

AIRPORT BOARD OF ADJUSTMENT
ORDER OF DECISION— ON FILE NO. HAS 2024-LV15

The Airport Board of Adjustment held a meeting on February 21, 2024 to hear a request for a variance from Section(s) 9-503 of the Airport Compatible Land Use Regulations Ordinance to allow for the construction of an affordable multi-family residential development located at: 6901 Belfort Ave, Houston, TX.

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

Thomas Seymour, Chair
Lee Allen Krause
John Martinec
Ann Collum
Bridgette Horton
Benjamin McCray (non-voting for this variance)
Bennie Trujillo, Board Secretary

The public hearing on this item was opened at approximately 6:04 p.m., and closed by the chair following conclusion of all public comments. Bill Zrioka, HAS Deputy Assistant Director, representing Houston Airport System, made opening comments and presented the staff report. Donna Rickenbacker, on behalf of DWR Development, 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.

ACTION BY THE BOARD: Following the public hearing and discussion by the Board, Board Member Martinec made a motion, to approve the request by the applicant:

FINDINGS: 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 Tier One Airport Compatible Land Use Ordinance boundary under the recently approved Master Plan for Hobby Airport. 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.

MOTION: To approve variance HAS , to grant the requested variance and allow construction of the affordable multi-family residential development located at 6901 Belfort Ave, Houston, Texas, subject to the conditions of meeting sound attenuation construction measures and the execution of an avigation easement and release to the City of Houston.

The motion was seconded by Board Member Krause.

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

Thomas Seymour, Chair

AYE

Lee Allen Krause
John Martinec
Ann Collum
Bridgette Horton

AYE
AYE
AYE
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 27th day of February, 2024.

**AIRPORT BOARD OF ADJUSTMENT
HOUSTON AIRPORT SYSTEM CITY OF
HOUSTON**


Thomas Seymour, Chair

ATTEST:


Bennie Trujillo, Secretary