

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0148, 5414 and 5412 Northdale Dr.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, November 9th, 2015

Jana Cafeld

Your Name (please print)

5414 Northdale Dr.

Your address(es) affected by this application

~~5414 Northdale Dr.~~

Jana Cafeld

Signature

11/2/15

Date

Daytime Telephone:

512-971-0178

Comments:

We put a big front porch to
spend time in the front yard in
order to get to know our
neighbors!

Note: all comments received will become part of the public record of this case.

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

C15-2015-0149

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GENERAL WARRANTY DEED

141604-13 00503 RD

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: October 31, 2013

GRANTOR: Gilbert M. Martinez, a married person not joined by spouse since the herein described property constitutes no part of their business or residential homestead

GRANTOR'S MAILING ADDRESS: 10113 DOBBIN LANE AUSTIN TX
78748

GRANTEE: Alan Gonzalez

GRANTEE'S MAILING ADDRESS: # 1 HULL CIRCLE
AUSTIN, TX 78746

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

The South 42 feet of Lot 8 and the South 42 feet of the West 23 feet of Lot 7, Block 8, C. R. JOHNS SUBDIVISION OF OUTLOT 36, DIVISION "B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 3, Plat Records of Travis County, Texas.

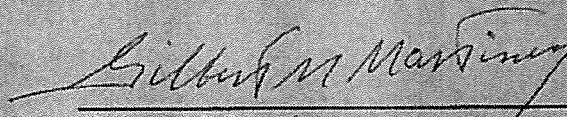
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RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2013 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


Gilbert M. Martinez



DEED

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Constable's Deed

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

Cause Number: D-1-GV-08-002065

WHEREAS, by virtue of a certain Order of Sale issued by the clerk of the 345TH District Court of Travis County, Texas in Cause Number D-1-GV-08-002065 styled TRAVIS COUNTY, ET AL v. NAOMI RUTH WILLIAMS on a certain Judgment and Decree of Sale rendered in said court; I, Bruce Elfant, Constable for Travis County, Texas, did on September 25, 2009, at 2:00 p.m., in obedience to said Order of Sale, seize and levy upon all estate, right, title, claim and interest which the Defendant had on the date of said Judgment in and to the premises hereinafter described; and on the first Tuesday of November, 2009, the same being on the 3rd between the hours of 10:00 a.m. and 4:00 p.m., as prescribed by law, did sell said premises at public auction in the County of Travis, at the west side of the Courthouse thereof, in the City of Austin, Texas, having first given public notice of the time and place of said sale by an advertisement in the English language, published once a week for three consecutive weeks preceding such sale, the first publication appearing not less than twenty days immediately preceding the day of the sale, beginning on October 9, 2009, in The Austin Chronicle, a newspaper published in the County of Travis, stating therein the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, and a description of the property that was to be sold, together with other information required by law, and by mailing copies of such notice to all defendants as required by law; and

WHEREAS, at said sale, said premises were sold to Alan Gonzalez for the sum of \$19,200.00, subject to the Defendant's right of redemption, that being the highest bid for same, and said sale being duly conducted; and

WHEREAS, the said Alan Gonzalez of 64 Comal Street, Austin, Tx 78702, has paid said sum of \$19,200.00, the receipt of which is hereby acknowledged;

WHEREAS, Alan Gonzalez, having submitted a successful bid, exhibited to me, Bruce Elfant, Constable of Travis County, an unexpired written statement issued by the office of the Travis County Assessor-Collector verifying that 1) there were no delinquent ad valorem taxes owed by Alan Gonzalez, said purchaser, to the County, and 2) for each school district or municipality having territory in Travis County there are no known or reported delinquent ad valorem taxes owed by Alan Gonzalez to that school district or municipality.

billing number: 79489

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

By Deputy:

RICK TOMS

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the premises in said Judgment and Order of Sale, I, Bruce Elfant, Constable of Travis County, Texas, do grant, sell, and convey unto Alan Gonzalez all the estate, right, title, interest, and claim which the said defendant(s) had on the date said Judgment was rendered or at any time afterwards, in and to the premises described in said Order of Sale, and further described as follows to-wit:

A portion of Lot 7, Block 8, C.R. Johns Subdivision (Olt. 36, Div. B), Plat No. 1/3 as described in Volume 6127, Page 647 of the deed records of Travis County, Texas.

TO HAVE AND TO HOLD the above described property unto said, Alan Gonzalez, and his or her assigns forever as fully and absolutely as I, Constable as aforesaid, can convey by virtue of said Judgment and said Order of Sale, subject to the Defendant's right to redeem the same in the manner prescribed by law.

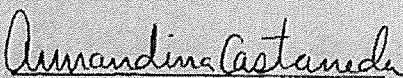
IN TESTIMONY WHEREOF I hereunto set my hand this November 25, 2009.

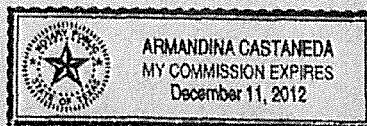

Bruce Elfant, Constable

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Elfant, Constable of Travis County, Texas, known to me to be the person and official whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS November 25, 2009.


Notary Public



Return to:
Alan Gonzalez
64 Comal Street, Austin, Tx 78702

billing number: 79489

216513-1

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

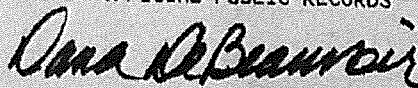


Dana DeBeauvoir, County Clerk
By Deputy:


RICK TOMS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2009 Dec 02 09:30 AM 2009198941

BARTHOD \$0.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

NOV 06 2015

Heldenfels, Leane

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From: ELWOOD DOMASCHK ~~elwood.domaschk@llc.org~~
Sent: Saturday, October 31, 2015 2:35 PM
To: Heldenfels, Leane
Subject: Case Number C15-2015-0149

My name is Elwood M. Domaschk, Jr. and I am the owner of property near 1313 Comal St. I am opposed to the granting of a variance to the property in question. If I need to do further work on this Case, please let me know.

Elwood M. Domaschk, Jr.