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

November 17, 2026

SUBJECT:	Tower Application **# 26-T-0782**
SITE LOCATION:	913 2/3 Marjorie Street
PROPOSED HEIGHT:	100 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, December 28, 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 (92.2%)
- To locate a tower within 1.5 time the height of a residential tract (74')
- To not provide on-site landscaping at the tower base

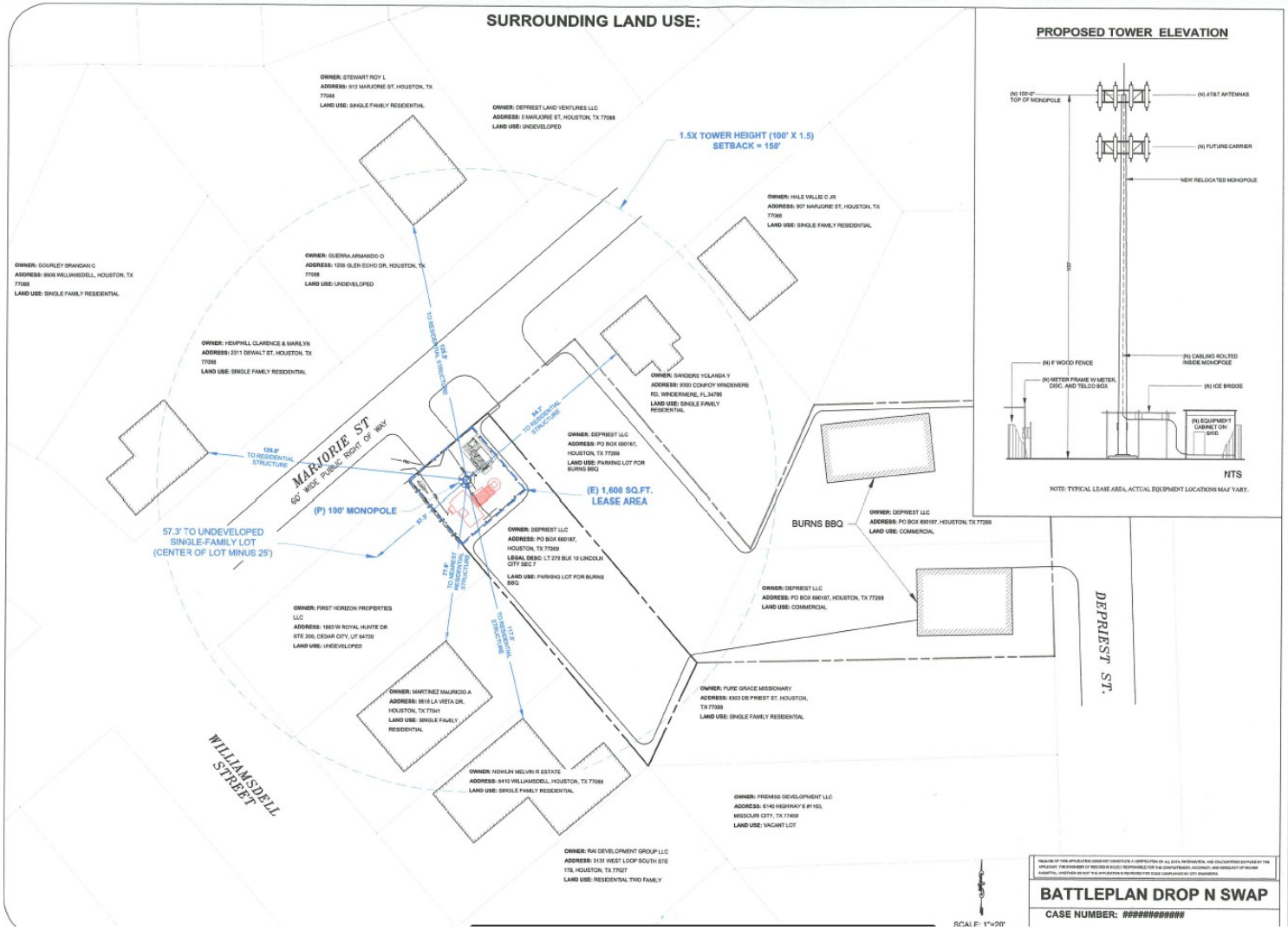
Additional information may be obtained by writing or contacting Devin Crittle or John Cedillo at 832.393.6600 of the Planning and Development Department. For more specific information on the proposal, you may also contact the Applicant shown above.

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

SURROUNDING LAND USE:



PROPOSED TOWER ELEVATION

NTS

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

VALIDITY 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 CORRECTNESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

BATTLEPLAN DROP N SWAP

CASE NUMBER: ##########

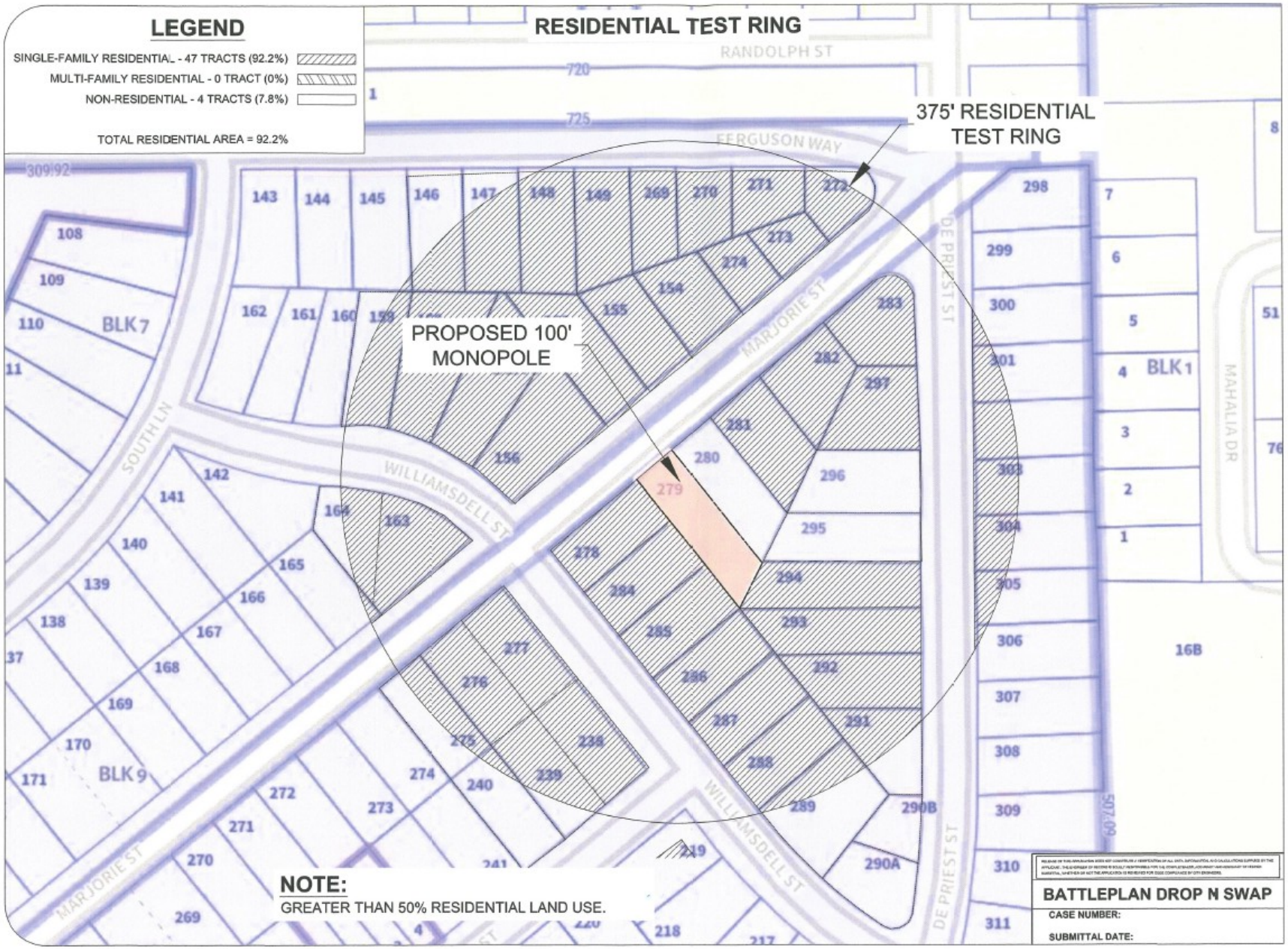
CROWN CASTLE

VINCENT GERARD & ASSOCIATES

SITE INFORMATION
913± MARJORIE ST.
HOUSTON, TX 77088

PROPERTY OWNER
DEPRIEST LAND VENTURES LLC
1401 N BROADWAY STE 210.
WALNUT CREEK, CA 94596

TOWER OWNER
CROWN CASTLE
8020 KATY FWY.
HOUSTON, TX 77024



CROWN CASTLE

VINCENT GERARD & ASSOCIATES

SITE INFORMATION
913 ½ MARJORIE ST,
HOUSTON, TX 77088

PROPERTY OWNER
DEPRIEST LAND MANAGEMENT
1401 N BROADWAY STE 210,
WALNUT CREEK, CA 94596

TOWER OWNER
CROWN CASTLE
8020 KATY FWY,
HOUSTON, TX 77024

BATTLEPLAN DROP N SWAP

CASE NUMBER:

SUBMITTAL DATE:

6

6 of 6





TOWER OWNER
CROWN CASTLE
8620 KATY FWY,
HOUSTON, TX 77024
CONTACT: AARON WILSON
PH: (903)736-3129

APPLICANT
VINCENT GERARD & ASSOCIATES
5524 BEE CAVES ROAD #K4,
AUSTIN, TX 78746
CONTACT: VINCE HUEBINGER
PHONE: 512.328.2693

PROJECT TYPE
REPLACING 59' MONOPOLE WITH 100' MONOPOLE AND UNMANNED TELECOMMUNICATION FACILITY, CONSISTING OF FUTURE EQUIPMENT" PLATFORMS, SHELTERS, DIRECTIONAL AND GPS ANTENNAS

UTILITIES
ELECTRIC PROVIDER
CENTERPOINT ENERGY
1111 LOUISIANA STREET,
HOUSTON, TX 77002

PERMITTING
COUNTY: HARRIS COUNTY
JURISDICTION: CITY OF HOUSTON
BUILDING CODE: 2021 IBC
