

# HOUSTON TOWER COMMISSION

To download the full agenda package  
visit:

[https://www.houstontx.gov/planning/Commissions/commiss\\_tower.html](https://www.houstontx.gov/planning/Commissions/commiss_tower.html)

## **Members**

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

## **Secretary**

Vonn Tran

## Agenda

Monday,  
June 22nd,  
2026 3:30 p.m.

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

Submit Written Comments to:  
[planning.tower@houstontx.gov](mailto: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, June 22, 2026 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](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 October 27th, 2025 Tower Commission Meeting Minutes
  
- II. Public hearing and consideration of waiver requests:  
**26-T-0779 7783 2/3 Airport Boulevard**  
**26-T-0780 1415 2/3 Gulf Bank Road.**
  
- III. Public Comment
  
- IV. Adjournment

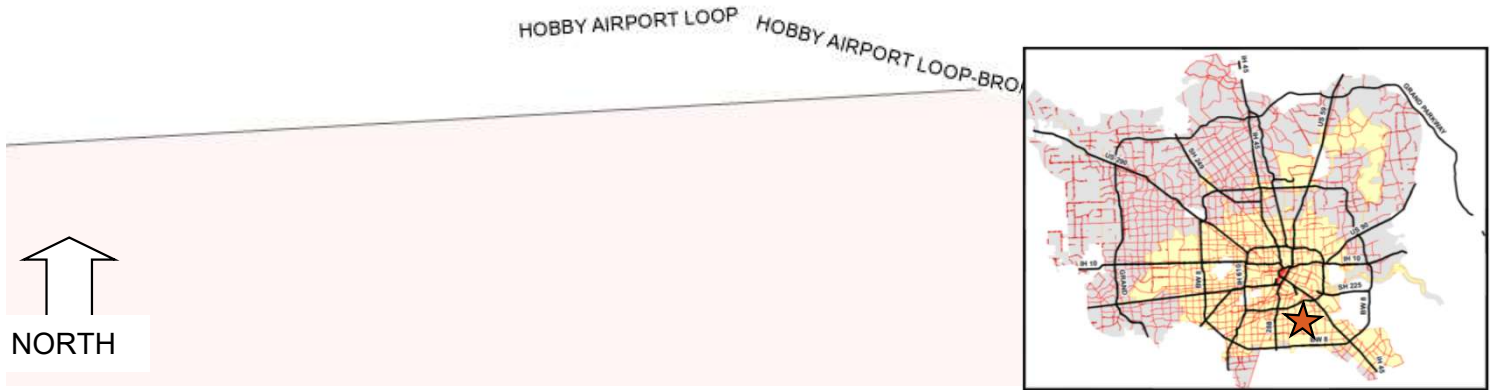
*The Tower Commission reserves the right to convene in Executive Session as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception thereto, including but not limited to Sec. 551.071, Consultation with Attorney.*



# Houston Tower Commission Ila

Planning and Development Department

Meeting Date: 06/22/2026

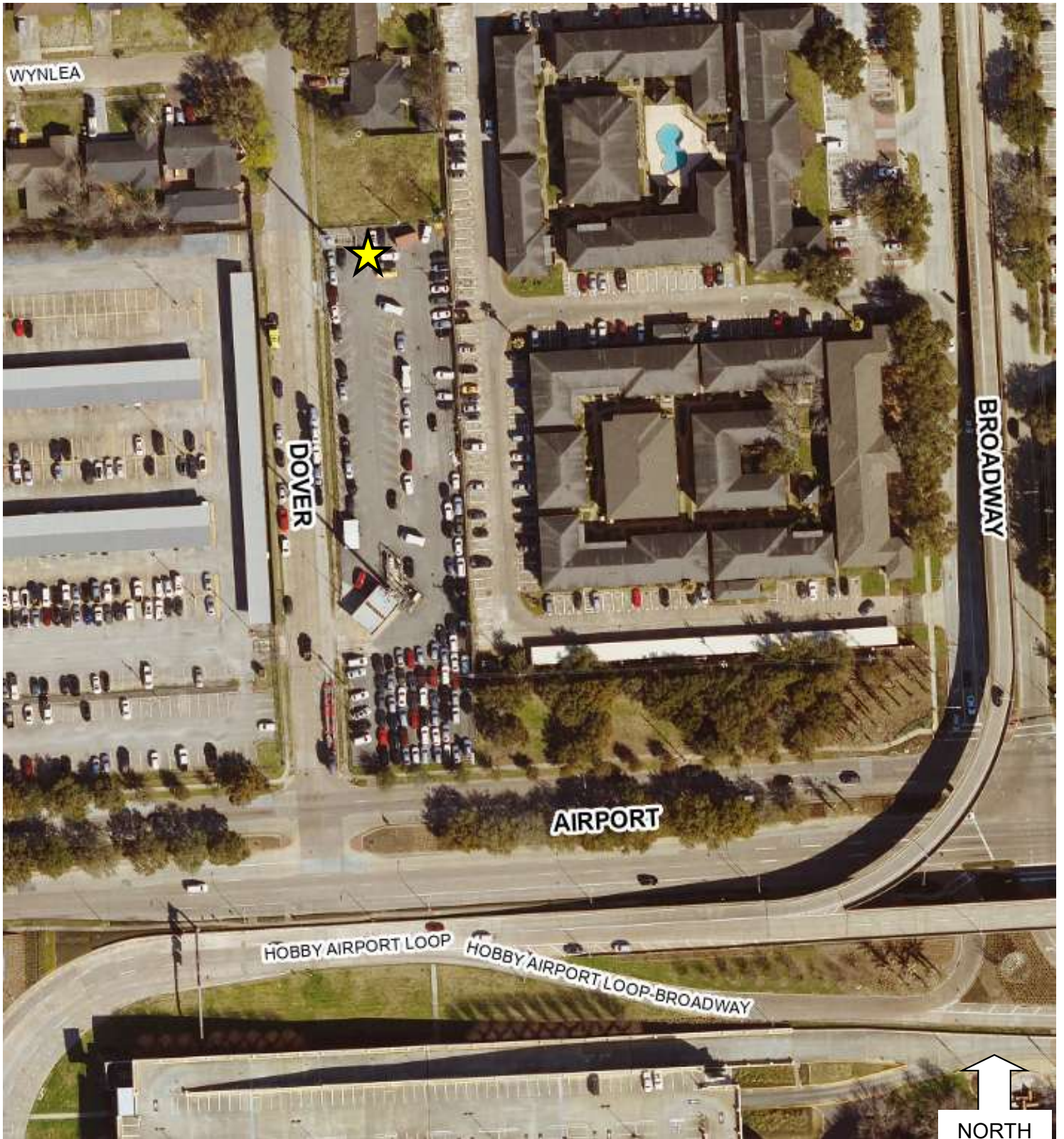


**Site Location**

# Houston Tower Commission Ila

Planning and Development Department

Meeting Date: 06/22/2026



**Aerial**

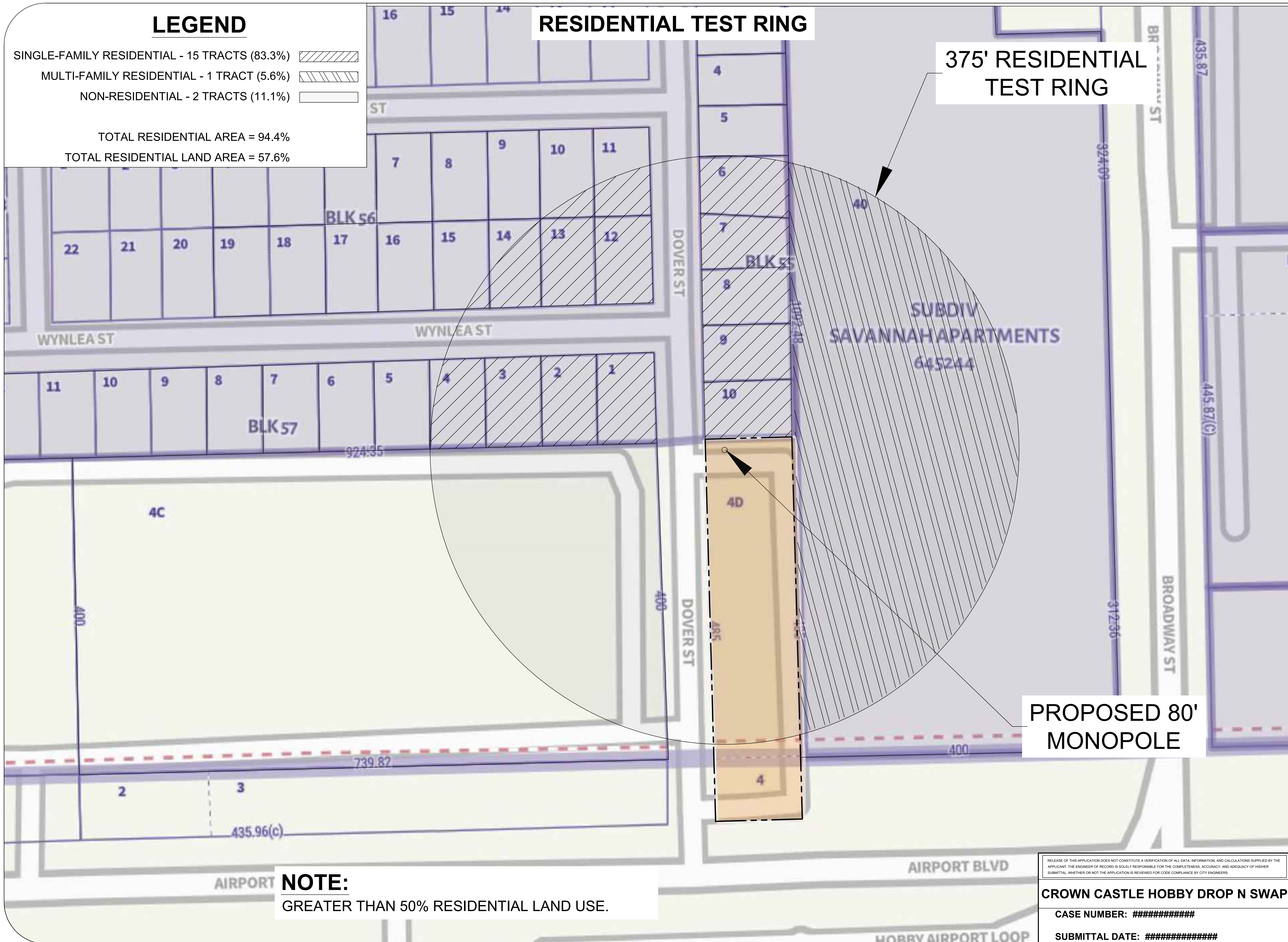
**LEGEND**

- SINGLE-FAMILY RESIDENTIAL - 15 TRACTS (83.3%)
  - MULTI-FAMILY RESIDENTIAL - 1 TRACT (5.6%)
  - NON-RESIDENTIAL - 2 TRACTS (11.1%)
- TOTAL RESIDENTIAL AREA = 94.4%
- TOTAL RESIDENTIAL LAND AREA = 57.6%

**RESIDENTIAL TEST RING**

**375' RESIDENTIAL TEST RING**

**PROPOSED 80' MONOPOLE**



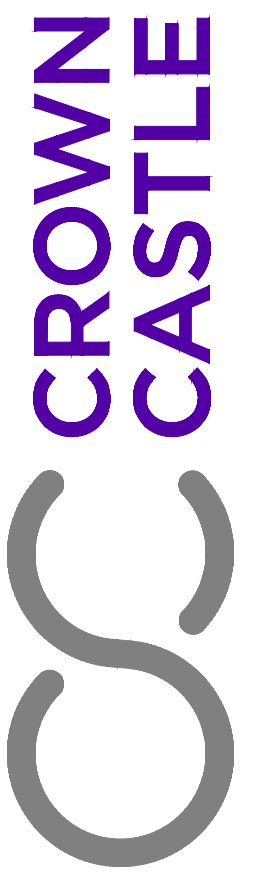
**NOTE:**  
GREATER THAN 50% RESIDENTIAL LAND USE.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

