




College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Dr. Clark Ealy, Deputy Superintendent for Administrative Services 

Date: July 13, 2011

Subject: Consider approval of the dedication of a right of way to the City of College Station to facilitate the extension of Deacon Drive, and construction of Towers Parkway, and a Joint Development Agreement related to the dedication. The property is described as follows: right of way for the extension of Deacon Road and the construction of Towers Parkway on the 27.02 acres owned by College Station Independent School District and located adjacent to Holleman Drive South, College Station, Brazos County, Texas.

Agenda Item: K-1

Board Priority/
District Goal: Priorities A & B; Goals 1, 2 & 3

Background

Last summer, College Station ISD purchased 27.017 acres of property off Holleman Drive South, north of Rock Prairie Road. Just after our purchase, Heath Phillips, LLC purchased the remaining portion of the parent tract to our north and east. As a part of his Barracks development, Mr. Phillips is in the process of developing the tract he purchased last summer. The district has been working with Mr. Phillips and the City of College Station on a joint development agreement. The agreement is designed to provide several pieces of infrastructure (roadways, water and sanitary sewer) to the CSISD site prior to our development of the land. At this point, the district has not specified a use for this site, nor have we determined a timeline for a decision.

This joint development agreement calls for the school district to dedicate 100% of the right of way for the construction of two roads and the edge of our property: Deacon Drive (on the north) and Towers Parkway (on the east). In consideration of the dedication, the developer will pay for 100% of the cost of the construction of the roadways including bringing a water line across the street from our property.

Recommendation

It is recommended that the Board of Trustees of College Station Independent School District approve the resolution authorizing the dedication of the right of way to the City of College Station, approving the terms and conditions of the joint development agreement with Heath Phillips, LLC, and authorizing the Board

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EDDIE COULSON, Ed.D.
Superintendent of Schools

7-14-2011



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President to execute the necessary documents for the joint development agreement, for the dedication and conveyance of the right of way.

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