

## 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:** 3301 25<sup>th</sup> Ave N – TCISD New Ag Barn

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**Background:** TCISD proposes to demolish the existing agriculture barn at its existing facility at 3301 25<sup>th</sup> Ave N and construct a new 17,690-sft facility. Signage indicates the barn will be used for cattle and pigs.

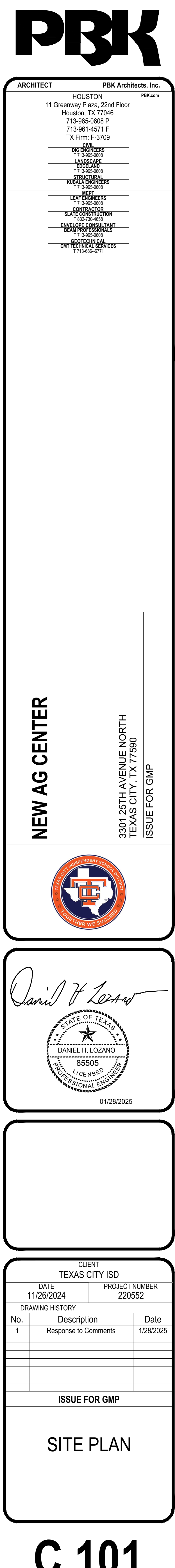
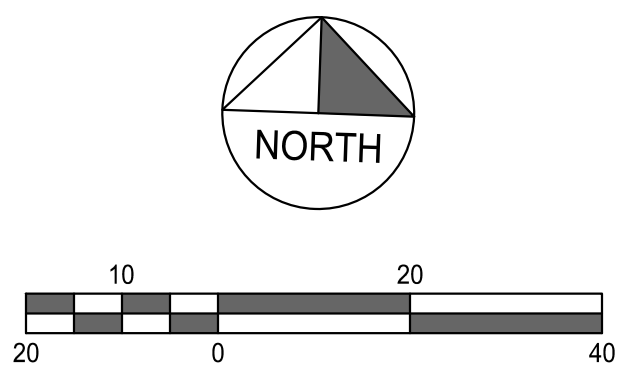
**Requested Action:** Approve Development Plan.

**Analysis and Recommendation:** TCISD has an existing agricultural education facility at this 1.10-acre site which is located behind (south of) the Texas City Biosphere. The project will demolish the existing facility and construct a new 17,690-sf barn. The project also includes restriping the existing parking lot and adding wheelstops.

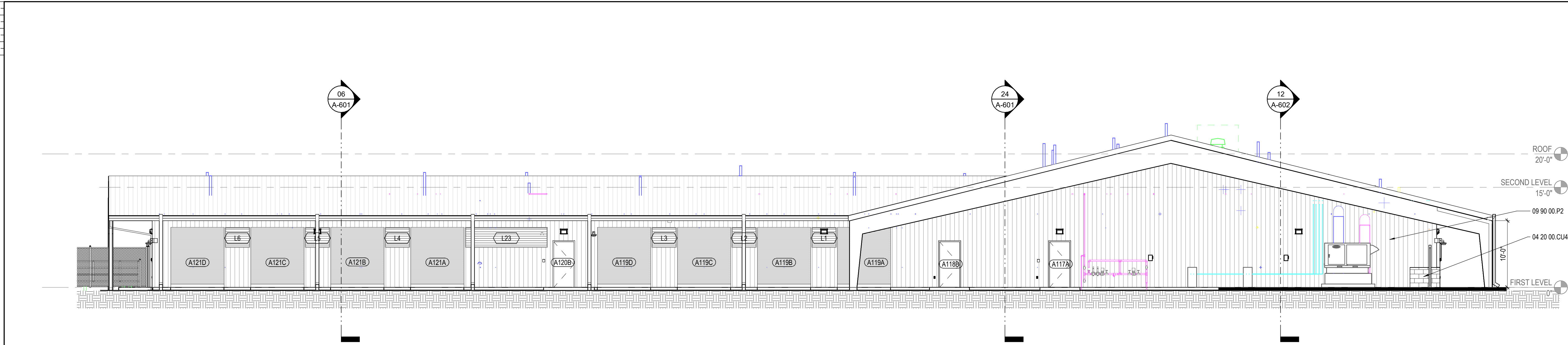
The agriculture barn will be used for education and is consistent with the use of the existing facility as an institution of public education. Staff are not aware of any complaints regarding the use of the existing facility as a barn for educational purposes. Its location near The Texas City Biosphere is a good use of both properties, which colocation reduces the occurrence of potential conflicts or complaints.

