

Property Owners:

David Christian Lazaro

Chuong-Thai Lazaro

Case#: C15-2023-0033



VARIANCE PRESENTATION

828 FALKLAND TRACE PFLUGERVILLE TX 78660

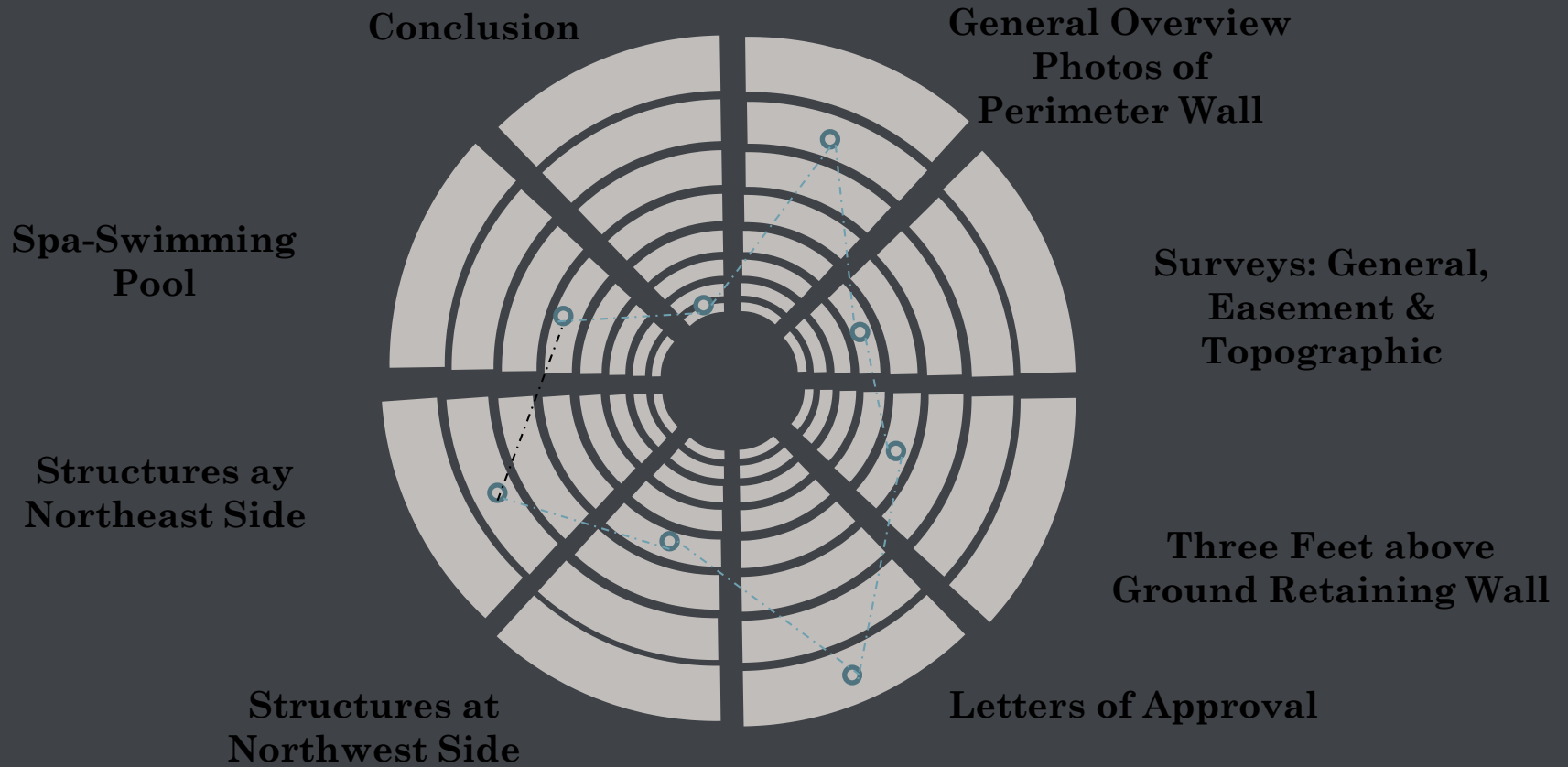
City of Austin Development Services: Variance Application

