

2. Execution of a restrictive covenant committing to streetscape improvements consistent with Great Streets standards along all public frontages.
3. Execution of a restrictive covenant committing to achieve a minimum two-star Austin Energy Green Building (AEGB) rating.

The applicant has demonstrated compliance with these requirements as follows:

- The applicant has committed to provide Great Streets improvements along West Martin Luther King Jr. Boulevard, West 18th Street, Nueces Street, and Rio Grande Street, including wide sidewalks, street trees, street furniture, bike racks, trash receptacles, and street lighting in accordance with Great Streets Standards.
- The applicant has committed to achieving a **minimum three-star** Austin Energy Green Building rating.
- Documentation submitted demonstrates substantial compliance with the Urban Design Guidelines, which staff has confirmed.
- Project submittal can be found here: [SP-2026-0048C.CP](https://www.austintexas.gov/SP-2026-0048C.CP)

Bonus Area Analysis:

Under LDC [Section 25-2-586\(A\)\(1\)](#), “bonus area” is defined as gross floor area exceeding the site’s base FAR entitlement. Up to 3:1 FAR and 90 feet of maximum building height may be approved administratively under [Section 25-2-586\(B\)\(3\)](#). Additional FAR and maximum building height, up to a maximum of 20:1 FAR and 445 feet, may be granted by City Council under [Section 25-2-586\(B\)\(6\)](#).

On February 24, 2026, City Council rezoned the property from CS, CS-MU, and GO to DMU-CO [Ordinance No. 20260224-077](#) and [Ordinance No. 20260224-078](#). The conditional overlay (CO) limits certain land uses. Because the base entitlements exceed administrative bonus allowances under the program, the applicant is seeking additional bonus area under LDC 25-2-586(B)(6).

The applicant proposes to obtain 100% of the additional bonus area through the following community benefit contributions to satisfy LDC Section 25-2-586 (B)(6) and 25-2-586(E)(1)(b)(i):

1. North Tract: Payment of **\$1,775,758 in affordable housing fees-in-lieu**.
2. South Tract: Payment of **\$1,529,868 in affordable housing fees-in-lieu**.

These payments satisfy the community benefit requirements of the Code. The total fee-in-lieu contribution is **\$3,305,446** which will be deposited into the Affordable Housing Trust Fund.

Staff recommends approval with a condition of **200 feet maximum building height and the corresponding FAR**. This recommendation is based on an analysis of existing land use patterns, entitlement trends, and recent Council actions, particularly within the [University Neighborhood Overlay \(UNO\)](#) and the ETOD/DBETOD overlays, where maximum heights can start at 175 feet reach up to 300 feet in the Inner West Campus Subdistrict through participation in the UNO Density Bonus Program.

Context: ETOD/DBETOD Adoption

On May 16, 2024, City Council adopted the ETOD/DBETOD Combining Districts (the “ETOD Overlay”) via [Ordinance No. 20240516-003](#) which:

- Restricts non-transit-supportive uses.

- Establishes the DBETOD density bonus district with maximum building heights of 60, 90, or 120 feet depending on subdistrict and affordability requirements.
- Applies to certain non-single-family lots within approximately 850 acres of ETOD boundaries.
- Applies only within ½ mile of Phase 1 Austin Light Rail and Priority Extensions.
- Governs in case of conflict unless a more restrictive provision applies.
- Cannot be combined with special purpose zones or single-family zoning (SF-1 through SF-6).
- Includes use limitations and EV-charging-related conditions for former service stations.

Additionally, Council has initiated updates to the Downtown Austin Plan through the Central City Plan effort and Phases I and II of the [Density Bonus Program](#), which will inform future recommendations on entitlements and density bonus updates.

PROJECT INFORMATION

SITE AREA	Tract 1: 41,403 sq. ft. Tract 2: 41, 613 sq. ft.	Tract 1: 0.95 acres Tract 2: 0.9505 acres	
EXISTING ZONING	Tract 1: DMU-CO Tract 2: DMU-CO		
CAPITOL VIEW CORRIDOR	No		
PROPOSED ACCESS	West 18 th Street and public alley		
	Allowed	Existing	Proposed
FLOOR-AREA RATIO	5:1	5:1	20:1
BUILDING COVERAGE	100%	95%	100%

EXISTING ZONING AND LAND USES TRACT 1:

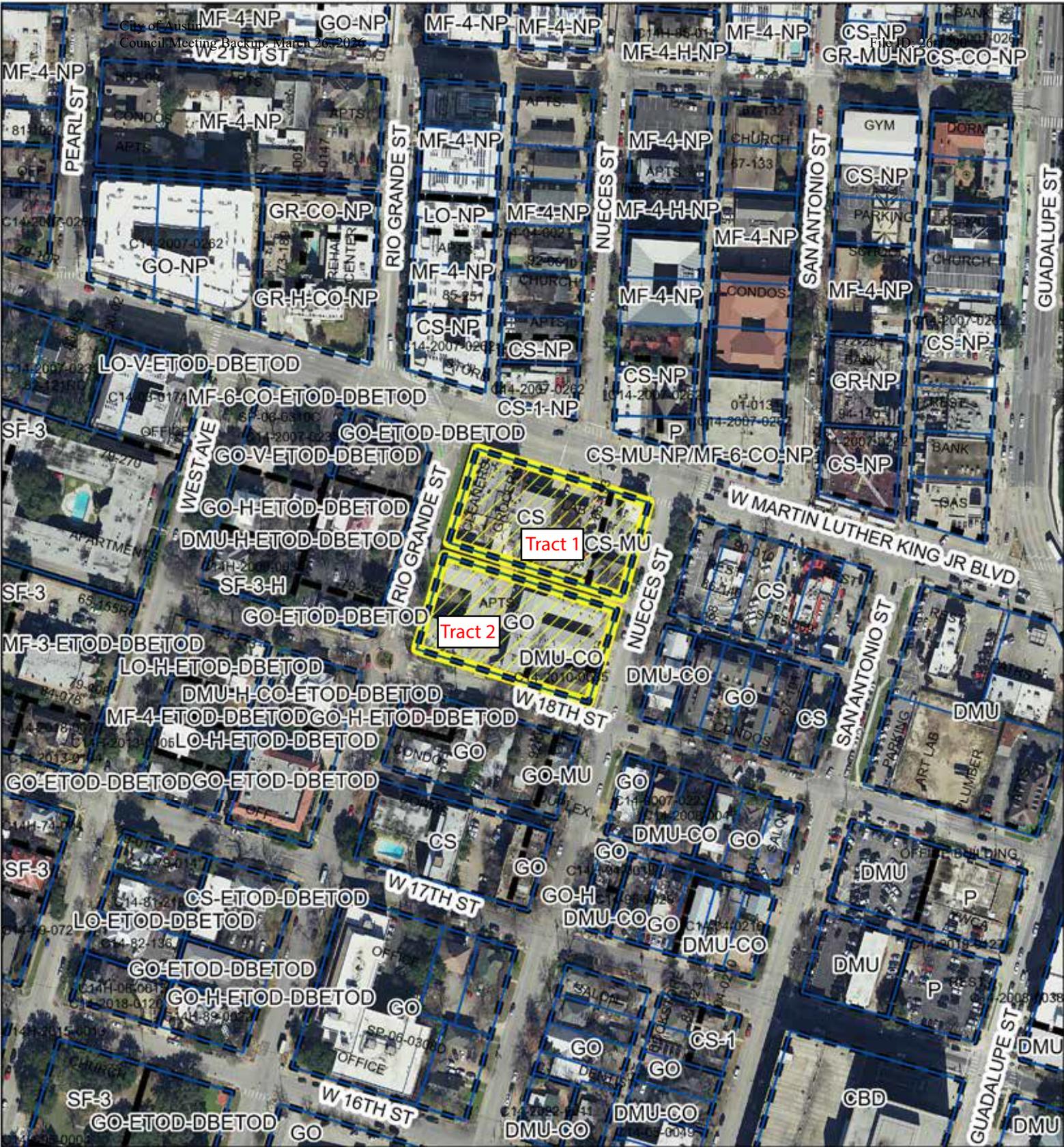
	ZONING	LAND USES
<i>Site</i>	DMU-CO	Laundry Service; Fast food; Bakery
<i>North</i>	CS-1-NP; CS-NP; P	Commercial uses; Fire Station 2; Restaurant
<i>South</i>	GO; GO-MU; DMU-CO	Multifamily and Office
<i>East</i>	DMU-CO; CS; GO	Townhomes; Office; Fast food
<i>West</i>	DMU-H-ETOD-DBETOD; GO-ETOD-DBETOD; SF-3-H	Office and Single Family

