



Circle C Tract 110

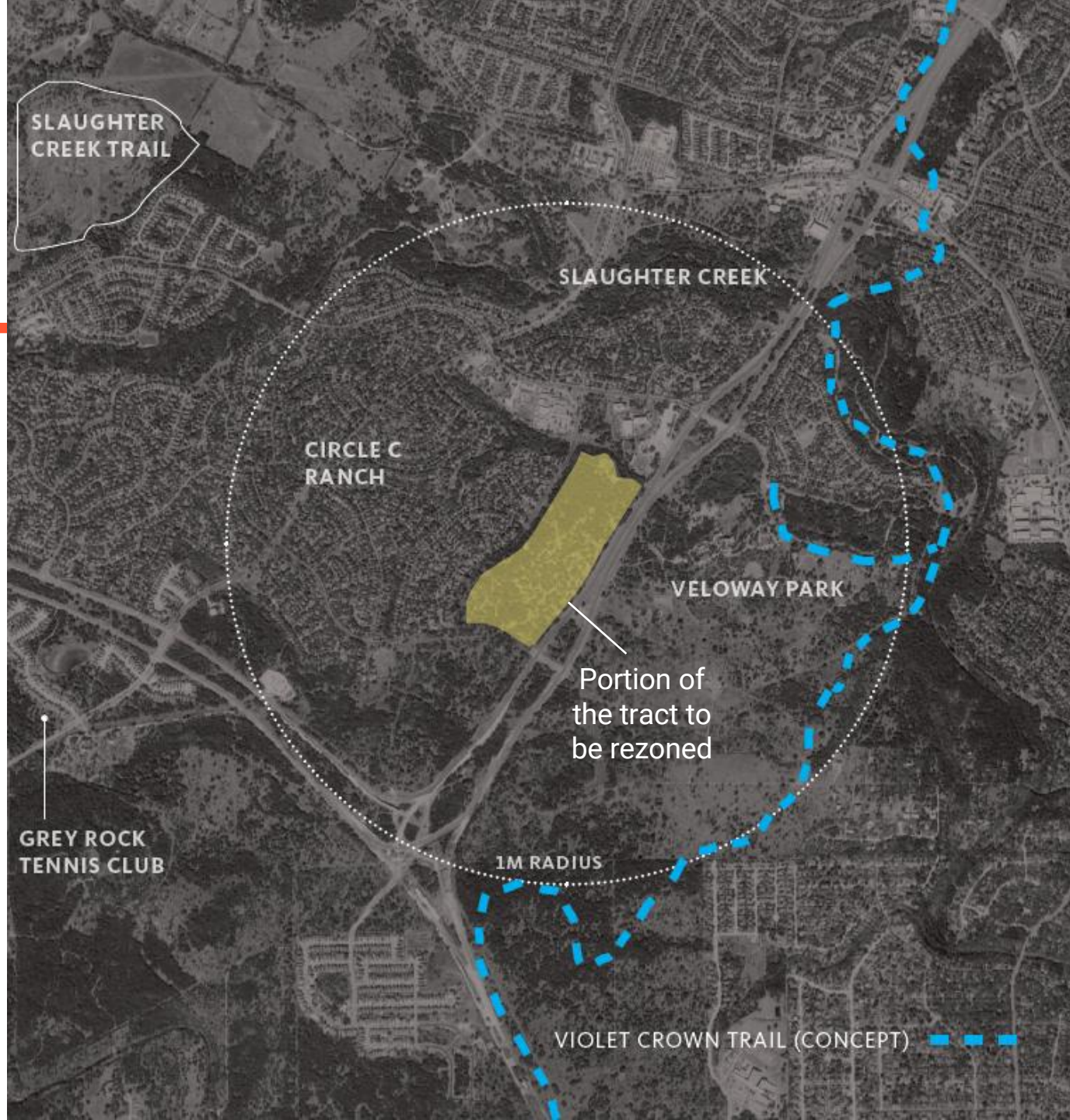
APRIL 30, 2025

S T R A T U S

Circle C Tract 110 Aerial

Stratus Properties requests the rezoning of 67.14 acres located near the southwest corner of SH 45 and MoPac Expressway.

