



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
Meeting ID: 232 964 316 332 6 | Passcode: qn7dz3pf
Phone: 833-240-7855 | Phone Conference ID: 802 570 176#

The City Council may or may not attend this meeting.

July 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. Hear Visitors.

At this time, the Chairperson will open the floor to citizens wishing to address issues not already scheduled on today's agenda. Each citizen's presentation will be limited to three minutes in order to allow adequate time for the completion of the agenda items. Comments will be received and city staff may be asked to look into the matter, or the matter may be placed on a future agenda for discussion. A recording may be made of the meeting; please give your name and address for the record.

3. Agenda Items

3.1. Consideration, discussion, and possible action to approve meeting minutes

Attachments: 1. June 3 2025

3.2. Public Hearing, presentation, discussion, and possible action regarding a height variance to the Airport Zoning Ordinance for the property located at W.C. Boyett Estate Partition, Block 12, Lots 1-4, generally located at 201 Church Avenue. The property is zoned NG-1 Core Northgate. Case #AWV2025-000012

Sponsors: Jeff Howell

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

4. 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.

5. 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 June 27, 2025 at 5:00 p.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 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
June 3, 2025

MEMBERS PRESENT: Chairperson Bill Lartigue, Board Members Justin Collins, Michael Martinez, Alison Drouilhet, and Valen Cepak

MEMBERS ABSENT: Board Members Jaymeson Hacker and James Hutchins

CITY STAFF PRESENT: Land Development Review Administrator Robin Macias, Staff Planner Gabriel Schrum, Assistant City Attorney David Purnell, Lead Technology Service Specialist Lillian Wells, Staff Assistant Gina Saldana, and Administrative Support Specialist Kristen Hejny

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:

- May 6, 2025

Board Member Collins moved to approve the meeting minutes from May 6, 2025, Board Member Martinez seconded the motion, the motion passed 5-0.

- 2.2. Public Hearing, presentation, discussion, and possible action regarding a height variance to the Airport Zoning Ordinance for the property located at Tauber, Block 2, Lot 1-5 & 16-20, & Associated BPP being 1.74 Acres generally located at 401 Stasney Street. The property is zoned NG-3 Residential Northgate. Case #AWV2025-000023

Staff Planner Schrum presented the item to the Board and stated that the applicant is requesting a 94.4-foot height variance for the use of a temporary helper crane.

Staff recommended approval of the request due to the fact that it meets the specified criteria. Specifically:

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.

Chairperson Lartigue opened the public hearing.

No visitors spoke.

Chairperson Lartigue closed the public hearing.

Board Member Martinez motioned to approve the variance as it will not be contrary to the public interest, the fact that the Federal Aviation Administration (FAA) and Texas A&M University did not have concerns, and that the approval was within the Zoning Board of Adjustment's jurisdiction, Board Member Collins seconded the motion, the motion passed 5-0.

- 2.3 Public Hearing, presentation, discussion, and possible action regarding a height variance to the Airport Zoning Ordinance for the property located at Tauber, Block 1, Lot 4 Thru 9 & Associated BPP being 1.28 Acres generally located at 311 Stasney Street. The property is zoned NG-1 Core Northgate. Case #AWV2025-000031

Staff Planner Schrum presented the item to the Board and stated that the applicant is requesting a 109.4-foot height variance for a multi-family residential building, and a 168-foot variance for the use of a temporary tower crane.

Staff recommended approval of the request due to the fact that it meets the specified criteria. Specifically:

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.

Board Member Collins stated that he did not see approval from Texas A&M University within the agenda packet.

Staff Planner Schrum clarified that additional details of the mobile helper crane have not been approved by Texas A&M University; however, the building height and tower crane have been approved.

Board Member Cepak asked if staff received any inquiries from St. Mary's Catholic Church.

Staff Planner Schrum stated that no inquiries were received from St. Mary's Catholic Church.

Tyler Green, Applicant, Quiddity Engineering, was available to present to and answer questions from the Board.

Neil Reardon, Architect, Subtext Development, was available to present to and answer questions from the Board.

Board Member Cepak asked if there will be any retail space in the development.

Mr. Reardon confirmed that a coffee shop will be located in the Verve lobby.

Chairperson Lartigue opened the public hearing.

No visitors spoke.

Chairperson Lartigue closed the public hearing.

Board Member Cepak motioned to approve the variance as it will not be contrary to the public interest, the fact that the Federal Aviation Administration (FAA) and Texas A&M University did not have concerns, and that the approval was within the Zoning Board of Adjustment's jurisdiction, Board Member Collins 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 6:16 p.m.

Approved:

Attest:

Bill Lartigue, Chairperson

Kristen Hejny, Board Secretary



CITY OF COLLEGE STATION

**AIRPORT ZONING BOARD OF ADJUSTMENT
AIRPORT HEIGHT VARIANCE REQUEST
FOR
201 Church Avenue
AWV2025-00012**

REQUEST: Height variance to the Easterwood Airport Zoning Ordinance for a temporary helper crane and tower crane

LOCATION: 201 Church Avenue
W.C. Boyett Estate Partition, Block 12, Lots 1-4

ZONING: NG-1 Core Northgate

PROPERTY OWNER: Rountree Development, LTD

APPLICANT: Quiddity Engineering LLC

PROJECT MANAGER: Jeff Howell, Senior Planner
jhowell@cstx.gov

RECOMMENDATION: Approval

BACKGROUND: The applicant has been coordinating a new high-rise development encompassing 4 lots on the corner of Church Avenue and First Street. The building is anticipated to have commercial use, lobby and parking on the ground floor, with a parking garage and residential units above similar to the character of other developments in the area. The height of the proposed building was approved in February of 2023. The building is anticipated to be 23 Stories in height, and the tallest corner will sit at 578' Above Mean Sea Level (AMSL) or 235' Above Ground Level (AGL). To assemble the building, and the main tower crane needed for the construction, the applicant has requested this variance up to 686' Above Mean Sea Level (AMSL) for the helper crane and for the tower crane a variance of up to 630' Above Mean Sea Level (AMSL). 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 341' and a main tower crane height of 287'.

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: July 1, 2025
 Property owner notices mailed: 11
 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	Multi-family development
East	NG-1 Core Northgate	Restaurant, multi-family development
South	NG-1 Core Northgate	Church Avenue (Right-of-Way)
West	NG-1 Core Northgate	First Street (Right-of-Way)

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 tower crane and the tower crane itself needed for the construction of this Highrise. The height variance request of 341' for the helper crane and the 287' for the tower crane to conduct the necessary work for the proposed mixed-use structure on the property.

The overall helper crane's height will sit at a maximum of 686' Above Mean Sea Level or 341' Above Ground Level. The overall tower crane's height will sit at a maximum of 630' Above Mean Sea Level or 287' Above Ground Level.

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

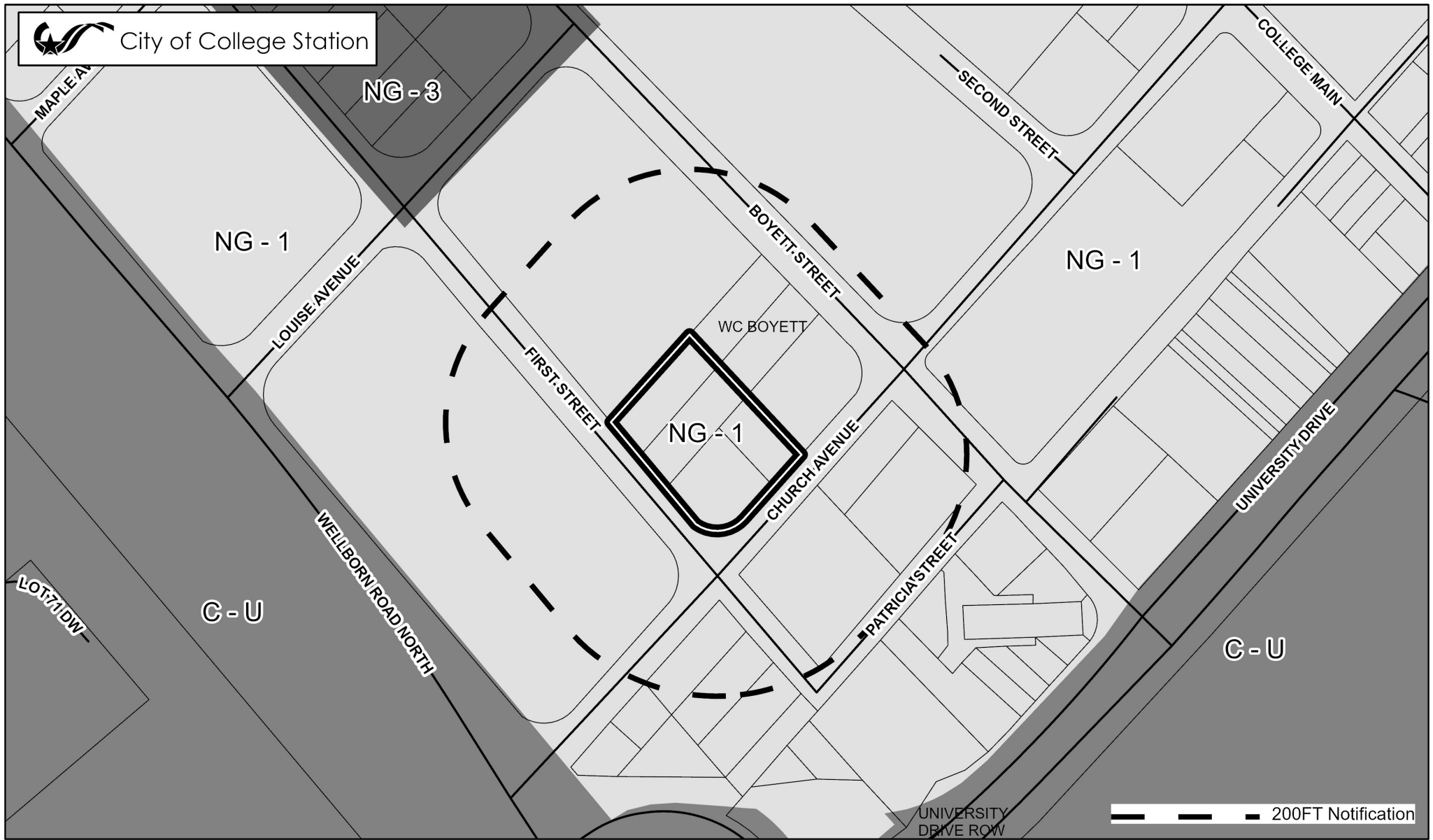
Allowing the height encroachment for the helper crane and tower crane would result in substantial justice being done. The relief would not be contrary to the public interest as it has been deemed acceptable by the FAA, Easterwood Airport and the TAMU System with additional safety precautions and communication 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. Small Area Map and Aerial
2. Applicant's Supporting Information
3. Federal Aviation Administration Documentation for Helper Crane
4. Federal Aviation Administration Documentation for Tower Crane
5. Easterwood Airport Management Documentation
6. TAMU System Documentation
7. Exhibit



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
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

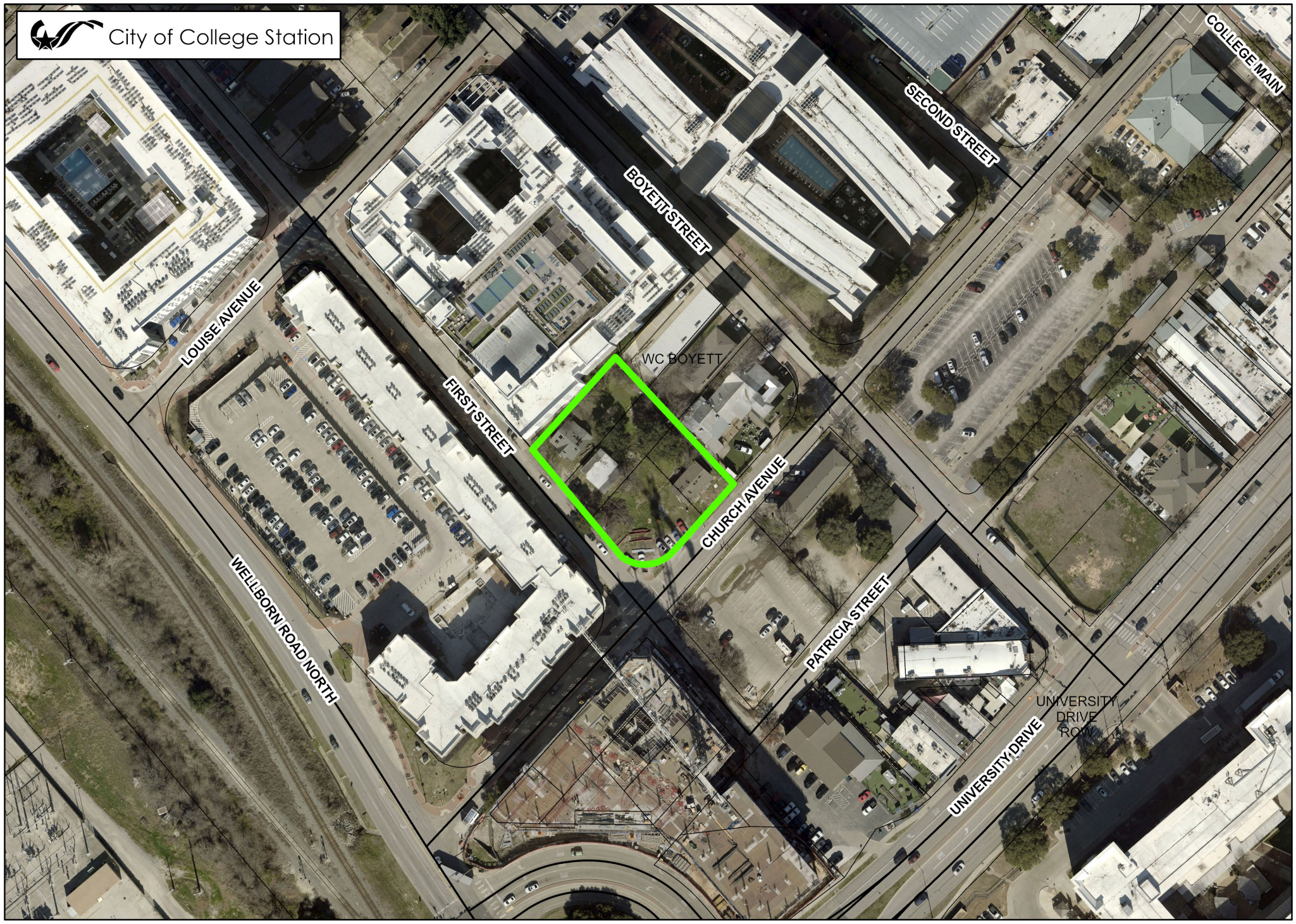
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



201 CHURCH CRANE HEIGHT

Case:
AWV2025-000012

**APPEALS WAIVERS
VARIANCES**



201 CHURCH CRANE HEIGHT

Case:
AWV2025-00012

APPEALS WAIVERS
VARIANCES
Page 10 of 47



APPEAL/WAIVER APPLICATION SUPPORTING INFORMATION

Name of Project: 201 CHURCH CRANE HEIGHT (AWV2025-000012)

Address: 201 CHURCH AVE

Legal Description: BOYETT, BLOCK 12, LOT 1-2 (97' OF)

Applicant: QUIDDITY ENGINEERING LLC

Property Owner: ROUNTREE DEVELOPMENT LTD

Applicable ordinance section being appealed/seeking waiver from:

Height restriction of 150' is requested to be waived, per Easterwood Field Airport Zoning Ordinance.

The following specific variation to the ordinance is requested:

Request the variation of the ordinance to allow for the proposed tower crane and helper crane elevations of 287' and 341' respectively. We have received necessary FAA Determinations showing no impact, and the building has already been approved.

The following special condition exists:

Due to the smaller size of this property and the existing neighboring developments, the tower crane and helper crane are needed for constructing this building as the building goes vertical. The helper crane is needed to help erect the tower crane and then disassemble the tower crane.

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

This building is as tall as it is due to the need to provide parking. Parking is being proposed internally to this structure, causing the elevations to exceed that of the ordinance.

The following alternatives to the requested variance are possible:

Without this variance for the cranes, the building would not be able to be constructed.

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

This variance will allow for this proposed mixed-use building to be constructed and will improve this portion of Northgate. This building will increase options for housing in the area, provide additional job opportunities to locals, and will boost local economies by providing living space for the growing population. This is in an effort to join other developers in the area as the City of College Station continues to improve this Northgate presence.



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

Aeronautical Study No.
2025-ASW-1272-OE

Issued Date: 02/18/2025

Mike Diehl
Rycon Construction
25700 I-45 North
Suite 110
Spring, TX 77386

****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:	30-37-05.24N NAD 83
Longitude:	96-20-54.85W
Heights:	345 feet site elevation (SE) 341 feet above ground level (AGL) 686 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 Airmen (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-1272-OE

Signature Control No: 645808121-647654003

(TMP)

Andrew Hollie
Specialist

Additional Condition(s) or Information for ASN 2025-ASW-1272-OE

Proposal: To construct and/or operate a(n) Mobile Crane to a height of 341 feet above ground level, 686 feet above mean sea level.

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

Case Description for ASN 2025-ASW-1272-OE

Filing for mobile and tower cranes associated with previously determined building points, 2024-ASW-14120:14123-OE; College Station, TX.

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

Section 77.17 (a) (2) by 141 feet - a height that exceeds 545 feet above mean sea level within 1.94 nautical miles of CLL.

Section 77.17 (a) (3) by 106 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 686 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:
Section 77.19 (a) Horizontal Surface by 216 feet as applied to CLL.

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 Airmen (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 AIRMEN (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.

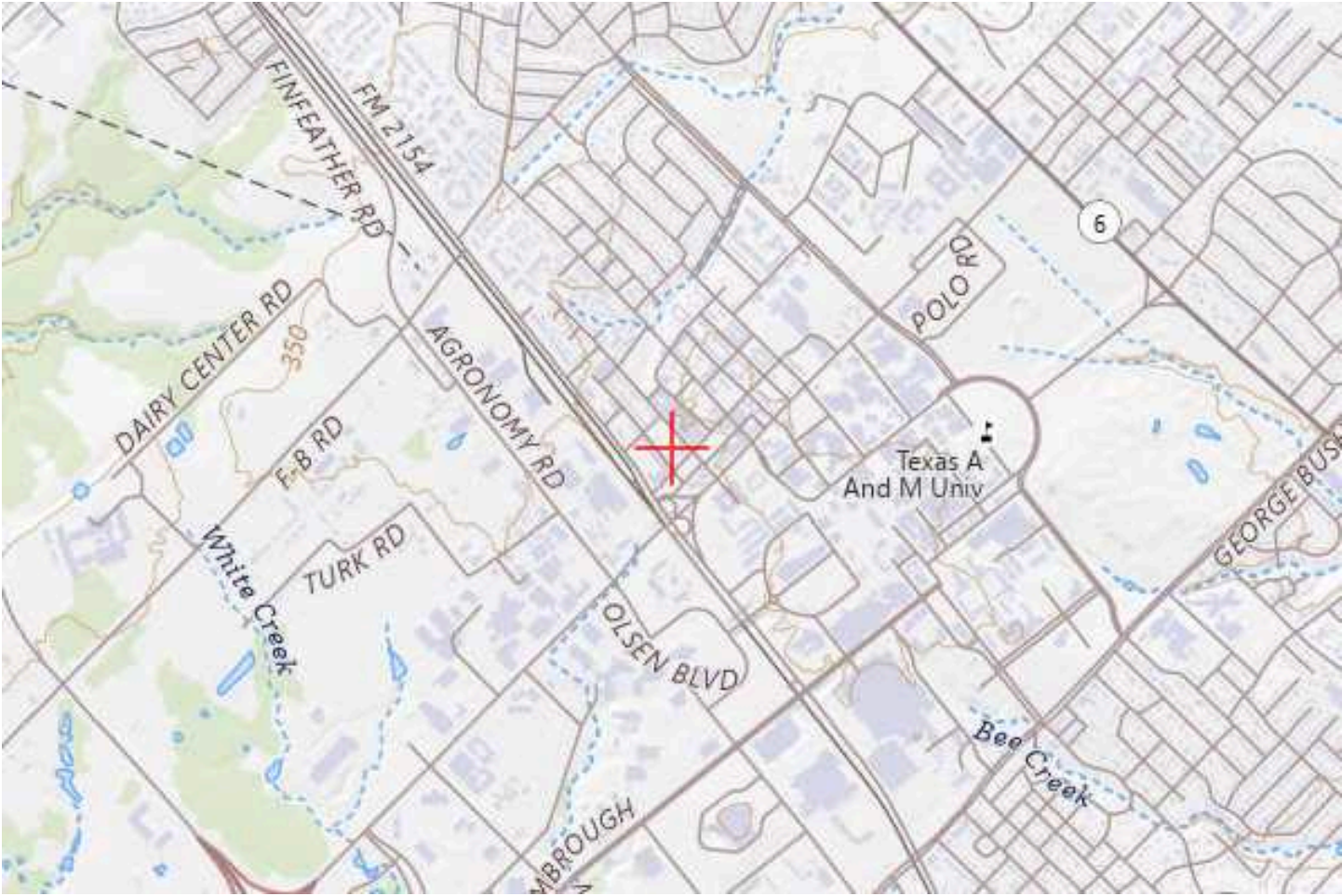
This determination expires on 08/18/2026 unless extended, revised, or terminated by the issuing office.

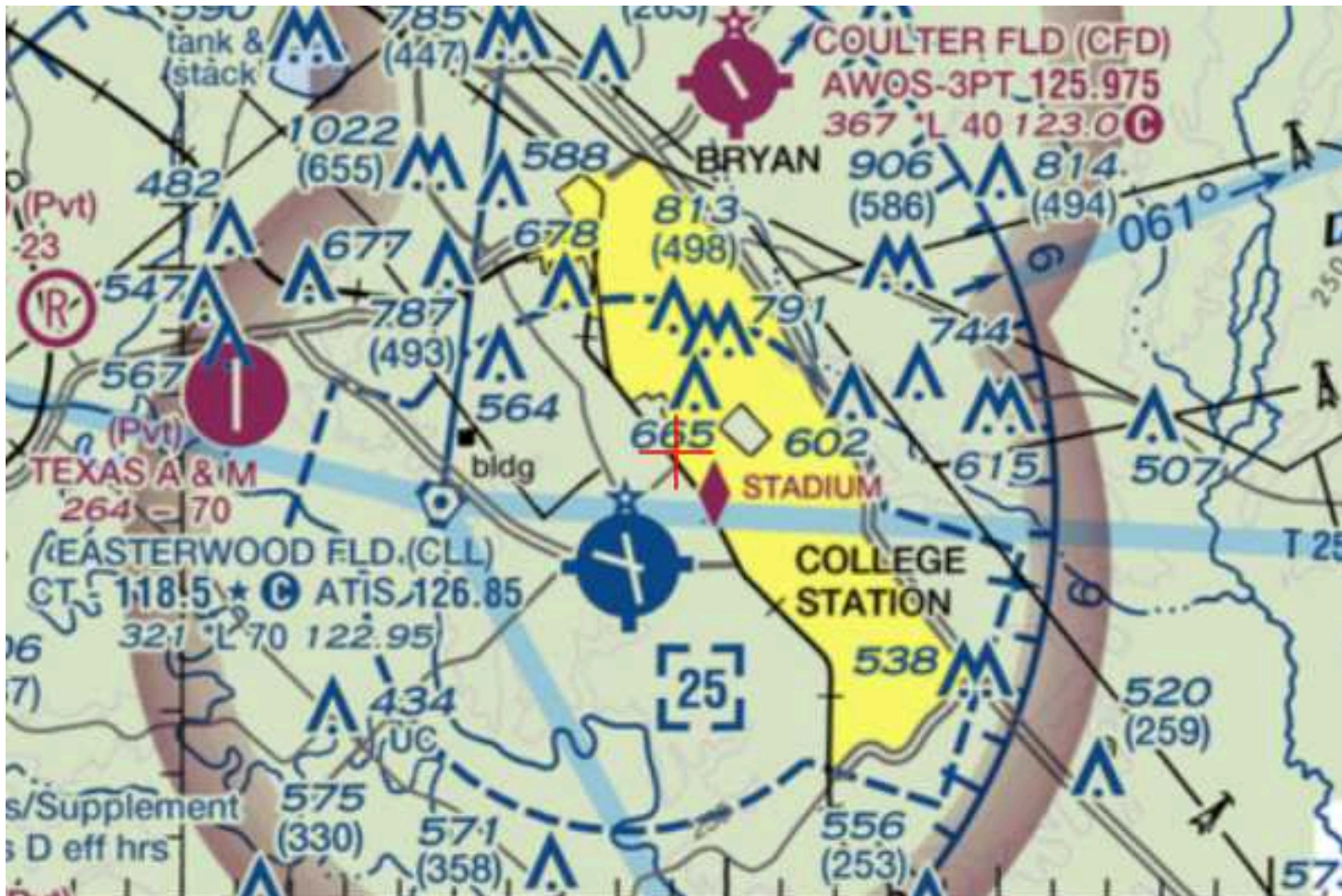
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE 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 Airmen (NOTAM) in order to coordinate the following:

At 686 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, 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.faa.gov/oa) 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-1273-OE

Issued Date: 02/18/2025

Mike Diehl
Rycon Construction
25700 I-45 North
Suite 110
Spring, TX 77386

****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:	30-37-03.46N NAD 83
Longitude:	96-20-53.12W
Heights:	344 feet site elevation (SE) 341 feet above ground level (AGL) 685 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 Airmen (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-1273-OE

Signature Control No: 645808122-647654436

(TMP)

Andrew Hollie
Specialist

Additional Condition(s) or Information for ASN 2025-ASW-1273-OE

Proposal: To construct and/or operate a(n) Mobile Crane to a height of 341 feet above ground level, 685 feet above mean sea level.

Location: The structure will be located 1.92 nautical miles northeast of CLL Airport reference point.

Case Description for ASN 2025-ASW-1273-OE

Filing for mobile and tower cranes associated with previously determined building points, 2024-ASW-14120:14123-OE; College Station, TX.

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

Section 77.17 (a) (2) by 141 feet - a height that exceeds 544 feet above mean sea level within 1.92 nautical miles of CLL.

Section 77.17 (a) (3) by 105 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 685 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:
Section 77.19 (a) Horizontal Surface by 215 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 Airmen (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 AIRMEN (NOTAM) CANCELLATION.

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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.

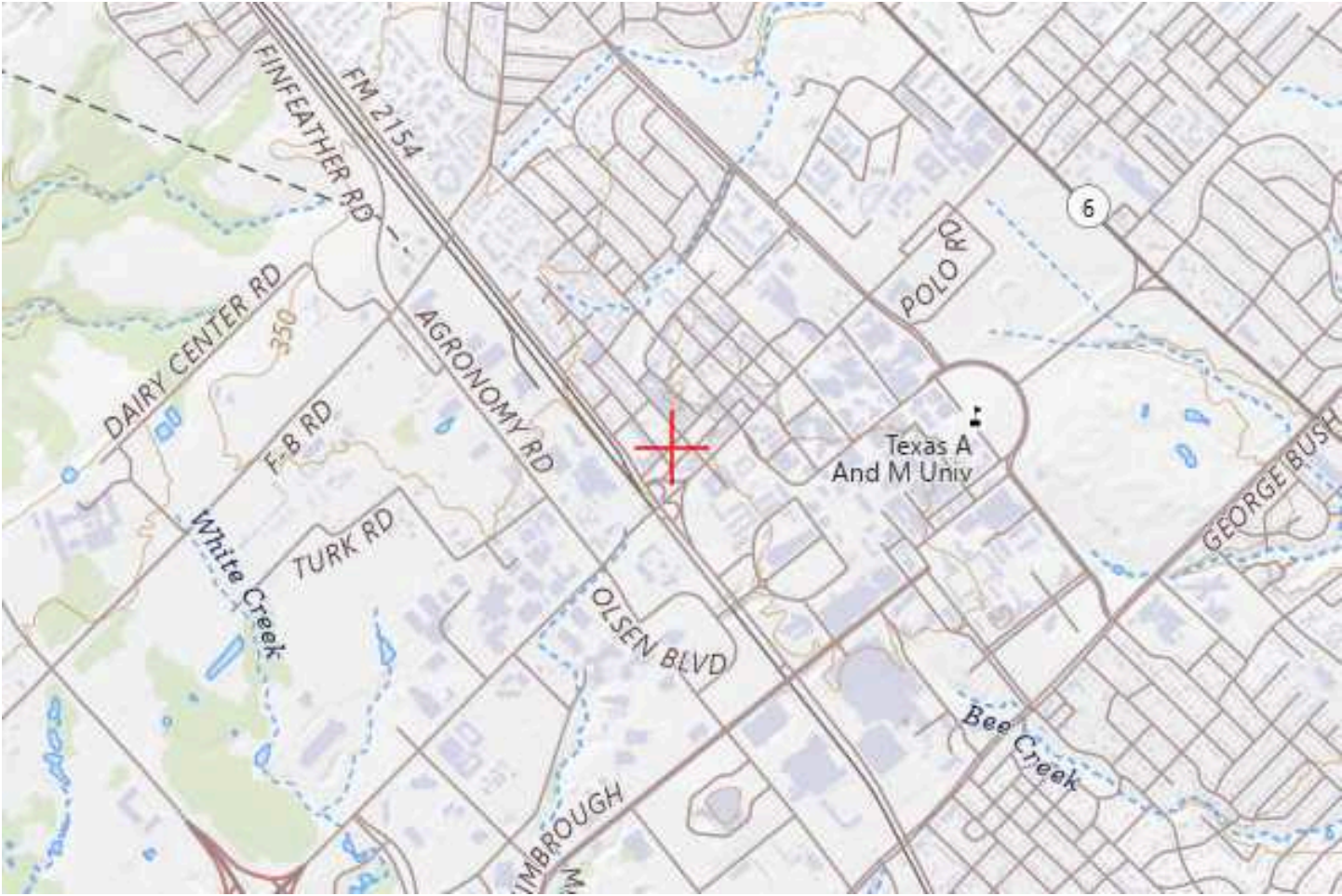
This determination expires on 08/18/2026 unless extended, revised, or terminated by the issuing office.

