

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 19th,
2026 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@houston.tx.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 19, 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 to download the full agenda package.

Call to Order

Secretary's Report

- I. Consideration of the August 24th, 2026
Tower Commission Meeting Minutes
- II. Presentation and consideration of the 2027 Tower
Commission meeting dates
- III. Public hearing and consideration of waiver requests:
26-T-0781 12650 2/3 Goar Road.

IV. Public Comment

V. 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, 24 AUGUST 2026
CITY HALL ANNEX, COUNCIL CHAMBER, CITY HALL ANNEX

Call to Order at 3:48 PM by Rob Todd, Chair

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

Legal Department – Tami Kim

SECRETARY’S REPORT, Vonn Tran, Director of Planning and Development – None

I. APPROVAL OF MINUTES

Consideration of the June 22, 2026 Tower Commission Meeting Minutes

Commission action: Approved.

Motion: Melcher

Vote: Unanimous

Second: Campbell

Opposed: None

II. PUBLIC HEARING AND CONSIDERATION OF WAIVER REQUESTS:

a. 26-T-0780 1415 2/3 GULF BANK ROAD

Waiver request: 73% of test area residential instead of the required 50%.

Commission action: Approved.

Speaker(s): Tarya Makany-Rivera – supportive, Vincent Huebinger, applicant

Motion: Melcher

Vote: Unanimous

Second: Campbell

Opposed: None

III. PUBLIC COMMENT –

Speaker(s): Robert Preston Todd, spoke about hearing-impaired studies.

IV. ADJOURNMENT

There being no further business before the Commission, Chair Rob Todd adjourned the meeting at 4:06 PM.

Rob Todd, Chair

Vonn Tran, Acting Secretary

HOUSTON TOWER COMMISSION



PLANNING &
DEVELOPMENT
DEPARTMENT

2027 TOWER COMMISSION SCHEDULE

MEETING MONTH	MEETING DATE (3:30 pm)
January	January 25, 2027
February	February 22, 2027
March	March 22, 2027
April	April 26, 2027
May	May 24, 2027
June	June 28, 2027
July	July 26, 2027
August	August 23, 2027
September	September 27, 2027
October	October 25, 2027
November	November 22, 2027
December	December 20, 2027

Calendar is subject to request volume and Commissioner availability. Meetings may be canceled if there are no pending applications or a lack of quorum

MEETING TIME & LOCATION: 3:30 p.m. City Hall Annex City Council Chambers, Public Level 900 Bagby Street, Houston, TX	FOR MORE INFORMATION: https://www.houstontx.gov/planning/Commissions/commiss_tower.html email: planning.tower@houstontx.gov phone: 832-393-6624
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NOTES:

Applications: Applications must be submitted digitally via email of portable drive or email.

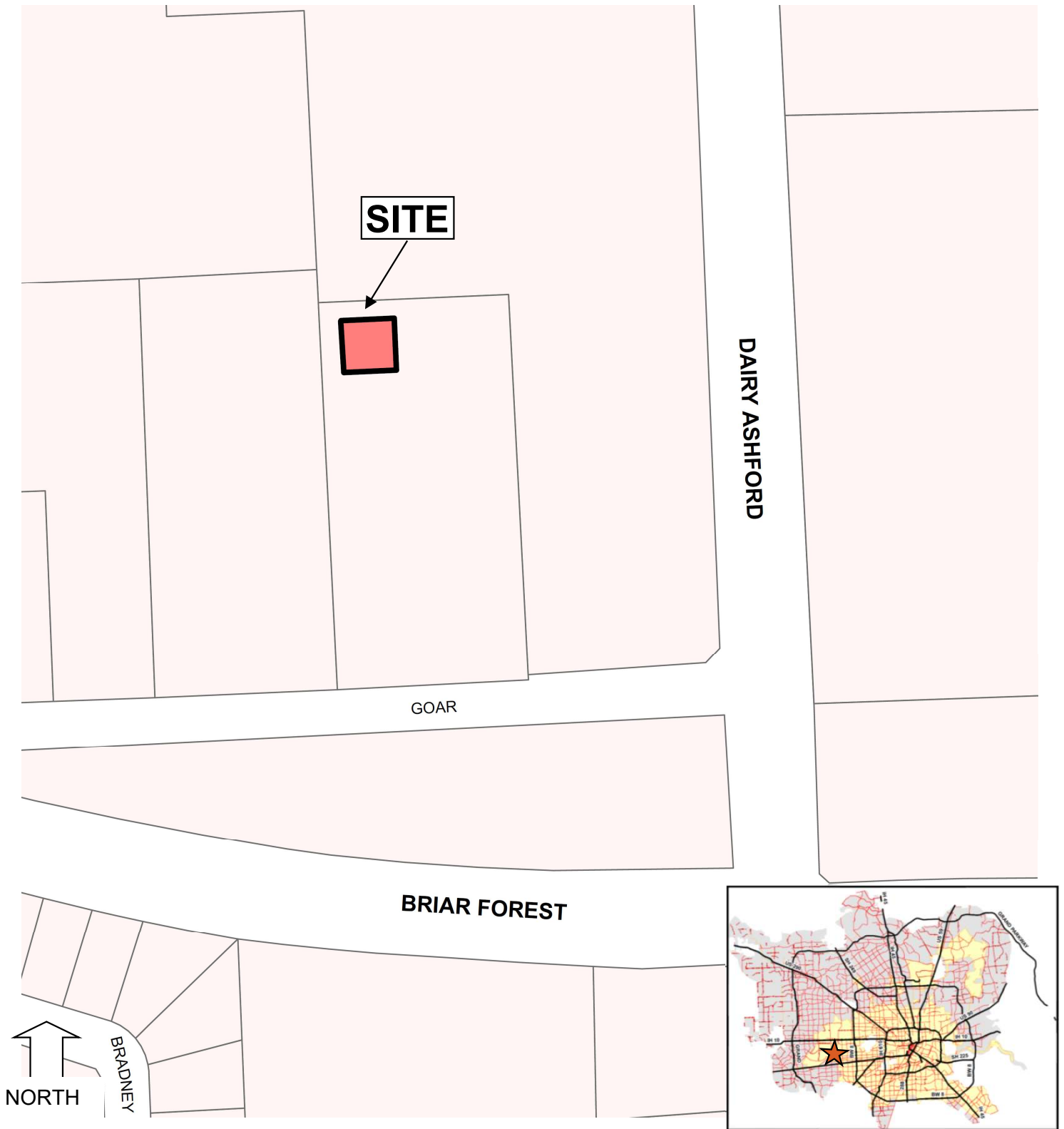
Tower Notice: All applications must notify nearby property owners as is specified under Sec. 28-531 of the Tower Ordinance.

Fees: All tower applications have an application fee. See the Application Fee Information at the City's Finance Department web site via <https://www.houstontx.gov/planning/HistoricPres/certofapp.html>.

