

STAFF MEMO

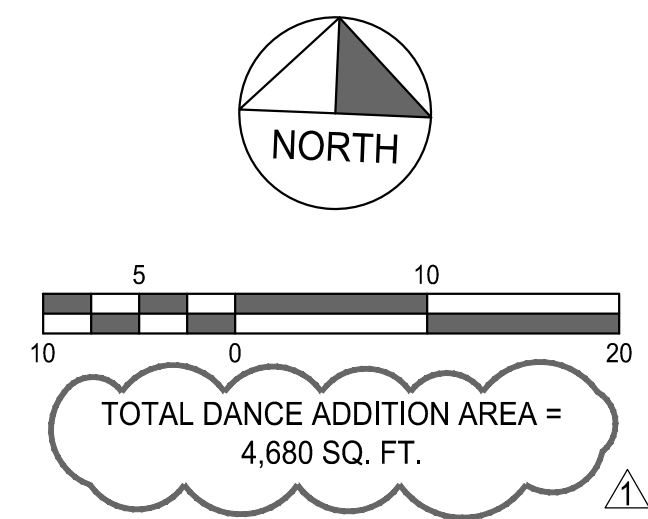
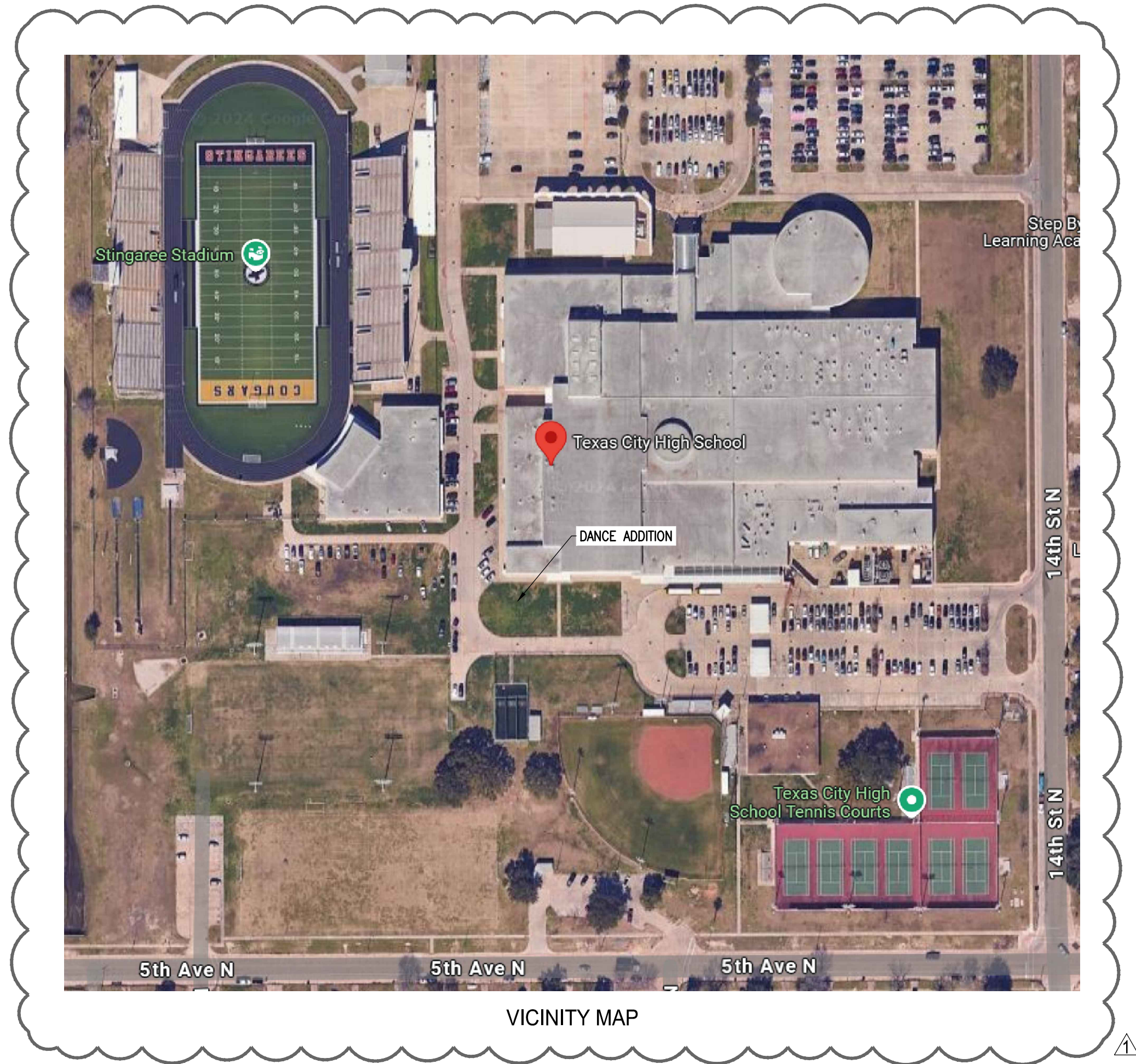
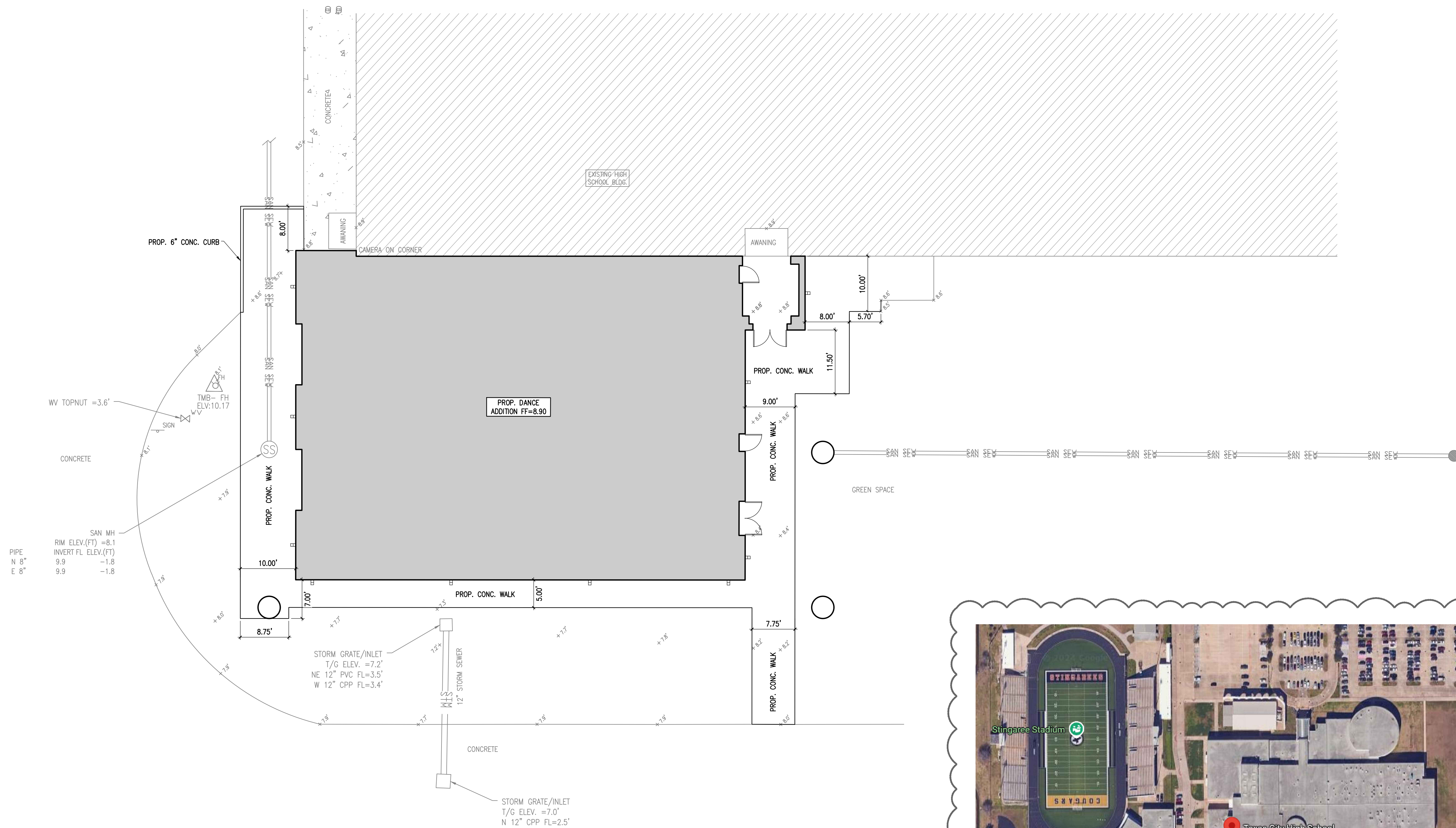
TO: Planning Board – regular meeting on February 3, 2025
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
DATE: January 30, 2025
RE: 1431 9th Ave N – TCHS Dance Studio Addition & Culinary Renovation