EXISTING ZONING AND LAND USES TRACT 2:

	ZONING	LAND USES
<i>Site</i>	DMU-CO	Multifamily and Office
<i>North</i>	CS; CS-MU; CS-NP; P	Laundry Service; Fast food; Bakery; Commercial uses; Fire Station 2
<i>South</i>	GO and GO-MU	Multifamily and Office
<i>East</i>	DMU-CO; CS; GO	Townhomes and Office
<i>West</i>	DMU-H-ETOD-DBETOD; GO-ETOD-DBETOD; SF-3-H	Office and Single Family

ABUTTING STREETS

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W Martin Luther King JR BLVD	Level 3	100'	93'	61'	Yes	Yes	Yes
Rio Grande St	Level 1	80'	68'	41'	Yes	Yes	Yes
W 18th St	Level 1	80'	59'	31'	Yes	Yes	Yes
Nueces St	Level 1	80'	81'	39'	Yes	Yes	Yes
Alley	N/A	N/A	21'	20'	No	No	Yes



Downtown Density Bonus

Case#: SP-2026-0048C.CP

Address: 601, 607, 611, 615, 619 West Martin Luther King Jr. Boulevard;
1801 and 1809 Rio Grande Street; 1800, 1802, 1806 Nueces
Street; and 602, 604 West 18th Street



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1:2,400

Created: 2/24/2026



January 16, 2026 (revised 2/27/2026)

To Whom it May Concern

Sent by email only to: Megan Meisenbach at [REDACTED]

Subject: Environmental Evaluation of Former Jack Brown Cleaners Site
615 W. Martin Luther King, Jr. Blvd.; Austin, Texas

Dear Ms. Meisenbach:

As you requested, this letter report summarizes the results of my evaluation of environmental conditions and potential human health effects due to releases of dry cleaning chemicals from the former Jack Brown Cleaners (JBC) property (Site) located at 615 W. Martin Luther King, Jr. Blvd in Austin, Texas. I summarize background information regarding the Site history, presence of dry cleaning chemical contamination in soil and groundwater at the Site and at nearby properties, regulatory status with the Texas Commission on Environmental Quality (TCEQ), and environmental risks if the Site is redeveloped for commercial or residential use.

Summary and Conclusions

From my review of the JBC Site VCP documents, I draw the following conclusions:

- The Site soil and groundwater are contaminated with high concentrations of the dry cleaning chemical Tetrachloroethylene (PCE) and its degradation by-product chemicals, including Trichloroethylene (TCE) and Vinyl Chloride (VC). The chemicals are present at levels exceeding indoor air human health limits for vapor migration into current and future buildings. Further, TCE in groundwater has exceeded TCEQ limits for outdoor air exposures. It is notable that the U.S. Environmental Protection Agency is sufficiently concerned about TCE's toxicity (and that of PCE and VC) that the agency is phasing out nearly all uses of this chemical.
- It is my opinion that the Texas Commission on Environmental Quality (TCEQ) inappropriately approved JBC's request to cease Site cleanup and monitoring. The Voluntary Cleanup Program (VCP) Certificate of Completion granted to JBC means that they and future property owners have no further obligations to cleanup and protect on-site residents, visitors, and workers from cancer risks despite the potential that indoor and outdoor air quality could exceed human health safe limits.
- Regardless of TCEQ's previous actions, future development plans for the JBC property should address these potential human health risks that likely will remain for decades unless the Site is properly remediated or building measures incorporated to prevent migration of toxic chemical gases into the buildings. In addition, the property owner should prevent outdoor air exposures, especially to workers who could contact contaminated soil and groundwater and breathe toxic vapors.

Operational and Environmental History of the Site

Dry cleaning operations under various business names are reported to have begun in 1950 and continued for an unknown period but at least until 2003 when JBC enrolled the Site into the VCP. The dry-cleaning facilities used chemical solvents, including the known human carcinogen Tetrachloroethylene (PCE, perc). PCE can

Environmental Evaluation of Former Jack Brown Cleaners Site
January 16, 2026 (rev. 2-27-2026)
Page 2

degrade and be transformed by bacteria into degradation by-products such as Trichloroethylene (TCE) and Vinyl Chloride (VC), which likewise are known to cause cancer from exposure to very low environmental concentrations in water, air, and skin contact.

PCE and associated chemicals were discovered at the Site in 2003 during an environmental assessment conducted by a possible purchaser of the property. JBC subsequently performed additional soil and groundwater investigations to define the horizontal extent of soil and groundwater contamination on their own property and on neighboring properties to the east and south. They claimed that chemical releases to the subsurface originated from chemical storage tanks in the Site basement. Their studies showed that soil and groundwater concentrations on-site exceeded TCEQ limits even under the relaxed standards for groundwater that was deemed to not be a potential source of drinking water (known as a Class 3 groundwater).

TCEQ did not require JBC to evaluate the potential that contaminant vapors could migrate from soil and underlying groundwater into indoor air within buildings present then or in the future. I believe this omission was an inappropriate oversight by TCEQ and that building indoor air vapor migration risks should have been assessed due to the highly toxic nature of PCE, TCE, and VC for human inhalation and because of the high concentrations in soil and groundwater. JBC's own vapor monitoring data from vent points in the basement showed very high vapor concentrations of over 900 parts per million. Further, groundwater lab data provide strong evidence that PCE is present in groundwater, not only dissolved in the water but also as a separate-phase PCE liquid. Consequently, it is my opinion that PCE will continue to dissolve into groundwater and volatilize (i.e., evaporate) vapors into subsurface air space for decades into the future. PCE, TCE, and VC groundwater concentrations at the Site have exceeded U.S. Environmental Protection Agency (EPA) Resident Vapor Intrusion Screening Levels (VISLs). TCE in groundwater also exceeded TCEQ limits for outdoor air exposure.

JBC removed the basement concrete floor and excavated contaminated soil and weathered limestone bedrock underneath, which they hauled off-site for disposal. Because contamination remained in the soil and bedrock following excavation, JBC installed a perforated pipe vapor venting system to remove contaminant vapors. A new basement concrete floor was installed over the vapor collection system.

They also collected and analyzed groundwater samples periodically from monitoring wells installed on-site and off-site. The groundwater lab data showed little reduction in concentrations over time, although transformation to degradation by-products is evident, including VC which is even more toxic than PCE.

TCEQ Site Status

JBC enrolled the Site into TCEQ's Voluntary Cleanup Program (VCP) as Site No. 1658. The VCP affords successor property owners with legal protections against TCEQ enforcement provided the Site is remediated or controlled to the TCEQ's satisfaction under relevant agency rules and guidance. In 2020, JBC reevaluated the groundwater classification from Class 3 to "non-groundwater bearing unit", which had the effect of allowing JBC to terminate all ongoing cleanup activities. As a result, JBC received a VCP Certificate of Completion (COC) from TCEQ indicating that no further action was required at the Site.



Environmental Evaluation of Former Jack Brown Cleaners Site
January 16, 2026 (rev. 2-27-2026)
Page 3

I believe TCEQ should not have issued the Certificate without addressing the vapor indoor migration risk or the risk of outdoor air exposure, as described above.

Potential Effects on the Site if Redeveloped

If a property owner develops the Site for occupancy by residences or commercial buildings, it is my opinion that physical barriers and/or an air venting system beneath the foundation may be necessary to prevent toxic vapor migration into buildings and other enclosed breathing spaces.

Additionally, it is my opinion that TCEQ should have required JBC to apply land use controls to the property deed and a site management plan to prevent contamination exposure to on-site workers via contact with vapors in work spaces and contact with groundwater, such as in subsurface excavations (note that groundwater is very shallow at less than 2 feet deep at times). As indicated above, there may be an ongoing potential risk to human health at the Site from inhalation of TCE vapors in outdoor air, a risk that, in my opinion, has not been adequately addressed by JBC and TCEQ.

Brad Snow, P.E., P.G. Qualifications and Experience

My professional background consists of 43 years of environmental experience focused on investigation, human health and ecological risk assessment, and cleanup of industrial and commercial properties contaminated with a wide variety of chemicals throughout the U.S. and internationally. I am a licensed Professional Engineer and Professional Geologist in multiple states, including Texas. I earned B.S. and M.S. degrees in Geological Engineering from the Missouri University of Science & Technology.

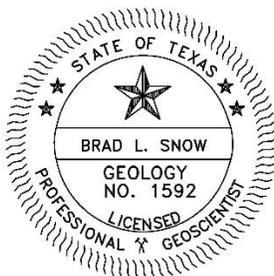
If you have any questions about this letter, please do not hesitate to contact me at 512.705.0010 or brad@snowenv.com. Thank you.

Sincerely,

Snow Environmental Solutions, LLC

A handwritten signature in blue ink that reads "Brad L. Snow".

Brad L. Snow, P.E., P.G.
Senior Consultant and President



(Signed 1/16/2026)

Thursday, March 5, 2026 at 2:33:52 PM Central Standard Time

Subject: SP-2026-0048C.CP for Back-up Environmental Evaluation of the Site
Date: Wednesday, March 4, 2026 at 12:22:25 PM Central Standard Time
From: Megan Meisenbach
To: Rousselin, Jorge

External Email - Exercise Caution

Now combined into one case labeled SP-2026-0048C.CP for the Planning Commission

This case was on the Austin City Council's Agenda and was called ([Items 77 C14-2025-0090](#) and [78 C14-2025-0093](#)) asking for upzoning to downtown mixed-use (DMU) of property that includes the site of Jack Brown Cleaners on Martin Luther King and Nueces. The current zoning of the Jack Brown Cleaners site is CS which allows buildings of 60 feet, the DMU zoning would allow 120 feet, but the applicant indicated that it will ask for more density bonuses from the council [to take the proposed zoning to 433 feet](#) of mixed use development. They propose [two towers, on 37 stories and the other 34 stories](#). That is 44% taller than the private Dobie dorm on the UT campus.

Besides concerns about the appropriateness of the proposed buildings' heights, there are environmental concerns. The site is located in the Shoal Creek Watershed of the Colorado River Basin. [A licensed professional engineer and professional geologist issued a January 2026 report](#) (pg4-6) with these conclusions, among others:

- “The Site soil and groundwater are contaminated with high concentrations of the dry cleaning chemical Tetrachloroethylene (PCE) and its degradation by-product chemicals, including Trichloroethylene (TCE) and Vinyl Chloride (VC). The chemicals are present at levels exceeding indoor air human health limits for vapor migration into current and future buildings...
- It is my opinion that the Texas Commission on Environmental Quality (TCEQ) inappropriately approved JBC's request to cease Site cleanup and monitoring. The Voluntary Cleanup Program (VCP) Certificate of Completion granted to JBC means that they and future property owners

have no further obligations to cleanup and protect on-site residents, visitors, and workers from cancer risks despite the potential that indoor and outdoor air quality could exceed human health safe limits.

- Regardless of TCEQ's previous actions, future development plans for the JBC property should address these potential human health risks that likely will remain for decades unless the Site is properly remediated or building measures incorporated to prevent migration of toxic chemical gases into the buildings...”

Accordingly, questions remain whether the site has been or will be appropriately remediated or development plans required to address any potential human health risks.

The planning commission denied the community’s request to postpone the case for additional environmental review, reasoning that any unresolved environmental contamination was unrelated to the grant of additional zoning entitlements to the developer. Under the city process, environmental contamination issues can be addressed during site plan review *after* the developer has been granted zoning for the project. ***However, there is no public notice, hearing, or community input available at this stage.***

[Write the Council](#) and ask them to postpone the zoning case as necessary to determine whether there is any “ongoing potential risk to human health” posed by the site before the zoning entitlements are granted, or minimally, to require staff to provide their findings and recommendations regarding environmental contamination and remediation to the Council and interested parties thirty days before any site plan approval, so that the community is afforded an opportunity for review and input.

Community Not Commodity

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

Thursday, March 5, 2026 at 2:30:58 PM Central Standard Time

Subject: case # SP-2026-0048-C.CP
Date: Thursday, March 5, 2026 at 2:14:00 PM Central Standard Time
From: Jo Howard
To: Rousselin, Jorge

External Email - Exercise Caution

I am writing to express my concerns about the drastic height and resulting incompatibility of this project.

I live in a State and City landmarked historic house 200' from the project. There are at least 8 other such properties near the project, several even closer than my own. I fear a 445' tall building will overwhelm and minimize the importance of some of Austin's most historic assets.

These proposed twin towers abut the historic Judges Hill District which was to be protected under the Downtown Austin Plan--a compromise reached after months of work by the City and the community. The vision was to decrease building heights as one moved further from downtown and closer to Judges Hill District. These twin towers will leap up out of nowhere to over 400', dwarfing everything around it, including the new courthouse, all buildings in UNO, and the beloved University of Texas Tower.

I ask you to reject this request.

Thank you,
Jo Sue Howard

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PUBLIC HEARING INFORMATION

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Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the Planning Commission may grant or deny this request.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

Scott Sayers
Your Name (please print)

I am in favor
 I object

1800 Nueces St.
Your address(es) affected by this application (optional)

Scott Sayers 3-4-2026
Signature Date

Daytime Telephone (Optional): 512-917-7070

Comments: THIS MAKES SENSE FOR NEIGHBORHOOD DEVELOPMENT. THE PROPERTIES ARE NOT IN THE CAPITOL VIEW CORRIDOR AND NOT HISTORIC IN ANY WAY. THE BOARD OF DIRECTORS OF THE WEST DOWNTOWN ALLIANCE SUPPORTS THIS APPLICATION 100%.

If you use this form to comment, it may be returned to:
Austin Planning
Jorge E. Rousselin
P. O. Box 1088, Austin, TX 78767
Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

Julie Sayers, Ben Caenshaw, Bill Coore

Your Name (please print)

1800 Nueces St. (OWNER + TENANTS)

I am in favor
 I object

Your address(es) affected by this application (optional)

Julie Sayers, Ben Caenshaw, Bill Coore 3-6-26

Signature

Date

Daytime Telephone (Optional): *512-474-3483*

Comments: *This area (block) requesting density bonus is appropriate for approval - height is not an issue since block is not in the Capitol view corridor and West Campus across MLK has very high buildings and allowances. The block is also not historic in any way. Old commercial structures, apartments in disrepair and one old bungalow house with no architectural integrity*

If you use this form to comment, it may be returned to:
Austin Planning
Jorge E. Rousselin
P. O. Box 1088, Austin, TX 78767
Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

Julia A Clark

Your Name (please print)

I am in favor
 I object

1700 West Avenue

Your address(es) affected by this application (optional)

Julia A Clark

Signature

3-4-26
Date

Daytime Telephone (Optional): 512-684-8410

Comments: I am in favor of redevelopment of this property but strongly object to the change in height restrictions. This property is adjacent to a historic neighborhood & would have a negative impact on it. I would like to see the current height restriction of 120' remain in place.

If you use this form to comment, it may be returned to:
Austin Planning
Jorge E. Rousselin
P. O. Box 1088, Austin, TX 78767
Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

James Montgomery
Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application (optional)

James E. Montgomery 03/04/26
Signature Date

Daytime Telephone (Optional): 512 413 6283

Comments: While I support the redevelopment of this property, I think it should be done in accordance with current zoning regulations. To jump from 120' height to 445' would dwarf all surrounding properties. There's a reason for the step-down heights near family neighborhoods.

