

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,
July 20th,
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@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, July 20, 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 June 22nd, 2026 Tower Commission Meeting Minutes
- II. Public hearing and consideration of waiver requests:

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
MINUTES
MONDAY, 22 JUNE 2026
CITY HALL ANNEX, COUNCIL CHAMBER, CITY HALL ANNEX

Call to Order at 4:24 PM by Rob Todd, Chair

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

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

I. APPROVAL OF MINUTES

Consideration of the October 27, 2025 Tower Commission Meeting Minutes

Commission action: Approved.

Motion: Tufail

Vote: Unanimous

Second: Campbell

Opposed: None

II. PUBLIC HEARING AND CONSIDERATION OF WAIVER REQUESTS:

a. 26-T-0779 7783 2/3 AIRPORT BOULEVARD

Waiver request: 57% of test area residential instead of the required 50%; Tower within ¼ mile of historic district; Tower is less than 120’ to the nearest lot; No landscaping; Tower is less than 1000’ to the nearest approved tower.

Commission action: Approved.

Speaker(s): Vincent Huebinger, applicant, Charles – supportive

Motion: Tufail

Second: Melcher

Vote: Unanimous

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

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

Commission action: Deferred.

Speaker(s): Ericka Bowman – opposed

Motion: Tufail

Second: Campbell

Vote: Unanimous

III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business before the Commission, Chair Rob Todd adjourned the meeting at 4:52 PM.

