

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

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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

**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".

### 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](http://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)

[Signature]  
Signature

03-06-2026  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
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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](mailto:jorge.rousselin@austintexas.gov)



## PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR DOWNTOWN DENSITY BONUS

**Mailing Date: February 27, 2026**

**Case Number: SP-2026-0048C.CP**

Este aviso le informa de una audiencia pública tratando de un cambio de derechos de desarrollo urbano dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-1243.

The City of Austin is sending this letter to inform you that we have received an application for the **Proposed Change** seeking to increase the maximum floor-to-area ratio (FAR) and maximum building height at the **Project Location** identified in **Case Number: SP-2026-0048C.CP**, which requires a public hearing at both the Planning Commission and at City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet, of the Project Location, be notified of the Proposed Change and of the public hearings at the Planning Commission and at City Council.

<b>Project Location:</b>	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
<b>Owner:</b>	The 1806 Group LP; Jack Brown Family II Limited Partnership; Triple Play Properties LTD; and Scott Sayers
<b>Applicant:</b>	Leah M. Bojo, Drenner Group, (512) 807-2900

**Proposed Change:**

Increase Floor Area Ratio (FAR) and building height beyond Administrative Allowance under City Code Section 25-2-586 (*Downtown Density Bonus Program*)

**Tract 1:**

**From:** 5:1 FAR and 120 feet maximum building height

**To:** 20:1 FAR and 445 feet maximum building height

**Tract 2:**

**From:** 5:1 FAR and 120 feet maximum building height

**To:** 20:1 FAR and 445 feet maximum building height

**Case Number: SP-2026-0048C.CP** is scheduled to be heard by the **Planning Commission** on **March 10, 2026**, beginning at 6:00 p.m. The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street and **online** viewable at <http://www.atxn.tv>.

To view this Planning Commission Public Hearing, you may either attend virtually by viewing the meeting online or by going to City Hall at 301 West 2<sup>nd</sup> Street and attending in-person. To speak at this Public Hearing, either in-person or virtually, you must register in advance. For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the Planning Commission website: <http://www.austintexas.gov/content/planning-commission>.

**Case Number: SP-2026-0048C.CP** is scheduled to be heard by the **City Council** on **March 26, 2026**, beginning at 10:00 a.m. The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street and **online** viewable at <http://www.atxn.tv>.