

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

Thursday, November 18, 2021
Council Chambers, Public Level, City Hall Annex, 900 Bagby Street, Houston, TX
Meeting held in person and virtually on Microsoft Teams
6:00 p.m.

CALL TO ORDER

John Martinec, Board Chair, called the meeting to order at 6:25 p.m. with a quorum present.

John Martinec
Thomas Seymour
Lee Allen Krause
Johnny Gant
Scott Hill – Board Secretary

CITY OF HOUSTON PLANNING & DEVELOPMENT DEPARTMENT STAFF

Teresa Geisheker

HOUSTON TELEVISION STAFF

Al Byers

HOUSTON AIRPORT SYSTEM STAFF

Bill Zrioka
Robert Collins
Gregory Hoffnung

ATTORNEY

Kim Mickelson

I. SECRETARY'S REPORT

Presenter: Scott Hill, Board Secretary. Introduction of the items to be considered at the meeting included the approval of the minutes from the March 18, 2021 and Airport Compatible Land Use Ordinance Variance Request HAS 2021-LV12.

**II. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM MARCH 18, 2021
AIRPORT BOARD OF ADJUSTMENT MEETINGS**

Board Action: Board members present approved minutes from the March 18, 2021 meeting at 6:28 PM.

Motion: **Thomas Seymour** Second: **Johnny Gant** Vote: **Unanimous** Abstaining: **None**

III. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2021-LV12

Presenter: Bill Zrioka, HAS Division Manager. Presentation of Variance Request HAS 2021-LV12 by Daniel Horrigan of Pivot North Architecture to install four modular classrooms at 9901 Windmill Lakes Boulevard near William P. Hobby Airport. Board Chairman John Martinec opened the public hearing at 6:32 PM.

Charles Klein, Senior Executive Director of Construction for International Leadership of Texas spoke on behalf of Daniel Horrigan's request to receive a variance from the Airport Compatible Land Use Ordinance in order to install four modular classrooms on an approximately 9.3-acre parcel located at 9901 Windmill Lakes Boulevard near William P. Hobby Airport.

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.

Board Member Johnny Gant stated that he had some questions and asked about the proposed school's grade level and curriculum. He also expressed concern for possible noise impacts on students in modular buildings.

Charles Klein responded that in the two years that International Leadership of Texas has been developing the school, there have been no issues with noise.

Board Member Johnny Gant asked about the construction materials of the modular buildings. Charles Klein responded with material specifications.

Board Member Johnny Gant said that it was his understanding that the hardship was economic related to sound attenuating a modular building or not. Charles Klein responded that the modular building manufacturers do not construct modular buildings at the level of sound attenuation standards in the ordinance.

Board Member Johnny Gant asked why an added layer of sound-proofing drywall to the modular building's interior. HAS staff member Bill Zrioka stated that customizing a manufactured building changes the classification of the building and renders it not eligible for inspection by City of Houston Code Enforcement.

Board Member Johnny Gant asked what the dimensions of the modular classrooms. Charles Klein responded with the square footage.

Applicant Daniel Horrigan was able to join the hearing on Microsoft Teams and responded with the height of the modular buildings along with sound transmission classification ratings in public assembly sensitive use buildings and in modular buildings.

Board Member Johnny Gant asked if Daniel Horrigan could confirm HAS staff member Bill Zrioka's assertion that altering the construction of a modular building changes the classification and renders the building ineligible for inspection by City of Houston Code Enforcement. Daniel Horrigan stated

that although he had not done in-depth research on the subject, it was his understanding the assertion was correct.

Board Chairman John Martinec closed the public hearing at 6:51 p.m.

IV. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2021-LV12

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 Lee Allen Krause motioned to approve the variance with the condition that the modular classrooms be removed before June 30, 2024.

Board Member Thomas Seymour seconded the motion.

In favor: **Lee Allen Krause, Thomas Seymour, John Martinec**

Denied: **Johnny Gant**

Abstaining: **None**

Board Action: Motion was denied for approval of the variance request HAS 2021-LV12 by a vote of 3-1; 4 votes are required to grant the variance.

V. ADJOURN

There being no further business before the Board, Board Chairman John Martinec adjourned the meeting at 6:54 p.m.

Motion: **Thomas Seymour** Second: **Johnny Gant** Vote: **Unanimous** Abstaining: **None**

MINUTES APPROVED ON

John Martinec, Board Chair

Scott Hill, Board Secretary