September 30, 2026

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Pape-Dawson Engineers (Elizabeth "Libby" Linton)
Street Address	10801 North Mopac Expressway, Building 3, Suite 200
City State ZIP Code	Austin, Texas 78759
Work Phone	(512) 454-8711
E-Mail Address	llinton@pape-dawson.com

Variance Case Information

Case Name	Bolm Riverfront District West Block 1
Case Number	SP-2025-0301C
Address or Location	827 ED BLUESTEIN BLVD. AUSTIN, TEXAS, 78721
Environmental Reviewer Name	David Michael
Environmental Resource Management Reviewer Name	
Applicable Ordinance	COA LDC Section 25-8-261
Watershed Name	Colorado River Watershed
Watershed Classification	☐Urban ☒ Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

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Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ☒ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes ☒ No
Distance to Nearest Classified Waterway	0’
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references): COA LDC Section 25-8-261

Impervious cover	Existing	Proposed
square footage:	1,429,683	1,802,643
acreage:	32.82	41.38
percentage:	54%	58%

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The site is a total of 71.358 acres. The site is currently developed as an asphalt manufacturing plant. The overall site is proposed to be redeveloped as mixed use development. This site plan includes the development of the AE substation and multifamily residential uses on the site. The site is zoned Limited Industrial Service – Planned Development Area (LI-PDA) per Ordinance No. 20240404-073. There is a total of 590 trees on site with a diameter of 8 inches or greater. Slopes on site range from 0.00% to 788,946.53% and the elevation on site ranges from 410 to 465 feet above sea level. According to Travis County, a FEMA designated 100-year floodplain is located within the property line for this development. A Flood Study has been approved by the City of Austin with SP-89-0102(R1), and a FEMA LOMR (Case No. 25-062290P) is in process to correct the limits of the floodplain on-site to reflect current modeling of the existing conditions of the floodplain. The CWQZ on-site will be updated to reflect the floodplain modeling. Two wetlands have been identified on site. An administrative variance to reduce the CEF buffer is being submitted with the site plan application for this site. The Erosion Hazard Zone for the Colorado River extends onto the proposed development. A Level 2 Erosion Hazard Zone analysis has been conducted by Balcones Geotechnical, LLC to assess the existing site conditions and slope stability. The results of the EHZ analysis confirmed that a slope of 3:1 up from the point of depth of scour (set at the OHWM) can be used. Using this information, a

	proposed EHZ limit is shown throughout the plan set	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	A variance is being requested to Land Development Code Section 25-8-261 to allow biofiltration ponds to be placed in the 100-yr floodplain within the Critical Water Quality Zone in a Suburban watershed and required grading to provide positive drainage.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No

The AWU Facility immediately adjacent to this development proposes a wet pond in a similar location. Per coordination with ABIA, the Bolm Riverfront District is not allowed to propose wet ponds due to concerns with wildlife (birds). A biofiltration pond is proposed with this development due to the ABIA restriction. Approval of this variance would allow this applicant the same privilege available to the adjacent owner.

2. The variance:

a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No

This water quality pond is proposed to replace an existing nuisance pond on-site in an effort to facilitate reclamation efforts as this site was a permitted, active mining operation for the last 60+ years. The floodplain was previously along the southern property line prior to the mining operation and is now well within the property. Without the proposed pond in this location, the applicant would have to either

1. leave the nuisance pond/ponding in place; or
2. fill in the floodplain to remove the nuisance pond, avoid ponding, and maintain positive drainage.

The water quality pond in this location allows less fill in the floodplain, eliminates the ponding water, allows for reclamation and revegetation with native plantings.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No

This proposed water quality pond location allows for minimum floodplain impact on the property and minimum code deviation as the work required to fill the nuisance pond onsite would have a greater impact on the floodplain and require additional mitigation efforts beyond what is triggered by the water quality pond in this location.

c) Does not create a significant probability of harmful environmental consequences.

Yes / No

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2. fill in the floodplain to remove the nuisance pond, avoid ponding, and maintain positive drainage.

The water quality pond in this location allows less fill in the floodplain, eliminates the ponding water, allows for reclamation and revegetation with native plantings. This pond location is proposed to reduce harmful environmental consequences and restore site conditions and natural vegetation after the mining efforts onsite.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No

Yes, the proposed water quality pond is designed to current green water quality control standards and has been reviewed by City of Austin Water Quality staff.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No

Yes, see above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No

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3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes/ No

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**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter