

HOUSTON TOWER COMMISSION

To download the full agenda package
visit:

https://www.houstontx.gov/planning/Commissions/commission_tower.html

Members

Rob Todd, Chair
John R. Melcher
Yulanda Campbell
Linda Smith Asim
Tufail Bobby De
La Rosa

Secretary

Vonn Tran

Agenda

Monday,
October 27,
2025 3:30 p.m.

In-Person Meeting Location: Council
Chamber, City Hall Annex

Submit Written Comments to:
planning.tower@houstontx.gov

Make comments by phone to:
832-393-6624

SPEAKERS GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Board members act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call 832-393-3000

The public is encouraged to take an active interest in matters that come before the **Tower Commission**.

1. Anyone wishing to speak before the Commission should sign up to speak via phone **832-393-6624** or email **planning.tower@houstontx.gov**, 24 hours in advance preferred.
2. Please note what item you wish to speak on, or if it is for general public comments.
3. All comments submitted in writing or by phone will be read into the record by staff.
4. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
5. Applicants will be allowed to speak first and are allowed **five** minutes for an opening presentation. The applicant is also permitted a two-minute rebuttal after all speakers have been heard. If there are no speakers other than the applicant, there is no rebuttal period.
6. All other speakers will be permitted two minutes to address the Commission.
7. No speaker is permitted to accumulate speaking time from another person.
8. Time devoted to answering any questions from the Commission is not charged against allotted speaking time. The Commission may extend any speaker's speaking time if it is the Commission's judgment that additional time is needed to sufficiently discuss an item.
9. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
10. The Commission reserves the right to stop speakers who are unruly or abusive.

NOTE: The Tower Commission may only act to approve or disapprove the placement of a tower under Chapter 28, Article XVI, City of Houston Code of Ordinances.

HOUSTON TOWER COMMISSION
AGENDA
Monday, October 27 , 2025 3:30 p.m.

The Houston Tower Commission will conduct this meeting in-person.

To join this Commission meeting, please see the following options:

- Attend in person at City Hall Annex, Council Chamber, City Hall Annex

Please visit https://www.houstontx.gov/planning/Commissions/commiss_tower.html to download the full agenda package.

Call to Order

Secretary's Report

- I. Consideration of the May 19th 2025 Tower Commission Meeting Minutes
- II. Public hearing and consideration of waiver requests:

25-T-0772 9110 2/3 Almeda Genoa Road

28-528 Allow a tower to not provide the landscaping specified.

- III. Public Comment

- IV. Adjournment

The Tower Commission reserves the right to convene in Executive Session as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception thereto, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON TOWER COMMISSION
MINUTES
MONDAY, 19 MAY 2025
CITY HALL ANNEX, COUNCIL CHAMBER, CITY HALL ANNEX

Call to Order at 3:30 PM by Rob Todd, Chair

Commissioners	Quorum – Present/Absent
Rob Todd, Chair	Present
John R. Melcher, Vice Chair	Present
Yulanda Campbell	Present
Bobby De La Rosa	Present
Linda Smith	Present
Asim Tufail, Acting Vice Chair	Present
Vonn Tran, Acting Secretary	Present

Legal Department • Kim Mickelson

Directors Report, Vonn Tran, Director of Planning and Development – None

I. CONSIDERATION OF THE APRIL 28TH, 2025 TOWER COMMISSION MEETING MINUTES

Motion: Campbell

Vote: Unanimous

Second: Smith

Opposed: None

II. PUBLIC HEARING AND CONSIDERATION OF WAIVER REQUESTS:

A. 25-T-0767 5905 2/3 HARRISBURG BLVD

Waiver request: 28-524(b) & (g) Allow a tower to be located in a residential area and within the residential setback "Fallzone".

Commission action: Approved.

Speaker(s): None

Motion: Todd

Vote: Unanimous

Second: Tufail

Opposed: None

B. 25-T-0768 7333 2/3 NORTH FREEWAY

Waiver request: 28-528(b) & (g) Allow a tower to not provide the required landscape buffer

Speaker(s): Holly Gatti, applicant

Motion: Melcher

Vote: Unanimous

Second: Tufail

Opposed: None

III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business before the Commission, Chair Rob Todd adjourned the meeting at 4:09 PM.

Rob Todd, Chair

Vonn Tran, Acting Secretary

Houston Tower Commission

Planning and Development Department

Meeting Date: 10/27/2025

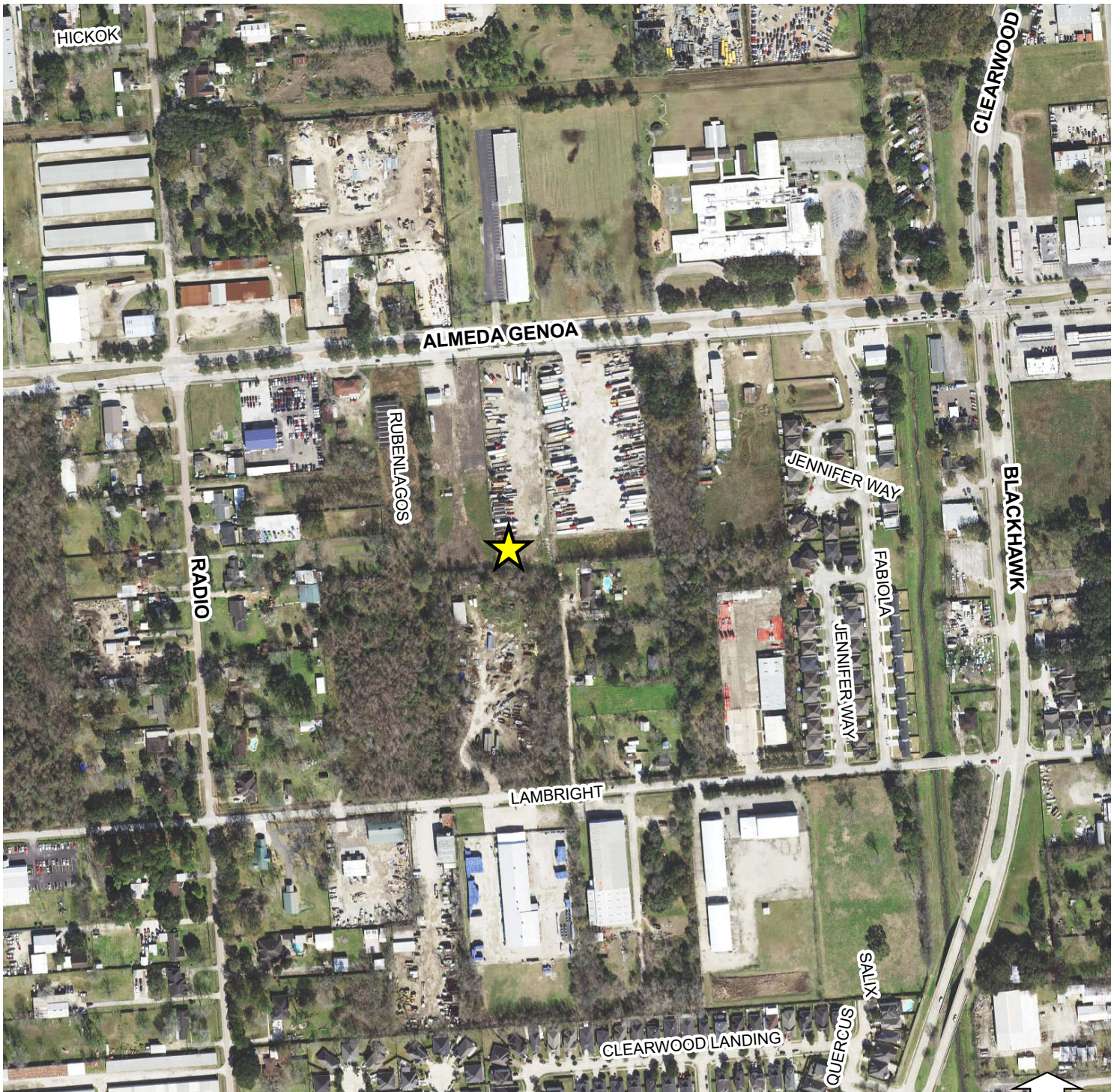


Site Location

Houston Tower Commission

Planning and Development Department

Meeting Date: 10/27/2025



NORTH

Aerial



VICINITY MAP (N.T.S.)

