

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

Monday, July 6, 2020  
Meeting held virtually on  
Microsoft Teams  
6:00 p.m.

**PRE-MEETING**

Teresa Geisheker of the City of Houston Planning & Development Department presented the procedures and technical aspects for conducting a public hearing virtually on Microsoft Teams.

**CALL TO ORDER**

**John Martinec, Board Chair, called the meeting to order at 6:10 p.m. with a quorum present.**

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

**CITY OF HOUSTON PLANNING & DEVELOPMENT DEPARTMENT STAFF**

Teresa Geisheker

**HOUSTON AIRPORT SYSTEM STAFF**

Bill Zrioka

**ATTORNEYS**

Kim Mickelson  
Robert Collins

City of Houston Attorney Kim Mickelson presented the appropriate legal conduct for Microsoft Teams meetings related to public hearings in accordance with state guidelines.

**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 June 20, 2019 variance hearing and the Airport Compatible Land Use Ordinance Variance Requests HAS 2020-LV9 and HAS 2020-LV10.

**II. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM JUNE 20, 2019 AIRPORT BOARD OF ADJUSTMENT MEETINGS**

Board Action: Board members approved minutes from the June 20, 2019 meeting.

Motion: **Thomas Seymour** Second: **Ann Collum** Vote: **Unanimous** Abstaining: **None**

### **III. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2020-LV9**

Presenter: Bill Zrioka, HAS Division Manager. Presentation of Variance Request HAS 2020-LV9 by CJ Lintner, representative for KCG Companies LLC, to construct a new multi-family residential development at 9150 Gulf Freeway near William P. Hobby Airport. Board Chairman John Martinec opened the public hearing.

CJ Lintner spoke on behalf of KCG Companies' request to receive a variance from the Airport Compatible Land Use Ordinance in order to build a new multi-family development on an approximately 8.1849 acre parcel located on the northeastern corner of the intersection of Talleyho Road and Hansen Road and bounded on the east by the Gulf Freeway 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 speakers and submitted comments.

HAS Division Manager Bill Zrioka read emailed comments from adjoining landowner Aline Dickey opposing the variance request.

Board Chairman John Martinec called on City of Houston Council Member Robert Gallegos to speak. Council Member Gallegos spoke in support of the variance request.

Board Chairman John Martinec closed the public hearing at 6:35 p.m.

Motion: **Ann Collum** Second: **Thomas Seymour** Vote: **Unanimous** Abstaining: **None**

### **IV. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST NO. HAS 2020-LV9**

Board Member Ann Collum questioned the applicant concerning the lack of available amenities such as schools and grocery stores along with the poor quality of infrastructure near the subject property. She asked the applicant why the subject property was chosen.

The applicant, CJ Lintner, answered saying the site was chosen because the demand for workforce housing was high in the Hobby area while the supply was low. He also mentioned several amenities along with distances from the subject property including bus stops, grocery stores and roadway connectivity.

Council Member Robert Gallegos commented that the proposed development will act as influence for a grocery stores to locate in the area.

Board Member Ann Collum questioned the proximity to schools in the area that would serve the proposed development.

Council Member Robert Gallegos responded by naming area schools and the proposed development will prevent hourly motels from establishing on the subject property thereby reducing prostitution.

Board Member Johnny Gant questioned the lack or the poor quality of infrastructure such as sidewalks and roads near the subject property.

Board Member Thomas Seymour questioned the Board of Adjustment process and if such discussion is germane to what the board members are tasked.

The applicant, CJ Lintner, commented that the proposed development has not advanced far enough in the development process to address such questions as infrastructure improvements but would be addressed at the city planning department level.

Board Member Lee Allen Krause described his understanding of the function of the Board of Adjustment as ensuring applicable development meets the requirements of the airport ordinance.

There was no further discussion by the board on this request. Board Chairman John Martinec asked for a motion on the variance request.

Board Action: Board members approved the variance request for HAS 2020-LV9.

Motion: **Johnny Gant** Second: **Lee Allen Krause** Vote: Approved by **Thomas Seymour** and **John Martinec**. Denied by **Ann Collum**. Abstaining: **None**

#### **V. PRESENTATION AND PUBLIC HEARING ON VARIANCE REQUEST HAS 2020-LV10**

HAS Division Manager Bill Zrioka announced that the applicant for HAS 2020-LV10 had withdrawn the variance request earlier in the afternoon and the board chairman could move to adjourn.

#### **VI. ADJOURN**

There being no further business before the Board, Board Chairman John Martinec adjourned the meeting at 7:00 p.m.

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

#### **MINUTES APPROVED ON**

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**John Martinec, Board Chair**

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**Scott Hill, Board Secretary**