



ROUND ROCK TEXAS
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Mayor
Craig Morgan

Mayor Pro-Tem
Writ Baese

Councilmembers
Tammy Young
Rene Flores
Matthew Baker
Will Peckham
Hilda Montgomery

City Manager
Laurie Hadley

City Attorney
Stephan L. Sheets

November 28, 2018

Bryan Watson, Project Manager
David Weekley Homes

Re: PUD (Planned Unit Development) No. 95 – Freeman Tract
CORRECTION to August 30, 2018 letter

Dear Mr. Watson,

I have made an interpretation regarding the minimum rear setback for vertical accessory structures and pools as it applies to certain lots within the Freeman Park Subdivision. The setback is regulated by PUD (Planned Unit Development) No. 95, which was adopted by the City Council as Ordinance No. Z-13-05-23-H3 on May 23, 2013.

This interpretation of PUD No. 95 applies to the ‘Single-Family Lot Type A’ lots identified on the attached Freeman Park Subdivision Phase 1, Phase 2 and Phase 4 final plats, and as listed below:

- Freeman Park Subdivision, Phase 1, Block F, Lot 3
- Freeman Park Subdivision, Phase 2, Block A, Lots 40-49
- Freeman Park Subdivision, Phase 2, Block B, Lots 1-14
- Freeman Park Subdivision, Phase 4, Block A, Lots 1-5 and Lots 8-24
- Freeman Park Subdivision, Phase 4, Block B, Lots 15-24

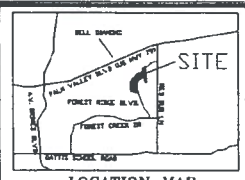
As these lots do not share a rear lot line with an adjacent residential subdivision which is not part of the Freeman Park Subdivision, the following requirement for the minimum rear setback for vertical accessory structures and pools shall not apply:

- Lot Type A requires all vertical accessory structures and pools to be setback a minimum of 20 feet. (*Section 6.1, Single-Family Lot Type A, Minimum Setback for Accessory Building – 20 ft. (5)*)

Instead, the minimum setback for vertical accessory structures and pools, on the Single-Family Lot Type A lots specified above, shall be 5 feet.

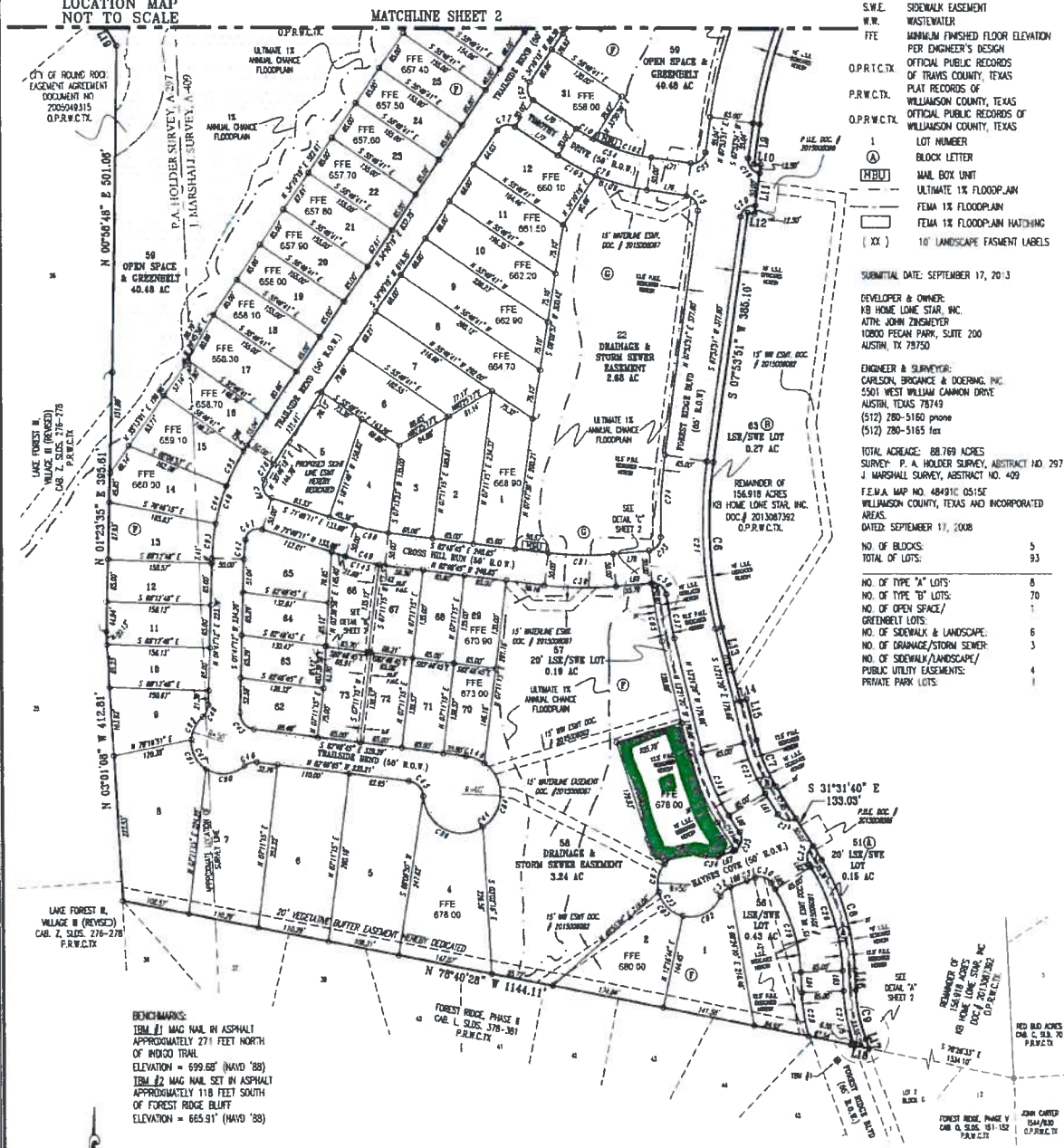
Sincerely,

Brad Wiseman, AICP
Director of Planning and Development Services



FREEMAN PARK SUBDIVISION PHASE 1, FINAL PLAT

- ### LEGEND
- IRON ROD SET
 - IRON ROD FOUND
 - △ CENTERLINE POINT IN BRUSHY CREEK AS OF NOVEMBER 6, 2012
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - S.I.E. SIGHT LINE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.W. WASTEWATER
 - FFE MANHOLE FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
 - O.P.R.I.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.W.C.T.X. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
 - O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
 - 1 LOT NUMBER
 - Ⓐ BLOCK LETTER
 - MBU MAIL BOX UNIT
 - ULTIMATE 1% FLOODPLAIN
 - FEMA 1% FLOODPLAIN
 - FEMA 1% FLOODPLAIN HATCHING
 - (XX) 10' LANDSCAPE EASEMENT LABELS



SUBMITTAL DATE: SEPTEMBER 17, 2013

DEVELOPER & OWNER:
KB HOME LOAN STAR, INC.
ATTN: JOHN ZINSMEYER
10000 PECAN PARK, SUITE 200
AUSTIN, TX 78750

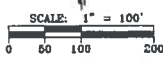
ENGINEER & SURVEYOR:
CARLSON, BORGANNE & DOERNIG, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 88.769 ACRES
SURVEY: P. A. HOLDER SURVEY, ABSTRACT NO. 297
J. MARSHALL SURVEY, ABSTRACT NO. 409

F.E.M.A. MAP NO. 48491C 0515E
WILLAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 11, 2008

NO. OF BLOCKS:	5
TOTAL OF LOTS:	93
NO. OF TYPE "A" LOTS:	8
NO. OF TYPE "B" LOTS:	70
NO. OF OPEN SPACE / GREENBELT LOTS:	1
NO. OF SIDEWALK & LANDSCAPE:	6
NO. OF DRAINAGE / STORM SEWER:	3
NO. OF SIDEWALK / LANDSCAPE / PUBLIC UTILITY EASEMENTS:	4
PRIVATE PARK LOTS:	1

BENCHMARKS:
 BM #1 MAG NAIL IN ASPHALT
 APPROXIMATELY 271 FEET NORTH
 OF INWOOD TRAIL
 ELEVATION = 699.68' (MAY '88)
 BM #2 MAG NAIL SET IN ASPHALT
 APPROXIMATELY 118 FEET SOUTH
 OF FOREST RIDGE BLUFF
 ELEVATION = 665.91' (MAY '88)



RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT	WIDTH	DESIGN SPEED
FOREST RIDGE BOULEVARD	65' ROW	3,592'	5,577 ACRES	COLLECTOR	40" TT	30'	30
HAYNES COVE	50' ROW	141'	0.227 ACRES	LOCAL	30" TT	30'	30
TIMOTHY DRIVE	50' ROW	376'	0.320 ACRES	LOCAL	30" TT	30'	30
FREEMAN PARK DRIVE	50' ROW	212'	0.132 ACRES	LOCAL	30" TT	30'	30
FREEMAN PARK PLACE	50' ROW	633'	1.127 ACRES	LOCAL	30" TT	30'	30
TRANSIDE BEND	50' ROW	1,706'	2.409 ACRES	LOCAL	30" TT	30'	30
CROSS HILL RUN	50' ROW	703'	0.681 ACRES	LOCAL	30" TT	30'	30

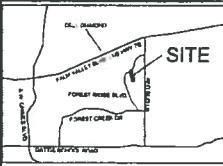
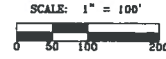
SHEET NO. 1 OF 7 (A)

Carlson, Borganne & Doernig, Inc.
 Civil Engineering & Surveying
 5501 West William Cannon Dr., Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

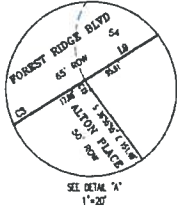
PATH-J:\AC2004LP\4607\SURVEY\PLAT-PH 1

DOCH 2015010846

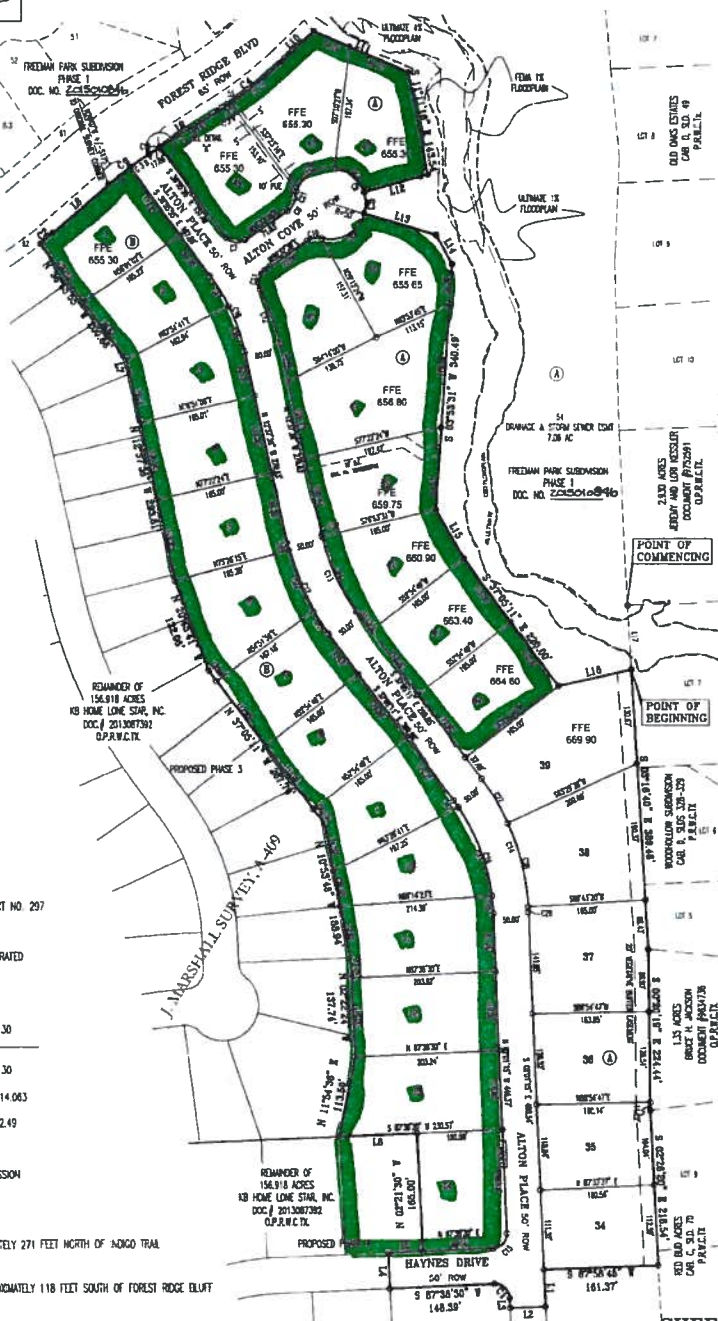
FREEMAN PARK SUBDIVISION PHASE 2, FINAL PLAT



LOCATION MAP
NOT TO SCALE



SEE DETAIL "A"
1"=20'



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ▲ CENTERLINE POINT IN BRUSHY CREEK AS OF NOVEMBER 6, 2012
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.S.E. STORM SEWER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- B.L. BUILDING LINE
- FFE MINIMUM FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- 1 LOT NUMBER
- (A) BLOCK LETTER
- (M.B.L.) MAIL BOX LIMIT
- ULTIMATE 1% FLOODPLAIN
- ULTIMATE 4% FLOODPLAIN
- FEMA 1% FLOODPLAIN
- FEMA 1% FLOODPLAIN HATCHING

SUBMITTAL DATE: OCTOBER 23, 2013

DEVELOPER & OWNER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZIMMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 200-5160 phone
(512) 700-5165 fax

TOTAL ACREAGE: 16.555 ACRES
SURVEY: P. A. HOLDER SURVEY, ABSTRACT NO. 297
J. MARSHALL SURVEY, ABSTRACT NO. 409

F.E.M.A. MAP NO. 48491C 051E
WILLAMSON COUNTY, TEXAS AND INCORPORATED
AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS:	30
NO. OF TYPE "A" LOTS:	30
ACREAGE OF TYPE "A" LOTS:	14.063
ACREAGE OF ROW:	2.49

DATE OF PLANNING AND ZONING COMMISSION
REVIEW: MAY 7, 2014

BENCHMARKS:

TBM #1 MAG NAIL IN ASPHALT APPROXIMATELY 271 FEET NORTH OF ADJOIG TRAIL
ELEVATION = 699.65' (NAVD '88)

TBM #2 MAG NAIL SET IN ASPHALT APPROXIMATELY 118 FEET SOUTH OF FOREST RIDGE BLUFF
ELEVATION = 665.91' (NAVD '88)

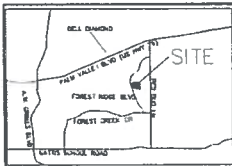
RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS						
STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
ALTON PLACE	50' ROW	1,723'	2,029 ACRES	LOCAL	30 FT	30
ALTON COVE	50' ROW	171'	0.274 ACRES	LOCAL	30 FT	30
HAYNES DRIVE	50' ROW	194'	0.171 ACRES	LOCAL	30 FT	30

SHEET NO. 1 OF 4 (A)

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG # 0021900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 200-5160 Fax No. (512) 200-5165

PATH - J:\AC2004LP\4634\SURVEY\PLAT-PH 2

DOC# 2015011035



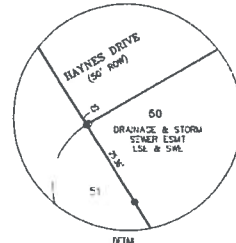
LOCATION MAP NOT TO SCALE



FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.S.E. STORM SEWER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- W.S.E. WATER SERVICE EASEMENT
- W.W.S.E. WASTEWATER SERVICE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- B.L. BUILDING LINE
- F.F.E. FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
- P.R.W.C.T.X. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- 1 LOT NUMBER
- (A) BLOCK LETTER
- (M) MAIL BOX UNIT
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



SUBMITTAL DATE: FEBRUARY 15, 2016
 DEVELOPER & OWNER:
 KB HOME LONE STAR, INC.
 ATTN: JOHN ZINSCHNER
 10020 FREEMAN PARK, SUITE 200
 AUSTIN, TX 78750
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CASSON
 AUSTIN, TEXAS 78749
 (512) 280-5160 phone
 (512) 280-5165 fax

TOTAL ACREAGE: 27.359 ACRES
 SURVEY: J MARSHALL SURVEY ABSTRACT NO 409
 F.E.M.A. MAP NO 45491C 0515E
 WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS
 DATED: SEPTEMBER 26, 2003
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2015.

TOTAL OF LOTS:	44
NO. OF TYPE "A" LOTS:	43
ACREAGE OF TYPE "A" LOTS:	21.650
NO. OF DRAINAGE LOTS:	1
ACREAGE OF DRAINAGE LOTS:	2.737
ACREAGE OF ROW:	2.973

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
 FIRM ID #27371 REG. # 9162480
 Civil Engineering Surveying
 5501 West William Casson Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

FP1503-003

PATH-J:\4712\SURVEY\PLAT-PH 4

Doc # 2016092202