LEGEND

RESIDENTIAL - SINGLE FAMILY (S.F.)

RESIDENTIAL - MULTI-FAMILY (M.F.)

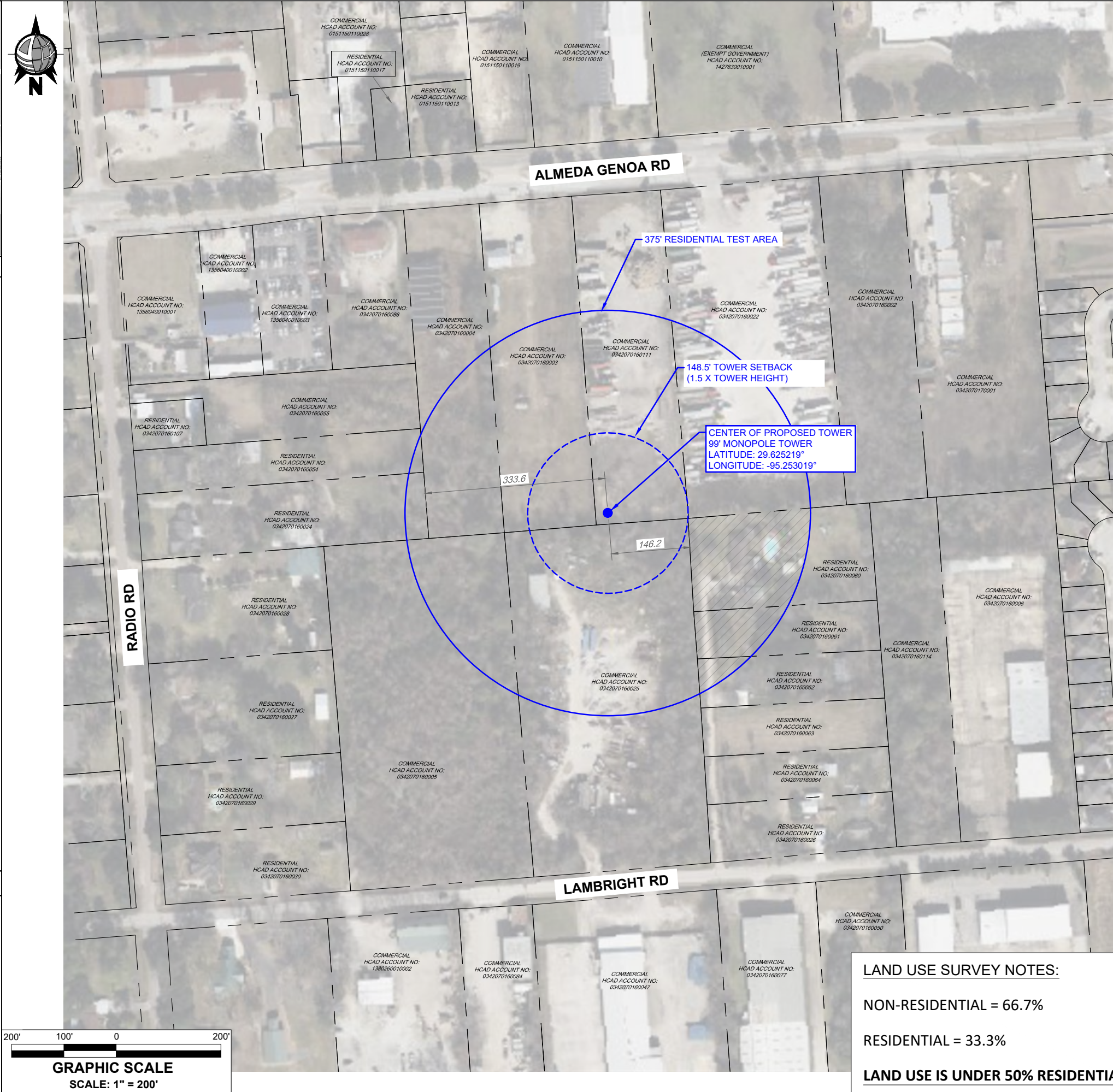
COMMERCIAL

RESIDENTIAL TEST AREA

TOWER SETBACK

CENTER OF PROPOSED TOWER

HCAD PARCELS



LAND USE SURVEY NOTES:

NON-RESIDENTIAL = 66.7%

RESIDENTIAL = 33.3%

LAND USE IS UNDER 50% RESIDENTIAL

SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC
750 PARK OF COMMERCE DR,
SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

SURVEY PREPARED BY:

3DD&E

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com

TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

300' RADIAL SURVEY

VERTICAL BRIDGE - TEXAS AREA

RADIO

9110 2/3 ALMEDA GENOA RD
HOUSTON, TX 77075

SITE ID: US-TX-6510 / RADIO

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

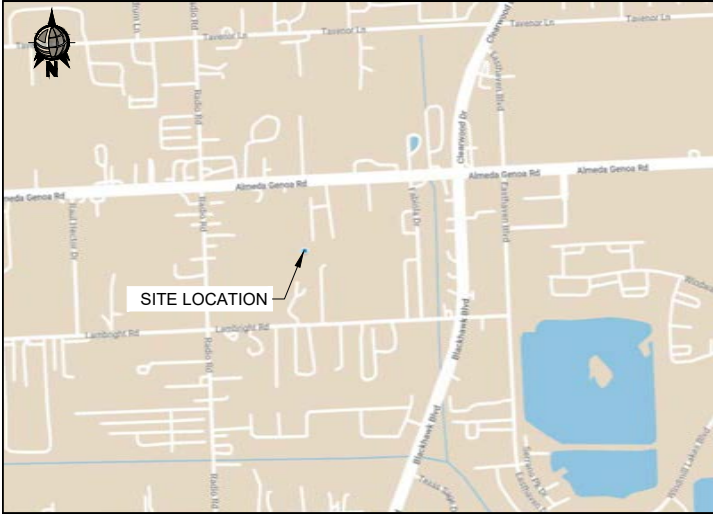
DRAWN BY: PDM

CHECKED BY: HL

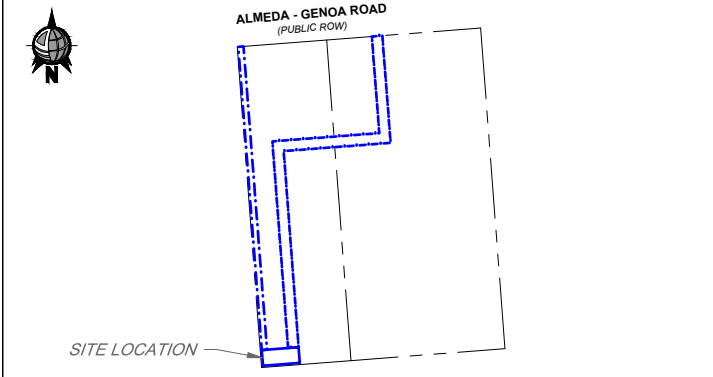
DATE: 7/11/2025

SHEET 1 OF 1

SURVEY NOT VALID
WITHOUT ALL SHEETS



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

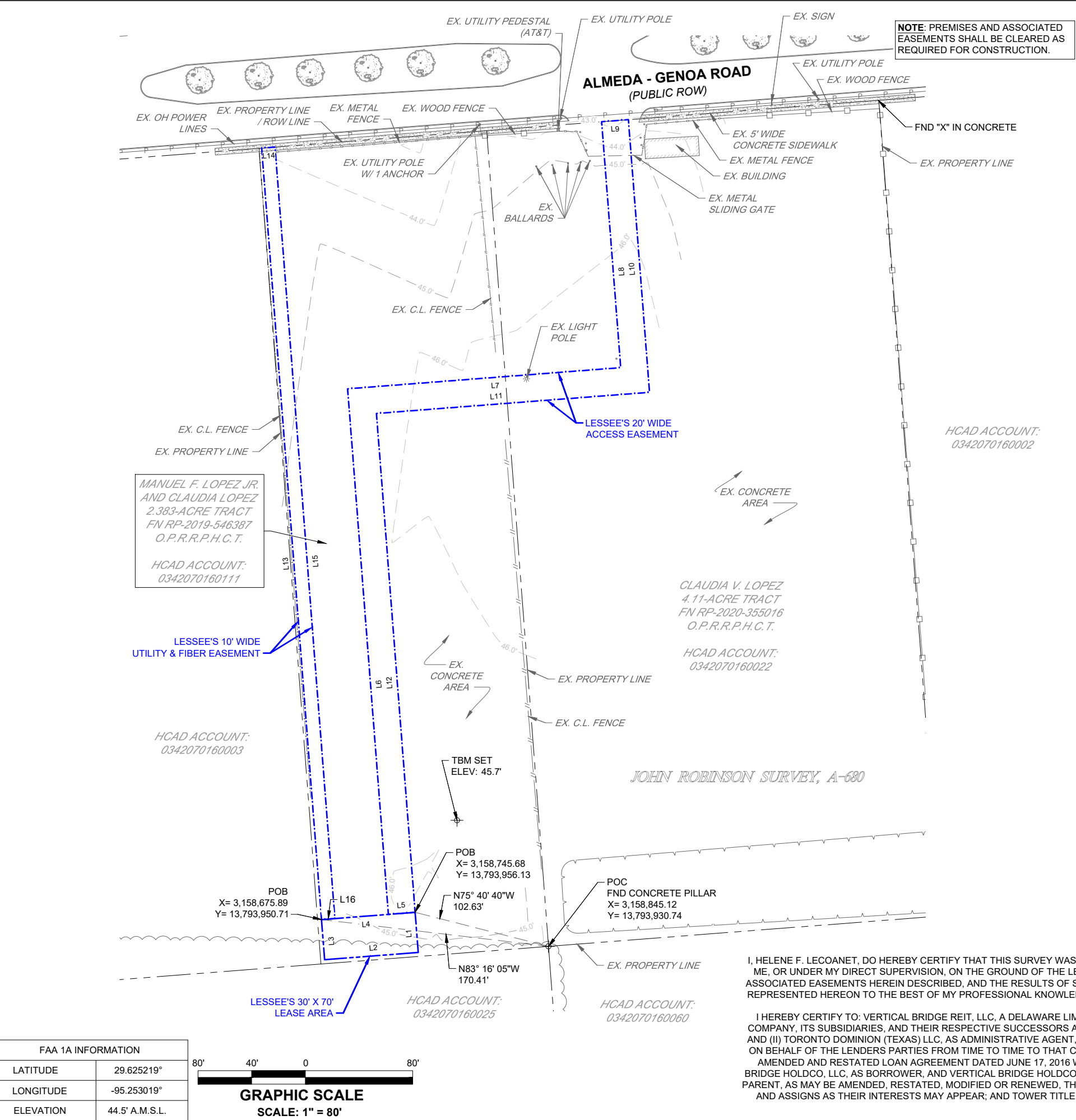
LINE TABLE			LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L1	30.00'	S04° 26' 03"E	L9	20.00'	N85° 33' 57"E
L2	70.00'	S85° 33' 57"W	L10	203.92'	S04° 26' 03"E
L3	30.00'	N04° 26' 03"W	L11	204.18'	S85° 33' 57"W
L4	70.00'	N85° 33' 57"E	L12	373.08'	S04° 26' 03"E
L5	20.00'	S85° 33' 57"W	L13	577.00'	N04° 26' 03"W
L6	393.08'	N04° 26' 03"W	L14	10.00'	N85° 33' 57"E
L7	204.18'	N85° 33' 57"E	L15	577.00'	S04° 26' 03"E
L8	183.92'	N04° 26' 03"W	L16	10.00'	S85° 33' 57"W

ABBREVIATIONS

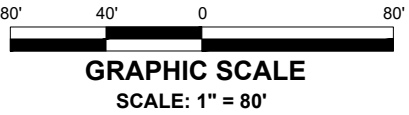
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
D.R.H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
M.R.H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

LESSEE'S LEASE AREA	EX. EASEMENT
LESSEE'S EASEMENT	EX. PROPERTY LINE
EX. C.L. FENCE	EX. OH POWER LINES
EX. B.W. FENCE	EX. UTILITY POLE
EX. WOOD FENCE	EX. TELCO PEDESTAL
EX. HIGH BANK	EX. MANHOLE
EX. METAL FENCE	



FAA 1A INFORMATION	
LATITUDE	29.625219°
LONGITUDE	-95.253019°
ELEVATION	44.5' A.M.S.L.



SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR.,
SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

SURVEY PREPARED BY:

