



March 30th, 2015

Chairman Jeff Jack  
Board of Adjustment  
Austin, Texas

Dear Chairman Jack and Board Members:

I am writing on behalf of the Original West University Neighborhood Association in support of a variance for 1906 David Street, Austin Texas 78705.

Our neighborhood association met in November 2014 and voted unanimously to support a variance from the lot width requirement in order to create two separate lots with a 40' frontage each. The Association strongly supports this variance for the following reasons:

The profitability of high-occupancy student rentals has put enormous pressure on David Street. Without the subdivision of the 13,000+ sq ft lot, it would likely be developed as a 5,200+ sq ft duplex. As the lot is larger than 10,000 sq ft, there would be no limit on the number of bedrooms the duplex could have.

The two homes to the south of the property were developed in the 1930's with 40' frontages. This particular subdivision would be in keeping with adjacent homes on the street.

Most of the neighborhood was developed in a craftsman style. The ranch style home currently on the lot does not add to the specific character of this neighborhood.

The owners of the lot are longtime residents of the Original West University Neighborhood. They are invested in the preservation and thoughtful evolution of our vulnerable area. Further they have been part of the successful development of 5 new homes, and in the renovation of 3 existing homes in OWUNA.

Our neighborhood is very lucky to have the commitment of the Cragolino-Whitson, and Patel-Lanas families, and we are hopeful that the subdivision of 1906 David Street will allow for their growing families to continue live in the Original West University Neighborhood.

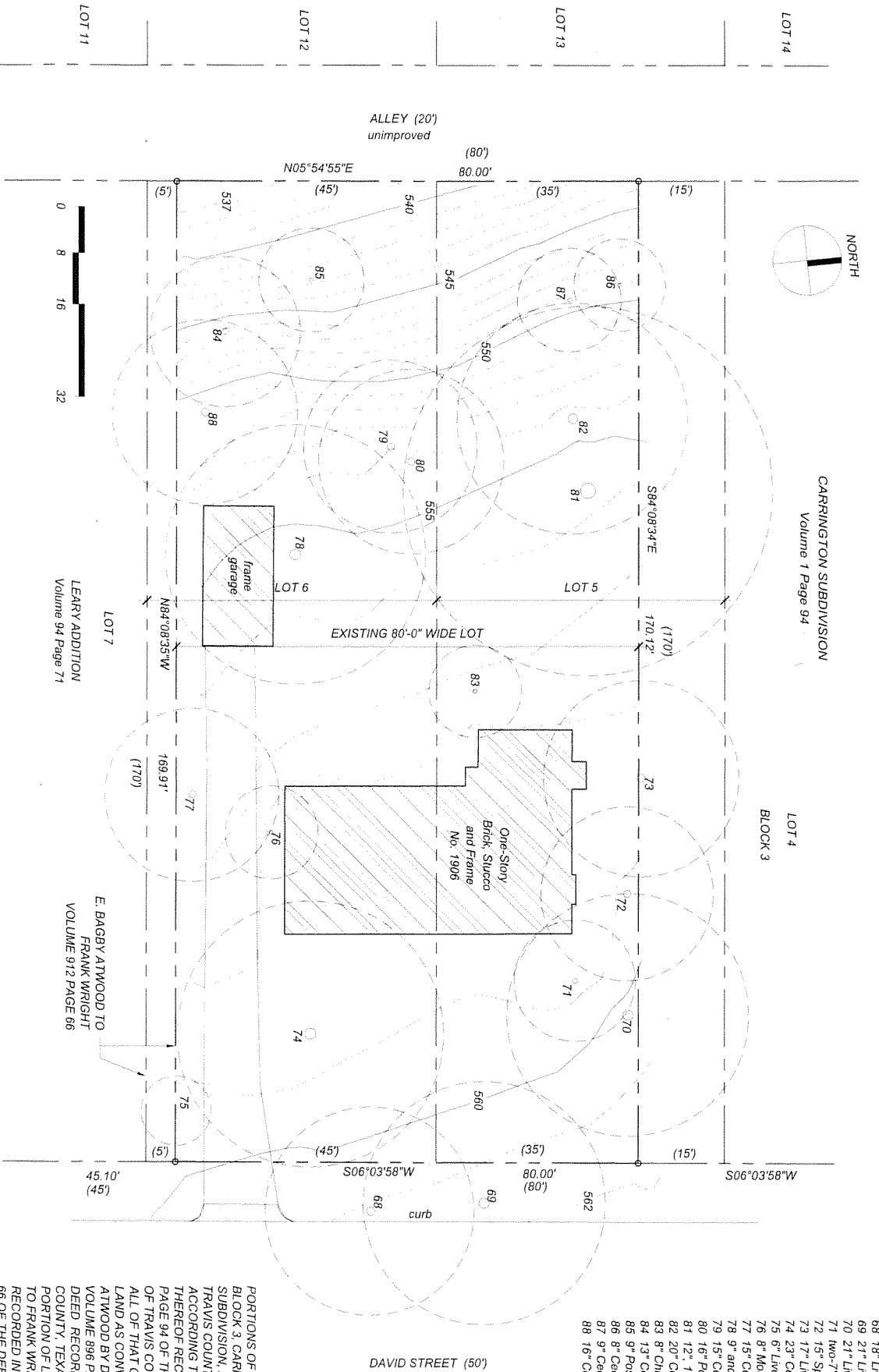
Sincerely,

Nuria Zaragoza  
President, OWUNA

Revised

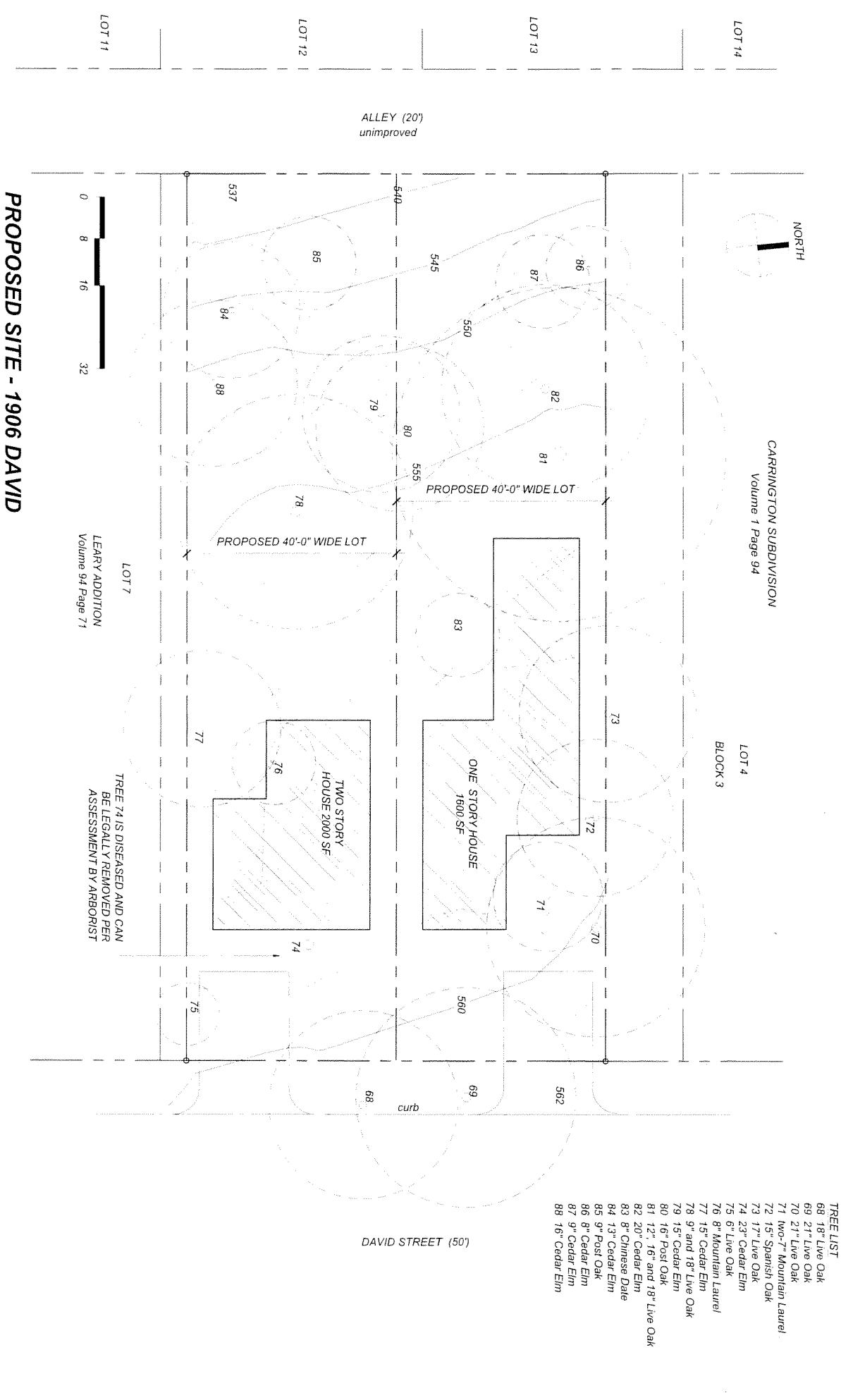
TREE LIST

- 68 18" Live Oak
- 69 21" Live Oak
- 70 21" Live Oak
- 71 two-7" Mountain Laurel
- 72 15" Spanish Oak
- 73 17" Live Oak
- 74 23" Cedar Elm
- 75 6" Live Oak
- 76 8" Mountain Laurel
- 77 15" Cedar Elm
- 78 9" and 18" Live Oak
- 79 15" Cedar Elm
- 80 16" Post Oak
- 81 12", 16" and 18" Live Oak
- 82 20" Cedar Elm
- 83 8" Chinese Date
- 84 13" Cedar Elm
- 85 9" Post Oak
- 86 8" Cedar Elm
- 87 9" Cedar Elm
- 88 16" Cedar Elm



EXISTING SITE - 1906 DAVID

PORTIONS OF LOT 5 AND LOT 6, BLOCK 3, CARRINGTON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO E. BAGBY ATWOOD BY DEED RECORDED IN VOLUME 896 PAGE 563 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LESS THAT PORTION OF LOT 6 AS CONVEYED TO FRANK WRIGHT BY DEED RECORDED IN VOLUME 912 PAGE 66 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1906 DAVID STREET.



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