
Belcheff & Associates, Inc.

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

100 Trophy Club Dr., Ste. 103
Trophy Club, Texas 76262

February 14, 2017

Via e-mail to cityofaurora@hotmail.com

Dr. Toni Wheeler
City Administrator
City of Aurora
PO Box 558
Aurora, Texas 76078

Re: *Planned Development Request – Lakes of Aurora Estates (168.2 ac. C-3, R-4, R-MH and I to SF-6-PD)*

Dear Toni:

A request to rezone seven properties totaling 168.202 acres has been reviewed by this office. The request was made by TCCI Land Development, Inc., Colleyville, Texas, representing owner Image Properties, of Roanoke, Texas in accordance with Ordinance No. 15.0806.01.

The properties subject to this request are generally bound to the east by FM 718, Old Base Road to the west, Van Meter Drive to the south and Bennett Drive to the north. (*Reference attached Zoning Location Map*) The properties consist of various tracts totaling 168.2 acres, all within the City, with current zoning of C-3, R-4, R-MH and I. The applicant is requesting to rezone the entire 168.202 acres to a stand-alone district referred to as Planned Development (PD-) 17-XX - SF-6 as defined by a proposed ordinance.

The applicant has submitted a Preliminary Development Plan, comprised of various documents as listed below with comment:

A. Conceptual Development Plan (“CDP”) (01/19/2017)

1. The plan provides conceptual layout of a single family residential development with up to 376 lots, no smaller than 6000 SF, generally surrounding an amenity lake.

The plan also shows an “Amenity Center”, open space lots, a “6’ Masonry Screening Wall w/. Landscaping,” “Aeration Fountains,” a “Hike & Bike Trail” and “Entry Monuments” at three primary access locations as proposed amenities. There are thirteen additional HOA lots proposed for these amenities, in addition to the 376 residential lots.

It is suggested that Amenity Center components be clarified within the CDP

B. CDP – Aerial (12/03/2016)

1. The aerials show an existing lake, understood to have been created by mining operations. The lake would be (presumably with continued surface mining) expanded to a total area of approx. 64 acres.

C. CDP – Existing Zoning (12/03/2016)

1. As entitled, the exhibit shows area zoning districts. Boundaries of the properties subject to rezoning by this application should be clearly shown.
 2. Existing and proposed zoning for those tracts adjacent to Hallmark Drive should be clarified (R-4 or R-MF)
- D. CDP – Preliminary Water/SS (12/03/2016)
1. Water supply is proposed to be from existing water lines owned by the City of Rhome. The development is currently within the Palo Duro WSC CCN. Plan suggests retail service to be provided by Aurora.
 - a) A probable 4-way (WCWSC, PD WSC, Aurora, Rhome) agreement and corresponding CCN boundary revisions will be necessary
 2. The applicant proposes an onsite wastewater treatment plant
 - a) A siting study may affect (reduce) lot layout
 - b) TCEQ may not authorize a plant site at this proposed location
 - c) Plan suggests that retail service will be by Aurora with plant eventually transferred to TRA
- E. CDP – Preliminary Drainage (12/03/2016) w/. supplemental Technical Memorandum by Boyd Hydrology, PLLC, Palo Pinto, Texas
1. Plan proposes to utilize available storage volume as created by continued excavation of the Lake amenity for retention as well as post-development storm water mitigation
 2. Additional study will be required during Preliminary Plat processing.
- F. CDP – Tree Preservation Plan (12/03/2016)
1. Insufficient information provided concerning existing and proposed tree loss mitigation however it is understood that separate permits have been issued
 2. Additional detail will be required prior to approval of final plats for each phase and/or construction plans
- G. CDP – Residential Phasing Plan (12/03/2016)
1. Applicant should provide a preliminary development schedule
- H. CDP – Lake Construction Phasing Plan (12/03/2016)
1. Clarification should be provided to reconcile lake phasing out of sync with residential phasing plan; it is recommended that lake phasing be consistent with residential phasing
 2. Applicant should provide a preliminary development schedule
- I. CDP – Erosion Control (12/03/2016)
1. Additional detail will be required prior to approval of final plats for each phase and/or construction plans.
- J. Traffic Impact Analysis (TIA) by DeShazo Group, Inc., Dallas Texas (10/05/2015)

1. The TIA concludes that minimal impact to adjacent roadways should be expected mainly due to traffic distribution through five access points. The study does require eventual turn lanes at FM 718 at the primary access point.
 - a) TIA conclusions should be documented within the development standards
 - (1) FM 718 right turn lanes should be pinned to a specific phase prior to build-out
 - (2) FM 718 deceleration lane should be pinned to a specific phase prior to build-out
- K. Deed Sketch by Maddox Surveying & Mapping, Inc., Forney, TX (08/11/2015)
 1. Property owner information within 500 feet should be provided
- L. Power Point Presentation (08/2015)
 1. Portions of the presentation should be included as a part of the overall PDP such as property description, building architectural standards, perimeter screening
- M. Environmental Impact Study (Date)
 1. (no comments)
- N. Draft Planned Development Zoning Ordinance Single Family District Regulations
 1. The ordinance appears to be generally incomplete and should incorporate all planning documents as amended and approved by the Council.
 2. The draft proposes a “Planned Development (PD-) 17-XX - SF-6”; since SF-6 district does not exist, it is suggested that R4 district be considered as the base zoning

City Engineer’s Recommendation –

Submittal materials appear to meet informational requirements as set forth by the Zoning Ordinance (as amended).

The P&Z Commission may:

- a. Recommend denial to the City Council (with or without prejudice)
- b. Recommend approval to the City Council as proposed
- c. Recommend approval to the City Council with (suggested) conditions
 - i. Clarification (to the satisfaction of the City) of those components to be included in the “Amenity Center”
 - ii. Clarification of zoning boundaries and base zoning
 - iii. A minimum area/dwelling unit SF requirement of 2,200 (in lieu of requested 1,800 SF)
 - iv. A minimum front building line of 25’ (in lieu of requested 20’ to remain consistent with R-4)

- v. A minimum requested lot width of 50' (at FBL) (in lieu of R-4 minimum 60')
- vi. A minimum rear building line of 10' as requested (in lieu of R-4 minimum 15')
- vii. A non-primary front yard setback of 20' (in lieu of requested 10' to remain consistent with R-4)
- viii. Limitation of "cementaceous fiberboard lap siding" use as an approved building material to no more than 20% of each exterior elevation
- ix. Minimum 90% masonry on all exterior elevations
- x. Acknowledgement of 4-way (Aurora/Rhome/Palo Duro WSC/WCSUD) wholesale water agreement with Aurora as the retail provider
- xi. Clarification of interim WWTP operator, retail sewer service provider and wholesale operator of plant
- xii. TCEQ permit approval to construct a private or TRA regional WWTP
- xiii. "Lake Construction Phasing Plan" to coincide with "Residential Phasing Plan"
- xiv. Sequential completion and acceptance of Community Facilities for each Residential Phase and corresponding Lake Phase (as amended) prior to proceeding with next designated phase (i.e. ready for building permits)
- xv. Provision of preliminary development schedule for all phases
- xvi. Provision of turn and deceleration lane additions to FM 718 prior to ultimate build-out phase

Sincerely,

o/s

George Belcheff, P.E.
City Engineer for Aurora

cc: Planning & Zoning Commission *via meeting packet*