

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

City of Austin

Mayor Kirk Watson

City Council Members – Natasha Harper-Madison; Canessa Guentes; Jose Valasquez; Jose Vela; Ryan Alter; Krista Laine; Mike Siegel; Paige Ellis; Zohaib Qadri; and Marc Duchen

301 W 2nd Street

Austin TX 78701

August 17, 2026

Subject: Circle C HOA First Amendment Termination Document, the Second Amendment for Proposed Stratus Project Zoning and conditional overlay amendment for Tract 110, aka 11010 ½ South MoPac Expressway Southbound. C14-2025-0064 Circle C Tract 110

Dear Mayor Watson and Council Members,

The Circle C Homeowners Association Board of Directors voted to withdraw their approval of the First Amendment for Tract Covenant for Tract 110 on July 29, 2026. Over the last several weeks, the Circle C Board of Directors has worked with Legal and Stratus on a new Second Amendment and a First Amendment Termination Document that was recorded in error.

The Circle C Board President called a Special Board Meeting on August 14, 2026. At the Special Board Meeting, the Board of Directors approved the Second Amendment and the First Amendment Termination Document. The Termination Document will be filed and recorded on August 17, 2026. The Executed Second Amendment will be held in an Escrow account managed by Heritage Title and will only be filed once Stratus has full Zoning Approval by the City Council on the Zoning Case on all three (3) readings. If Stratus does not received full Zoning Approval within 2-years of the date of the Escrow Account, the Second Amendment will be voided and destroyed by Heritage Title.

The Board continues to strongly encourage all parties involved to consider the following traffic safety and infrastructure improvements as part of any future development:

- 1. We request Council take action to make the secondary access on Dahlgreen Avenue an Emergency Access/Evacuation Only.**
2. Do not extend South Bay toward MoPac.
3. Install a traffic signal at the intersection of Dahlgreen Avenue and La Crosse Avenue, which borders an elementary school, to improve traffic safety.



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4. Construct deceleration and acceleration lanes for vehicles entering and exiting the proposed development from South MoPac Expressway.
5. 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 presents significant safety concerns today and will become even more hazardous as traffic volumes increase with future development.

The Board appreciates your consideration of these requests and remains committed to working with all stakeholders to help 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

CC: TxDot - Megan.Dutton@txdot.gov; William.Semora@txdot.gov; Orlando.Gallegos@txdot.gov
CC: kirk.watson@austintexas.gov; district1@austintexas.gov; district2@austintexas.gov;
district3@austintexas.gov; district4@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov;
district7@austintexas.gov; district8@austintexas.gov; district9@austintexas.gov; district10@austintexas.gov;
Nancy.Estrada@austintexas.gov;

CC: alejandra.flores@austintexas.gov; Hank.Smith@austintexas.gov; ryan.puzycki@austintexas.gov;
Betsy.Greenberg@austintexas.gov; lonny.stern@austintexas.gov; scott.boone@austintexas.gov;
christian.tschoepe@austintexas.gov; luis.ostalugo@austintexas.gov; david.fouts@austintexas.gov;
Andrew.Cortes@austintexas.gov; taylor.major@austintexas.gov