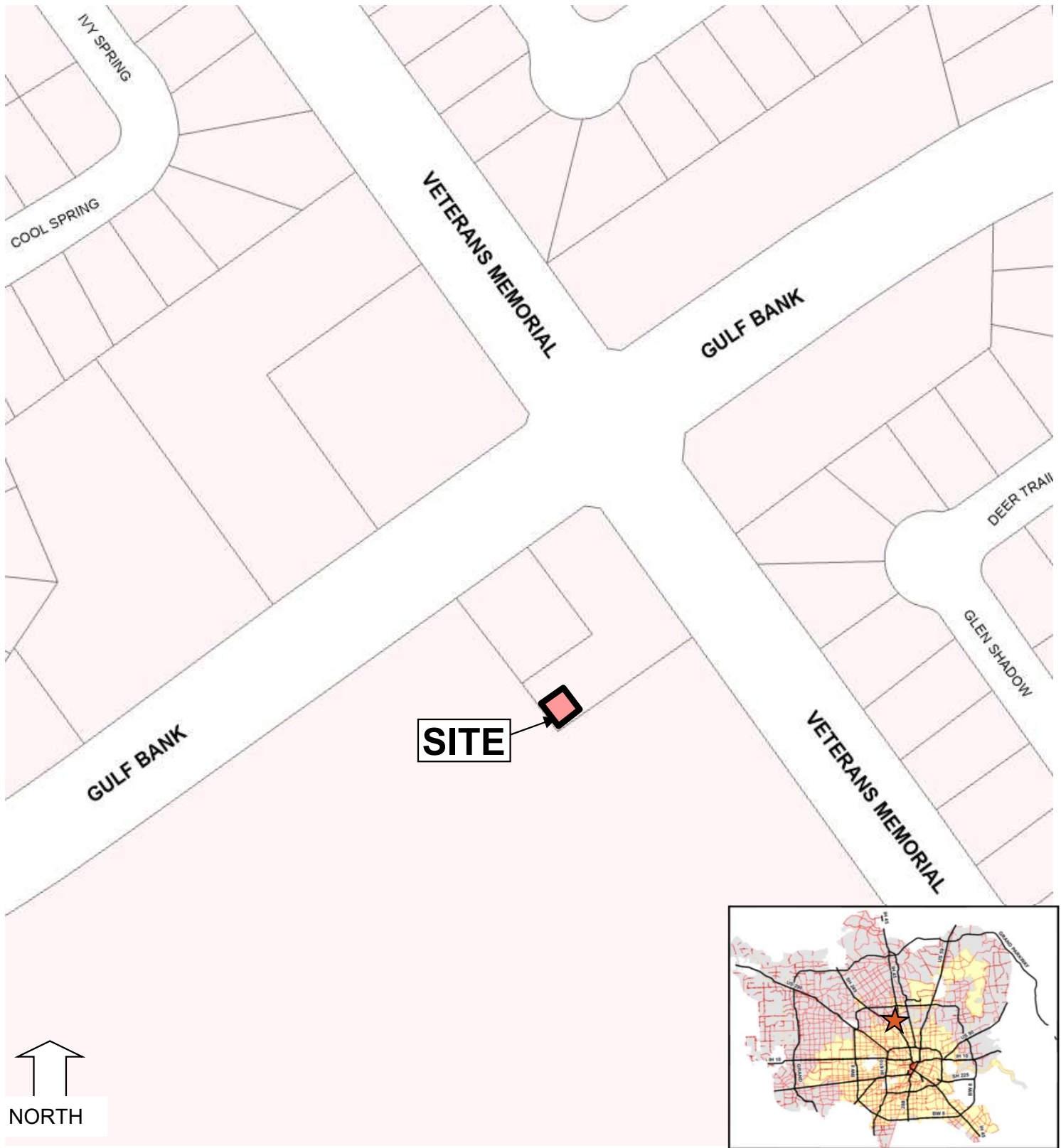
Rob Todd, Chair

Vonn Tran, Acting Secretary

Houston Tower Commission IIa

Planning and Development Department

Meeting Date: 07/20/2026

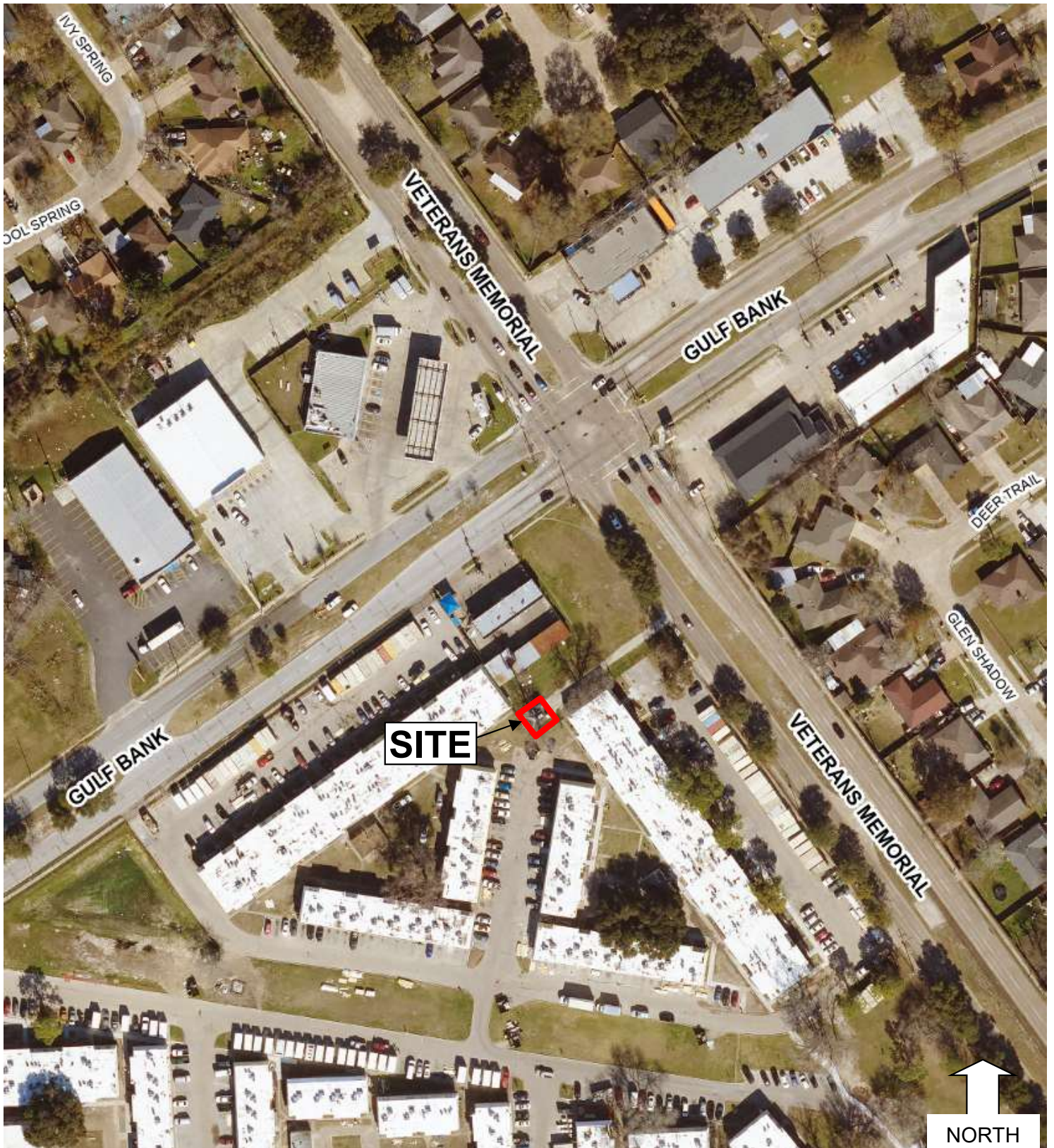


Site Location

Houston Tower Commission Ila

Planning and Development Department

Meeting Date: 07/20/2026



Aerial

SURROUNDING LAND USE:

OWNER: GULF MEMORIAL INVESTMENTS LLC
ADDRESS: 1406 WEST GULF BANK RD, HOUSTON, TX 77088
LAND USE: COMMERCIAL - GAS STATION

OWNER: 1414 W GULF BANK LLC
ADDRESS: 2302 SHOREBROOK DR, PEARLAND, TX 77584
LAND USE: COMMERCIAL - FAMILY DOLLAR

W GULF BANK RD
VARIABLE WIDTH PUBLIC RIGHT OF WAY

OWNER: EASIT ENTERPRISES INC
ADDRESS: 17610 GALLOWAY FOREST DR, RICHMOND, TX 77407
LAND USE: COMMERCIAL - CAR WASH

OWNER: NGO WAH KUO & WAI WING
ADDRESS: 11026 LOST STONE DR, TOMBALL, TX 77375
LAND USE: VACANT COMMERCIAL

OWNER: FLORES FRANCISCO T
ADDRESS: 8827 GLEN SHADOW DR, HOUSTON, TX 77088
LAND USE: RESIDENTIAL

OWNER: IRAPAK INVESTMENTS LLC
ADDRESS: PO BOX 18289, SUGAR LAND, TX 77496
LAND USE: COMMERCIAL - RETAIL CENTER

OWNER: HERNANDEZ CRISTIAN
ADDRESS: 8831 GLEN SHADOW DR, HOUSTON, TX 77088
LAND USE: RESIDENTIAL

OWNER: GARCIA ALEJANDRA
ADDRESS: 8823 SHADOW GLEN DR, HOUSTON, TX 77088
LAND USE: RESIDENTIAL

OWNER: MACIAS OSCAR
ADDRESS: 8819 GLEN SHADOW DR, HOUSTON, TX 77088
LAND USE: RESIDENTIAL

OWNER: JIMINEZ JOSE J & MARIA D
ADDRESS: 8811 GLEN SHADOW DR, HOUSTON, TX 77088
LAND USE: RESIDENTIAL

OWNER: HOUSTON HOUSING FINANCE CORP
ADDRESS: 9545 KATY FWY STE 105, HOUSTON, TX 77024
LAND USE: APARTMENTS

EXISTING APARTMENTS

EXISTING APARTMENTS

(E) 400 SQ.FT. LEASE AREA

21' TO MF STRUCTURE

74' TO MF STRUCTURE

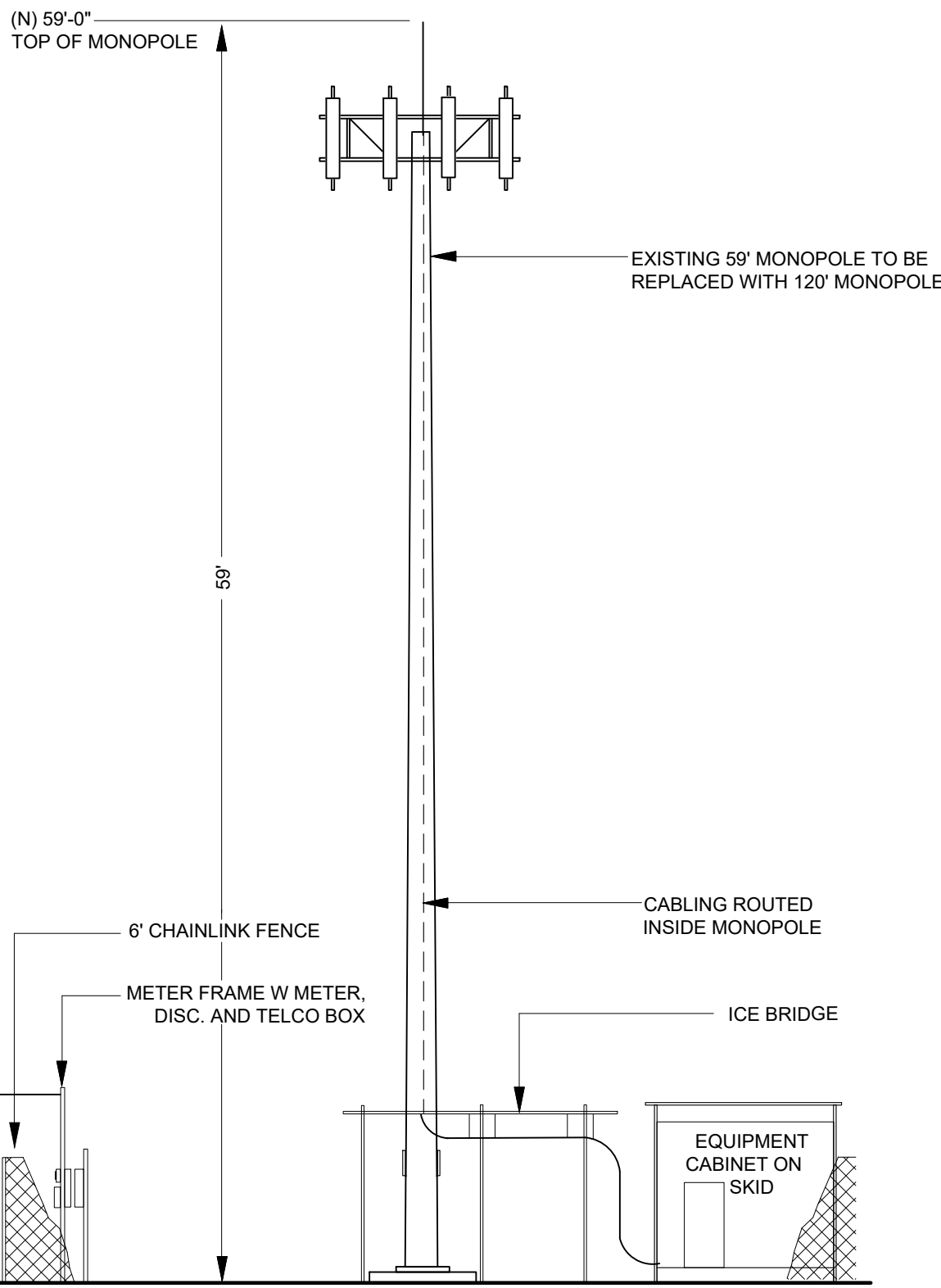
74' TO MF STRUCTURE

40' TO MF STRUCTURE

295' TO NEAREST SF RESIDENTIAL STRUCTURE

1.5X TOWER HEIGHT (120' X 1.5) SETBACK = 180'

EXISTING TOWER ELEVATION



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

VETERANS MEMORIAL DR
VARIABLE WIDTH PUBLIC RIGHT OF WAY

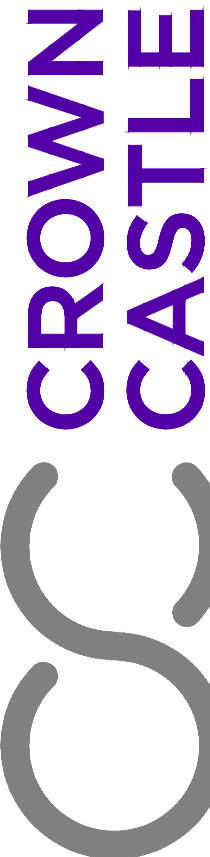
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE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

COPPERTREE DROP N SWAP

CASE NUMBER: #####

SUBMITTAL DATE: #####

SCALE: 1"=20'



VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS BLVD, SUITE 207
HOUSTON, TEXAS 77056
(610)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

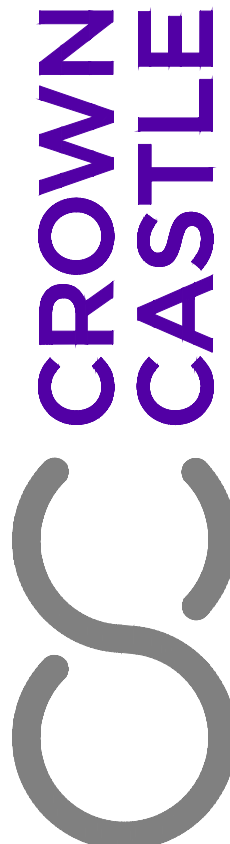
NOTE:
MORE THAN 50% RESIDENTIAL LAND USE.

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 HISHER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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: (501)821-0521

Tower Permit Waiver ApplicationDate: 03 / 26 / 26**APPLICANT INFORMATION:**Site address: 1403 2/3 Gulf Bank Drive Houston Texas 77088 - CoppertreeTower Company: Crown Castle C/O Aaron Wilson - aaron.wilson@crowncastle.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 28.521 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**

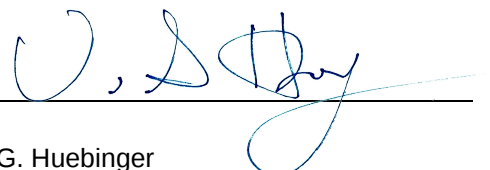
WAIVER APPLICATION CERTIFICATION

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

Signature of applicant or agent: _____

Print Name: _____

Vincent G. Huebinger





VINCENT GERARD & ASSOCIATES, INC.

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.

[illegible]



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

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 22nd, 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 (73%)
- To locate a tower in an area that is more than 50% residential (73%)

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 • 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 120' tower will be located within 600' test area that is more than 50% residential (73%).
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)