

## Special Use Permit SUP-24-0003 (Skyway Towers)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-24-0003, for a cell tower.
<b>Applicant</b>	Vincent Huebinger of Vincent Gerard & Associates
<b>Owner</b>	Leon Clements
<b>City Council</b>	Public Hearing & First Reading – <i>December 17, 2024</i> ; <i>Second Reading – January 14, 2024</i>
<b>Location</b>	Generally located along the west side of Tuscan Lakes Boulevard and along the north side of Farm to Market Road 646 (FM 646) with the cell site located approximately 1,200 feet north of the intersection of Farm to Market Road 646 (FM 646) and Tuscan Lakes Boulevard.
<b>Citizen Response</b>	32 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. Facility Setbacks Map 4. Applicant Letter 5. Cell Tower Site Plan and Details

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

**Purpose** The purpose of the request is to construct a 150-foot-tall cell tower, classified as *Communication Towers and Structures* use, within a 6,123-square-foot ground lease site on a 12.5-acre property. The location was largely dictated based on a Cellular Coverage Map, which indicates that cellular communications are difficult in this area, which includes a large residential area of the Tuscan Lakes development. See Attachment #4.

The cell tower will be of monopole design with antennas designed for three separate users on the pole at one time. The elevation in Attachment #5 shows two users. The applicant indicates Verizon and another user has expressed interest in collocating on the tower upon completion of the tower.

Per the Unified Development Code (UDC) *Communication Towers and Structures* uses require a Special Use Permit (SUP) to be located within the “CG” zoning district.

**Background**

**August 10, 1999** – The property was initially zoned as “CG” (C-3) General Commercial.

**August 30, 2005** – The property was zoned “CG” Neighborhood Commercial as part of the City’s Zoning Map and Ordinance revisions of 2005.

**July 22, 2024** – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates nine individuals attended the meeting.

**July 24, 2024** – The applicant submitted a Special Use Permit application to the Planning Department.

**October 29, 2024** – A public hearing sign was posted on the property and notice was published in the newspaper.

**October 30, 2024** – Public hearing notices were mailed to the surrounding property owners.

**November 18, 2024** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

**December 17, 2024** – City Council is scheduled to conduct a public hearing and consider the request on first reading.

**January 14, 2025** – If approved on first reading, City Council will consider the second reading of the request.

**Site and Surrounding Area**

There are no protected trees within the lease area or any of the associated easements for the project.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-5-PUD”	Tuscan Lakes Sec. 50-4-2, Tuscan Lakes Sec. 50-6
South	“CG”	Undeveloped
East	“CG”	Undeveloped land and Tuscan Lakes Blvd.
West	“RSF-5-PUD”	Tuscan Lakes Sec. 50-1, Tuscan Lakes Sec. 50-3-1 SE

**Access**

The lease site will be accessed from Tuscan Lakes Boulevard via a 30-foot-wide access easement.

**Tuscan Lakes Boulevard**

	Existing Conditions	2018 Master Mobility Plan
Roadway Type	Collector Street	Collector Street
ROW Width	80 Feet	80-90 Feet
Pavement Width and Type	2-lane undivided, 24-foot roadway width, open drainage, and no sidewalks.	4-lane undivided or 2-lane with center turn lane, 37 to 42-foot roadway width, no median, concrete curb and gutter; sidewalks on both sides.

**Comprehensive Plan**

The property is designated by the Future Land Use Map in the 2035 Comprehensive Plan, as EADC – Enhanced Auto Dominant Commercial. According to the 2035 Comprehensive Plan, Enhanced Auto-Dominant Commercial is focused on convenience and access for customers and employees exclusively by automobile. These areas are characterized by buildings that have a large setback from the street frontage and have a large parking area in front of the buildings.

**Communication Towers and Structures (Chapter 31)**

The City’s Communication Towers and Structures ordinance is Chapter 31 of the League City Code of Ordinances. Below are several criteria listed in which the applicant has provided information to meet the criteria.

Section 31-3 (B) (1) a. Availability of suitable existing towers or other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the planning department that no existing tower or structure can accommodate the applicant’s proposed antenna.

1. *No existing towers or structures are located within the geographic area, meeting the applicant’s engineering requirements.*

The applicant indicates all existing towers shown in the Cellular Coverage Map in Attachment #4 are located outside of the applicant’s search ring.

2. *Existing towers or structures are not of sufficient height to meet the engineering requirements.*

The applicant indicates that CenterPoint transmission towers are typically not suitable due to the CenterPoint/ ERCOT criteria in order for the electrical provider to cut off the grid for antenna

upgrades and maintenance. In addition, there are no CenterPoint Energy towers in the area that will fill the service gap.

3. *Existing towers or structures are not of sufficient strength to support applicant's proposed antenna and related equipment and cannot be reinforced to provide sufficient structural strength.*

The applicant states that a structural engineering study would be needed to determine the wind loads on a specific site with loads from Verizon at their full antenna set. There are no existing towers in the service area that can be collocated on.

Section 31-14 of the Communications Towers and Structure ordinance establishes design standard requirements for communication towers. Below is an analysis of the proposed tower with regards to the design standards of this ordinance:

**Section 31-14 (b) Setbacks.**

- (1) *Residential setback. "Towers must be set back a minimum distance of 400 feet or a distance equal to 150 percent of the tower, whichever is greater, from off-site residential lot line."*

The required setback for the 150-foot tower is 400 feet. The tower is proposed to be 175 feet from the nearest residential property line, located to the northwest. The setback could be achieved by moving the tower further south on the property. The applicant indicates that the proposed location is best suited to maximize cell service coverage since it is centrally located within an area with low coverage. Additionally, the applicant indicates that the proposed location would permit the owner to maintain a contiguous area of commercial land and frontage along Tuscan Lakes Boulevard.

The applicant is requesting a variance to this requirement.

- (2) *Nonresidential setback. "Towers must be set back a minimum distance of 100 feet or a distance equal to 150 percent of the height of the tower, whichever is greater, from any lot line."*

The minimum non-residential setback for the 150-foot-tall tower is 225 feet. Since the tower is designed accommodate up to three users once completed, Section 31-12(a) of the ordinance permits a 35% reduction (78.75 feet) for cell towers with three users. This reduces the minimum setback to 146.25 feet. The proposed tower will be 100 feet from the eastern property line, located along the western side of Tuscan Lakes Boulevard.

The applicant is requesting a variance to this requirement.

**Section 31-14 (d) Parking Design.**

*"Parking shall be so designed as to provide a cast-in-place asphalt or concrete riding surface at the parking ratio defined in the League City Unified Development Code (UDC). See Chapter 125. The proposed materials, grading and drainage for off-street parking facilities shall be sealed by a registered professional engineer and shall be subject to approval by the city engineer."*

The site plan shows that the entrance drive and parking area will be asphalt. Two parking spaces, as required, are proposed outside the gate into the lease site.

