

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

Tuesday, August 20, 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
Ray Jones
Bennie Trujillo – Board Secretary

HOUSTON TELEVISION STAFF

Keith Jackson

HOUSTON AIRPORT SYSTEM STAFF

Bill Zrioka

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 February 21, 2024 Board of Adjustment meeting, Airport Hazard Area Ordinance Variance Requests HAS 2024-HV31 and HAS 2024-HV32 and Airport Compatible Land Use Ordinance Variance Requests HAS 2024-LV16, HAS 2024-LV17 and HAS 2024-LV18.

City of Houston Attorney Kim Mickelson provided a summary of the ordinances’ creation and history, the responsibilities of the Board of Adjustment and the scope of board’s authority on variance requests.

**II. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM FEBRUARY 21, 2024
AIRPORT BOARD OF ADJUSTMENT MEETING**

Board Action: Board members present approved minutes from the February 21, 2024 Board of Adjustment meeting at 6:09 p.m.

Motion: **Lee Allen Krause** Second: **Ray Jones** Vote: **Unanimous** Abstaining: **None**

III. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2024-HV31

Presenter: Bill Zrioka, HAS Deputy Assistant Director. Presentation of Variance Request HAS 2024-HV31 by Brian Smith of Core States Energy to install electric vehicle chargers with light poles and a canopy near William P. Hobby Airport. HAS Staff recommended the variance be granted. Acting Board Chairman Thomas Seymour opened the public hearing at 6:13 PM.

Brian Smith requested a variance from the Airport Hazard Area Ordinance in order to install electric vehicle chargers with light poles and a canopy located at the Hertz Rental Car facility near the intersection of Monroe Road and Panair Street near William P. Hobby Airport.

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

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 at 6:15.

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

IV. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2024-HV31

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 Lee Allen Krause motioned to approve the variance request.

Board Member Ray Jones seconded the motion.

Motion: **Lee Allen Krause** Second: **Ray Jones** Vote: **Unanimous** Abstaining: **None**

Board Action: Motion for approval was granted for variance request HAS 2024-HV31 by a vote of 5-0.

V. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2024-HV32

Presenter: Bill Zrioka, HAS Deputy Assistant Director. Presentation of Variance Request HAS 2024-HV32 by Robert Lengefeld of the Houston Airport System to reconstruct Air Rescue and Fire Fighting (ARFF) Station No. 81 at William P. Hobby Airport. HAS Staff recommended the variance be granted. Acting Board Chairman Thomas Seymour opened the public hearing at 6:21 PM.

Robert Lengefeld requested a variance from the Airport Hazard Area to allow for the reconstruction of Air Rescue and Fire Fighting (ARFF) Station #81 at 7990 Paul B. Koonce Street at Hobby Airport.

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

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 at 6:21.

Motion: **Ann Collum** Second: **Bridgette Horton** Vote: **Unanimous** Abstaining: **None**

VI. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2024-HV32

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 Lee Allen Krause motioned to approve the variance request.

Board Member Ray Jones seconded the motion.

Motion: **Ann Collum** Second: **Bridgette Horton** Vote: **Unanimous** Abstaining: **None**

Board Action: Motion for approval was granted for variance request HAS 2024-HV32 by a vote of 5-0.

VII. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUESTS HAS 2024-LV16, HAS 2024-LV17 AND HAS 2024-LV18

Presenter: Bill Zrioka, HAS Deputy Assistant Director. Presentation of Variance Request HAS 2024-HV32 by Steve Garza of Milestone Habitat Alameda, Ltd to allow for construction of new single-family residential in Tier One as designated in the Airport Compatible Land Use Ordinance. HAS Staff recommended the variance be granted. Acting Board Chairman Thomas Seymour opened the public hearing at 6:23 PM.

Steve Garza requested a variance from the Airport Compatible Land Use Ordinance to allow for new single-family residential development at 8913 Lambright Road, 0 Lambright Road (HCAD Parcel No. 034-207-015-0026 and 9802 Telephone Road.

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

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 at 6:24.

VIII. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2024-LV16, HAS 2024-LV17 AND HAS 2024-LV18

Board Member Ann Collum asked the applicant what schools were nearby.

Applicant Steve Garza replied he did not know.

Board Member Ann Collum asked the applicant if contact has been made with the school district.

Applicant Steve Garza replied he had not at this time.

Board Member Ann Collum asked the applicant how many units were proposed for the two adjacent parcels on Lambright Road and the parcel on Telephone Road

Applicant Steve Garza replied 60 on the two adjacent Lambright Road parcels and 80 on the Telephone Road parcel.

There was no further discussion by the board on these requests. Board Chairman Thomas Seymour asked for a motion on the variance request for HAS 2024-LV16.

Board Member Lee Allen Krause motioned to approve the variance request for HAS 2024-LV16.

Board Member Bridgette Horton seconded the motion.

Motion: **Lee Allen Krause** Second: **Bridgette Horton** Abstaining: **Ann Collum** Vote: 4-0

Board Action: Motion for approval was granted for variance request HAS 2024-LV16 by a vote of 4-0.

Board Chairman Thomas Seymour asked for a motion on the variance request for HAS 2024-LV17.

Board Member Lee Allen Krause motioned to approve the variance request for HAS 2024-LV17.

Board Member Ray Jones seconded the motion.

Motion: **Lee Allen Krause** Second: **Ray Jones** Abstaining: **Ann Collum** Vote: 4-0.

Board Chairman Thomas Seymour asked for a motion on the variance request for HAS 2024-LV18.

Board Member Lee Allen Krause motioned to approve the variance request for HAS 2024-LV18.

Board Member Ray Jones seconded the motion.

Motion: **Lee Allen Krause** Second: **Ray Jones** Abstaining: **Ann Collum** Vote: 4-0

IX. ADJOURN

There being no further business before the Board, Acting Board Chairman Thomas Seymour adjourned the meeting at 6:32 p.m.

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

MINUTES APPROVED ON _____

Thomas Seymour, Board Chair

Bennie Trujillo, Board Secretary