Background: TCISD proposes to add a 4,680-sf addition to the southwest corner of the existing Texas City High School for use as a dance studio. The project also includes renovation of the 3,133-sf culinary arts area.

Requested Action: Approve Development Plan.

Analysis and Recommendation: The proposed addition for the purpose of a dance studio to be used by TCISD for in-school dance instruction and practice is consistent with the use as an institution of public education. No adverse impact is anticipated to infrastructure. The addition will not impact the traffic flow or circulation. The Fire Marshal comment "must ensure all fire protection and life safety devices cover this area" will be addressed during the process of plan review for the building permits.

Staff have no objection to approval of the Development Plan as submitted.



ARCHITECT **PKB Architects, Inc.** **pkb.com**

HOUSTON
11 Greenway Plaza, 22nd Floor
Houston, TX 77066
713-965-0608 P
713-961-4571 F
TX Firm F-3709

Civil
DIG ENGINEERS
713-516-0518
LANDSCAPE
EDGE LAND
713-565-0909
STRUCTURAL
KORLA ENGINEERS
713-965-2909

MEET
LEAF ENGINEERS
713-965-0909

CONTRACTOR
SLATE CONSTRUCTION
713-701-4699

ENVELOPE CONSULTANT
TEAM PROFESSIONALS
713-963-0909

FOOD SERVICE
FOODSERVICE DESIGN PROFESSIONALS
781-752-1221

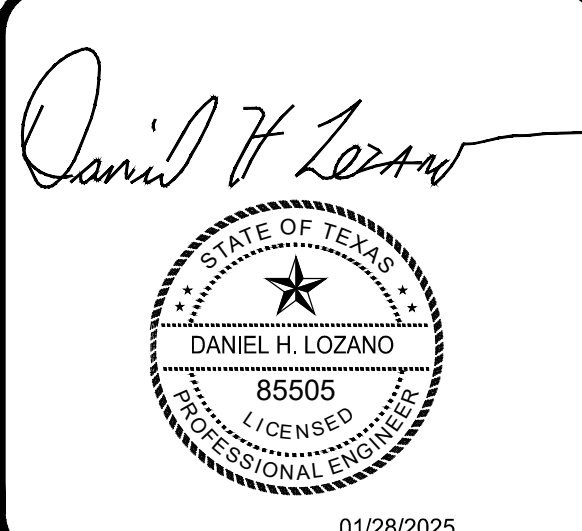
GEOTECHNICAL
CMT TECHNICAL SERVICES
713-666-0771

