

STAFF REPORT

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: 1200 Amburn Road – COM Public Safety Center – Training Tower

Background: The Public Safety Center (PSC) is one of the College of the Mainland bond program projects. The Planning Board approved an overall site plan for the bond projects, and the joint development plan for the Public Safety Center and Continuing & Corporate Education Center (CCEC) at its regular meeting on July 22, 2024. Building permits have been issued for both the PSC and CCEC and construction is in progress.

The PSC Training Tower was excluded from the application for the PSC to allow expedited review and approval of the PSC. The application for the PSC Training Tower has been reviewed separately and is now being presented for action by the Planning Board.

Requested Action: Approve Development Plan for the PSC Training Tower

Staff Analysis and Recommendation: The PSC Training Tower is approximately a 470-sf facility located at the southeast corner of the COM campus, on the south side of Monticello Road and east of Amburn Road. It is south and east of the Public Safety Center. It consists of 5 floors of mostly open staircase for student mobility and endurance training to simulate real world rescue scenarios. It is NOT a fire training tower. The facility will not be operated with fire, smoke or other noxious fumes or conditions.

Elevation views and perspectives of the training tower have been provided. The tower is estimated at approximately 566 feet from the nearest existing residential district or use on College Avenue which is south of the location. The intervening property is owned and controlled by COM and is unlikely to be developed as residential.

City utilities are available to the site. Site drainage issues have been discussed. The site is flat with an existing swale to facilitate site drainage. Imported earth fill for the parking areas west of the CCEC may create local ponding on COM property which will be the responsibility of COM to resolve. This condition has been discussed by Public Works with COM engineers and project team and will be handled as part of the building permitting review and inspection process.

The landscaping and parking requirements for the tower were considered in the overall site plan review and the development plan reviews for the PSC and CCEC and are satisfied in the overall projects.

Upon condition the training tower will not be operated with fire, smoke or other noxious fumes or conditions and that COM will resolve any on-site ponding issues caused by importing fill to the site, staff have no objection to approval of the development plan for the PSC Training Tower.

TYPE OF OCCUPANCY (TEXAS CITY – CO SEC. 160.081)	RATIO (TEXAS CITY – CO 2021)	AMOUNT OF STUDENT/ CLASS	PARKING (TEXAS CITY SEC. 160.081)	
			REQ'D	PROV'D
COLLEGE/UNIVERSITY	1 PER 2 STUDENTS	94	47	60
COLLEGE/UNIVERSITY	1/CLASSROOM	3	3	5
ASSEMBLY	1 PER 150 SF	6241	42	50
OFFICE/BUSINESS	1 PER 300 SF	2851	10	20
TOTAL			102	129

COLLEGE/UNIVERSITY	1 PER 2 STUDENTS	110	55	110
TOTAL			55	111

			PARKING (TEXAS CITY SEC. 160.081)		ACCESSIBLE (STANDARD) TAS (4.1.2, TABLE 2)		ACCESSIBLE (VAN) TAS (4.1.2, TABLE 2)	
			REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
TOTAL FOR BOTH BUILDINGS			157	240	5	5	2	2

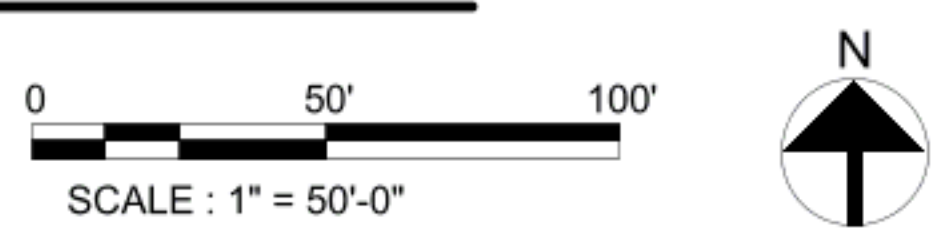
KEY VALUE	KEYNOTE TEXT
S01	PROJECT PROPERTY LINE
S02	DEFENTION POND, RE. CIVIL DWGS
S03	NEW CECC BUILDING, NOT IN SCOPE.
S04	EXISTING GRAVEL TRACK TO REMAIN
S05	EXISTING DITCH TO REMAIN
S29	PEDESTRIAN CROSSING
S30	PEDESTRIAN SIGN WITH 12' STOP LINE

- Location of building - see Site Plan
- Total Project Area – 102,340 SF = 2.3 acres
- Total Trees Prov. = 30 TREES see sheet L3.01
- Height - 54'-8"
- Exterior Materials = Burnished CMU (Limestone Appearance).
- FFE (Finished floor elevation) = 18.00
- Location of sidewalk is shown

1. SITE PLAN INDICATED GENERAL DESIGN INTENT OF ARCHITECTURAL SITE WORK. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR SUB-SURFACE WORK AND LANDSCAPE DRAWINGS FOR OTHER WORK NOT SPECIFIED HEREIN.
2. REFER TO SHEETS G-004 & G-005 FOR TYPICAL ACCESSIBILITY STANDARDS FOR ALL DESIGN STANDARDS AND REQUIREMENTS RELATED TO ACCESSIBILITY.
3. COMPLY WITH THE REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS FOR ALL DESIGN STANDARDS AND REQUIREMENTS RELATED TO ACCESSIBILITY.
4. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
5. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96" WIDE AND LEVEL WITH SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.
6. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE "SYMBOL OF ACCESSIBILITY". AN ADDITIONAL "VAN ACCESSIBLE" SIGN SHALL BE MOUNTED BELOW FOR ALL VAN ACCESSIBLE SPACES.
7. SLOPES OF CURB RAMPS ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 1:20. TRANSITIONS FROM RAMPS TO TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE MIN. WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES. PAVEMENT SURFACES SHALL BE SLIP RESISTANT.
8. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL WITHOUT EDGE TREATMENT, 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
9. ALL SITE SIGNAGE SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING ACCESSIBILITY.

[illegible]

SCALE: 1" = 50'-0"



1200 N Amburn Rd,
Texas City, TX 77591

ARCHITECTURE PLANNING INTERIORS

800 Sampson St. #104
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713.868.3121
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LICENSE NUMBER: 2500

DATE: 10/01/24

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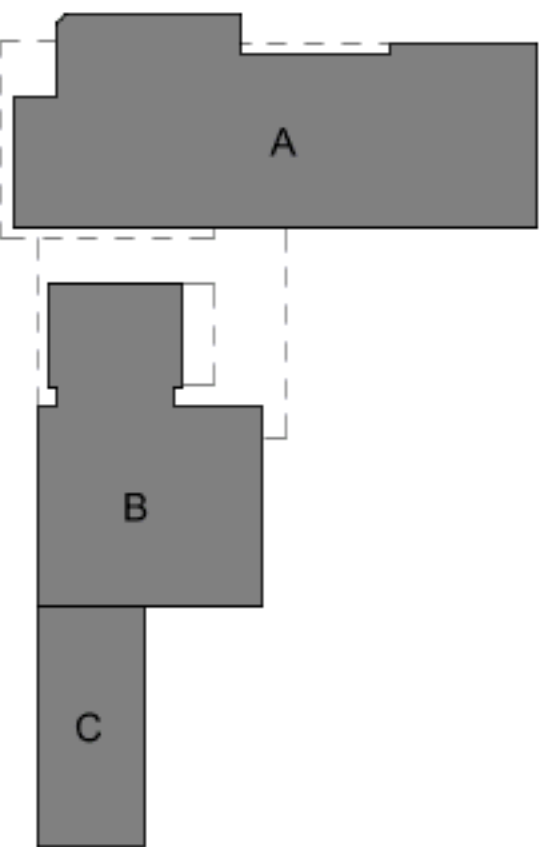
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Project Status:

CONSTRUCTION DOCUMENTS

[illegible]

Sheet Title

OVERALL SITE PLAN

Project Mgr:	RC
Designer:	KD
Drawn By:	Author
Checked By:	DO
Date:	07/25/2024
Job No.:	1514

A-001



RDLR ARCHITECTS

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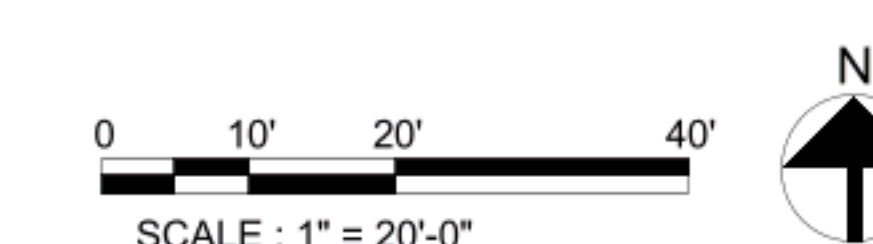
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KEY VALUE	KEYNOTE TEXT
S10	6" CURB, TYP.
S11	BOLLARD, NO LESS THAN 4" IN DIAMETER STL. CONCRETE FILLED BOLLARD W/ 15" MINIMUM IN DIAMETER 3'-0" DEEP CONCRETE FOOTING SEE SITE DETAILS
S12	SLOPED CURB AT ACCESSIBLE CURB RAMPS, TYP.
S13	POLE MTD. LIGHTS, TYP.
S14	LOUVERED METAL SCREEN, REFER TO SHEET A-021 FOR DETAILS
S15	CULVERT, REFER TO CIVIL DRAWINGS
S16	CHILLER SYSTEM, REFER TO MECHANICAL
S17	PLANTER BOLLARD, REFER TO LANDSCAPE
S18	BIKE RACK, REFER TO LANDSCAPE
S19	FIRE HYDRANT, REFER TO CIVIL
S20	CAMPUS MONUMENT ID SIGNAGE
S21	TRANSFORMER, REFER TO ELECTRICAL
S23	KNOX BOX LOCATION
S24	SCRUBBER SYSTEM, REFER TO MECHANICAL
S25	LIMESTONE BLOCK, REFER TO LANDSCAPE
S26	PEDESTRIAN POLE MTD. LIGHT FIXTURE
S27	FLOOR MTD. BENCH, REFER TO LANDSCAPE
S28	FLAG POLE LOCATION PROVIDE FLAG FOR US, TX, AND COM. COORDINATE FLAG ORDER WITH OWNER. PROVIDE 40' TALL FLAG POLE. REFER TO SHEET A-022 FOR DETAILS.
S29	PEDESTRIAN CROSSING
S31	PEDESTRIAN SIGN WITH 12" STOP LINE

TYPE MARK	MANUFACTURER	Model	DESCRIPTION	EXTERIOR LIGHT FIXTURE
D	DMF	DRD2M15935WF-M4TRSCW SLIM-NHN17-830K-WD-DM1NU TRIM NOR3-3_5RDS-TRM-FVHS-RWHWS-SOL	4" RECESSED DOWNLIGHT (RECEIVED)	
X	LITECONTROL	6L-R-D-4-SOP-Cx-35K-D105 12FT	12" EXTERIOR RECESSED LINEAR LED	
X1	LSI INDUSTRIES	TMWP-27W-45K-BZ	EXTERIOR WALL PACKS	
X2	KIM	CY11-5-4K7-3-4-WGR	DECORATIVE WALL MOUNTED LIGHT	
X3	GARDCO	ECF-L-80L-900-CW-G2-AR-FT-VOLTAG E-DB-BZ	SINGLE HEAD SITE LIGHT	
X4	GARDCO	ECF-L-80L-900-CW-G2-AR-3-VOLTAGE- DB-BZ	SINGLE HEAD SITE LIGHT	
X5	COLUMBIA LIGHTING	LXEM4-40ML-RFA-EDU - 8FT	4" SURFACE MOUNTED VANDAL RESISTANT LINEAR LED	
X6	LSI Industries	XFLM-SP-LED-28-HO-CW-UE	High Efficiency LED Floor light with Yoke Mount	



TRAINING TOWER PERSPECTIVES





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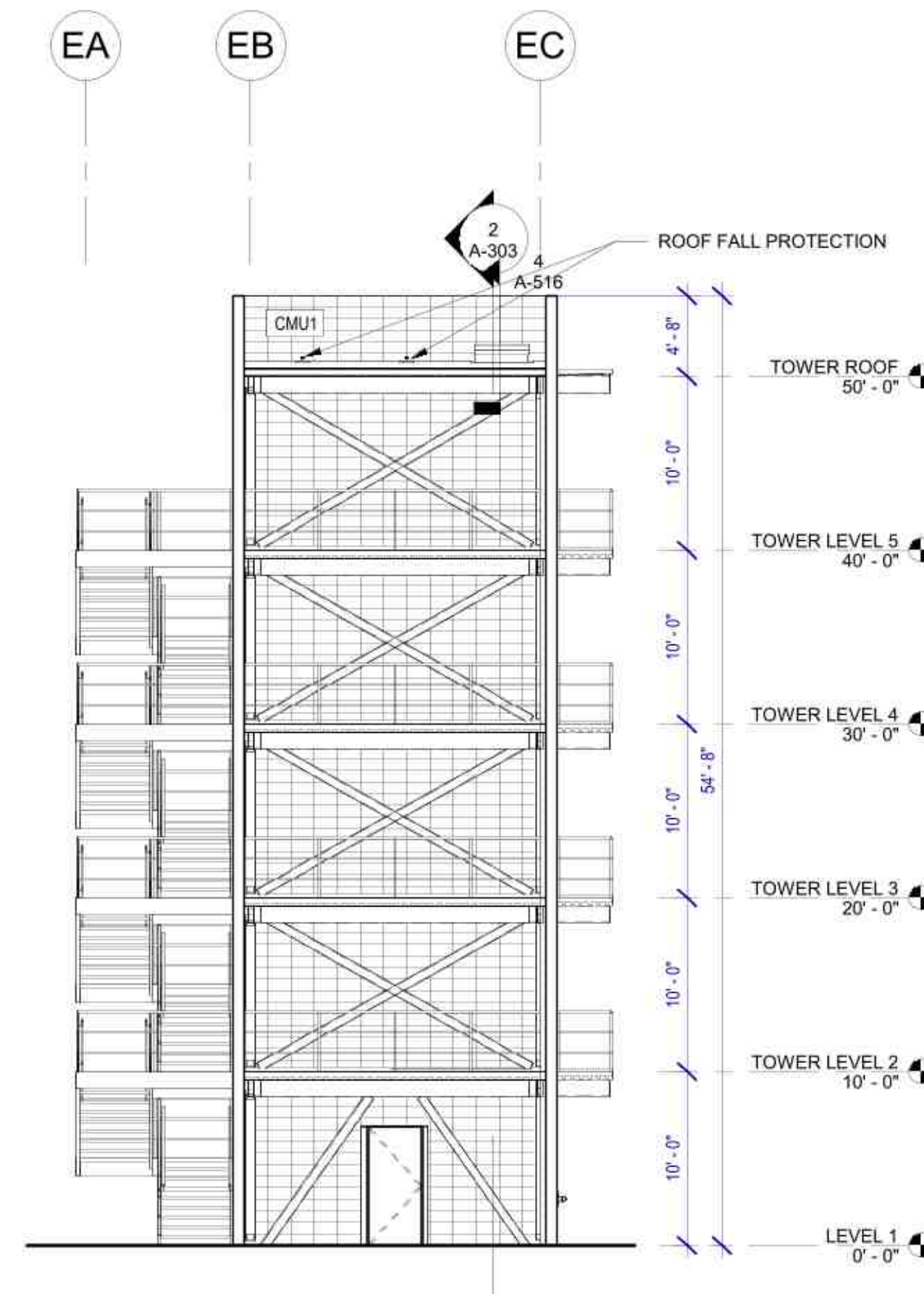
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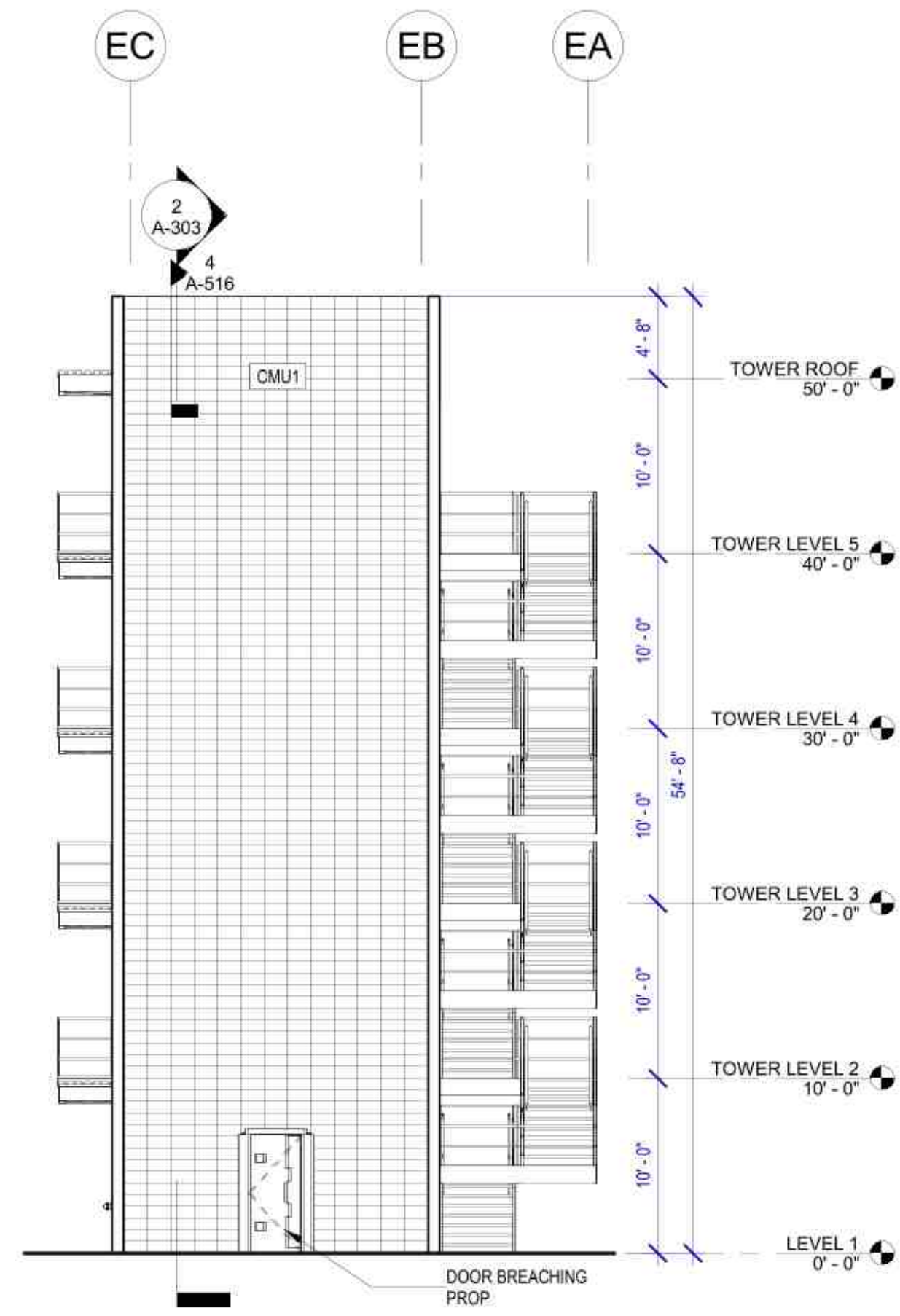
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2 OVERALL BUILDING ELEVATION - TRAINING TOWER - WEST



1 OVERALL BUILDING ELEVATION - TRAINING TOWER - EAST

Project Status:

No.	DATE	DESCRIPTION
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Sheet Title

Project Mgr:	RC
Designer:	KD
Drawn By:	RC
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A College of the Mainland

COM-PSC Site