3DD&E

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 82-510-9621
www.3ddne.com

TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

VERTICAL BRIDGE - TEXAS AREA

RADIO

ALMEDA - GENOA ROAD
HOUSTON, TEXAS 77075

SITE ID: US-TX-6510 / RADIO

STATE OF TEXAS
REGISTERED
HELENE F. LECOANET
6567
PROFESSIONAL
LAND SURVEYOR

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY: MAV

CHECKED BY: HL

DATE: 12/30/2024

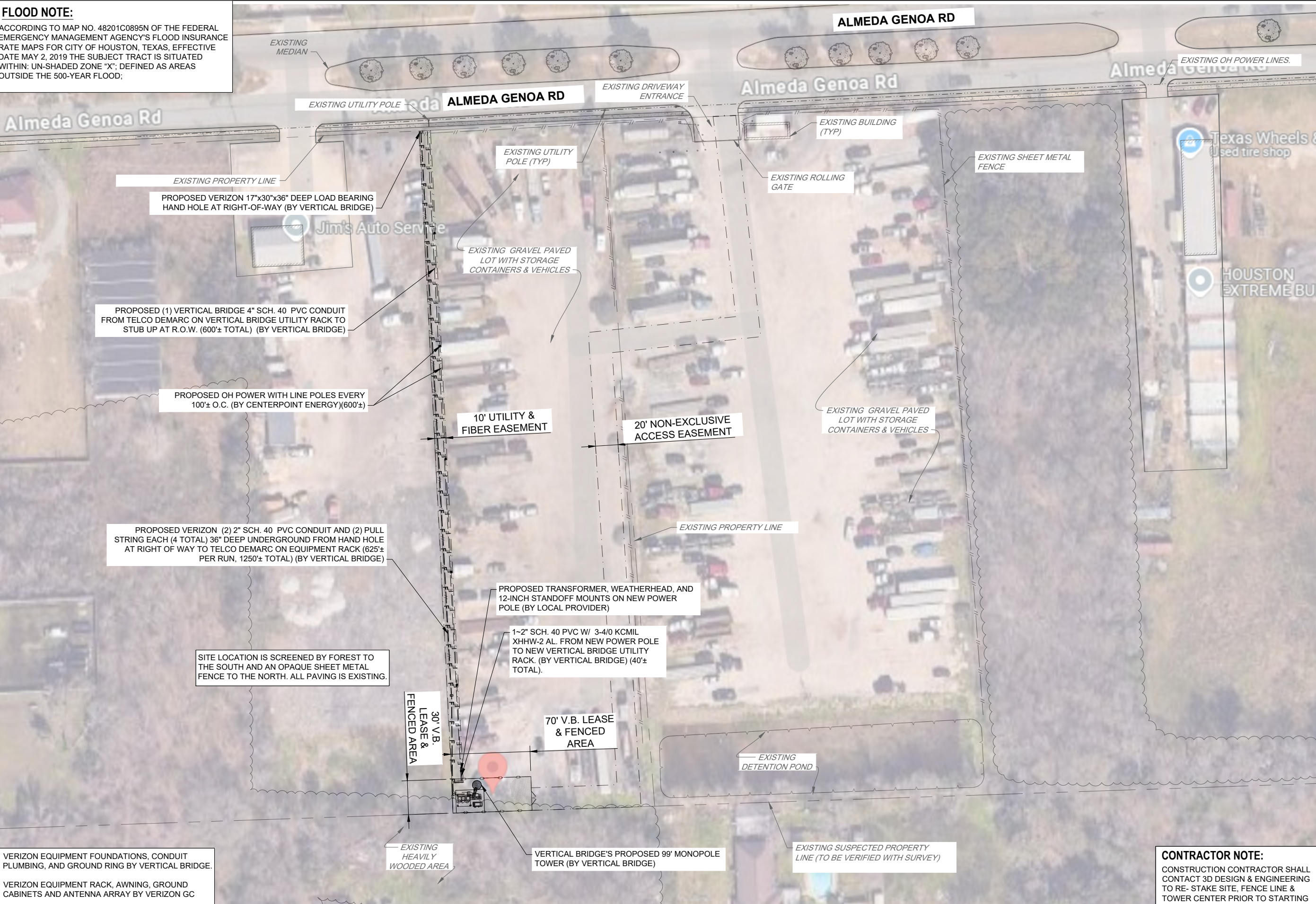
SHEET 1 OF 2

SURVEY NOT VALID
WITHOUT ALL SHEETS

I, HELENE F. LECOANET, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA AND ASSOCIATED EASEMENTS HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE OF TEXAS, LLC

FLOOD NOTE:
ACCORDING TO MAP NO. 48201C0895N OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF HOUSTON, TEXAS, EFFECTIVE DATE MAY 2, 2019 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;



VERIZON EQUIPMENT FOUNDATIONS, CONDUIT PLUMBING, AND GROUND RING BY VERTICAL BRIDGE.

VERIZON EQUIPMENT RACK, AWNING, GROUND CABINETS AND ANTENNA ARRAY BY VERIZON GC

verticalbridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR,
SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

verizon

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1618

3DD&E

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PHONE: 832-510-9621
www.3ddne.com

FIRM# F-13381

REVISIONS	BY
0 ZDs INITIAL RELEASE 04-27-2025	PDM
1 HEIGHT UPDATES 07-13-2025	PDM

AERIAL IMAGE OVERLAY

VERTICAL BRIDGE - TEXAS AREA

RADIO

9110 2/3 ALMEDA GENOA RD
HOUSTON TEXAS, 77075
(US-TX-6510)

STATE OF TEXAS

NABIL MIMOUNI

93050

PROFESSIONAL ENGINEER

3D Design & Engineering, Inc.
Registration # F-13381

DRAWN BY: SB

CHECKED BY: NM

DATE: 01-03-2025

SHEET #: AE.1

REV. # 1

CONTRACTOR NOTE:
CONSTRUCTION CONTRACTOR SHALL CONTACT 3D DESIGN & ENGINEERING TO RE- STAKE SITE, FENCE LINE & TOWER CENTER PRIOR TO STARTING WORK.

70 35 0 70

SCALE: 1" = 80'-0"

- ① PRIMARY CABINET
- ② BATTERY CABINET
- ③ FUTURE CABINET
- ④ OVP-12 CIRCUITS (+1 FUTURE OVP)
- ⑤ RESERVED SPACE FOR FUTURE RADIOS
- ⑥ 2' WIDE ICE BRIDGE
- ⑦ ILC CABINET (WITH CAMLOCK IF NEEDED)
- ⑧ METER & DISCONNECT
- ⑨ DARK FIBER JUNCTION BOX (2'X2' M)
- VERIFY SIZE WITH FIBER PROVIDER
WITH (2) 2" CONDUIT WITH (2) PULL STRINGS
- ⑩ 30KW DIESEL FUELED GENERATOR
- ⑪ GPS ANTENNA (MOUNTED ON POST)
- ⑫ EQUIPMENT CANOPY

VERIZON EQUIPMENT RACK, AWNING, GROUND
CABINETS AND ANTENNA ARRAY BY VERIZON GC

CONSTRUCTION CONTRACTOR SHALL
CONTACT 3D DESIGN & ENGINEERING TO
RE-STAKE SITE, FENCE LINE & TOWER
CENTER PRIOR TO STARTING WORK.

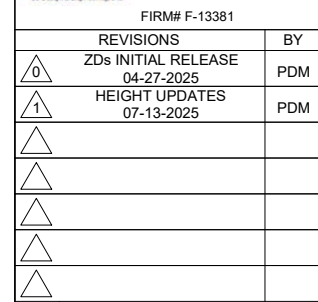
1. CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT COMPLETION OF WORK.
2. CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD
3. ICE BRIDGE LENGTH SHOWN IS RELATIVE. LENGTH AND EXACT ALIGNMENT WITH FOUNDATION MAY VARY FROM DRAWING DIMENSIONS. ICE BRIDGE WILL APPROACH TOWER AS SHOWN.
4. TOWER IS TO BE SET ON IDENTIFIED CENTER POINT.

**Know what's below.
Call before you dig.**

FLOOD PLAIN INFORMATION		ACCORDING TO MAP NO. 48201C0895N OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF HOUSTON, TEXAS, EFFECTIVE DATE MAY 2, 2019 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD ZONE.
MAP REV.	MAY 2, 2019	
OUTSIDE 100 YEAR FLOOD ZONE		
OUTSIDE 500 YEAR FLOOD ZONE		

C.2

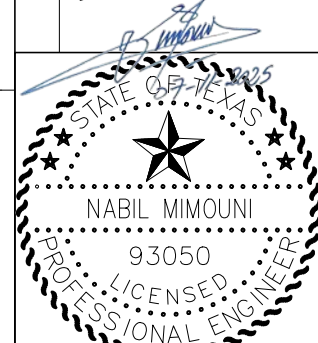
1



ENLARGED SITE PLAN

**VERTICAL BRIDGE - TEXAS AREA
RADIO**

9110 2/3 ALMEDA GENOA RD
HOUSTON TEXAS, 77075
(US-TX-6510)



DRAWN BY:	SB
CHECKED BY:	NM
DATE:	01-03-2025

REV. #

- NOTES:
- CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE CONSTRUCTION CONDITION AT COMPLETION OF WORK.
 - CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD.
 - CONTRACTOR SHALL VERIFY ALL WORK WITH LESSEE PRIOR TO STARTING PROJECT.
 - CONTRACTOR TO VERIFY ALL EXISTING EQUIPMENT, COAX & ANTENNAS THAT ARE INSTALLED PRIOR TO START OF CONSTRUCTION. NOTIFY RF IF SCOPE OF WORK DIFFERS FROM VERIZON RFDS.