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

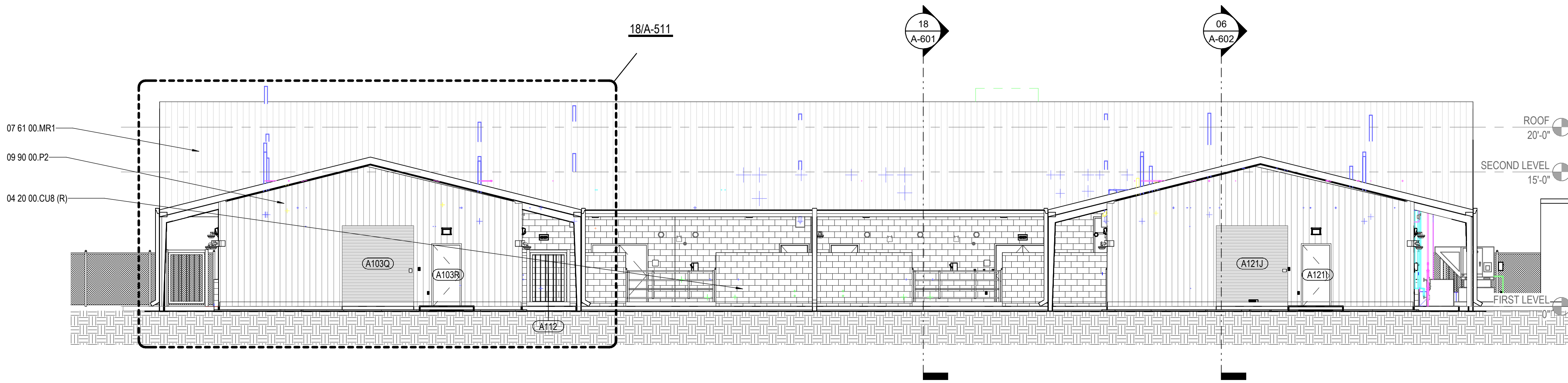




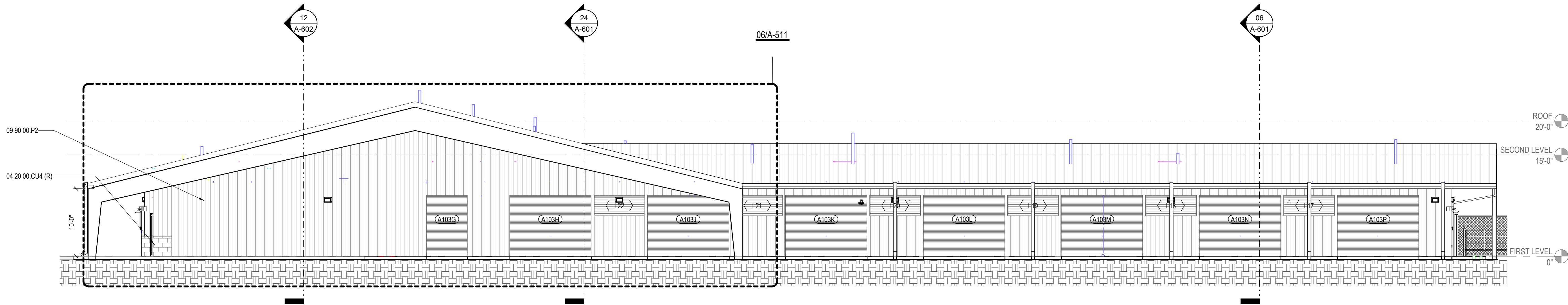




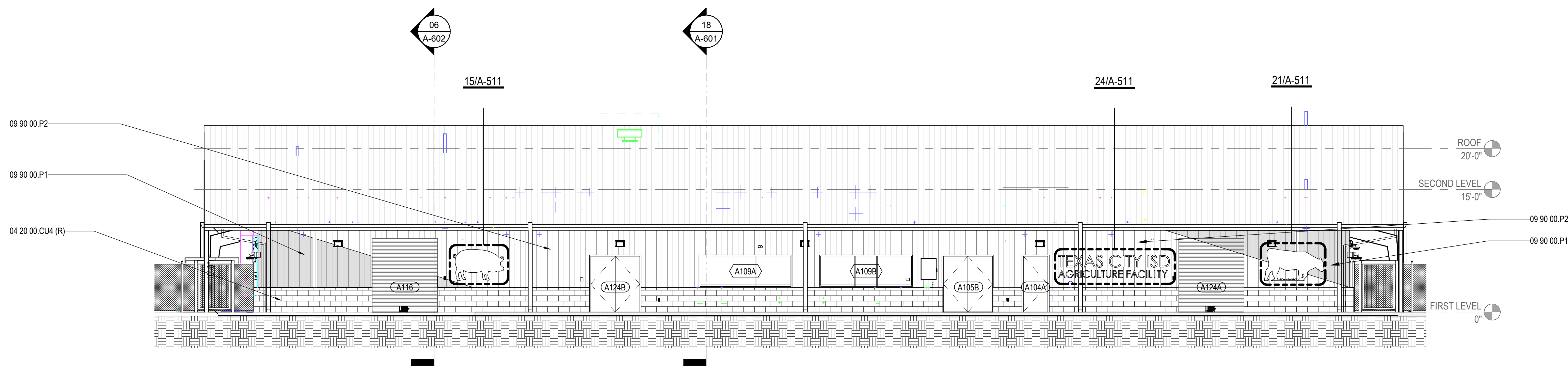
30 EXTERIOR ELEVATION - NORTH - OVERALL  
1/8" = 1'-0"



24 EXTERIOR ELEVATION - EAST - OVERALL  
1/8" = 1'-0"



12 EXTERIOR ELEVATION - SOUTH - OVERALL  
1/8" = 1'-0"



06 EXTERIOR ELEVATION - WEST - OVERALL  
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 WINDOW 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.

## EXTERIOR MATERIALS LEGEND

|  |                                 |  |                     |
|--|---------------------------------|--|---------------------|
|  | METAL COMPOSITE WALL PANEL - P1 |  | 4" CMU RUNNING BOND |
|  | METAL COMPOSITE WALL PANEL - P2 |  |                     |

## KEYNOTE LEGEND

| NUMBER           | DESCRIPTION                                    |
|------------------|------------------------------------------------|
| 04 20 00 C14 (R) | 4" CMU - RUNNING BOND                          |
| 04 20 00 C18 (R) | 8" CMU - RUNNING BOND                          |
| 07 61 00 MR1     | SHEET METAL ROOFING, REFER TO ROOFING DRAWINGS |
| 09 90 00 P1      | PAINT TYPE 1 - FIELD                           |
| 09 90 00 P2      | PAINT TYPE 2 - DISTRICT BLUE                   |



ARCHITECT  
HOUSTON  
11 Greenway Plaza, 22nd Floor  
Houston, TX 77046  
713-965-0608 P  
713-961-4571 F  
TX Firm BR 1608

DESIGNER  
HOUSTON  
11 Greenway Plaza, 22nd Floor  
Houston, TX 77046  
713-965-0608 P  
713-961-4571 F  
TX Firm BR 1608

CONTRACTOR  
HOUSTON  
11 Greenway Plaza, 22nd Floor  
Houston, TX 77046  
713-965-0608 P  
713-961-4571 F  
TX Firm BR 1608

