



# College Station, TX

## Meeting Agenda Zoning Board of Adjustment

1101 Texas Avenue, College Station, TX 77840

Internet: [www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 292 233 384 024 | Passcode: PS7kv767

Phone: 833-240-7855 | Phone Conference: 291 346 205#

*The City Council may or may not attend this meeting.*

**April 1, 2025**

**6:00 PM**

**Council Chambers**

**Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.**

**1. Call meeting to order and consider absence requests.**

**2. Agenda Items**

2.1. Consideration, discussion, and possible action to approve meeting minutes:

2.2. Public Hearing, presentation, discussion, and possible action regarding a height variance to the Airport Zoning Ordinance for the property located at Boyett, Block 9, Lots 4, 5 & 6, being 0.511 acres generally located at 201 Boyett Street. The property is zoned NG-1 Core Northgate. Case #AWV2025-000008

Sponsors: Gabriel Schrum

- Attachments:
1. Staff Report
  2. Aerial and Vicinity Map
  3. Applicant's Supporting Information
  4. Federal Aviation Administration Documentation for Helper Crane
  5. Easterwood Airport Management Documentation
  6. TAMU System Documentation
  7. Exhibit

**3. Discussion and possible action on future agenda items.**

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

**4. Adjourn.**

Adjournment into Executive Session may occur in order to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 28, 2025 at 10:30 a.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**Minutes**  
**Zoning Board of Adjustments**  
**Regular Meeting**  
**January 7, 2025**

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**MEMBERS PRESENT:** Chairperson Bill Lartigue, Board Members Kevin Bishop, Jaymeson Hacker, Trent Thomas, and Justin Collins

**CITY STAFF PRESENT:** Director of Planning and Development Services Anthony Armstrong, Assistant Director of Planning and Development Services Molly Hitchcock, Assistant City Attorney David Purnell, Senior Planner Jeff Howell, Staff Planner Gabriel Schrum, Lead Technology Service Specialist Lillian Wells, and Staff Assistant II Crystal Fails

1. Call meeting to order.

Chairperson Lartigue called the meeting to order at 6:00 p.m.

2. **Agenda Items**

- 2.1. Consideration, discussion, and possible action to approve meeting minutes:

**Board Member Thomas moved to approve the meeting minutes from November 6, 2024, Board Member Collins seconded the motion, the motion passed 5-0.**

- 2.2. Public Hearing, presentation, discussion, and possible action regarding a rear setback variance to the Unified Development Ordinance Section 5.2.A. ‘Dimensional Standards for Non-Clustered and Clustered Developments’ and a variance to the maximum size of an accessory structure per the Unified Development Ordinance Section 6.5.B.1. ‘Accessory Structures’, for property located at College Park Subdivision, Block 12, Lot 11 & 12, generally located at 600 Guernsey Street. The subject property is zoned GS General Suburban and NCO Neighborhood Conservation Overlay. Case #AWV2024-000026

Senior Planner Howell presented the item to the Board and stated that the applicant is requesting a 2-ft. reduction to the minimum 20-ft. rear setback and a 37-sq.ft. increase to the maximum size of an accessory structure.

Staff recommended denial of the request due to the fact that it does not meet the specified criteria. Specifically:

1. There are extraordinary conditions affecting the land, but none that deprive the owner of its use;
2. The property is not unique compared to the other property in the area;
3. The variance is not necessary for the enjoyment of a substantial property right;
4. A hardship has only occurred due to the applicant’s own actions.

Board Member Collins asked for additional information on the inquiry that staff received on the item.

Senior Planner Howell clarified that the email expressed general concerns with the improvements in the neighborhood.

Board Member Thomas asked for additional information on variances granted on the rear setbacks versus the front setbacks.

Senior Planner Howell clarified that variances granted or denied are based upon the nature of the request and the criteria being met.

Everette Newland, Property Owner, presented to the Board the history of the property.

Chairperson Lartigue opened the public hearing.

Ali Habib, College Park, asked for a timeline on the construction.

Mr. Newland clarified that construction is estimated to take four months to complete.

Chairperson Lartigue closed the public hearing.

There was general discussion amongst the Board regarding rear setbacks and alleyways.

**Board Member Thomas moved to approve the item as it will not be contrary to the public interest, Board Member Collins seconded the motion, the motion passed 5-0.**

- 2.3. Public Hearing, presentation, discussion, and Public Hearing, presentation, discussion, and possible action regarding a rear setback variance to the Unified Development Ordinance Section 6.5.B.5.a 'Accessory Structures' for the property located at Oakwood Addition, Block 1A, Lot 4, generally located at 200 Suffolk Avenue. The property is zoned GS General Suburban and NCO Neighborhood Conservation Overlay. Case #AWV2024-000021

Staff Planner Schrum presented the item to the Board and stated that the applicant is requesting a 15-foot reduction to the minimum 15-foot rear setback for an accessory structure.

Staff recommended denial of the request due to the fact that it does not meet the specified criteria. Specifically:

1. There are extraordinary conditions affecting the land, but none that deprive the owner of its use;
2. The variance is not necessary for the enjoyment of a substantial property right;
3. The property is not unique compared to the other property in the area; and
4. A hardship has only occurred due to the applicant's own actions.

Crissy Hartl, Applicant, Mitchell and Morgan Engineers, presented to the Board about the

history and configuration of the property. Ms. Hartl also commented on the nine criteria that the property meets for approval.

Gaines West, Property Owner, spoke to the Board regarding his property and the plan to add plumbing to the structure.

Chairperson Lartigue opened the public hearing.

Brad Lancaster, College Park, spoke in favor of the request.

Chairperson Lartigue closed the public hearing.

Board Member Bishop asked if anything has changed from the previous request.

Staff Planner Schrum clarified that this request is specific to the existing shed's location.

Board Member Collins asked if the structure is approved, would it become an official accessory dwelling unit.

Staff Planner Schrum clarified that if approved, this would become an accessory structure that would have to meet the standards of a building permit.

**Board Member Thomas moved to approve the item as it will not be contrary to the public interest, Board Member Bishop seconded the motion, the motion passed 5-0.**

3. Discussion and possible action on future agenda items - A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion on future agenda items.

4. Adjourn.

The meeting adjourned at 6:35 p.m.

**Approved:**

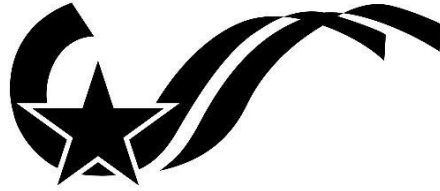
**Attest:**

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**Bill Lartigue, Chairperson**

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**Crystal Fails, Board Secretary**



CITY OF COLLEGE STATION

AIRPORT ZONING BOARD OF ADJUSTMENT

AIRPORT HEIGHT VARIANCE REQUEST

FOR

201 Boyett St

AWV2025-00008

**REQUEST:** Height variance to the Easterwood Airport Zoning Ordinance for a temporary helper crane.

**LOCATION:** 201 Boyett St  
Boyett, Block 9, Lots 4, 5 & 6, 0.511 Acres

**ZONING:** NG-1 Core Northgate

**PROPERTY OWNER:** OLDHAM BACCUS INVESTMENTS LLC

**APPLICANT:** Mitchell and Morgan

**PROJECT MANAGER:** Gabriel Schrum, Staff Planner  
gschrum@cstx.gov

**RECOMMENDATION:** Approval

**BACKGROUND:** The applicant has been coordinating a new student high rise development encompassing 3 lots on the Corner of Boyett Street, Patricia Street, and Church Avenue. The building is anticipated to have commercial use and a lobby on the ground floor, with a parking garage and residential units above similar to the character of other developments in the area. The height variance for the structure and associated main crane for this development was approved in November of 2024. The building is anticipated to be 23 Stories in height, and the tallest corner will sit at 580' Above Mean Sea Level (AMSL) or 234' Above Ground Level (AGL). To assemble the main crane needed for the construction of the building the applicant has requested this variance up to 742' Above Mean Sea Level (AMSL) for the helper crane. Per the Airport Zoning Ordinance for the Easterwood Airport, the maximum height limitation for this site is 470.6 AMSL. The applicant is requesting a height variance for the temporary helper crane of

approximately 272'.