6310 Wilhelmina Delco Dr. Austin, TX 78752

Elaine Ramirez – Board of Adjustments

Variance for Fence (Masonry & Wood) at West, North, & East Property Line

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[illegible]

GENERAL OVERVIEW PHOTOS OF PERIMETER WALL

ITEM05/4-PRESENTATION



General Photos Perimeter Fence

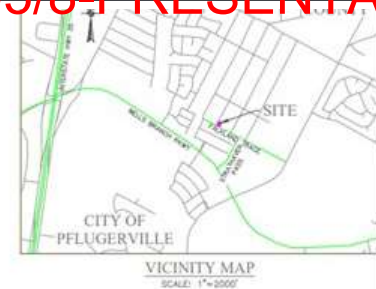
[illegible]

SURVEYS: GENERAL, EASEMENT, & TOPOGRAPHIC





LINE NO.	BEARING	LENGTH
L1	42°54'31"E	99.50'
L2	96°32'01"E	61.20'
L3	52°52'32"W	116.12'
L4	66°29'11"W	68.14'



Geonet
 GEONET OF TEXAS, LLC
 TRIPLETS FIRM REGISTRATION NO. 101
 1000 MORGAN BLVD
 FORT WORTH, TX, 76106
 REG. NO. 1005623
 REQUESTED BY: CHRONICLE THABLAZA

[illegible]

LOT 1, BLOCK D, BALLANTINE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 201900001, OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BECKHARR, NO. 10, MAG. HALL WITH WISHER MARKED "GEORGE OF TEXAS" SET ON THE NORTH TOP OF CURB ON FAULKLAND TRACE, NEAR THE SOUTHEAST CORNER OF LOT 3, BLOCK D
GRID NORTHING 1043326.8887
GRID EASTING 2145843.0006
ELEVATION 814.96
NAID68 (021018)

BENCHMARK NO. 11: MAG NAIL WITH WASHER MARKED "SECRET OF
TEARS" SET ON THE EAST TOP OF CLUMP ON HORSBONE LN NEAR THE
SOUTHWEST CORNER OF LOT 1, BLOCK 2:
GRID NORTHING: 10132267.7532
GRID EASTING: 3940791.8386
ELEVATION: 814.81'
NAD83 (GEOID18)

[illegible][illegible]

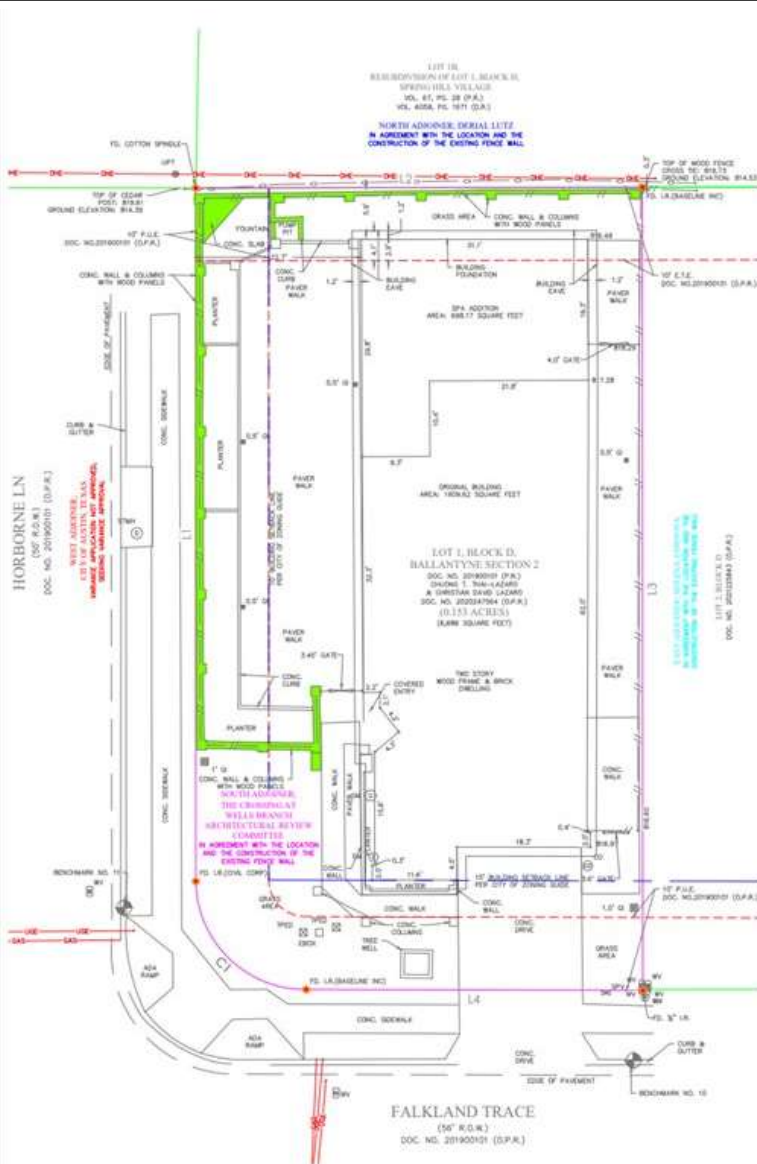
ISSUE: MIRANDA ORTIZ, R.F.L.S. NO. 4437
STATE OF TEXAS
SECRET OF TEXAS, LLC
0001 S. FURN. REGISTRATION NO. 10164282