GENERAL CONTRACTOR  
HOUSTON  
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Houston, TX 77046  
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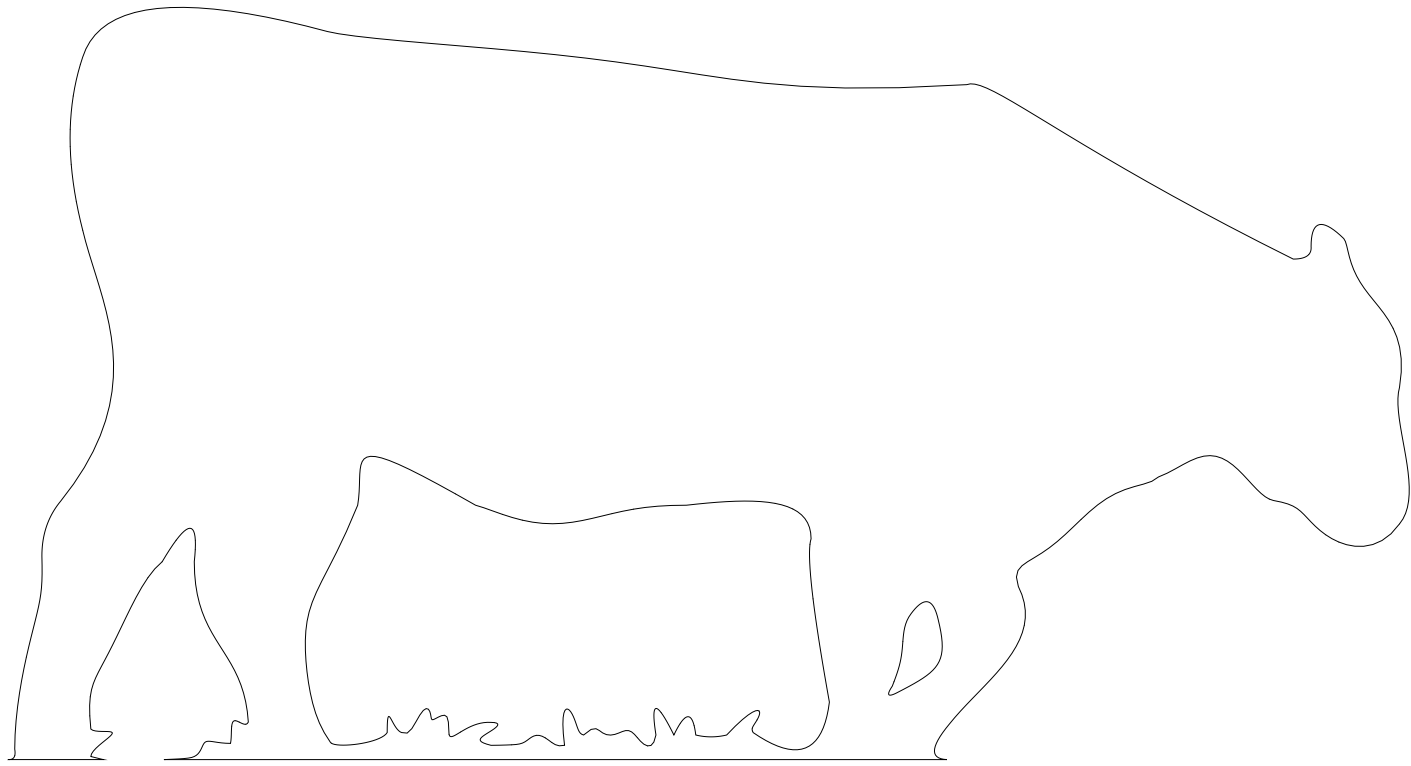
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TX Firm BR 1608



# TEXAS CITY ISD AGRICULTURE FACILITY

BERRIDGE HR-16 LASER CUT METAL PANEL,  
"TEXAS CITY ISD AGRICULTURE FACILITY".  
ART WORK TO BE PROVIDED, CITYSCAPE FINISH

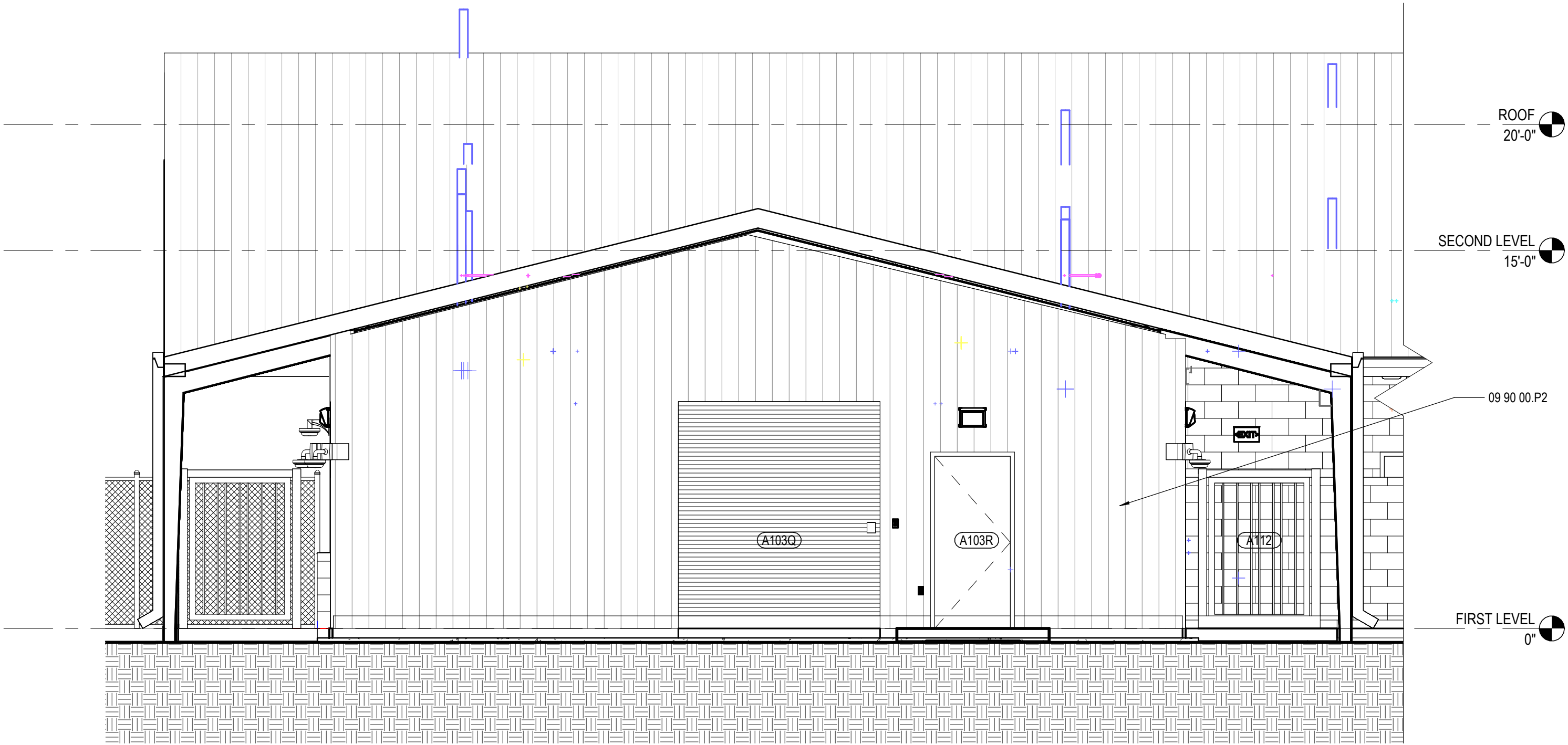
PANEL TO BE MOUNTED TO EXTERIOR WALL  
WITH A 2" STAND OFF, WITH STAINLESS STEEL  
FASTENERS AND SPACERS



