

DRENNER GROUP

June 4, 2025

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Re: Commitments in conjunction with Zoning Case C14-2024-0155

To Council Member Qadri and staff,

We understand that there is community concern with regard to development and the slope located on our property at 1501-1603 Shoal Creek Boulevard, the subject of Zoning Case C14-2024-0155. We have been working with a small group of neighbors since before the application was submitted and will continue to work with them through the next steps of the development process. We provided the Planning Commission-requested geotechnical study and have discussed the concerns with the geotechnical engineer who produced the study. Since further investigation depends on the development moving forward to the construction phase, we are submitting the below commitments, to take place as development proceeds.

- Complete additional geotechnical assessment via additional borings nearer to the slope and engagement with a structural engineer to further confirm retaining wall design and slope stability;
- offer quarterly meetings with neighborhood working group via Paul Gosselink, as point of contact, for review and input until site development permit is approved; and
- respond at least bi-weekly to neighborhood feedback to further geotechnical and slope assessments, as well as project design, until development permit is approved.

Thank you for the time that you have put into this retail waiver and -MU request. While these commitments are not specifically related to the rezoning requests for a retail waiver and -MU subdistrict, we understand that there is anxiety generally with the redevelopment of this site and therefore are willing to accommodate these requests.

Sincerely,