Client/Project

CHUONG T. THAI-LAZARO
& CHRISTIAN DAVID LAZARO
828 FALKLAND TRACE
PFLUGERVILLE TX 78660

TOPOGRAPHIC SURVEY

Project Number: 10056-23			
File Name: 5-10056-23.dwg			
Auto	Auto	Auto	23.10.21
Item	Critcal	Open	79 AM 03
Drawing No. 10056-23			
Revision		Sheet	



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENG
01	15.00'	88°52'40"	N77°58'32"E	21.18'	23.83'

LINE NO.	BEARING	LENGTH
1	N27°34'37"E	86.32
2	S62°32'57"E	87.39
3	S57°32'32"W	119.13
4	N82°58'17"W	46.14

LEGAL DESCRIPTION

LOT 1, BLOCK 2, BALLANTYNE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP ON PLAT RECORDED IN DOCUMENT NO. 20190201, OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ABBREVIATIONS

CONF. GINETTE
CJZ. CABLE TV
A/2Z. FLEURS
FD. FLEURS
A/C. AIR CONDITIONING
LA. ROOM FIVE
L/OTI. ROOM OF TEXAS CAP
T/MS. TOP OF TEXAS
GRD/3. GUTTER
T/MS. TOP OF COLUMB
T/MS.00. TOP OF WALL
T/MS.00. TOP OF FENCE
V/L. VOLUME
P/SE. PASE
DISC. NO. DOCUMENT NUMBER
H/NDING. BEHINDING LINE
G/EM. NIGHT-OF-WAY
A/LE. ELECTRIC & TELECOMMUNICATIONS ENGINEER
L/LE. LOCAL UTILITY ESTIMATE
A/LE. AMERICANOS WITH DISABILITIES ACT
D/P. DEED RECORD OF
F/P. PLAT RECORD OF
T/MS. TEXAS
D/P/P. OFFICIAL PUBLIC RECORDS OF
T/MS. TEXAS
M/MENT. FOUND (AS NOTED)

5" I.R. WITH CAP WARRIOR
"SECRET OF TEXAS" SET

NOTES

- [illegible]

CERTIFICATION

THE UNDERSIGNED JOSE HENRY GONZALEZ CERTIFY THAT A SURVEY WAS MADE ON PARCELS AND RANCH SITES 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 83



JOSIE B. MIRANDA ORTIZ, R.P.L.C. NO. 881
STATE OF TEXAS
GEOMET OF TEXAS, LLC

06/08/2021
CAB

Geonet
GEONET OF TEXAS, LLC
TYPUL'S FIRM REGISTRATION NO. 10
1308 MORGAN HEND
GILBERTTOWN, TN, 38626

K110 NO. 10016-23
 REQUESTED BY: CHONGT THALLAZ

[illegible]

Client/Project
CHUONG T. THAI-LAZARO
& CHRISTIAN DAVID LAZARO
828 FALKLAND TRACE
PFLUGERVILLE TX 78660

ADJOINERS APPROVAL EXHIBIT

[illegible]

3 FEET ABOVE GROUND RETAINING WALL

ITEM05/11-PRESENTATION

RETAINING WALL APPROX. 3'-0" ABOVE GROUND AND COLUMN-FENCE NEAR 5'-0" ABOVE RETAINING WALL. TOP OF COLUMN SHOWN ON SURVEY.



West Perimeter Fence Street- Retaining Wall Assembly – Elevation Change 3'-0"



General Photos Perimeter Fence Street: Wall Height near 3' West Wall

Survey: Column Numbers and Topographic Heights.



North-South on West Side

Column 1: $822.85 - 814.75 = 8.1$	Feet Above Ground to Top Column
Column 2: $822.78 - 814.64 = 8.14$	Feet Above Ground to Top Column
Column 3: $822.76 - 814.51 = 8.25$	Feet Above Ground to Top Column
Column 4: $822.73 - 814.51 = 8.22$	Feet Above Ground to Top Column
Column 5: $822.73 - 814.50 = 8.23$	Feet Above Ground to Top Column
Column 6: $822.75 - 814.31 = 8.44$	Feet Above Ground to Top Column
Column 7: $822.73 - 814.39 = 8.34$	Feet Above Ground to Top Column
Column 8: $822.32 - 814.79 = 7.53$	Feet Above Ground to Top Column

East-West on North Side

Column 9: $822.32 - 814.68 = 7.53$	Feet Above Ground to Top Column
Column 10: $822.25 - 814.60 = 7.65$	Feet Above Ground to Top Column
Column 11: $822.21 - 814.64 = 7.57$	Feet Above Ground to Top Column
Column 12: $822.24 - 814.80 = 7.44$	Feet Above Ground to Top Column
Column 13: $822.13 - 814.75 = 7.38$	Feet Above Ground to Top Column
Column 14: $822.11 - 814.72 = 7.39$	Feet Above Ground to Top Column
Column 15: $822.19 - 814.39 = 7.8$	Feet Above Ground to Top Column

Dimension in Feet Above Ground



West Perimeter Fence Inside – Retaining Wall Assembly – Elevation Change 3'-0"



Interior Planter Elevation near top
Retaining Wall



Interior Planter Elevation near top
Retaining Wall



West Perimeter Fence Northside – Retaining Wall Assembly – Elevation Change 3'-0"

[illegible]

LETTERS OF APPROVAL

City of Austin
Development Services
Variance for Fence

Mailing Address: 6310 Wilhelmina Delco Dr. Austin, TX 78752
Contact: Elaine Ramirez – Board of Adjustments
Email: elaine.ramirez@austintexas.gov
Office Hours: Monday - Friday, 9am - 4pm

To The Board of Adjustments:

My name is Derial Lutz, Owner of the property at 15103 Horborne Ln, Adjoining the Fence at 828 Falkland Trace on its North Side. I am satisfied with the construction and placement of the Fence that belongs to Chuong Thai-Lazaro and Christian David Lazaro.

Thank you.



Owners

Derial Lutz

15103 Horborne LN, Pflugerville TX 78660
[REDACTED]

City of Austin
Development Services
Variance for Fence

Mailing Address: 6310 Wilhelmina Delco Dr. Austin, TX 78752
Contact: Elaine Ramirez – Board of Adjustments
Email: elaine.ramirez@austintexas.gov
Office Hours: Monday - Friday, 9am - 4pm

To The Board of Adjustments:

My name is Milena Espinosa, Owner of the property at 824 Falkland Trace, Adjoining the Fence at 828 Falkland Trace on its East Side at the NE corner. I am satisfied with the construction and placement of the Fence that belongs to Chuong Thai-Lazaro and Christian David Lazaro.

Thank you.



Owners

Milena Espinosa

824 Falkland Trace, Pflugerville TX 78660
[REDACTED]

Derial Lutz: North Side
Fence Approval Letter

Melina Espinosa: Fence
Approval Letter



The Crossing at Wells Branch

c/o *,

Austin TX 78660

Date: 04/05/2022 11:32 PM

Project Id: 62086a81856f283dc7ddbec4

Chuong T. Thai Lazaro

Address 828 FALKLAND TRACE (LOT 1)

Dear **Chuong T. Thai Lazaro**,

I am pleased to inform you that the The Crossing at Wells Branch Architectural Review Committee has approved your request for the listed project item(s) with the following stipulations:

Project Request: **Retaining Wall**

Stipulations: **Ensure Contractor meets any required codes**

The approval is contingent upon compliance with the specifications set forth in the approved request form. If your change or addition requires a country, city or state permit, it must be obtained before construction.

Please retain this letter in your files. If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Sunita A. Dharani

Homeowner's Association Approval

Associa: 2300 Greenhill Dr
#1010, Round Rock, TX 78664



Patient Disabilities Christian Lazaro

- Heart Issues
- Spinal Injury



Special Needs, Person with Disabilities

[illegible]

STRUCTURES AT NORTHWEST SIDE



Structures at the Northwest Side: Accessible from Pole Stump and Galv. Fence



Stump: 5'-0" from Ground



Galv. Fence: Less than 2'-0"
from Corner Post



Galv. Fence: Closer than 1'-0"



Fence: 10" Away from Corner



Stump: 2'-0" Away from Corner

Fence: 1'-9" Away from Corner

01	01	00	01	01	01	10	11	01	01	11	01	00	01	01	00	01	11	01	10	01	01	00	01	01	00	01	01	00	01	01	11	01	01	01	01	01	01	01	01	01	01
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00	11	11	10	00	00	00	00	11	00	01	00	11	00	00	11	00	11																								

STRUCTURES AT NORTHEAST SIDE



Structures at Northeast Side: Accessible from East Neighbors Fence



**Post: Northeast Corner
from Inside**



**North Wall: Leading to
Northeast Corner**



**North Wall and Northeast
Corner: From Outside**

[illegible]

SPA-SWIMMING POOL



Spa-Pool Addition to Residence



**H2X Challenger 19 D Swim
Spa**

231 "x 94 "x 60 "

(587 cm x 239 cm x 153 cm)



Ceiling: Unfinished



Structural Support:
Unfinished



Safety: Unfinished

[illegible]

CONCLUSION

CONCLUSION

Our Particular situation satisfies the criteria Code Section:
Fences and Accessory Uses (25-2-899)

The fence intends to become compliant with 25-5-899 as follows:

(E) A solid fence along a property line may be constructed to a maximum height of eight feet if each owner of property that adjoins a section of the fence that exceeds a height of six feet files a written consent to the construction of the fence with the building official, and:

- (1) there is a change in grade of at least two feet within 50 feet of the boundary between adjoining properties; or
- (2) a structure, including a telephone junction box, exists that is reasonably likely to enable a child to climb over a six-foot fence and gain access to a hazardous situation, including a swimming pool.

At 828 Falkland Trace are the following:

- 1.) Spa-Pool Facility presenting access to hazardous situations.
- 2.) Fences and tree stump and pole on the NW Corner and North Neighbor are structures that can be used and triangulated to present multiple footings that can allow a secure grip with one's hands and feet and traverse a fence.
- 3.) East Neighbors fence and footing positions can be used to climb from neighbors' fence on the NE Corner.
- 4.) A change in grade of at least 3 feet between adjoining properties to the West Neighbor (City of Austin) and to the North Neighbor (Derial Lutz Property Owner) and at least 3 feet at Column NE Corner Neighbor (Milena Espinosa Property Owner).
- 5.) A portion of the Fence at the West Gate is within the Property Setback Lines.
- 6.) Approvals of Fence by Neighbors to the North and East; also, approvals By Associa, Homeowner's Association.

I am the owner of the property at 828 Falkland Trace. This is my introductory letter and request a variance for our fence along 4 sides which I describe as follows (Surveys attached): 1.) West Side within Property line 2.) North Side within Property line 3.) East Side Corner with property line 4.) South-West side within setback lines