

Thursday, March 19, 2026 at 11:36:40 AM Central Daylight Time

**Subject:** Postponement request Case Number is SP-2026-0048C.CP [Council Mtg 03/26, Item 59]  
**Date:** Wednesday, March 18, 2026 at 4:21:41 PM Central Daylight Time  
**From:** Marisela Maddox  
**To:** Middleton-Pratt, Lauren  
**CC:** Rousselin, Jorge, Hadri, Cynthia, Jo Sue, Megan Meisenbach, Harden, Joi

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Mayor Watson, Council Members, and City Staff:

We are writing to request that Item 59 on the City Council agenda, scheduled for March 26, 2026, be postponed to April 9. **The Case Number is SP-2026-0048C.CP.**

Residents near the former Jack Brown Cleaners site have consistently raised environmental concerns about the property's long history as a dry-cleaning facility. Those concerns were shared directly with the developer as early as 2024 and were discussed during both the rezoning process on **January 27** and the density bonus hearing on **March 10**. At both hearings, the Planning Commission encouraged the neighborhood and the developer's agent to work toward a binding legal agreement addressing these concerns. In addition, the neighborhood met with Council Member Qadri's staff and the developer's agent on two occasions to discuss the concerns. Those attending those meetings agreed that the pathway forward was for the concerned neighbors and the prospective owner/developer to enter a binding restrictive covenant.

*That restrictive covenant is still being negotiated and drafted. It has not been finalized, completed, or signed, and it is not close to being ready. Because those protections are not yet in place, moving forward with final Council consideration on March 26 would be premature.*

The concerns to be addressed in the restrictive covenant include serious toxic contamination documented in public records, indicating the presence of **TCE, PCE, and related contaminants** at levels reportedly more than **400 times the applicable screening levels**. The presence of these chemicals raises ongoing concerns about vapor intrusion, outdoor air exposure, and groundwater contamination at a property proposed for residential, hotel, and retail use. Despite having a *Certificate of Completion* from TCEQ for the site, the public data indicates toxic, cancer-

causing chemical levels at this site are extraordinarily concerning and outside the bounds of safe for human exposure. This is a case where additional data testing and potentially more remediation are needed to ensure safety for future residents and visitors.

Please postpone until the restrictive covenant is completed and signed by the parties. That additional time is necessary to ensure that meaningful public health and safety measures and environmental safeguards are agreed upon before any further entitlements are granted for a project proposing residential and hotel use on this site.

Thank you for your consideration.

Jo Sue Howard, Megan Meisenbach, & Marisela Maddox

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