If you use this form to comment, it may be returned to:

Austin Planning

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

IDS Property Management
Your Name (please print) I am in favor
 I object

Your address(es) affected by this application (optional)
[Signature] *3/6/2026*
Signature Date

Daytime Telephone (Optional): _____

Comments: _____

If you use this form to comment, it may be returned to:
Austin Planning
Jorge E. Rousselin
P. O. Box 1088, Austin, TX 78767
Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

606 W 17th LLC

Your Name (please print)

I am in favor
 I object

606 W 17th St

Your address(es) affected by this application (optional)

[Signature]

Signature

3/6/2026

Date

Daytime Telephone (Optional): _____

Comments: _____

If you use this form to comment, it may be returned to:

Austin Planning
Jorge E. Rousselin
P. O. Box 1088, Austin, TX 78767
Or email to: jorge.rousselin@austintexas.gov

PUBLIC HEARING INFORMATION

This request will be reviewed and acted upon after public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the Planning Commission may grant or deny this request.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

Paul J Dunham

Your Name (please print)

I am in favor
 I object

601 W. 17th Street, Austin TX 78701

Your address(es) affected by this application (optional)

[Handwritten Signature]

Signature

03-06-2026

Date

Daytime Telephone (Optional): _____

Comments: _____

If you use this form to comment, it may be returned to:

Austin Planning

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

Dear Mayor Watson, Council Members, and Planning Commissioners:

03.10.2026

I am writing regarding **Case No. SP-2026-0048C.CP**, the proposed redevelopment of the former Jack Brown Cleaners site and surrounding properties on Martin Luther King Blvd. While the project presents an ambitious vision for this gateway to Austin's museum district and the University of Texas, two issues warrant careful consideration: the environmental condition of the site and the excessive height and scale being requested.

Environmental Concern

The neighborhood's concern about the former dry-cleaner site has never been reactive. Since November 2024, we have sought clarity regarding the site's environmental status. We support redevelopment and appreciate the recent willingness to collaborate, but the property's 50+ year history as a dry cleaner requires continued caution, transparency, and accountability.

Environmental records indicate that the most recent testing identified chlorinated solvent concentrations exceeding current residential screening levels, raising concerns for future residential redevelopment without additional evaluation or mitigation. We therefore seek a clear agreement for updated testing and, if necessary, additional remediation before demolition and redevelopment proceed.

Compatibility in Scale & Height

Second, we remain deeply concerned about the proposed height and scale. Two towers exceeding 400 feet would be clear outliers in relation to the surrounding area, the historic Judges Hill neighborhood, and the University of Texas Tower [307']. The City and the neighborhood have long recognized, and agreed in the Downtown Austin Plan, to preserve and respect lower heights and appropriate transitions. Allowing this project to exceed those expectations would effectively rewrite established standards while the broader Central Business District planning process is still underway.

For these reasons, I urge you to require a clear, enforceable process for any needed additional testing and remediation, and to accept the City staff's 200-foot recommendation for this site. That approach would better respect the surrounding neighborhood, the historic edge of Judges Hill, and the City's ongoing planning efforts.

Thank you for your time and consideration.

Sincerely,
Marisela Maddox
Judges Hill resident



From: [REDACTED]
To: Qadri, Zo; kirdk.watson@austintexas.gov; Rousselin, Jorge
Cc: [REDACTED]
Subject: Project SP-2026-0048C.CP
Date: Monday, March 9, 2026 11:42:12 AM

You don't often get email from mikebruemmer@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

Gentlemen,

I am writing to oppose any variances to current height restrictions on Project SP-2026-0048C.CP to be considered at the meeting on March 10th.

My family has resided in Judges Hill since 2014 and we support responsible development in an around our neighborhood. However, I strongly oppose any request for a height variance about the 120 ft standard for this project.

Sincerely,

Mike Bruemmer

Mike Bruemmer
He/Him/His
Phone-512-944-3389

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

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Case Number: SP-2026-0048C.CP
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: March 10, 2026, Planning Commission
March 26, 2026, City Council

Paul J Dunham
Your Name (please print)

I am in favor
 I object

601 W. 17th Street, Austin TX 78701
Your address(es) affected by this application (optional)

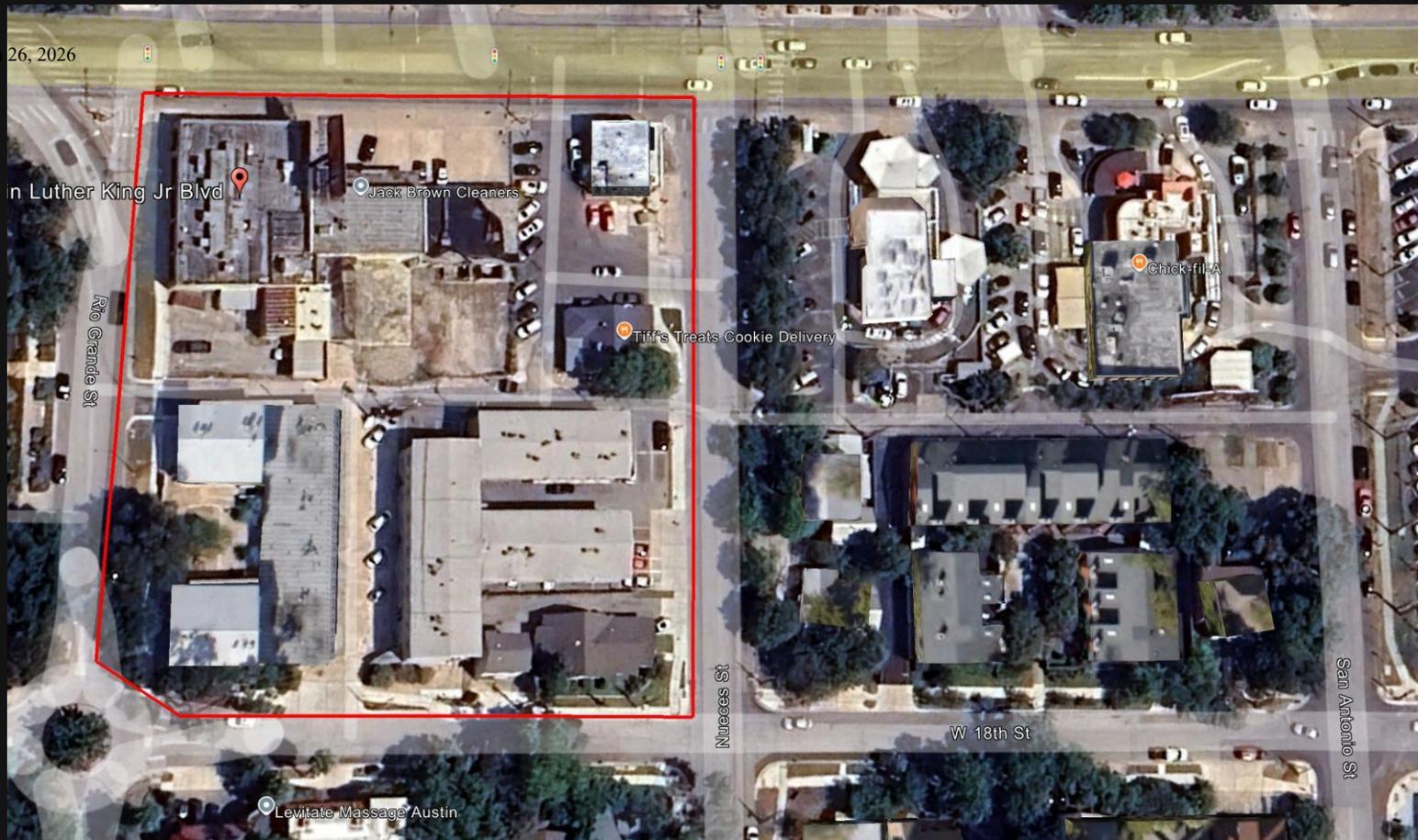
[Signature]
Signature

03-06-2026
Date

Daytime Telephone (Optional): _____

Comments: _____

If you use this form to comment, it may be returned to:
Austin Planning
Jorge E. Rousselin
P. O. Box 1088, Austin, TX 78767
Or email to: jorge.rousselin@austintexas.gov



Environmental Risks Jack Brown Cleaners Redevelopment

Presented by Brad Snow, P.E., P.G. - Snow Environmental Solutions, LLC

For Neighbors in Judge's Hill Neighborhood

Introduction

Brad Snow, P.E., P.G.

