

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

Wednesday, April 13, 2022
Council Chambers, Public Level, City Hall Annex, 900 Bagby Street, Houston, TX
6:00 p.m.

CALL TO ORDER

John Martinec, Board Chair, called the meeting to order at 6:02 p.m. with a quorum present.

John Martinec
Ray Jones
Lee Allen Krause
Johnny Gant
Ann Collum
Bennie Trujillo – Board Secretary

HOUSTON TELEVISION STAFF

Daryl Hughes

HOUSTON AIRPORT SYSTEM STAFF

Bill Zrioka
Bennie Trujillo

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 March 8, 2022 Board of Adjustment meeting and Airport Hazard Area Ordinance Variance Request HAS 2022-HV28.

**II. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM MARCH 8, 2022
AIRPORT BOARD OF ADJUSTMENT MEETING**

Board Action: Board members present approved minutes from the March 8, 2022 Board of Adjustment meeting.

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

III. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2022-HV28

Presenter: Bill Zrioka, HAS Division Manager. Presentation of Variance Request HAS 2022-HV28 by Kevin Townsend of Yonkers Industries, Inc. to allow for the installation of power poles along the 8400 block of Nelms Road to service the Signature Flight Support hangar at 8450 Nelms Road at William P. Hobby Airport. Board Chairman John Martinec opened the public hearing at 6:09 PM. Chairman Martinec asked Bill Zrioka to introduce the variance request and the Houston Airport System staff recommendation.

Bill Zrioka stated that the installation of power poles of 45-50 feet in height on Hobby Airport along Nelms Road would violate Section 9-709 of the Airport Hazard Area Ordinance (City of Houston Ordinance #2009-1301). Bill Zrioka said the height restrictions impacting the power pole installation is based on the proposed 4R-22L Runway from the 2003 William P. Hobby Master Plan and is a runway that is no longer being considered for construction. Moreover, the 2015 William P. Hobby Master Plan Update eliminates the proposed 4R-22L Runway which substantially raises the airspace surface to over twice the height of the power poles. In addition, the applicant has previously received a determination of no objection from the Federal Aviation Administration through the Form 7460-1 process concerning the power pole installation. Finally, the applicant attempted to have the power transmission lines installed underground, however, the existing utility trench along Nelms Road is currently at space capacity and cannot accommodate additional usage. Bill Zrioka said Houston Airport System staff, with City Legal support, recommends to the Board of Adjustment that the variance be approved.

Chairman Martinec asked the applicant to state their case for a variance.

Kevin Townsend, Project Manager for Yonkers Industries, Inc. requested a variance from the Airport Hazard Area Ordinance in order to install power poles along the 8400 block of Nelms Road at William P. Hobby Airport.

Kevin Townsend stated the Signature Flight Support hangar and terminal building requires an increased and permanent power supply as a provision to both Signature's tenants and staff as a condition for occupancy. Centerpoint Energy has planned to provide permanent power to the buildings by way of overhead poles from Monroe Street proceeding east down Nelms Street until it reaches the entrance to the project site, at which point, the power will be installed underground to a new Centerpoint Energy transformer.

Signature Flight Support has submitted the Federal Aviation Administration's Form 7460-1 airspace applications and received a determination. On March 2, 2022, Signature Flight Support was notified that permanent power will not be installed in time for the completion of the project due to an airspace height issue.

Board Chairman John Martinec asked HAS Division Manager Bill Zrioka if there were any speakers or submitted comments on this variance request. Bill Zrioka responded that there were no other speakers.

A motion was made to close the public hearing.

Motion: **John Martinec** Second: **Johnny Gant** Vote: **Unanimous** Abstaining: **None**

Board Chairman John Martinec closed the public hearing at 6:12 p.m.

IV. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2022-HV28

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

Board Member Ann Collum motioned to approve the variance.

Board Member Ray Jones seconded the motion.

Motion: **Ann Collum** Second: **Ray Jones** Vote: **Unanimous** Abstaining: **None**

Board Action: Motion for approval was granted for variance request HAS 2022-HV28 by a vote of 5-0.

V. ADJOURN

There being no further business before the Board, Board Chairman John Martinec adjourned the meeting at 6:15 p.m.

Motion: **John Martinec** Second: **Johnny Gant** Vote: **Unanimous** Abstaining: **None**

MINUTES APPROVED ON _____

John Martinec, Board Chair

Bennie Trujillo, Board Secretary