

## **AIRPORT BOARD OF ADJUSTMENT**

ORDER OF DECISION—HAS 2018-LV8

**September 27, 2018**

The Airport Board of Adjustment held a meeting on September 27, 2018 to hear a request for a variance from Section 9-503, Article VI, of the Airport Compatible Land Use Regulations Ordinance to allow for the construction of an apartment complex on approximately 14 acres of land located at:

10100 Block of Almeda Genoa Road, Houston, TX 77075, owned by Quasar Almeda Genoa Ltd.

The meeting was called to order at 6:15 p.m. with the following board members in attendance:

John Martinec, Chair  
Ann Collum  
Johnny Gant  
Lee Allen Krause  
Thomas Seymour

The public hearing on this item was opened at approximately 7:20 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. Hollie Kleitz, on behalf of the owner, presented the request for the variance. Arno Bommer, an expert witness on noise, 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 Seymour made a motion, to approve the request by the applicant:

### **MOTION:**

To approve variance HAS 2018-LV8, to grant the requested variance and allow construction of apartments on the approximately 14 acres located in the 10100 Block of Almeda Genoa Road, Houston, TX 77075, conditioned on all buildings meeting sound attenuation standards and the execution of an avigation easement over the property. All construction to be completed in accordance with this variance and in compliance with all other city regulations and ordinances.

The Board finds that granting the variance is appropriate based on the evidence presented during the hearing, as evidence presented showed that the site would be located outside of the 65 DNL noise contour, and thus outside of the Tier One Airport Compatible Land Use Ordinance boundary under the recently approved 2014 Hobby Master Plan. 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 Seymour.

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

MEMBER	VOTE
Ann Collum	Aye
Johnny Gant	Aye
Lee Allen Krause	Aye
Thomas Seymour	Aye
John Martinec	Aye

The motion was passed and approved unanimously, and the applicant's request for variance was granted. This Order shall be entered into the Board's Records as of this \_\_\_\_ day of September, 2018.

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John Martinec, Chairman  
AIRPORT BOARD OF ADJUSTMENT  
HOUSTON AIRPORT SYSTEM  
CITY OF HOUSTON

ATTEST:

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Scott Hill, Secretary