BERRIDGE HR-16 LASER CUT METAL PANEL,  
COW SILHOUETTE, ART WORK TO BE PROVIDED,  
CITYSCAPE FINISH

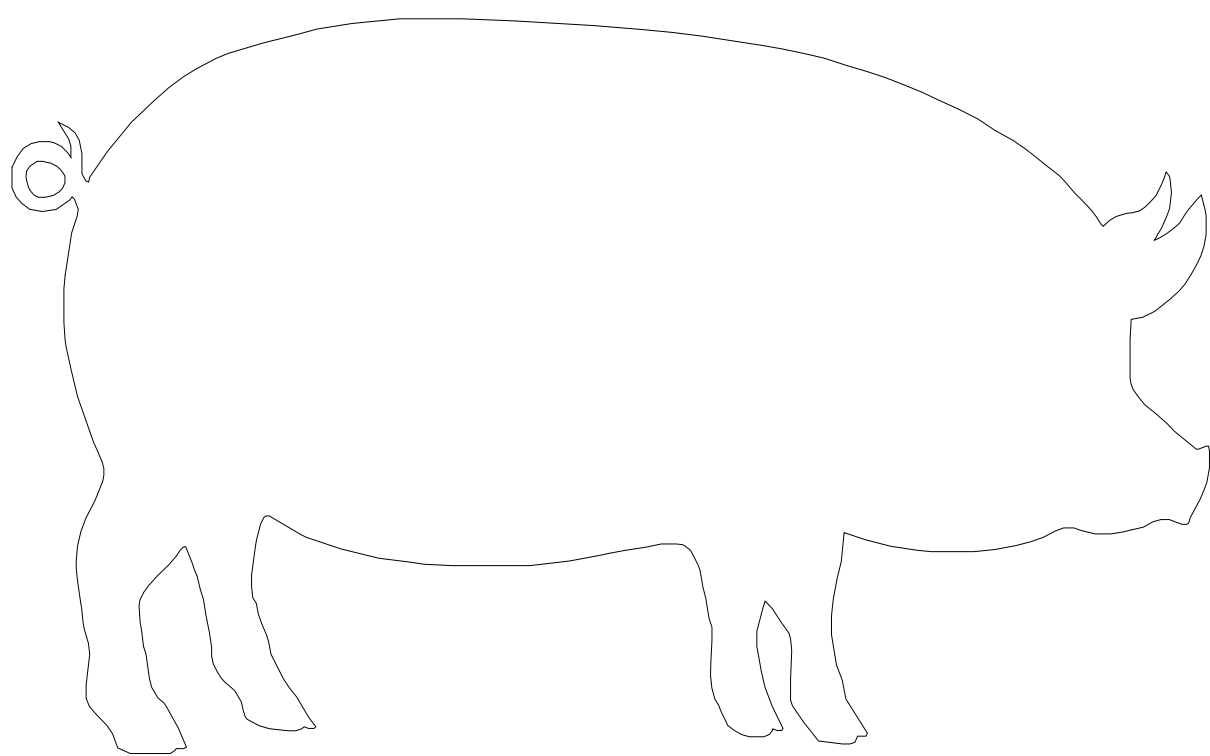
PANEL TO BE MOUNTED TO EXTERIOR WALL  
WITH A 2" STAND OFF, WITH STAINLESS STEEL  
FASTENERS AND SPACERS

24 TCISD SIGNAGE  
1" = 1'-0"



18 EXTERIOR ELEVATION - EAST - SM. ROOF GABLE  
1/4" = 1'-0"

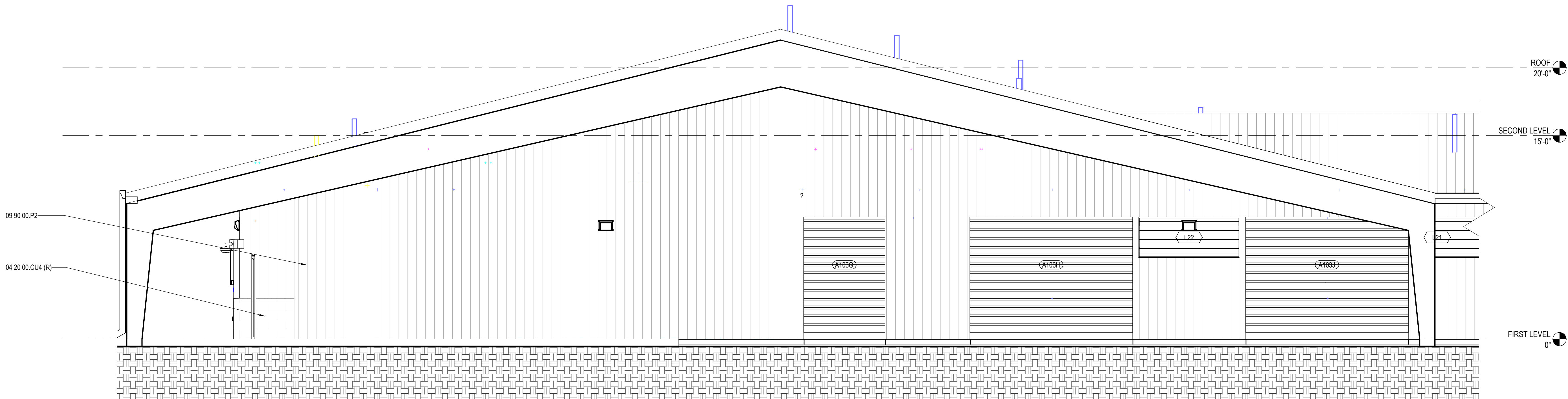
21 COW SILHOUETTE  
1" = 1'-0"



