

HOUSTON TOWER COMMISSION

To download the full agenda package
visit:

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, December 16th 2024

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, December¹⁶ , 2024 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 July 22, 2024 Tower Commission Meeting Minutes
- II. Public hearing and consideration of waiver requests:
 - A. **24-T-0765 2510 2/3 Sakowitz Street**
28-524(h) Allow construction of a tower to be located with a residential area
- 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 JULY 2024
CITY HALL ANNEX, COUNCIL CHAMBER, CITY HALL ANNEX**

Call to Order at **3:36 PM** by Rob Todd, Chair

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

Legal Department • Kim Mickelson

SECRETARY’S REPORT – Dipti Mathur, Acting Secretary, Deputy Assistant Director of Planning and Development – Noted Tower commission are held when there is a Posted Agenda with item(s) for consideration, due to a waiver request or public protest. Last month, there was a quorum issue due to medical issues which postponed this commission. Announced protocol of speaker forms. Welcome our new Director for the Houston Planning and Development Department.

CHAIR’S REPORT – None

ORDER TO SUSPEND THE RULE

The Chair asked to change the order of this Agenda.

Commission action: Passed to change the order of the initial Agenda.

Motion: Tufail Vote: Unanimous
Second: Campbell Obtaining: None

II. PUBLIC HEARING AND CONSIDERATION OF WAIVER REQUESTS:

C. 23-T-0761 23705 2/3 FAIRLAKE LANE

Staff recommendation: 28-524(g) Allow construction of a tower in a residential setback area “Fallzone”.

Commission action: Denied the application.

Speaker(s): Council Member Flickinger, Janet Ross, Red Ross – opposed
Ryan Shanhan, applicant - supportive

Motion: Todd Vote: Carried
Second: Tufail Opposed: Campbell, De La Rose

A. 24-T-0763 8197 2/3 BROADWAY STREET

Staff recommendation: 28-524(h) & (b) Allow construction of a tower within 1000' of an existing tower and to allow a tower to be located with a residential test area.

Commission action: Accepts staff recommendation.

Speaker(s): Vincent Huebinger, applicant - supportive

Motion: Tufail

Vote: Unanimous

Second: Campbell

Abstaining: None

B. 24-T-0764 8109 2/3 CREEKBEND DRIVE

Staff recommendation: 28-524(g) Allow construction of a tower in a residential setback area.

Commission action: Accepts staff recommendation.

Speaker(s): None

Motion: Tufail

Vote: Unanimous

Second: Smith

Abstaining: None

I. CONSIDERATION OF THE MARCH 25TH, 2024 TOWER COMMISSION MEETING MINUTES

Commission action: Approved the March 25, 2024 Tower Commission meeting minutes.

Motion: Todd

Vote: Unanimous

Second: Smith

Obtaining: None

III. PUBLIC COMMENT

IV. ADJOURNMENT

There being no further business before the Commission, Chair Rob Todd adjourned the meeting at **4:26 PM**.

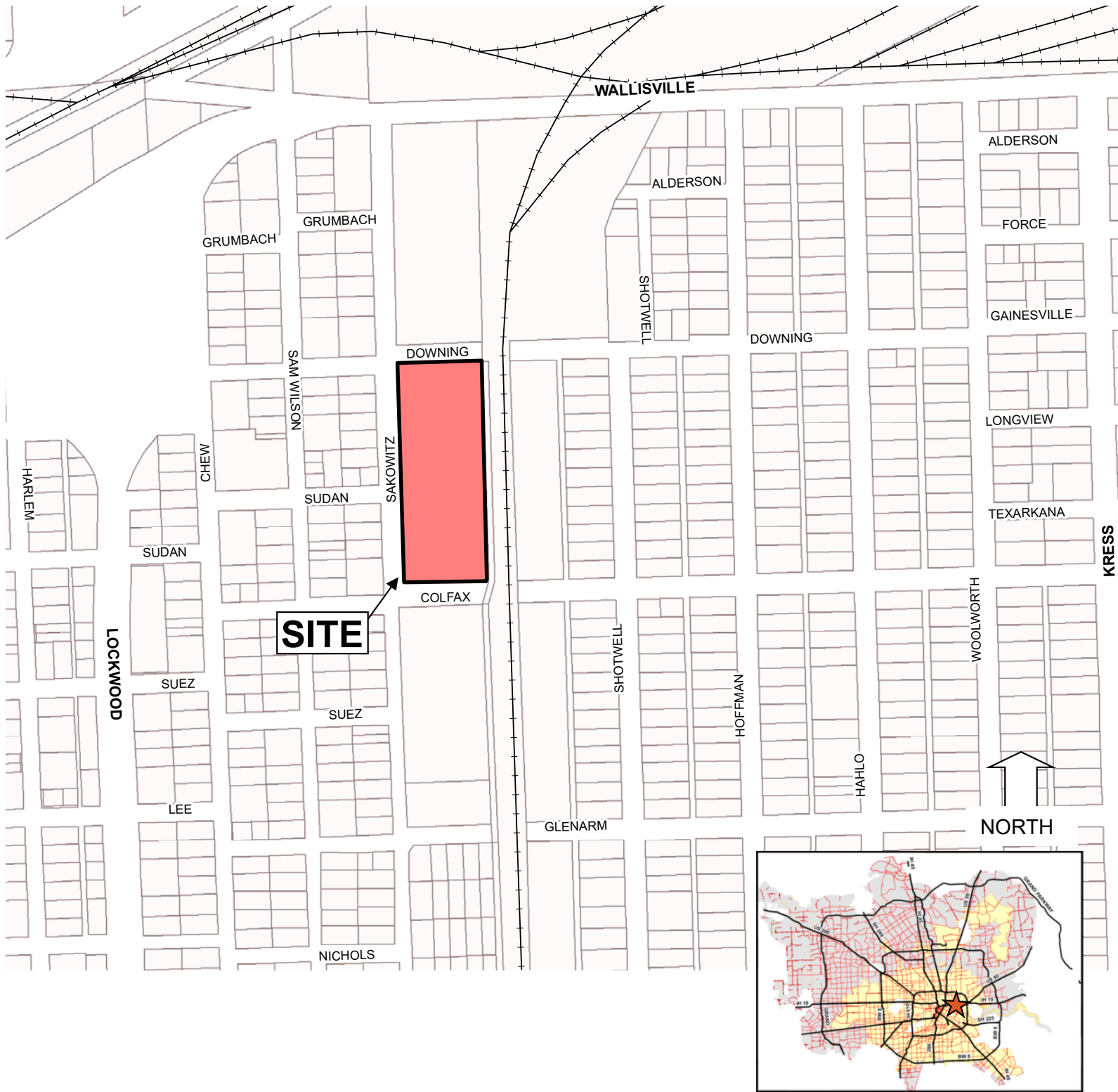
Rob Todd, Chair

Dipti Mathur, Acting Secretary

Houston Tower Commission

Planning and Development Department

Meeting Date: 12/16/2024



C – Public Hearings

Site Location

Houston Tower Commission

Planning and Development Department

Meeting Date: 12/16/2024



C – Public Hearings

Site Location

SITE PLAN & TOWER ELEVATION

PROJECT INFORMATION:

SITE NAME - ATHERTON ELEMENTARY SCHOOL

OWNER

TOWER VENTURES
495 TENNESSEE ST, STE 152
MEMPHIS, TN 38103
CRAIG ROYAL
ROYAL@TOWERVENTURES.COM

LANDOWNER

MST RENTALS LLC
2510 SAKOWITZ ST
HOUSTON TX 77020

PERMITTING

COUNTY: HARRIS COUNTY
JURISDICTION: CITY OF HOUSTON - FULL
PURPOSE: OCCUPANCY: TRUCK LOT
ZONING: NO ZONING
BUILDING CODE:
USE: TRUCK LOT
PROPOSED TELECOMMUNICATION
FACILITY

SITE LOCATION

LAT: 29°78'54.17"N
LONG: -95°31'28.25"W

LEGAL DESCRIPTION

LOT 2 BLOCK 1 SAKOWITZ PLACE, HARRIS
COUNTY TX

ADDRESS

2510 2/3 SAKOWITZ STREET HOUSTON TX
77020

LAND USE

COMMERCIAL - INDUSTRIAL

PROJECT TYPE

PROPOSED A 120' TALL MONOPOLE

TOWER VENTURE CONTACT

CRAIG ROYAL
(901) 277-4083
ROYAL@TOWERVENTURES.COM
495 TENNESSEE ST, STE 152
MEMPHIS, TN 38103

APPLICANT

VINCENT GERARD & ASSOCIATES
5524 BEE CAVE RD, UNIT K4
AUSTIN TEXAS 78746
CONTACT: VINCE HUEBINGER
PHONE: 512.326.2693

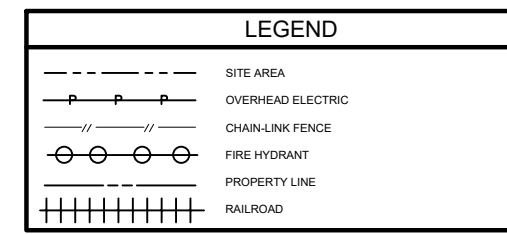
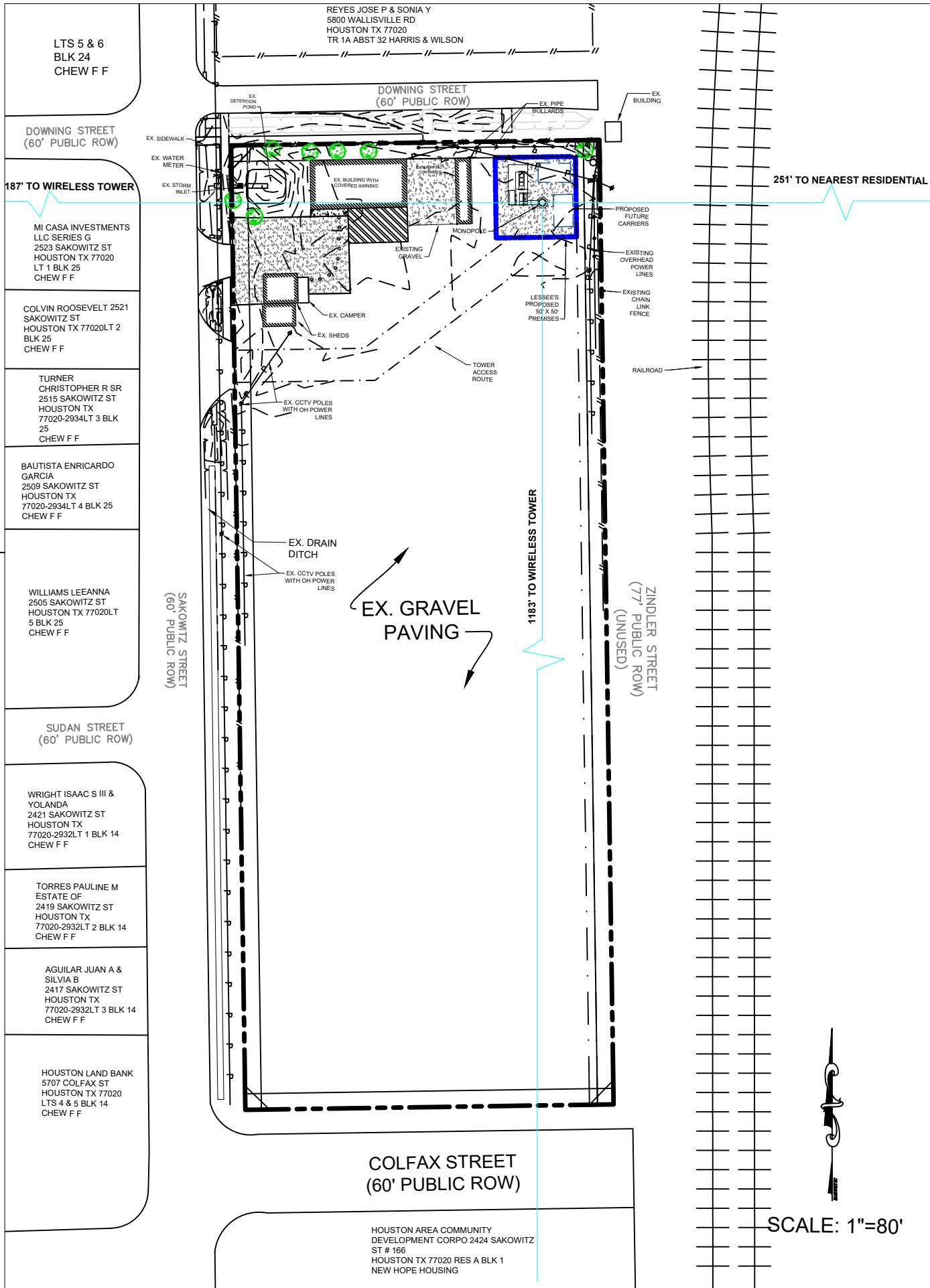
UTILITIES

ELECTRIC PROVIDER
CENTERPOINT ENERGY
1111 LOUISIANA ST, HOUSTON TX 77002

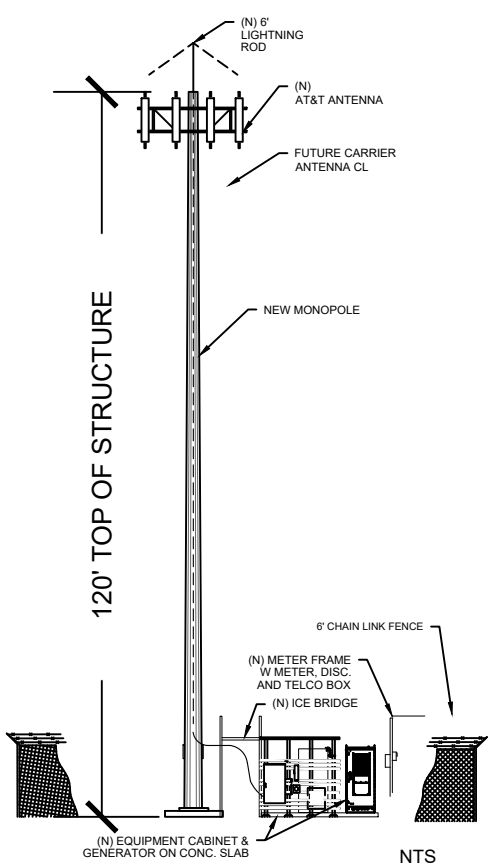
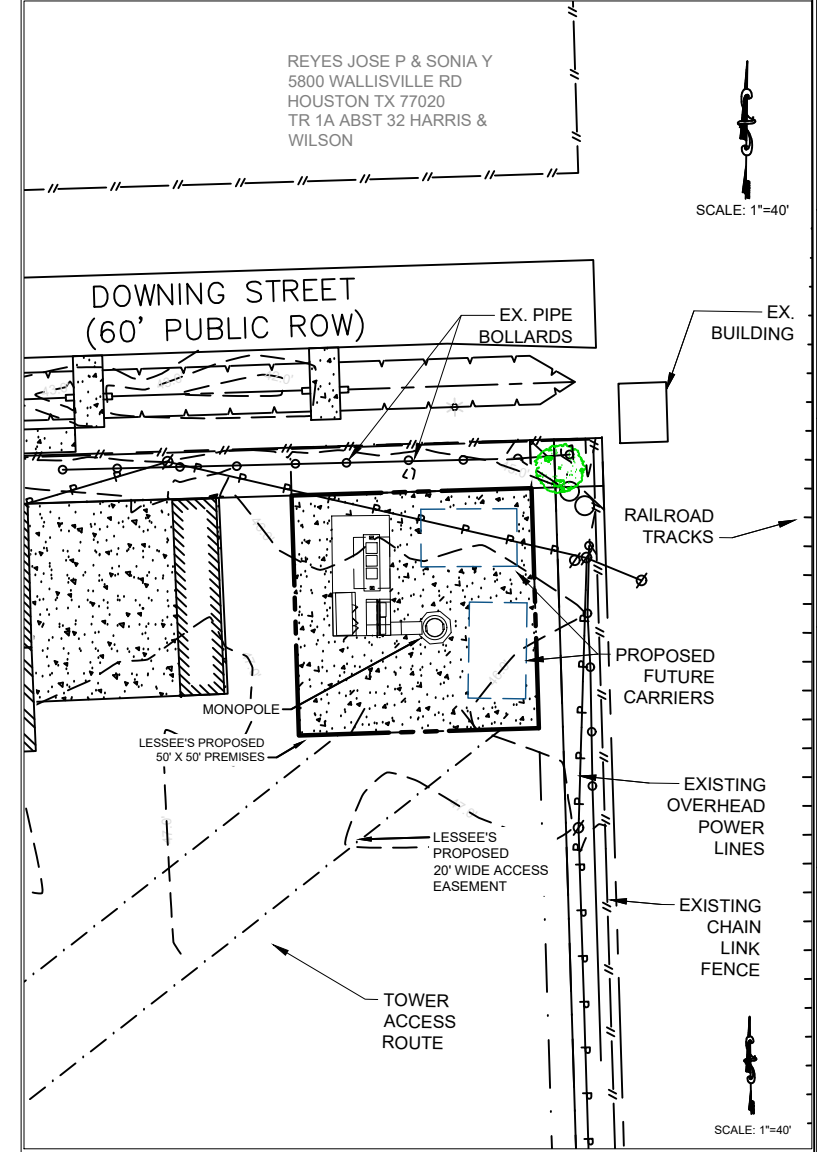
ONE-CALL TEXAS

CONTRACTOR TO CALL BEFORE DIGGING
PHONE: 811 OR 1.800.545.6000

2 CLOSEST TOWERS SHOWN TOWER A-S 1187 FT
TO THE WEST AND TOWER B, A 59' STRUCTURE IS
1183 FT TO THE SOUTH. ARROWS SHOW EXACT
DISTANCES FROM SURVEYOR



DETAILED TOWER COMPOUND LAYOUT



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.

TOWER VENTURES ATHERTON ELEMENTARY

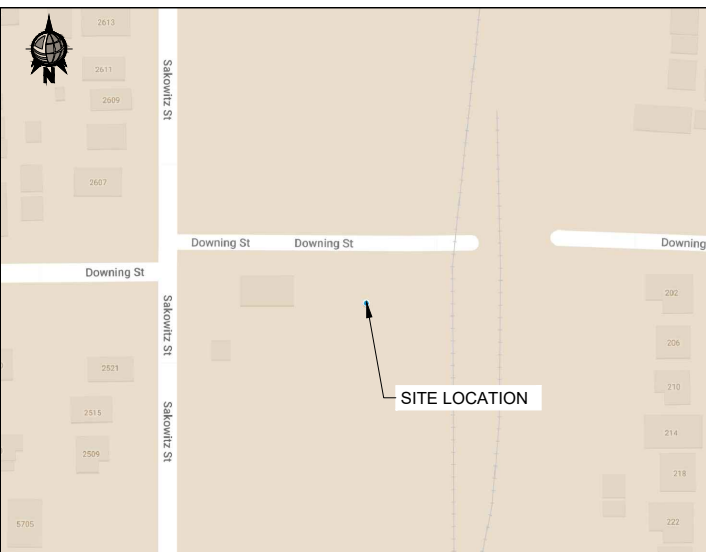
CASE NUMBER:
SUBMITTAL DATE:



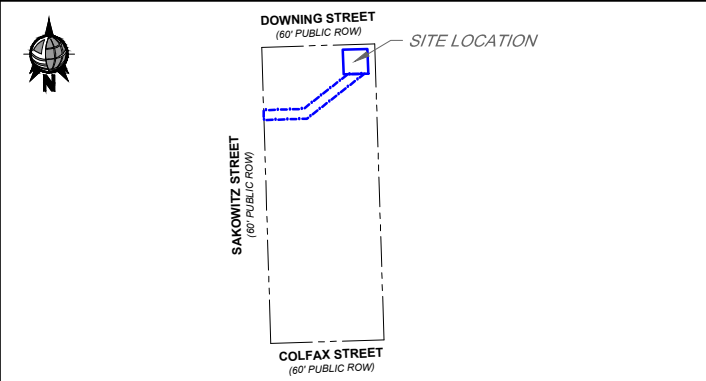
SITE INFORMATION
2510 2/3 SAKOWITZ STREET HOUSTON TX 77020

PROPERTY OWNER
MST RENTALS LLC
2510 SAKOWITZ ST HOUSTON TX 77020-2895

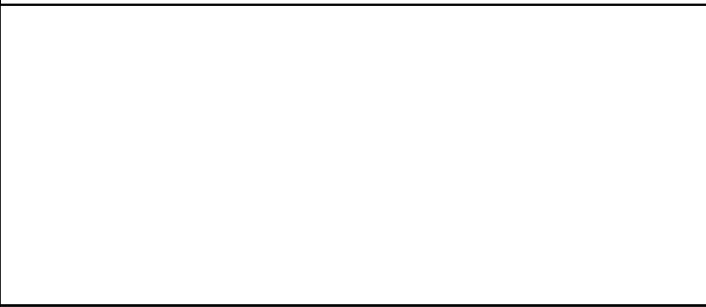
TOWER OWNER
TOWER VENTURES II
495 TENNESSEE ST, STE 152 MEMPHIS, TN 38103



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)



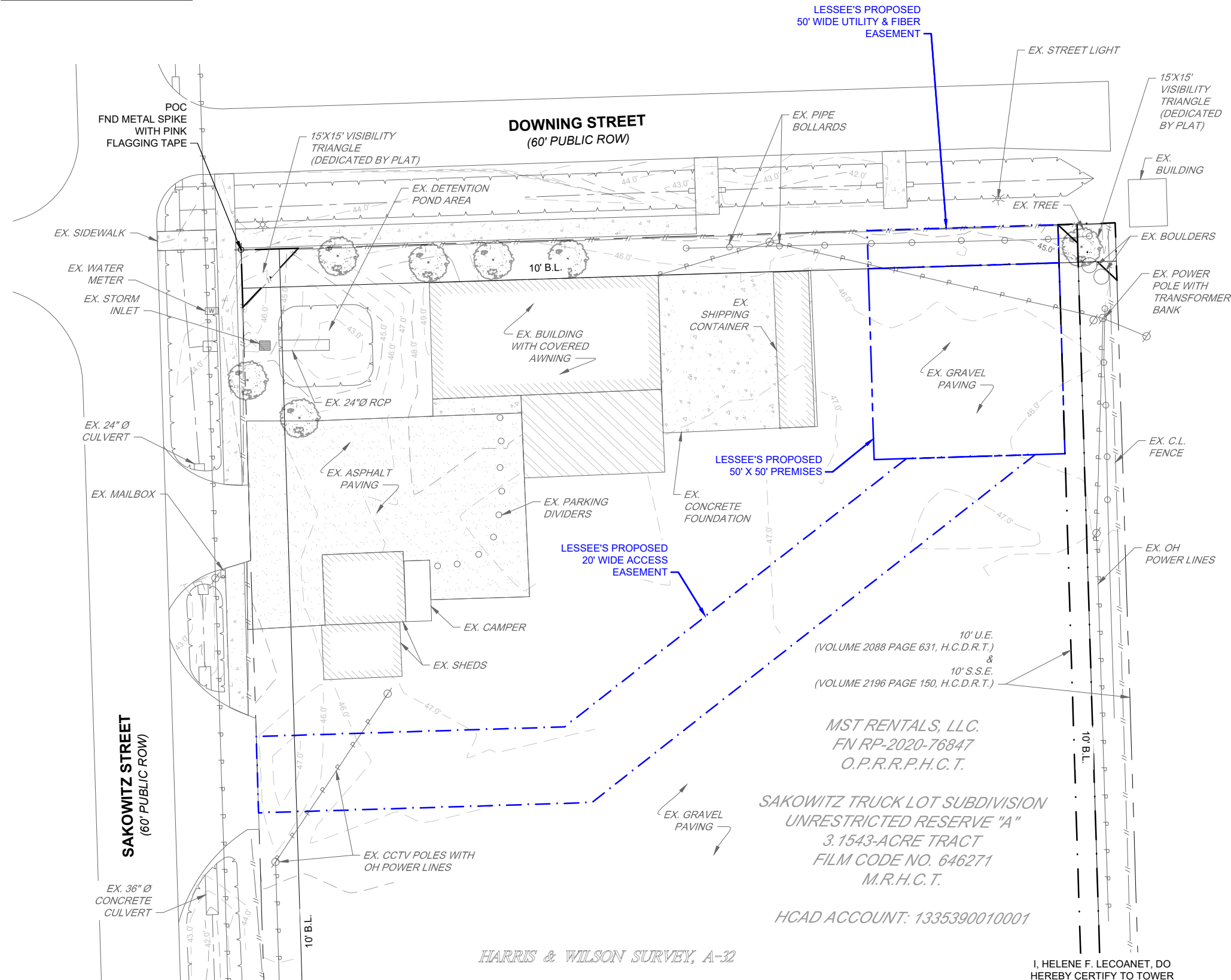
ABBREVIATIONS

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

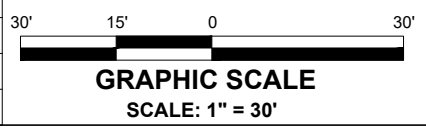
LEGEND

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

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



FAA 1A INFORMATION	
LATITUDE	29.785417°
LONGITUDE	-95.312825°
ELEVATION	46.1' A.M.S.L.



SURVEY PREPARED FOR:

 495 TENNESSEE ST,
 MEMPHIS, TN 38103
 PHONE: (901) 794-9494

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

SITE EXHIBIT AND DESCRIPTION
TOWER VENTURES - TEXAS AREA
ATHERTON ELEMENTARY
 SAKOWITZ STREET
 HOUSTON, TX 77020
 GPS COORDINATES: 29.785417°, -95.312825°

FOR PRELIMINARY REVIEW ONLY. SURVEY SHALL NOT BE USED FOR RECORDING, PLATTING, CONSTRUCTION OR PERMITTING PURPOSES.
 HELENE F. LECOANET, RPLS
 TEXAS REGISTRATION NO. 6567

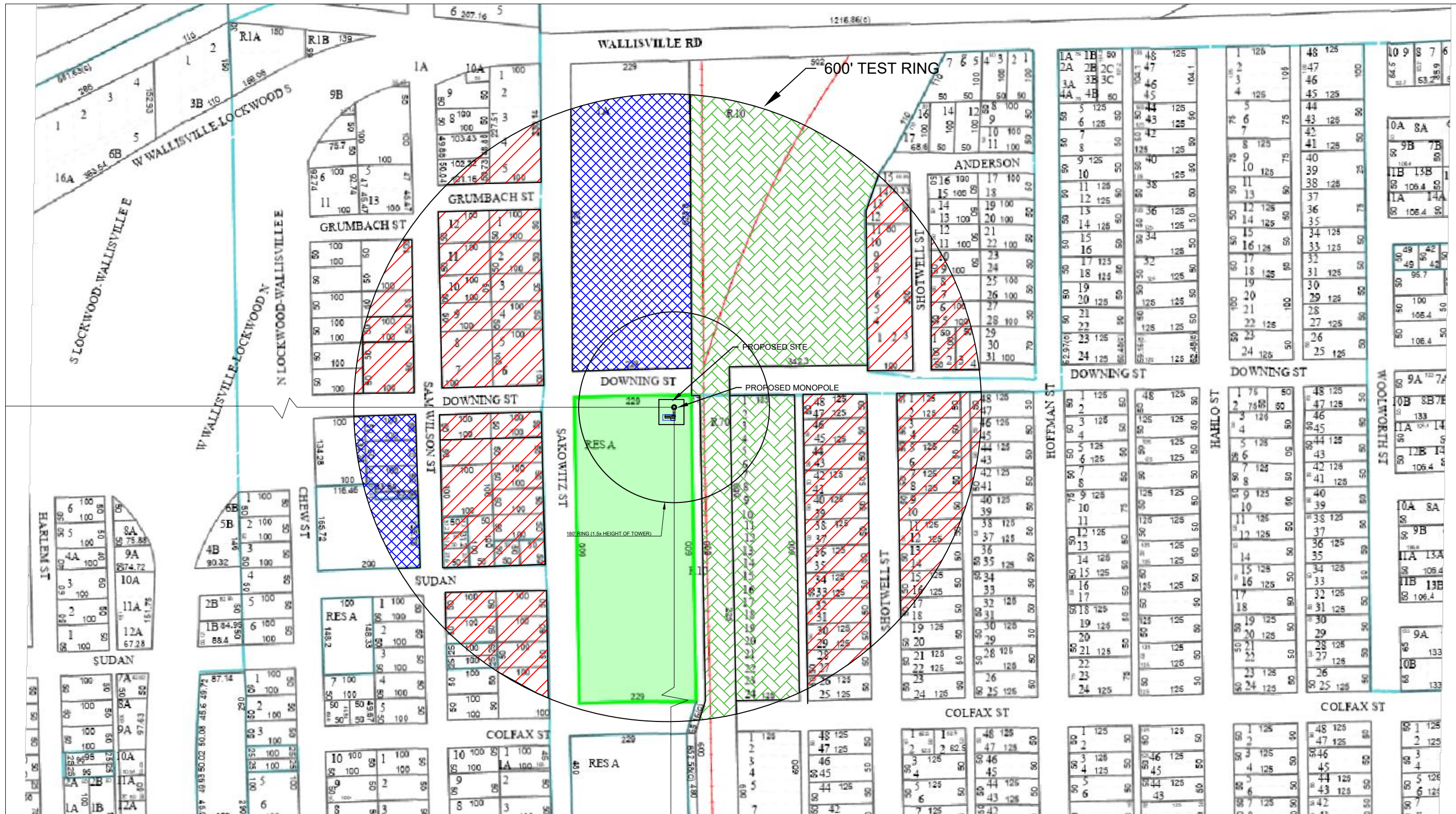
DRAWN BY: PDM
 CHECKED BY: HL
 DATE: 8/29/2024

SHEET 1 OF 1
 SURVEY NOT VALID WITHOUT ALL SHEETS




I, HELENE F. LECOANET, DO HEREBY CERTIFY TO TOWER VENTURES 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.

MST RENTALS, LLC.
 FN RP-2020-76847
 O.P.R.R.P.H.C.T.
 SAKOWITZ TRUCK LOT SUBDIVISION
 UNRESTRICTED RESERVE "A"
 3.1543-ACRE TRACT
 FILM CODE NO. 646271
 M.R.H.C.T.
 HCAD ACCOUNT: 1335390010001

HARRIS & WILSON SURVEY, A-32



LAND USE LEGEND

-  SINGLE FAMILY RESIDENTIAL (72 TRACTS) - 89%
-  COMMERCIAL (7 TRACTS) - 9%
-  RAILROADS (2 TRACTS) - 2%

ATHERTON ELEMENTARY

**2510 2/3 SAKOWITZ STREET
HOUSTON TEXAS 77020**



SCALE: 1"=200'

AGENDA ITEM: II - A

TOWER APPLICATION AND WAIVER REQUEST - STAFF REPORT

Location:	File No.	Zip	Lamb. No.	Key Map
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2150 Sakowitz Street	24-T-0765	77020	5558	494C
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Applicant: Vincent Gerard, Tower Venture II

Application Date: 12/16/2024

Location: southeast intersection of Dowing St and Sakowitz Street

Existing Use: Vacant

Proposed Use: 120' Monopole Tower

Proposed Tower Users: N/A

Waivers Request: 28-524 (b): Fall zone, of the Code of Ordinances of the City of Houston, Texas.

Relevant Tower Ordinance Waiver Provisions:

28-524 (b): Must not be within a residential area

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	Tower is not located in an area comprised of 89% residential tracts
Tower is not within a scenic area, in a park or on a tract of land surrounded by a park	The tower is not within a scenic area, park or in a tract of land surrounded by a park as defined by the ordinance.
Tower must setback 1-1/2 times the height of the tower from a residential structure.	Nearest residential tract allowed by the ordinance is 180'. The nearest residential structure is approximately 250' from the proposed tower.
Must not be within 1,000' of an approved tower structure	There is an approved tower structure within 1000'



CITY OF HOUSTON

Planning & Development
Department

John Whitmire

Mayor

Vonn Tran, Director
Planning & Development Department
P.O. Box 1562
Houston, Texas 77251-1562
611 Walker, 6th Floor
Houston, Texas 77002

T. 832.393.6600
F. 832.3936662

www.houstontx.gov

November 8th, 2024

SUBJECT: Tower Application # **24-T-0765**
SITE LOCATION: 2510 2/3 Sakowitz Street
PROPOSED HEIGHT: 120 feet
TOWER OWNER: Tower Venture II
TOWER APPLICANT: **Vincent Gerard**

The Planning and Development Department of the City of Houston received an application to construct a new monopole communications tower situated within Unrestricted Reserve A, Sakowitz Truck Lot, according to the plat of said addition recorded in film code number 646271 of the Map Records of Harris County. 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. The ordinance states that property owners within the residential test area who have reasonable grounds to believe that the proposed construction will violate any applicable restriction, rule, regulation, or ordinance, may request a hearing before the Tower Commission. This request is to be made by submitting a written request (per 41-60 of the Code of Ordinances) to the Planning and Development Department before 2:00 p.m. on **December 12, 2024**. 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 be placed within a residential area (Ch. 28- 524 b).

Since the Application contains a waiver request, a public hearing is also scheduled. You may attend the Tower Commission meeting where this item will be heard on **Monday, December 16, 2024** at 3:30 p.m. The meeting will be in person at the City Hall Annex building, 900 Bagby Street, 77251. You can access the Tower Commission webpage at https://www.houstontx.gov/planning/Commissions/commiss_tower.html. The waiver requested is to allow a tower structure to be placed within a residential area (Ch. 28-524 b).

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

Vonn Tran, Director

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