Houston Tower Commission Item: III

Planning and Development Department

Meeting Date: 10/19/2026

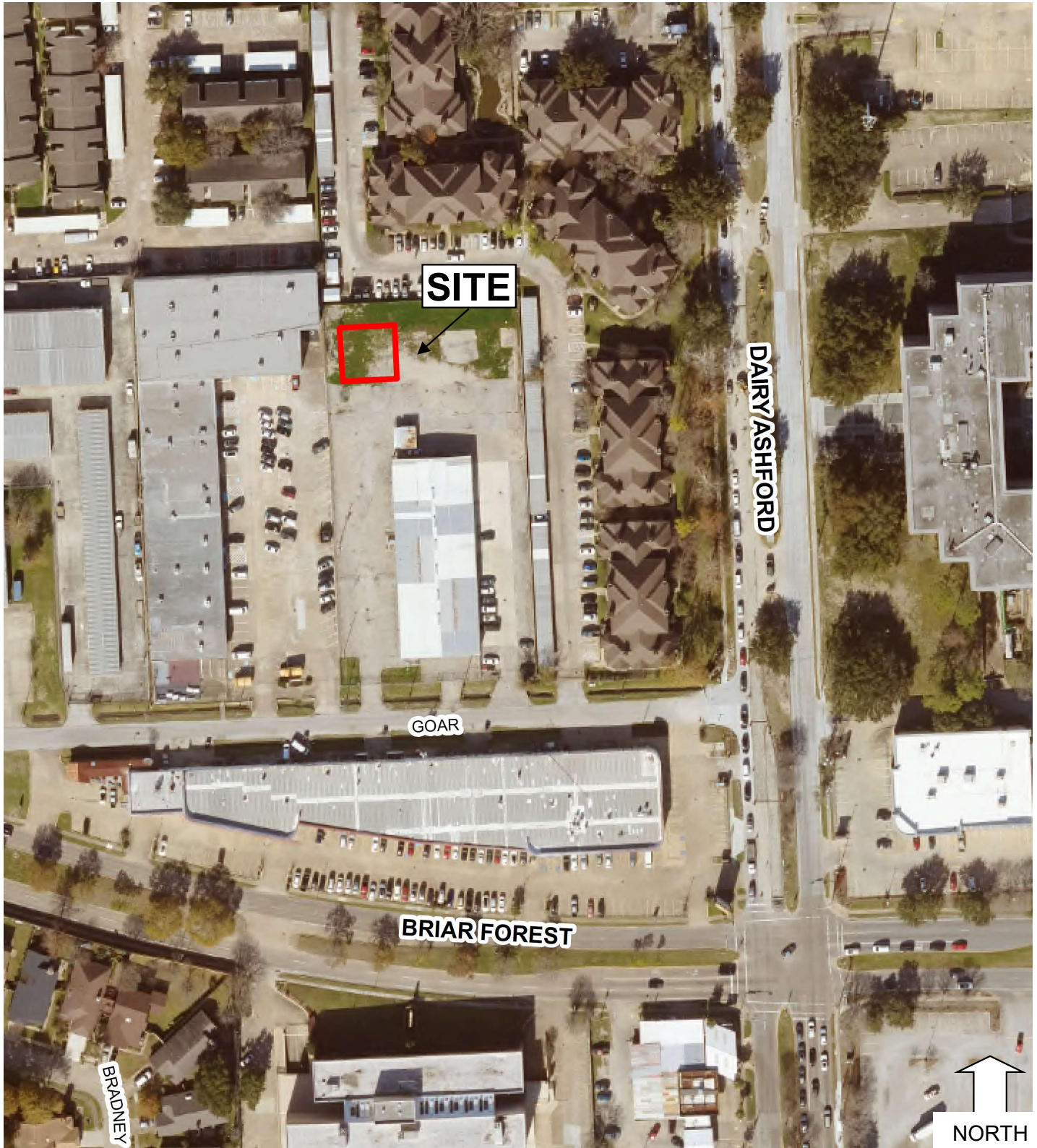


Site Location

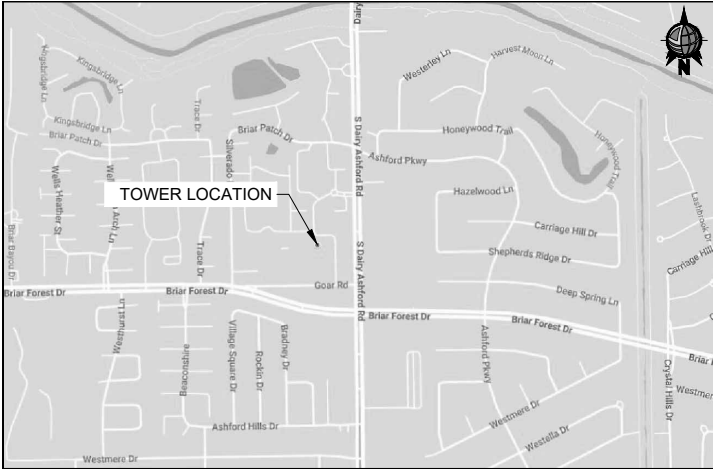
Houston Tower Commission Item: III

Planning and Development Department

Meeting Date: 10/19/2026



Aerial



VICINITY MAP (N.T.S.)

INFORMATION TABLE		
#	HCAD ACCOUNT NO	DESIGNATION
1	1286790010004	RESIDENTIAL - S.F.
2	1286790010005	RESIDENTIAL - S.F.
3	1286790010006	RESIDENTIAL - S.F.
4	1207720010003	COMMERCIAL
5	1286790010007	RESIDENTIAL - S.F.

NUMBER OF TRACTS PER TYPE:

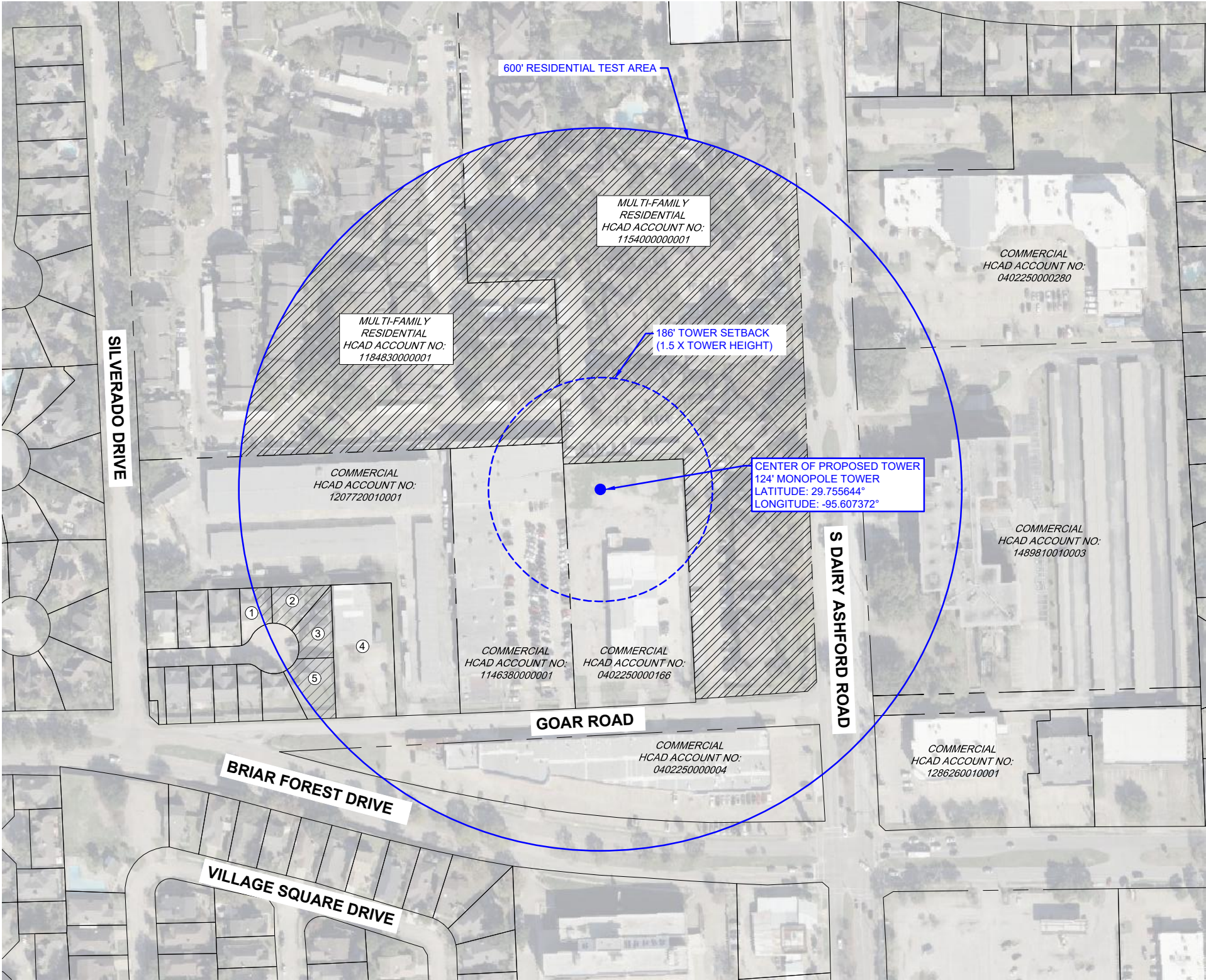
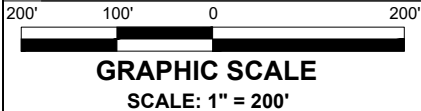
NON-RESIDENTIAL = 8
SINGLE-FAMILY RESIDENTIAL (LOTS COUNT AS ONE) = 4
MULTIFAMILY RESIDENTIAL (MF):
SQUARE FOOTAGE OF PORTION OF TRACT INSIDE TEST AREA = 498,067 SQ FT
SQUARE FOOTAGE DIVIDED BY 43560 = 11.4 ACRES
MULTIPLY ACRES BY 8 = 91 MULTIFAMILY EQUIVALENCY

CALCULATE PERCENTAGE:

TOTAL TRACTS (REAL NUMBER): 14 (8 COMMERCIAL & 6 RESIDENTIAL)
COMMERCIAL TRACTS: 8
SINGLE-FAMILY (4) + MULTIFAMILY EQUIVALENCY (91) = NUMBER OF RESIDENTIAL TRACTS (95)
TOTAL NUMBER OF TRACTS 103 = 100%, THEN:
8 TRACTS NON-RESIDENTIAL DIVIDED BY TOTAL = 8%
95 TRACTS RESIDENTIAL DIVIDED BY TOTAL = 92%

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 = 8%

RESIDENTIAL = 92%

LAND USE IS OVER 50% RESIDENTIAL



SURVEY PREPARED FOR:

SKYWAY TOWERS
813.960.6214
3637 MADACA LANE
TAMPA, FL 33618

SURVEY PREPARED BY:



3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

300' RADIAL SURVEY

SKYWAY TOWERS - TEXAS AREA
TX-09928 DAIRY ASHFORD
GOAR ROAD
HOUSTON, TX 77077



HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

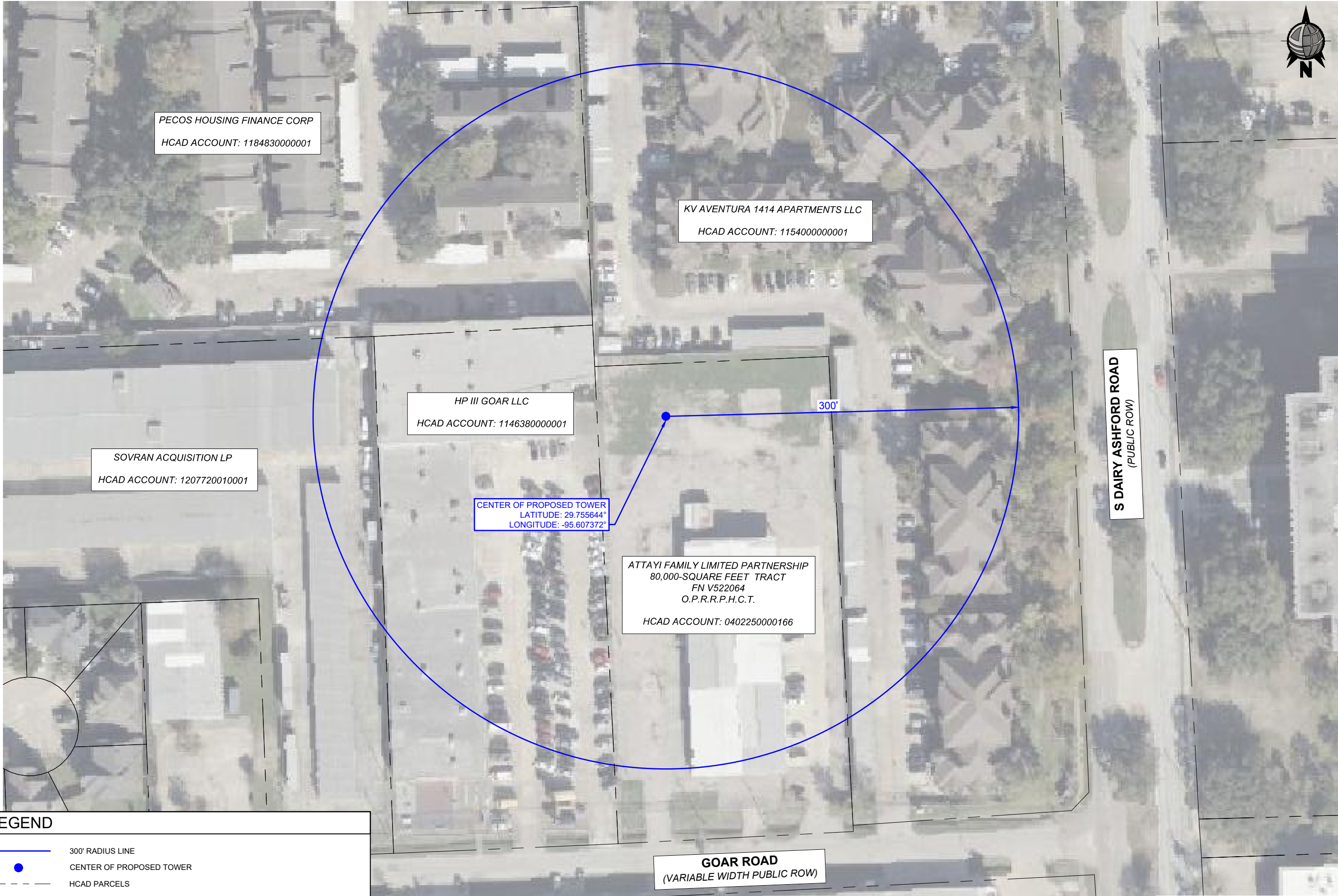
DRAWN BY: PDM

CHECKED BY: HL

DATE: 8/21/2026

SHEET 1 OF 1

SURVEY NOT VALID
WITHOUT ALL SHEETS



LEGEND

300' RADIUS LINE

CENTER OF PROPOSED TOWER

HCAD PARCELS

FN

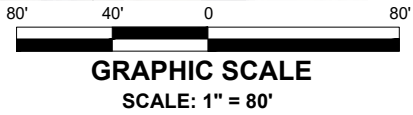
FILE NUMBER

O.P.R.R.P.H.C.T.

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS

ROW

RIGHT OF WAY



SURVEY PREPARED FOR:



SKYWAY TOWERS
813.960.6214
3637 MADACA LANE
TAMPA, FL 33618

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
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

300' RADIAL SURVEY

VERIZON WIRELESS - TEXAS AREA
TX-09928 DAIRY ASHFORD

GOAR ROAD
HOUSTON, TX 77077



HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY:

PDM

CHECKED BY:

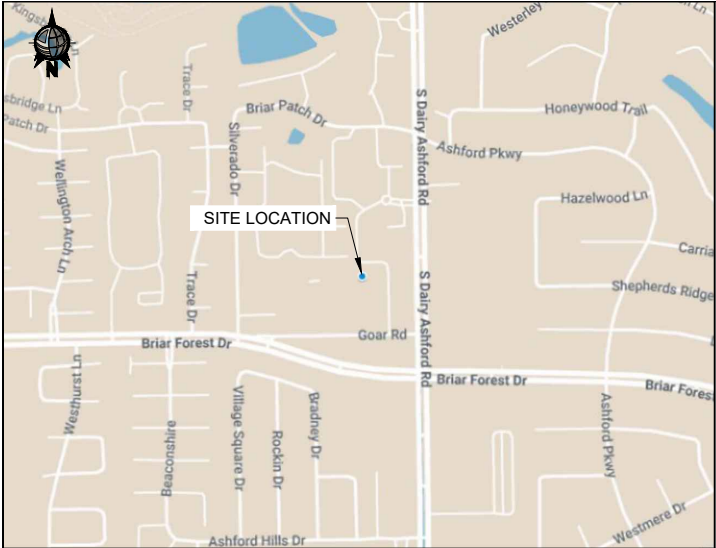
HL

DATE:

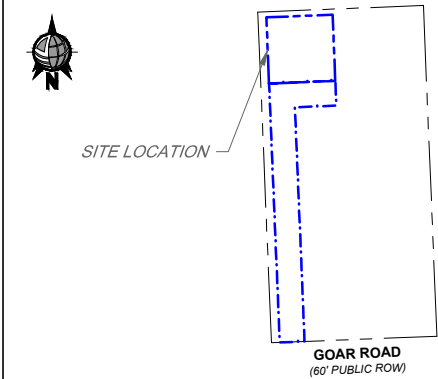
7/27/2026

SHEET 1 OF 1

SURVEY NOT VALID
WITHOUT ALL SHEETS



VICINITY MAP (N.T.S.)



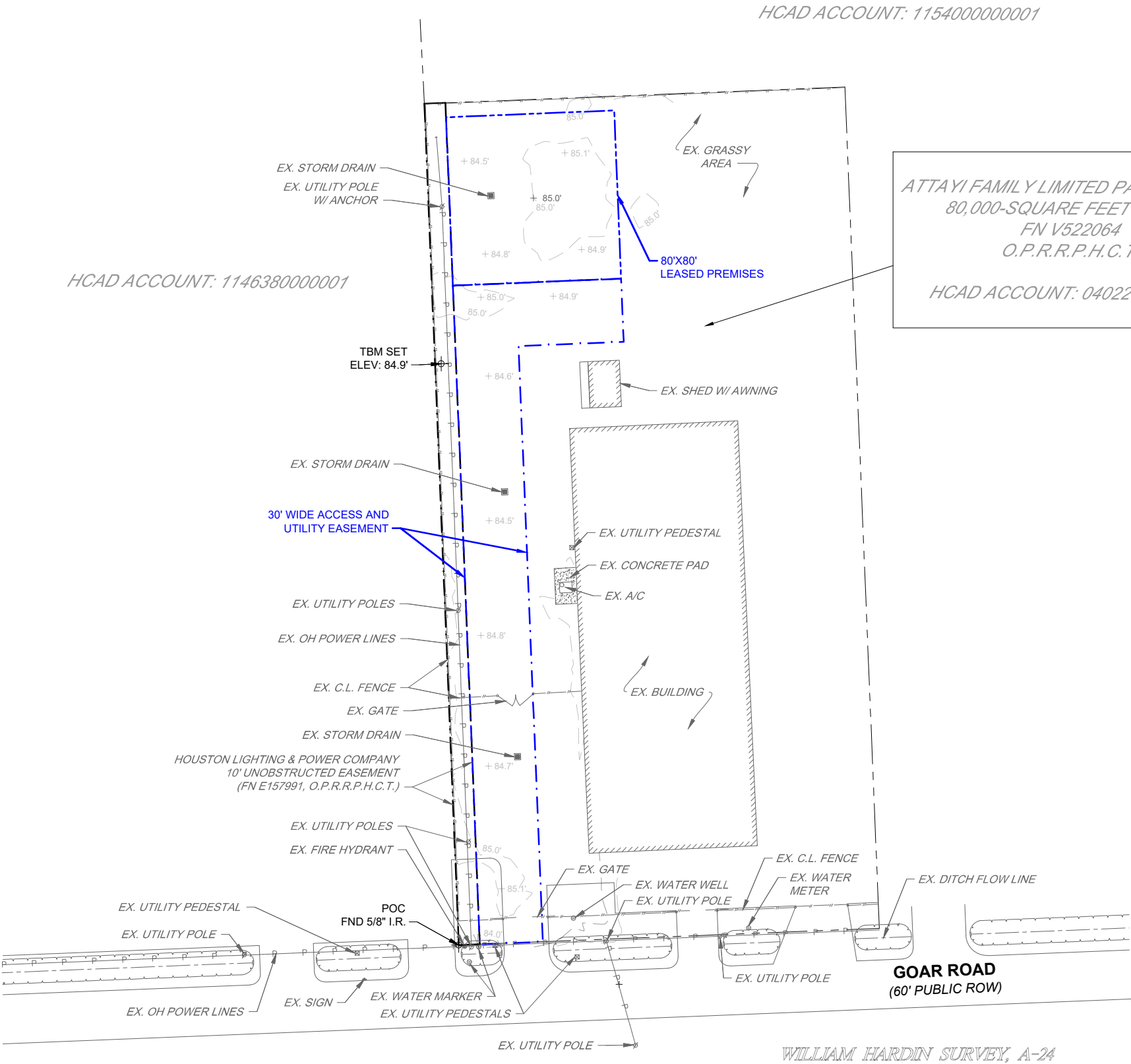
PROPERTY MAP (N.T.S.)

ABBREVIATIONS

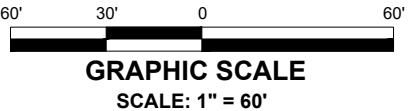
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	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

--- LEASED PREMISES	- . - . - EX. EASEMENT
- . - . - ACCESS/UTILITY EASEMENT	- - - EX. PROPERTY LINE
- - - EX. C.L. FENCE	- - - P - EX. OH POWER LINES
- x - x - EX. B.W. FENCE	- P - EX. UTILITY POLE
- o - o - EX. WOOD FENCE	- X - EX. TELCO PEDESTAL
- v - v - EX. HIGH BANK	- X - EX. MANHOLE
- < - < - EX. WIRE FENCE	



FAA 1A INFORMATION	
LATITUDE	29.755644°
LONGITUDE	-95.607372°
ELEVATION	85.0' A.M.S.L.



NOTE: PREMISES AND ASSOCIATED EASEMENTS SHALL BE CLEARED AS REQUIRED FOR CONSTRUCTION.



SURVEY PREPARED FOR:

SKYWAY TOWERS
813.960.6214
3637 MADACA LANE
TAMPA, FL 33618

SURVEY PREPARED BY:

3DD&E
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PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

SKYWAY TOWERS - TEXAS AREA
TX-09928 DAIRY ASHFORD

GOAR ROAD
HOUSTON, TX 77077

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO SKYWAY TOWERS, LLC THAT THIS SURVEY WAS MADE ON THE GROUND BY ME, OR UNDER MY DIRECT SUPERVISION, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

FOR PRELIMINARY REVIEW ONLY. SURVEY SHALL NOT BE USED FOR RECORDING, PLATTING, CONSTRUCTION OR PERMITTING PURPOSES.

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

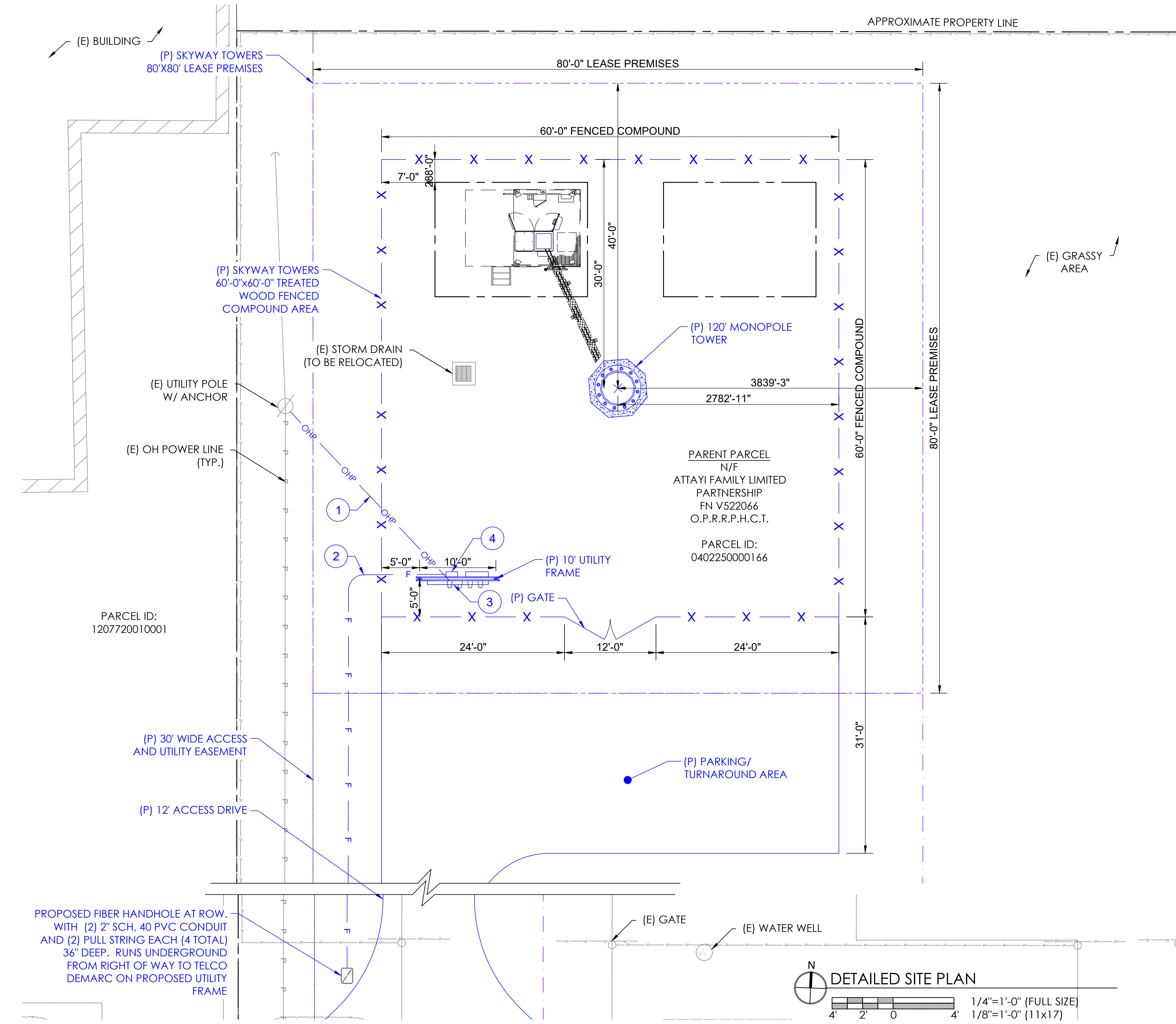
DRAWN BY: GJN

CHECKED BY: HL

DATE: 6/3/2026

SHEET 1 OF 1

SURVEY NOT VALID WITHOUT ALL SHEETS

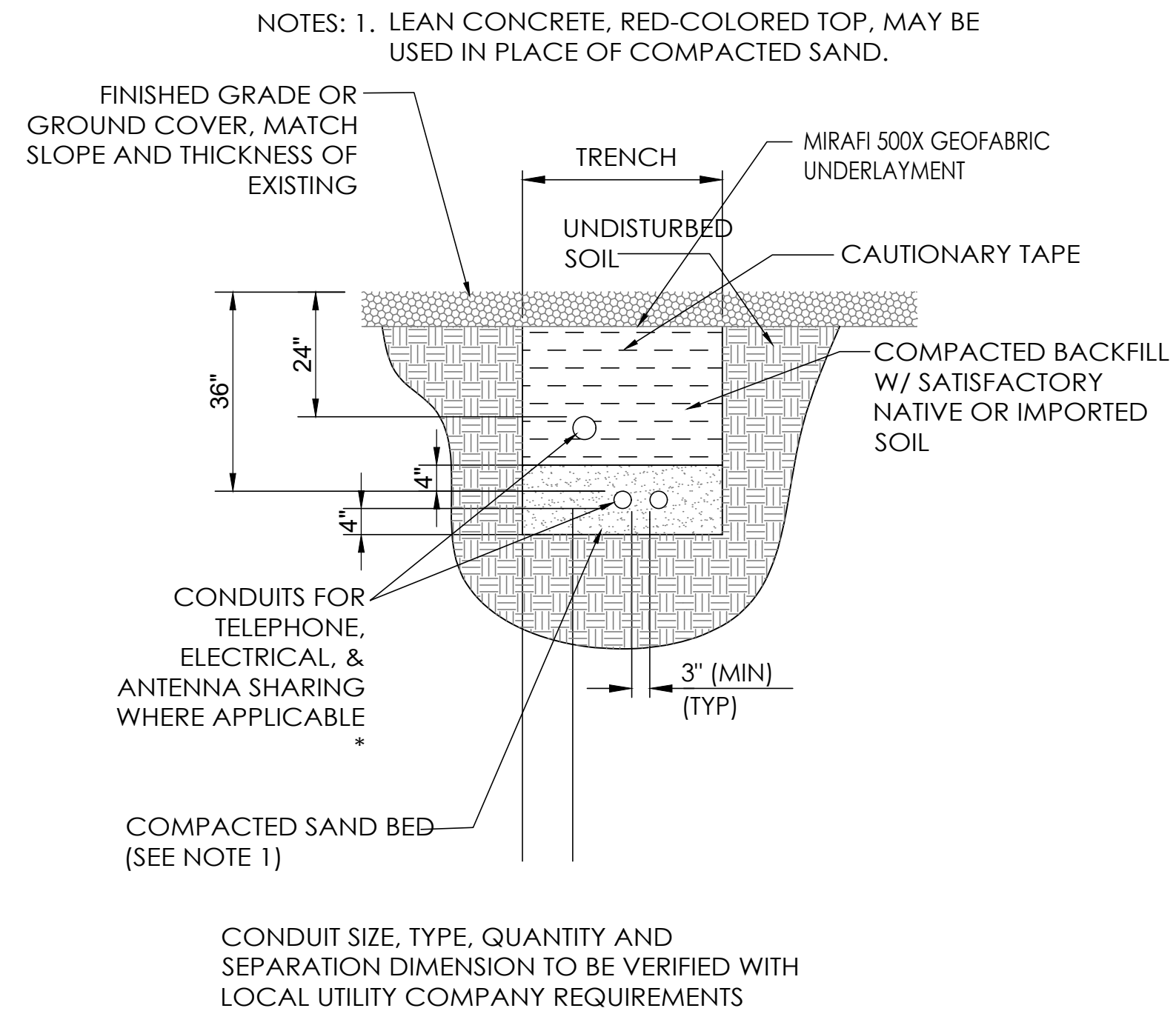
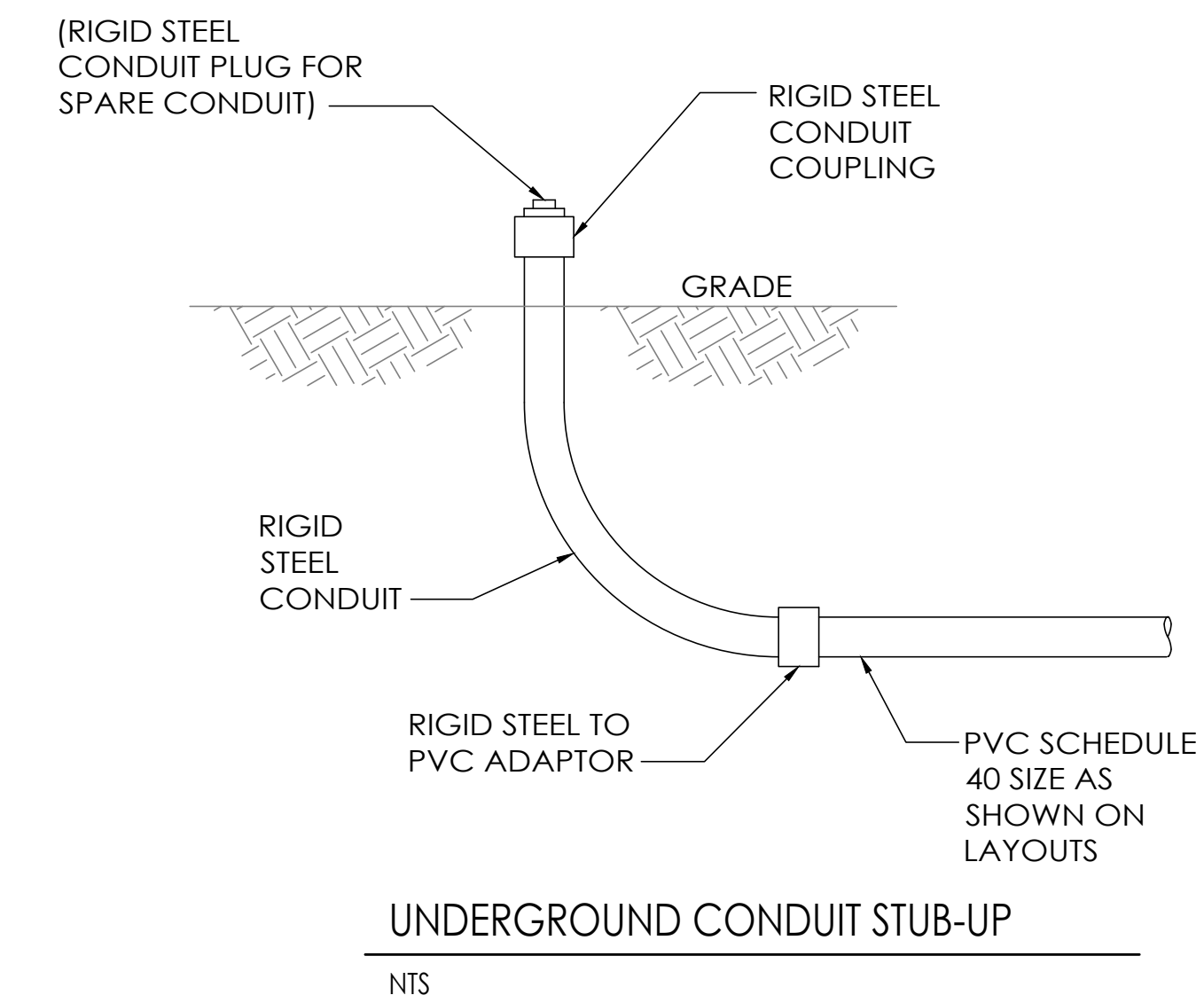
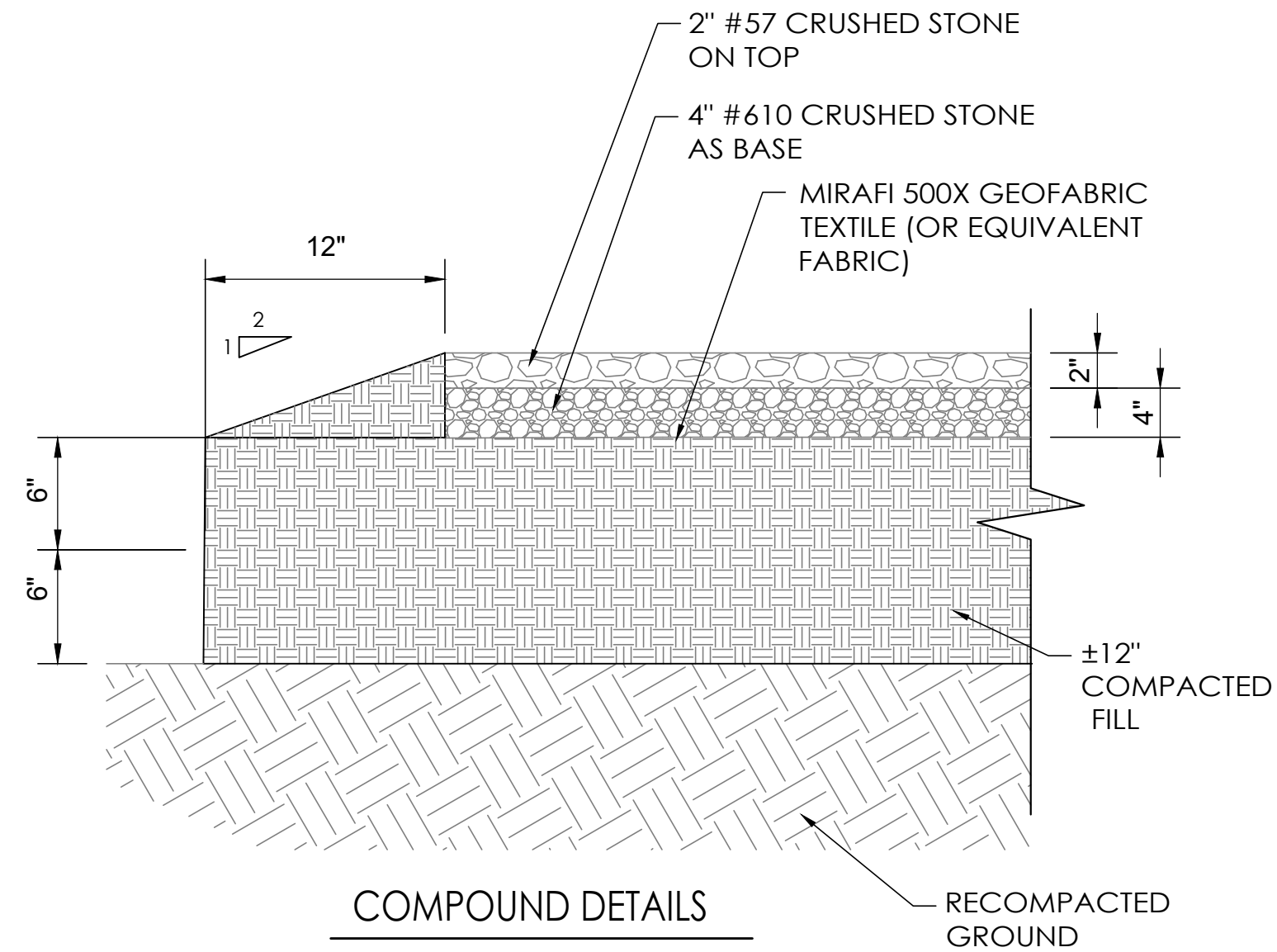


ELECTRICAL KEY NOTES:

- 1 PROPOSED (1) 3" SCH. 40 PVC CONDUIT FROM PROPOSED METER TROUGH ON UTILITY FRAME TO THE EXISTING UTILITY POLE (FINAL ROUTING TBD).
- 2 PROPOSED (1) 4" SCH. 40 PVC CONDUIT WITH (2) PULL STRINGS EACH, 36" DEEP, FROM THE PROPOSED HANDHOLE AT R/W TO THE EQUIPMENT LOCATION (± 334 FT)
- 3 PROPOSED 600A, 120/240V, 1φ, 3W, NEMA 3R, 6 GANG METERSTACK. (REFER TO ONE-LINE)
- 4 PROPOSED 200A, 120/240V, 1φ, 3W, NEMA 3R, PANEL 'TMO'. (REFER TO ONE-LINE)

THE GC SHALL CONTACT THE SURVEYOR PRIOR TO CONSTRUCTION STRAT TO COORDINATE STAKING AND PINNING THE CORNERS, DRIVEWAY AND CENTER OF TOWER.

PROPOSED SITE LOCATION:
LATITUDE: 29° 45' 20.32" N (29.755644°)
LONGITUDE: 95° 36' 26.54" W (-95.607372°)
GROUND ELEV: 85.0' AMSL



DIRECT BURIED CONDUIT

NTS



T-Mobile

4700 W. SAM HOUSTON PKWY
HOUSTON, TX 77041



DAIRY
ASHFORD

SKYWAY SITE NUMBER:
TX-09928

12650 2/3 GOAR ROAD
HOUSTON, TX 77077

NO.	DATE	REVISIONS	BY
A	06/09/26	PRELIM CDS	GMT
B	06/25/26	RFDS UPDATE	GMT
C	08/10/26	T-MOBILE COMMENTS	GMT
D	08/17/26	TOWER COMMISSION DRAWINGS	GMT
E	08/21/26	TOWER COMMISSION DRAWINGS	GMT

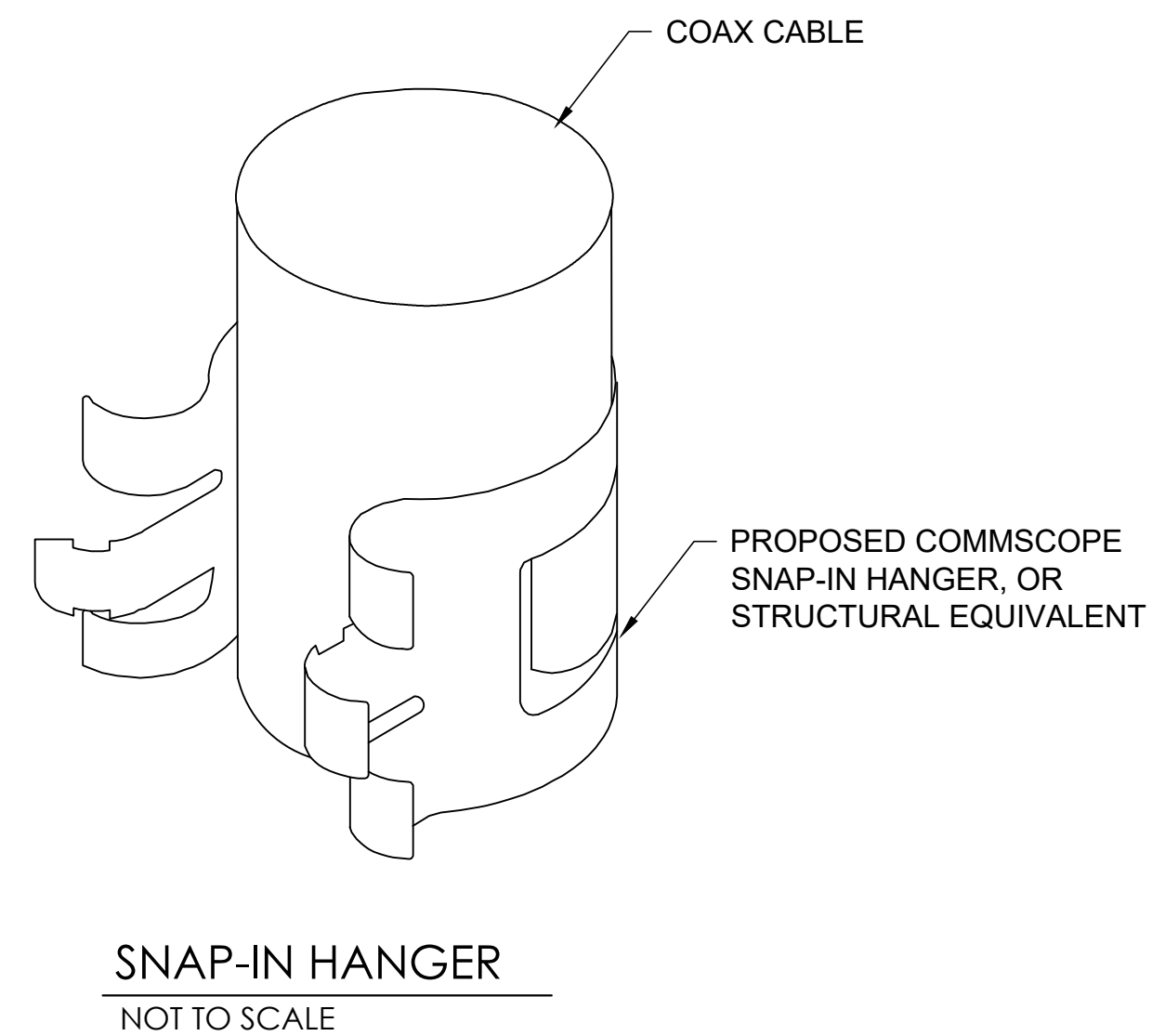
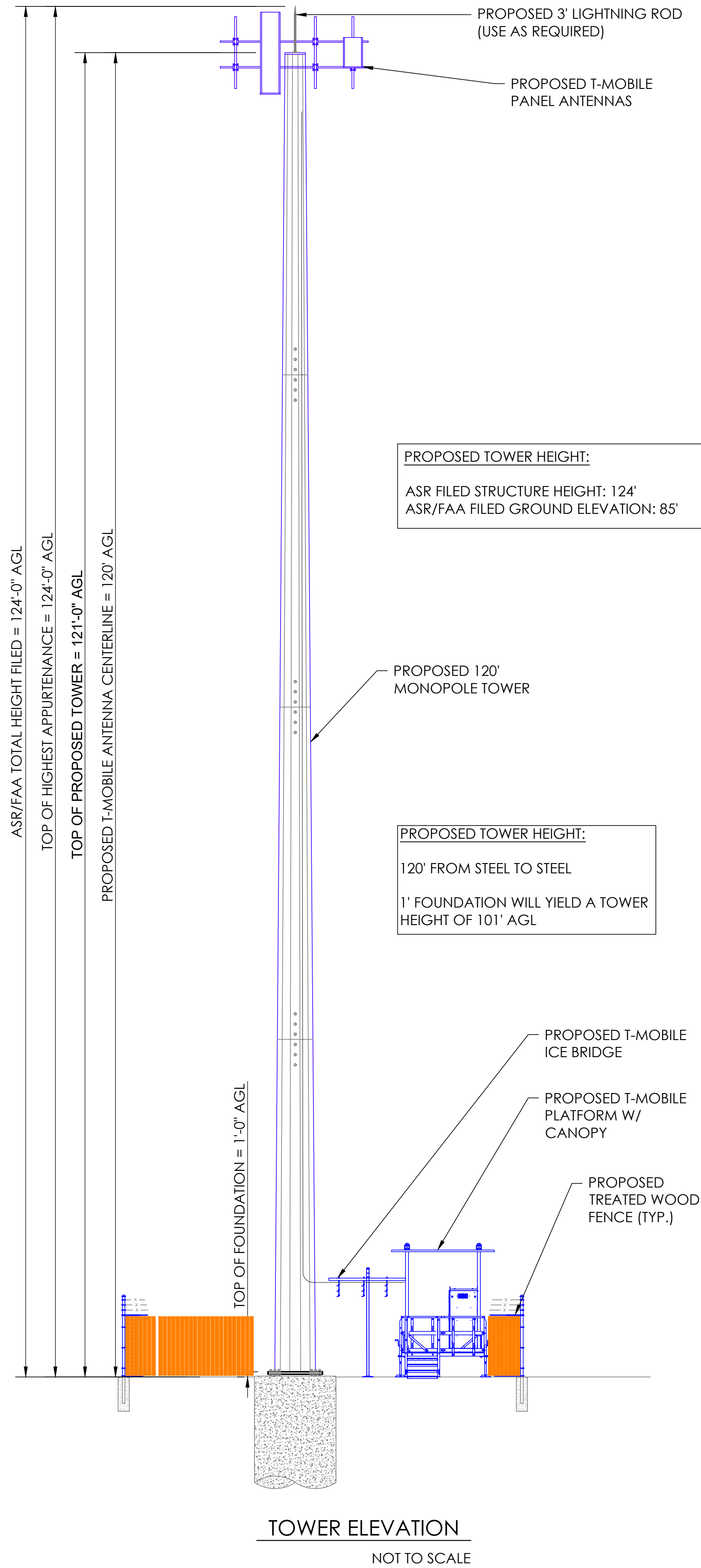
ISSUED
FOR
REVIEW

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTTMO01N-002

DETAILED
SITE PLAN

C-3



DAIRY ASHFORD

SKYWAY SITE NUMBER:
TX-09928

12650 2/3 GOAR ROAD
HOUSTON, TX 77077

NO.	DATE	REVISIONS	BY
A	06/09/26	PRELIM CDS	GMT
B	06/25/26	RFDS UPDATE	GMT
C	08/10/26	T-MOBILE COMMENTS	GMT
D	08/17/26	TOWER COMMISSION DRAWINGS	GMT
E	08/21/26	TOWER COMMISSION DRAWINGS	GMT

**ISSUED
FOR
REVIEW**

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTTMO01N-002

TOWER ELEVATION

C-4

Tower Permit Waiver ApplicationDate: 08 / 26 / 26**APPLICANT INFORMATION:**Site address: 12650 2/3 Goar Rd Houston, TX 77077 – Dairy AshfordTower Company: Skyway Towers C/O Justin Jones- jjones@skywaytowers.comContact person: Vincent G Huebinger & Jennie Jones Co/Agents 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: Site and land area is the only viable candidate found and is located on Commercial land use. The apartments next door add multiple units to the calculations.

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:

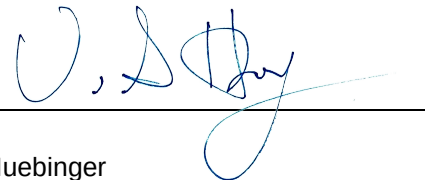
- 1. a literal application of this article will result in undue and unnecessary hardship to the applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because...;*
- 2. the waiver, if granted, will not be contrary to the public interest as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



VINCENT GERARD & ASSOCIATES, INC.

Supplemental Document for Tower Waiver – Residential Test ring Justification request 1-5 – Dairy Ashford

- 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 that the current rooftop application will be demolished in 2027 and will need a replacement site for this rooftop. This was the only alternative available in commercial land use. If not replaced, problems will develop in this area for T-Mobile coverage and dropped calls. The site is an improved industrial warehouse use with no commercial deed restrictions. Since this is a replacement site it must be near to the existing rooftop location for continued coverage. The carrier (T-Mobile) did not have to adhere to residential setbacks on the rooftop. The rooftop antenna is being redeveloped; therefore, the only option is a new monopole tower across the street. 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 not to grant this waiver requirement to allow normal usage of cellular phone and data and increase coverage to the existing homesites and apartments in the area for this Search ring. The ring has 92% residential lots but has 8% land area in commercial uses. The area in land mass is over 40% in commercial and right-of-way. Federal licenses to provide coverage should be considered as well as 911 capabilities on this site for our first responders. This site will also be available and marketed to other carriers.

- 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, business connectivity, federal and state "Alert" texts and emergency calls in the surrounding area. The public interest is also best served by providing a multiple carrier monopole in this vicinity.

- 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.

This site is located in a commercial warehouse lot in their back of the parking lot. 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 business coverage 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 portion of their storage and parking for warehouse 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.

Tower Permit Waiver ApplicationDate: 08 / 26 / 26**APPLICANT INFORMATION:**Site address: 12650 2/3 Goar Rd Houston, TX 77077 – Dairy AshfordTower Company: Skyway Towers C/O Justin Jones-jjones@skywaytowers.comContact person: Vincent G Huebinger & Jennie Hughes Co/Agents 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 rooftop tower being demolished and redeveloped therefore, proposing new 120' monopole to the west.

WAIVER JUSTIFICATION:

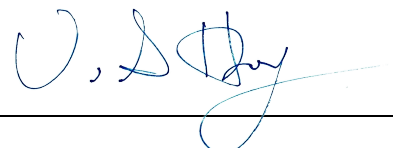
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- 1. a literal application of this article will result in undue and unnecessary hardship to the applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because...;*
- 2. the waiver, if granted, 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 height 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



VINCENT GERARD & ASSOCIATES, INC.

Supplemental Document for Tower Waiver – Tower Setback Distance from Residential uses- Justification request 1-5 Dairy Ashford

- 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 (T-Mobile) has indicated that the rooftop to the east is being demolished and re-developed therefore a new 120' monopole is the best replacement option. This will accommodate multiple carriers. Built primarily for T-Mobile to continue to provide coverage in this area, this site will need a slight variance from 1.5x height to the height of the tower from apartment use. We plan to mitigate the distance with a decorative wood fence for screening the site from the residential areas. The tower owner will provide a engineered fall zone letter for design at 40' so that the use and enjoyment of the adjacent properties are not in jeopardy. The 1.5x height only catches some apartment buildings to the north. The new site will be 130' from 2 apartments to the north with fencing for screening along that roadway.

- 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 continued and better coverage, 911, business and emergency calls in the surrounding area. T-Mobile has determined the best solution to replace the rooftop antenna being demolished and redeveloped will be this 120' replacement monopole to the west. This will allow multiple carries and better suit the surrounding area for coverage. This was the only available landowner option for the 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 not meet the 1.5x height of the tower away from residential use at 135' to the closest residential apartment structure. At 180' being 1.5 x the height of the tower – it affects only one or two of the apartment units to the north and west. This is probably the best and only location available at this parcel off Goar Rd and S Dairy Ashford Rd and is commercial land use. 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 continuing to provide great coverage and 911 access 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 existing site is a rooftop antenna that is being demolished and re-developed therefore, in need of replacement, the proposed monopole fits the needs of the carrier. It will be best served as a three-carrier site at 120', 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 are surrounding the site.

Tower Permit Waiver Application

Date: 08 / 26 / 2026

APPLICANT INFORMATION:

Site address: 12650 2/3 Goar Road Houston Tx 77077

Tower Company: Skyway Towers

Contact person: Vincent G. Huebinger VGA Inc President
& Jennie Hughes Title: _____

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 was work space and grass parking lot, owner will not give up space to provide landscaping - Providing the 28-577 treated wooden screening fence in lieu of landscaping - No water source

WAIVER JUSTIFICATION:

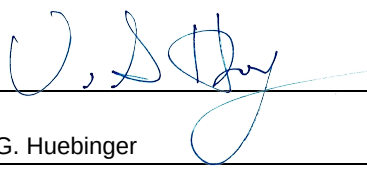
Following a public hearing, the Tower Commission is authorized to consider and grant a waiver according to the five provisions delineated in Chapter 41, Article III, Section 41-59. Provide an attachment to this form repeating the following conditions with a response for justification of the waiver for 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 – Landscaping 28-528
Justification request 1-5 – Dairy Ashford 12650 2/3 Goar Road Houston Tx
77077

- 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 commercial warehouse in the back of the lot. The landowner will not release area for landscaping the site. The lease area is limited but will be a 3-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 and tower owner 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. Visibility to the Street ROW is limited.

- 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 & will save valuable water from landscape irrigation.

- 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 the back of lot. 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.

Tower Permit Waiver ApplicationDate: 08 / 25 / 26**APPLICANT INFORMATION:**Site address: 12650 2/3 Goar Rd Houston, TX 77077 – Dairy AshfordTower Company: Skyway C/O Justin Jones – jjones@skywaytowers.comContact 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 90' stealth tower on church tract within 600' losing their ground lease in 2 years.

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:

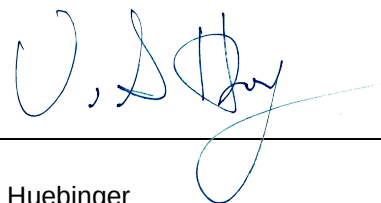
1. *a literal application of this article will result in undue and unnecessary hardship to the applicant, taking into account any federal or state licenses the applicant may have received to conduct its business because...;*
2. *the waiver, if granted, will not be contrary to the public interest as implemented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



VINCENT GERARD & ASSOCIATES, INC.

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

- 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 (T-Mobile Wireless) has indicated that the existing Crown tower at 600’ NE is not getting a new long term ground lease extension with the church. The church has cancelled their agreement with Crown Castle, and the location is not viable alternative for their rooftop antenna replacement without a long term deal. T-Mobile is currently located on an existing 4 story rooftop on Dairy Ashford Road, which is scheduled to be demolished in 2027. Recently T-Mobile engaged Skyway Towers to find an alternative solution in this ring. With the existing Crown Tower also scheduled for removal next year, it is urgent we approve this replacement site and grant the waiver.

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

The public interest is best served by continued and increased coverage, for 911, for T-Mobile customers and emergency calls in the immediate area. T-Mobile has determined that the Skyway proposed location on Goar Road works best for replacement coverage and will be a long-term solution with the landowner. Even if the existing Crown site was available, it has limited ground space available. Without a long term agreement that site 600’ NE does not work and will be removed in 2027 or 2028 (TBD by annual extensions). Replacing the site with a 59’ monopole is not tall enough for T-Mobile RF needs and all 59’ sites are effectively single carrier structures.

- 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.

Granting a waiver, it will not. The proposed location at 600’ SW from the existing Crown site will eventually be removed regardless in 1-2 years. The Crown tower is of no benefit for T-Mobile and soon for the current carrier on that site. It is likely that this 124’ monopole will become a 2- carrier structure solving multiple coverage issues. It is not possible to collocate on a structure that only has a 2–3-year terms window. The investment and cost for that collocation over a short term does not work. Skyway’s proposed monopole at 124’ is a reasonable height for up to three carries, if needed. There is ground space available at the Skyway site for 4 carriers. 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 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 existing rooftop building will be redeveloped soon and the Crown Castle site is not a viable option. This new site will likely serve 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.



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

September 9th, 2026

SUBJECT: Tower Application # **26-T-0781**
SITE LOCATION: 12650 2/3 Goar Road
PROPOSED HEIGHT: 124 feet
TOWER OWNER: Skyway Towers
TOWER APPLICANT: **Vincent Huebinger 512-328-2693**

The Planning and Development Department of the City of Houston received an application to construct a new communications tower situated at 12650 2/3 Goar Road, located within Tract 8D of Abstract 24 of the W Hardin Survey. 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.

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, October 19th, 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.

Waivers requested:

- To locate a tower in an area that is more than 50% residential (92%)
- To locate a tower within 1.5 times the height of a residential tract (180')
- To not provide on-site landscaping at the tower base
- To locate a tower within 1000' of an existing tower

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

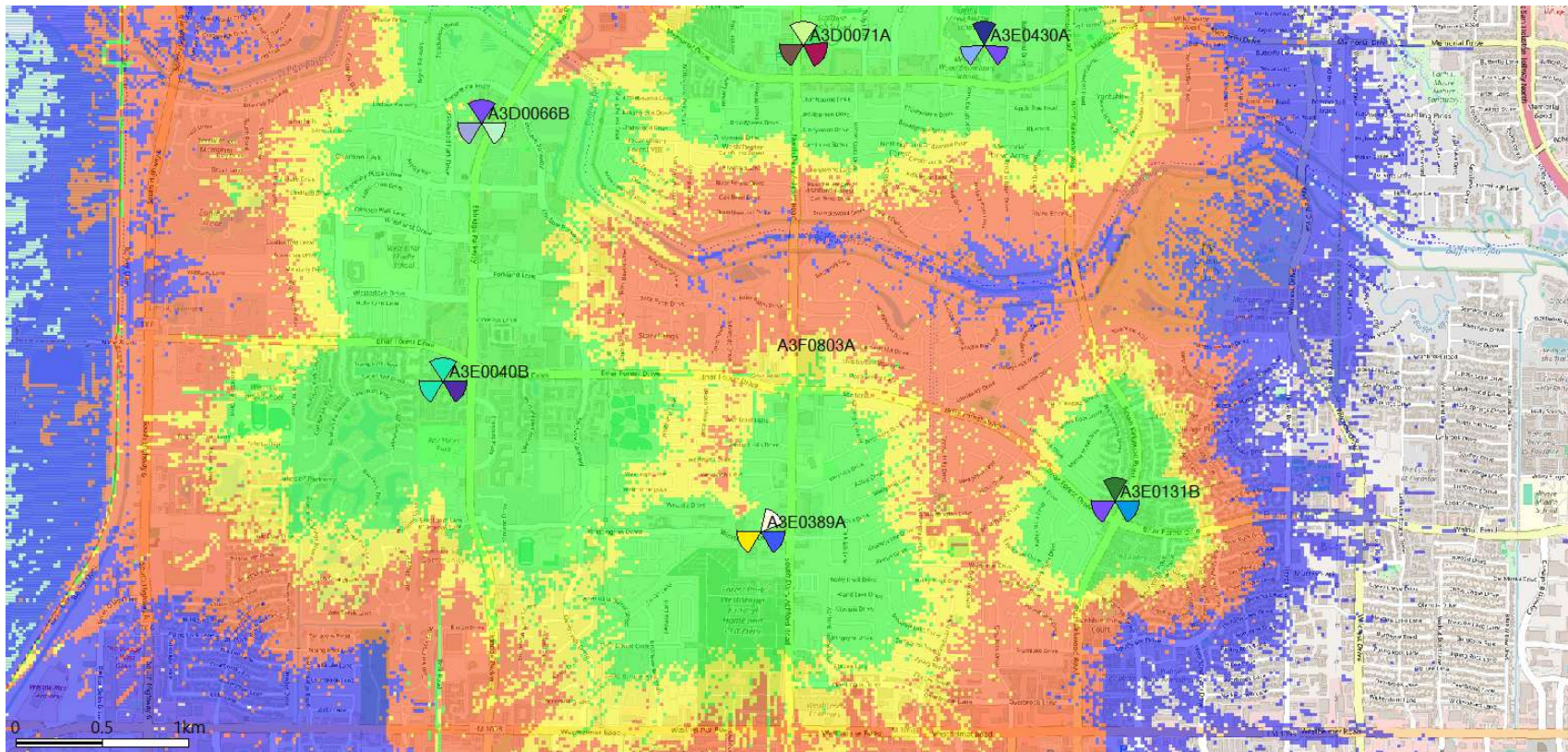
Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Joe Panzarella • 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

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	The proposed 124' tower will be located within 600' test area that is more than 50% residential (92%).
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 124' is located within 180' of the nearest lot
Must not be within 1,000' of an approved tower structure	The proposed tower is located less than 1000' from the nearest tower

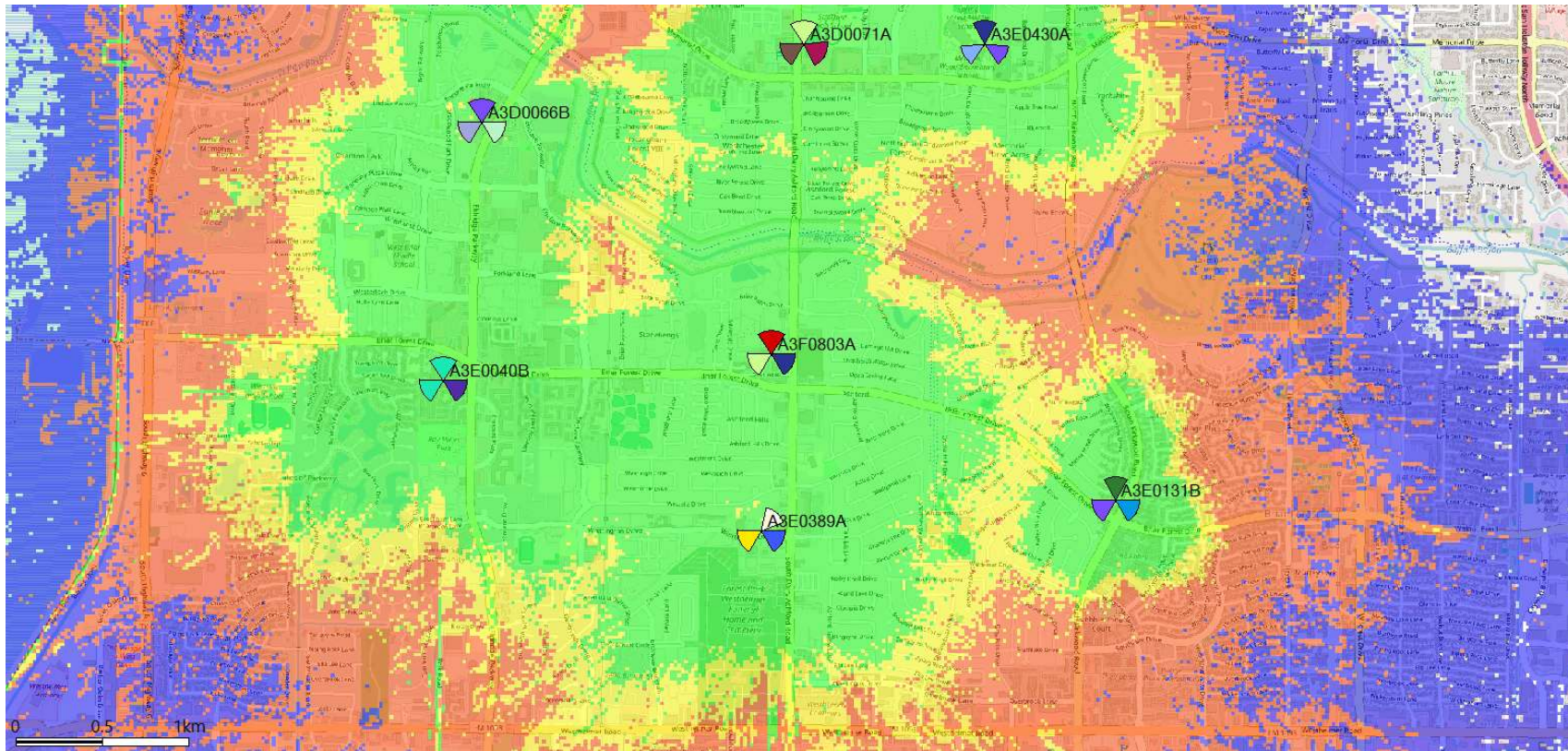
Coverage Plots without A3F0803A



4G/5G: Coverage by Signal Level (DL) N1900

	Min	Max	Legend
1	-89	-89	Indoor Commercial
2	-94	-89	Indoor Residential
3	-102	-94	In-Vehicle
4	-109	-102	Outdoor

Coverage Plots with A3F0803A



4G/5G: Coverage by Signal Level (DL) N1900

	Min	Max	Legend
1	-89	-89	Indoor Commercial
2	-94	-89	Indoor Residential
3	-102	-94	In-Vehicle
4	-109	-102	Outdoor