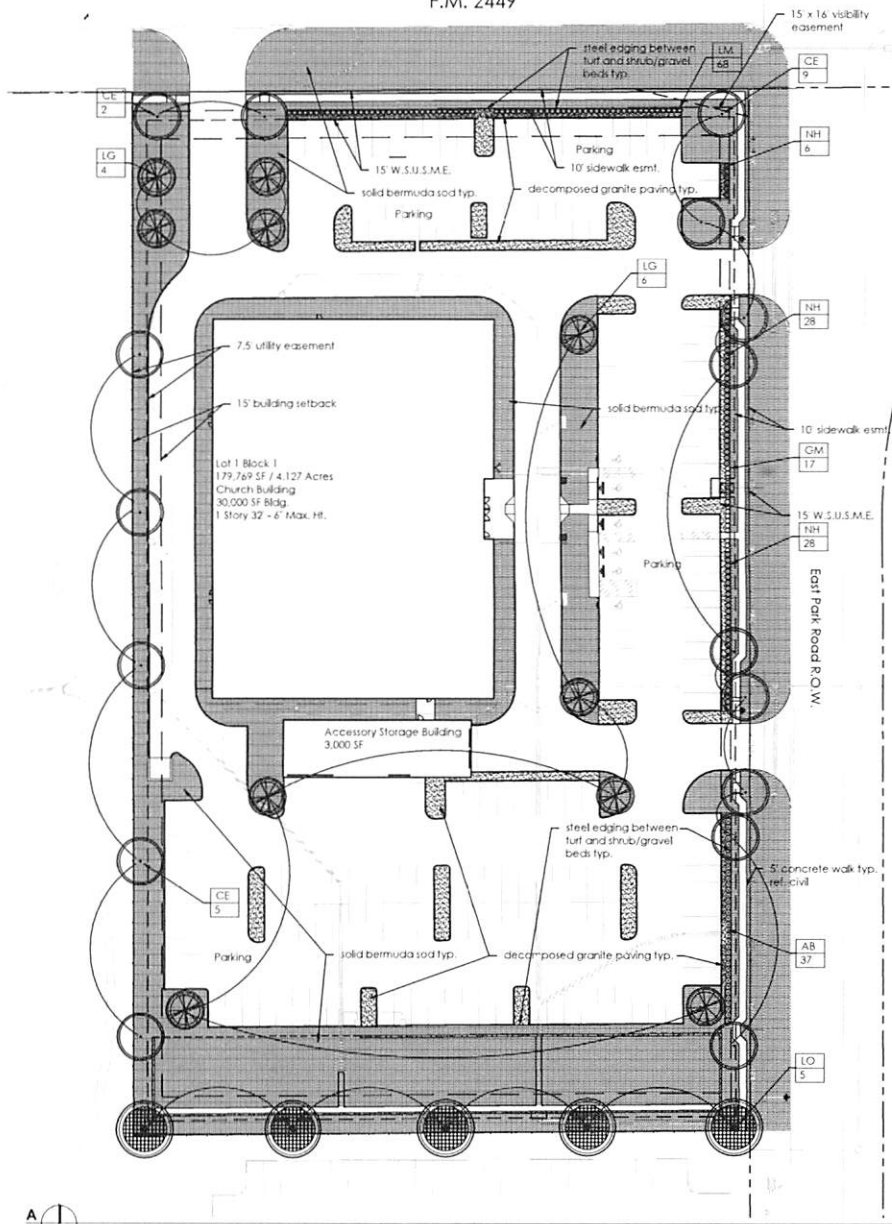
**LEGEND**

--- FIRM --- EXISTING CONTOUR  
 --- P --- LANDSCAPE AREA  
 --- L --- LOT FOLIAGE/STUBBORN  
 --- A --- LOT TREE ANCHOR  
 --- P --- PLANTING  
 --- P --- PROPOSED TREE PLANTING  
 --- P --- EXISTING TREE PLANTING  
 --- P --- PROPOSED WATER  
 --- P --- PROPOSED METEOR  
 --- P --- PROPOSED CONNECTION  
 --- P --- PROPOSED POE

Town Case No. XXXX  
**LANDSCAPE PLAN**  
**CHRISTIAN FAITH FELLOWSHIP ADDITION**  
 BLOCK 4, LOT 1  
 IN THE TOWN OF PONDER, DENTON COUNTY, TEXAS  
 Current Zoning: A  
 Requested Zoning: A with SUP

**OWNER / ARCHITECT / CONSULTANT**  
 Christian Faith Fellowship  
 716 Quaker Road, Suite 114  
 Plano, TX 75075  
 Telephone: (972) 484-1041  
 Fax: (972) 484-1041  
 Contact: Barry Balar  
 1978, No. 1-7-021  
 Contact: David Bond

F.M. 2449



**PLANT SCHEDULE**

SHADE TREES			
Symbol	Sp. No.	Plant Name	Quantity
	01	15' W.S.U.S.M.E.	1
	02	15' W.S.U.S.M.E.	1
	03	15' W.S.U.S.M.E.	1

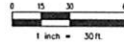
  

Shrubs and Groundcovers			
Symbol	Sp. No.	Plant Name	Quantity
	04	15' W.S.U.S.M.E.	1
	05	15' W.S.U.S.M.E.	1
	06	15' W.S.U.S.M.E.	1

**Landscape Notes:**

- There are no existing protected trees on the site.
- An automatic irrigation system with 100% coverage of all landscape areas will be provided.
- All parking lot screening shrubs to be 24" height min. at time of planting.
- Steel edging to be 1/8" thickness and color black. Edging to be installed at no greater than 1" above finished grade.

ID	Type	Size	No.	Sewer
①	Domestic	2"	1	6"
②	Irrig.	2"	1	-



SITE DATA	
Zoning	A (Agricultural w/ SUP)
Proposed Use	Church
Lot Area	4,132 Ac. (179,769 Sq. Ft.)
Building Area	33,000 Sq. Ft. Total
Building Height	1 Story, 32'-6" Max. Height
Lot Coverage	16.36%
Floor Area Ratio	0.18:1
Parking Required	(1:4 Seats) 700 Seats= 175 Sp.
Total Parking Provided	175 Sp. (incl. 6 HC)
Gross Parking Area	51,081 Sq. Ft.
Total Impervious Area	123,960 Sq. Ft.
Required Interior Landscaping	10% of Gross Parking Area=12,396 Sq. Ft.
Provided Interior Landscaping	24,700 Sq. Ft.
Total Landscape Area	55,810 Sq. Ft.

**LEGEND**

- FIRELANE, ACCESS & UTILITY EASEMENT
- EXISTING CONTOUR
- LANDSCAPE AREA
- POWER POLE
- LIGHT POLE/STANDARD
- UTILITY WIRE/ANCHOR
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED METER
- FIRE DEPARTMENT CONNECTION
- PROPOSED INLET

Town Case No. xxxx  
**LANDSCAPE PLAN**  
**CHRISTIAN FAITH**  
**FELLOWSHIP ADDITION**  
 BLOCK 1, LOT 1  
 IN THE TOWN OF PONDER, DENTON COUNTY, TEXAS  
 Current Zoning: A  
 Requested Zoning: A with SUP

**ENGINEER / SURVEYOR**  
 Spora Engineering, Inc.  
 785 Custer Road, Suite  
 100  
 Plano, TX 75075  
 Telephone: (972)  
 422-0077  
 TFPE No. F-2121  
 Contact: David Bond

**OWNER / APPLICANT**  
 Christian Faith Fellowship Church  
 114 W. James Street  
 Ponder, Texas 76259  
 Telephone: (840) 428-1041  
 Contact: Dorry Baker

**Landscape Plan**  
 plan

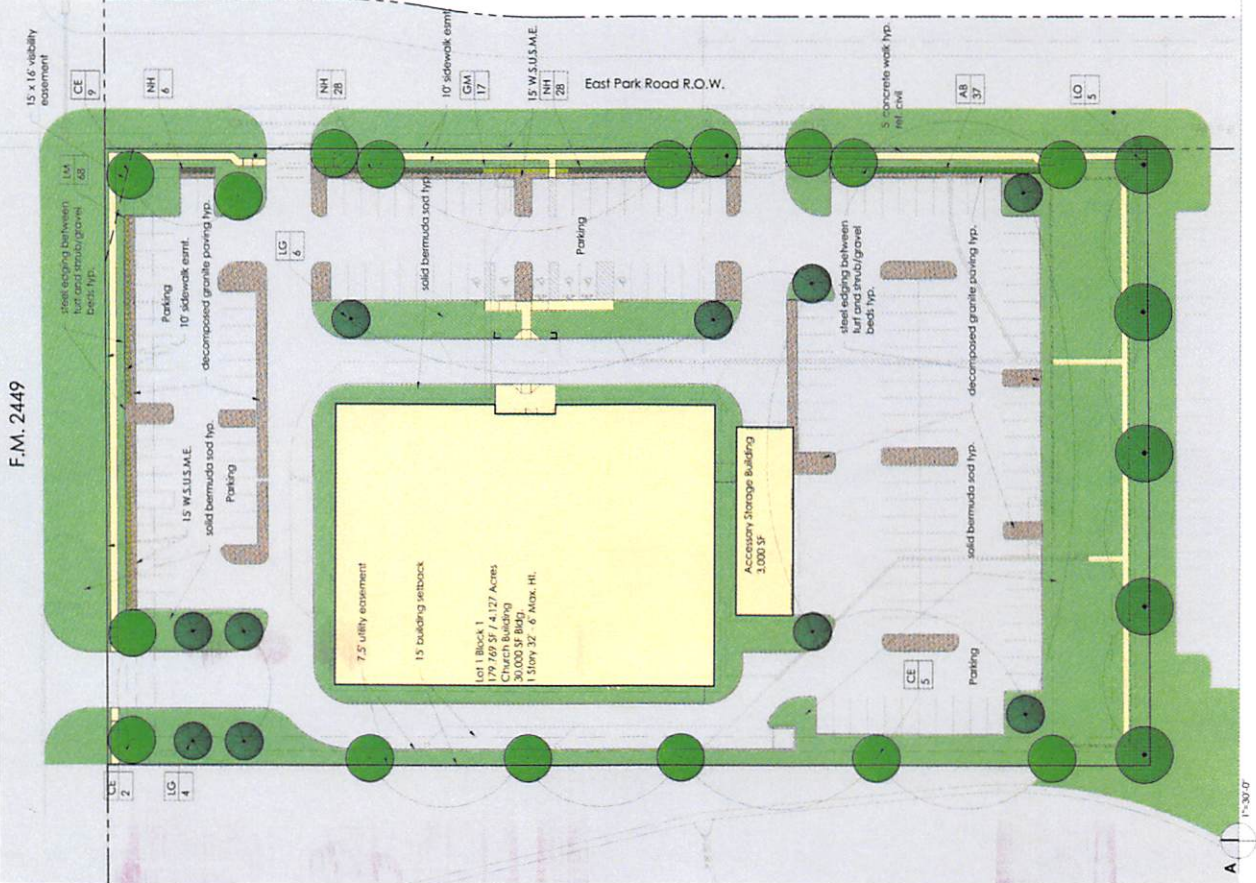
April 27, 2021 Sheet 1 of 2

Scale: 1"=30' November, 2020 SEI Job No. 20-154



F.M. 2449

15' x 16' visibility easement



PLANT SCHEDULE

Plant Code	Plant Name	Plant Details	Plant Notes
CE 9	CE 9	15' x 16' visibility easement	
NH 0	NH 0	15' W.S.U.S.M.E. solid bermuda sod typ.	
NH 2B	NH 2B	10' sidewalk esmt.	
GA 17	GA 17	10' sidewalk esmt.	
NH 2B	NH 2B	15' W.S.U.S.M.E.	
CE 5	CE 5	CE 5	
LG 4	LG 4	LG 4	
LG 6	LG 6	LG 6	
AB 37	AB 37	AB 37	
LO 3	LO 3	LO 3	

1. There are no existing protected trees on the site
2. An automatic irrigation system with 100% coverage of all landscape areas will be provided.
3. All parking lot screening shrubs to be 24" height min. at time of planting
4. Steel edging to be 1/8" thickness and color black. Edging to be installed at no greater than 1" above finished grade.



COOPER DESIGN WORKS  
 1000 W. WILSON ROAD, SUITE 100  
 DENTON, TEXAS 76205  
 (817) 381-1111  
 www.cooperdesignworks.com

Town Case No. xxxx  
 LANDSCAPE PLAN  
**CHRISTIAN FAITH  
 FELLOWSHIP ADDITION**  
 BLOCK 1, LOT 1  
 IN THE TOWN OF PONDER, DENTON COUNTY, TEXAS  
 Current Zoning: A  
 Requested Zoning: A with SUP