**CROWN CASTLE HOBBY DROP N SWAP**

CASE NUMBER: #####

SUBMITTAL DATE: #####



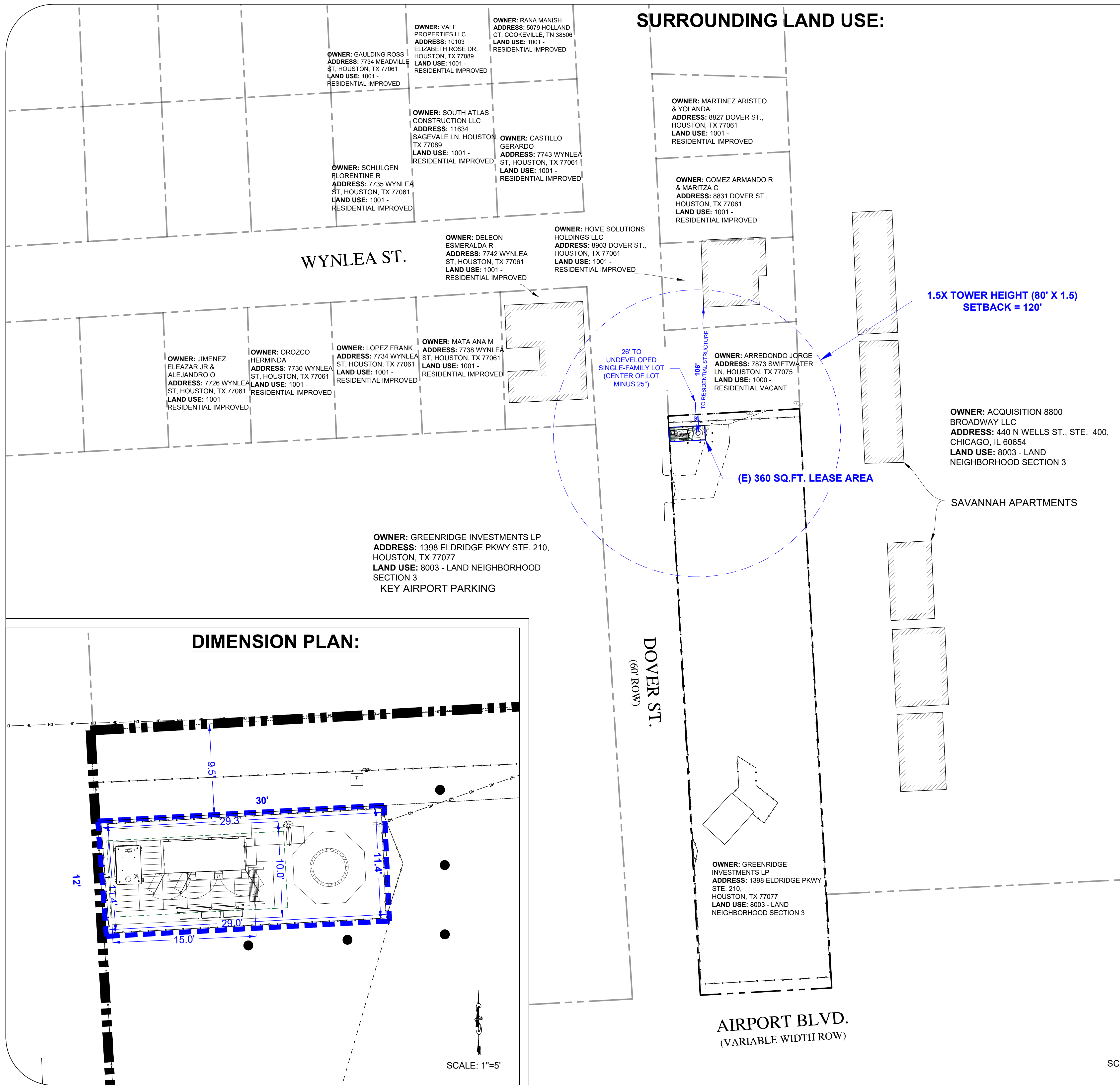
**VINCENT GERARD & ASSOCIATES**  
LAND PLANNING & ZONING CONSULTANTS  
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207  
HOUSTON, TEXAS 77057  
P: 281.440.9999  
www.vgandassociates.com

**SITE INFORMATION**  
7783 1/2 AIRPORT BLVD.,  
HOUSTON, TX 77077

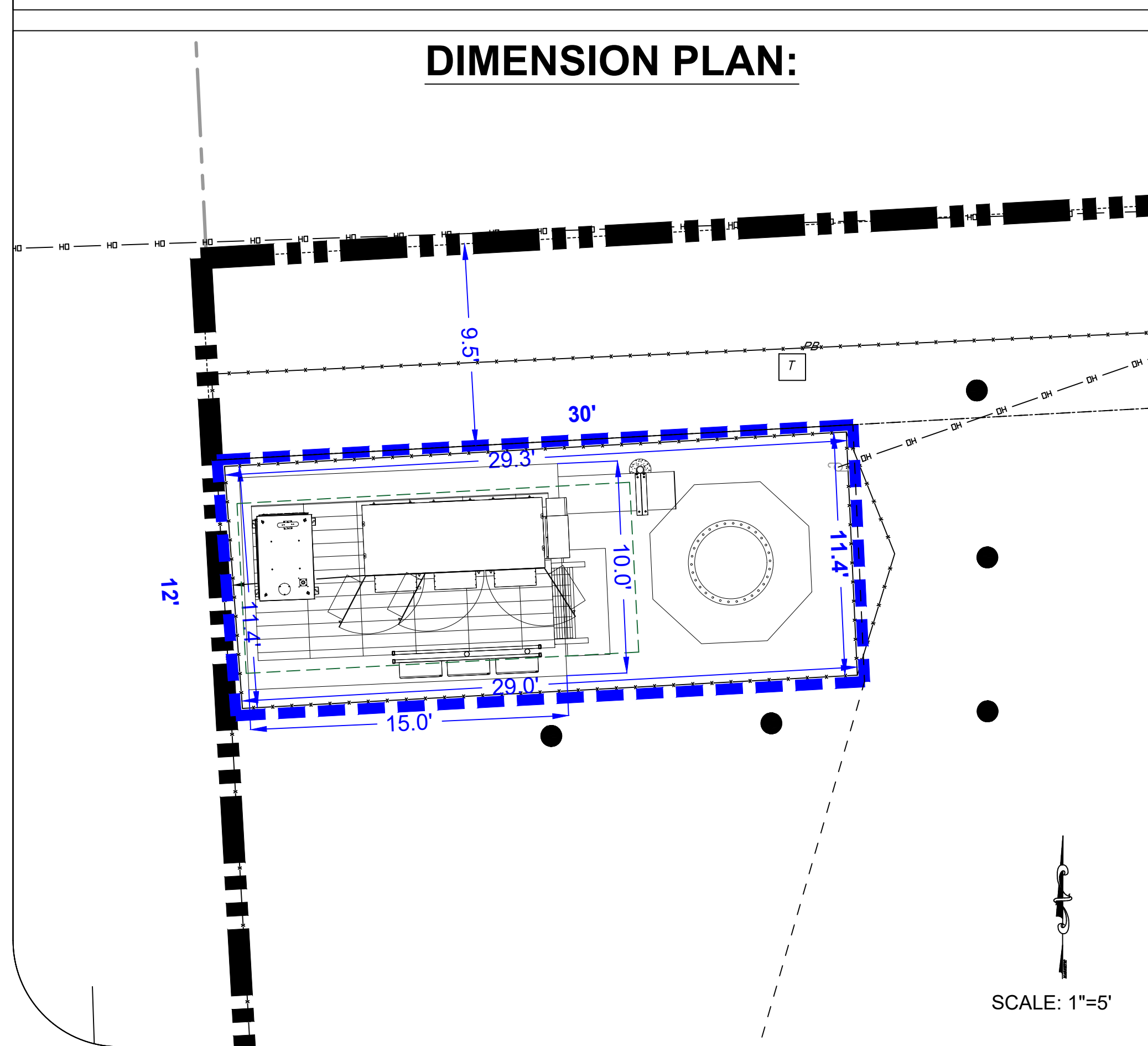
**PROPERTY OWNER**  
GREENRIDGE  
INVESTMENTS LP 1398  
ELDRIDGE PKWY STE. 210,  
HOUSTON, TX 77077

**TOWER OWNER**  
CROWN CASTLE  
10801 EXECUTIVE CENTER  
DRIVE  
SHANNON BLDG., STE. 100  
LITTLE ROCK, AR 72211  
PH: (601)821-0521

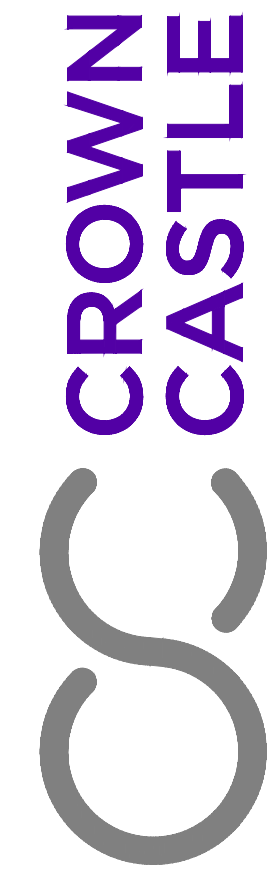
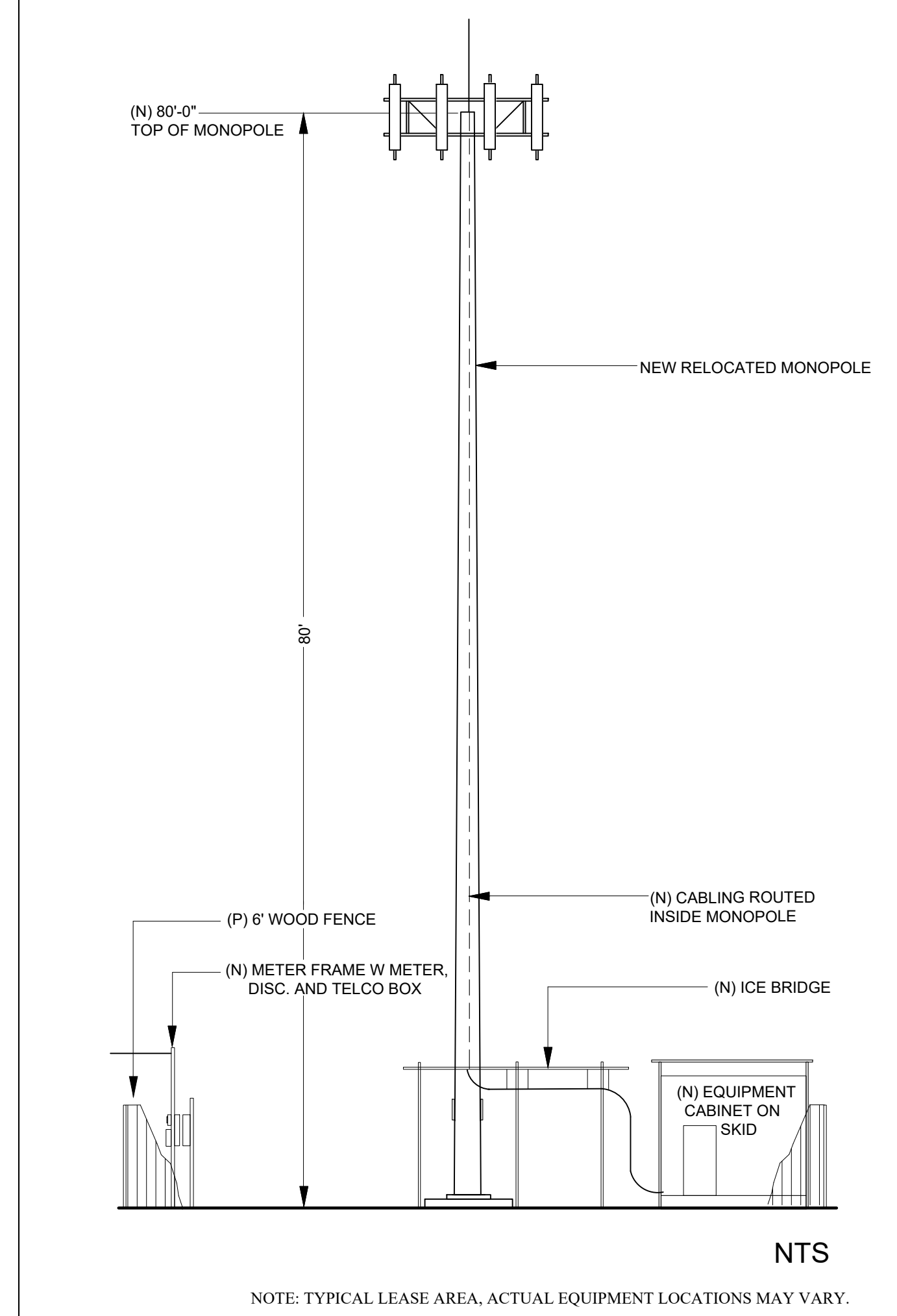
**SURROUNDING LAND USE:**