STRATUS



Stratus History in Circle C

Stratus is a diversified real estate company engaged primarily in the acquisition, entitlement, development, management, operation, and sale of commercial, hotel, entertainment, and multi- and single- family residential real estate properties, primarily located in the Austin, Texas area, but including projects in certain other select markets in Texas.

- ✓ **Development Agreement** In 2002, Stratus entered into a development agreement with the City of Austin to be able to develop the parcels they owned in Circle C. These parcels each have restrictive covenants developed by the Circle C HOA and residents during the development agreement process.
- ✓ **Parkland Dedication** Stratus dedicated over 150 acres of open space to the Circle C HOA, the Lady Bird Johnson Wildflower Center, and the City of Austin as part of this agreement.
- ✓ **Neighborhood School Support** Stratus donated the land for Bear Creek Elementary School to Austin ISD and sold them the Gorzycki Middle School site. Stratus also donated land for an athletic field to Bowie High School.

OVERVIEW OF STRATUS

Stratus Developments in Circle C

1 The Saint Mary

Luxury garden-style multifamily community developed in 2018, located at the intersection of Slaughter Lane and FM 1826.

2 Escarpment Village

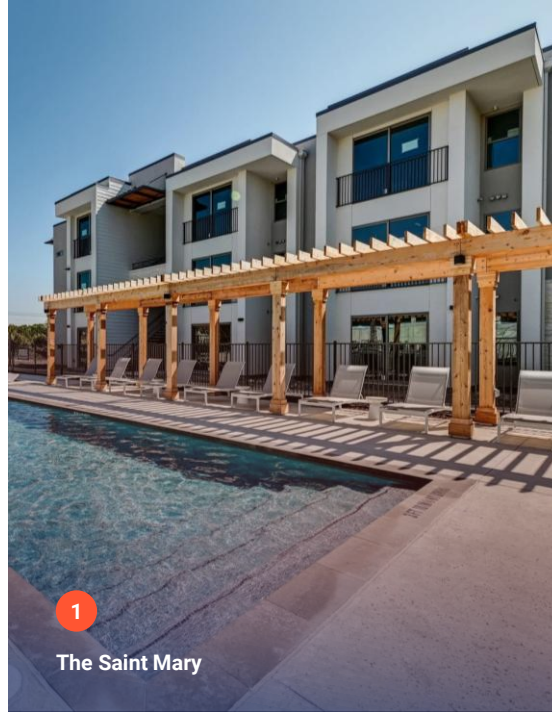
Sustainable H-E-B-anchored retail center developed in 2004, consisting of 168,000 SF of retail, located at the intersection of Escarpment Boulevard and Slaughter Lane.

3 Parkside Village

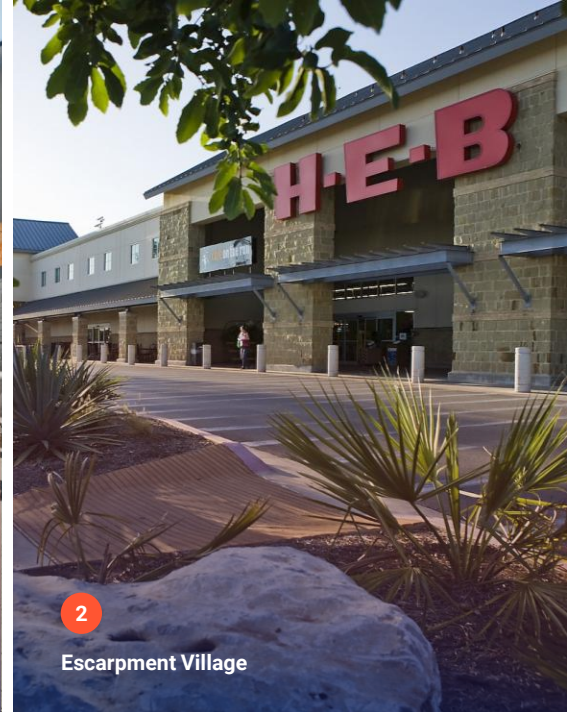
Second phase of Stratus' Circle C development in 2011, consisting of 90,000 SF of neighborhood shopping space.