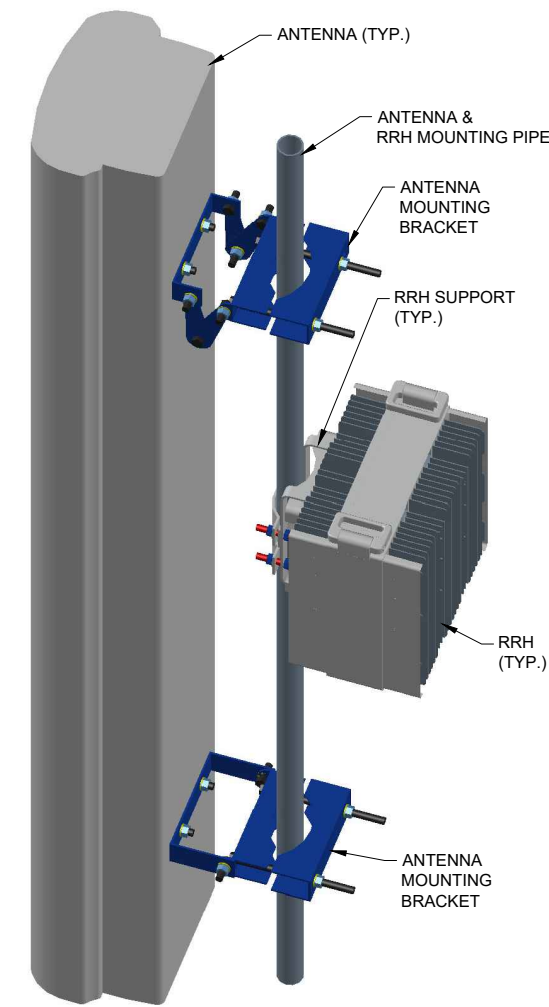
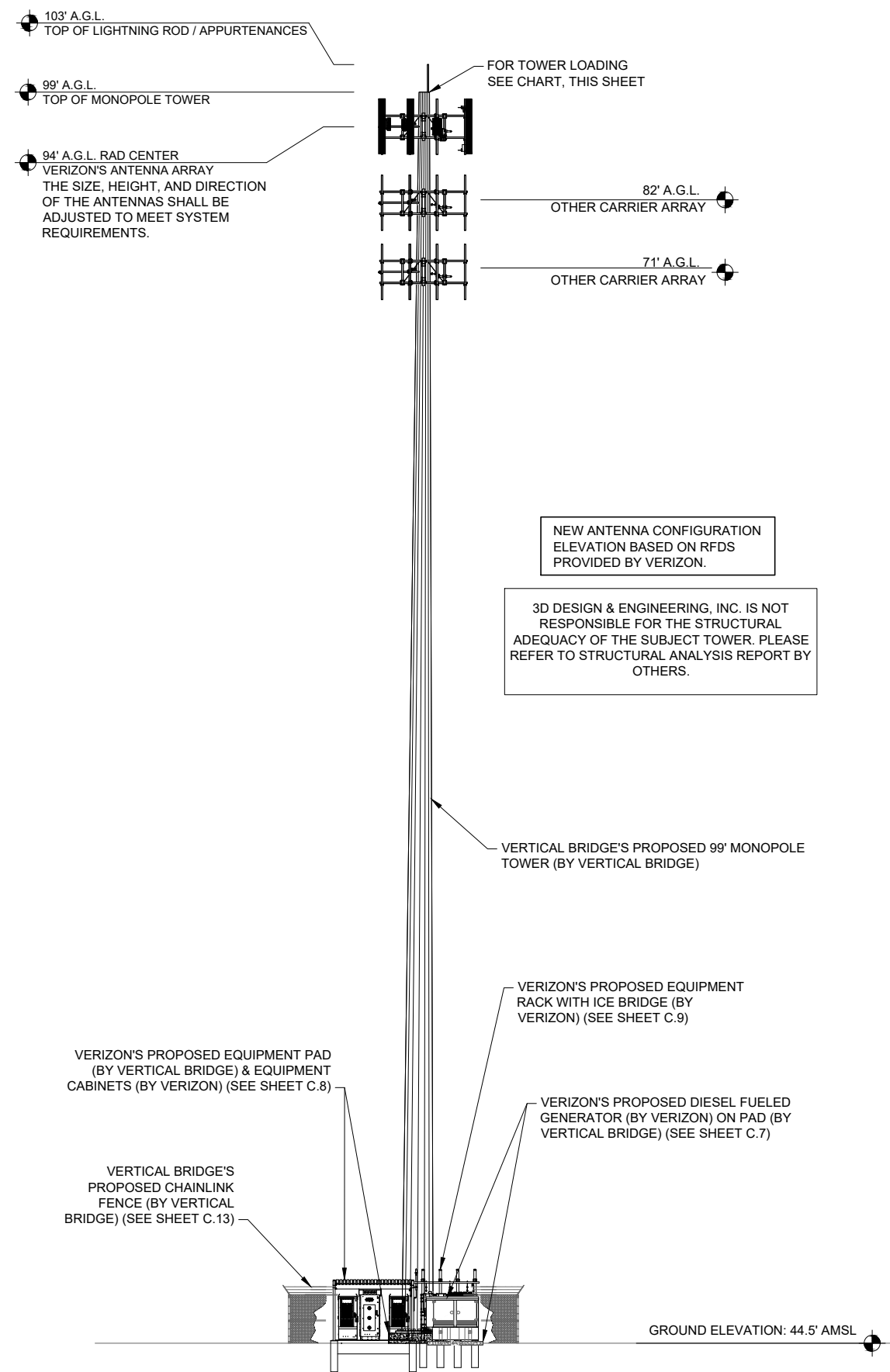
- PROPOSED TOWER LOADING:**
- (4) NEW COMMSCOPE NHH-45C-R2B ANTENNAS
(4) NEW COMMSCOPE NHHSS-45C-R2BT4 ANTENNAS
(4) NEW SAMSUNG MT6413-77A ANTENNAS
(4) NEW SAMSUNG RF4801D-25A RADIOHEADS
(4) NEW SAMSUNG RF4461d-13A RADIOHEADS
(4) NEW SAMSUNG RT4423-48A RADIOHEADS
(2) NEW RAYCAP OVP 12
- CABLE & LENGTHS:**
- COAX: N/A
(3) 6x12 HYBRID CABLES: 120'± EACH
360'± TOTAL

- ANTENNA INSTALLATION NOTES:**
- FOR TYPICAL ANTENNA AZIMUTHS SEE ANTENNA CHART, BUT CONTRACTOR IS TO VERIFY RF INFORMATION WITH VERIZON WIRELESS BEFORE INSTALLATION.
 - CABLES ARE TO BE MARKED WITH VINYL TAPE CORESPONDING TO THE COLOR CODING CHART. CABLES SHALL BE MARKED AT BOTH ENDS AND MARKS SHALL BE VISIBLE FROM THE GROUND. MARKING BANDS AT THE TOP SHALL BE 2" WIDE AND SHALL BE 1" WIDE AT THE BOTTOM.
 - CONTRACTOR SHALL VERIFY THE NUMBER AND SPACING REQUIRED FOR THE ANTENNAS IN EACH SECTOR WITH VERIZON WIRELESS AND SHALL ALLOW FUTURE SPACING AS DIRECTED.
 - GPS ANTENNA CABLE SHALL ENTER THE SHELTER THROUGH AN INDEPENDENT PORT.

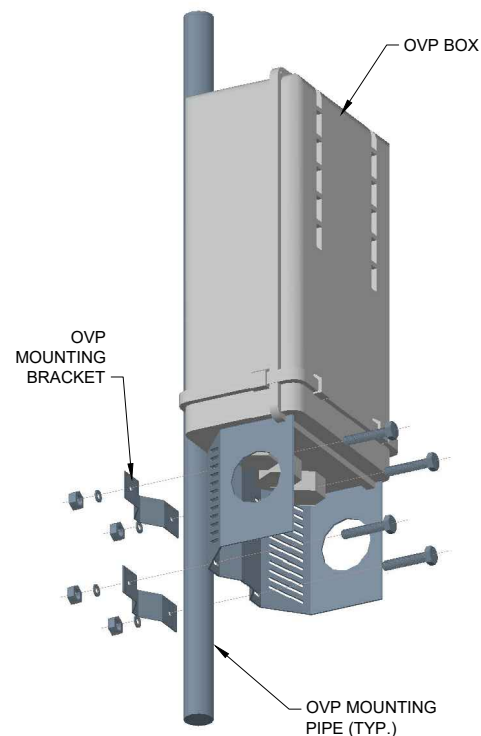
- COAX JUMPER NOTES:**
- MAXIMUM RF JUMPER LENGTH SHALL NOT EXCEED 15' FOR EITHER 700 LTE OR 1900 AWS.
 - IF EXISTING JUMPERS ARE USED, CONTRACTOR SHALL ENSURE COMPLIANCE WITH NOTE 1.
 - CONSULT WITH VERIZON PERSONNEL TO VERIFY IF CSRF IS TO BE USED.
 - THE MAXIMUM DIFFERENCE IN JUMPER LENGTH FROM ANTENNA TO RRH SHALL BE 9'. I.E., IF THE SHORTEST JUMPER USED IS 6' IN LENGTH THAN THE LONGEST JUMPER MUST BE 15' OR LESS IN LENGTH. CONTRACTOR SHALL ASSESS FIELD CONDITIONS AND ADJUST JUMPER LENGTH ACCORDINGLY.
 - ALL RF JUMPERS SHALL BE PRE-MADE WITH PRE-INSTALLED CONNECTORS ON BOTH ENDS. NO FIELD ADJUSTMENTS IN LENGTH ARE TO BE MADE.
 - ALL RF JUMPERS SHALL BE EITHER LDF OR LCF12 JUMPERS FROM AN APPROVED JUMPER MANUFACTURER.
 - ALL JUMPER CONNECTIONS SHALL HAVE THE PROPER TORQUE AND BE FULLY WEATHERPROOFED.
 - CONTRACTOR SHALL PERFORM RF SWEEP ON ALL JUMPERS.
 - ALL FIBER JUMPERS FROM THE RAYCAP BOX TO THE RRH SHALL BE THE SAME LENGTH. ANY EXCESS FIBER TO BE COILED INSIDE THE RAYCAP BOX USING PROPER RADIUS RESTRICTIONS.
 - ALL JUMPERS SHALL BE ROUTED SUCH THAT THESE WILL BE SUPPORTED AT INTERVALS NOT TO EXCEED 3'.
 - LOCATION DETAILS IN THESE DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL LOCATE ALL ITEMS SUCH AS TO SATISFY ALL NOTES AND THE DIRECTION OF VERIZON.

VERIZON EQUIPMENT FOUNDATIONS, CONDUIT PLUMBING, AND GROUND RING BY VERTICAL BRIDGE.

VERIZON EQUIPMENT RACK, AWNING, GROUND CABINETS AND ANTENNA ARRAY BY VERIZON GC



3 ANTENNA & RRH MOUNTING SCALE: N.T.S.



4 OVP MOUNTING SCALE: N.T.S.

verticalbridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR,
SUITE 200
BOCA RATON, FL 33487
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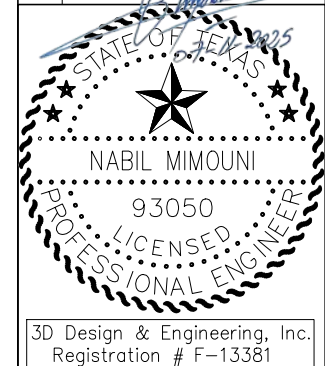
REVISIONS	BY
0 ZDs INITIAL RELEASE 04-27-2025	PDM
1 HEIGHT UPDATES 07-13-2025	PDM

SITE ELEVATION

VERTICAL BRIDGE - TEXAS AREA

RADIO

9110 2/3 ALMEDA GENOA RD
HOUSTON TEXAS, 77075
(US-TX-6510)



DRAWN BY: SB

CHECKED BY: NM

DATE: 01-03-2025

SHEET #: C.5

REV. # 1

PROPOSED TOWER LOADING:

- (4) NEW COMMSCOPE NHH-45C-R2B ANTENNAS
- (4) NEW COMMSCOPE NHHSS-45C-R2BT4 ANTENNAS
- (4) NEW SAMSUNG MT6413-77A ANTENNAS
- (4) NEW SAMSUNG RF4801D-25A RADIOHEADS
- (4) NEW SAMSUNG RF4461d-13A RADIOHEADS
- (4) NEW SAMSUNG RT4423-48A RADIOHEADS
- (2) NEW RAYCAP OVP 12

CABLE & LENGTHS:

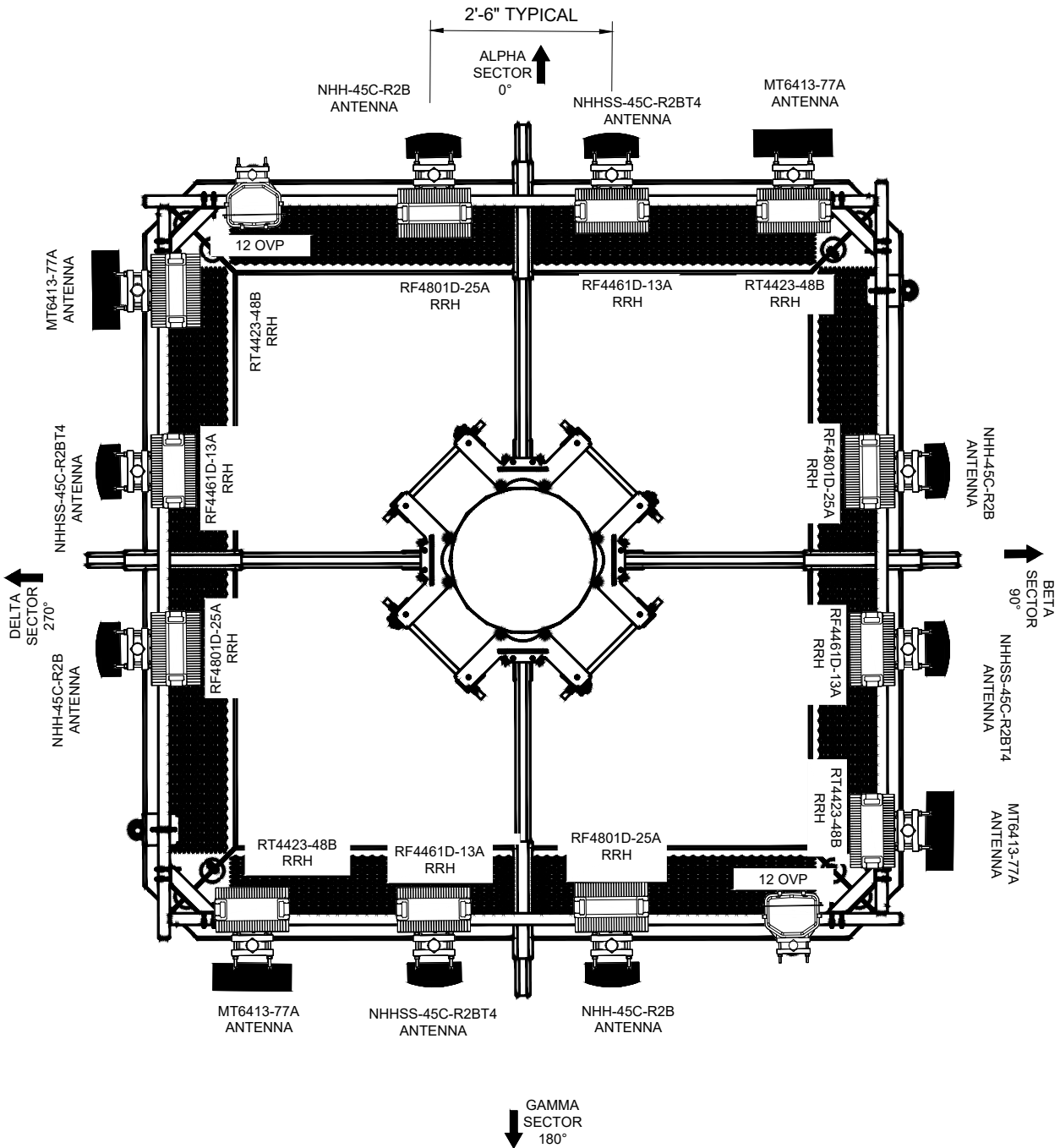
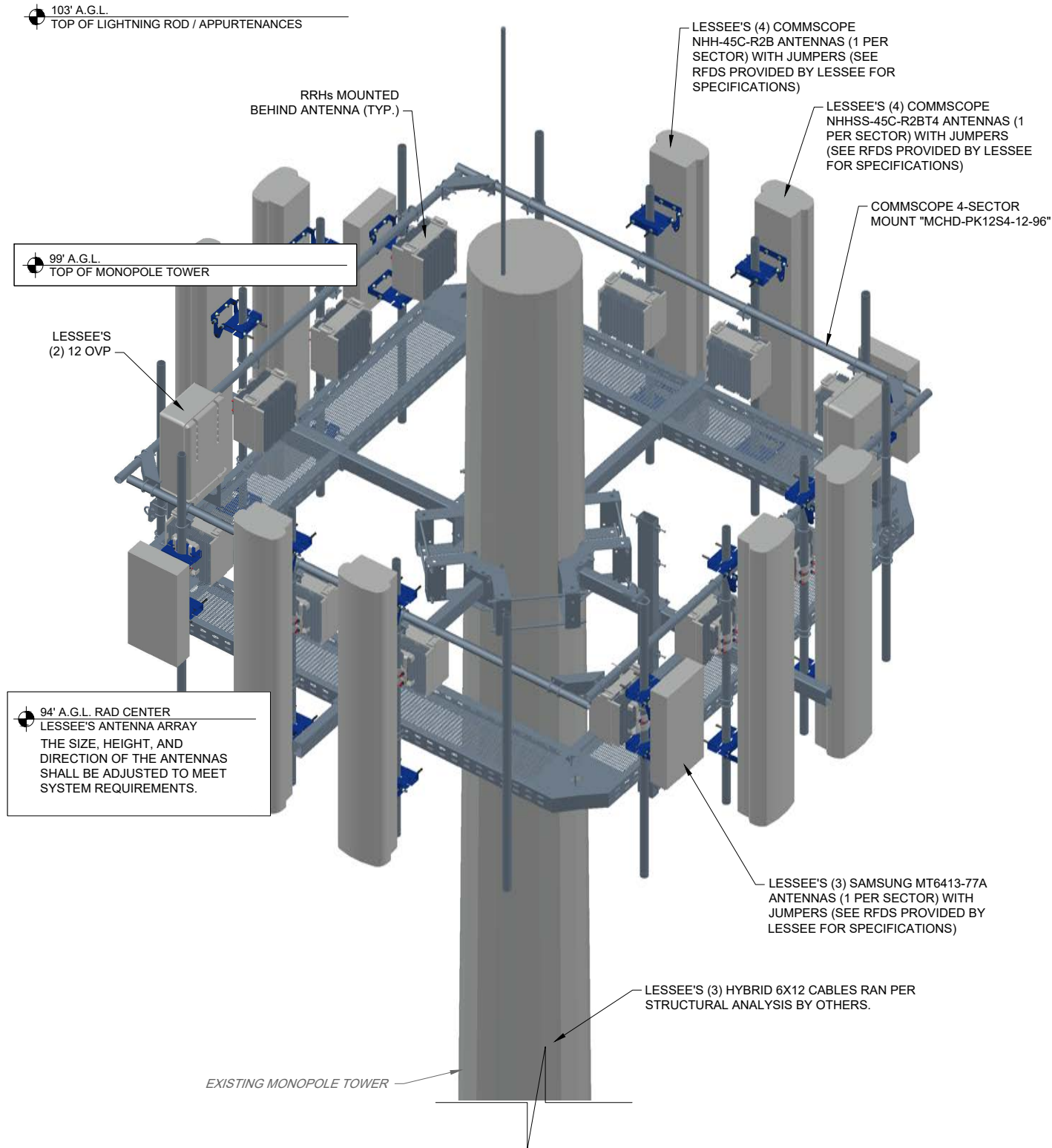
- COAX: N/A
- (3) 6x12 HYBRID CABLES: 120'± EACH
360'± TOTAL

COMPONENTS PARTS LIST:

- ANTENNA MOUNTS:
COMMSCOPE MCHD-PK12S4-12-96 MOUNT

- RRH & RAYCAP MOUNTING HARDWARE:
ATTACHED TO MCHD-PK12S4-12-96 MOUNT

- HYBRID CABLE MOUNTS:
(3) 6X12 HYBRID CABLE TO BE RAN PER TOWER
STRUCTURAL ANALYSIS (BY OTHERS)



verticalbridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR,
SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

verizon

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
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REVISIONS	BY
0 ZDs INITIAL RELEASE 04-27-2025	PDM
1 HEIGHT UPDATES 07-13-2025	PDM

ANTENNA SPECIFICATIONS

RADIO

VERTICAL BRIDGE - TEXAS AREA

9110 2/3 ALMEDA GENOA RD
HOUSTON TEXAS, 77075
(US-TX-6510)

STATE OF TEXAS
NABIL MIMOUNI
93050
LICENSED PROFESSIONAL ENGINEER

3D Design & Engineering, Inc.
Registration # F-13381

DRAWN BY: SB
CHECKED BY: NM
DATE: 01-03-2025
SHEET #: C.6
REV. #: 1

Tower Permit Waiver Application

Date: ____ / ____ / ____

APPLICANT INFORMATION:Site address: 9110 2/3 Almeda Genoa Rd., Houston, TX 77075Tower Company: Vertical BridgeContact person: Cody Cogdill Title: Site Acquisition AgentPhone: 469 / 222-3103 FAX: / Email: c

The waiver application request must be completed in full and include the appropriate studies, investigations, and colored coded maps. Applicants must provide 12 copies minimum of supporting documentation with the waiver application. A separate application is required for each waiver. Attach no more than 2 pages of waiver request details.

WAIVER REQUEST:

Specify City Code reference and standard subject to waiver: Sec. 28-528 within Chapter 28 Article XVI. Regulation of Towers

Reason for waiver: The proposed tower site is located inside a compound that is fenced on 2 sides and is lined with trees and shrubs on the other sides. The compound would not be visible from any street or residential property.

WAIVER JUSTIFICATION:

Following a public hearing, the Tower Commission is authorized to consider and grant a waiver according to the five provisions delineated in Chapter 41, Article III, Section 41-59. Provide an attachment to this form repeating the following conditions with a response for justification of the waiver for each of the by showing that:

1. *a literal application of this article will result in undue and unnecessary hardship to the applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because...;*
2. *the waiver, if granted, will not be contrary to the public interest as implemented in this article because...;*
3. *consistent with the city's police power authority over towers, the waiver, if granted, will not be detrimental to the public health, safety, or welfare because...;*
4. *the waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because...; and*
5. *the waiver, if granted, will not result in the violation of any applicable deed restriction or zoning regulation or the location of a tower in a park because....*

Tower permit applications that do not comply with Section 41-53(h) regarding the 1,000-foot tower separation standard must also complete **Tower Permit Waiver Application – Page 2**.

WAIVER APPLICATION CERTIFICATION

I certify that all the information on this application is true and correct.

Signature of applicant or agent: _____

Print Name: Cody Cogdill

CMI Acquisitions

PO Box 411
Blue Ridge, TX 75424

Phone: (469)222-3103

July 22, 2025

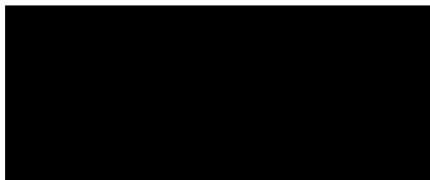
Tower Permit Waiver Justification Q&A Application ID: TBD

WAIVER JUSTIFICATION:

Following a public hearing, the Tower Commission is authorized to consider and grant a waiver according to the five provisions delineated in Chapter 41, Article III, Section 41-59. Provide an attachment to this form repeating the following conditions with a response for justification of the waiver for each of the by showing that:

1. a literal application of this article will result in undue and unnecessary hardship to the applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because **the proposed tower site is located inside a compound that is fenced on 2 sides and is lined with trees and shrubs on the other sides. The compound would not be visible from any street or residential property.**
2. the waiver, if granted, will not be contrary to the public interest as implemented in this article because **the property the proposed site will be on has an 8' metal privacy fence on the North and East sides but the South and West sides are lined with existing trees and shrubs. The compound will not be visible by adjacent properties or the right of way.**
3. consistent with the city's police power authority over towers, the waiver, if granted, will not be detrimental to the public health, safety, or welfare because **the tower is not located within a Residential fall zone and a lack of landscaping will not cause harm to public health, safety, or welfare.**
4. the waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because **there does not appear to be any other applicable ordinances or regulations regarding landscaping and all other regulations will be met; and**
5. the waiver, if granted, will not result in the violation of any applicable deed restriction or zoning regulation or the location of a tower in a park because **there are no deed restrictions placed upon this property, and it is not located in a park area.**

Please feel free to contact me with any questions.



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Looking South from Tower Location

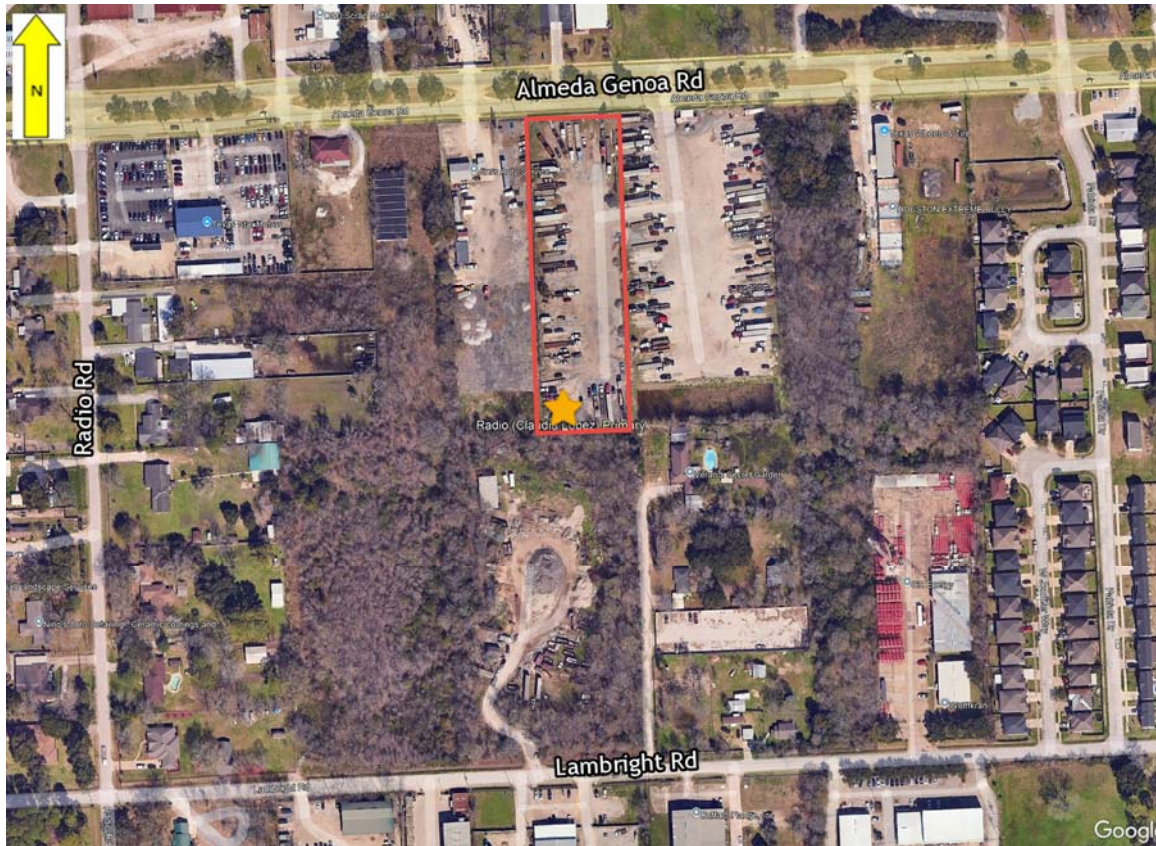


Looking West from Tower Location

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Phone: (469)222-3103



STAFF COMMENTS:**Approval Criteria****Staff Findings**

Tower is not prohibited by deed restrictions	The applicant has provided a deed restriction affidavit stating this tower proposal will not violate deed restrictions.
Tower is located in a residential area Residential test area is a 375' radius measured from the base of the tower. More than 50% of the tracts or parcels are used or restricted for residential purposes	33% of tracts within the 375' residential test area are residential
Tower is not within a scenic area, in a park or on a tract of land surrounded by a park	The tower is not within a scenic area, park or in a tract of land surrounded by a park as defined by the ordinance.
Tower must setback 1-1/2 times the height of the tower from a residential lot.	There are no residences within the 148' setback of the tower
Must not be within 1,000' of an approved tower structure	There is no approved tower structure within 1000'



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

August 11, 2025

SUBJECT: Tower Application # **25-T-0772**
SITE LOCATION: 9110 2/3 Almeda Genoa Road
PROPOSED HEIGHT: 103 feet
TOWER OWNER: Manuel and Claudia Lopez
TOWER APPLICANT: **Vertical Bridge**

The Planning and Development Department of the City of Houston received an application to construct a new communications tower situated at 9110 2/3 Almeda Genoa Road within Lot 3 in Block 16 of South Houston Gardens Number 8 as recorded in Volume 3 Page 49 of the Harris County Map Records. Please refer to the attached map, site plan and schematic for details.

The Tower Ordinance requires owners of property located within the residential test area of the proposed tower be given written notice of said proposal. Copies of all supporting documents, instruments, or other materials that are to be presented at the hearing must accompany this request. The waiver requested is to allow a tower structure to not meet the landscaping requirement stipulated under Sec 28-428 of the City's Code of Ordinances.

Since the Application contains a waiver request, a public hearing is also scheduled. You may attend the Tower Commission meeting where this item will be heard on **Monday, September 22nd, 2025**, at 3:30 p.m. The meeting will be in person at the City Hall Annex building, 900 Bagby Street, 77251. You can access the Tower Commission webpage at https://www.houstontx.gov/planning/Commissions/commiss_tower.html.

Additional information may be obtained by writing or contacting Geoff Butler or Devin Crittle at 832.393.6600 of the Planning and Development Department. For more specific information on the proposal, you may also contact the Applicant shown above.

Vonn Tran, Director

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins