



DESIGN COMMISSION RECOMMENDATION 20241209-004

Date: December 9, 2024

Subject: Billboard Relocation within or beside Residential

Motioned By: Commissioner Wittstruck Seconded By: Chair Salinas

Recommendation

The Design Commission recommends to Planning Commission and City Council to not support zoning changes that would allow for billboards on sites purchased by the Texas Department of Transportation (TxDOT) for the expansion of I-35 to be relocated and reconstructed within or beside a residential area. However, it should be noted that Design Commission generally does not oppose upzoning along Interstate Highway 35.

Rationale:

Although the Design Commission is not empowered by Charter to make recommendations on specific zoning cases, the pending zoning change request at the properties 1106 and 1110 East 30th Street from SF-3-NP to CS-MU-V-CO-NP makes it clear that the zoning change request is specifically made to reconstruct a new billboard along the expanded I-35, relocated from a property being purchased by TxDOT. The new location is within 500 feet of a residential base zoning district, per § 25-10-152(B)(5)(a)(iii), which should prohibit the construction of a billboard in that location.

The Design Commission has previously recommended against billboard relocation. In an April 7, 2008 letter to then-Mayor Will Wynn and Members of Council opposed the concept of relocation and the 2004 Council decision allowing it, further recommended that relocation be eliminated entirely.

Vote 6-1

For: Chair Salinas, Vice Chair Meiners, Commissioner Howard, Commissioner Luckens, Commissioner McKinney, Commissioner Wittstruck

Against: Commissioner Wallace

Abstain:

Absent: Commissioner Carroll, Commissioner Gelles, Commissioner Ladner

Vacancy: District 6

Attest: 
Jon Salinas, AIA
Design Commission, Chair

