**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

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| **COMMISSION MEETING DATE:** | December 2, 2026 |
| **NAME & NUMBER OF PROJECT:** | Bolm Riverfront District West - Block 1, SP-2025-0301C |
| **NAME OF APPLICANT OR ORGANIZATION:** | Elizabeth Linton, Pape-Dawson Engineers |
| **LOCATION:** | 827 Ed Bluestein Boulevard Northbound, Austin, Texas, 78721 |
| **COUNCIL DISTRICT:** | 3 |
| **ENVIRONMENTAL REVIEW STAFF:** | David Michael, Environmental Review Specialist, Development Services Department, 512-974-2263, david.michael@ausitntexas.gov |
| **WATERSHED:** | Colorado River Watershed |
| **REQUEST:** | Request to vary from Land Development Code (LDC) 25-8-261 to allow biofiltration ponds to be placed in the 100-year floodplain within the Critical Water Quality Zone in a Suburban watershed |

**STAFF RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact to have been met.

**STAFF CONDITIONS:**

1. Stormwater discharges to the Colorado River must utilize protective works sufficient to prevent an erosive condition as determined by the Director of Watershed Protection.
2. Floodplain restoration must be provided at a 2:1 ratio as per Environmental Criteria Manual (ECM) 1.7.5 in an area mutually agreed upon by staff and applicant. Restoration must include reforestation of canopy-deficient areas and invasive plant management.
3. Any exposed spoils must be removed within the project area.
4. Erosion control measures must be installed to prevent runoff or movement of spoils from any unreclaimed portions of the site into the project area.