4 Alamo Drafthouse

High-quality movie theater anchoring Stratus' Parkside Village retail center.



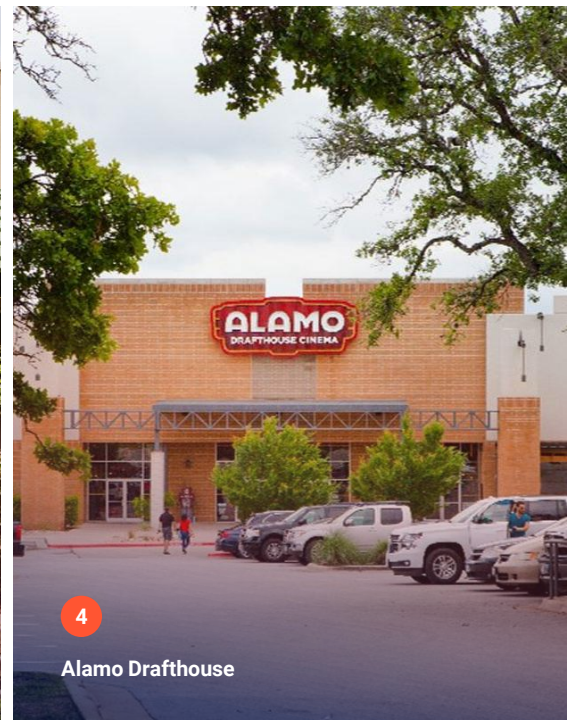
The Saint Mary



Escarpment Village



Parkside Village



Alamo Drafthouse

Entitlements

Existing

Stratus has full development rights for the parcel, referred to as Tract 110. It is currently zoned General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) and designated for for 650,000 SF of commercial office development in the Circle C Development Agreement, with a permissible height of 60’.

Proposed

Stratus is requesting to amend the zoning to permit Class A+ residential uses, including multifamily, senior living, and townhouses, with the ability to develop neighborhood shops and services that the current zoning does not allow.

Expected Timing

It is anticipated that the site will be developed over 5-7 years following the start of the first phase in two to three phases of approximately 300 units each, along with on-site amenities for residents. Some neighborhood services could be incorporated.

Zoning Conditions to Remain

Stratus is maintaining the existing conditions of zoning, including:

- Vehicular access to Dahlgreen Avenue is prohibited.
- A building or structure may not be constructed within 375 feet of platted single-family lots.
- Surface parking is prohibited within 200 feet of platted single-family lots.

The only zoning modification is the change to allow additional permitted uses on the property.



Neighborhood Protected Buffers

Setbacks & Height Restrictions

- 200' Setback – No Buildings
- 250' Setback, Max Height: 45'
- 375' Setback, Max Height: 60'



PROPOSED

Development Agreement

Existing Benefits Remaining Unchanged

1. The allowable impervious cover for the entirety of Tract 110 is 16.38 acres. Of the total parcel acreage of 190.94 acres, less than 9% will be developed. All development will be clustered in a concentrated area within the 67.14 acres proposed for rezoning – the area of Tract 110 not included in the zoning area will remain undisturbed.
2. Save our Springs (SOS) water quality standards.
3. Compliance with the Green Building Restrictive Covenant Agreement.
4. Compliance with the Circle C Tract 110 Amended and Restated Declaration of Restrictive Covenants HOA.
5. The property is subject to the Circle C Commercial Owners Association and will pay its proportionate share of annual dues.