WATERSHED: WHITE OAK BAYOU
EXISTING USE: TELECOMMUNICATION FACILITY
PROPOSED USE: RELOCATED TELECOMMUNICATION FACILITY

ADDRESS
913 E MARJORIE ST.,
HOUSTON, TX 77088

LEGAL DESCRIPTION
LT 279 BLK 10 LINCOLN CITY SEC 7

ONE-CALL TEXAS
CONTRACTOR TO CALL BEFORE DIGGING
PHONE: 811 OR 1.800.545.6000

LANDOWNER
DEPRIEST LLC
PO BOX 690187,
HOUSTON, TX 77269

SURVEYOR
GEOLINE SURVEYING, INC
13430 NW 104TH TERRACE, STE. A
ALACHUA, FL 32615
PH: (386)418-0500

PROJECT NOTES:
1. THIS PROJECT IS LOCATED IN THE WHITE OAK BAYOU WATERSHED.
2. NO NEW IMPERVIOUS COVER WILL BE ADDED WITH THIS PROJECT.
3. APPROVAL OF THESE PLANS BY THE CITY OF HOUSTON INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIREC PRIOR TO THE START OF CONSTRUCTION.
4. THIS PROJECT IS A DROP AND SWAP REPLACEMENT SITE FOR AT&T MOBILITY BUT WILL BE CONSTRUCTED TO HANDLE ALL THREE CARRIERS. ORIGINAL SITE WAS A 59' MONOPOLE FOR SPRINT.

LEGEND
- FENCE
- UNDERGROUND FIBER LINES
- UNDERGROUND ELECTRIC (ABANDONED)
- UNKNOWN LINE (ABANDONED)
- PROPERTY LINE
- EASEMENTS
- LEASE AREA

SHEET INDEX:

SHEET 1:	PROJECT INFORMATION & TOWER SITE PLAN
SHEET 2:	SURROUNDING LAND USE MAP & TOWER ELEVATION
SHEET 3:	SURVEY INFORMATION
SHEET 4:	FEMA FLOODPLAIN MAP
SHEET 5:	WOOD FENCE DETAIL
SHEET 6:	RESIDENTIAL TEST RING

SITE PLAN:

RESIDENCE

OWNER: HEMPHILL CLARENCE & MARILYN
ADDRESS: 2311 DEWALT ST, HOUSTON, TX 77088
LAND USE: SINGLE FAMILY RESIDENTIAL

SITE NOTES:
1. GATE ENCLOSURE SHALL HAVE NFPA 704 SIGN.
2. THIS SITE WILL HAVE A BACKUP GENERATOR INSTALLED.

MARJORIE ST
60' WIDE PUBLIC RIGHT OF WAY

(E) 12' CHAINLINK GATES TO BE REPLACED WITH WOOD GATES

(E) SUBJECT PROPERTY LINE

(P) WIRELESS TELECOMMUNICATIONS EQUIPMENT

(P) 100' MONOPOLE TOWER

(P) MULTI-TENANT UTILITY RACK

(E) 8' CHAINLINK COMPOUND FENCE TO BE REPLACED WITH 6' WOOD FENCE

(E) 59' MONOPOLE TOWER AND EQUIPMENT TO BE REPLACED

(E) 1,600 SQ.FT. LEASE AREA

(E) PARKING LOT

OWNER: SANDERS YOLANDA Y
ADDRESS: 9300 CONROY WINDEMERE RD, WINDERMERE, FL 34786
LAND USE: SINGLE FAMILY RESIDENTIAL

BURNS BBQ

OWNER: DEPRIEST LLC
ADDRESS: PO BOX 690187, HOUSTON, TX 77269
LAND USE: PARKING FOR BURNS BBQ

OWNER: DEPRIEST LLC
ADDRESS: PO BOX 690187, HOUSTON, TX 77269
LAND USE: COMMERCIAL - BURNS BBQ

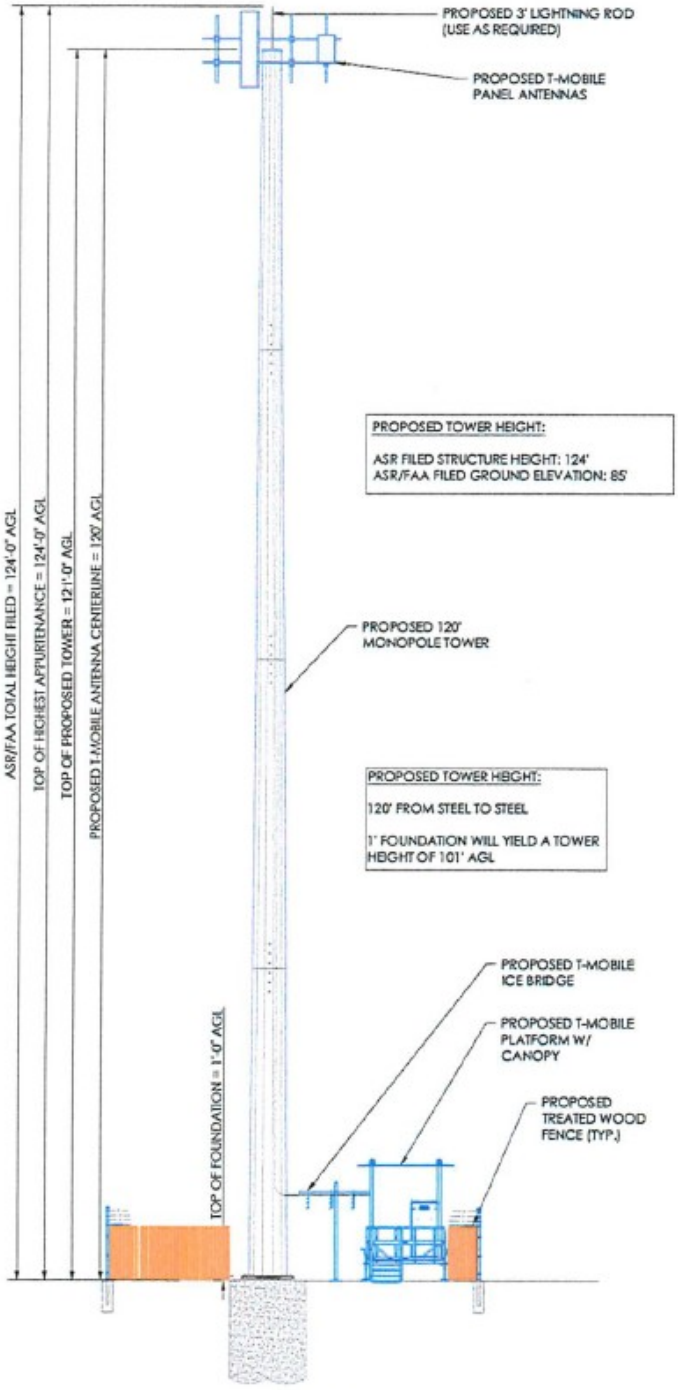
OWNER: DEPRIEST LLC
ADDRESS: PO BOX 690187, HOUSTON, TX 77269
LEGAL DESC: LT 279 BLK 10 LINCOLN CITY SEC 7
LAND USE: PARKING FOR BURNS BBQ

OWNER: DEPRIEST LLC
ADDRESS: PO BOX 690187, HOUSTON, TX 77269
LAND USE: COMMERCIAL - BURNS BBQ

OWNER: FIRST HORIZON PROPERTIES LLC
ADDRESS: 1883 W ROYAL HUNTE DR STE 200, CEDAR CITY, UT 84720
LAND USE: UNDEVELOPED

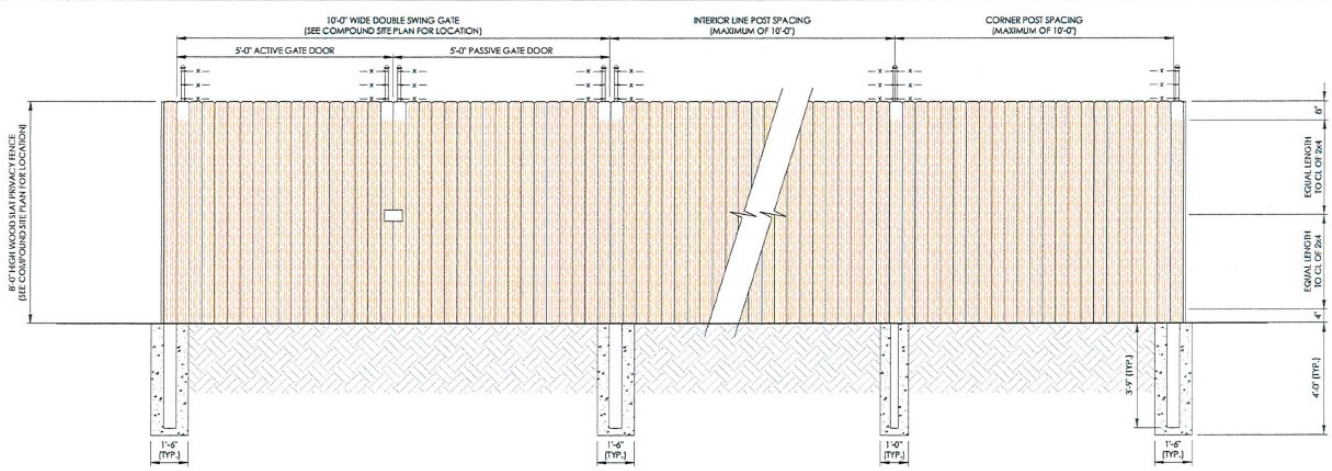
OWNER: MARTINEZ MAURICIO A
ADDRESS: 9818 LA VISTA DR, HOUSTON,

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 CORRECTNESS, ADEQUACY, AND ACCURACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.



TOWER ELEVATION

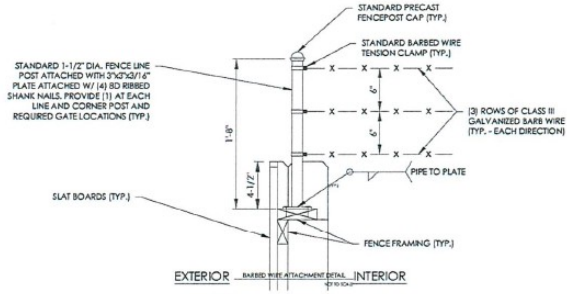
NOT TO SCALE



DOG-EARED STYLE WOOD FENCE DETAILS
SCALE: NTS

FENCE NOTES:

1. ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 6'-0" WITH CHAMFERED EDGE.
2. ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
3. ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH 8D, #10 OR 8D GALVANIZED RIBBED SHANK NAILS - 2 MINIMUM PER CONNECTION.
4. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
5. FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
6. INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR LOCK COMBINATION.
7. ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
8. REFER TO COMPOUND SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
9. REFER TO COMPOUND SITE PLAN FOR GATE LOCATION.
10. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
11. SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITIONS ARE FOUND TO EXIST.



NOTE:
THE FENCE CONTRACTOR MAY SUBSTITUTE AN EQUIVALENT SYSTEM FOR ATTACHING THE BARBED WIRE TO THE WOOD SLATE FENCE.

BARBED WIRE ATTACHMENT DETAIL
NOT TO SCALE