**Section 31-14 (e) Lighting.**

*"Lighting shall meet, but not exceed the Federal Aviation Administration (FAA) minimum, if lighting is required by the FAA. The lights shall be oriented so as not to project directly onto surrounding residential property, consistent with FAA requirements. Site lighting of the facility on the ground shall also meet the lighting requirements of Section 4.8 of the League City UDC."*

*Prior to issuance of a special use permit, the applicant shall be required to submit documentation from the FAA that the lighting is the minimum required by the FAA.”*

On Sheet 1 of Attachment #5, there is a note that no lighting is proposed for the site and that no FAA lights are required. Any exterior ground lighting is required to conform to Section 4.8, entitled Lighting of the UDC. Should the SUP be approved, surface lighting will be reviewed as part of the permit for the tower.

**Section 31-14 (f) Security Fencing and Landscaping.**

*“The facilities shall be protected by fencing along their entire perimeter to prevent unauthorized access. The base of the tower, any guy wires, and any associated structures, walls, or fences shall be surrounded by a landscape buffer hiding the ground elements of the facility from view on all sides.”*

Sheet 1 on Attachment #5 has a note that an 8-foot wooden fence is proposed around the lease site. It is currently unknown what the actual height of the equipment will be until it is installed. Should the equipment be higher, the fence height will increase as well. Texas Green Sage shrubs are proposed to be planted around the exterior perimeter of the fence.

**Section 31-14 (g)(1) Signage.**

*“A sign shall be immediately and prominently displayed on the fencing erected pursuant to this article. Such sign shall be constructed of durable material, maintained in good condition and, unless otherwise required by state or federal regulations, shall have a surface area of not less than two square feet nor more than four square feet and shall display the following: Cellular facility ID, name or reference number, name of owner and operator(s), the emergency 911 number, and telephone numbers of two persons responsible for the site who may be contacted in cases of emergency. No other commercial signs or messages shall be attached to or displayed on any tower.”*

The signage details in Attachment #5 show what signage will be posted on site to provide safety and contact information about the cell tower.

**Section 31-14 (h) Camouflage.**

*“All facilities shall be painted in such a way that will contribute to the camouflage of the facility. The City of League City reserves the right to require that certain transmitting facilities be further concealed or camouflaged due to its height, location, or configuration.”*

The elevations of the monopole do not indicate how the visual impact of the pole will be concealed or camouflaged. The applicant indicates that concealing the equipment and antennas within the pole is not possible due to the quality of the coverage as well as issues with heating due to the antennas. It was added that the proposed monopole is the least obtrusive design for League City in the area.

The applicant is requesting a variance to this requirement.

**Staff Findings**

Based upon the information provided:

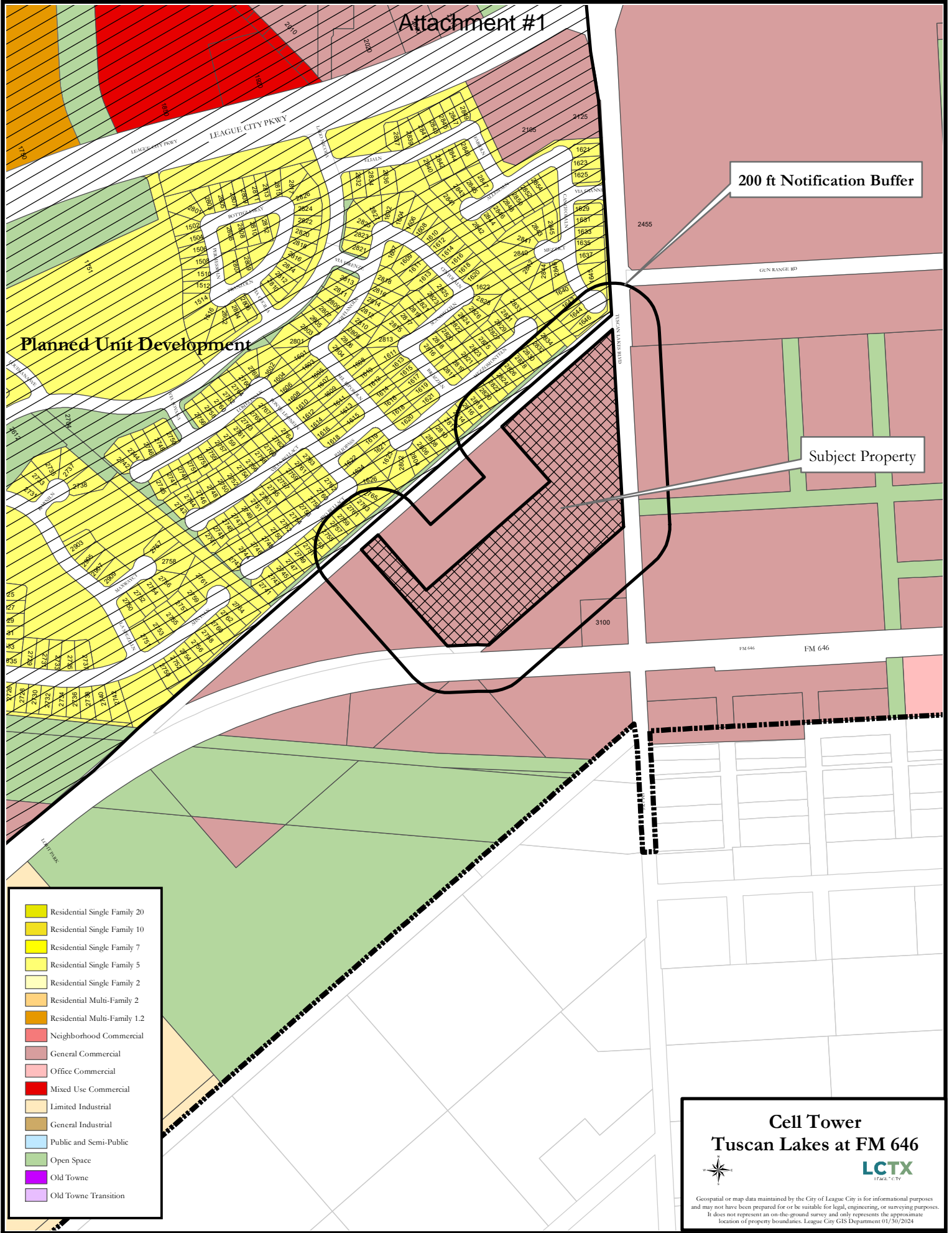
- The proposed location is due to technical analysis as shown in the Cellular Coverage Map.
- The tower is design to have three (3) users on the tower, allowing for a 35% reduction in the non-residential setback.
- Variances to the following regulations are being requested:
  1. Section 31-14 (b)1. - Variance to the residential setback.
  2. Section 31-14 (b)2. - Variance to the non-residential setback with a reduction applied.
  3. Section 31-14 (h) – Variance to the camouflage requirement.

**Recommendation** Should the application be approved, staff recommends the following conditions:

1. The SUP shall expire after a period of 24 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.
2. The uses permitted on this site will be limited to those permitted in the General Commercial zoning district and a Wireless Communication Tower use.
3. The site layout and location shall be substantially similar to that which is displayed on the plans and elevations provided subject to the additional following regulations:
4. The following variance requests be granted:
  - a. The minimum distance from the tower to the nearest residential property line be reduced from 400 feet to 175 feet.
  - b. That the minimum distance from the tower to the nearest non-residential property line be reduced from 146.25 feet to 100 feet.
  - c. No camouflage be required for the monopole.

For additional information, you may contact Vince Husted, Senior Planner at 281-554-1079 or at [vince.husted@leaguecitytx.gov](mailto:vince.husted@leaguecitytx.gov)

# Attachment #1



200 ft Notification Buffer

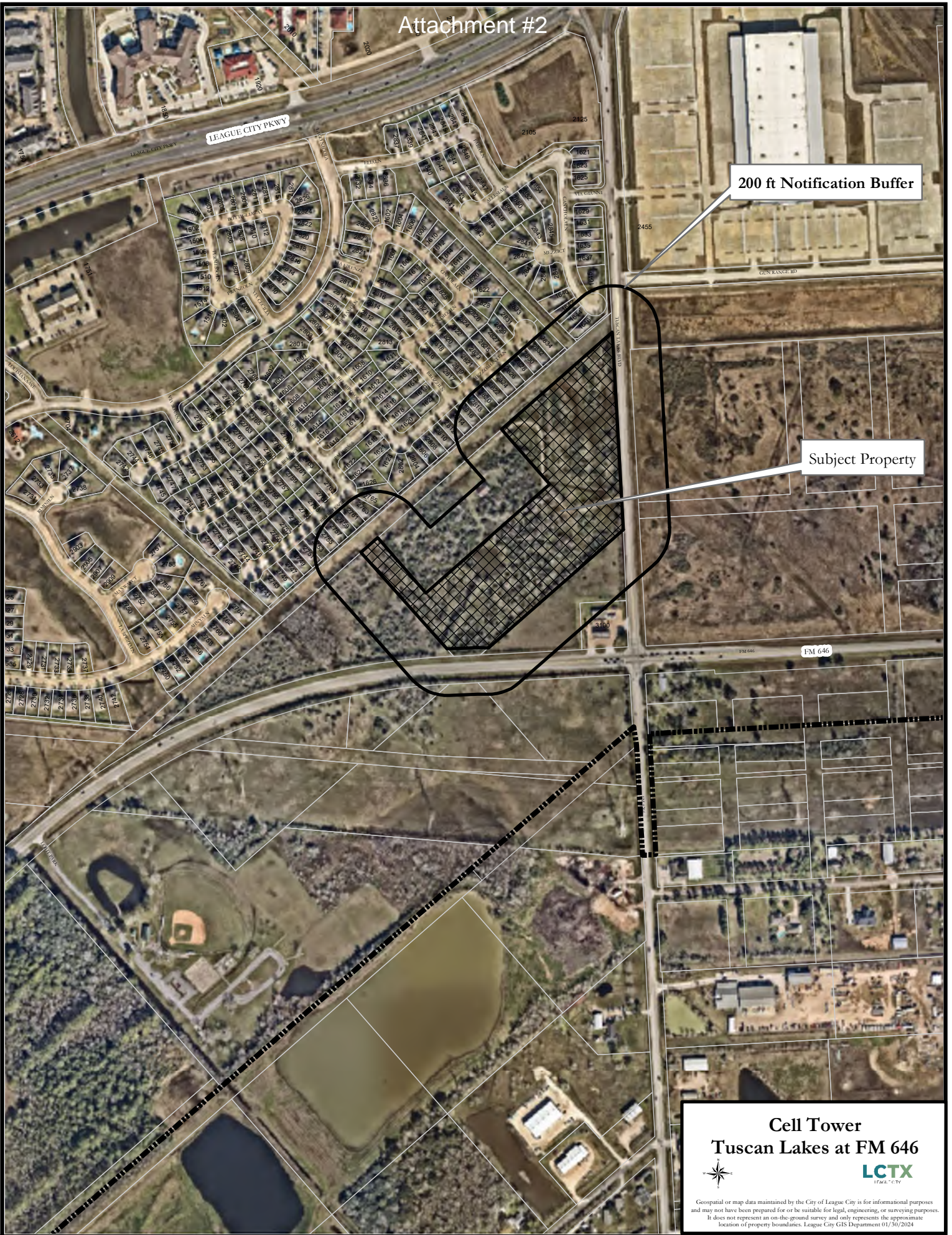
Subject Property

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

**Cell Tower  
Tuscan Lakes at FM 646**

**LCTX**  
LTXA, CTX


Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 01/30/2024



200 ft Notification Buffer

Subject Property

**Cell Tower**  
**Tuscan Lakes at FM 646**



**LCTX**  
League City

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Attachment #3

Tuscan Lakes, Section  
SF 50-4-2-5E

Approximate Location  
of Cell Tower

175'

100'

Approximate Location  
of Cell Tower Lease  
Site

Tuscan Lakes Boulevard

Legend  
City Limits

Cell Tower  
Tuscan Lakes at FM 646  
League City  
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VINCENT GERARD & ASSOCIATES, INC.

Summary for Skyway Towers Proposed Monopole

**Skyway Site Tuscan TX 09777 Address 1266 Tuscan Lakes Blvd League City 77573**

League City staff : Ron Menguita - [Ron.Menguita@leaguecitytx.gov](mailto:Ron.Menguita@leaguecitytx.gov)

Skyway Towers has been contracted out to build a site primarily for Verizon Wireless at the address above. This site is a badly needed coverage site for Tuscan Lakes Neighborhood north. A neighborhood meeting was held on July 22, 2024, with 9 neighbors attending. All indications provided during that meeting were positive.

Earlier this year, Wireless Tower Company Skyway Towers approached Mr. Clements to locate a proposed 150' monopole, primarily for Verizon Wireless on our property. This is a studied search ring for Verizon Wireless in this immediate area to improve their wireless coverage in North Tuscan Lakes, League City Texas. After many months of conversations with Skyway, this landowner agreed to lease a small portion of their commercial zoned tract on FM 1266 Tuscan Lakes Blvd south of Gun Range Road, League City Texas. We believe in being good neighbors so along with Skyway Towers, we reached out to all neighbors and to Bethany Clark with the HOA to organize a meeting. All indications from this meeting were hopeful for their support of this project. It is important to note that the site will be offered for colocations to all other carriers and that the structure will accommodate up to 3 carriers in total, both on the monopole and on the ground in the lease.

We believe the location is a very appropriate spot for this facility. We will need a few minor variances and hopefully we will get the necessary city approvals.

Wireless phone coverage is becoming increasingly important in our everyday lives.

Attached in the submittal are the following.

- 1) SUP Site plan – based on the conversations and predevelopment meeting this site will need an SUP by ordinance with a legal description provided for the specific use area.
- 2) The setback for 400 feet from a residential lot will not work so we will most likely need to have an equal distance to 150 percent of the height of the tower. Current distances are 175' to residential lots and 100' to the ROW. A Engineered fall zone letter is included for backup of the setback distances.
- 3) RF engineering maps with markups of current and proposed coverages are provided.
- 4) The LOA is pending but in lieu of this landowner's signature we have filed a redacted lease which authorizes Skyway Towers to file for Leon Clements. The requested application signed is forthcoming from Mr. Clements.
- 5) Title, Survey, lease legal description, Final Plat, application and checklist, and a predevelopment meeting summary is included. The construction documents are being submitted for informational purposes.

If there are any further questions, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Huebinger', with a long horizontal line extending to the right.

Vincent G. Huebinger

XC: *Leon Clements – Landowner*  
*Justin Jones – Skyway Towers*



VINCENT GERARD &amp; ASSOCIATES, INC.

Mr. Ron Menguita  
 City of League City Texas  
 Development Services

Update October 15, 2024

**RE: Update 2 - Proposed Skyway Tuscan TX 09777 1266 Tuscan Lakes Boulevard  
 150' Monopole Summary & Variance Request.**

Mr. Menguita. We respectfully request a variance to your setback limitations listed in Chapter 31, Section 31-14 Design standards B (1) & B (2), maximum setback distance of 150% of tower height or 400', whichever is greater. Skyway Towers is proposing a new 150' monopole to be built primarily for Verizon Wireless. The site location is about 175' east of a residential property line, slightly at 1.2x the height of the tower. It is also 100' from the Tuscan Boulevard ROW, which is section 31-14 B (2) nonresidential setbacks, calls for 100' or 150% of the tower. This site meets the minimum of 100' but the code has "whichever is the greater in distance" condition from the ROW criteria. Technically it indicates that the non-residential setback is delineated from any "Lot Line", which could be considered the other side of the ROW for an "Adjacent" lot line. That would make the existing distance 180', still requiring a variance but only a 20% deviation. In section 31-12 colocation of multiple users allows a reduction of setback by 25%. We expect at least 2-3 carriers on this specific site, which would reduce the ROW setback by 50%, equaling the current distance of 100'. Skyway has also provided an engineered "Fall Zone" letter of zero feet. (*See SUP site plan for distances*).

Regarding the height. The carrier Radio Frequency engineer has provided an analysis for the 150' height as the best for coverage and capacity concerns. Coverage maps clearly show the need for this height and location. With respect to the variance, even if they proposed a 70 monopole, the 400' would apply. This makes no sense and should be a sliding scale. The higher the tower the more capabilities it has for other carriers' colocations. We are also south of the optimal search ring location, so your  $\frac{3}{4}$  maximum height is required to offset the southern location. Section 31-14©1 allows a maximum of 200', which we are not exceeding.

Regarding the Location. The owner has determined the location with Skyway in consideration of future commercial uses. However, and more importantly, the location on the Clements tract is to construct as close to the search ring as possible and still try to meet guidelines. Effectively, the triangle on the north end of Clements

## Attachment #4

tract is a better location, however we would be asking for major setbacks on the north part of the tract. Moving south would interfere with the drainage ditch and stock pond on the tract. In Exhibit A we show the designated search ring, which is over 80-90% residential and impossible to build according to the zoning code (Section 31-14(a)). We believe the location along the gas pipeline is very appropriate for this use and height. It has over 175' of setback from residential lots and is in an area of underutilized land. *(See Exhibit A)*

Regarding moving south, please review Exhibit B for distance and coverage from the Verizon (Crown) tower to the south. Carriers do not approve locations that overlap with existing service coverage. It would be a hardship for the tower owner to relocate this tower site anywhere else on the tract. It is zoned Commercial and will likely be a large shopping district for Tuscan Lakes, screening the tower from public view in the future. The search ring is north of our proposed site. Any further south would not be acceptable to Verizon. Tuscan Lakes clearly needs better wireless service. This is based on our neighborhood meeting where all 8 attendees described Verizon Wireless service as very poor. Please note, we have noted other towers in your jurisdiction that did not comply with these requirements. *(See Exhibit B & C)*

Regarding the CenterPoint Transmission Towers to the south. First and most importantly, these transmission towers are out of the search ring by over 3,000', and over 2,000' from our proposed site. That is almost a half mile. The transmission poles are too close to the existing Verizon site to the south. Overlapping coverage does not work. Secondly, most if not all have structural deficiencies requiring a secured steel pole in the middle of the tower facility to pass wind loads or steel upgrades costing in the \$100,000 for upgrades to accommodate the antenna loads. These transmission collocations are being relocated all over Texas since ERCOT restricts energy providers to turn off the grid for tower maintenance. Our office has permitted at least 6 relocations off Transmission towers in Texas in the past 4 years.

We spoke to CenterPoint rep Ms. Lisa Riola on October 14, 2024. In our discussion she had pointed out numerous hurdles to overcome even if the towers were in our search ring. A few of these hurdles are listed below.

- a) Approval from CenterPoint requires 7 levels of stakeholders to check off and permit this type of project to move forward,
- b) Every ROW easement agreement that CenterPoint has up for a collocation of an antenna, the ROW easement agreement must be amended by the landowner to allow the equipment on the ground. If the landowner does not agree to the amendment, the carrier must secure a ground lease with the landowner for their equipment.

## Attachment #4

- c) Access to the site does not typically follow the CenterPoint access drives. In many cases, her estimate was roughly 50%, the Carrier needs to get alternative or shorter access from a Public ROW. This is important due to many Fire Chief's (such as League City), requiring paved or concrete drives to the equipment area. This requires approval and agreement by the landowner, again a second lease. CenterPoint does not have to pave or concrete their driveways, but the carriers do. A lot of times the access is not cost effective.
- d) Ms. Riola told us that ERCOT has a few months of coordinating with CenterPoint for grid shutdowns. She specifically mentioned May and October being open to grid shutdowns, however these shutdowns are no more than 24 hours at a time. This can be a maintenance & coordination problem with upgrades to antennas on these types of structures.

### SUMMARY CenterPoint-

Considering all these hoops and ladders, many carriers do find transmission towers in the middle of neighborhoods where this option is the only alternative for in home coverages and can navigate these issues. A lot of developers in locations such as Tuscan Lakes would welcome and allow a modest ground lease since they own the land with Power companies ROW in their subdivision. They do this to increase coverages for their homesites and homeowners and sell more lots. This is not the case in our situation.

*(See Exhibit D)*

Regarding the Type (Stealth). Recent Stealth monopoles built with canisters, referred to as Unipoles (See Example in Exhibit C) are failing at numerous locations. Our office has received 3 calls in 2023 and 2024 of canisters breaking and falling off the unipoles. Unipoles are heating up with the radio heads, VOLTE 4G and 5G antenna inside the canisters and trend to more single carrier towers. In our experience, even though the unipole has an additional canister typically below 2 rings of antenna reserved for the primary carrier, we have never collocated a carrier on an existing monopole. The standard monopole with antenna is the least obtrusive type of structure to build at 150'. Per 31-14 (h) camouflage, this section is better reserved for sites in and around historic structures or closer to residential uses. Tower owners and carriers will no longer construct unipoles for jurisdictions. *(See Exhibit E & F)*

Overall. The League City code allows a height limit of 200' monopole. This application respectfully asks for a slight variance from ROW and Residential lots at less than the maximum height allowed. The Verizon RF engineers believe it is a reasonable request for decreased setbacks to allow improved communications for Tuscan Lakes residents. We have attached a few exhibits below for use on the decision makers and stakeholders meeting and an example of a similar height monopole. We propose a treated wood fence for security and Landscaped screening from Tuscan Lakes Boulevard ROW. *(See Exhibit G)*

### I. Hardships & Finding of Facts.

- a. The Chapter 31 code referenced does not allow a typical fall zone letter as one provided to determine best setbacks from property lines. This is

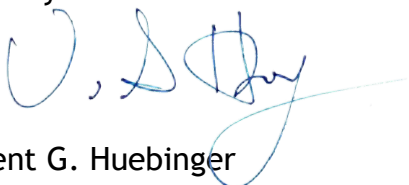
## Attachment #4

becoming an industry standard. Monopoles do not fall like a tree, they are designed to implode in sections, failing within the lease area if a catastrophe occurs. Compliance with the standard 400' setbacks, whichever is greater, the 400' will always be the case even if we propose a 70' or 100' monopole. This would eliminate many acceptable locations throughout League City.

- b. The proposed site is located beyond the normal setback provisions from residential fall zone by over 175'. It is in a heavy commercial zoning district and when this tract is developed, it will soon blend into the surrounding environment. It will also be constructed to carry up to 2 other carriers structurally. This is of great benefit to Tuscan Lakes residents. Fact - if moved south, it does not provide maximum coverage.
- c. The applicant has provided an engineered fall zone letter establishing a worst-case catastrophe fall zone at 0', imploding internally within the lease area. This professional document should be considered when granting the variances. In cases of a major storm, such as Berryl, if a failure occurs, it will implode within the Clements lease for Skyway. Winds at hurricane levels are not the main concern of the structural engineers, it is ice storm and winds, with built up ice on the monopole, it will cause the stress fractures to implode. This site will employ an emergency backup diesel generator for up to a week of power supply in case another storm cripples CenterPoint electrical grid. Verizon wants your phone to always work.
- d. We have measured the closest habitable structure at approximately 190' from the monopole.

Let us know if you have any questions and/or need more supporting documents.

Sincerely



Vincent G. Huebinger

Xc: Justin Jones, Skyway Towers

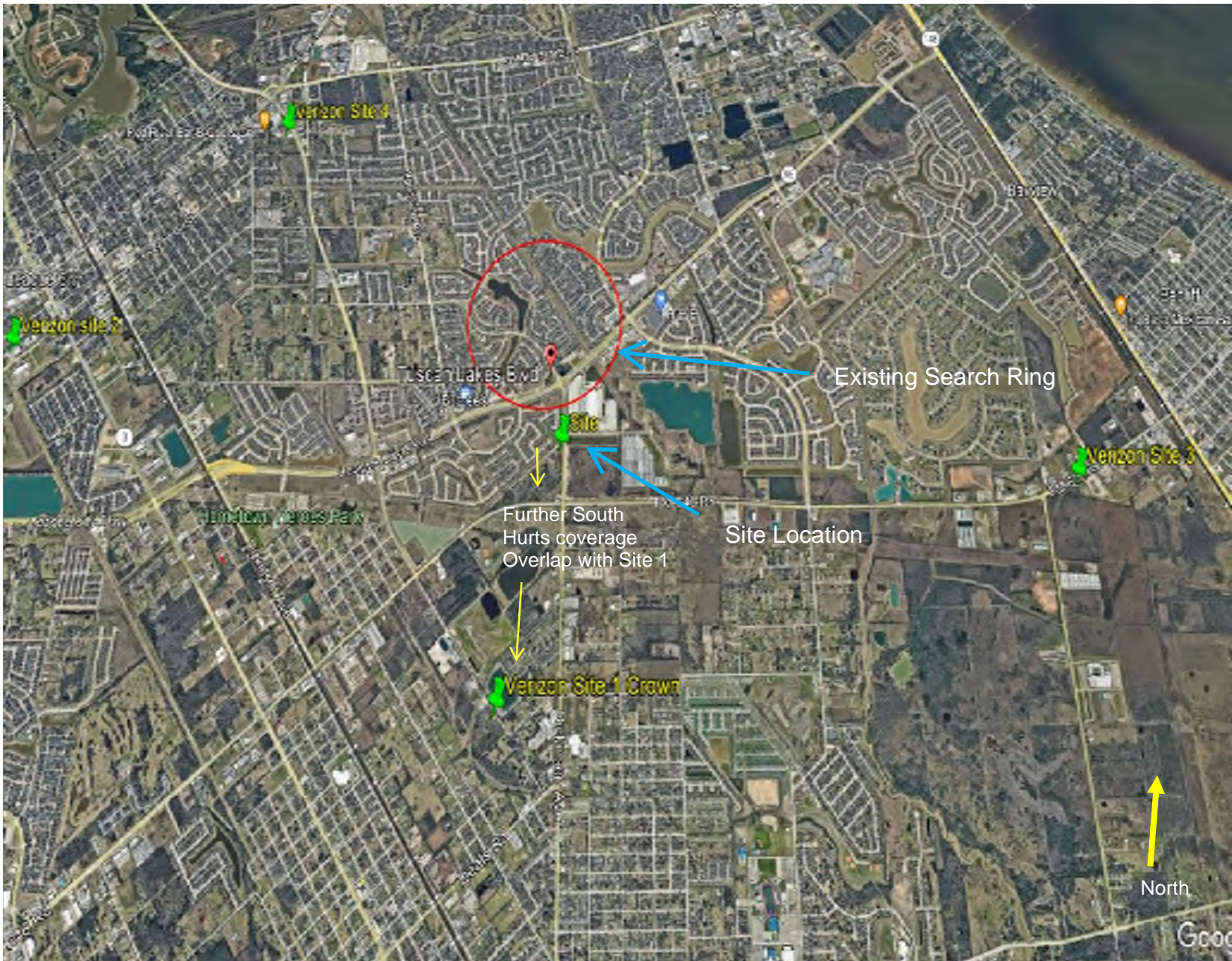
# Attachment #4

## Proposed 150' monopole example



Attachment #4

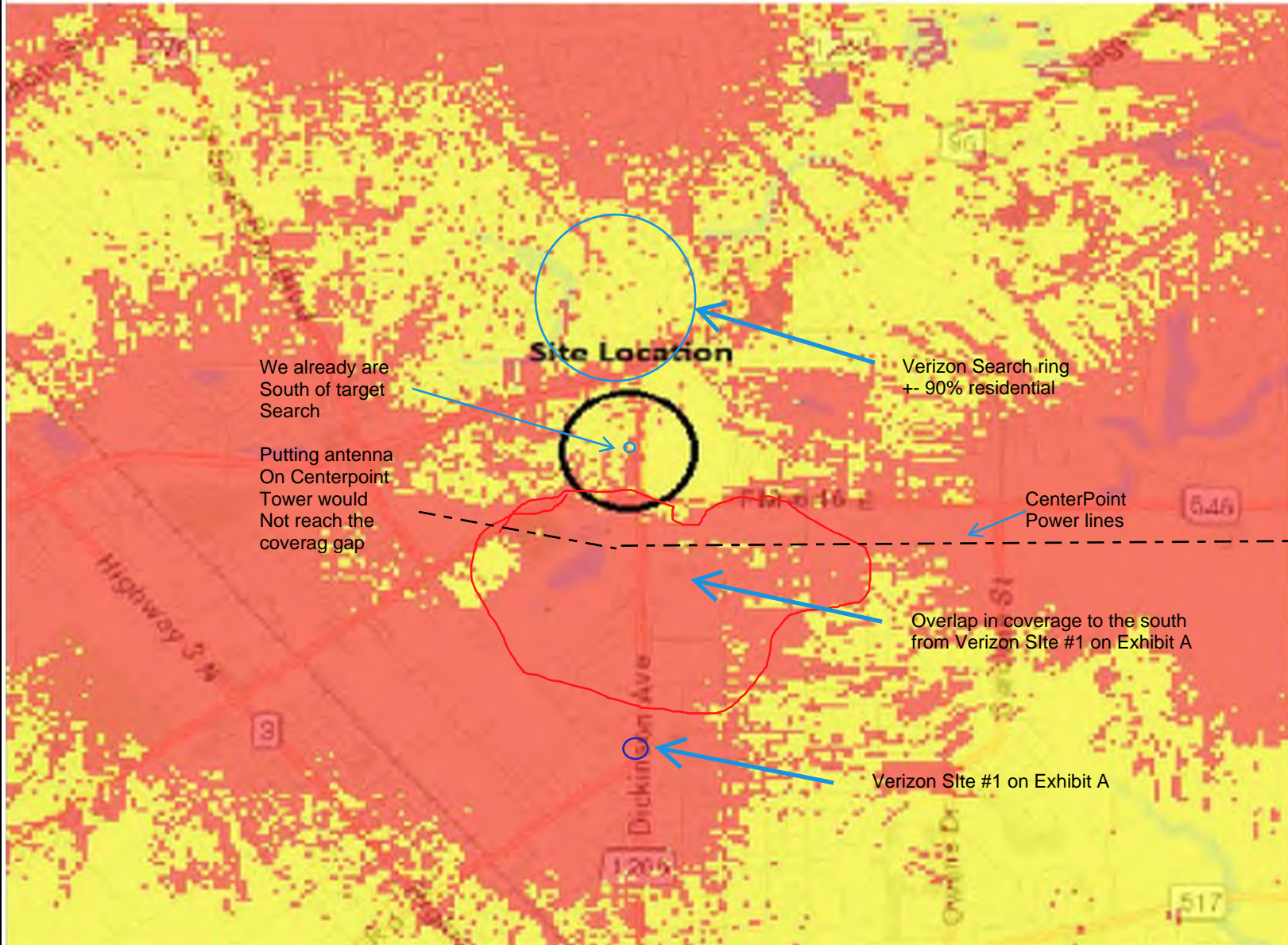
EXHIBIT A SEARCH RING AND EXISTING SITES MAP



# Attachment #4

## EXHIBIT B BEFORE COVERAGE

### Coverage Before Tuscan Lake Site

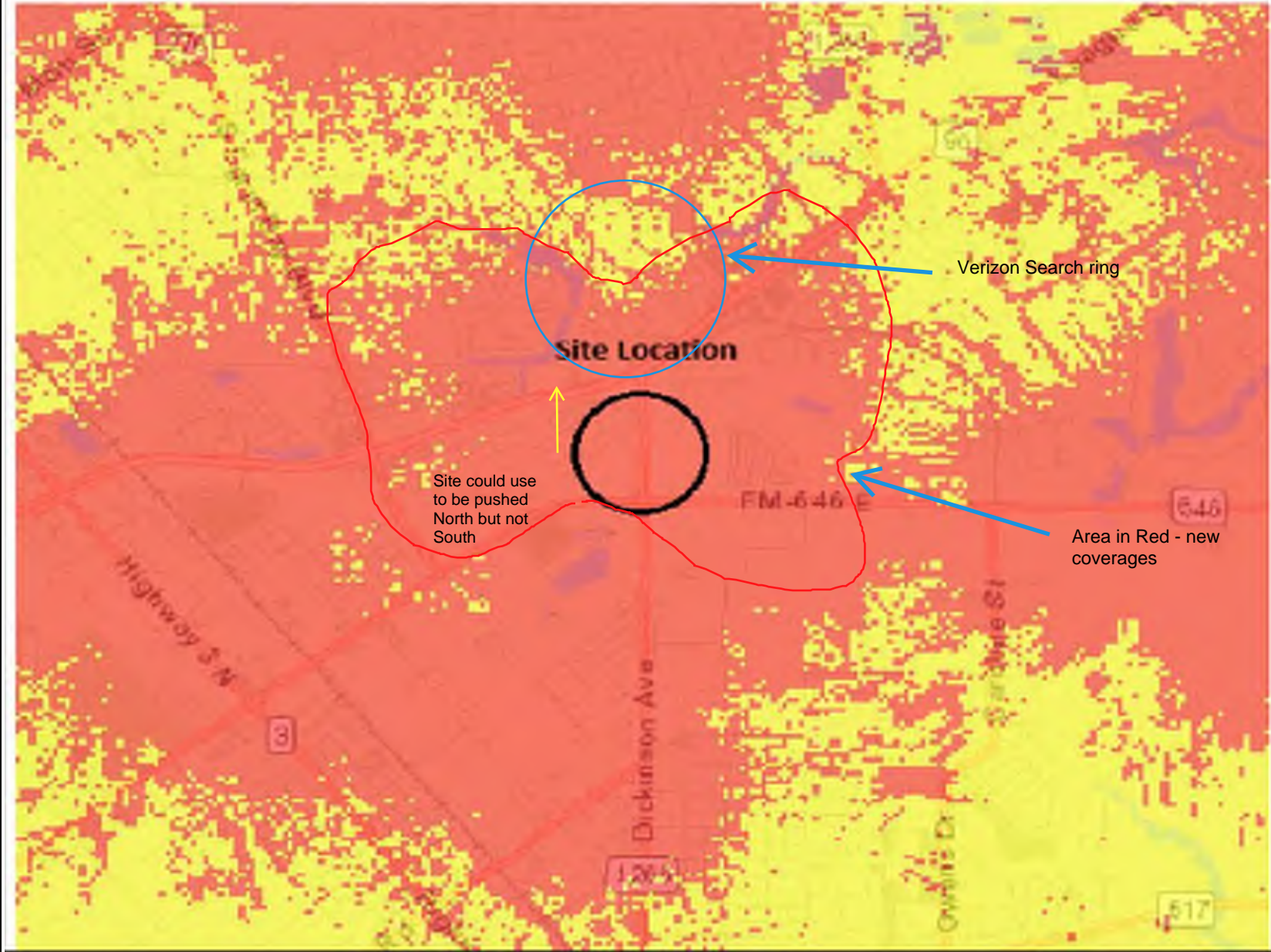




Attachment #4

EXHIBIT C AFTER COVERAGE

Coverage After Tuscan Lake Site



# Attachment #4

## EXHIBIT D CENTERPOINT TOWERS



Attachment #4

EXHIBIT E FAILED UNIPOLE CEDAR PARK TEXA



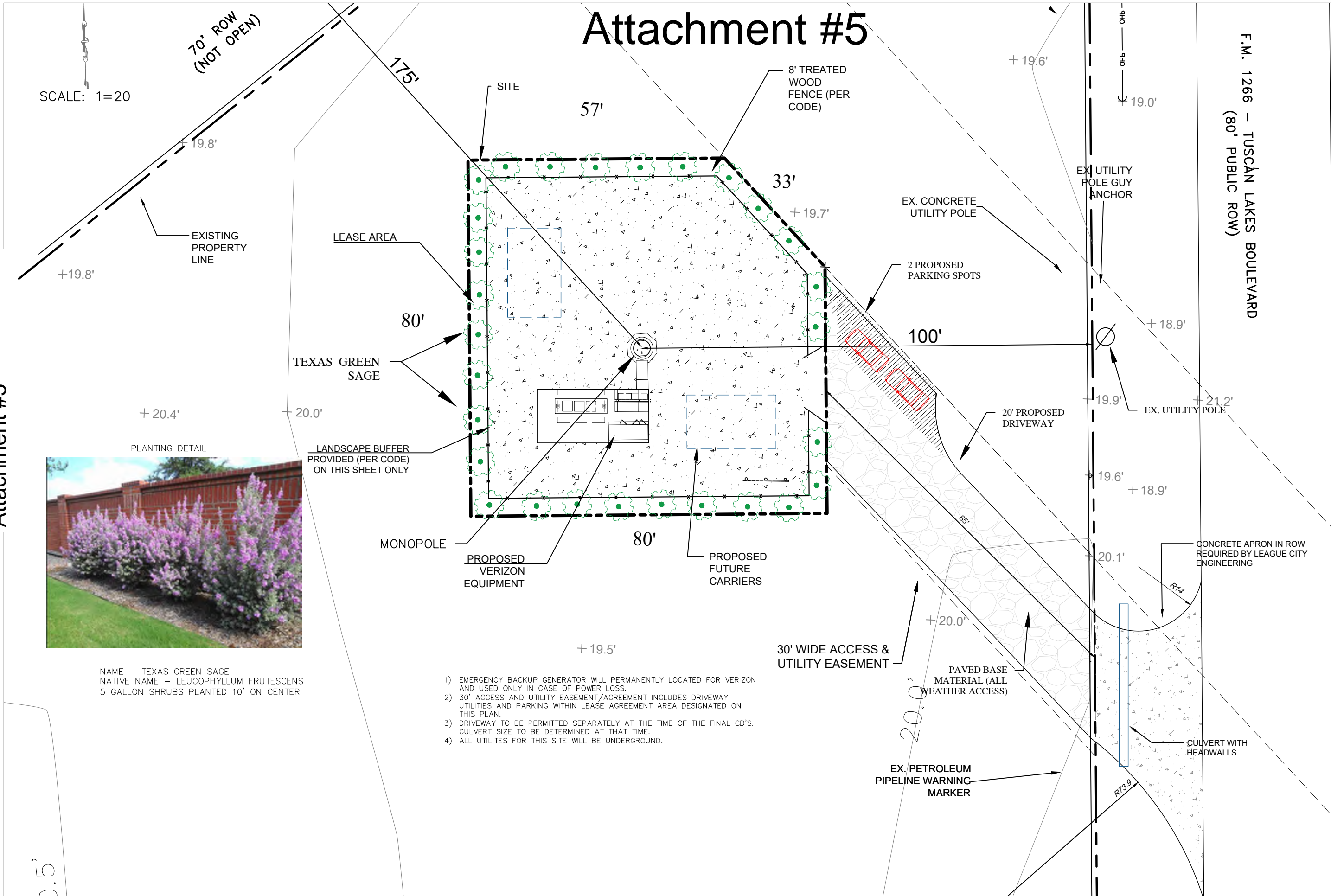
# Attachment #4

## EXHIBIT G - SITE ISSUES

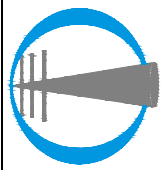




# Attachment #5



Attachment #5



**SKYWAY TOWERS**



**VINCENT GRAND & ASSOCIATES**  
 LAND PLANNING & ZONING CONSULTANTS  
 1115 CAPITAL CITY BLVD., SUITE 207  
 TAMPA, FL 33604  
 (813) 286-3993 • vgrand@vincentgrand.com

**SITE INFORMATION**  
 FM 646  
 SAN LEON, TX  
 (F.M. 126 TUSCAN LAKES  
 BLVD LEAGUE CITY, TX 77573)

**PROPERTY OWNER**  
 LEON CLEMENTS  
 23 WATERFORD OAKS  
 LANE, KEMAH, TX 77565

**TOWER OWNER**  
 SKYWAY TOWERS  
 3637 MADACA LANE  
 TAMPA FL 33618

Attachment #5

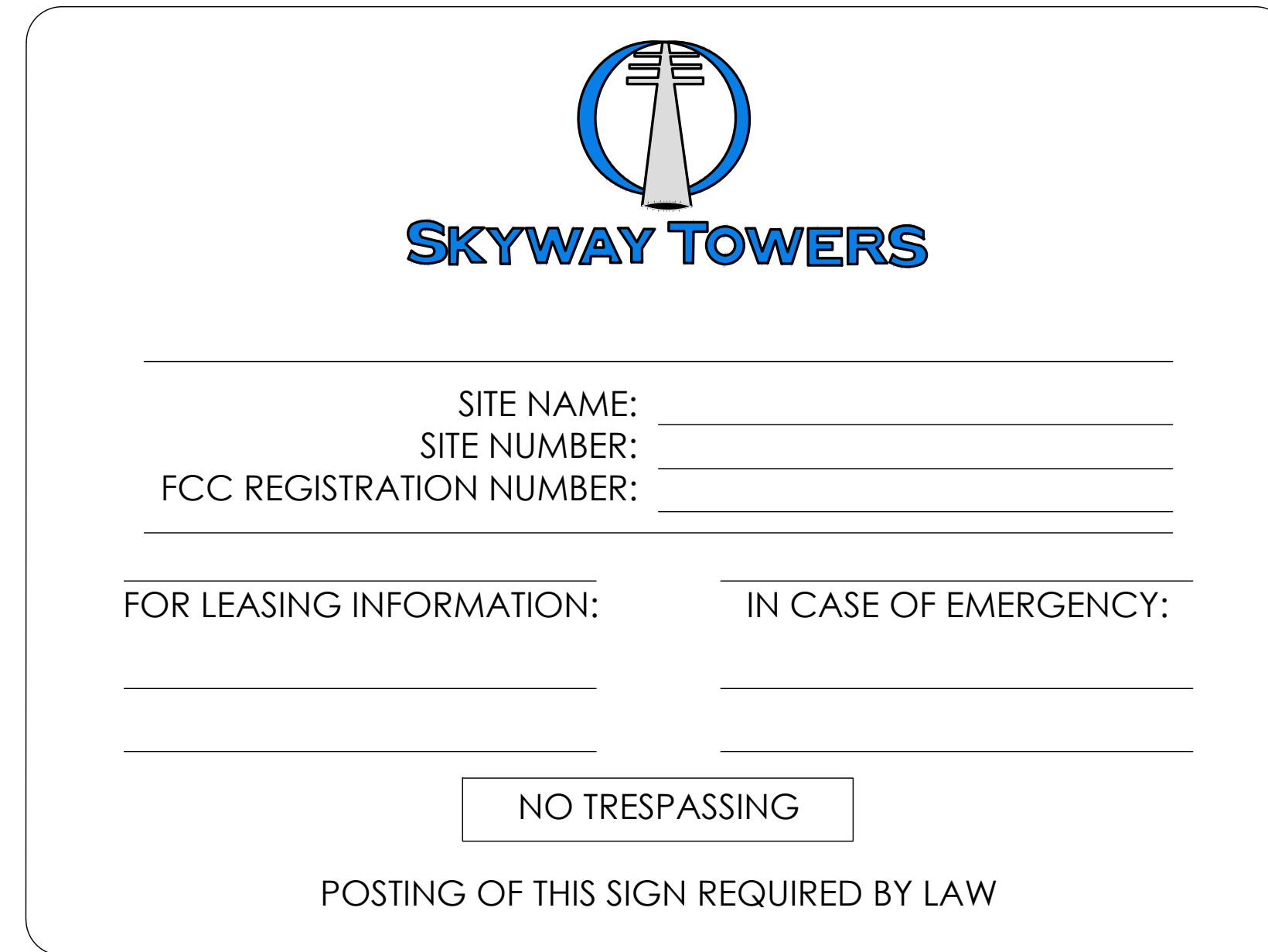
- NOTES:
- SIGNS SHALL BE MADE OF ALUMINUM WITH 1/4" HOLES 1/2" FROM EACH CORNER TO HANG SIGNS ON FENCE
  - SIGNS SHALL BE INSTALLED AS FOLLOWS: GATE AND FCC TOWER REGISTRATION NUMBER, NO TRESPASSING, RF WARNING SIGN FENCE FACING ACCESS DRIVE: E911 STREET NUMBER SIGN
  - SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISH GRADE



12"

FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.  
MOUNTING LOCATION: GATE & BASE OF TOWER.  
QUANTITY: 2



24"

OWNER CONTACT SIGN

WHITE/GREEN BACKGROUND, BLACK/RED LETTERING  
MOUNTING LOCATION: LEFT GATE OF COMPOUND GATE/LEFT GATE OF ACCESS GATE (IF APPLICABLE)  
QUANTITY: 2



12"

NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY 4)  
WHERE ACCESS GATE INSTALLED (QTY. 5)



14"

AUTHORIZED PERSONNEL SIGN

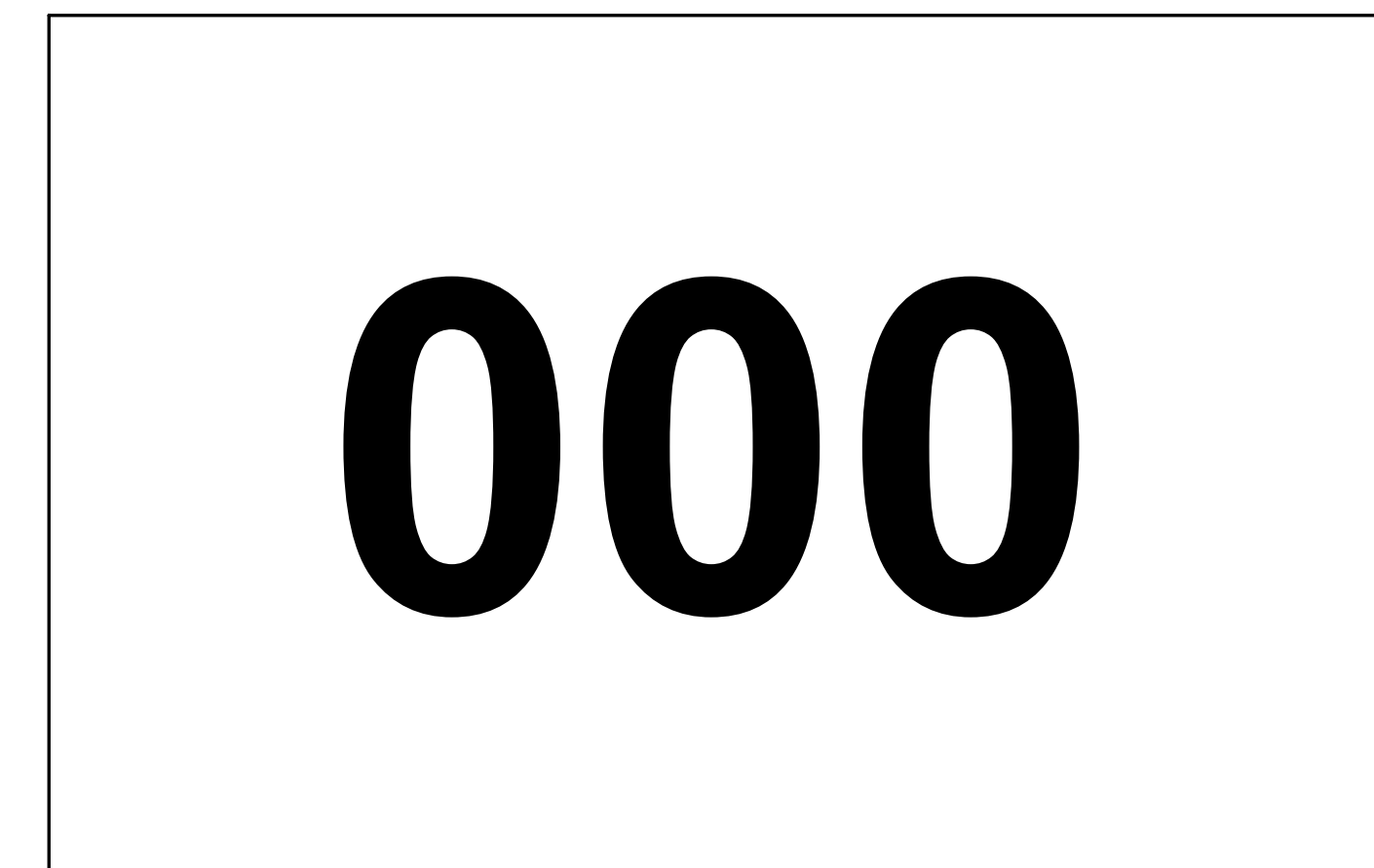
WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER.  
QUANTITY: 1  
WHERE ACCESS GATE INSTALLED (QTY. 2)



24"

DANGER NO TRESPASSING SIGN

WHITE/ YELLOW BACKGROUND, RED/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 1  
WHERE ACCESS GATE INSTALLED (QTY. 2)



E911 STREET #

WHITE/ BLACK BACKGROUND, WHITE/ BLACK LETTERING  
LETTERS TO BE A MINIMUM 5" TALL  
MOUNTING LOCATION: GATE/ FENCE FACING ACCESS DRIVE  
QUANTITY: 1



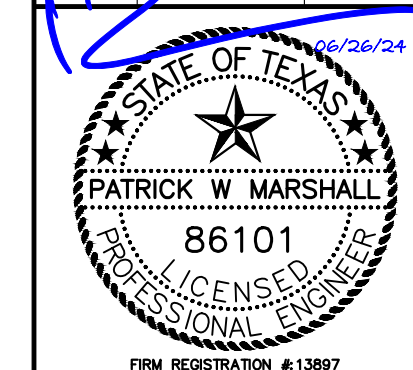
TUSCAN LAKE

SKYWAY SITE NUMBER:  
TX-09777

2456 TUSCAN LAKES BLVD  
LEAGUE CITY, TX 77573

VERIZON MDG ID:  
5000926546

NO.	DATE	REVISIONS	BY
A	06/24/24	PRELIM CDs	DA
0	06/26/24	FINAL CDs	DA



DESIGNED: DA  
DRAWN: DA  
CHECKED: DA

JOB #:  
23SKTV36N-HGC-009

**SIGNAGE DETAILS**

**C-13**

Attachment #5

Attachment #5