Self-employed environmental consultant with 44 years experience evaluating contaminated soil, groundwater, and surface water sites

Working with three interested neighbors

Assignment: evaluate potential environmental risks associated with redevelopment of the Jack Brown Cleaners site at 615 W. MLK, Jr., Austin

Focus on possible migration of dry cleaning chemical vapors from underlying soil and groundwater into current and future building (Vapor Intrusion)

Groundwater is Contaminated with Dry Cleaner Chemicals Concentrations Pose Human Health Risk via Inhalation of Indoor Air

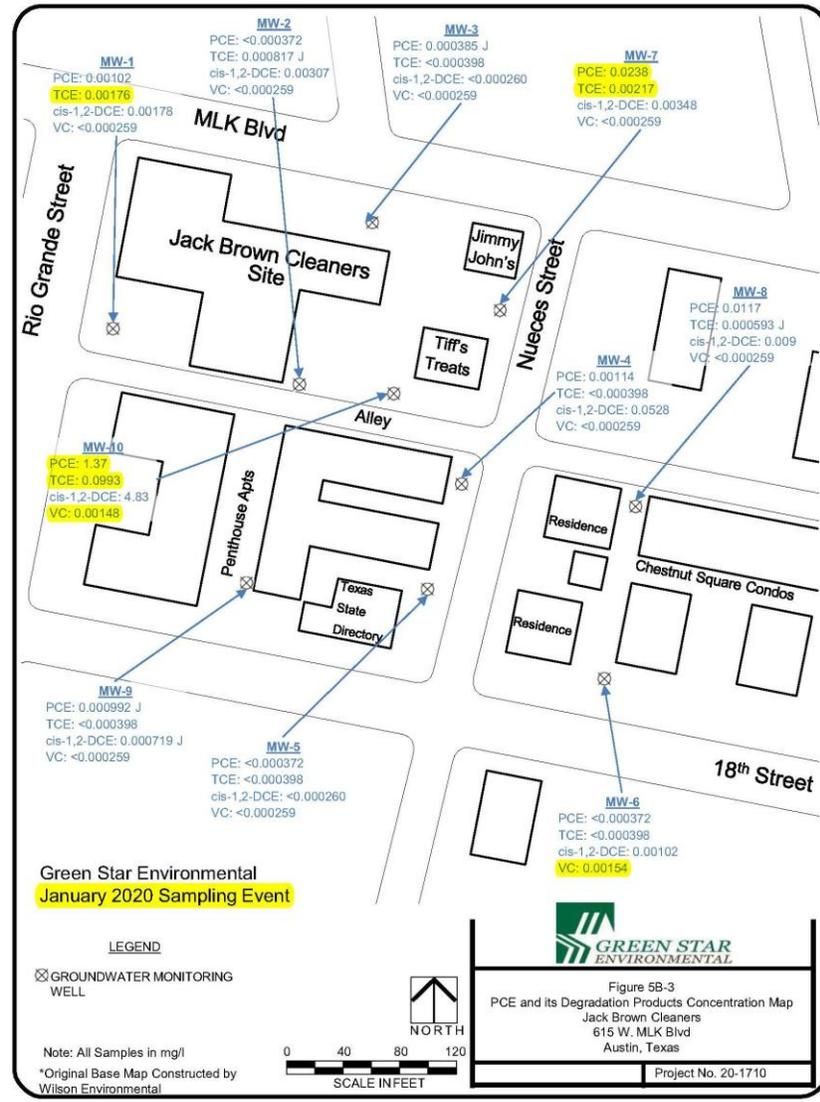
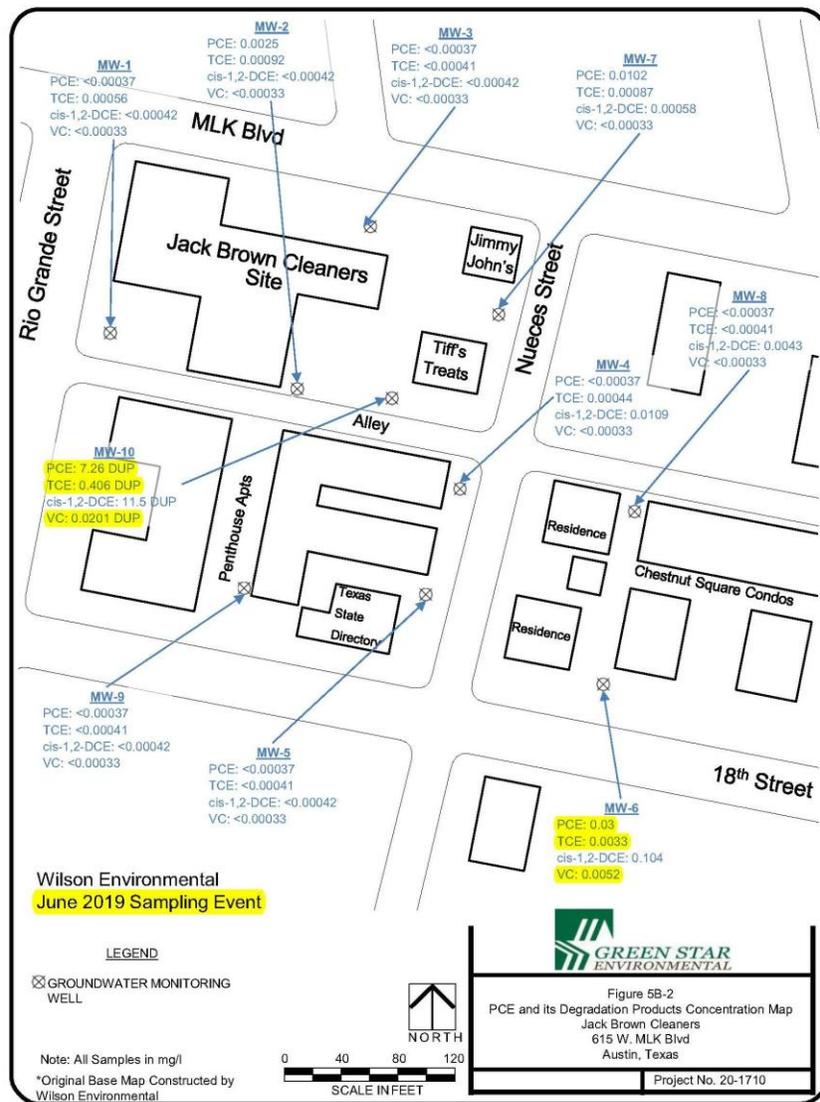
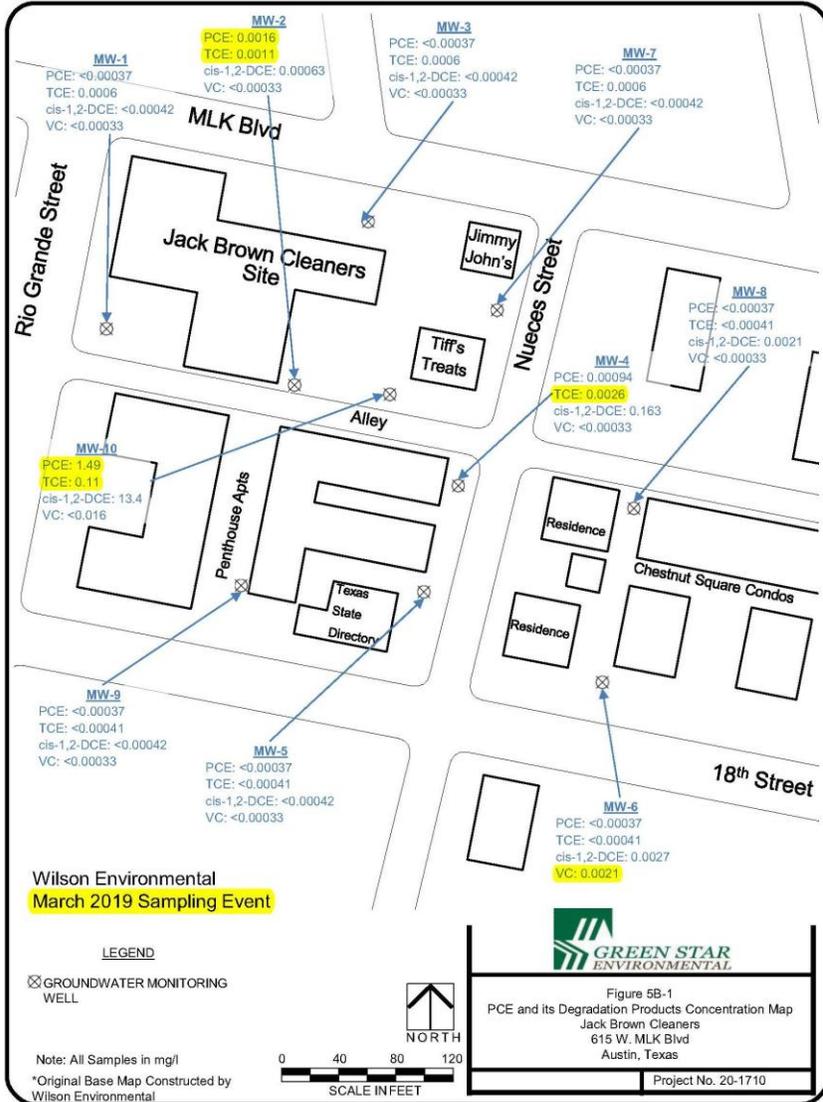
MAXIMUM GROUNDWATER CONCENTRATIONS vs. VAPOR INTRUSION SCREENING LEVELS

