

AIRPORT BOARD OF ADJUSTMENT

ORDER OF DECISION— ON FILE NO. HAS 2024-LV17

Date: August 20, 2024

The Airport Board of Adjustment held a meeting on August 20, 2024 to hear a request for a variance from Section(s) 9-503 and 9-504 of the Airport Compatible Land Use Regulations Ordinance to allow for the construction of single family residential development located at:

0 Lambright Road, Houston, TX near William P. Hobby Airport
Parcel No. 0342070150021

The meeting was called to order at 6:02 PM with the following board members in attendance:

Thomas Seymour, Chair
Lee Allen Krause
Bridgette Horton
Ann Collum
Ray Jones
Bennie Trujillo, Secretary

The public hearing on this item was opened at approximately 6:23 PM 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. Steve Garza, on behalf of Milestone Habitat Alameda, presented the request for 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 Krause made a motion, to approve the request by the applicant

MOTION:

To approve variance HAS 2024-LV17, granting the requested variance and allow construction of single family residential development located approximately at 0 Lambright Road, Houston, TX near William P. Hobby Airport, conditioned on appropriate 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 single-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. Single-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 Jones _____.


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

MEMBER	VOTE
Thomas Seymour	<u>Aye</u>
Lee Allen Krause	<u>Aye</u>
Bridgette Horton	<u>Aye</u>
Ann Collum	<u>Abstain</u>
Ray Jones	<u>Aye</u>
Bennie Trujillo, Secretary	_____

The Motion was **carried**, by a 4-0 vote and the applicant's request for variance was **granted**. This Order shall be entered into the Board's Records as of this 20th day of August, 2024.


Thomas Seymour, Chairman
AIRPORT BOARD OF ADJUSTMENT
HOUSTON AIRPORT SYSTEM
CITY OF HOUSTON

ATTEST:


Bennie Trujillo, Secretary