Proposed Amendments

Stratus is requesting an amendment to the development agreement to adjust the uses to match the requested rezoning. In addition, Stratus agrees to remove the ability to extend South Bay into the neighborhood.

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Site Plan

- ★ The gated connection to Dahlgreen, starred on the site plan, is for emergency vehicle access only.

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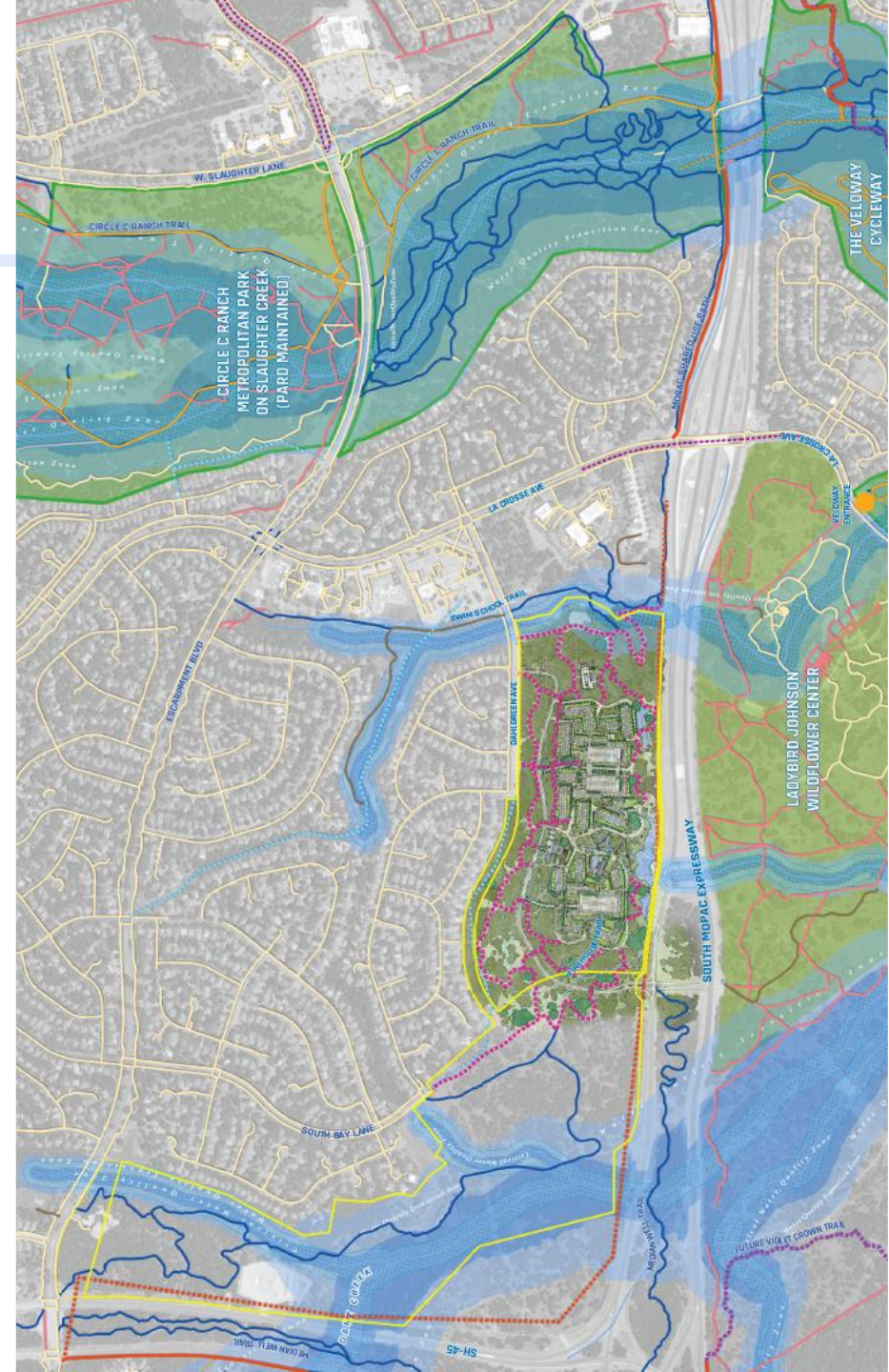


Trail Plan

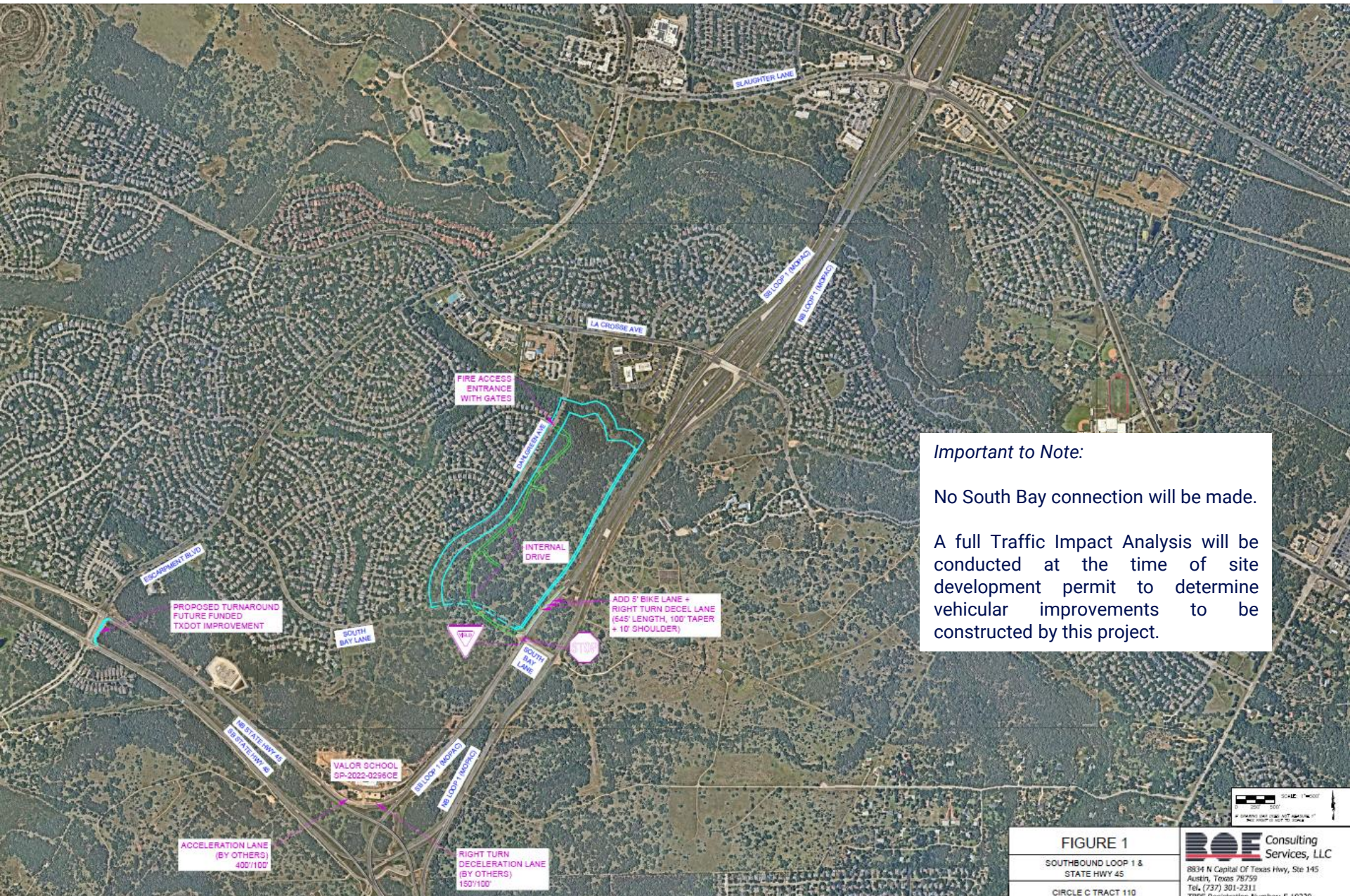
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- Tract 110 Proposed Trails
- Existing (Concrete) SUP
- Existing (Concrete) Path
- Existing (Concrete) Sidewalks
- Undesignated (Dirt) Trail
- Existing (Dirt) Singletrack
- Undesignated (Dirt) Shared Use Trail
- Proposed (Concrete) SUP
- Proposed (DG) Violet Crown Trail
- "Safe Route to School" Identified Route
- Proposed Bike Lane / Buffered Bike Lane / Protected Bike Lane
- LBJ Wildflower Center
- City of Austin Parks
- Creek Centerline
- Erosion Hazard Zone Review Buffer
- Critical Water Quality Zone
- Water Quality Transition Zone

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Traffic – Trip Generation

Unadjusted Trip Generation¹ (Circle C Tract 110)

OFFICE DEVELOPMENT UNDER EXISTING ENTITLEMENTS										
ITE	Land Use	Size	Variable	Daily	AM			PM		
					In	Out	Total	In	Out	Total
710	Office	650,000	sqft	5,913	737	100	837	133	652	785
OFFICE DEVELOPMENT UNDER EXISTING ENTITLEMENTS				5,913	737	100	837	133	652	785
¹ This table was populated utilizing the criteria set by the ITE Trip Generation Manual (11th Edition) defining when a rate is to be utilized versus an equation.										

Unadjusted Trip Generation¹ (Circle C Tract 110)

PROPOSED DEVELOPMENT										
ITE	Land Use	Size	Variable	Daily	AM			PM		
					In	Out	Total	In	Out	Total
221	Multi-Family (Mid Rise)	1,000	du	4,724	99	330	428	238	152	390
PROPOSED DEVELOPMENT				4724	99	330	428	238	152	390
¹ This table was populated utilizing the criteria set by the ITE Trip Generation Handbook defining when a rate is to be utilized versus an equation.										

Lake | Flato

Lake | Flato, the world-renowned design architect of the proposed multifamily project, designed its first project in 1984. Lake | Flato believes architecture should be rooted in its particular place, responding in a meaningful way to the natural or built environment. Using local materials and partnering with the best local craftsmen, they seek to create buildings that were tactile and modern, environmentally responsible and authentic, artful and crafted. Lake | Flato has been honored with over 300 design awards, including the American Institute of Architects Firm of the Year Award in 2004 and 16 Top Ten Project Awards from the AIA Committee on the Environment. Twenty years after receiving the Firm of the Year Award, David Lake and Ted Flato were honored with the 2024 Gold Medal Award, the AIA's highest honor, recognizing individuals whose work has had a lasting influence on the theory and practice of architecture. Lake | Flato has designed many notable developments, such as Music Lane, Austin Central Library, Hotel Magdalena, Pearl Brewery, YETI Flagship, and Stratus' Saint June multifamily development in Southwest Austin. They are currently designing the expansion and upgrade project for the Lady Bird Johnson Wildflower Center.

STRATUS



Site Plan

- ★ The gated connection to Dahlgreen, starred on the site plan, is for emergency vehicle access only.

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Concept Renderings



BLOW-UP PLAN @ LEASING, AMENITY COURT AND CENTRAL GREEN



VIEW #A @ LEASING / ARRIVAL EXPERIENCE



VIEW #B _TYPICAL COURTYARD

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Stratus Multi-Family Projects




Saint June



LUXURY MULTIFAMILY

The Saint June



 5321 Barton Creek Blvd.
Austin, TX 78735

LUXURY MULTIFAMILY

The Saint June






LUXURY MULTIFAMILY

The Santal



 7900 Tecoma Circle
Austin, TX 78735

LUXURY MULTIFAMILY

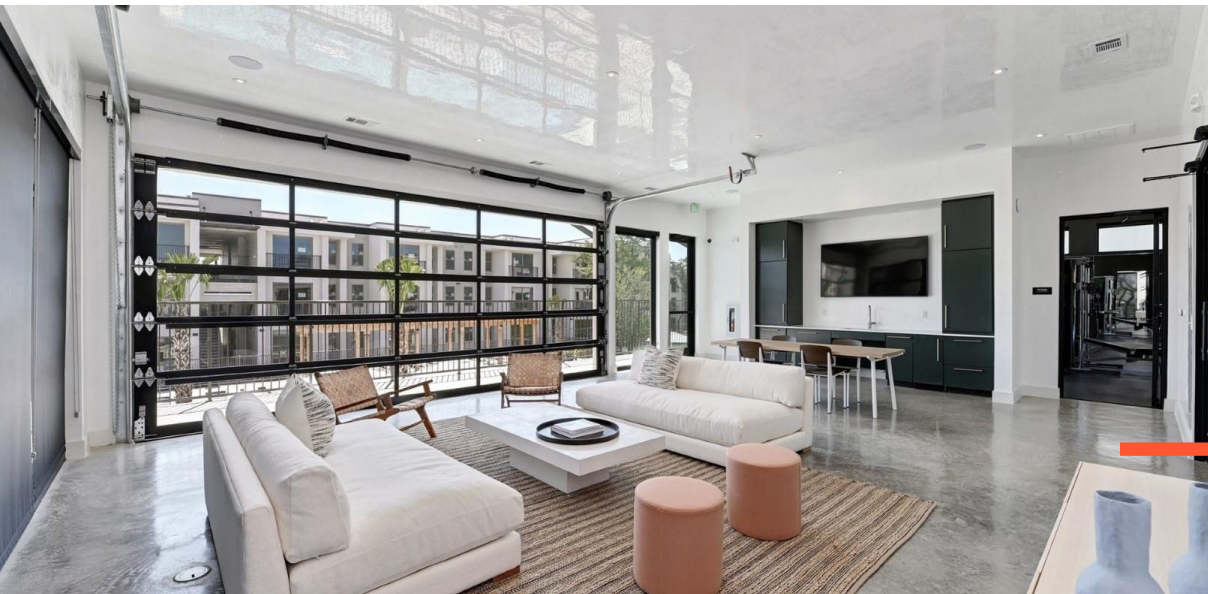
The Santal





LUXURY MULTIFAMILY

The Saint Mary



7500 W Slaughter Lane
Austin, TX 78749

LUXURY MULTIFAMILY

The Saint Mary



Initial Community Feedback

Circle C HOA Board and HOA representatives have been working with Stratus to ensure that the existing tract restrictive covenants are adhered to, and to highlight some of the benefits of the change in zoning, including conditions Stratus will commit to in a new private restrictive covenant with the HOA. Some of these include:

- No vehicular extension of South Bay or access from the existing South Bay into the project (MoPac access only)
- No development of Dahlgreen from its current termination point, and no access to Dahlgreen, with the exception of a gated, emergency access drive
- Self-contained amenities (pools, playgrounds, etc.)
- Trail system through the property available to Circle C residents for walking and biking
- Height and buffers to comply with the existing zoning conditional overlay
- With the first phase of development, Stratus will install and connect a water meter and irrigation line to provide permanent irrigation for the landscaped area in the Dahlgreen median



Stratus' Request to Circle C HOA Representatives

Letter of Support

Stratus requests a letter of support to City Council for the rezone of Tract 110 and an amendment to the development agreement.
