

## Late Backup

# Yaupon Bluffs Community Association

(HOA of the SW part of Great Hills)

## Charlie Roth – Representing the Board

**Item:** Annexation Hearing Item # 138 on Annexation of the junk yard and glass business on 6 acres on the banks Bull Creek at Yaupon Drive and Spicewood Springs Road.

### What does YBCA want?

City Council to direct Staff to work out an agreement with sufficient incentives for Mr. Cavanaugh to remove his businesses (junk yard and glass business) from the area.

More specifically YBCA wants to ensure that:

1. The current businesses are removed from their current location
2. There are no new commercial or multi-family units built on that property
3. No new streets or entrances to the property are added to Yaupon Drive

### Why?

- Current businesses (junk yard and glass) are incompatible with the neighborhood
- Junk yard is too close to the tributary to Bull Creek. Other than the Colorado River lake system, Bull Creek is the only Edwards Aquifer spring fed creek that supplies part of our drinking water.
- No new construction should be so close to the critical water quality zone
- Adding any additional traffic feeding into the lower part of Yaupon Dr. is inherently dangerous. The steep grade of the street right before Spicewood Springs encourages speeding and vehicles to have less control. Many bad accidents have already occurred in the area.
- The addition of a new kennel and storage facility would continue to propagate the incompatibility situation.

For further engagement with the YBCA on this matter, please contact Charlie Roth at 512-750-8318 or [REDACTED]