

CIRCLE C HOMEOWNERS ASSOCIATION, INC.
7817 LA CROSSE AVENUE • AUSTIN, TEXAS 78739 • (512) 288-8663

City Council Member – Paige Ellis

City of Austin
301 W 2nd Street
Austin, TX 78701

September 9, 2026

Subject: Circle C HOA - 4th Amendment to the Development Agreement between the City and Circle C Land, L.P.

Dear Council Member Ellis,

Thank you for meeting with several members of the Circle C Board of Directors on September 2, 2026. In preparation for the September 24, 2026, City Council Meeting (Items 32 & 42, on the September 10, 2026, City Council Agenda), the Circle C Board of Directors respectfully requests that the following considerations, ordered by importance and preference, be included in the 4th Amendment to the Development Agreement between the City and Circle C Land, L.P.:

1. Designate the secondary access on Dahlgreen Avenue as an Emergency Access/Evacuation Only point. Emergency responders could utilize a Knox Box Switch, Siren-Operated Sensors, or Strobe Detectors to manage access during emergencies.
2. Designate the Dahlgreen access point as Emergency Access and Exit Only to improve traffic flow and safety.
3. Alternatively, prohibit all exit and entrance from the Dahlgreen access point, except for emergency access, during peak hours, including school drop-off and pick-up times.

In addition, the Board strongly encourages all involved parties to consider the following traffic safety and infrastructure improvements as part of any future development plans:

1. Install a traffic light at the intersection of Dahlgreen and La Crosse, with the pattern set to a flashing light (4-way stop) overnight to enhance safety during low-traffic hours.
2. Construct deceleration and acceleration lanes for vehicles entering and exiting the proposed development from South MoPac Expressway.



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3. Close the South Bay crossover on MoPac and construct a northbound turnaround lane, similar to the configuration proposed at SH 45 and Escarpment Boulevard. This crossover currently presents significant safety concerns and will pose increased hazards as traffic volumes grow with future development.

The Board appreciates your thoughtful consideration of these requests. We remain committed to working collaboratively with all stakeholders to ensure that any future development prioritizes the safety and well-being of the Circle C community.

Sincerely,

Circle C Board of Directors
Circle C Homeowners Association

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