**ORDINANCE INTENT:**

The purpose of the Airport Zoning Ordinance is to establish clear and unambiguous regulations for the protection of the lives and property of users, owners, and occupants of and in the vicinity of Easterwood Field Airport and for the protection of airport operations.

**NOTIFICATIONS**

Advertised Board Hearing Date:	April 1 , 2025
Property owner notices mailed:	21
Contacts in support:	None at time of staff report
Contacts in opposition:	None at time of staff report
Inquiry contacts:	None at time of staff report

**ZONING AND LAND USES**

Direction	Zoning	Land Use
North	NG-1 Core Northgate	Church Avenue (Right-of Way)
East	NG-1 Core Northgate	Boyett Street (Right-of-Way)
South	NG-1 Core Northgate	Patricia Street (Right-of-Way)
West	NG-1 Core Northgate	Surface Parking Lot

**REVIEW CRITERIA**

According to the Texas Local Government Code Section 241.034 Variances, the Board shall allow a variance from an airport zoning regulation if all of the following criteria are met:

1. A literal application or enforcement of the regulation would result in practical difficulty or unnecessary hardship.
2. The granting of the relief would result in substantial justice being done.
3. The granting of the relief would not be contrary to the public interest.
4. The granting of the relief would be in accordance with the spirit of the regulation.

The board may impose any reasonable conditions on the variance that it considers necessary to accomplish the purpose of airport zoning.

The variance request is to allow for a temporary helper crane to assemble the main crane needed for the construction of this Highrise. The height variance request of 272 feet for the helper crane will allow for the initially approved main crane to conduct the necessary work for the proposed mixed use structure.

The overall helper crane's height will sit at a maximum of 742' Above Mean Sea Level or 396' Above Ground Level.

The FAA has made the determination that No Hazard to Air Navigation is present for the helper crane. In consultation with the EAM team, the TAMU System has no objections to the granting of a variance for the use of the building and its associated crane.

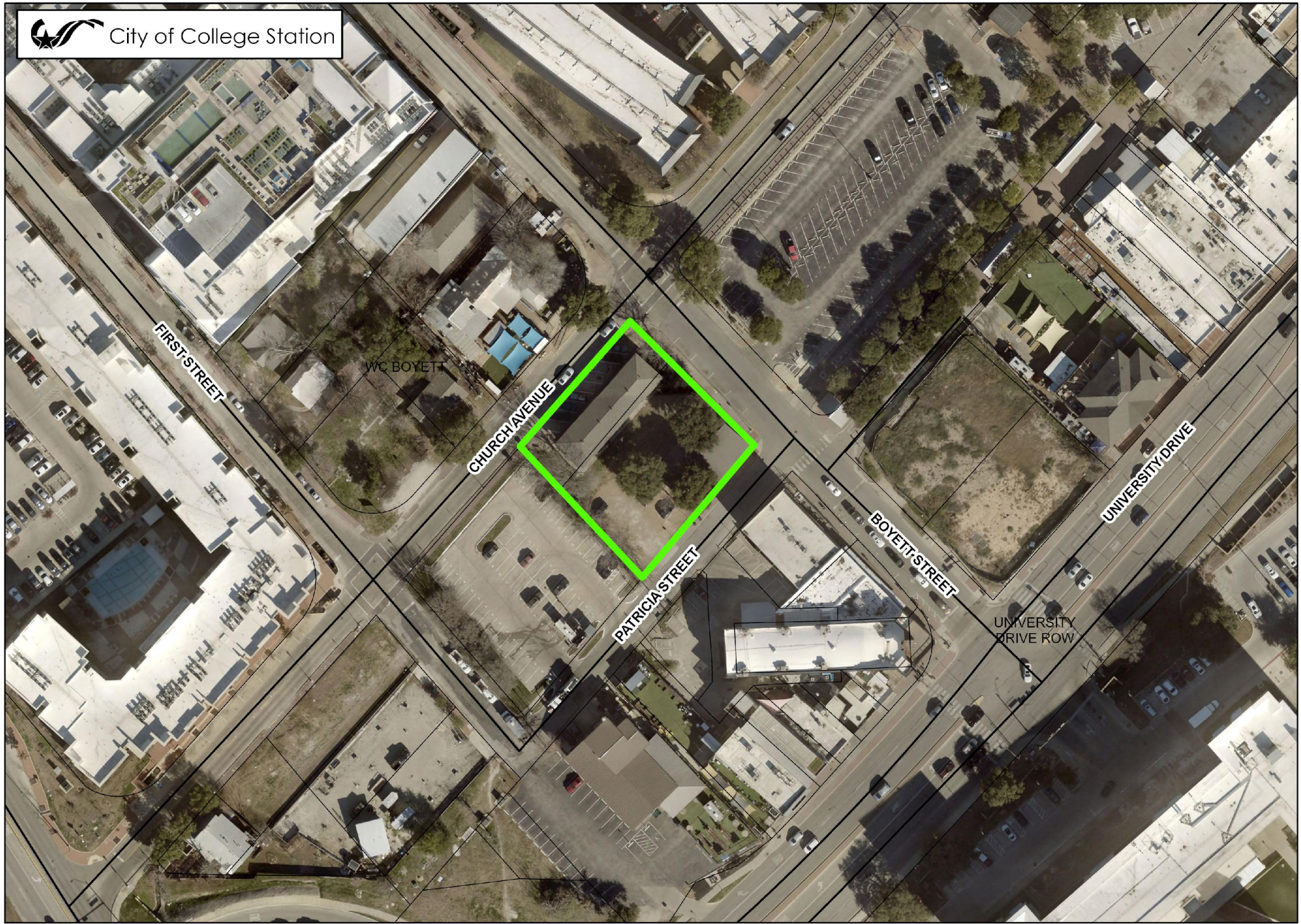
Allowing the height encroachment for the crane would result in substantial justice being done. The relief would not be contrary to the public interest as it has been deemed acceptable by the FAA, Easterwood Airport and the TAMU System with additional safety precautions and communication processes between the applicant and airport required. The relief would be in accordance with the spirit of the regulation to allow development while protecting lives, property, and airport operations.

#### **STAFF RECOMMENDATION**

After reviewing the request and the related criteria, the information provided by the FAA, EAM and TAMUS, staff recommends approval of the request. The granting of the variance would result in substantial justice being done without being contrary to the public interest, and the spirit of the regulation remains.

#### **ATTACHMENTS**

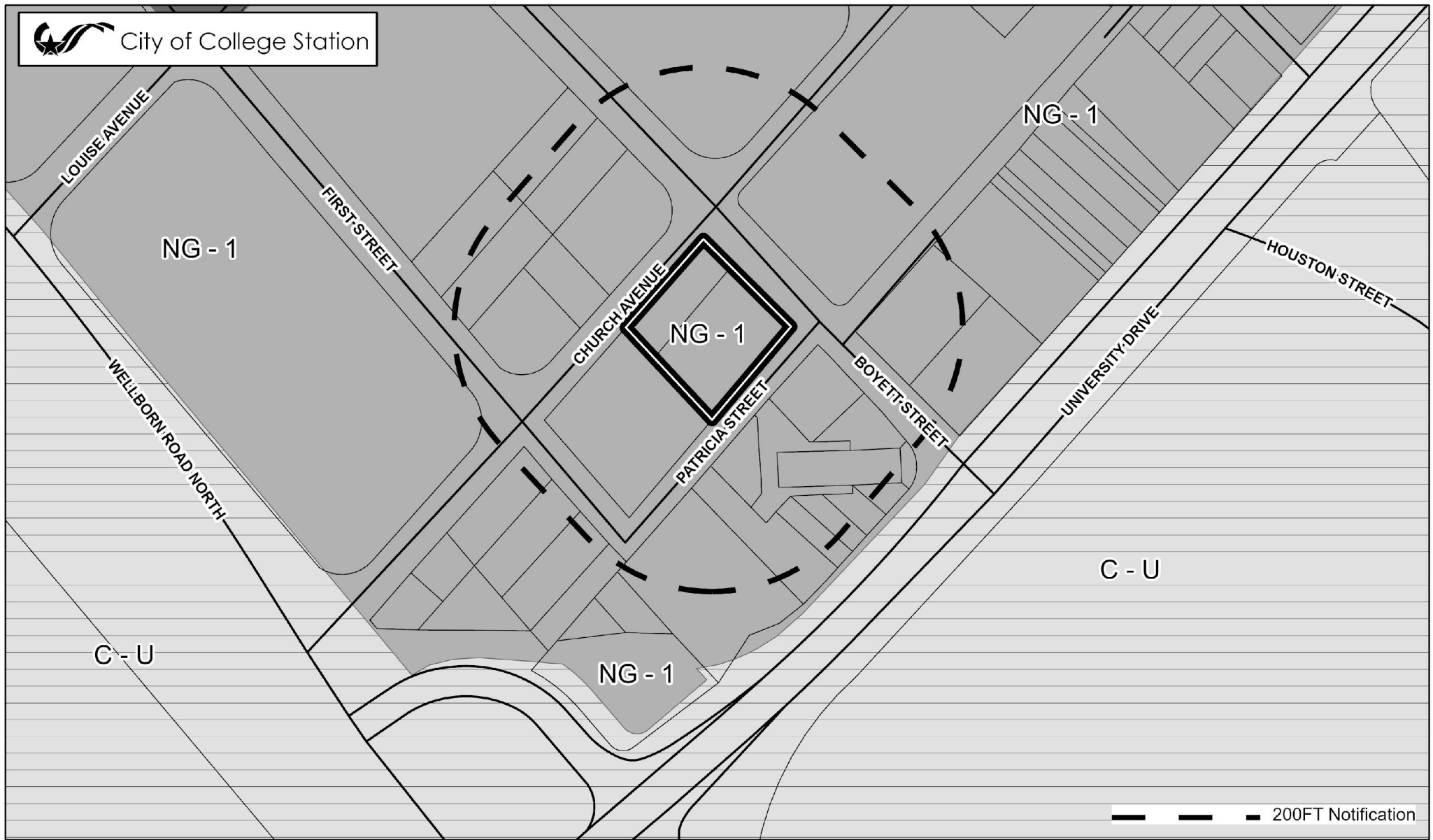
1. Vicinity Map and Aerial
2. Applicant's Supporting Information
3. Federal Aviation Administration Documentation for Helper Crane
4. Easterwood Airport Management Documentation
5. TAMU System Documentation
6. Exhibit



0 100 200 Feet

**250 CHURCH AVE - STUDENT HOUSING PROJECT - HELPER CRANE**

Case: APPEALS WAIVERS VARIANCES  
AWV2025-000008



200FT Notification

**ZONING DISTRICTS (In Grayscale)**

Residential	MH	Middle Housing
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

**Non-Residential**

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

**Planned Districts**

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

**Design Districts**

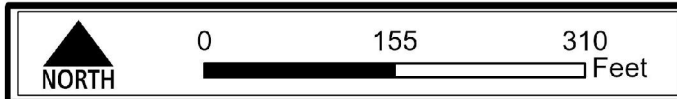
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

**Overlay Districts**

OV	Corridor Ovr.
RDD	Redevelopment District
HOO	High Occupancy Ovr.
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

**Retired Districts**

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



**250 CHURCH AVE - STUDENT HOUSING PROJECT - HELPER CRANE**

Case: APPEALS WAIVERS VARIANCES  
AWV2025-000008



# APPEAL/WAIVER APPLICATION SUPPORTING INFORMATION

**Name of Project:** 250 CHURCH AVE - STUDENT HOUSING PROJECT – HELPER CRANE (AWV2025-  
000000)

**Address:** 250 CHURCH AVE

**Legal Description:** BOYETT, BLOCK 9, LOT 4, & ASSOCIATED BPP

**Applicant:** MITCHELL & MORGAN

**Property Owner:** OLDHAM BACCUS INVESTMENTS LLC

**Applicable ordinance section being appealed/seeking waiver from:**

Airport Zoning Ordinance height restriction to the Horizontal Surface, Section 4. (3).

**The following specific variation to the ordinance is requested:**

Height Variance of 272-FT to the Horizontal Surface for Easterwood Airport for a helper crane that will be used to erect and subsequently disassemble the temporary crane that have previously been approved and had received a height variance. FAA approval of this height variance is attached.

**The following special condition exists:**

The size of the property and existing development surrounding the property make it impossible to move materials to the upper floors of a 23-story building without the use of a crane. The helper crane is necessary to erect and disassemble the temporary construction cranes previously approved.

**The unnecessary hardship(s) involved by meeting the provisions of the ordinance other than financial hardship is/are:**

A strict application of the ordinance may constitute a hardship in this case since the request does not violate the spirit of the ordinance as described in the ordinance language. Furthermore, the stated purpose of the ordinance is to protect the airspace necessary for the use and operation of Easterwood Airport. Since the FAA has determined that there is no hazard to air navigation in this case, the spirit of the local ordinance has been fulfilled.

**The following alternatives to the requested variance are possible:**

None, if the variance is not granted, the project does not work economically.

**The variance will not be contrary to public interest due to:**

The requested waiver is not contrary to the public interest because the ordinance was established to protect aviation and the public's interest in safe air travel. The FAA has determined that the Easterwood Field Airport will not be negatively affected by the proposed intrusion into the horizontal surface. Now that the FAA has made the determination that the building height is not unsafe to aviation, the public's interest will not be negatively affected by the granting of the variance.





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-ASW-28-OE

Issued Date: 01/16/2025

David Pierce  
Parallel Acquisitions, LLC  
506 W 7th Street, Suite 1  
Austin, TX 78701

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Mobile Crane NORTH EXTENT OF AREA
Location:	College Station, TX
Latitude:	30-37-05.01N NAD 83
Longitude:	96-20-51.86W
Heights:	346 feet site elevation (SE) 396 feet above ground level (AGL) 742 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

**\*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\***

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Air Missions (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or [andrew.hollie@faa.gov](mailto:andrew.hollie@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-28-OE

**Signature Control No: 643241536-644421977**

( TMP )

Andrew Hollie

Specialist

## **Additional Condition(s) or Information for ASN 2025-ASW-28-OE**

**Proposal:** To construct and/or operate a(n) Mobile Crane to a height of 396 feet above ground level, 742 feet above mean sea level.

**Location:** The structure will be located 1.95 nautical miles northeast of CLL Airport reference point.

### **Case Description for ASN 2025-ASW-28-OE**

Filing for mobile cranes associated w/bldg 2024-ASW-4935-OE; College Station, TX.

#### **Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:**

Section 77.17 (a) (2) by 196 feet - a height that exceeds 546 feet above mean sea level within 1.95 nautical miles of CLL.

Section 77.17 (a) (3) by 162 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 742 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Obstacle penetrates RWY 35 40:1 departure surface, however, currently published procedure avoids, No IFR Effect.///Increase Cat B/C Circling MDA, all procedures, from 880/1000 to 1060, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:  
Section 77.19 (a) Horizontal Surface by 272 feet as applied to CLL.

#### **Preliminary FAA study indicates that the above mentioned structure would:**

have no effect on any existing or proposed arrival, departure, or en route visual flight rules (VFR) operations.  
have no physical or electromagnetic effect on the operation of air navigation and communications facilities.  
have no effect on any airspace and routes used by the military.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, flags/red lights-Chapters 3(Marked),4,5(Red),14(Temporary),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that the FAA be notified 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office through your registered e-filing account. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure.

**NOTIFICATION IS REQUIRED AGAIN THROUGH YOUR REGISTERED E-FILING ACCOUNT WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIR MISSIONS (NOTAM) CANCELLATION.**

It is required that the manager of EASTERWOOD FLD, (979) 775-9901 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of EASTERWOOD FIELD Air Traffic Control at 979-846-3998 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

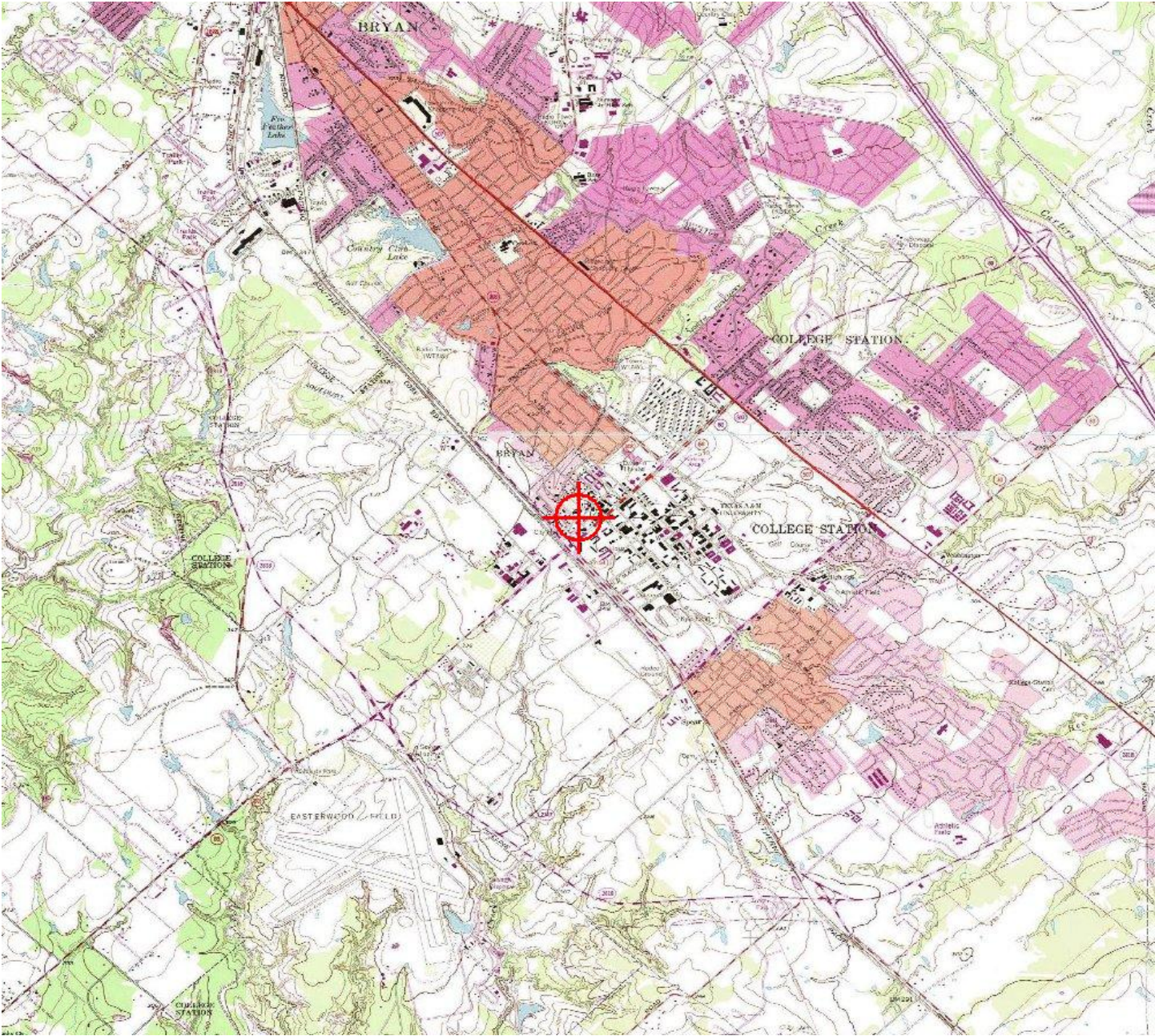
This determination expires on 07/16/2026 unless extended, revised, or terminated by the issuing office.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

You must contact the FAA as specified above to request a Flight Data Center (FDC) Notice to Air Missions (NOTAM) in order to coordinate the following:

At 742 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Obstacle penetrates RWY 35 40:1 departure surface, however, currently published procedure avoids, No IFR Effect.///Increase Cat B/C Circling MDA, all procedures, from 880/1000 to 1060, NEH 580 AMSL.

You must also contact the FAA as specified above when the temporary structure has been removed from the site to cancel the NOTAM(s). If it specifies above that you must contact the FAA via e-filing, please visit the instructions link at [oeaaa.faa.gov](https://www.oaiaa.faa.gov) and review the NOTAM Efile Desk Reference Guide for assistance.







Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-ASW-29-OE

Issued Date: 01/16/2025

David Pierce  
Parallel Acquisitions, LLC  
506 W 7th Street, Suite 1  
Austin, TX 78701

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Mobile Crane EAST EXTENT OF AREA
Location:	College Station, TX
Latitude:	30-37-03.49N NAD 83
Longitude:	96-20-50.33W
Heights:	346 feet site elevation (SE) 396 feet above ground level (AGL) 742 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

**\*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\***

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Air Missions (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or [andrew.hollie@faa.gov](mailto:andrew.hollie@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-29-OE

**Signature Control No: 643241537-644422461**

( TMP )

Andrew Hollie

Specialist

## **Additional Condition(s) or Information for ASN 2025-ASW-29-OE**

**Proposal:** To construct and/or operate a(n) Mobile Crane to a height of 396 feet above ground level, 742 feet above mean sea level.

**Location:** The structure will be located 1.94 nautical miles northeast of CLL Airport reference point.

### **Case Description for ASN 2025-ASW-29-OE**

Filing for mobile cranes associated w/bldg 2024-ASW-4935-OE; College Station, TX.

#### **Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:**

Section 77.17 (a) (2) by 196 feet - a height that exceeds 546 feet above mean sea level within 1.94 nautical miles of CLL.

Section 77.17 (a) (3) by 162 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 742 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Obstacle penetrates RWY 35 40:1 departure surface, however, currently published procedure avoids, No IFR Effect.///Increase Cat B/C Circling MDA, all procedures, from 880/1000 to 1060, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:  
Section 77.19 (a) Horizontal Surface by 272 feet as applied to CLL.

#### **Preliminary FAA study indicates that the above mentioned structure would:**

have no effect on any existing or proposed arrival, departure, or en route visual flight rules (VFR) operations.  
have no physical or electromagnetic effect on the operation of air navigation and communications facilities.  
have no effect on any airspace and routes used by the military.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, flags/red lights-Chapters 3(Marked),4,5(Red),14(Temporary),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that the FAA be notified 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office through your registered e-filing account. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure.

**NOTIFICATION IS REQUIRED AGAIN THROUGH YOUR REGISTERED E-FILING ACCOUNT WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIR MISSIONS (NOTAM) CANCELLATION.**

It is required that the manager of EASTERWOOD FLD, (979) 775-9901 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of EASTERWOOD FIELD Air Traffic Control at 979-846-3998 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

This determination expires on 07/16/2026 unless extended, revised, or terminated by the issuing office.

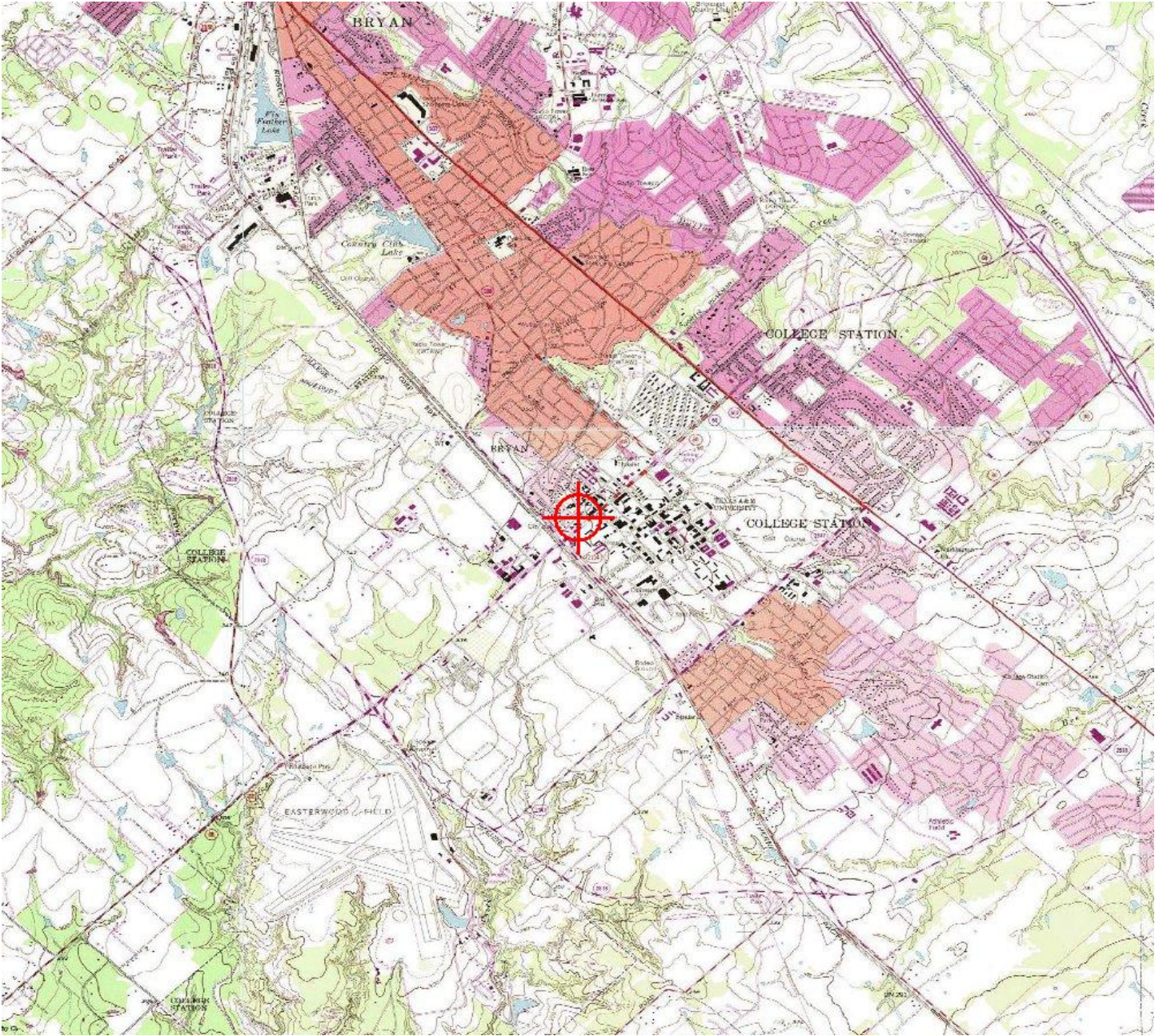
**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

You must contact the FAA as specified above to request a Flight Data Center (FDC) Notice to Air Missions (NOTAM) in order to coordinate the following:

At 742 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Obstacle penetrates RWY 35 40:1 departure surface, however, currently published procedure avoids, No IFR Effect.///Increase Cat B/C Circling MDA, all procedures, from 880/1000 to 1060, NEH 580 AMSL.

You must also contact the FAA as specified above when the temporary structure has been removed from the site to cancel the NOTAM(s). If it specifies above that you must contact the FAA via e-filing, please visit the instructions link at [oeaaa.faa.gov](https://www.oaiaa.faa.gov) and review the NOTAM Efile Desk Reference Guide for assistance.

TOPO Map for ASN 2025-ASW-29-OE







Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-ASW-30-OE

Issued Date: 01/16/2025

David Pierce  
Parallel Acquisitions, LLC  
506 W 7th Street, Suite 1  
Austin, TX 78701

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Mobile Crane SOUTH EXTENT OF AREA
Location:	College Station, TX
Latitude:	30-37-02.12N NAD 83
Longitude:	96-20-51.80W
Heights:	344 feet site elevation (SE) 396 feet above ground level (AGL) 740 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

**\*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\***

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Air Missions (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or [andrew.hollie@faa.gov](mailto:andrew.hollie@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-30-OE

**Signature Control No: 643241539-644469600**

( TMP )

Andrew Hollie

Specialist

## **Additional Condition(s) or Information for ASN 2025-ASW-30-OE**

**Proposal:** To construct and/or operate a(n) Mobile Crane to a height of 396 feet above ground level, 740 feet above mean sea level.

**Location:** The structure will be located 1.91 nautical miles northeast of CLL Airport reference point.

### **Case Description for ASN 2025-ASW-30-OE**

Filing for mobile cranes associated w/bldg 2024-ASW-4935-OE; College Station, TX.

#### **Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:**

Section 77.17 (a) (2) by 196 feet - a height that exceeds 544 feet above mean sea level within 1.91 nautical miles of CLL.

Section 77.17 (a) (3) by 160 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 740 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Obstacle penetrates RWY 35 40:1 departure surface, however, currently published procedure avoids, No IFR Effect.///Increase Cat B/C Circling MDA, all procedures, from 880/1000 to 1040, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:  
Section 77.19 (a) Horizontal Surface by 270 feet as applied to CLL.

#### **Preliminary FAA study indicates that the above mentioned structure would:**

have no effect on any existing or proposed arrival, departure, or en route visual flight rules (VFR) operations.  
have no physical or electromagnetic effect on the operation of air navigation and communications facilities.  
have no effect on any airspace and routes used by the military.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, flags/red lights-Chapters 3(Marked),4,5(Red),14(Temporary),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that the FAA be notified 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office through your registered e-filing account. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure.

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It is required that the manager of EASTERWOOD FLD, (979) 775-9901 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of EASTERWOOD FIELD Air Traffic Control at 979-846-3998 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

This determination expires on 07/16/2026 unless extended, revised, or terminated by the issuing office.

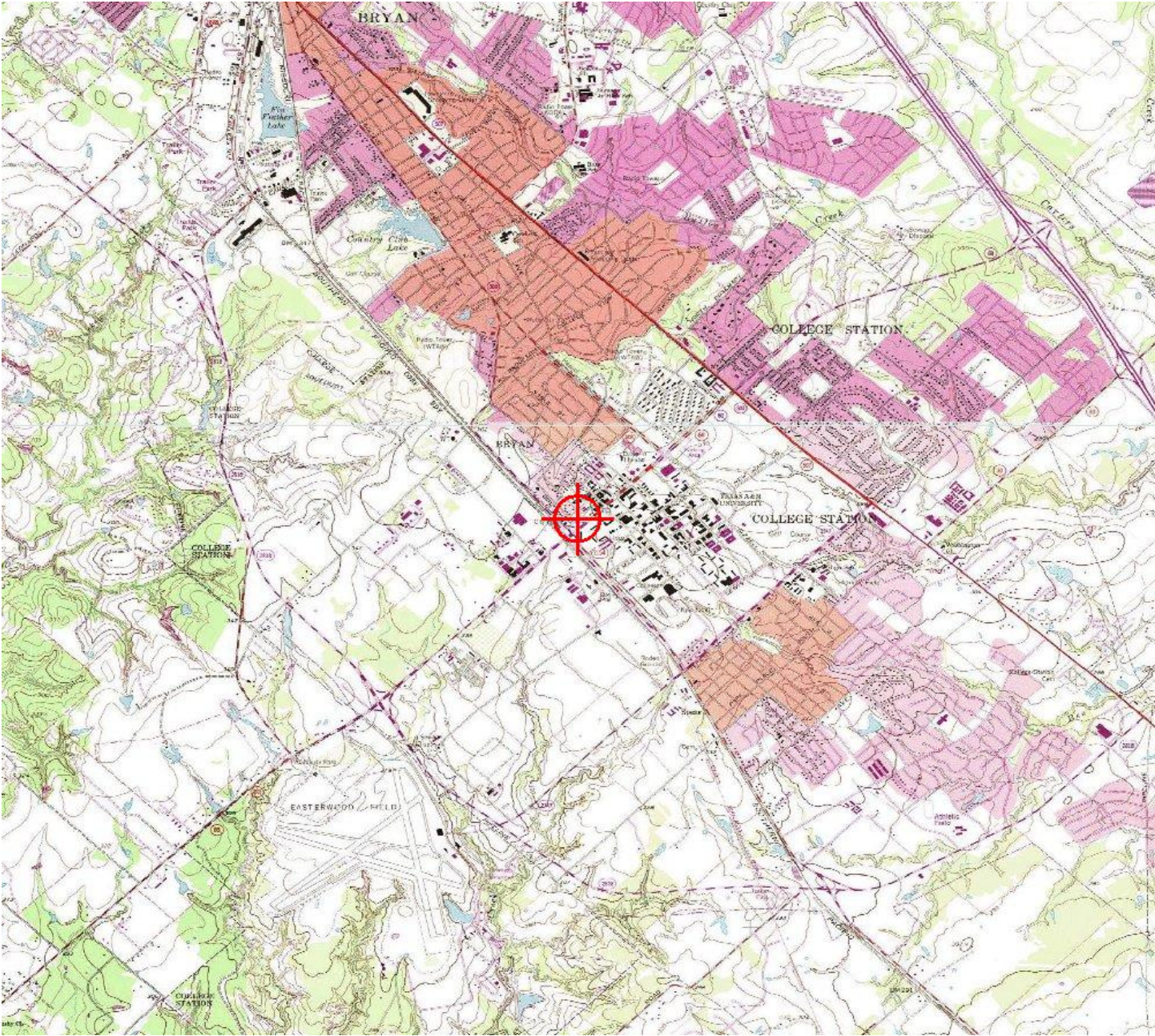
**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

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TOPO Map for ASN 2025-ASW-30-OE







Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-ASW-31-OE

Issued Date: 01/16/2025

David Pierce  
Parallel Acquisitions, LLC  
506 W 7th Street, Suite 1  
Austin, TX 78701

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Mobile Crane WEST EXTENT OF AREA
Location:	College Station, TX
Latitude:	30-37-03.69N NAD 83
Longitude:	96-20-53.33W
Heights:	344 feet site elevation (SE) 396 feet above ground level (AGL) 740 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

**\*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\***

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Air Missions (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or [andrew.hollie@faa.gov](mailto:andrew.hollie@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-31-OE

**Signature Control No: 643241540-644470657**

( TMP )

Andrew Hollie  
Specialist

## **Additional Condition(s) or Information for ASN 2025-ASW-31-OE**

**Proposal:** To construct and/or operate a(n) Mobile Crane to a height of 396 feet above ground level, 740 feet above mean sea level.

**Location:** The structure will be located 1.93 nautical miles northeast of CLL Airport reference point.

### **Case Description for ASN 2025-ASW-31-OE**

Filing for mobile cranes associated w/bldg 2024-ASW-4935-OE; College Station, TX.

#### **Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:**

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#### **Preliminary FAA study indicates that the above mentioned structure would:**

have no effect on any existing or proposed arrival, departure, or en route visual flight rules (VFR) operations.  
have no physical or electromagnetic effect on the operation of air navigation and communications facilities.  
have no effect on any airspace and routes used by the military.

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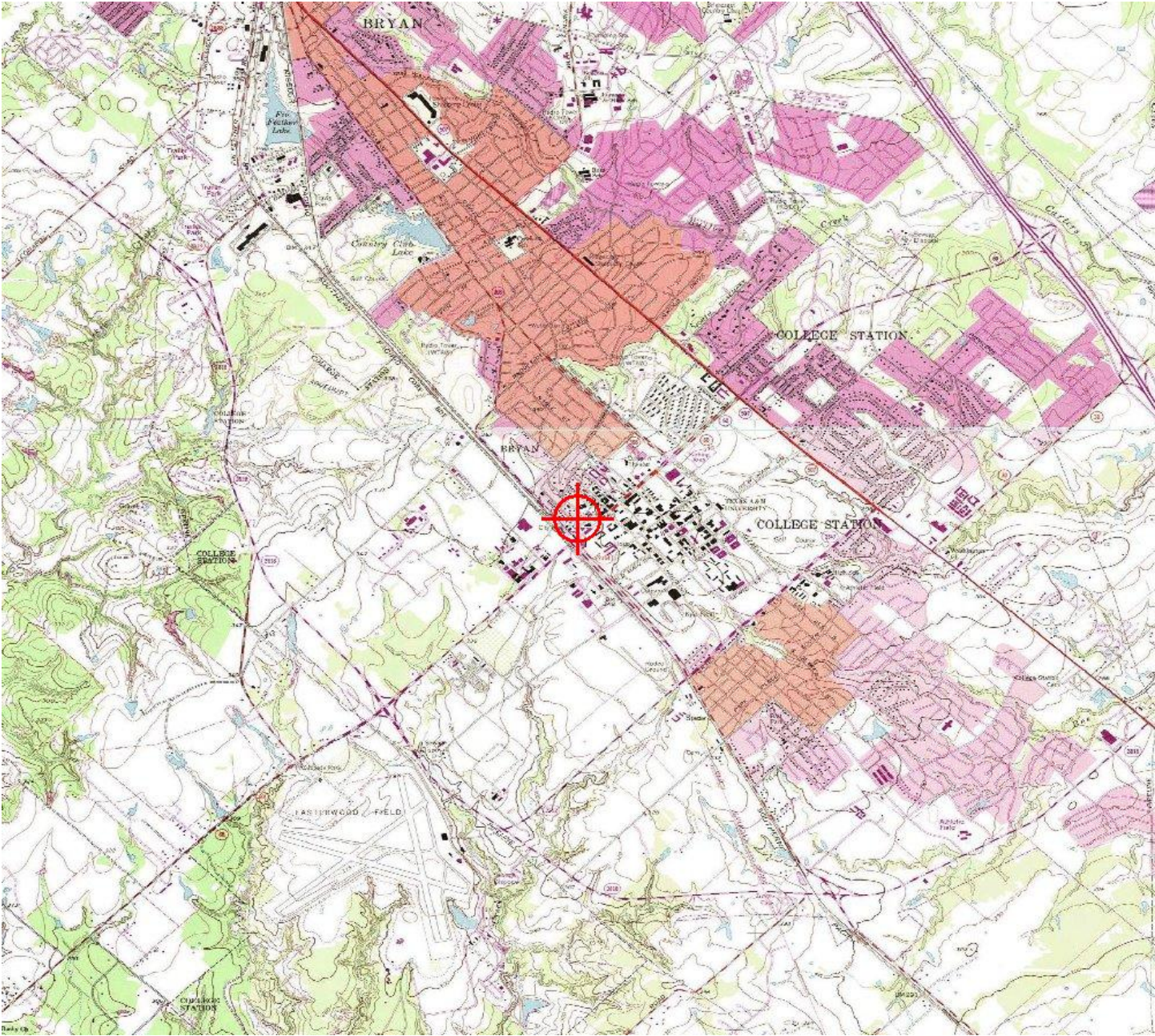
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TOPO Map for ASN 2025-ASW-31-OE







Easterwood Airport Management  
1 McKenzie Terminal Blvd,  
College Station, TX 77845

February 25, 2025

Anthony Armstrong, P.E., CFM,  
Land Development Review Administrator  
City Of College Station  
1101 Texas Ave.  
College Station, TX 77840

Re: Helper Crane at 201 Boyett St.

Dear Mr. Armstrong:

Easterwood Management has reviewed the height variance application for a helper crane at 201 Boyett St. and the FAA letter of “Determination of No Hazard to Air Navigation for Temporary Structure.”

Easterwood Airport Management has no objection to granting a four-day height variance for the erection and a four-day height variance for the dismantling of the temporary crane, so long as the builder contacts the airport three days prior to the crane erection, as outlined in the FAA Letters.

Respectfully,

Kevin Davis  
Easterwood Airport Management



Kerry Pillow <kerry@mitchellandmorgan.com>

---

**FW: 201 Boyett St Helper Crane**

1 message

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**Gabriel Schrum** <gschrum@cstx.gov>  
To: Kerry Pillow <kerry@mitchellandmorgan.com>  
Cc: "Veronica J. B. Morgan" <v@mitchellandmorgan.com>

Wed, Feb 26, 2025 at 8:45 AM

Goodmorning Kerry!

We just received the letter from TAMU Systems regarding the helper crane. Please see the attached.

Thanks,

**Gabriel Schrum**

**Staff Planner**

City of College Station

Planning and Development Services

P.O. Box 9960

1101 Texas Avenue

[College Station, TX 77840](#)

Direct: 979-764-6373

Planner-on-call: 979-764-3858

[gschrum@cstx.gov](mailto:gschrum@cstx.gov) | [cstx.gov](http://cstx.gov)

---

**From:** Robin Macias <[rmacias@cstx.gov](mailto:rmacias@cstx.gov)>  
**Sent:** Wednesday, February 26, 2025 8:03 AM  
**To:** Gabriel Schrum <[gschrum@cstx.gov](mailto:gschrum@cstx.gov)>  
**Subject:** FW: [201 Boyett St Helper Crane](#)

**From:** O'Neill, John <[joneill@tamus.edu](mailto:joneill@tamus.edu)>  
**Sent:** Wednesday, February 26, 2025 8:01 AM  
**To:** Anthony Armstrong <[aarmstrong@cstx.gov](mailto:aarmstrong@cstx.gov)>; Robin Macias <[rmacias@cstx.gov](mailto:rmacias@cstx.gov)>  
**Cc:** Kevin Davis <[KDavis@easterwoodairport.com](mailto:KDavis@easterwoodairport.com)>  
**Subject:** 201 Boyett St Helper Crane

\*\*\*\*\* This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. \*\*\*\*\*

Anthony,

The Texas A&M University System (TAMUS) relies on the expertise of the Easterwood Airport Management (EAM) team and the Federal Aviation Administration (FAA) to determine the impacts of height variance requests which would or could affect the airport's operations.

At this time, the Easterwood Airport Management team has no objections to granting the helper crane height variance (with limited timeframe) as listed in the attached document for one temporary helper crane at [201 Boyett Student Housing](#) project, so long as the builder complies with the conditions as outlined in the FAA Letters within the restrictions as outlined by Easterwood Airport Management in the attached pdf document (see attached).

In consultation with the EAM team, the TAMU System has no objections based on the determinations made by our subject matter experts in the field, as long as all conditions, as outlined, have been met.

Thanks and should you need anything else, please feel free to contact me,

John

**John J. O'Neill, MBA | Executive Director**

Business Affairs

[joneill@tamus.edu](mailto:joneill@tamus.edu)

1262 TAMU | College Station, TX 77840-7896

Tel. 979.458.6234 | Fax 979.458.6247 | [www.tamus.edu](http://www.tamus.edu)

Moore/Connally Building

[301 Tarrow St., 5th Floor](#)

[College Station, TX 77840-7896](#)

**THE TEXAS A&M UNIVERSITY SYSTEM**

---

**From:** Kevin Davis <[KDavis@easterwoodairport.com](mailto:KDavis@easterwoodairport.com)>  
**Sent:** Tuesday, February 25, 2025 2:52 PM  
**To:** O'Neill, John <[joneill@tamus.edu](mailto:joneill@tamus.edu)>  
**Subject:** 201 Boyett St Helper Crane

John,

Please find attached Easterwood Airport Management's recommendation letter for a helper crane at the [201 Boyett St.](#) student housing project. Please let me know if you need any additional information.

Respectfully,

Kevin Davis, MBAA, AAE

Airport Director

Easterwood Airport Management

979-775-9901

[www.flyeasterwood.com](http://www.flyeasterwood.com)

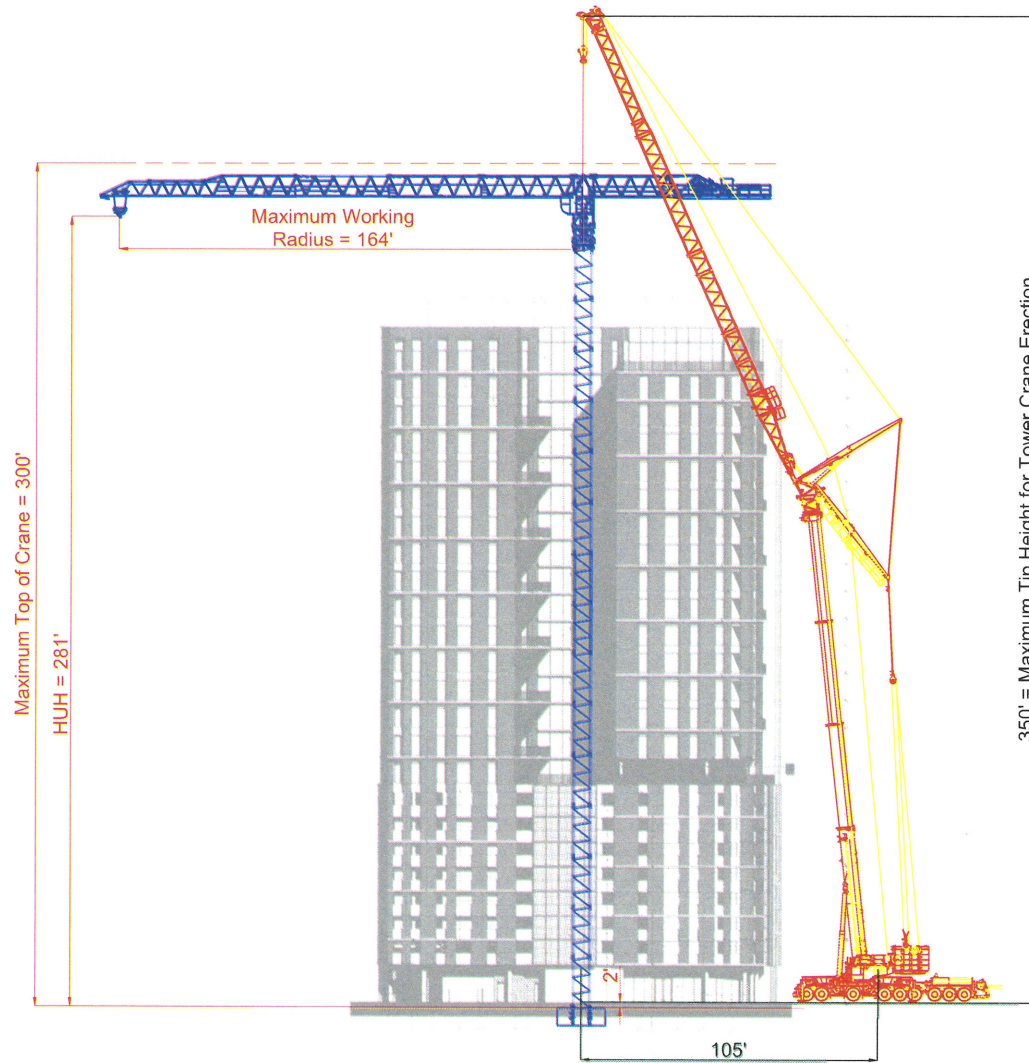


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 **Height Variance Letter for 201 Boyett Student Housing Helper Crane.pdf**  
135K

CRANE MODEL:  
21LC335-20T  
WORKING RADIUS: 164.0'  
HUH : 281'

**IMPORTANT:**  
THIS DRAWING AND THE INFORMATION AND DESIGN APPLICATION CONTAINED HEREIN IS THE PROPERTY OF HEEDE SOUTHEAST, AND IS LOANED UPON EXPRESS CONDITIONS THAT THE SAME BE RETURNED TO HEEDE SOUTHEAST UPON REQUEST. ALL INFORMATION CONTAINED HEREIN SHALL BE TREATED AS PROPRIETARY AND CONFIDENTIAL. NO REPRODUCTION OF THIS DRAWING SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF HEEDE SOUTHEAST.



PRELIMINARY  
FOR PLANNING PURPOSES ONLY



Crane Specifications:

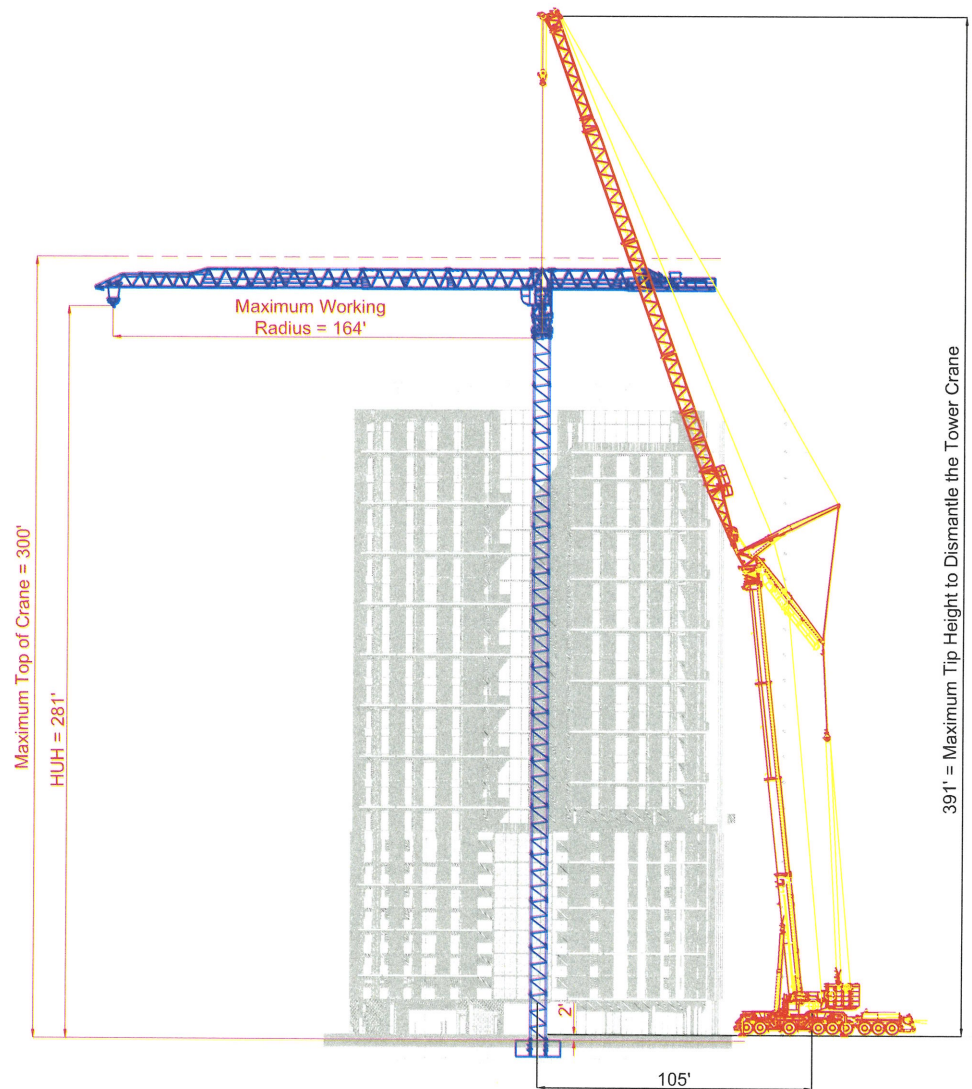
Crane:  
21 LC 335  
  
Working Radius:  
164.0'



No.	Revision/Issue	Date	Project Name:	Sheet #:
0	Elev Sheet 1 of 2	11/12/24	201 Boyett Street	Elev Sheet 1 of 2 R0
			Project Address: 201 Boyett Street College Station, TX 77840	Date: 11/12/24
			Drawn By: TWR	Scale:

CRANE MODEL:  
21LC335-20T  
WORKING RADIUS: 164.0'  
HUH : 281'

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PRELIMINARY  
FOR PLANNING PURPOSES ONLY



Crane Specifications:  
Crane:  
21 LC 335  
Working Radius:  
164.0'



No.	Revision/Issue	Date
0	Elev Sheet 2 of 2	11/12/24

Project Name: 201 Boyett Street	Sheet #: Elev Sheet 2 of 2 R0
Project Address: 201 Boyett Street College Station, TX 77840	Date: 11/12/24
Drawn By: TWR	Scale: