

## AIRPORT BOARD OF ADJUSTMENT

ORDER OF DECISION— ON FILE NO. HAS 2023-LV 14

Date: May 30, 2023

The Airport Board of Adjustment held a meeting on May 30, 2023 to hear a request for a variance from Section(s) 9-503 and 9-782 of the Airport Compatible Land Use Regulations Ordinance to allow for the construction of multifamily residential property located at:

0 Alameda Genoa Road, near Hobby Airport. Parcel ID 129850010005

The meeting was called to order at 6:00 PM with the following board members in attendance:

Thomas Seymour (acting), Chair

Lee Allen Krause

Ann Collum

John Martinec

Bennie Trujillo, Secretary

The public hearing on this item was opened at approximately 6:06 AM and closed by the chair following conclusion of all public comments. Bill Zrioka, representing Houston Airport System made opening comments and presented the staff report. Ankit Saroliya, on behalf of Shivam Vakil, presented the request for the variance. n/a, an n/a, presented his findings and evidence to support the variance. There were no other speakers. The recording of the hearing, and exhibits received are included in the case file.

Following the presentation of evidence and discussion by the Board, Board Member Matinec made a motion, to grant the request by the applicant:

### MOTION:

To grant variance HAS 2023-LV 14, approving the requested variance and allow construction of multifamily residential property located approximately at 0 Alameda Genoa Road, near Hobby Airport. Parcel ID 129850010005 conditioned on incorporation of sound attenuation measures. All construction to be completed in accordance with this variance and in compliance with all other city regulations and ordinances.

FINDINGS:

The Board finds that granting the variance is appropriate based on the evidence presented during the hearing. The Board specifically finds:

The 2015 Hobby Master Plan Update contains updated future 65 DNL noise contours for the year 2030 and these contours are substantially less extensive in area. Historical trends have not demonstrated what the 2003 estimates predicted possibly because of slower air volume traffic growth, changes in flight operation hours or other factors such as technological advances in jet engine performance reducing noise. Therefore, the applicant's proposed multi-family project would be outside the future 65 DNL noise contour and, in turn, outside of Tier One and in Tier Two if the Airport Compatible Land Use Ordinance were to be amended to reflect the noise contour change. Multi-family is allowed in Tier Two with sound attenuation measures.

The Board further finds that granting the variance under these circumstances will result in substantial justice being done, not be contrary to the public interest, and is in accordance with the spirit of the airport hazard ordinance.

The motion was seconded by Board Member Krause.

A roll call vote was taken by the Board Chair, as recorded below:

MEMBER	VOTE
Thomas Seymour (acting)	Aye
Lee Allen Krause	Aye
Ann Collum	Aye
John Martinec	Aye
Bennie Trujillo, Secretary	n/a

The Motion was granted, by a unanimous vote and the applicant's request for variance was approved. This Order shall be entered into the Board's Records as of this 30th day of May, 2023.

Thomas Seymour (act), Chairman  
AIRPORT BOARD OF ADJUSTMENT  
HOUSTON AIRPORT SYSTEM  
CITY OF HOUSTON

ATTEST:

Bennie Trujillo, Secretary