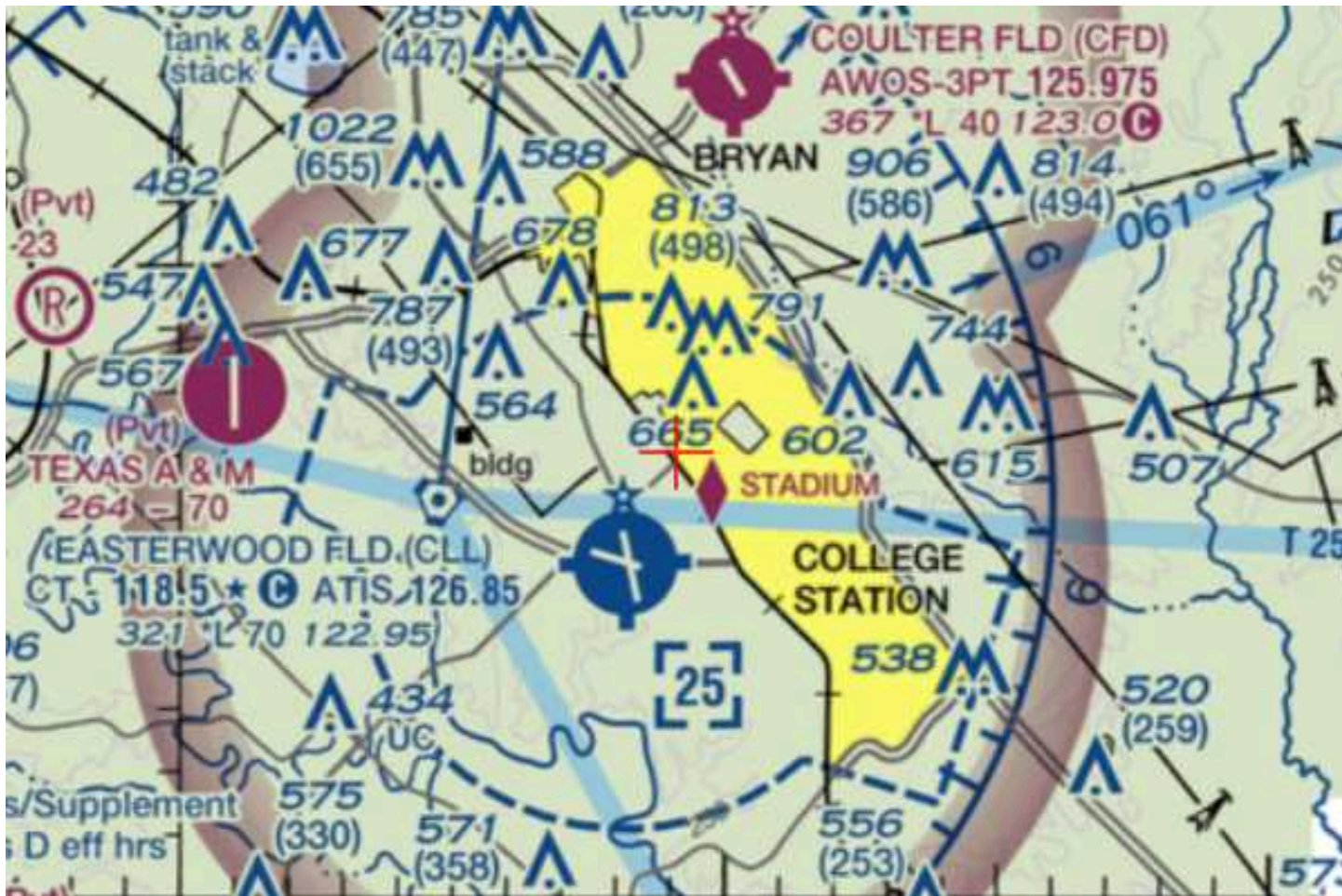
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE 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 Airmen (NOTAM) in order to coordinate the following:

At 685 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, 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-1274-OE

Issued Date: 02/18/2025

Mike Diehl
Rycon Construction
25700 I-45 North
Suite 110
Spring, TX 77386

****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:	30-37-02.16N NAD 83
Longitude:	96-20-54.57W
Heights:	341 feet site elevation (SE) 341 feet above ground level (AGL) 682 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 Airmen (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-1274-OE

Signature Control No: 645808124-647654742

(TMP)

Andrew Hollie
Specialist

Additional Condition(s) or Information for ASN 2025-ASW-1274-OE

Proposal: To construct and/or operate a(n) Mobile Crane to a height of 341 feet above ground level, 682 feet above mean sea level.

Location: The structure will be located 1.89 nautical miles northeast of CLL Airport reference point.

Case Description for ASN 2025-ASW-1274-OE

Filing for mobile and tower cranes associated with previously determined building points, 2024-ASW-14120:14123-OE; College Station, TX.

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

Section 77.17 (a) (2) by 141 feet - a height that exceeds 541 feet above mean sea level within 1.89 nautical miles of CLL.

Section 77.17 (a) (3) by 102 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 682 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:
Section 77.19 (a) Horizontal Surface by 212 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 Airmen (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 AIRMEN (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.

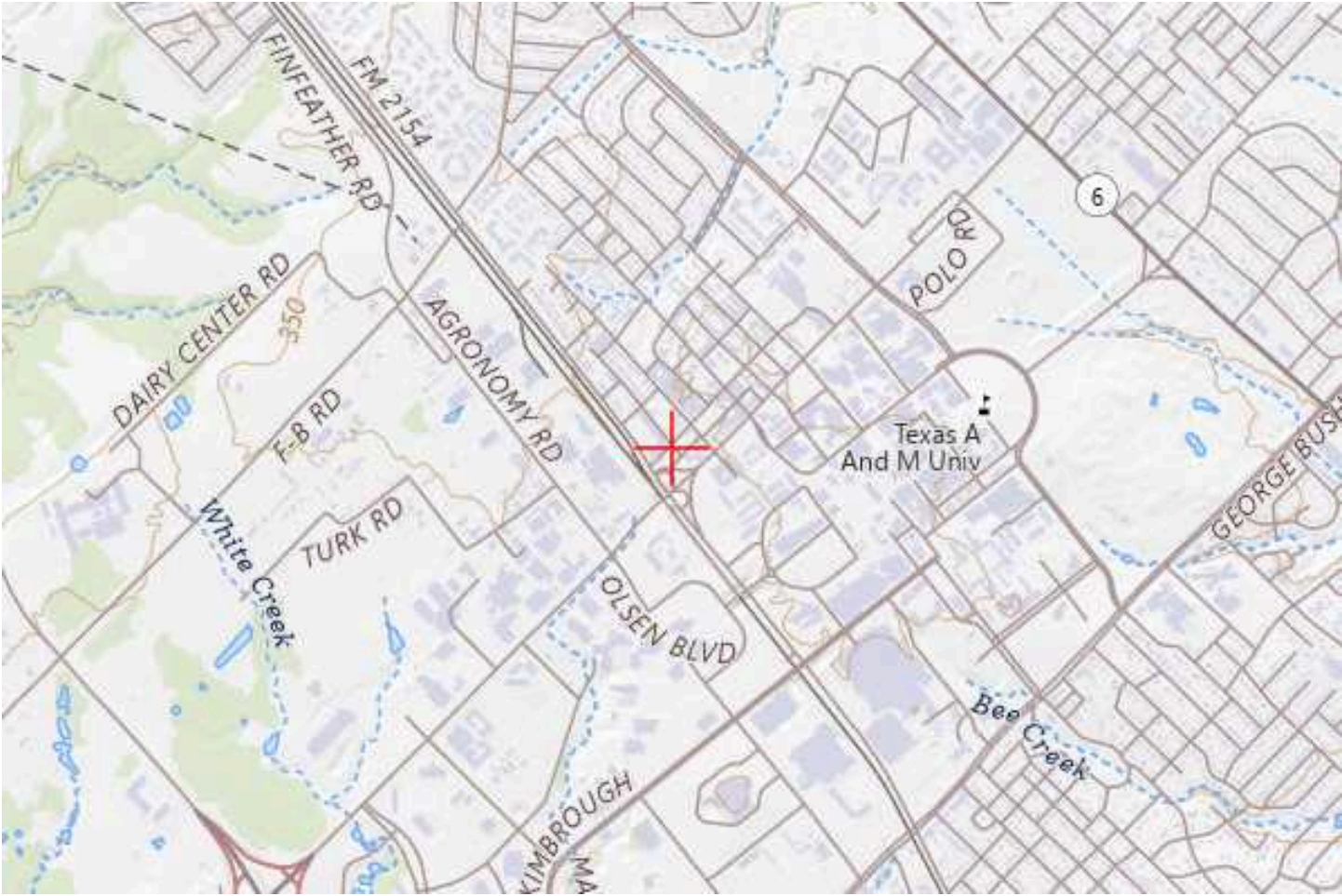
This determination expires on 08/18/2026 unless extended, revised, or terminated by the issuing office.

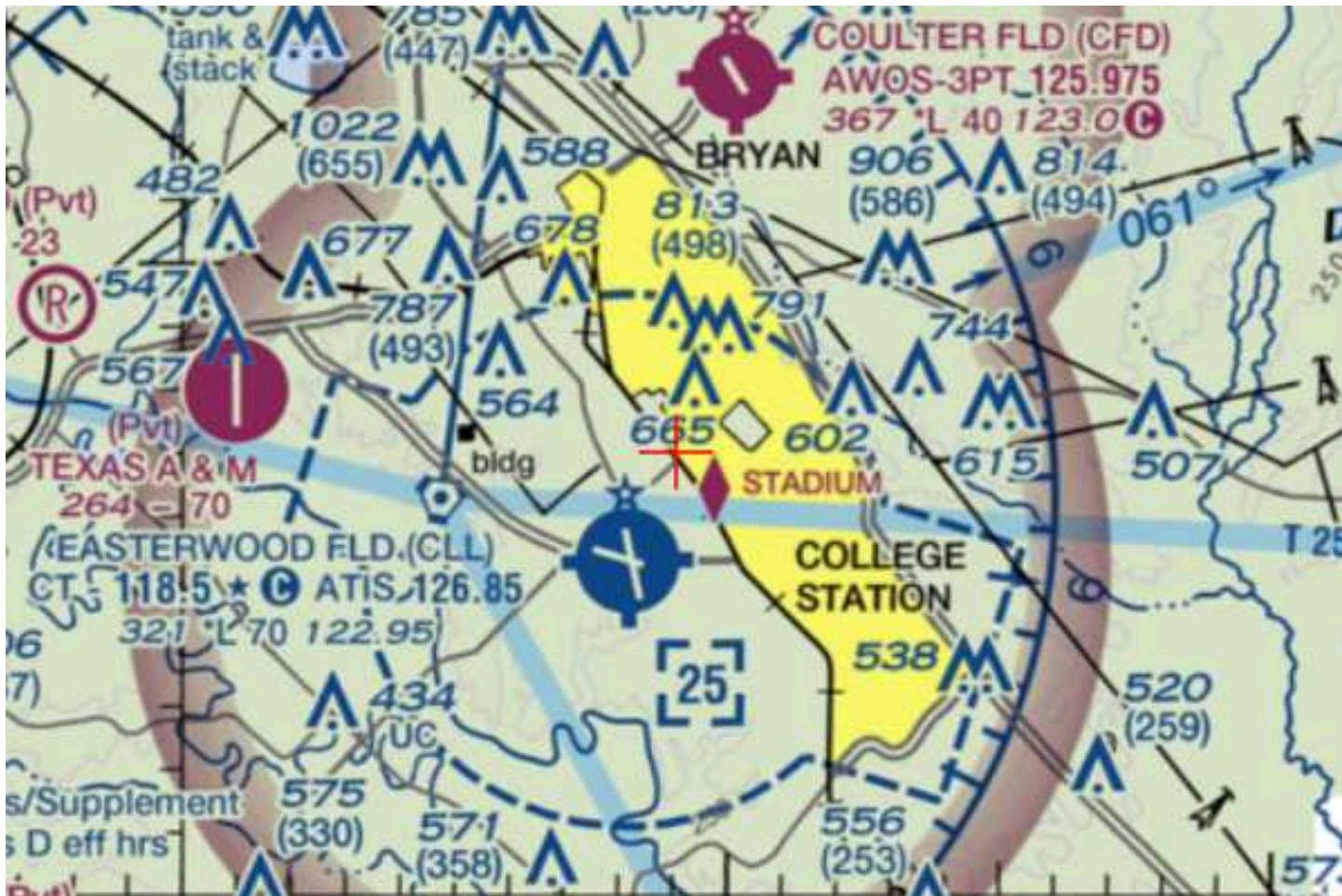
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE 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 Airmen (NOTAM) in order to coordinate the following:

At 682 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, 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-1275-OE

Issued Date: 02/18/2025

Mike Diehl
Rycon Construction
25700 I-45 North
Suite 110
Spring, TX 77386

****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:	30-37-04.00N NAD 83
Longitude:	96-20-56.24W
Heights:	343 feet site elevation (SE) 341 feet above ground level (AGL) 684 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 Airmen (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-1275-OE

Signature Control No: 645808126-647655091

(TMP)

Andrew Hollie
Specialist

Additional Condition(s) or Information for ASN 2025-ASW-1275-OE

Proposal: To construct and/or operate a(n) Mobile Crane to a height of 341 feet above ground level, 684 feet above mean sea level.

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

Case Description for ASN 2025-ASW-1275-OE

Filing for mobile and tower cranes associated with previously determined building points, 2024-ASW-14120:14123-OE; College Station, TX.

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

Section 77.17 (a) (2) by 141 feet - a height that exceeds 543 feet above mean sea level within 1.91 nautical miles of CLL.

Section 77.17 (a) (3) by 104 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 684 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:
Section 77.19 (a) Horizontal Surface by 214 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 Airmen (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 AIRMEN (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.

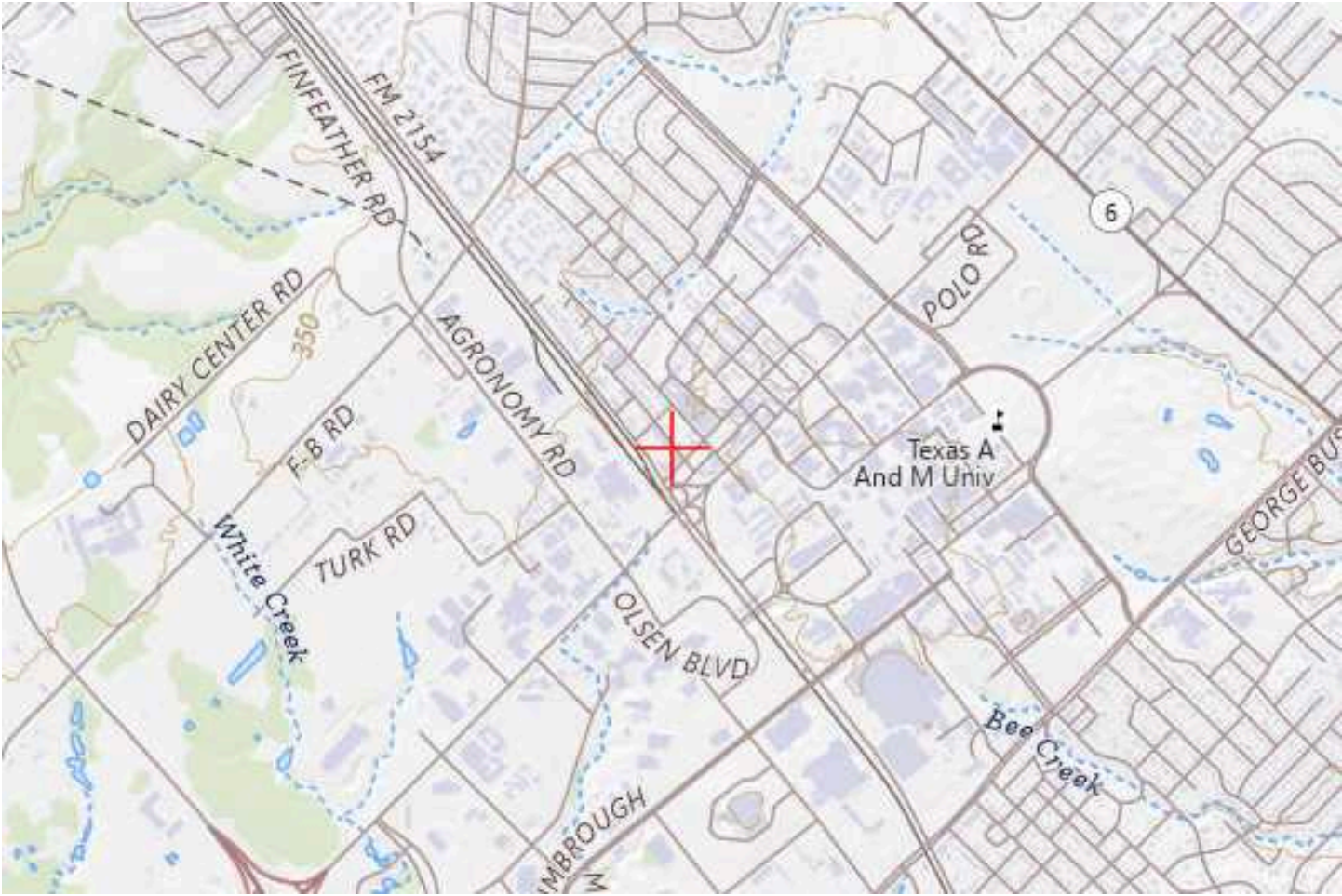
This determination expires on 08/18/2026 unless extended, revised, or terminated by the issuing office.

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 Airmen (NOTAM) in order to coordinate the following:

At 684 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 1000, 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-1276-OE

Issued Date: 02/18/2025

Mike Diehl
Rycon Construction
25700 I-45 North
Suite 110
Spring, TX 77386

****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: Tower Crane TOWER CRANE CENTER POINT
Location: College Station, TX
Latitude: 30-37-03.49N NAD 83
Longitude: 96-20-55.06W
Heights: 343 feet site elevation (SE)
287 feet above ground level (AGL)
630 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 Airmen (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-1276-OE

Signature Control No: 645808134-647655799

(TMP)

Andrew Hollie
Specialist

Additional Condition(s) or Information for ASN 2025-ASW-1276-OE

Proposal: To construct and/or operate a(n) Tower Crane to a height of 287 feet above ground level, 630 feet above mean sea level.

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

Case Description for ASN 2025-ASW-1276-OE

Filing for mobile and tower cranes associated with previously determined building points, 2024-ASW-14120:14123-OE; College Station, TX.

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

Section 77.17 (a) (2) by 87 feet - a height that exceeds 543 feet above mean sea level within 1.91 nautical miles of CLL.

Section 77.17 (a) (3) by 50 feet - a height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria). The proposal would necessitate At 630 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 940, NEH 580 AMSL.

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:
Section 77.19 (a) Horizontal Surface by 160 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 Airmen (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 AIRMEN (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.

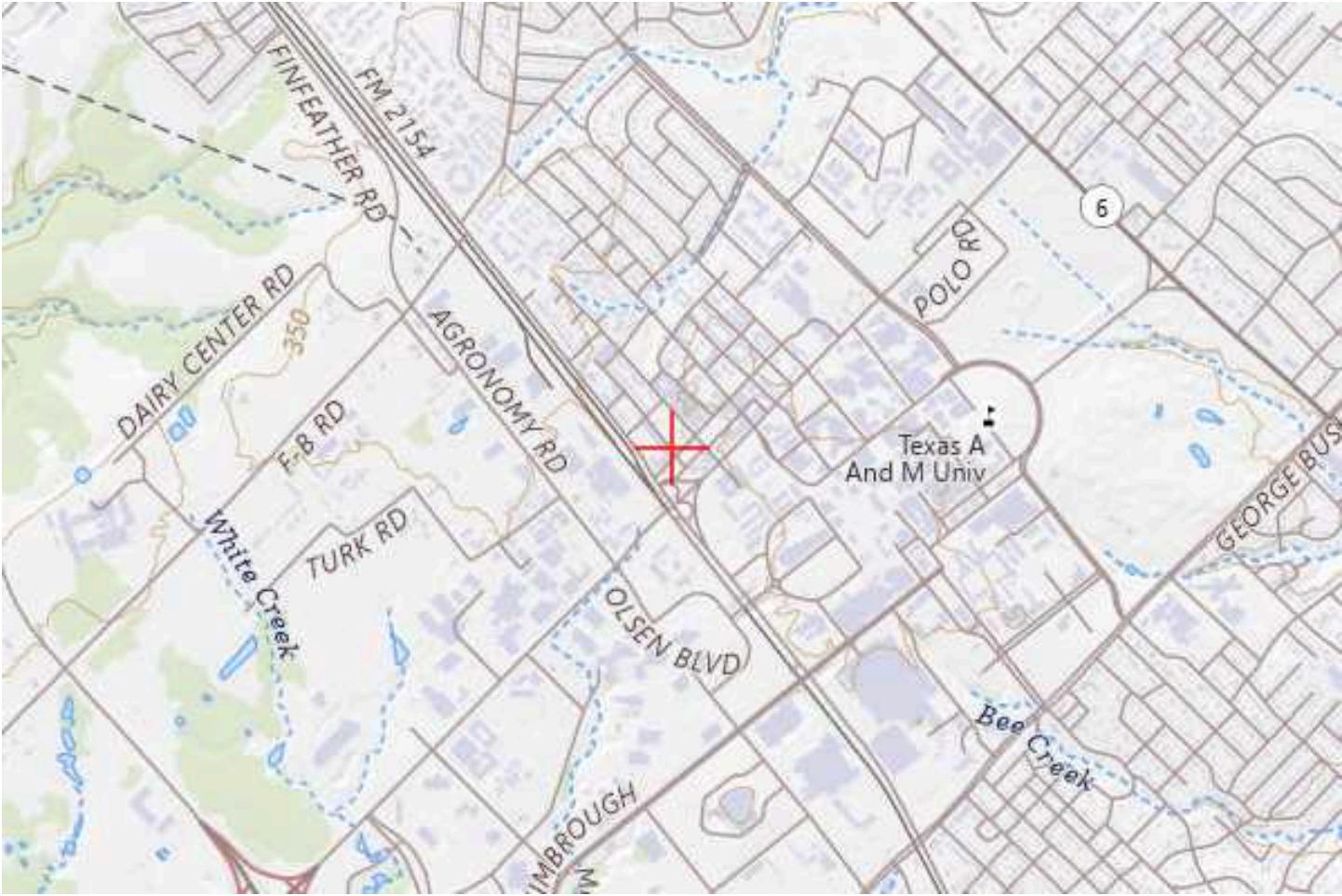
This determination expires on 08/18/2026 unless extended, revised, or terminated by the issuing office.

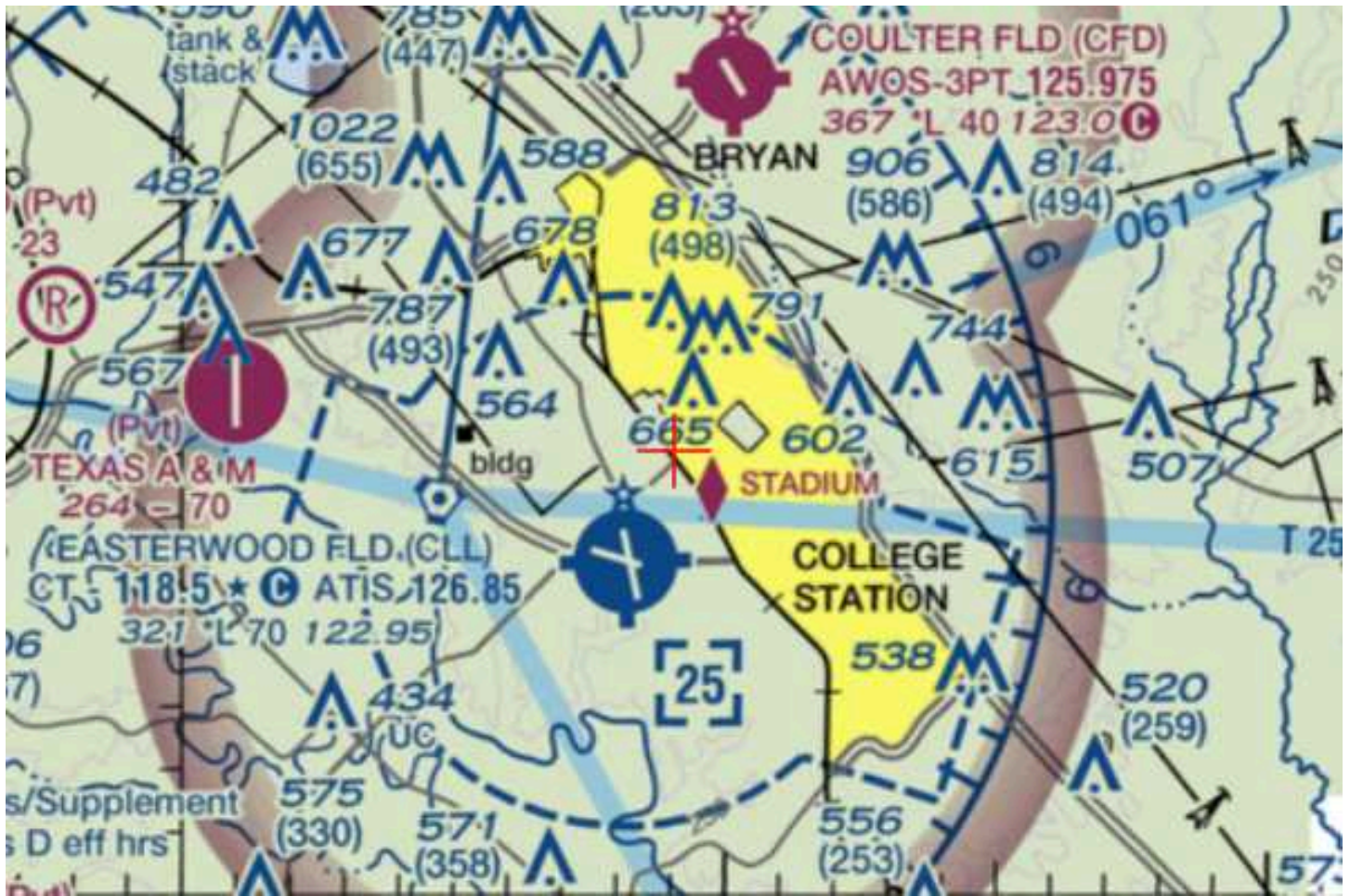
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE 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 Airmen (NOTAM) in order to coordinate the following:

At 630 AMSL, 1A, Easterwood Fld (CLL) College Station, TX. Increase Cat B Circling MDA, all procedures, from 880 to 940, 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.oa.faa.gov) and review the NOTAM Efile Desk Reference Guide for assistance.







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

April 10, 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 Church St.

Dear Mr. Armstrong:

Easterwood Management has reviewed the height variance application for a helper crane at 201 Church 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



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

April 10, 2025

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

Re: Tower Crane at 201 Church St.

Dear Mr. Armstrong:

Easterwood Management has reviewed the application for a height variance for the 287-foot temporary tower crane at 201 Church St. and the FAA letter of “Determination of No Hazard to Air Navigation for Temporary Structure.”

Easterwood Airport Management has no objection to granting these height variances so long as the builder complies with the conditions outlined in the FAA Letters.

Respectfully,

Kevin Davis
Easterwood Airport Management

From: [Robin Macias](#)
To: [Jeff Howell](#)
Subject: FW: 201 Church St. Cranes
Date: Thursday, April 17, 2025 10:04:57 AM
Attachments: [image001.png](#)
[Height Variance Letter for 201 Church Tower Crane.pdf](#)
[Height Variance Letter for 201 Church Helper Cranes.pdf](#)
[CommDev 2025-Apr-04-101007.zip](#)

From: O'Neill, John <joneill@tamus.edu>
Sent: Thursday, April 17, 2025 9:39 AM
To: Anthony Armstrong <aarmstrong@cstx.gov>; Robin Macias <rmacias@cstx.gov>
Cc: Duron, Joseph <Duron@tamus.edu>
Subject: 201 Church St. Cranes

***** 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 height variance for the tower crane and helper cranes, as specified in the attached documents, so long as the builder complies with the conditions as outlined in the FAA Letters and the letters from EAM (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. Please take special note on the helper cranes instructions by the Airport Director regarding notifications.

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

1262 TAMU | College Station, TX 77840-7896

Tel. 979.458.6234 | Fax 979.458.6247 | 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>
Sent: Thursday, April 10, 2025 11:13 AM
To: O'Neill, John <joneill@tamus.edu>
Subject: 201 Church St. Cranes

John,

Please find attached Easterwood Airport Management's recommendation letters for a tower crane and four helper cranes at the 201 Church St. project. Please let me know if you need any additional information.

Respectfully,

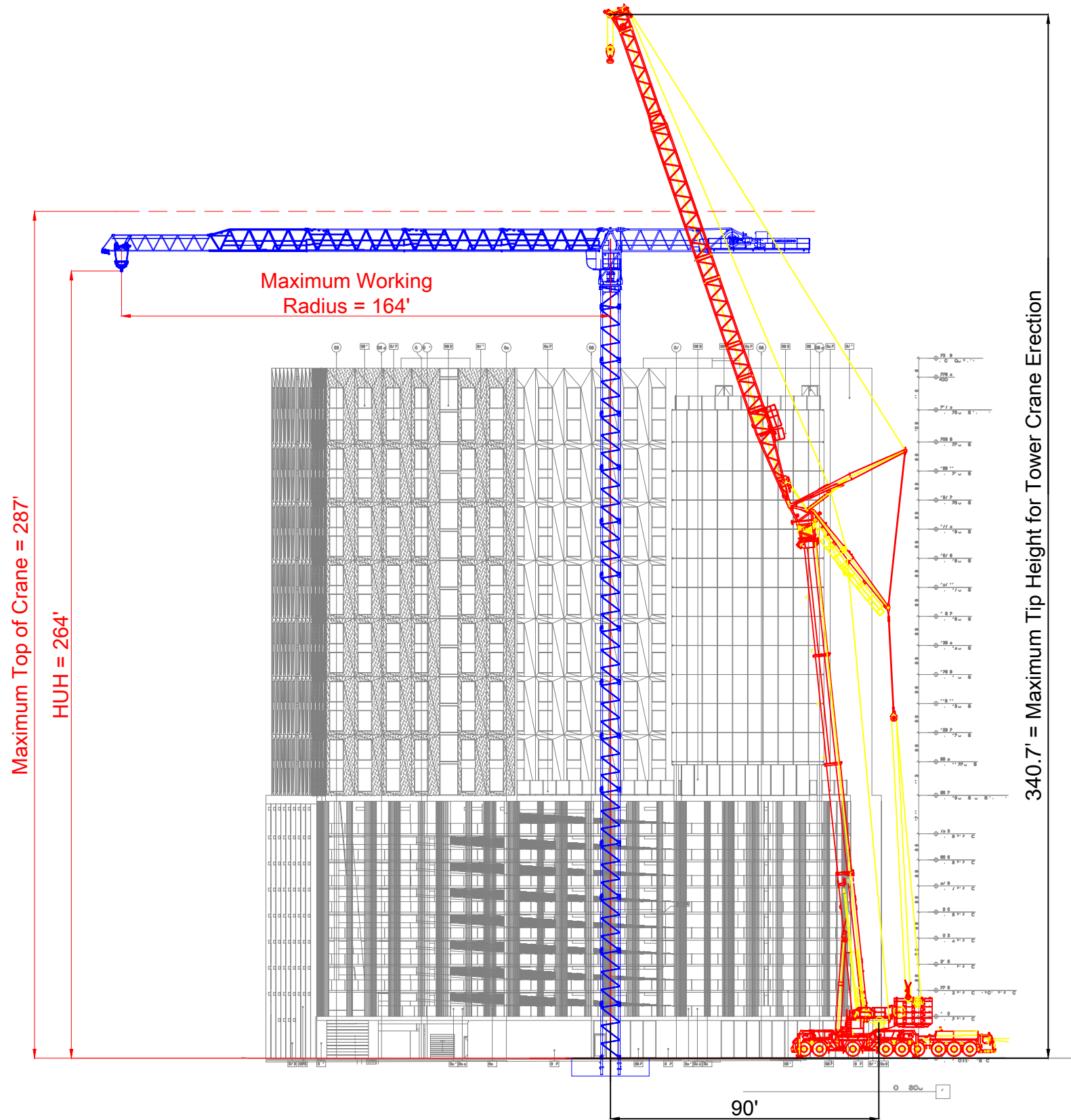
Kevin Davis, MBAA, AAE
Airport Director

Easterwood Airport Management
979-775-9901
www.flyeasterwood.com

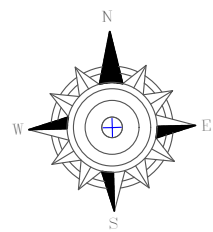


IMPORTANT:
 THIS DRAWING AND THE INFORMATION AND DESIGN APPLICATION CONTAINED HEREIN IS THE PROPERTY OF HEEDE SOUTHEAST, AND IS LOANED UPON EXPRESS CONDITIONS THAT THE SAME BE RETURNED TO HEEDE SOUTHEAST UPON REQUEST. ALL INFORMATION CONTAINED HEREIN SHALL BE TREATED AS PROPRIETARY AND CONFIDENTIAL.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

CRANE MODEL: 21LC290
 WORKING RADIUS: 164.0'
 HUH : 264'



PRELIMINARY
 FOR PLANNING PURPOSES ONLY



Crane Specifications:

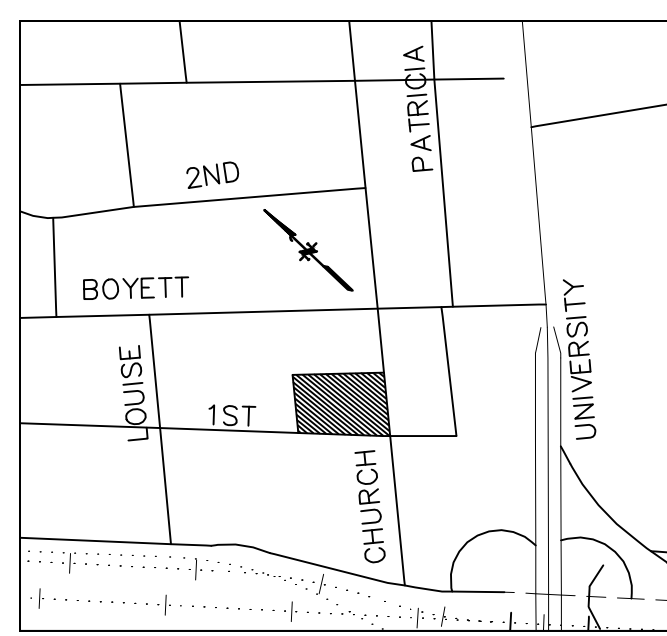
Crane:
 21 LC 290
 Working Radius:
 164.0'



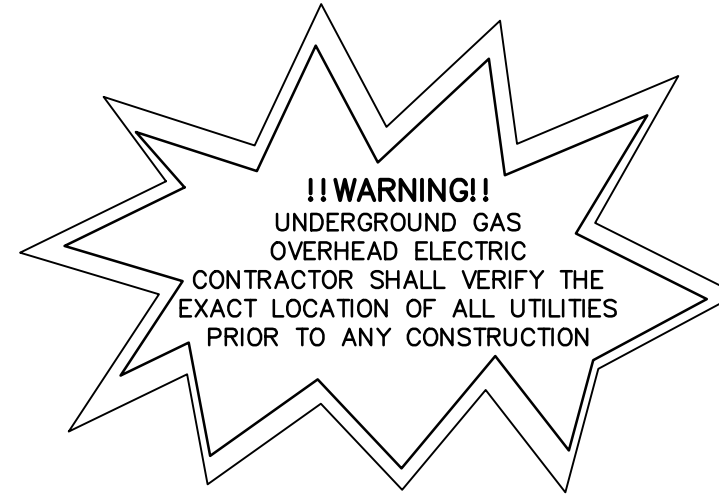
No.	Revision/Issue	Date
0	Elev Sheet 1	12/12/24

Project Name:
 Church Ave Apartments
 Project Address:
 201 Church Avenue
 College Station, TX 77840
 Drawn By:
 TWR

Sheet #:
 Elev Sheet 1 R0
 Date:
 12/12/24
 Scale:



VICINITY MAP
1:500

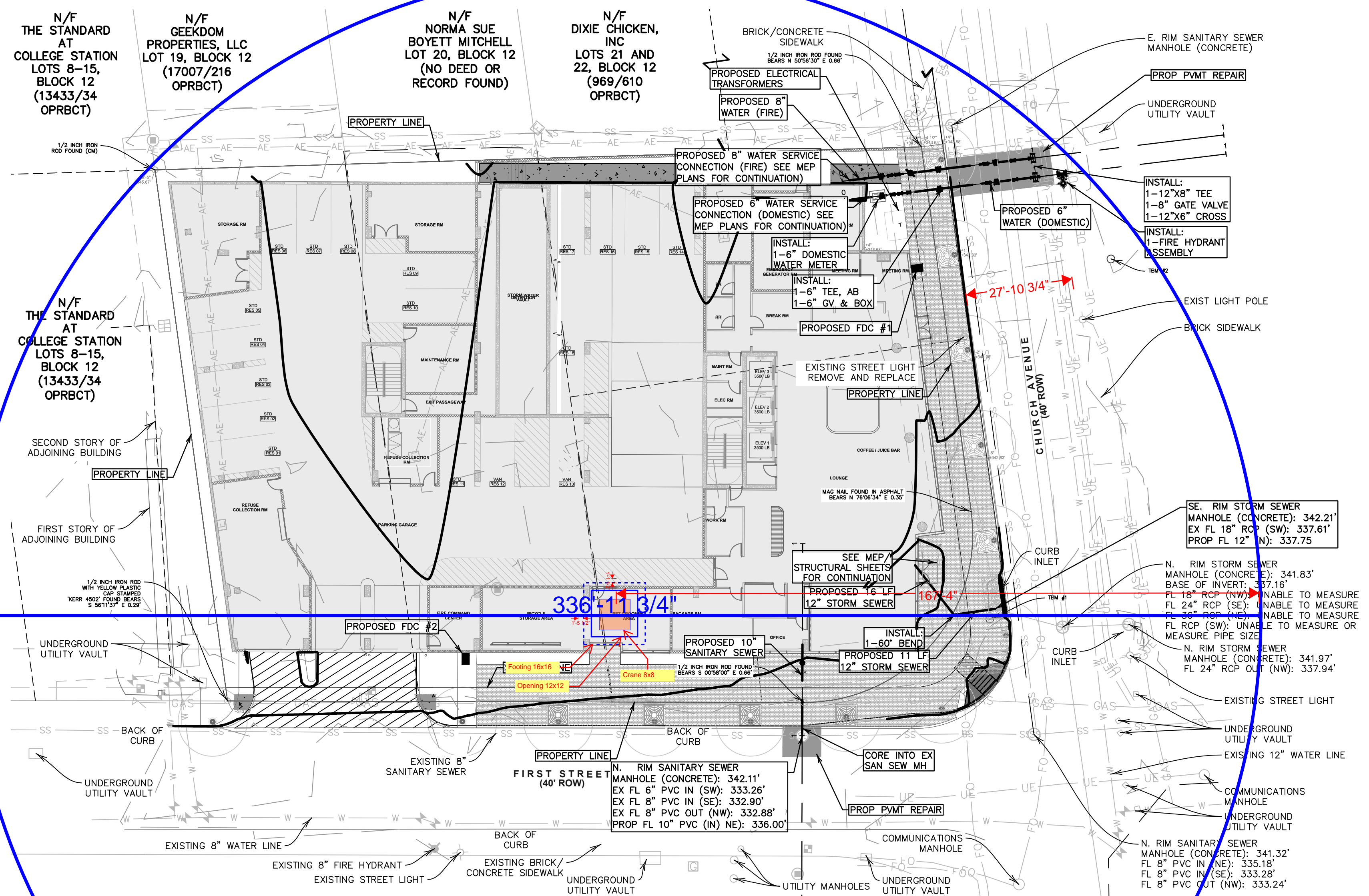
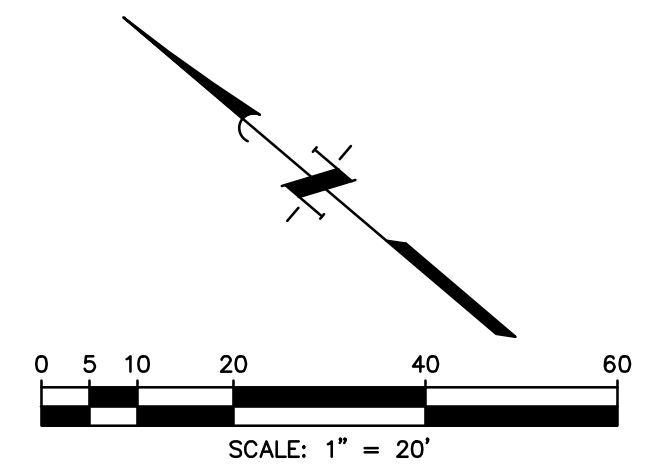
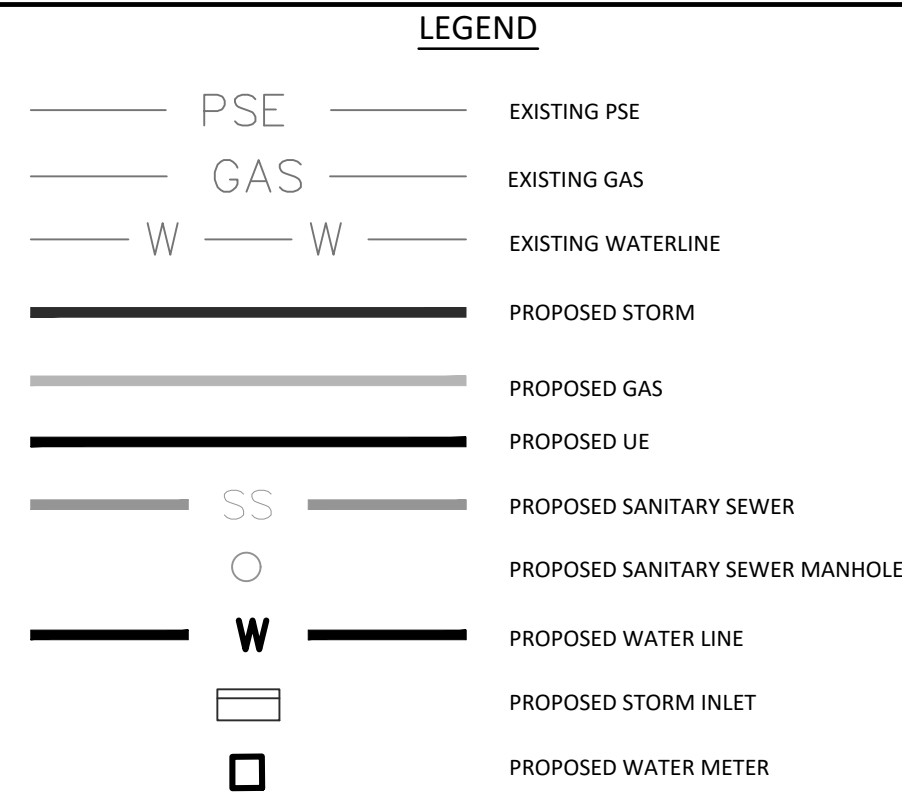


GENERAL UTILITY NOTES:

- THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
- PLUMBING PERMIT IS REQUIRED TO INSTALL THE PRIVATE PLUMBING, ALL LINES MUST BE INSTALLED BY A LICENSED PLUMBER AND IN COMPLIANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.

WATER NOTES:

- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
- ALL PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEM MUST ALSO BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATION OF 36 OR LESS.
- NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
- THE USE OF PIPES AND FITTINGS THAT CONTAIN MORE THAN 8.0% LEAD OF SOLDER AND FLEX THAT CONTAINS MORE 0.2% LEAD IS PROHIBITED.
- WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET AND A MAXIMUM COVER OF FIVE (5) FEET UNLESS OTHERWISE SPECIFIED ON PLANS AND/OR REQUIRED UTILITY CROSSINGS.
- ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
- WATER SERVICES WILL BE LEFT BETWEEN 2 AND 3 FEET DEEP AT THE POINT OF TERMINUS TO BE DEVELOPER'S CONTRACTOR. A BALL VALVE IS REQUIRED AT THE POINT OF TERMINUS.
- POTABLE WATER DISTRIBUTION LINES AND WASTEWATER MAINS OR LATERALS THAT FORM PARALLEL UTILITY LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
- NO PHYSICAL CONNECTION SHALL BE MADE BETWEEN A DRINKING WATER SUPPLY AND SEWER LINE. ANY APPURTENANCE SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT ANY POSSIBILITY OF SEWAGE ENTERING THE DRINKING WATER SYSTEM.
- WHEN NEW POTABLE WATER DISTRIBUTION LINES ARE CONSTRUCTED, THEY SHALL BE INSTALLED NO CLOSER THAN NINE FEET IN ALL DIRECTIONS TO WASTEWATER COLLECTION FACILITIES. ALL SEPARATION DISTANCE SHALL BE MEASURED FROM THE OUTSIDE SURFACE OF EACH OF THE RESPECTIVE PIECES.
- WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING CRITERIA SHALL APPLY:
 - WHERE A NEW POTABLE PARALLELS AN EXISTING, NON-PRESSURE OR PRESSURE RATED WASTEWATER MAIN OR LATERAL AND THE LICENSED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS IS ABLE TO DETERMINE THAT THE EXISTING WASTEWATER MAIN OR LATERAL IS NOT LEAKING, THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE EXISTING WASTEWATER OR LATERAL, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, THE MEASURE HORIZONTALLY. FROM THE EXISTING WASTEWATER MAIN OR LATERAL. EVERY EFFORT SHALL BE EXERTED NOT TO DISTURB THE BEDDING AND BACKFILL OF THE EXISTING WASTEWATER MAIN OR LATERAL.
 - WHERE A NEW POTABLE WATERLINE CROSSING AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL. ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS IF THE WASTEWATER MAIN OR LATERAL IS DISTURBED OR SHOWS SIGNS OF LEAKING, IT SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE RATED PIPE.
- ALL SECTION OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18 FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASEMENT PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT (OR LESS) INTERVALS WITH SPACERS OF BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.
- AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, BUT PRIOR TO THE REPLACEMENT, EACH VALVED SECTION OF NEWLY LAID PIPE SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST. FOR ANY SECTION BEING TESTED, THE PRESSURE APPLIED SHALL BE 150 POUNDS PER SQUARE INCH. ADJUSTMENT SO REQUIRED SHALL BE MADE FOR DIFFERENT IN ELEVATION BETWEEN THE LOWPOINT OF THE SECTION BEING TESTED AND THE CENTERLINE OF THE PRESSURE TEST GAUGE.
- EACH VALVED SECTION SECTION OF PIPE SHALL BE SLOWLY FILLED WITH WATER, AND THE SPECIFIED TEST PRESSURE, MEASURE TO THE POINT OF LOWEST ELEVATION, SHALL BE SUPPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. THE PUMP, PIPE CONNECTION, AND ALL NECESSARY APPARATUS, INCLUDING GAUGES AND METERS SHALL BE FURNISHED BY THE CONTRACTOR. THE DURATION OF EACH PRESSURE TEST SHALL BE FOUR (4) HOURS.
- NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL THE LEAKAGE IS LESS THAN A RATE EQUAL TO TWENTY-FIVE (25) GALLONS PER INCH OF NOMINAL DIAMETER OR PIPE LINE PER MILE OVER TWENTY-FOUR (24) HOUR PERIOD.
- THE LINE SHALL BE THOROUGHLY STERILIZED. CHLORINE WILL BE INJECTED INTO THE SECTION OF LINE BEING STERILIZED SO THAT ITS ENTIRE CAPACITY WILL BE FILLED WITH WATER CONTAINING CHLORINE IN THE AMOUNT OF 50 P.P.M OR IN SUCH OTHER QUANTITY AS DETERMINED BY THE ENGINEER. THE STERILIZING AGENT SHALL BE INTRODUCED AT ONE END OF THE SECTION AND THE WATER RELEASED FROM THE OPPOSITE END UNTIL THE STERILIZING AGENT IS PRESENT AT THE DISCHARGE END IN SUCH QUANTITY AS TO INDICATE A RESIDUAL CHLORINE OF 50 P.P.M OR AS OTHERWISE DETERMINED BY THE ENGINEER. ALL VALVES SHALL THEN BE CLOSED AND THE STERILIZING SOLUTION PERMITTED TO REMAIN IN THE PIPE SECTION FOR NOT LESS THAN 24 HOURS. ALTERNATELY, DRY TREATMENT MAY BE CONDUCTED DURING INSTALLATION. FOR 6" WATER LINE 0.05 LBS OF 100% CHLORINE PER 100 LINEAR FEET OF LINE IS REQUIRED, AND FOR THE 4" WATER LINE IN 0.027 LBS. OF 100% CHLORINE PER 100 LINEAR FEET OF LINE OS REQUIRED AMOUNTS OF SOLUTION SHALL BE ADDED AT THE BELL OF OF EACH PIPE AS IT IS INSTALLED.



SANITARY SEWER NOTES:

- MATERIALS USED FOR GRAVITY PIPE JOINTS MUST PREVENT INFILTRATION AND ROOT ENTRANCE. A JOINT MUST INCLUDE RUBBER GASKETS, POLYVINYL CHLORIDE (PVC) COMPRESSION JOINTS, HIGH DENSITY POLYETHYLENE COMPRESSION JOINTS, BE WELDED, BE HEAT INFUSED, OR INCLUDE OTHER TYPES OF FACTORY-MADE JOINTS AS APPROVED BY TCEQ REQUIREMENTS, CHAPTER 217.
- SEWER LINES SHALL BE TESTED FOR EXFILTRATION, OR IF PVC, MANDREL TESTED PRIOR TO ACCEPTANCE. THE TOTAL EXFILTRATION, AS DETERMINED BY HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE PER 24 HOURS AT MINIMUM TEST HEAD OF 2.0 FEET ABOVE THE CROWN OF PIPE AT AN UPSTREAM MANHOLE.
- ALL ASPECT OF THE SEWER LINE, INCLUDING PIPE JOINTS AND MANHOLE, SHALL HAVE A DESIGN LIFE CYCLE OF NO LESS THAN FIFTY YEARS. IF A PIPE OR AN INTEGRAL STRUCTURAL COMPONENT OF A PIPE WILL DETERIORATE WHEN SUBJECTED TO CORROSIVE INTERNAL CONDITIONS OR IF A PIPE OR COMPONENT DOES NOT HAVE A CORROSIVE RESISTANT LINER INSTALLED BY MANUFACTURER. THE OWNER MUST DEMONSTRATE THE STRUCTURAL INTEGRITY OF THE PIPE DURING THE MINIMUM 50-YEAR DESIGN LIFE CYCLE.
- ALL SANITARY SEWER TO BE SDR-26 PVC.
- SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
- CLEANOUT INSTALLATIONS MUST PASS ALL APPLICABLE TESTING REQUIREMENTS OUTLINED FOR GRAVITY COLLECTION PIPES IN TCEQ §217.57(RELATING TO TESTING REQUIREMENTS FOR INSTALLATIONS OF GRAVITY COLLECTION SYSTEM PIPES).
- A MANHOLE MUST BE MADE OF MONOLITHIC, CAST-IN-PLACE CONCRETE, FIBERGLASS, PRE-CAST CONCRETE, HIGH-DENSITY POLYETHYLENE, OR EQUIVALENT MATERIAL THAT PROVIDES ADEQUATE STRUCTURAL INTEGRITY. THE USE OF BRICKS TO ADJUST A MANHOLE COVER TO GRADE OR CONSTRUCT A MANHOLE IS PROHIBITED.
- THE INSIDE DIAMETER OF A MANHOLE MUST BE NO LESS THAN 48 INCHES. A MANHOLE DIAMETER MUST BE SUFFICIENT TO ALLOW PROPER JOINING OF THE COLLECTION SYSTEM PIPES IN THE MANHOLE WALL.
- THE BOTTOM OF A MANHOLE MUST CONTAIN A U-SHAPED CHANNEL THAT IS A SMOOTH CONTINUATION OF THE INLET AND OUTLET PIPES.
- A MANHOLE CONNECTED TO PIPE LESS THAN 15 INCHES IN DIAMETER MUST HAVE A CHANNEL DEPTH EQUAL TO AT LEAST HALF THE LARGEST PIPE'S DIAMETER.
- A MANHOLE CONNECTION MUST HAVE USE WATERTIGHT, SIZE-ON-SIZE RESILIENT CONNECTORS THAT ALLOW FOR DIFFERENTIAL SETTLEMENT AND MUST TO ASTM C-023.

ELECTRICAL NOTES:

- THE EXISTING ELECTRICAL SHOWN IS APPROXIMATE.
- CSU WILL ASSIST WITH ELECTRONIC LOCATION OF EXISTING LINES. EXCAVATION AND INSTALLATION OF CONDUIT WILL BE BY OTHERS.
- ALL CONDUIT WORK WILL BE BY OTHERS PER CSU DESIGN.
- SECONDARY CONDUCTORS FROM TRANSFORMER TO BLDG POINT OF SERVICE WILL BE BY CSU. ALL SERVICE CONDUCTORS BY CONTRACTOR.
- METER WILL BE LOCATED ON TRANSFORMER.

CONTACT SAM WEIDU W/CSU @979-764-6314 WITH ANY DESIGN QUESTIONS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
150 Venture Drive, Suite 100 • College Station, TX 77845
979.731.8000

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: TYLER E. GREEN, P.E.
P.E. Serial No.: 134668
Date: SEPTEMBER 2024

CITY OF COLLEGE STATION

201 CHURCH AVENUE
GENERAL CONSTRUCTION LAYOUT

UTILITY PLAN

JOB NO. 29369-0001-01 DRAWING SCALE: 1"=20'

SHEET NO. **C8.0** DGN. BY: SDW DWG. BY: SDW

FOR CITY OF COLLEGE STATION USE

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