TEXAS CITY HIGH SCHOOL RENOVATIONS



1431 9TH AVE. N
TEXAS CITY, TX 77590

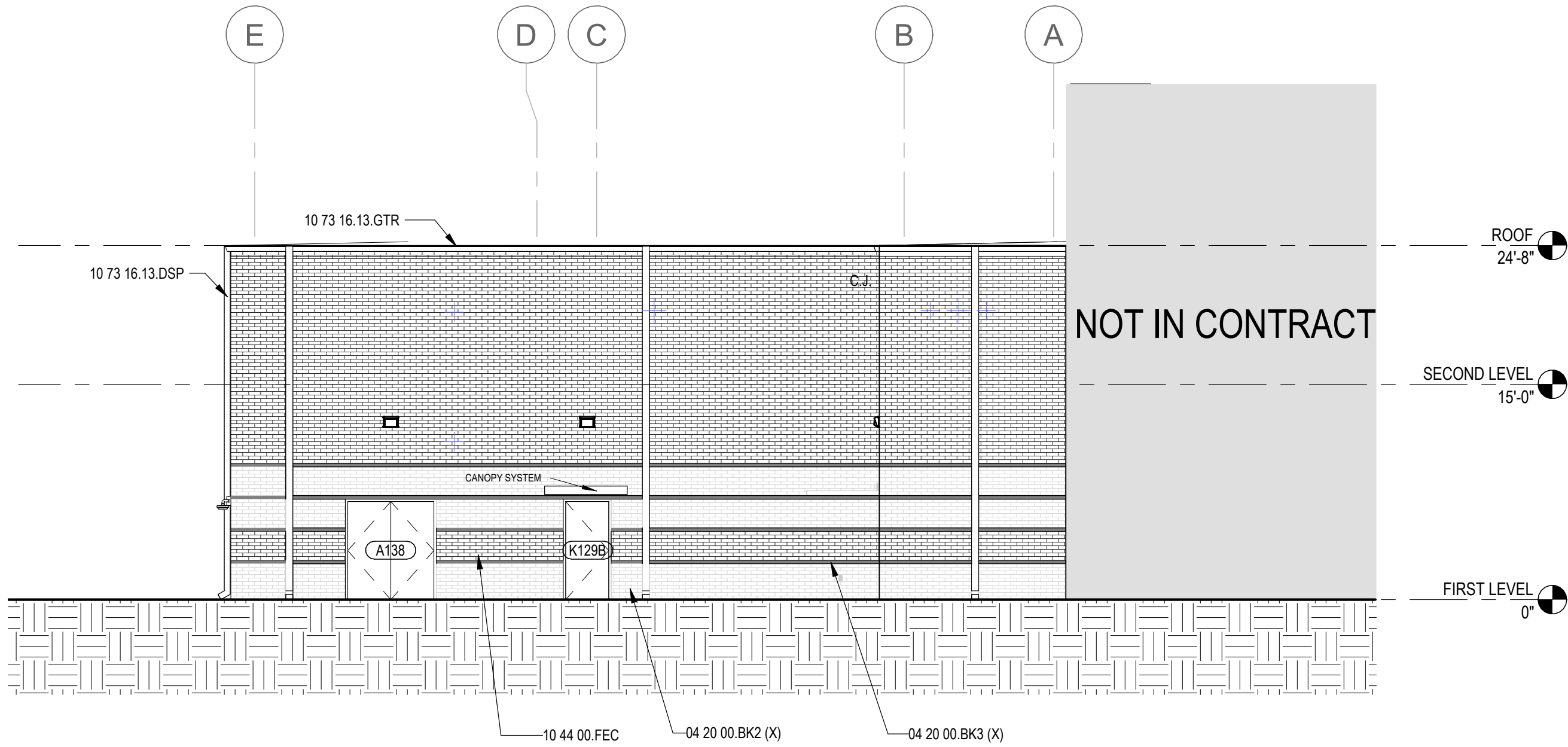
ISSUE FOR GMP

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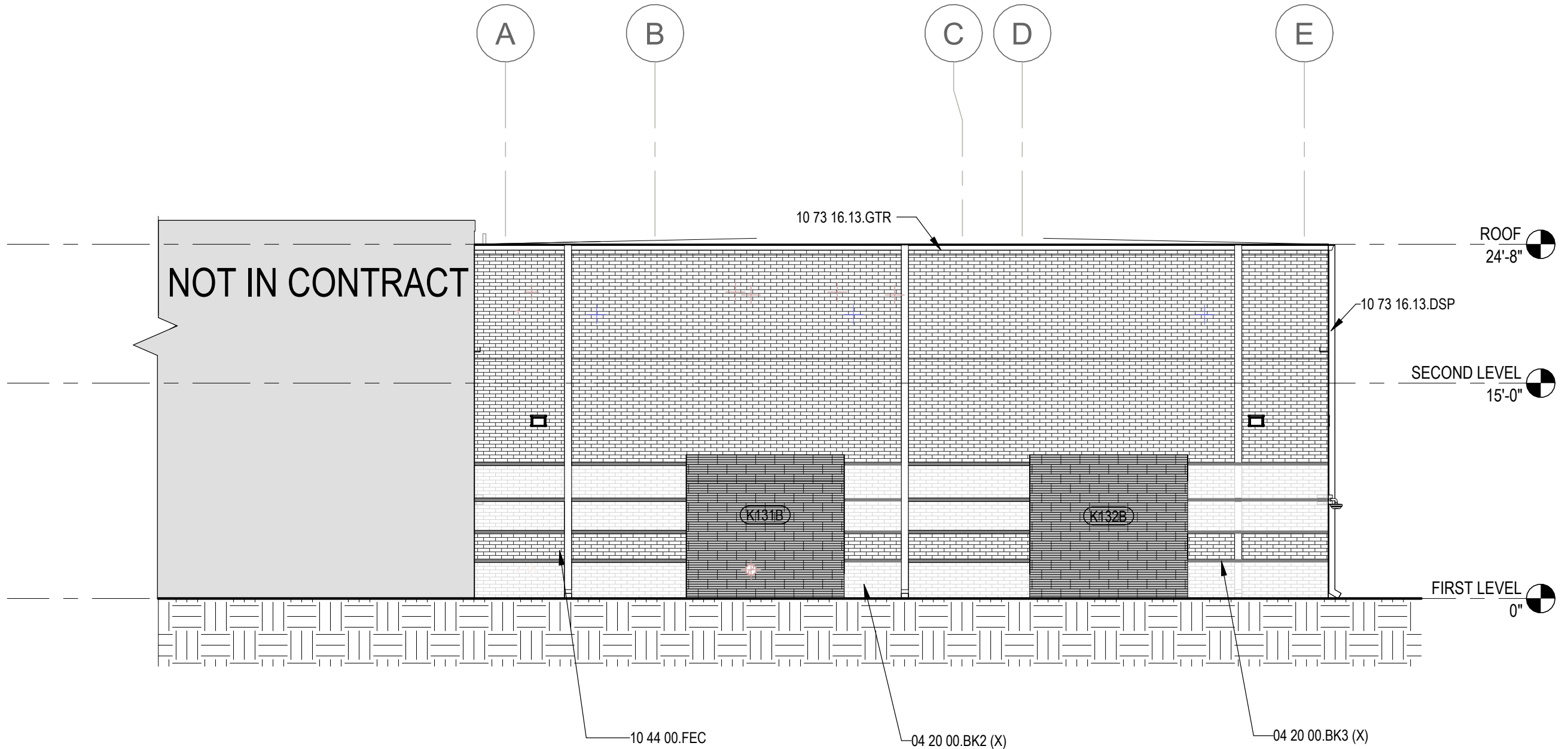
ISSUE FOR GMP

SITE PLAN

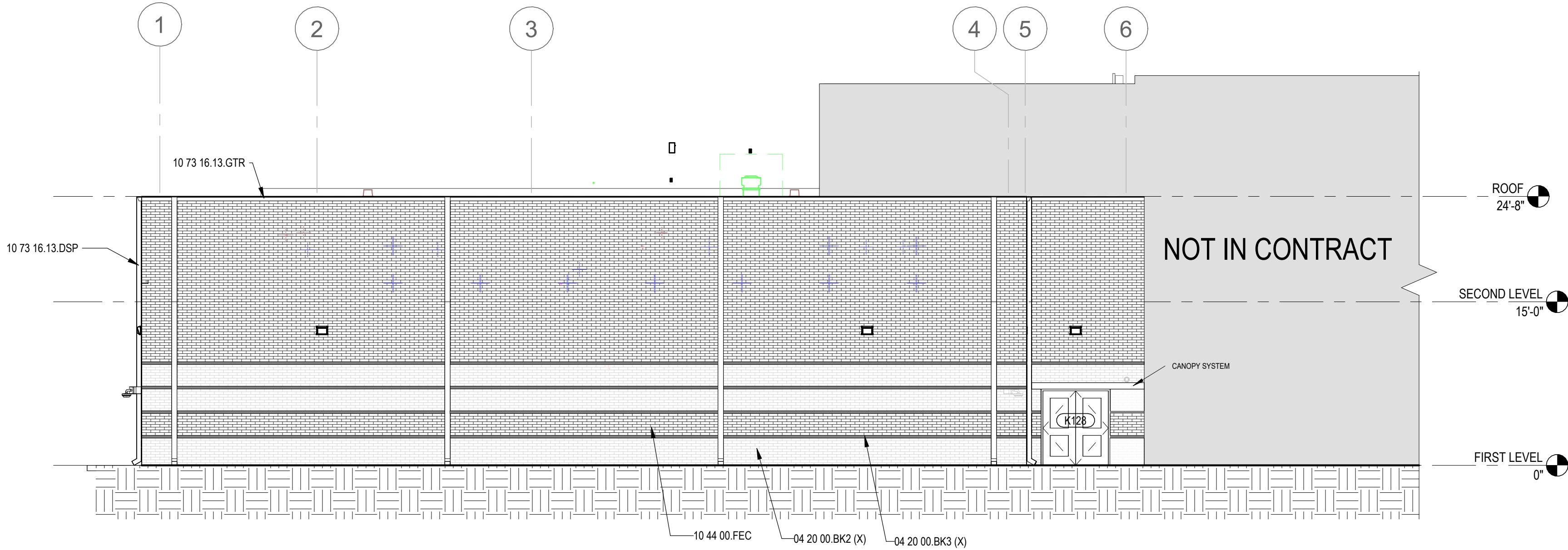
24 EAST - AREA K - DANCE
1/8" = 1'-0"



18 WEST - AREA K - DANCE
1/8" = 1'-0"



06 SOUTH - AREA K - DANCE
1/8" = 1'-0"



GENERAL ELEVATION NOTES

1. ALL BUILDING EXPANSION JOINT TO BE 1" UNLESS OTHERWISE NOTED.
2. CONTROL JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED. EXTEND FULL HEIGHT OF WALL.
3. 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES.
4. EXPOSED EXTERIOR STRUCTURAL STEEL TUBE MEMBERS SHALL BE PAINTED P-9.
5. STEEL MASONRY LINTELS SHALL BE GALVANIZED.
6. EXPOSED CONCRETE WALLS, COLUMNS, AND BEAMS SHALL BE RUBBED GROUT FINISH.
7. MASONRY WEEP AT 16" O.C. MAXIMUM.
8. EXTERIOR ALUMINUM STOREFRONT SYSTEM SHALL HAVE ALUMINUM SUB-SILLS WITH END DAMS.
9. EXTERIOR ALUMINUM STOREFRONT SYSTEM SHALL HAVE CONTINUOUS ALUMINUM BACKFILLERS WITH CONTINUOUS PERIMETER ALUMINUM ANGLE.
10. FLEXIBLE MEMBRANE FLASHING AT WINDOWS SILLS AND LINTELS SHALL HAVE PRE-FORMED END DAMS.
11. MASONRY VENEER CONTROL JOINTS SHALL BE 3/8" AT INSIDE CORNERS. AT DISTANCES NOT TO EXCEED 3'-4" FROM OUTSIDE CORNERS, AND AT 30'-0" O.C. MAXIMUM. UNLESS NOTED OTHERWISE, REFERENCE EXTERIOR ELEVATIONS.
12. GUTTERS, CONDUCTOR HEADS, AND DOWNSPOUTS SHALL BE PRE-FINISHED SHEET METAL. COLOR SELECTED BY ARCHITECT.
13. DOWNSPOUTS SHALL HAVE 16 GAUGE PRE-FINISHED DOWNSPOUT BOOTS TO 6'-0" ABOVE FINISH GRADE. COLOR SELECTED BY ARCHITECT.
14. DOWNSPOUTS AND/OR ROOF DRAINS SHALL BE CONNECTED TO STORM DRAIN SYSTEM UNLESS OTHERWISE NOTED. REFERENCE CIVIL FOR STORM DRAIN CONNECTION DETAILS AND LOCATIONS.
15. CONTRACTOR SHALL PROVIDE MOCK-UP FOR EACH EXTERIOR CONDITION AND CONSTRUCTION ASSEMBLY TYPE. INCLUDE A 2X2 WINDOW MOCK-UP. MOCK-UP SHALL INCLUDE METAL FLASHINGS, VERTICAL AND HORIZONTAL FLEXIBLE MEMBRANE FLASHINGS, AND WINDOW INSTALLATIONS AS DETAILED IN CONSTRUCTION DOCUMENTS. MOCK-UP SHALL BE A MINIMUM OF 8'-0" TALL X 16'-0" LONG WITH AN EXTERIOR CORNER, INTERIOR CORNER, AND VERTICAL CONTROL JOINTS. COORDINATE LOCATION OF MOCK-UP PANEL WITH ARCHITECT PRIOR TO CONSTRUCTION.

KEYNOTE LEGEND

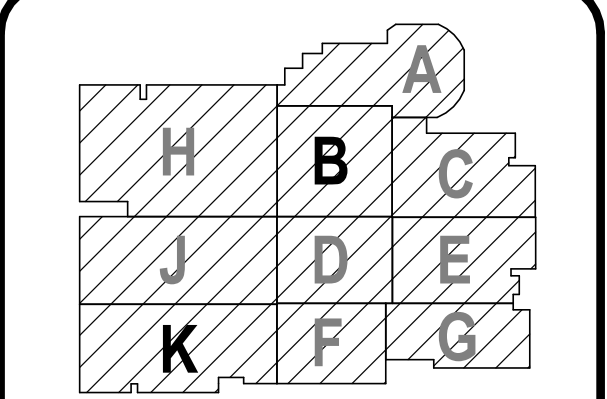
NUMBER	DESCRIPTION
04 20 00.BK2 (X)	BRICK TYPE 2. MATCH EXISTING COURSING
04 20 00.BK3 (X)	BRICK TYPE 3. MATCH EXISTING COURSING
10 44 00.FEC	FIRE EXTINGUISHER CABINET
10 73 16.13.DSP	DOWNSPOUT
10 73 16.13.GTR	GUTTER



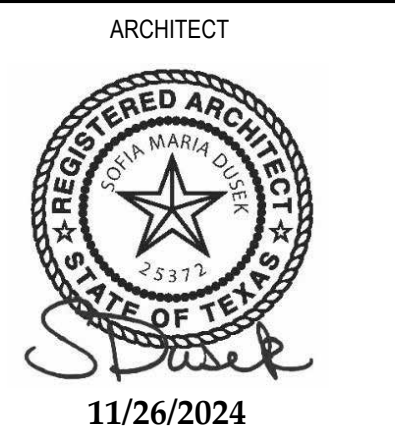
ARCHITECT	PBK Architects, Inc.
HOUSTON	HOUSTON
11 Greenway Plaza, 22nd Floor	Houston, TX 77046
713-965-0608 P	713-965-0608 P
TX Firm BR 1608	TX Firm BR 1608
ENGINEERS	ENGINEERS
LANDSCAPE	LANDSCAPE
LOGO/LAND	LOGO/LAND
STRUCTURAL	STRUCTURAL
MURAL/TOWNERS	MURAL/TOWNERS
LEAD ARCHITECT	LEAD ARCHITECT
CONTRACTOR	CONTRACTOR
SLATE CONSTRUCTION	SLATE CONSTRUCTION
CONTRACTOR	CONTRACTOR
ENVIRONMENTAL	ENVIRONMENTAL
MECHANICAL	MECHANICAL
FOOD SERVICE	FOOD SERVICE
FOODSERVICE DESIGN PROFESSIONALS	FOODSERVICE DESIGN PROFESSIONALS
GEOTECHNICAL	GEOTECHNICAL
ENVIRONMENTAL SERVICES	ENVIRONMENTAL SERVICES

TEXAS CITY HIGH SCHOOL RENOVATIONS

95% CONSTRUCTION DOCUMENTS



KEY PLAN
NORTH: PLAN TRUE



CLIENT		
TEXAS CITY INDEPENDENT SCHOOL DISTRICT		
DATE		PROJECT NUMBER
11/26/2024		230570
DRAWING HISTORY		
No.	Description	Date

CHECKED BY: Checker
DRAWN BY: Author

EXTERIOR
ELEVATIONS - AREA
K - DANCE