**DIMENSION PLAN:**



**PROPOSED TOWER ELEVATION**



VINCENT GERARD & ASSOCIATES  
LAND PLANNING & ZONING CONSULTANTS  
1715 CAPITAL OF TEXAS HWY, SUITE 207  
HOUSTON, TEXAS 77061  
(832) 242-2692 • vgerard@vincentgerard.com

**SITE INFORMATION**

7783 1/2 AIRPORT BLVD.,  
HOUSTON, TX 77077

**PROPERTY OWNER**

GREENRIDGE INVESTMENTS LP 1398 ELDRIDGE PKWY STE. 210, HOUSTON, TX 77077

**TOWER OWNER**

CROWN CASTLE 10801 EXECUTIVE CENTER DRIVE SHANNON BLDG., STE. 100 LITTLE ROCK, AR 72211 PH: (501) 621-0521

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**CROWN CASTLE HOBBY DROP N SWAP**

**CASE NUMBER: #####**  
**SUBMITTAL DATE: #####**

# SURVEY INFORMATION

**PARENT PARCEL INFORMATION:**  
 OWNER: GREENRIDGE INVESTMENTS LP  
 7783 AIRPORT BLVD  
 HOUSTON, TX 77061  
 PARCEL ID #: 0402390000015  
 VOLUME 51 PAGE 15

**FAA 1-A INFORMATION**

57.1' +/- 1' METAL TOWER ON TOP OF A  
 CONCRETE CAISSON 2.0' ABOVE FINISHED GRADE.

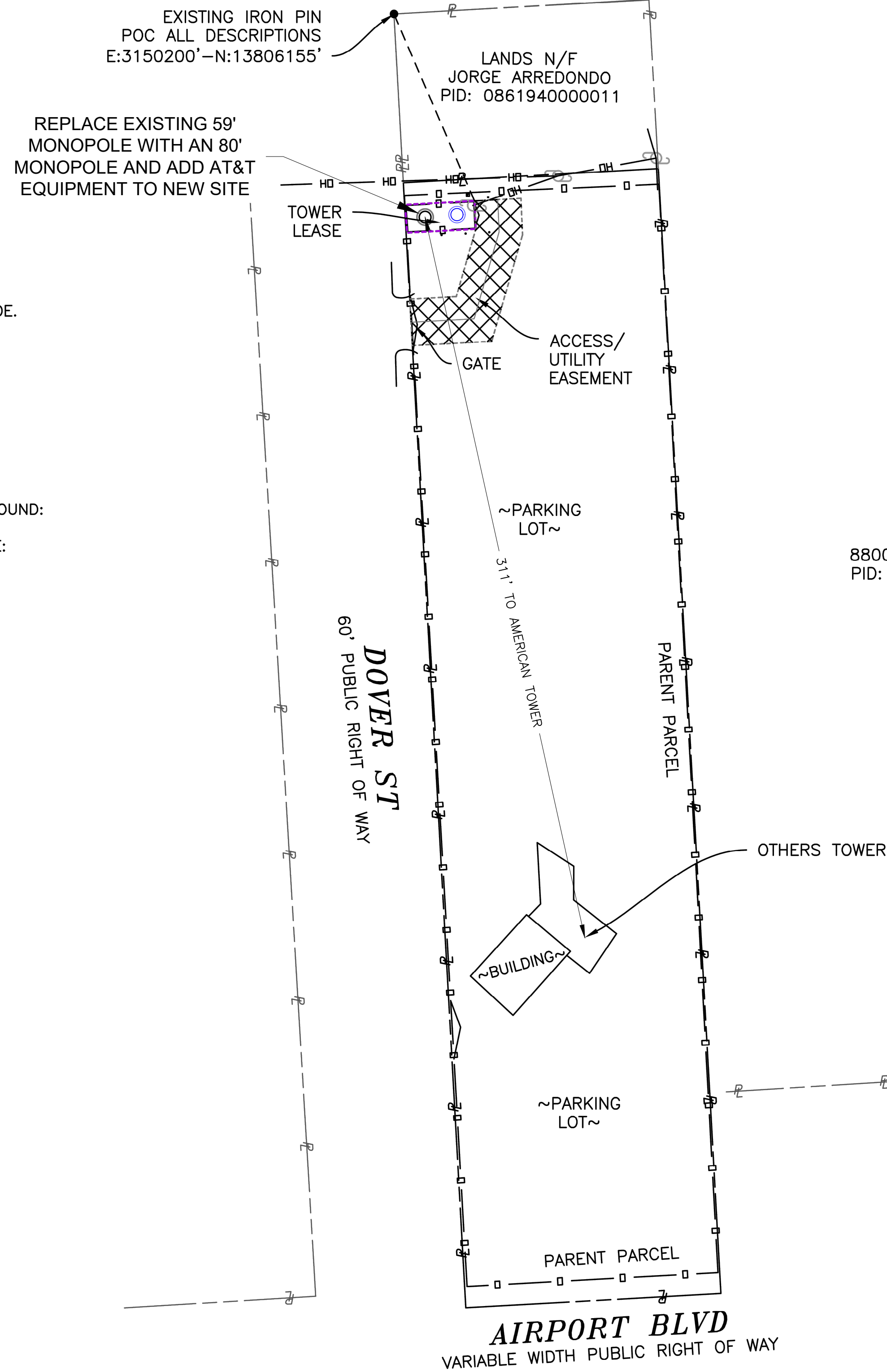
LATITUDE: 29° 39' 33.50" N. +/- 20'  
 LONGITUDE: 95° 16' 42.69" W. +/- 20'

GROUND ELEVATION AT BASE OF TOWER:  
 40.3' NAVD, 1988  
 HEIGHT OF TOP OF TOWER ABOVE GROUND:  
 59.1' +/- 1'

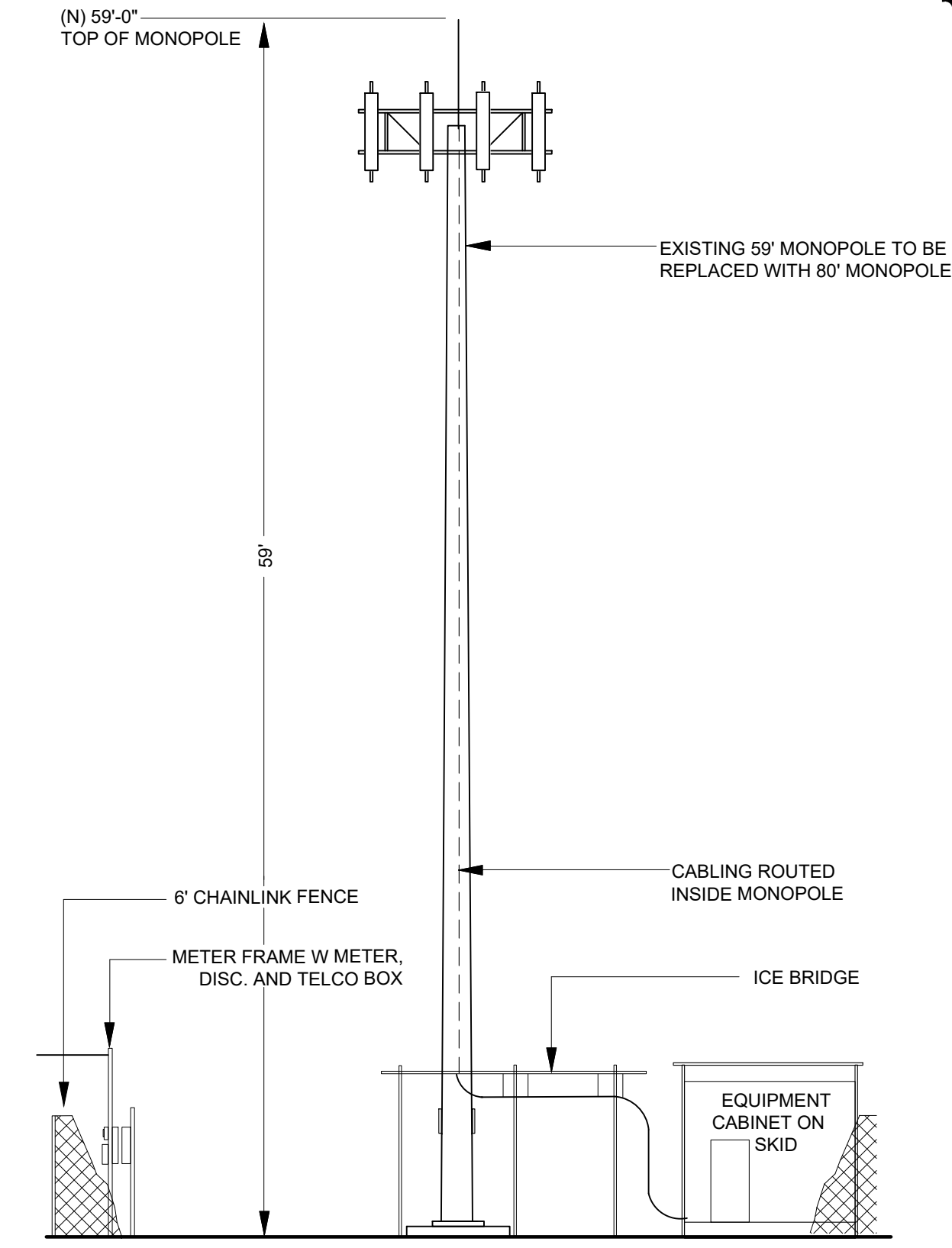
ELEVATION OF TOP OF TOWER:  
 99.4' +/- 3' NAVD 1988

HEIGHT OF HIGHEST APPURTENANCE ABOVE GROUND:  
 65.3' +/- 1' [6.2' ANTENNA]

ELEVATION OF TOP OF HIGHEST APPURTENANCE:  
 105.6' +/- 3' NAVD 1988



**EXISTING TOWER ELEVATION**



NOTE: TYPICAL LEASE AREA. ACTUAL EQUIPMENT LOCATIONS MAY VARY.



SURVEY PERFORMED FOR:			
		2000 Corporate Drive Canonsburg, PA 15317	
REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X
SITE INFORMATION:			
Name	ACE PARKING		
BUN	822245		
Address	7783 AIRPORT BLVD HOUSTON, TX 77061		
County	HARRIS COUNTY		
<b>AS-BUILT SURVEY</b>			
SHEET: PROPERTY OVERVIEW			

**APPENDIX D**

CONSTRUCTION NOTES TO BE ON ALL PROJECTS

- DESCRIPTION OF ITEM
1. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON'S, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING.
  2. ALL STORM SEWER WILL BE REINFORCED CONCRETE (C78 CLASS III) AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE CITY OF HOUSTON'S DRAWINGS 02317-02, 02317-03, 02317-05, 02317-06 AND 02317-07 AS APPLICABLE.
  3. ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20) FOOT WIDE EASEMENTS SHALL BE PROVIDED.
  4. AN ALTERNATIVE TO CEMENT STABILIZED SAND MAY BE USED AS BACKFILL FOR PIPES FIFTY-FOUR (54) INCH AND LARGER, FROM 1-FOOT ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. CONTRACTOR MAY BACKFILL WITH SUITABLE MATERIAL, PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8) INCH LIFTS AND MECHANICALLY COMPACTED TO NINETY-FIVE (95%) STANDARD PROCTOR DENSITY. TESTS SHALL BE TAKEN AT ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1) FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT-STABILIZED SAND.
  5. ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8) INCH BRICK WALLS UNLESS OTHERWISE NOTED.
  6. THE CONTRACTOR(S) SHALL NOTIFY HARRIS COUNTY ENGINEERING DEPARTMENT - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT (713) 274-3823 AND WRITTEN NOTIFICATION FORTYEIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT 10555 NORTHWEST FREEWAY, SUITE 144, HOUSTON, TX 77092.
  7. PAVING SHALL BE IN ACCORDANCE WITH THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF THE SAME.
  8. GUIDELINES SET FORTH IN THE LATEST EDITION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TMUCD WITH REVISIONS" SHALL BE OBSERVED.
  9. OWNER OR OWNER'S AGENT TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT" PRIOR TO STARTING CONSTRUCTION.
  10. OWNER OR OWNER'S AGENT TO OBTAIN ALL NOTIFICATIONS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHTS-OF-WAY.
- PLEASE ADD ALL NOTES CIRCLED IN RED TO THE CONSTRUCTION PLANS

**APPENDIX E**

- CONSTRUCTION NOTES INVOLVING UTILITIES AND PAVING WORK LOCATED WITHIN A PUBLIC RIGHT-OF-WAY
- DESCRIPTION OF ITEM
1. NOTE: NOTIFICATIONS ISSUED BY HARRIS COUNTY ENGINEERING DEPARTMENT - PERMITS OFFICE - IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY. THE PROJECT MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED NOTIFICATION. BE ADVISED THAT A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION, PLEASE VISIT [HTTP://WWW.ENG.HCTX.NET/PERMITS/PUBLIC-REVIEW-CODE/PUBLIC-PLANREVIEW/NOTIFICATION-OF-CONSTRUCTION-IN-THE-ROW](http://www.eng.hctx.net/permits/public-review-code/public-planreview/notification-of-construction-in-the-row) OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713-274-3931)

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**CROWN CASTLE HOBBY DROP N SWAP**

CASE NUMBER: #####

SUBMITTAL DATE: #####



VINCENT GERARD & ASSOCIATES  
 LAND PLANNING & ZONING CONSULTANTS  
 1715 CAPITAL OF TEXAS HWY, SUITE 207  
 HOUSTON, TEXAS 77061  
 (281) 282-2072 • vgerard@vincentgerard.com

**SITE INFORMATION**  
 7783 AIRPORT BLVD.,  
 HOUSTON, TX 77077

**PROPERTY OWNER**  
 GREENRIDGE  
 INVESTMENTS LP, 1398  
 ELDRIDGE PKWY, STE. 210,  
 HOUSTON, TX 77077

**TOWER OWNER**  
 CROWN CASTLE  
 EXECUTIVE CENTER  
 DRIVE  
 SHANNON BLDG., STE. 100  
 LITTLE ROCK, AR 72211  
 PH: (501) 621-0521

# Tower Permit Waiver Application

## APPLICANT INFORMATION:

Site address: 7783 2/3 Airport Blvd. Houston Texas 77077 - Hobby Relo

Tower Company: Crown Castle C/O Aaron Wilson - aaron.wilson@crowncastle.com

Contact person: Vincent G Huebinger Agent Title: President Vincent Gerard & Associates Inc.

Phone: O-512 328-2693/M-512 423-0853 FAX: N/A / \_\_\_\_\_ Email: Vinceh@vincentgerard.com

*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: Article XVI Towers, Section 28.521 Definitions Residential Test ring 327' over 50%.

Reason for waiver: Pre-existing 59' tower to be replaced with a 80' Monopole at the existing location for multiple carriers, and the residential test ring for the existing 59' tower did not have to comply with this requirement due to exemption. Now with this replacement site at 80', it will need a waiver from the Tower commission above 50% residential lots. Land area for residential is only 57.6%.

## 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 Article XVI Towers, Section 28.521 Definitions Residential Test ring 327' over 50% must also complete **Tower Permit Waiver Application & Justifications– 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: Vincent G. Huebinger



**Supplemental Document for Tower Waiver – Residential Test ring  
Justification request 1-5 – Hobby Relo**

- 1) A literal application of this article will result in undue and unnecessary hardship to this applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because.

The carrier has indicated problems in this area for AT&T coverage, capacity and dropped calls. The site is an improved parking lot for Hobby Airport with no commercial deed restrictions. Since this is a drop and swap built originally as a 59' monopole, the carrier (Sprint) did not have to adhere to residential setbacks or residential test ring. This situation is unusual that the monopole is there and extensions are not possible, therefore we propose a new monopole to replace the existing site. There are no other sites in the area that do not have deed restrictions on parcels or that were willing landowners. It would be an undue hardship to not waive this requirement to allow normal usage of cellular phone and data and increase coverage to the existing homesites in the area for this 94.4% residential test ring. Only 67.2% of the land area is residential use. Federal licenses to provide coverage should be considered as well as FirstNet capabilities on this site for our first responders. This site will also be available and marketed for other carriers. It is proposed as an 80' Monopole. Engineered Fall zone will be around 30'-40'.

- 2) The waiver, if granted, will not be contrary to the public interest as implemented in this article because.

The public interest is best served by better coverage, 911, FirstNet and emergency calls in the surrounding area. Public interest is also best served by turning single carrier monopole into a multi-carrier asset, eliminating the need for an additional site nearby.

- 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.

It is located in a commercial area on a vacant lot behind a car wash. Unfortunately, it is adjacent to a neighborhood. It will not have any detrimental or adverse impacts for public health, safety, and welfare. In fact, it increases the safety and welfare of the public by providing better coverage, 911 and FirstNet to the residents and first responders in this area. It has been on this lot since early 1999.

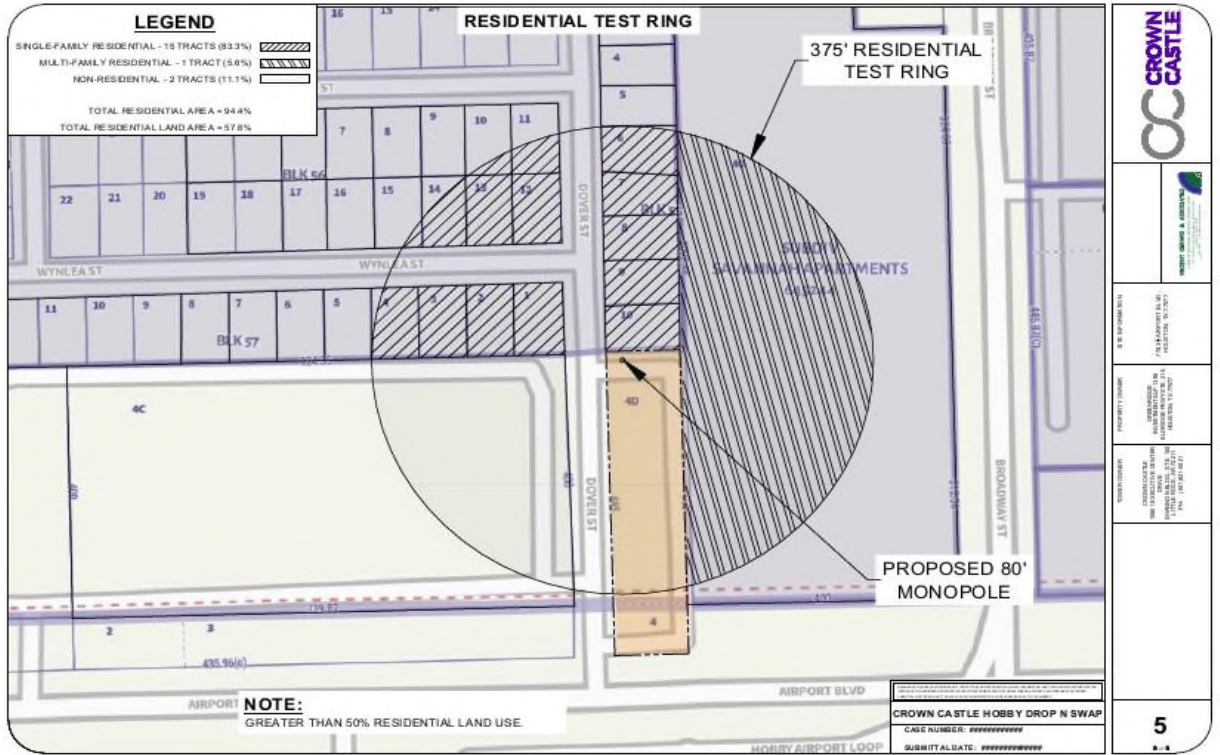
- 4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because.

No other ordinances or regulations exist on this site that would be impacted by this waiver. The site is an unused vacant parcel and fits the needs of the carriers, it will be best served as a two carrier site with increased height, so ordinance violations appear not to be impacted.

- 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.

The site deed restrictions allow for commercial usage as per recent title search and Deed Restriction affidavit. No other applicable ordinances or zoning laws would be violated in the waiver of this article. Granting this waiver will improve services to all residents.

## Residential Test Ring



## Aerial Map



# Tower Permit Waiver Application

## APPLICANT INFORMATION:

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Tower Company: Crown Castle C/O Aaron Wilson - aaron.wilson@crowncastle.com

Contact person: Vincent G Huebinger Agent Title: President Vincent Gerard & Associates Inc.

Phone: O-512 328-2693/M-512 423-0853 FAX: N/A / Email: Vinceh@vincentgerard.com

*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: Article XVI Towers, Section 28.524(g) Residential setbacks 1.5 x height.

Reason for waiver: Pre-existing 59' tower to be replaced with a 80' Monopole at the existing location for multiple carriers.

## WAIVER JUSTIFICATION:

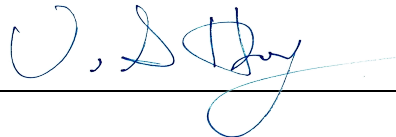
Following a public hearing, the Tower Commission is authorized to consider and grant a waiver according to the five provisions delineated in Chapter 41, Article III, Section 41-59. Provide an attachment to this form repeating the following conditions with a response for justification of the waiver for 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 Article XVI Towers, Section 28.524(g) Residential setbacks 1.5 x must also complete **Tower Permit Waiver Application & justifications– 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: Vincent G. Huebinger



**Supplemental Document for Tower Waiver – Tower Separation Distance  
from Residential uses- Justification request 1-5 Hobby**

- 1) A literal application of this article will result in undue and unnecessary hardship to this applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because.

The carrier (AT&T Mobility) has indicated that the existing Crown tower at 59' is structurally unsound and that the American Tower 80' monopole 311' to the south on the same parcel does not work for height, area, structural weights of AT&T full antenna array and space available for Ground equipment. Further, the existing Crown site is completely available due to Sprint/T-Mobile merger. AT&T made an economic business decision to allow Crown to request a drop and swap for the existing underutilized Crown tower and replace this tower with an 80' monopole. This will accommodate multiple carriers at the Hobby Airport. This site will also be available and marketed for other carriers. For AT&T to provide coverage in this area, this site will need a slight variance from 1.5x height to the height of the tower plus 14' from the closest residential structure. We plan to mitigate the distance by adding this waiver by installing a decorative wood fence per section 28-527 Screening Fence.

- 2) The waiver, if granted, will not be contrary to the public interest as implemented in this article because.

The public interest is best served by better coverage, 911, FirstNet and emergency calls in the surrounding area. AT&T has determined it is cost prohibitive to rebuild the American Tower to the south, and the Crown site has available ground space. The current 59' monopole is an older concrete monopole that would not withstand the current antenna loads and windspeeds since Houston's disaster with Hurricane IKE. It cannot be repurposed and must be replaced regardless of the situation. It was selected as the best available candidate for a replacement site.

- 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.

Yes, but as a waiver, and the proposed location will meet the height of the tower plus 14' away from closest residential use at 94' to the structure. The closest lot is vacant. 85' to the lot line and garage apartment, 100' to the main residence. Proposed at 80', it can also be better utilized for a colocation if necessary and would only have to add a small amount of land for a 2<sup>nd</sup> carrier. It will not have any detrimental or adverse impacts for public health, safety, and welfare. In fact, it increases the safety and welfare of the public by providing better coverage, 911 and FirstNet to the residents and first responders in this area and further out due to increased height.

- 4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because.

No other ordinances or regulations exist on this site that would be impacted by this waiver. The site is an underutilized older concrete monopole in need of replacement and fits the needs of the carrier, it will be best served as a two-carrier site, so zero ordinance violations appear to be impacted. The Tower company will provide a fall zone letter for safety and design.

- 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. The site deed restrictions allow for commercial usage as per recent title search and Deed Restriction affidavit. No other applicable ordinances or zoning laws would be violated in the waiver of this article. Granting this waiver will improve services for all residents. No parks or historic structures are surrounding the site.

Proposed Setbacks to Residential Uses



Houston Tower Commission  
**Tower Permit Waiver Application**

File No.: \_\_\_\_\_

Date: 03 / 26 / 2026

**APPLICANT INFORMATION:**

Site address: 7783 2/3 Airport Blvd Houston Texas 77077

Tower Company: Crown Castle c/o Aaron Wilson aaron.wilson@crowncastle.com

Contact person: Vincent G. Huebinger Agent Title: President VGA Inc.

512 328-2693 Office  
Phone: 512 423-0853 Mobile FAX: /N/A Email: Vinceh@vincentgerard.com

*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: 28-524 (e) in an area within 1/4 mile of an Historic district or landmark waiver

Reason for waiver: Currently the 59' tower being replaced is within 1/4 mile of the landmark/district and the site is a replacement for AT&T Mobility

**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: Vincent G. Huebinger Vincent Gerard & Associates Inc.



**Supplemental Document for Tower Waiver – Historic District/Landmark  
Setback Justification request 1-5 – Hobby Relo**

- 1) A literal application of this article will result in undue and unnecessary hardship to this applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because.

This site is located within the Glenbrook Valley Historic Neighborhood District. The carrier has indicated problems in this area and will be terminated at their rooftop lease in 2026. For AT&T, coverage, capacity and dropped calls will then become a major issue. The site is an improved parking lot for Hobby Airport with no commercial deed restrictions. Since this is a drop and swap built originally as a 59' monopole, somewhere around the 1998 date, the carrier (Sprint) did not have to adhere to Historical district or landmark setbacks from the existing site. This situation is unusual that the monopole is there and extensions are not possible, therefore we propose a new monopole to replace the existing site. There are no other sites in the area that do not have deed restrictions on parcels or that were willing landowners. It would be an undue hardship to **not** waive this requirement to allow normal usage of cellular phones and data and increase coverage to the existing homesites in the area due to its proximity within a Historic district. The district will not be negatively affected by the 80' monopole from a significance perspective. Coverage at Hobby Airport is a necessity, not a convenience. Public safety would be at risk if not granted. This site will also be available and marketed for another carrier. It is proposed as a 80' Monopole. Engineered Fall zone will be around 30'-40'.

- 2) The waiver, if granted, will not be contrary to the public interest as implemented in this article because.

The public interest is best served by better coverage, 911, FirstNet and emergency calls in the surrounding area. Public interest is also best served by turning single carrier monopole into a multi-carrier asset, eliminating the need for an additional site nearby.

- 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.

It is located in a commercial area on a parking lot for airport travelers. Unfortunately, it is adjacent to a neighborhood. It will not have any detrimental or adverse impacts for public health, safety, and welfare. In fact, it increases the safety and welfare of the public by providing better coverage, 911 and FirstNet to the residents and first responders in this area. It has been on this lot since early 1999.

- 4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because.

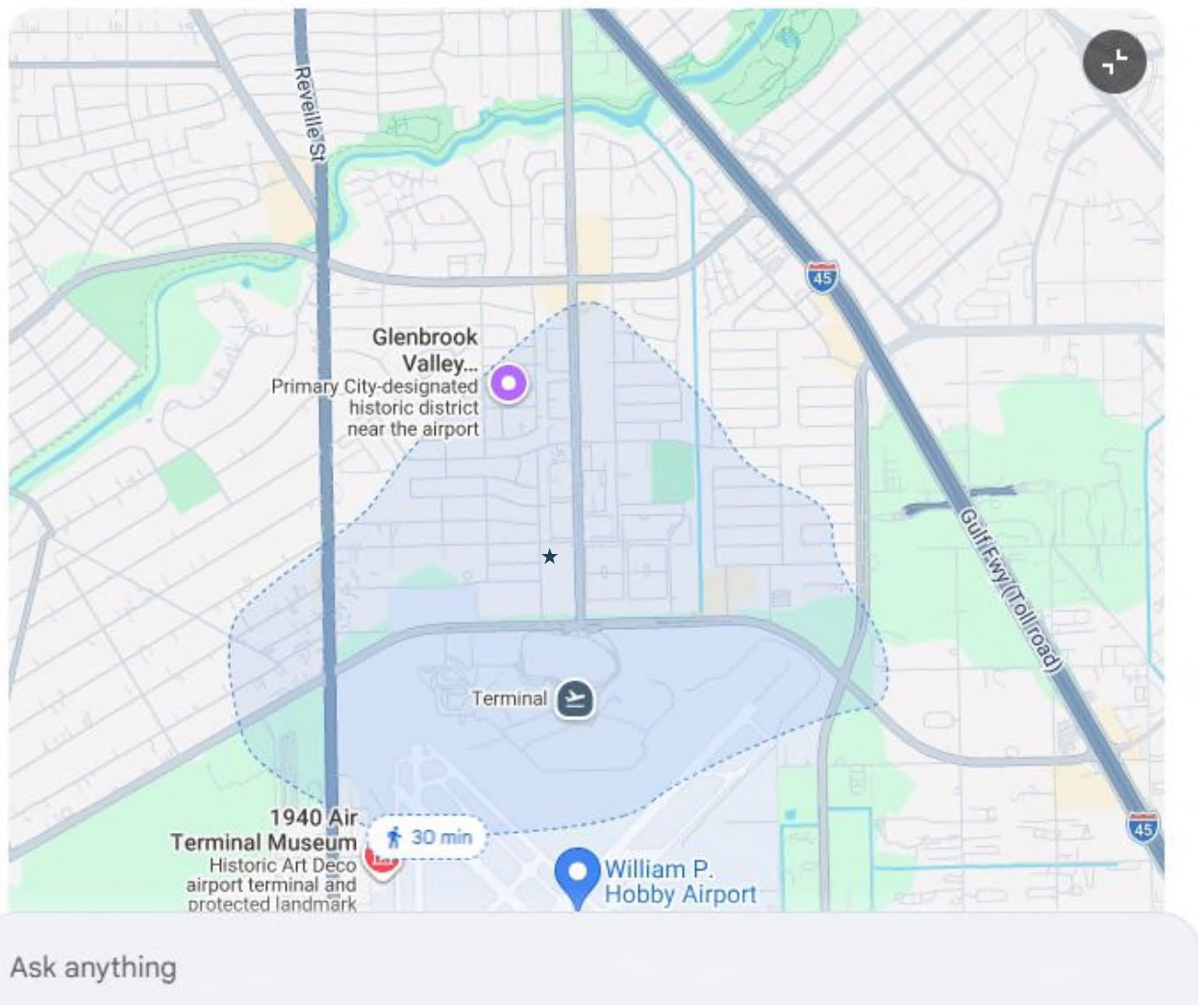
No other ordinances or regulations exist on this site that would be impacted by this waiver. The site is an improved commercial parking lot parcel and fits the needs of the carriers, it will be best served as a two-carrier site with increased height, so ordinance violations appear not to be impacted. During regulatory filing any detrimental Historic issues will be mitigated through federal and state reviews.

- 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. The site deed restrictions allow for commercial usage as per recent title search and Deed Restriction affidavit. No other applicable ordinances or zoning laws would be violated in the waiver of this article. Granting this waiver will improve services to all residents.

#### Aerial Map

This site is within the area of Glenbrook Valley Neighborhood and is designated as a Historic District.

For official boundary maps and architectural guidelines, you can refer to the [Glenbrook Valley - Historic Preservation Manual](#) or visit the [1940 Air Terminal Museum](#).



# Tower Permit Waiver Application

## APPLICANT INFORMATION:

Site address: 7783 2/3 Airport Blvd. Houston Texas 77077 - Hobby Relo

Tower Company: Crown Castle C/O Aaron Wilson - aaron.wilson@crowncastle.com

Contact person: Vincent G Huebinger Agent Title: President Vincent Gerard & Associates Inc.

Phone: O-512 328-2693/M-512 423-0853 FAX: N/A / \_\_\_\_\_ Email: Vinceh@vincentgerard.com

*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: Article XVI Towers, Section 28.524(h) Distance to a tower within 1,000' of an approved tower structure.

Reason for waiver: Pre-existing 59' tower to be replaced with a 100' Monopole at the existing location for multiple carriers, and the ATC tower within 311' does not have the ground space available or the structural integrity to withstand AT&T Antenna Array.

## 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:

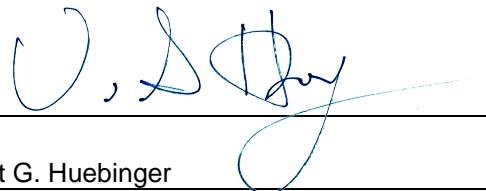
1. *a literal application of this article will result in undue and unnecessary hardship to the applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because...;*
2. *the waiver, if granted, will not be contrary to the public interest as implemented 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 & justifications – 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: Vincent G. Huebinger



**Supplemental Document for Tower Waiver – Tower Separation Distance  
from Other Towers 1,000’- Justification request 1-5 Hobby**

- 1) A literal application of this article will result in undue and unnecessary hardship to this applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because.

The carrier (AT&T Mobility) has indicated that the existing Crown tower at 59’ is structurally unsound and that the American Tower 80’ monopole 311’ to the south on the same parcel does not work for height, area, structural weights of AT&T full antenna array and space available for Ground equipment. Further, the existing Crown site is completely available due to Sprint/T-Mobile merger. AT&T made an economic business decision to allow Crown to request a drop and swap for the existing underutilized Crown tower and replace this tower with an 80’ monopole. This will accommodate multiple carriers at the Hobby Airport. This site will also be available and marketed for other carriers. For AT&T to provide coverage in this area, this site will need a slight variance from 1.5x height to the height of the tower plus 14’ from the closest residential structure. We plan to mitigate the distance by adding this waiver by installing a decorative wood fence per section 28-527 Screening Fence.

- 2) The waiver, if granted, will not be contrary to the public interest as implemented in this article because.

The public interest is best served by better coverage, 911, FirstNet and emergency calls in the surrounding area. AT&T has determined it is cost prohibitive to rebuild the American Tower to the south, and the Crown site has available ground space. The current 59’ monopole is an older concrete monopole that would not withstand the current antenna loads and windspeeds since Houston’s disaster with Hurricane IKE. It cannot be repurposed and must be replaced regardless of the situation. It was selected as the best available candidate for a replacement site.

- 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.

Yes, but as a waiver, and the proposed location will be 311’ from the existing tower and that ATC tower is of no benefit for AT&T. It is not possible to collocate on that tower due to height, structural cost for upgrades or replacement and lack of ground space available. Proposed at 80’, it can also be better utilized for a collocation if necessary and would only have to add a small amount of land for a 2<sup>nd</sup> carrier. It will not have any detrimental or adverse impacts for public health, safety, and welfare. In fact, it increases the safety and welfare of the public by providing better coverage, 911 and FirstNet to the residents and first responders in this area and further out due to increased height.

- 4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because.

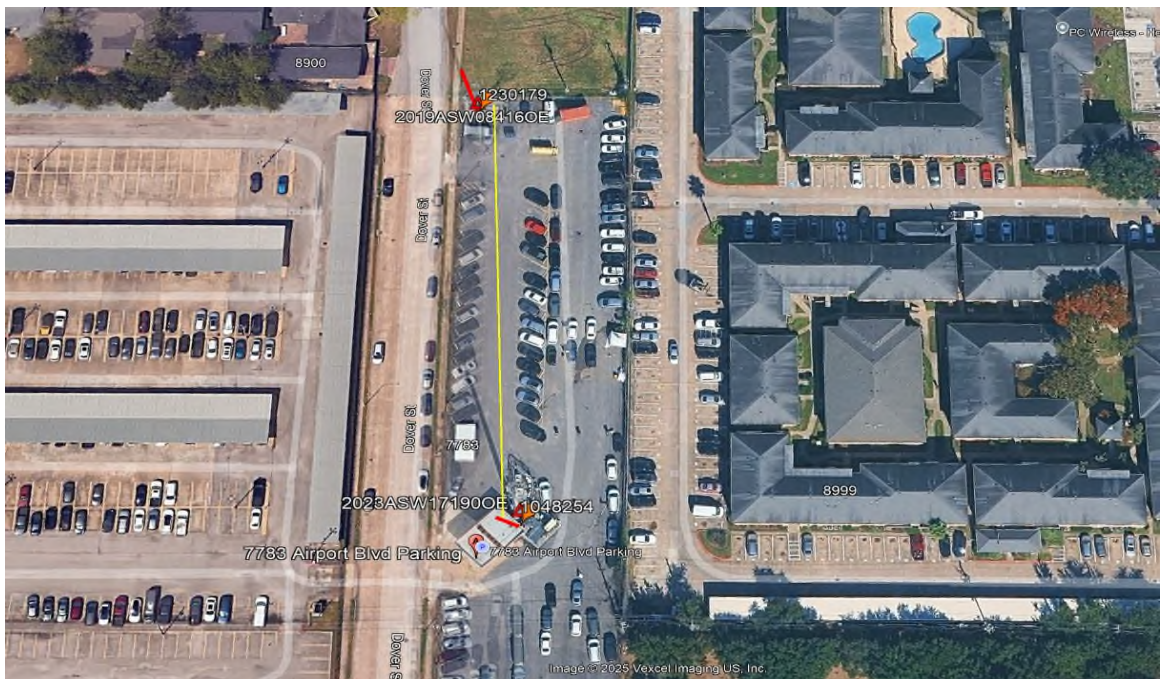
No other ordinances or regulations exist on this site that would be impacted by this waiver. The site is an underutilized older concrete monopole in need of replacement and fits the needs of the carrier, it will be best served as a two-carrier site, so zero ordinance violations appear to be impacted.

- 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. The site deed restrictions allow for commercial usage as per recent title search and Deed Restriction affidavit. No other applicable ordinances or zoning laws would be violated in the waiver of this article. Granting this waiver will improve services for all residents. No parks or historic structures are surrounding the site.

Existing American Tower



Distance from ATC 311'



# Tower Permit Waiver Application

## APPLICANT INFORMATION:

Site address: 7783 2/3 Airport Blvd

Tower Company: Crown Castle Inc.

Contact person: Vincent G. Huebinger VGA Inc Title: President

Phone: 512 / 328-2693 ~~FAX~~: M- 512 / 423-0853 Email: vinceh@vincentgerard.com

*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: 28-528 Landscaping

Specify City Code reference and standard subject to waiver:

Reason for waiver: Area surrounding land lease is paved parking lot, owner will not give up space to provide landscaping  
Proving the 28-577 treated wooden screening fence

## 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: Vincent G. Huebinger



**Supplemental Document for Tower Waiver – Landscaping 28-528  
Justification request 1-5 – Hobby Relo**

- 1) A literal application of this article will result in undue and unnecessary hardship to this applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because.  
This site is located within a parking lot for the Hobby Airport and is a small lease area. The landowner will not release area for landscaping the site. The lease area is limited to a 2-carrier site. The applicant and tower owner agreed to provide a treated wood fence for screening equipment from the public view and ROW. It would be an undue hardship to **not** waive this requirement to mandate landscaping for this site since there is no water source and Texas drought conditions. This industry are telecom experts not landscaping maintenance companies. Public safety plays no role in this regulation and screening will be handled by a treated wood fence
- 2) The waiver, if granted, will not be contrary to the public interest as implemented in this article because.  
Public interest is best served by providing a treated wood fence.
- 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.  
It is in a commercial area in a parking lot for airport travelers. No public health, safety and welfare existing on a waiver from landscaping. This should be administrative approval for this waiver.
- 4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because.  
No other ordinances or regulations exist on this site that would be impacted by this waiver.
- 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.  
The site deed restrictions allow for commercial usage as per recent title search and Deed Restriction affidavit. No other applicable ordinances or zoning laws would be violated in the waiver of this article. Granting this waiver will allow a treated wood fence for screening and serves the intent and spirit of the ordinance.



**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	<b>57% of the tracts within the 375' residential test area are residential.</b>
Tower is not within a scenic area, in a park or on a tract of land surrounded by a park	<b>Tower is within 1/4 mile from the Glenbrook Valley Historic District.</b>
Tower must setback 1-1/2 times the height of the tower from a residential lot.	<b>Proposed 80' Tower is within 120' of the nearest residential lot.</b>
Must not be within 1,000' of an approved tower structure	<b>Tower is within 1000' of the nearest approved tower (311').</b>



# CITY OF HOUSTON

Planning and Development

**John Whitmire**

Mayor

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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

**May 13, 2026**

SUBJECT: Tower Application # **26-T-0779**  
SITE LOCATION: 7783 2/3 Airport Boulevard  
PROPOSED HEIGHT: 80 feet  
TOWER OWNER: Crown Castle C/O Aaron Wilson  
TOWER APPLICANT: **Vincent Huebinger 512-328-2693 VinceH@vincentgerard.com**

The Planning and Development Department of the City of Houston received an application to construct a new communications tower situated at 7783 2/3 Airport Boulevard within Tract 4d and 4 of the DWC Harris Abstract 27. 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 multiple waiver requests, a public hearing is also scheduled. You may attend the Tower Commission meeting where this item will be heard on **Monday, June 22<sup>nd</sup>, 2026**, at 3:30 p.m. The meeting will be in person at the City Hall Annex building, 900 Bagby Street, 77001. You can access the Tower Commission webpage at [https://www.houstontx.gov/planning/Commissions/commiss\\_tower.html](https://www.houstontx.gov/planning/Commissions/commiss_tower.html).

**Waivers requested:**

- To locate a tower in an area that is more than 50% residential (57.6%)
- To locate a tower within 1.5 time the height of a residential lot (106')
- To locate a tower within 1000' of an approved tower structure (311')
- To locate a tower within a ¼ mile of a City Historic District (Glenbrook Valley)
- To not provide on-site landscaping at the tower base

Additional information may be obtained by writing or contacting Geoff Butler or John Cedillo 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

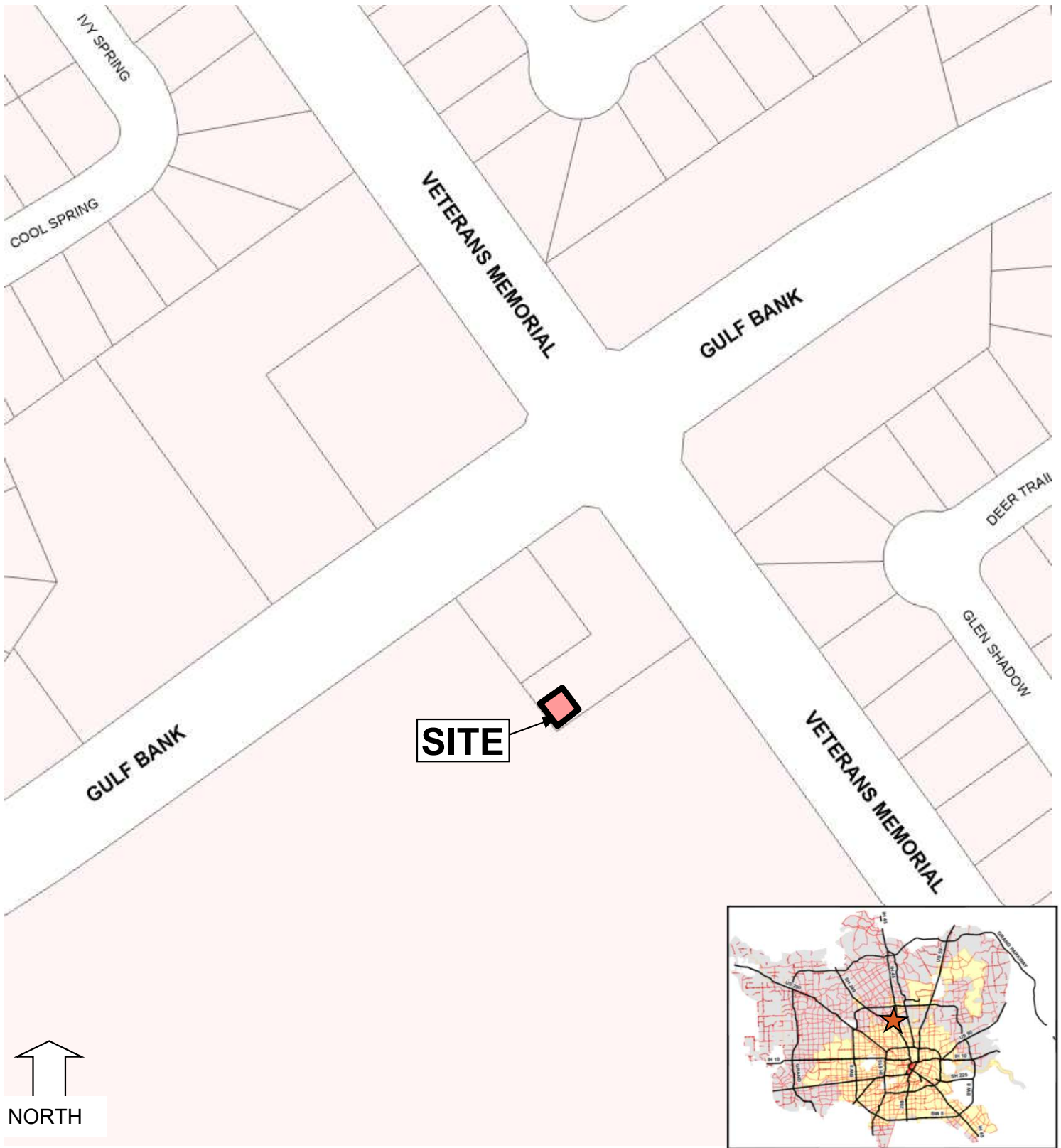
**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

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

# Houston Tower Commission IIb

Planning and Development Department

Meeting Date: 06/22/2026

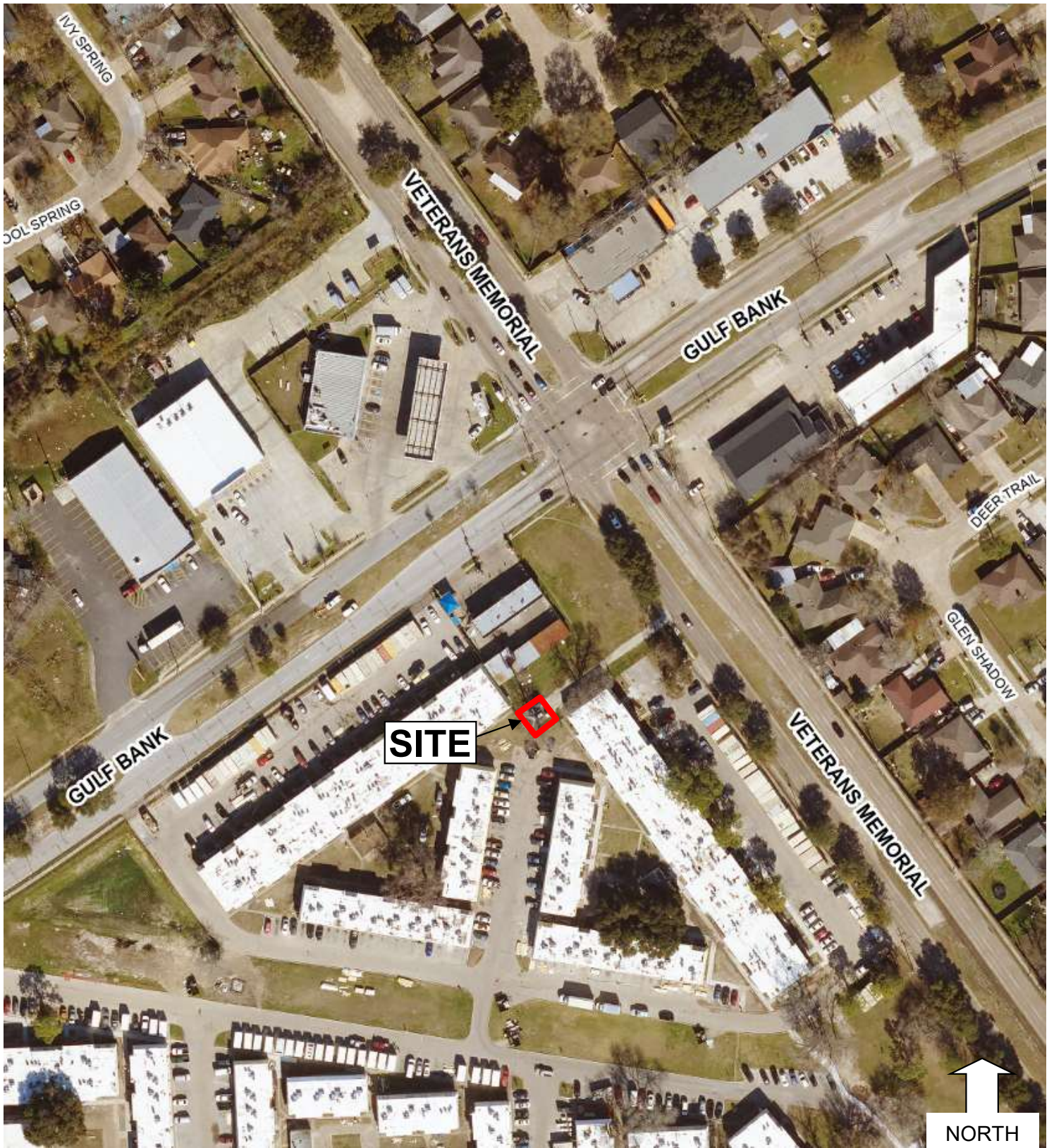


**Site Location**

# Houston Tower Commission IIb

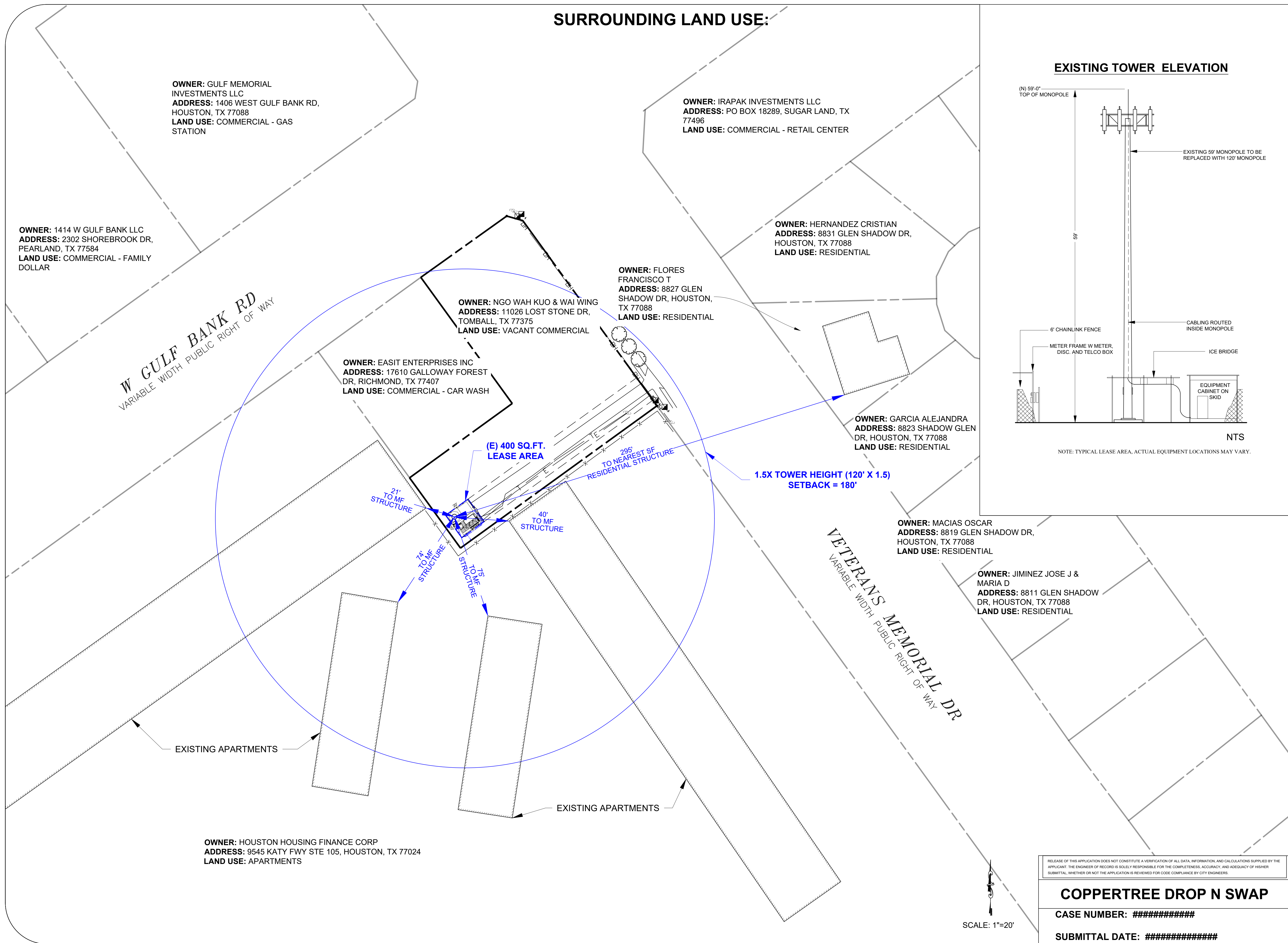
Planning and Development Department

Meeting Date: 06/22/2026

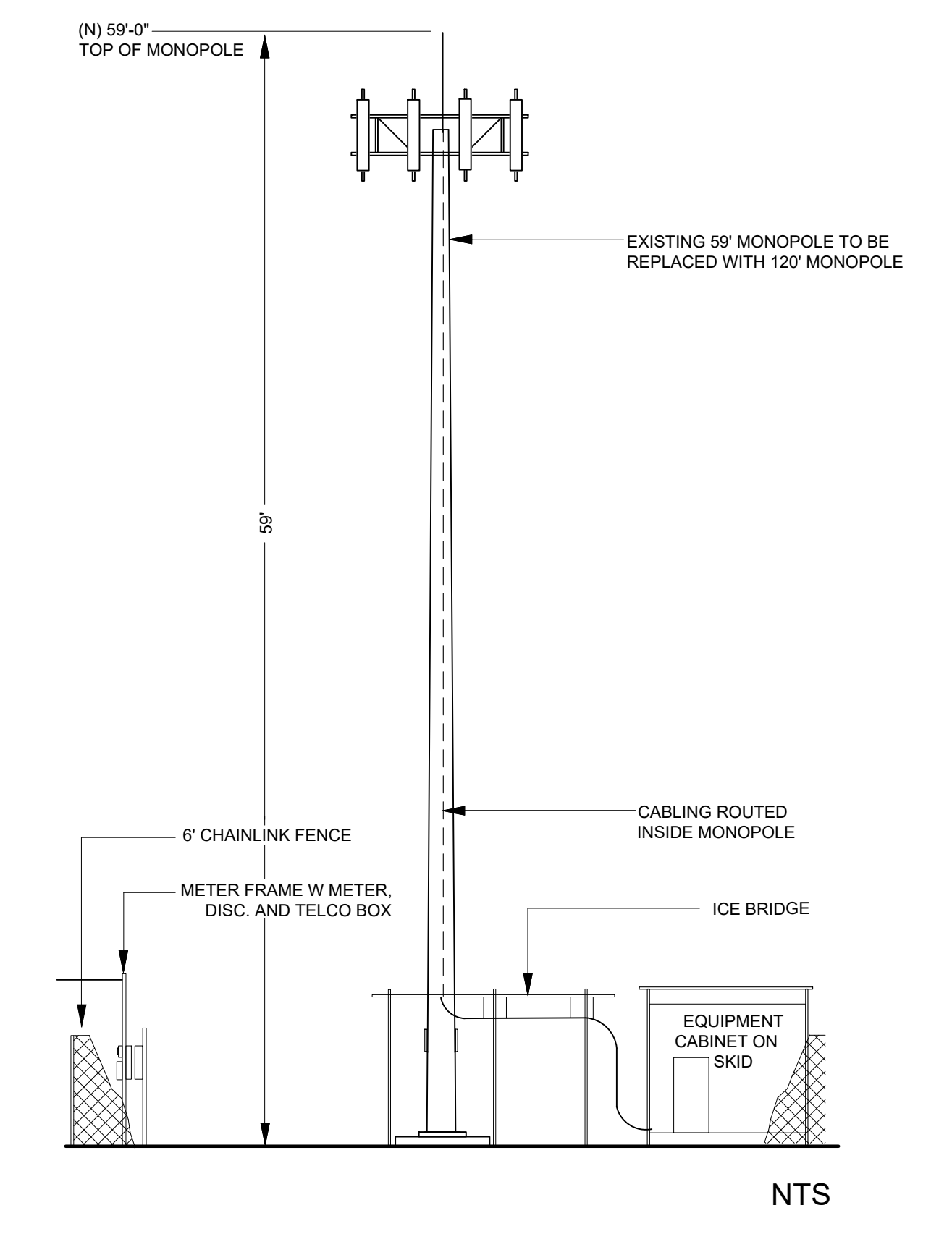


**Aerial**

**SURROUNDING LAND USE:**



**EXISTING TOWER ELEVATION**



SCALE: 1"=20'

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

**COPPERTREE DROP N SWAP**  
**CASE NUMBER: #####**  
**SUBMITTAL DATE: #####**



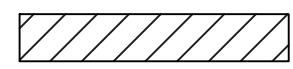
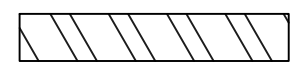
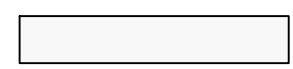
**VINCENT GERARD & ASSOCIATES**  
 LAND PLANNING & ZONING CONSULTANTS  
 1111 CAPITAL CENTER BLVD, SUITE 307  
 HOUSTON, TEXAS 77024  
 (832)324-2851 • vgerard@vincentgerard.com

**SITE INFORMATION**  
 1403 2/3 W GULF BANK RD, HOUSTON, TX 77088

**PROPERTY OWNER**  
 NGO WAH KUO & WAI WING  
 11026 LOST STONE DR, TOMBALL, TX 77375

**TOWER OWNER**  
 CROWN CASTLE  
 8020 KATY FWY, HOUSTON, TX 77024  
 PH: (501)821-0521

# LEGEND

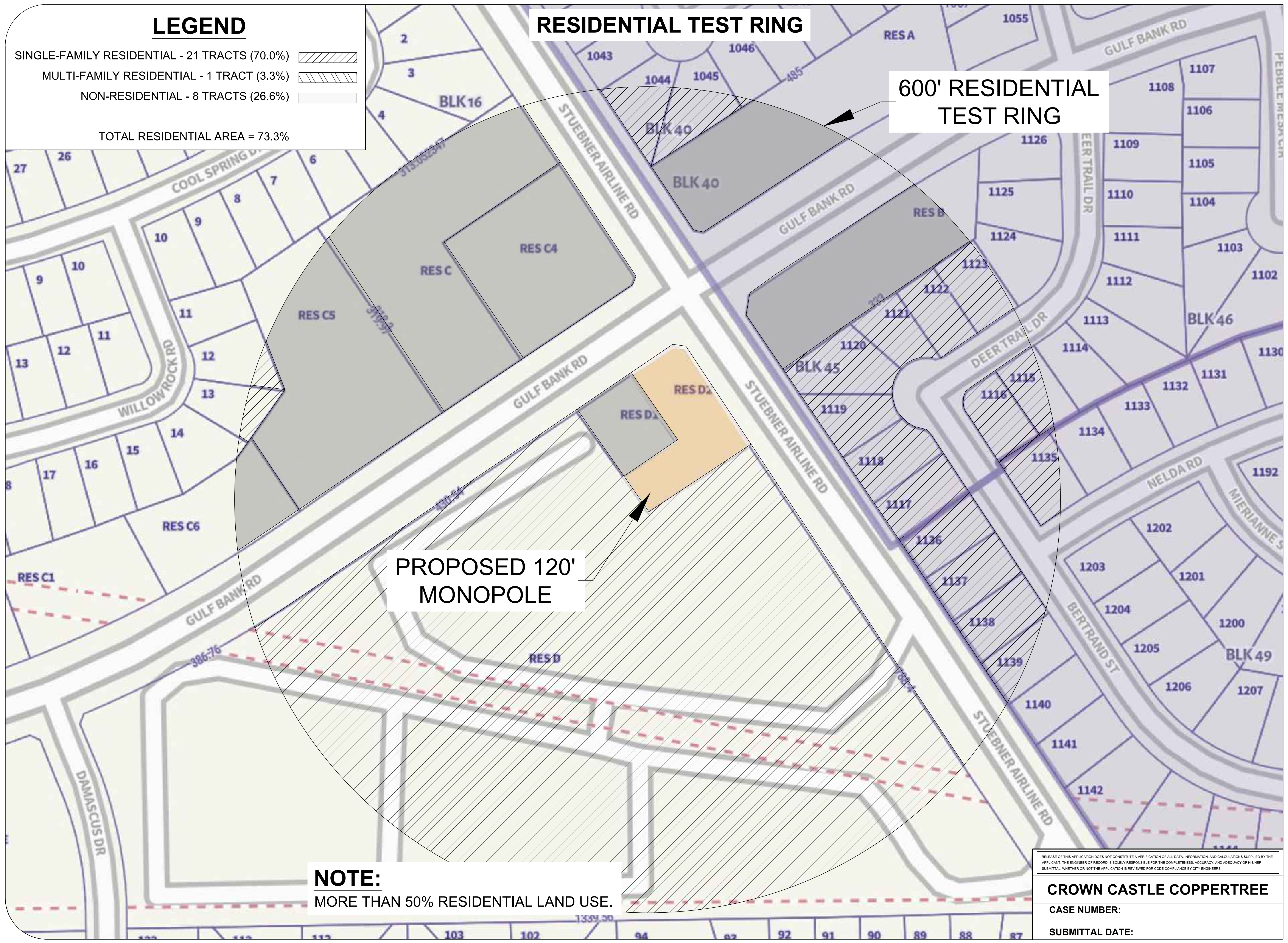
- SINGLE-FAMILY RESIDENTIAL - 21 TRACTS (70.0%) 
  - MULTI-FAMILY RESIDENTIAL - 1 TRACT (3.3%) 
  - NON-RESIDENTIAL - 8 TRACTS (26.6%) 
- TOTAL RESIDENTIAL AREA = 73.3%

## RESIDENTIAL TEST RING

600' RESIDENTIAL TEST RING

PROPOSED 120' MONOPOLE

**NOTE:**  
MORE THAN 50% RESIDENTIAL LAND USE.

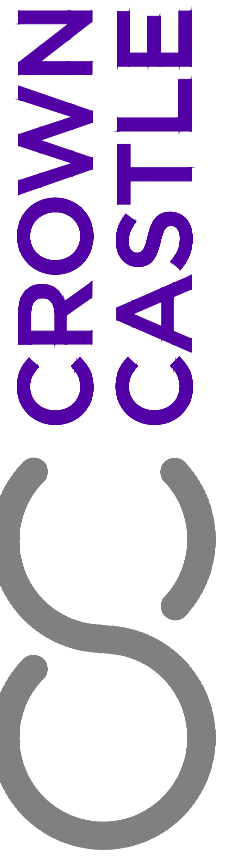


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**CROWN CASTLE COPPERTREE**

CASE NUMBER:

SUBMITTAL DATE:



SITE INFORMATION

1403 2/3 W GULF BANK RD, HOUSTON, TX 77088

PROPERTY OWNER

NGO WAH KUO & WAI WING  
11026 LOST STONE DR, TOMBALL, TX 77375

TOWER OWNER

CROWN CASTLE  
8020 KATY FWY, HOUSTON, TX 77024  
PH: (601)821-0521

# Tower Permit Waiver Application

## APPLICANT INFORMATION:

Site address: 1403 2/3 Gulf Bank Drive Houston Texas 77088 - Coppertree

Tower Company: Crown Castle C/O Aaron Wilson - aaron.wilson@crowncastle.com

Contact person: Vincent G Huebinger Agent Title: President Vincent Gerard & Associates Inc.

Phone: O-512 328-2693/M-512 423-0853 FAX: N/A / \_\_\_\_\_ Email: Vinceh@vincentgerard.com

*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: Article XVI Towers, Section 28.521 Definitions Residential Test ring 600' over 50%.

Reason for waiver: Pre-existing 59' tower to be replaced with a 120' Monopole at the existing location for multiple carriers, and the residential test ring for the existing 59' tower did not have to comply with this requirement due to exemption. Now with this replacement site at 120', it will need a waiver from the Tower commission above 50% residential lots. Total Residential is only 73%.

## 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 Article XVI Towers, Section 28.521 Definitions Residential Test ring 600' over 50% must also complete **Tower Permit Waiver Application & justifications**

## WAIVER APPLICATION CERTIFICATION

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

Signature of applicant or agent: 

Print Name: Vincent G. Huebinger



**Supplemental Document for Tower Waiver – Residential Test ring  
Justification request 1-5 - Coppertree**

- 1) A literal application of this article will result in undue and unnecessary hardship to this applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because.

The carrier has indicated problems in this area for AT&T coverage and dropped calls. The site is a vacant lot with no commercial deed restrictions. Since this is a drop and swap built originally as a 59' monopole, the carrier (Sprint) did not have to adhere to residential setbacks or residential test ring. This situation is unusual that the monopole is there and extensions are not possible, therefore we propose a new monopole to replace the existing site. There are no other sites in the area that do not have deed restrictions on parcels or that were willing landowners. It would be an undue hardship to not waive this requirement to allow normal usage of cellular phone and data and increase coverage to the existing homesites in the area for this 73.3% residential test ring. Federal licenses to provide coverage should be considered as well as FirstNet capabilities on this site for our first responders. This site will also be available and marketed for other carriers. Mitigation will be provided by installing a decorative wood fence for the site.

- 2) The waiver, if granted, will not be contrary to the public interest as implemented in this article because.

The public interest is best served by better coverage, 911, FirstNet and emergency calls in the surrounding area. The public interest is also best served by turning single carrier monopole into a multi-carrier asset eliminating a need for an additional site nearby.

- 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.

It is located in a commercial area on a vacant lot behind a car wash. Unfortunately, it is adjacent to an apartment complex. It will not have any detrimental or adverse impacts for public health, safety, and welfare. In fact, it increases the safety and welfare of the public by providing better coverage, 911 and FirstNet to the residents and first responders in this area.

- 4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute enforceable by the city because.

No other ordinances or regulations exist on this site that would be impacted by this waiver. The site is an unused vacant parcel and fits the needs of the carriers, It will be best served as a two or three carrier site with the height, so ordinance violations appear not to be impacted.

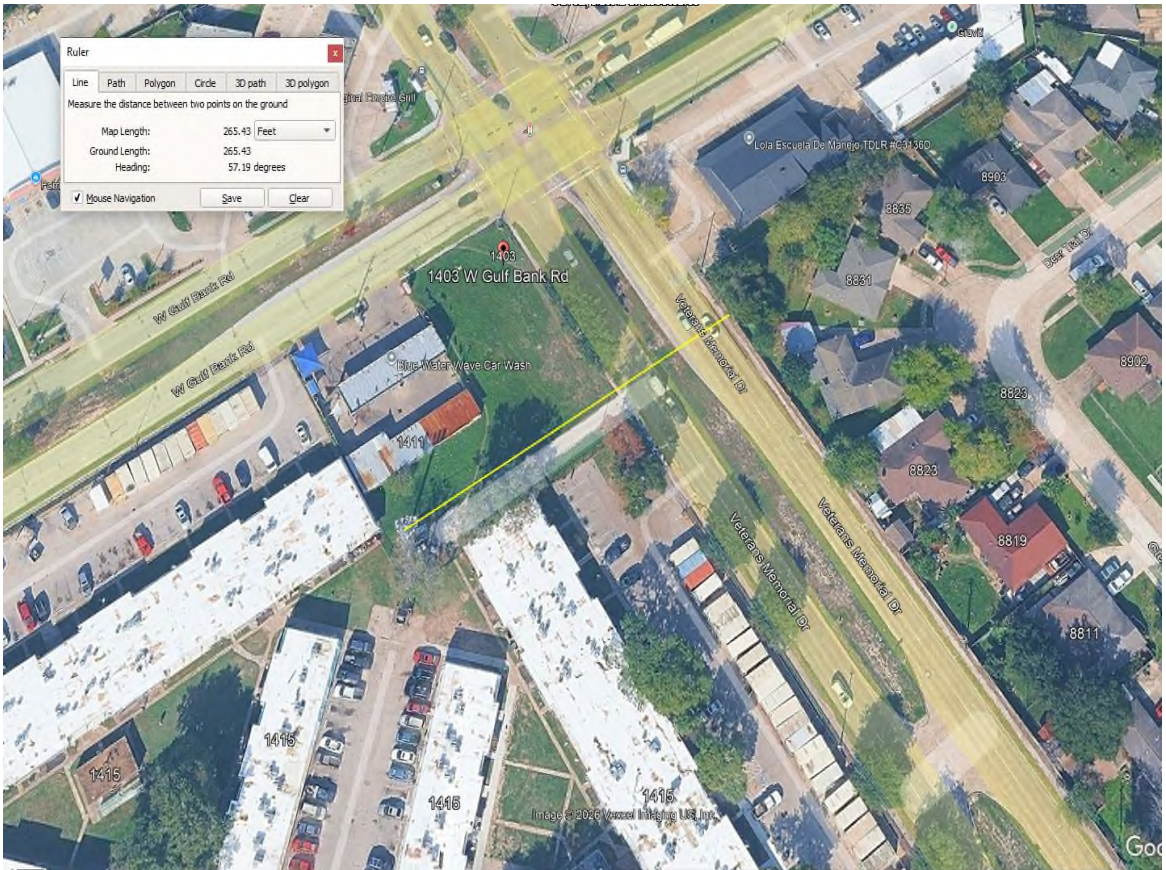
- 5) The waiver, if granted, will not result in the violation of any applicable deed restriction or zoning regulation or the location of a tower in a park because.

The site deed restrictions allow for commercial usage as per recent title search and Deed Restriction affidavit. No other applicable ordinances or zoning laws would be violated in the waiver of this article. Granting this waiver will improve services to all residents.

### Aerial View



### Closest SF Residences





**CITY OF HOUSTON**  
Planning and Development

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**May 15, 2026**

SUBJECT: Tower Application # **26-T-0780**  
SITE LOCATION: 1415 2/3 Gulf Bank Road  
PROPOSED HEIGHT: 120' Monopole  
TOWER OWNER: Crown Castle C/O Aaron Wilson  
TOWER APPLICANT: **Vincent Huebinger 512-328-2693 VinceH@vincentgerard.com**

The Planning and Development Department of the City of Houston received an application to construct a new communications tower situated at 1415 2/3 West Gulf Bank Drive within Reserve "D" of the Willow Run Sec 6 subdivision as recorded in Vol. 158, Pg 94 of 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 multiple waiver requests, a public hearing is also scheduled. You may attend the Tower Commission meeting where this item will be heard on **Monday, June 22<sup>nd</sup>, 2026** at 3:30 p.m. The meeting will be in person at the City Hall Annex building, 900 Bagby Street, 77001. You can access the Tower Commission webpage at [https://www.houstontx.gov/planning/Commissions/commiss\\_tower.html](https://www.houstontx.gov/planning/Commissions/commiss_tower.html).

**Waivers requested:**

- To locate a tower in an area that is more than 50% residential (73%)
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Additional information may be obtained by writing or contacting Geoff Butler or John Cedillo 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 • Joaquín Martínez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn  
Controller: Chris Hollins

**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	<b>The proposed 120' tower will be located within 600' test area that is more than 50% residential (73%).</b>
Tower is not within a scenic area, in a park or on a tract of land surrounded by a park	The proposed tower is not located within a scenic area or near a park.
Tower must setback 1-1/2 times the height of the tower from a residential lot.	The proposed tower 120' is not located within 180' of the nearest lot (295')
Must not be within 1,000' of an approved tower structure	The proposed tower is located more than 1000' from the nearest tower (1.5Mil)