BERRIDGE HR-16 LASER CUT METAL PANEL,  
PIG SILHOUETTE, ART WORK TO BE PROVIDED,  
CITYSCAPE FINISH

PANEL TO BE MOUNTED TO EXTERIOR WALL  
WITH A 2" STAND OFF, WITH STAINLESS STEEL  
FASTENERS AND SPACERS

15 PIG SILHOUETTE  
1" = 1'-0"



06 EXTERIOR ELEVATION - SOUTH - LG. ROOF GABLE  
1/4" = 1'-0"

## EXTERIOR MATERIALS LEGEND

|  |                                    |  |                     |
|--|------------------------------------|--|---------------------|
|  | METAL COMPOSITE<br>WALL PANEL - P1 |  | 4" CMU RUNNING BOND |
|  | METAL COMPOSITE<br>WALL PANEL - P2 |  |                     |

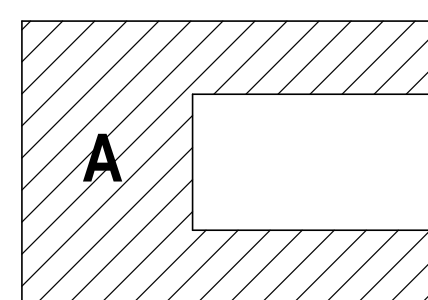
## KEYNOTE LEGEND

| NUMBER            | DESCRIPTION                  |
|-------------------|------------------------------|
| 04 20 00 CLU4 (R) | 4" CMU - RUNNING BOND        |
| 09 90 00 P2       | PAINT TYPE 2 - DISTRICT BLUE |



| ARCHITECT                                                                                                            | PBK Architects, Inc. |
|----------------------------------------------------------------------------------------------------------------------|----------------------|
| HOUSTON<br>11 Greenway Plaza, 22nd Floor<br>Houston, TX 77046<br>713-965-0608 P<br>713-961-4571 F<br>TX Firm BR 1603 | PBK.com              |
| OWNER                                                                                                                | TEXAS CITY ISD       |
| DESIGNER                                                                                                             | 11/26/2024           |
| LANDSCAPE                                                                                                            | 11/26/2024           |
| ENGINEER                                                                                                             | 11/26/2024           |
| STRUCTURAL                                                                                                           | 11/26/2024           |
| MATERIALS                                                                                                            | 11/26/2024           |
| MECHANICAL                                                                                                           | 11/26/2024           |
| ELECTRICAL                                                                                                           | 11/26/2024           |
| PLUMBING                                                                                                             | 11/26/2024           |
| CONSTRUCTION                                                                                                         | 11/26/2024           |
| ENVIRONMENTAL                                                                                                        | 11/26/2024           |
| GEOTECHNICAL                                                                                                         | 11/26/2024           |
| CONSTRUCTION SERVICES                                                                                                | 11/26/2024           |

NEW AG CENTER



KEY PLAN  
NORTH: PLAN TRUE



11/26/2024

| CLIENT<br>TEXAS CITY ISD |             |                          |
|--------------------------|-------------|--------------------------|
| DATE<br>11/26/2024       |             | PROJECT NUMBER<br>220552 |
| DRAWING HISTORY          |             |                          |
| No.                      | Description | Date                     |
|                          |             |                          |
|                          |             |                          |
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|                          |             |                          |
|                          |             |                          |
|                          |             |                          |

CHECKED BY: Checker  
DRAWN BY: Author

ENLARGED EXTERIOR  
ELEVATIONS

A-511