CHEMICALS OF CONCERN (COCs)	MAXIMUM CONCENTRATIONS			VAPOR INTRUSION SCREENING LEVELS	
	Well No.	Sample Date	Concentration, µg/L (ppb)	Resident VISL, µg/L	Max. Conc./VISL
Tetrachloroethene (PCE)	MW-10	9/29/2017	31,500	15	2,100 times
Trichloroethene (TCE)	MW-10	9/29/2017	1,690	1	1,690 times
Vinyl Chloride (VC)	MW-10	5/4/2017	59.2	0	∞ times

RECENT HIGH GROUNDWATER CONCENTRATIONS vs. VAPOR INTRUSION SCREENING LEVELS

CHEMICALS OF CONCERN (COCs)	MAXIMUM CONCENTRATIONS			VAPOR INTRUSION SCREENING LEVELS	
	Well No.	Sample Date	Concentration, µg/L (ppb)	Resident VISL, µg/L	Max. Conc./VISL
Tetrachloroethene (PCE)	MW-10	6/29/2019	7,260	15	484 times
Trichloroethene (TCE)	MW-10	6/29/2019	406	1	406 times
Vinyl Chloride (VC)	MW-6	6/29/2019	52	0	∞ times

Recent Groundwater Data (2019-2020) VISL Exceedances



Conclusions and Recommendations

Dry Cleaner Chemicals (PCE, TCE and VC) groundwater concentrations greatly exceed US EPA Vapor Intrusion Screening Levels by up to 2,100 times

Potential human health cancer risk of vapor intrusion into current and future buildings

Recommendations

1. Owner/Developer evaluate vapor intrusion risk by collecting site soil gas data, and/or
2. Install vapor barrier to prevent migration into future buildings; and
3. Apply an environmental restrictive covenant (ERC) on the property deed to:
 - a) Inform future owners of site conditions, and
 - b) Require vapor mitigation measures, as needed, to protect human health.
4. Request City to sign ERC to enforce the above provisions

Questions?

Contact

Brad Snow, P.E., P.G.
Snow Environmental Solutions, LLC
Austin, Texas
(512) 705-0010
brad@snowenv.com

From: [REDACTED]
To: [REDACTED]; Garcia, Ella; [REDACTED]
Cc: [Rousselin, Jorge](#)
Subject: Brad Snow presentation for Item 16 Jack Brown Cleaners property redevelopment
Date: Tuesday, March 10, 2026 2:50:59 PM
Attachments: [Brad Snow presentation .pdf](#)
[Brad Snow presentation .pptx](#)

Some people who received this message don't often get email from brad@snowenv.com. [Learn why this is important](#)

External Email - Exercise Caution

Hi Ella

Can you add the attached presentation (as PowerPoint and pdf) for Item 16 on tonight's agenda? If so, I will reference the slides during my presentation. Also, will I be able to advance the slides, or will someone else do that? Thanks. Please let me know if you have any questions.

Brad

Brad L. Snow, P.E, P.G
Snow Environmental Solutions, LLC
Austin, Texas
(512) 705-0010
[REDACTED]

From: Megan Meisenbach <meganmeisenbach05@gmail.com>
Sent: Tuesday, March 10, 2026 11:54 AM
To: Brad Snow <[REDACTED]>; Garcia, Ella <ella.garcia@austintexas.gov>; Stacey Berlow <[REDACTED]>; Jeff Harper <[REDACTED]>; Mark Seeger <[REDACTED]>; Jo Sue Howard <[REDACTED]>; Marisela Smookler <[REDACTED]>
Subject: A change in the order of speakers for Item 16 we now request this order

Hi Ella,
A slight change in order of speakers for Item 16. We now request this order:

Primary Speaker is Brad Snow (5 minutes)
Donated time for Mr. Snow from Stacey Berlow and Jeffrey Davies
Marisela Smookler

Donated time for Ms Smookler from Jeffrey Harper
Megan Meisenbach
JoSue Howard
Donated time from Mark Seeger
Thank you,
Megan

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"cybersecurity@austintexas.gov".

From: [Bill Schmidt](#)
To: [Rousselin, Jorge](#)
Subject: Fwd: Development of Jack Brown Cleaners property...SP-2026-0048C CP
Date: Tuesday, March 10, 2026 5:26:27 PM

You don't often get email from bill@billschmidtlaw.com. [Learn why this is important](#)

External Email - Exercise Caution

Sent from my iPad

Begin forwarded message:

From: Bill Schmidt <bill@billschmidtlaw.com>
Date: March 10, 2026 at 3:00:58 PM CDT
To: bc-jessica.cohen@austintexas.gov, bc-anna.lan@austintexas.gov, bc-imad.ahmed@austintexas.gov, bc-casey.haney@austintexas.gov, bc-alice.woods@austintexas.gov, bc-nadia.ramirez@austintexas.gov, c-josh.hiller@austintexas.gov, bc-danielle.skidmore@austintexas.gov, bc-brian.bedrosian@austintexas.gov, bc-chris.gannon@austintexas.gov, bc-peter.breton@austintexas.gov, bc-adam.powell@austintexas.gov, bc-felicity.maxwell@austintexas.gov, bc-candace.hunter@austintexas.gov
Subject: **Development of Jack Brown Cleaners property**

Dear Planning Commisioners:

It has come to my attention that the Planning Commission and ultimately the City Council will be considering a proposal to allow an increase height limit from 120' to 450' for the development of the subject property. This extreme height allowance would create an eyesore and be an extreme anomaly for the areas of west campus, Capitol and government offices as well as the historic neighborhood of Judges Hill and all the businesses that service these vital areas. This property is located on MLK which is one of the major east-west feeds to this area. Traffic is already burdensome on this narrow roadway. Did you know that in this area just west of Guadalupe and adjacent to the subject property, a fast food restaurant already has to employ traffic direction to enter and exit its drive through? A massive increase in occupancy of the subject property will destroy the character, functionality and accessibility of this uniquely significant area of central Austin. There are other places downtown and around Austin more appropriate for skyscrapers and high density development. Your sound consideration of these concerns will be appreciated.

Bill Schmidt
707 W 18th Street

Austin, Texas. 78701
(512)789-0953

Sent from my iPad

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From: [Greg Anderson](#)
To: [Rousselin, Jorge](#); [Woods, Alice - BC](#); [Haney, Casey - BC](#); [Breton, Peter - BC](#); [Gannon, Chris - BC](#); [Powell, Adam - BC](#); [Bedrosian, Brian - BC](#); [Skidmore, Danielle - BC](#); bc-joshua.hiller@austintexas.gov; [Ramirez, Nadia - BC](#); [Ahmed, Imad - BC](#); [Harden, Joi](#); [DeMayo, Mandy](#)
Subject: Item 16 SP-2026-0048C.CP — Serious concern with staff's 200' alternate recommendation
Date: Tuesday, March 10, 2026 6:40:57 PM

You don't often get email from greg@walkableaustin.org. [Learn why this is important](#)

External Email - Exercise Caution

Commissioners and staff,

I was genuinely shocked to see staff offer a 200-foot alternate recommendation on this case.

This tower would add much-needed housing in one of the most appropriate places in the city for it: near UT, near downtown, and in a location where people can realistically live with less dependence on a car. That is exactly the kind of outcome Austin should be enabling. There is also a substantial body of research showing a positive correlation between students living close to campus and improved academic outcomes, including higher GPAs, which makes housing near UT especially valuable.

The stated rationale is also hard to square with the facts. Staff says the recommendation is based in part on UNO and other recent entitlement trends, but UNO has allowed 300 feet since 2019, and staff has recently proposed going far beyond that in the UNO update process after Planning Commission initiated unlimited height. So why, of all places, would we be limiting housing here?

This recommendation feels dramatically out of step with both current policy direction and common sense. If Austin is serious about adding housing in walkable, transit-supportive, centrally located areas, then this is the wrong place to impose an arbitrary downshift.

I hope the Commission gives little weight to this alternate recommendation.

Best,
Greg Anderson

Staff offers an **alternate recommendation of 200 feet maximum building height and the corresponding FAR**. This recommendation is based on an analysis of existing land use patterns, entitlement trends, and recent Council actions, particularly within the [University Neighborhood Overlay \(UNO\)](#) and the ETOD/DBETOD overlays, where maximum heights can reach up to 175 feet through density bonus programs.

chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://services.austintexas.gov/edims/document.cfm?id=468532

Greg Anderson
M: 512.426.1041
greg@walkableaustin.org

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report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at
"cybersecurity@austintexas.gov".

From: [REDACTED]
To: [Cohen, Jessica - BC](#); [Lan, Anna - BC](#); [Ahmed, Imad - BC](#); [Haney, Casey - BC](#); [Woods, Alice - BC](#); [Ramirez, Nadia - BC](#); c-josh.hiller@austintexas.gov; [Skidmore, Danielle - BC](#); [Bedrosian, Brian - BC](#); [Gannon, Chris - BC](#); [Breton, Peter - BC](#); [Powell, Adam - BC](#); [Maxwell, Felicity - BC](#); [Hunter, Candace - BC](#); [Rousselin, Jorge](#); [Garcia, Ella](#)
Subject: Item 16 TCE is Trichloroethylene .TCE has health risks :liver cancer, kidney cancer, lymphoma, etc. damages the central nervous system & causes fetal heart defects
Date: Tuesday, March 10, 2026 12:46:48 PM
Attachments: [tce-fact-sheet.pdf](#)

External Email - Exercise Caution

Dear Planning Commissioners,

Thank you for your time and service to the City of Austin.

In Item 16 you will be deciding on higher density for a future residential building that will sit on dangerous contamination from a dry cleaning plant. The contamination is from Trichloroethylene and its byproducts.

In December 2024, EPA issued a final rule regulating TCE (Trichloroethylene) under the Toxic Substances Control Act to protect people from health risks including liver cancer, kidney cancer, non-Hodgkin's lymphoma and more. The EPA Fact Sheet is attached below. TCE also causes damage to the central nervous system, liver, kidneys, immune system, reproductive organs, and causes fetal heart defects. The developer for this project, Leah Bojo, has offered the concerned neighbors an agreement to study and remove or install barriers between the danger and the building. The agreement is still in progress as of this email.

Sincerely,
Megan Meisenbach

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What is Trichloroethylene (TCE)?

Trichloroethylene (CASRN 79-01-6) – also called TCE – is a nonflammable, colorless liquid and a volatile chemical with a somewhat sweet odor. TCE is used in a variety of industrial, commercial, and consumer applications including in industrial cleaning and degreasing, lubricants, adhesives and sealants, paints and coatings, automotive care products, cleaning and furniture care products, and other miscellaneous products.

In December 2024, EPA issued a [final rule](#) regulating TCE under the Toxic Substances Control Act (TSCA) to protect people from health risks including liver cancer, kidney cancer, and non-Hodgkin's lymphoma. TCE also causes damage to the central nervous system, liver, kidneys, immune system, reproductive organs, and causes fetal heart defects.

Who is subject to the TCE regulation?

Anyone who manufactures (including imports), processes, distributes in commerce, uses, or disposes of TCE or products containing TCE may be impacted by EPA's regulation of the chemical. The table below is a summary of key points; full details are in the [final rule](#).

What is the TCE regulation¹ under TSCA?

All uses of TCE are eventually prohibited.

Workplace Chemical Protection Program

A workplace chemical protection program (WCPP) is required for a limited number of conditions of use of TCE where a phase-out will take longer than one year. Some of these uses include:

- Domestic manufacturing.
- Import.
- Processing as a reactant/intermediate.
- Processing into formulation, mixture or reaction product.
- Recycling.
- Use as a processing aid in select manufacturing applications.
- Use as an adhesive and sealant for essential aerospace applications.
- Use in batch vapor degreasing for land-based DoD defense systems.
- Use as a solvent in closed-loop batch vapor degreasing for rayon fabric scouring for end use in rocket booster nozzle production.
- Use in closed-loop or open-top batch vapor degreasing for essential aerospace parts and narrow tubing used for medical devices.
- Use for vessels of the Armed Forces and their systems.
- Use as a solvent in closed-loop vapor degreasing necessary for rocket engine cleaning.
- Certain types of disposal.

The WCPP requires owners and operators of facilities using TCE to meet new inhalation exposure limits (e.g., interim ECEL: 0.2 ppm as an 8-hour TWA). Additional details on the WCPP requirements and compliance timeframes are available on page 3.

Prohibitions for Consumer Uses

Manufacturing TCE for consumer uses is prohibited after **March 17, 2025**. Processing and distributing TCE for consumer uses is prohibited after **June 16, 2025**.

Prohibitions for Industrial and Commercial Uses

Manufacturing TCE for industrial and commercial uses is prohibited after **March 17, 2025**. Processing TCE for industrial and commercial uses is prohibited after **June 16, 2025**, and industrial and commercial uses of TCE are prohibited after **September 15, 2025**. Select uses may continue temporarily under an extended phase-out or TSCA Section 6(g) exemption.

Regulatory Threshold

Products containing TCE up to 0.1% by weight are excluded from this regulation.

Other Workplace Controls

There are other workplace controls for use in energized electrical cleaner and disposal at cleanup sites and water treatment facilities (see § 751.317 and § 751.319).

¹ Details of these requirements, including longer phases-outs and time-limited section 6(g) exemptions, are in 40 CFR Part 751, subpart D, available at <https://www.federalregister.gov/documents/2024/12/17/2024-29274/trichloroethylene-tce-regulation-under-the-toxic-substances-control-act-tsca> and <https://www.ecfr.gov/current/title-40/part-751>.

Compliance Timelines for Prohibitions

EPA prohibits the manufacturing (including importing), processing, and distribution in commerce of TCE for all uses. The final rule imposes prohibitions in a staggered timeframe, beginning at the top of the supply chain.¹

Requirement	Compliance Date
Prohibition on manufacturing (including importing)	
All persons are prohibited from manufacturing (including importing) TCE except for certain uses (see § 751.305(b)(1)).	March 17, 2025
Prohibition on processing and distribution in commerce	
All persons are prohibited from processing TCE and distributing TCE in commerce, including any TCE-containing products, except for certain uses (see § 751.305(b)(2)).	June 16, 2025
Prohibition on industrial and commercial use	
All persons are prohibited from industrial or commercial use of TCE, including any TCE-containing products, except for certain uses (see § 751.305(b)(3)).	September 15, 2025
Prohibition on certain types of disposal	
All persons are prohibited from disposal of TCE wastewater to industrial pre-treatment, industrial treatment, or publicly owned treatment works except for certain uses (see § 751.305(b)(4)).	September 15, 2025
Prohibition on manufacturing (including importing), processing and use for vapor degreasing	
<ul style="list-style-type: none"> All persons are prohibited from manufacturing (including importing) TCE for industrial and commercial use for batch vapor degreasing in open-top and closed-loop degreasing equipment except for certain uses (see § 751.305(b)(5)). 	June 16, 2025
<ul style="list-style-type: none"> All persons are prohibited from processing TCE for industrial and commercial use for batch vapor degreasing in open-top and closed-loop degreasing equipment except for certain uses (see § 751.305(b)(6)). 	September 15, 2025
<ul style="list-style-type: none"> All persons are prohibited from the industrial and commercial use of TCE for batch vapor degreasing in open-top and closed-loop degreasing equipment except for certain uses (see § 751.305(b)(7)). 	December 18, 2025
Prohibition on manufacturing (including importing) and processing for use as a processing aid	
<ul style="list-style-type: none"> All persons are prohibited from manufacturing (including importing) TCE for the industrial and commercial use of TCE as a processing aid in: process solvent used in battery manufacture; process solvent used in polymer fiber spinning, fluoroelastomer manufacture and Alcantara manufacture; extraction solvent used in caprolactam manufacture; precipitant used in beta-cyclodextrin manufacture; except for certain uses (see § 751.305(b)(8)). 	June 10, 2026
<ul style="list-style-type: none"> All persons are prohibited from processing for and the industrial and commercial use of TCE as a processing aid in: process solvent used in battery manufacture; process solvent used in polymer fiber spinning, fluoroelastomer manufacture and Alcantara manufacture; extraction solvent used in caprolactam manufacture; precipitant used in beta-cyclodextrin manufacture; except for certain uses (see § 751.305(b)(9)). 	December 18, 2026
Prohibitions with longer phaseout timeframes and TSCA section 6(g) exemptions	
For manufacturing, processing, distribution in commerce, use, and disposal of TCE under an extended phase-out or TSCA Section 6(g) exemption under which TCE may be used, in conjunction with workplace controls, for longer timeframes until prohibitions.	see § 751.305-325

¹ **This is not an exhaustive list.** For a list of all timeframes, please consult the final rule, 40 CFR Part 751, subpart D, available at <https://www.federalregister.gov/documents/2024/12/17/2024-29274/trichloroethylene-tce-regulation-under-the-toxic-substances-control-act-tsca> and <https://www.ecfr.gov/current/title-40/part-751>.

Compliance Timelines* for the Workplace Chemical Protection Program until Prohibition

Initial Monitoring	Exposure Limits and Dermal Protections	Workplace Information and Training Program	Exposure Control Plan	Other Exposure Monitoring
<p>Complete initial monitoring within 180 days, or within 30 days of initiating use.</p> <p>Demarcate regulated area within 90 days of initial monitoring data.</p> <p>Provide respiratory protection within 90 days of initial monitoring data.</p> <p><u>Existing Facilities</u> Before June 16, 2025 (180 days after final rule publication).</p> <p><u>Facilities with New TCE Use</u> Within 30 days of initiating use.</p>	<p>Ensure that TCE inhalation exposures do not exceed the interim ECEL for all potentially exposed persons (e.g., workers and others in the workplace).</p> <p>Provide respiratory and/or dermal protection as applicable.</p> <p><u>Existing Facilities</u> Before September 15, 2025 (270 days after final rule publication).</p> <p><u>Facilities with New TCE Use</u> Within 90 days after receipt of any exposure monitoring that indicates exposures above the interim ECEL.</p>	<p>Develop and implement a program to train potentially exposed persons (e.g., workers and others in the workplace) on the rule's requirements.</p> <p>Ensure participation in a training and information program for potentially exposed persons by September 15, 2025 (270 days after final rule publication).</p>	<p>Develop and implement an exposure control plan within 1 year, or before December 18, 2025.</p> <p>Notify potentially exposed persons of completion of exposure control plan within 30 days of its completion.</p> <p>Provide requested records by a potentially exposed person within 15 days of request.</p> <p>Update Exposure Control Plan at least every 5 years or when circumstances change significantly.</p>	<p><u>Periodic Monitoring</u> Conduct at a minimum every 5 years but could occur as frequently as every 90 days, dependent upon initial monitoring results.</p> <p><u>As Needed Monitoring</u> Conduct additional monitoring within 30 days after any change that may reasonable be expected to introduce new or additional sources of TCE exposure or where there is a reason to believe exceedances of the interim ECEL level have occurred.</p>

* There are longer timeframes for Federal agencies and contractors acting for or on behalf of those agencies. See final rule for details.

For More Information

- For information or questions on the regulation of TCE under TSCA, and for additional compliance guidance that the EPA intends to release, visit <https://www.epa.gov/assessing-and-managing-chemicals-under-tsca/risk-management-trichloroethylene-tce> or contact TCE.TSCA@epa.gov.
- For general questions and document requests about TSCA requirements, contact the TSCA Hotline at (800)-471-7127 or tsc-hotline@epa.gov.
- To read a non-technical summary of the risk evaluation for TCE, visit https://www.epa.gov/system/files/documents/2023-01/TCE_Non%20Technical%20Summary_12-21-22-final-v2.pdf.
- For general information or questions on environmental regulations and compliance for small business owners, visit <https://www.epa.gov/resources-small-businesses> or contact asbo@epa.gov. The National [SBEAP Program](#) also provides one-on-one compliance assistance [in most states](#).

From: [REDACTED]
To: [REDACTED]; Garcia, Ella; [REDACTED]
Cc: [Rousselin, Jorge](#)
Subject: Brad Snow presentation for Item 16 Jack Brown Cleaners property redevelopment
Date: Tuesday, March 10, 2026 2:50:59 PM
Attachments: [Brad Snow presentation .pdf](#)
[Brad Snow presentation .pptx](#)

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External Email - Exercise Caution

Hi Ella

Can you add the attached presentation (as PowerPoint and pdf) for Item 16 on tonight's agenda? If so, I will reference the slides during my presentation. Also, will I be able to advance the slides, or will someone else do that? Thanks. Please let me know if you have any questions.

Brad

Brad L. Snow, P.E, P.G
Snow Environmental Solutions, LLC
Austin, Texas
(512) 705-0010
[REDACTED]

From: Megan Meisenbach <meganmeisenbach05@gmail.com>
Sent: Tuesday, March 10, 2026 11:54 AM
To: Brad Snow <[REDACTED]>; Garcia, Ella <ella.garcia@austintexas.gov>; Stacey Berlow <[REDACTED]>; Jeff Harper <[REDACTED]>; Mark Seeger <[REDACTED]>; Jo Sue Howard <[REDACTED]>; Marisela Smookler <[REDACTED]>
Subject: A change in the order of speakers for Item 16 we now request this order

Hi Ella,
A slight change in order of speakers for Item 16. We now request this order:

Primary Speaker is Brad Snow (5 minutes)
Donated time for Mr. Snow from Stacey Berlow and Jeffrey Davies
Marisela Smookler

Donated time for Ms Smookler from Jeffrey Harper
Megan Meisenbach
JoSue Howard
Donated time from Mark Seeger
Thank you,
Megan

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