

**MINUTES OF THE AIRPORT  
BOARD OF ADJUSTMENT SPECIAL MEETING**

Wednesday, February 21, 2024  
Council Chambers, Public Level, City Hall Annex, 900 Bagby Street, Houston, TX  
6:00 p.m.

**CALL TO ORDER**

**Thomas Seymour, Board Chair, called the meeting to order at 6:02 p.m. with a quorum present.**

Thomas Seymour – board chairman  
Lee Allen Krause  
Bridgette Horton  
Ann Collum  
John Martinec  
Benjamin McCray (non-voting member)  
Bennie Trujillo – Board Secretary

**HOUSTON TELEVISION STAFF**

Gabriela Finney

**HOUSTON AIRPORT SYSTEM STAFF**

Bill Zrioka  
Bennie Trujillo

**CITY OF HOUSTON ATTORNEY**

Kim Mickelson

**I. SECRETARY'S REPORT**

Presenter: Bennie Trujillo, Board Secretary. Introduction of the items to be considered at the meeting included the approval of the minutes from the May 30, 2023 Board of Adjustment meeting and Airport Compatible Land Use Ordinance Variance Request HAS 2024-LV15.

**II. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM MAY 30, 2023 AIRPORT BOARD OF ADJUSTMENT MEETING**

Board Action: Board members present approved minutes from the May 30, 2023 Board of Adjustment meeting at 6:04 p.m.

Motion: **John Martinec**    Second: **Lee Krause**    Vote: **Unanimous**    Abstaining: **None**

**III. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2024-LV15**

Presenter: Bill Zrioka, HAS Deputy Assistant Director. Presentation of Variance Request HAS 2024-LV15 by Donna Rickenbacker for DWR Development to construct a multi-family residential use northeast of the intersection of Bellfort Street and Nunn Street near William P. Hobby Airport. Acting Board Chairman Thomas Seymour opened the public hearing at 6:15 PM.

Donna Rickenbacker requested a variance from the Airport Compatible Land Use Ordinance in order to construct a multi-family residential development on an approximately 7.1-acre parcel located northeast of the intersection of Bellfort Street and Nunn Street near William P. Hobby Airport.

Board Chairman Thomas Seymour asked HAS Deputy Assistant Director Bill Zrioka if there were any speakers or submitted comments on this variance request. Bill Zrioka responded that there were no other speakers.

Board Member Collum asked how many units the are proposed for the development. The applicant responded that the proposal is to have 120 units.

Board Member Collum asked if the applicant has met with the surrounding neighborhoods. The applicant responded that she has met with the council member and held a meeting with neighbors and distributed literature pertaining to the development.

Board Member Krause asked what types of sound attenuation improvements the applicant has done to the structure to reduce noise inside the units. The applicant stated that the development is still in the early design stages and sound attenuation requirements have yet to be addressed. The applicant added if the variance was granted, the construction will adhere to sound attenuation requirements.

Board Member Martinec asked what the applicant was committing to in relation to the execution of an avigation easement. HAS Staff Member Zrioka responded that the avigation easement is a condition the applicant must execute for the granting of the variance.

Board Member Collum asked if the council member was at the applicant's neighborhood meeting. The applicant answered that they were. Board Member Collum asked what the back of the proposed development would contain that faces the single-family homes. The applicant said parking. Board Member Collum responded that would be bad for the neighbors. The applicant said that it would be fully fenced. Council Member Collum responded that a fence doesn't stop noise.

Board Chairman Thomas Seymour asked the board if there was a motion to close the public hearing.

A motion was made to close the public hearing.

Motion: **Lee Krause** Second: **Bridgette Horton** Vote: **Unanimous** Abstaining: **None**

Board Chairman Thomas Seymour closed the public hearing at 6:24 p.m.

**IV. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2024-LV15**

There was no further discussion by the board on this request. Board Chairman Thomas Seymour asked for a motion on the variance request.

Board Member John Martinec motioned to approve the variance request with the condition that the applicant incorporate sound attenuation construction measures in the proposed multi-family residential development and sign an avigation easement and release to the City of Houston.

Board Member Lee Krause seconded the motion.

Motion: **John Martinec** Second: **Lee Krause** Vote: **Unanimous** Abstaining: **None**

Board Action: Motion for approval was granted for variance request HAS 2024-LV15 by a vote of 5-0.

**V. ADJOURN**

There being no further business before the Board, Acting Board Chairman Thomas Seymour adjourned the meeting at 6:27 p.m.

Motion: **Lee Krause** Second: **Ann Collum** Vote: **Unanimous** Abstaining: **None**

**MINUTES APPROVED ON August 20, 2024**

  
\_\_\_\_\_  
Thomas Seymour, Board Chair

  
\_\_\_\_\_  
Bennie Trujillo, Board Secretary