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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

REVISED

Public Notice

129

POSTED CITY SECRETARY
DALLAS, TX

February 3, 2025, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference

Video Conference: (24883593384 @dallascityhall.webex.com)

Telephone: (408) 418-9388, Access Code: 248 835 93384

Password: Feb25LMC (33224562 when dialing from a phone or video system)

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m7c14f89aaed31218ab42ac24580d8cf>

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing Phyllis.hill@dallas.gov one hour prior to the meeting date start time.

AGENDA

- I. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes**
 - January 6, 2025, regular meeting minutes
- IV. **Staff Reports/Briefings** Historic Preservation Staff
- V. **Briefing Items** Joanna Hampton, CPC Liaison
City Attorney's Office
 - Appeals to the City Plan Commission
 - Training: Texas Open Meetings Act (TOMA)
 - Consent Items
 - Discussion Items
- VI. **Public Hearing**
- VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

CONSENT AGENDA

1. 5414 JUNIUS ST.

Junius Heights Historic District
CA245-217(CP)
Christina Paress

Request

A Certificate of Appropriateness to rebuild the dormer of the main structure.

Applicant Johnston, Bernard

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to rebuild the dormer of the main structure be **approved with the condition** that a more appropriate trim is installed. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 6.3 pertaining to Roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to rebuild the dormer of the main structure be approve as shown. Note: one task force member recommended trim be adjusted.

2. 721 RIDGEWAY ST.

Junius Heights Historic District
CA245-219(CP)
Christina Paress

Request

1. A Certificate of Appropriateness to replace gable attic vents with windows to enable a second story addition.
2. A Certificate of Appropriateness to convert enclosed porch back into an open, inset porch as it was originally built.

Applicant Trecartin, Aaron

Application Filed 12/23/2024

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace gable attic vents with windows to enable a second story addition be **approved** in accordance with materials dated 12/23/2024. The proposed work is consistent with preservation criteria Section 5.3 and 5.7 pertaining to Fenestration and Openings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

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2. That the request for a Certificate of Appropriateness to convert enclosed porch back into an open, inset porch as it was originally built be **approved** in accordance with materials dated 12/23/2024. The proposed work is consistent with preservation criteria Section 7.2 pertaining to Porches and Balconies; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to replace gable attic vents with windows to enable a second story addition be approved as shown.
2. That the request for a Certificate of Appropriateness to convert enclosed porch back into an open, inset porch as it was originally built be approved as shown.

Request

A Certificate of Appropriateness to replace all existing skirting on main structure with 1X6 beveled wood siding to include two bottom rows of cementitious material.

Applicant Cornell, Davis

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace all skirting on main structure be **approved** in accordance with materials submitted 12/11/2024. The proposed work is consistent with preservation criteria Section 4.1(b), 4.3, and 4.4 pertaining to Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace all skirting on main structure be approved as shown.

Request

A Certificate of Appropriateness for a landscape plan.

Applicant Dent, Jennifer

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness for a landscape plan be **approved** in accordance with plans and specifications dated 1/21/25. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the

3. 5507 WORTH ST.

Junius Heights Historic District
CA245-221(CP)
Christina Paress

4. 230 E. 5TH ST.

Lake Cliff Historic District
CA245-222(MW)
Marcus Watson

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Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to for a landscape plan be **approved**. Consider wood mulch instead of gravel. Proposed rock is grey, not black and is minimal.

Request

1. A Certificate of Appropriateness to replace all rear doors on the north, west and south facades.
2. A Certificate of Appropriateness to install a pedestal mailbox in the courtyard (east yard).
3. A Certificate of Appropriateness to install railings on restored stoops and steps.

Applicant Dent, Jennifer

Application Filed 12/23/2024

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace all rear doors on the north, west and south facades be **approved** in accordance with specifications submitted 12/20/24 **with the conditions** that the doors be wood and that the style be Option 2. Implementation of the recommended conditions would allow the proposed work to be consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to install a pedestal mailbox in the courtyard (east yard) be **approved** in accordance with specifications submitted 12/20/24. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to install railings on restored stoops and steps be **approved** in accordance with specifications submitted 12/20/24. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to replace all rear doors on the north, west and south

5. 1001 N. CRAWFORD ST.

Lake Cliff Historic District

CA245-223(MW)

Marcus Watson

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facades be **denied without prejudice**. The doors should not be Craftsman style. They should be half-light and match as closely as possible the removed historic doors.

2. That the request for a Certificate of Appropriateness to install a pedestal mailbox in the courtyard (east yard) be **approved**.
3. That the request for a Certificate of Appropriateness to install railings on restored stoops and steps be **approved**.

Request

A Certificate of Appropriateness to replace a chain link fence in the west side yard with a six-foot tall wrought iron fence and two pedestrian gates at the north and south ends of the new fence.

Applicant Million, Michaela

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace a chain link fence in the west side yard with a six-foot tall wrought iron fence and two pedestrian gates at the north and south ends of the new fence be **approved** in accordance with plans and specifications submitted 12/20/24 **with the condition** that the pedestrian gates at the north and south end of the proposed fence be level across the top (not arched) and match the fence in design. Implementation of the recommended condition would allow the proposed work to be consistent with the standards in preservation criteria Sections 3.11(c), 3.12, 3.13, and 3.14; City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace a chain link fence in the west side yard with a six-foot tall wrought iron fence and two pedestrian gates at the north and south ends of the new fence be **denied without prejudice**. Need more information (height of fence, photo of gates, photo from across Comal St).

(Note: applicant submitted additional information.)

Request

A Certificate of Appropriateness to demolish an accessory structure (garage) (Standard: Noncontributing because it is newer than the period of significance).

Applicant Lopez, Jose

6. 722 N. MARSALIS AVE.

Lake Cliff Historic District
CA245-206(MW)
Marcus Watson

7. 4615 JUNIUS ST.

Peak's Suburban Addition Neighborhood Historic District
CD245-007(MW)
Marcus Watson

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Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to demolish an accessory structure (garage) (Standard: Noncontributing because it is newer than the period of significance) be **approved** with the finding of fact that the structure in question is noncontributing to the district because it is newer than the period of significance and that its demolition will not have an adverse effect on the historic overlay district. The proposed work, therefore, meets the standards in City Code Section 51A-4.501(h)(4)(D) and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to demolish an accessory structure (garage) (Standard: Noncontributing because it is newer than the period of significance) be **approved**. The structure is noncontributing based on:

1. The 1922 Sandborn map shows that the current structure's location is not consistent with the original garage's location.
2. The materials used in the current condition are not consistent with materials that would have been used for framing for the original structure. Specifically, 2x6" rafters would not have been used, but rather would have been 2x4".

Request

A Certificate of Appropriateness to construct a second-floor addition on the rear (west side) of the main structure.

Applicant Rudduck, Christi

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to construct a second-floor addition on the rear (west side) of the main structure be **approved with the conditions** that the proposed windows be all wood with no cladding and that all materials, trim, design elements, and paint color on the new extension match the original. Implementation of the recommended condition would allow the proposed work to be consistent with the standards in preservation criteria Section 51P-87.111(a)(2), (a)(17)(B) and (a)(17)(F)(iii and iv); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

Task Force Recommendation

8. 217 N. MONTCLAIR AVE.

Winnetka Heights Historic District

CA245-207(MW)

Marcus Watson

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That the request for a Certificate of Appropriateness to construct a second-floor addition on the rear (west side) of the main structure be **approved with the following conditions:**

1. Add a window on the north side in the bedroom.
2. Add a window on the west side in the closet.
(Note: applicant complied.)

DISCUSSION ITEMS:

1. 2214 EUGENE ST.

Predesignation Moratoriums – Queen City
CA245-226(RD)
Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a two car detached garage.

Applicant Brown, Jason

Application Filed 12/23/2024

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a two car detached garage be **approved** in accordance with drawings and specifications dated 01/16/2025 **with the following conditions:** (1) that minimum height of foundation be 15 inches above grade; (2) that bottom(s) of two-part (front) porch columns be (or rest) on grade/ground level; (3) that a (rectangular) louvered vent be installed at top of front gable wall; (4) that exposed rafter tails are to be expressed; (5) that exterior siding be extended to six inches above grade/ground level; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation:

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) with an accessory structure -- a two car detached garage be **approved with the following conditions:**

1. Raise the foundation to 15 inches above grade.
2. Reconfigure roof line on both sides (of main building).
Roof configuration is not compatible with existing roofs in Queen City.
3. Install frieze board above front porch columns.
4. Remove sidelights from both sides of front door.

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Note: Applicant has revised drawings and plans to address task force concerns.

2. 2214 EUGENE ST.

Predesignation Moratoriums – Queen City
CA245-226(RD) -- Addendum
Rhonda Dunn

Request

A fee reimbursement of the \$500 New Construction Fee. Applicant is a documented nonprofit 501(c)(3) dedicated to building affordable housing in underserved neighborhoods.

Applicant Brown, Jason

Application Filed 12/23/2024

Staff Recommendation

That the request for a fee reimbursement be approved. Implementation would allow the applicant to be reimbursed for the application fees per standards in City Code Section 51A-1.105(aa) (6).

3. 2706 LENWAY ST.

Predesignation Moratoriums – Queen City
CA245-227(RD)
Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot).

Applicant Khurram, Mohammed

Application Filed 12/23/2024

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved** in accordance with drawings and specifications dated 01/20/2025 **with the following conditions**: **(1)** that all paired windows be separated by a mullion (i.e., trim piece) with a minimum width of four inches wide; **(2)** that a frieze board be installed above the front porch columns; **(3)** that paired (front) windows and front exterior door be centered between corresponding porch columns; **(4)** that a (rectangular) louvered vent be installed at top of front gable wall; and **(5)** that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant lot) be **approved with the following conditions**:

1. Complete the large gable, remove the small gable, and extend/project (gabled) roof two feet from the hipped roof.

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2. Add windows above brick rowlock in carport.
3. Change paint colors to a historical pallet; recommend Sherwin Williams SW0029 (Acanthus) for the body and SW2828 (Colonial Revival Tan) for the trim.

Note: Applicant has revised drawings and plans to address task force concerns.

4. 5406 JUNIUS ST.

Junius Heights Historic District
CA245-216(CP)
Christina Paress

Request

A Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match existing material.

Applicant Byrom Rose Construction - Cody Welch

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match existing material be **approved with the condition** that no more that 50% of the wood is replaced after exploration of existing condition is revealed by means of paint removal methods. "Replacing historic wood features instead of repairing or replacing only the deteriorated wood" is not recommended per Secretary of the Interior Standards for the Treatment of Historic Properties. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria Section 4.3 pertaining to Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace all siding on main structure with 117 pine siding to match existing material be approved as shown.

5. 5602 REIGER AVE.

Junius Heights Historic District
CA245-218(CP)
Christina Paress

Request

A Certificate of Appropriateness to replace existing fence with 8ft board on board wood fence and retain existing location.

Applicant Tobin, Katelyn

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace existing fence with 8ft board on board wood fence be **approved with the condition** that the interior side yard fence be moved back to the 50% line of the main structure. Implementation of the recommended condition would allow the proposed work to be consistent with

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preservation criteria Section 3.6 pertaining to Fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace existing fence with 8ft board on board wood fence be approved with conditions. Approve the fence height change from 7ft to 8ft and deny without prejudice the location of the interior side of the fence per Section 3.6 of the preservation criteria.

Request

1. A Certificate of Appropriateness to replace all siding of main structure with 117 wood siding.
2. A Certificate of Appropriateness to replace all siding on accessory building with 117 wood siding.

Applicant Blacktree Enterprise LLC - Tyson Guy

Application Filed 12/23/2024

Staff Recommendation

1. That the request for a Certificate of Appropriateness to replace all siding of main structure with 117 wood siding be **approved** in accordance with materials submitted 12/21/2024. The proposed work is consistent with preservation criteria Section 4.3 pertaining to Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace all siding on accessory building with 117 wood siding be **approved** in accordance with materials submitted 12/21/2024. The proposed work is consistent with preservation criteria Section 4.3 pertaining to Facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Task Force Recommendation

1. That the request for a Certificate of Appropriateness to replace all siding of main structure be approved with conditions. Approve the replacement of existing siding with new 117 wood siding with the condition that the existing siding is confirmed to be 117.
2. That the request for a Certificate of Appropriateness to replace all siding on accessory building be approved as shown.

6. 5914 VICTOR ST.

Junius Heights Historic District
CA245-220(CP)
Christina Paress

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7. 111 N. WINDOMERE AVE.

Winnetka Heights Historic District
CA245-225(MW)
Marcus Watson

Request

A Certificate of Appropriateness to replace all asbestos-cementitious siding with #117 novelty wood siding.

Applicant Ehrlicher, David

Application Filed 12/23/2024

Staff Recommendation

That the request for a Certificate of Appropriateness to replace all asbestos-cementitious siding with #117 novelty wood siding be **approved with the condition** that the siding be wood shake to match known original siding under the nonhistoric siding as noted by the applicant and a finding of fact that changing the siding to #117 novelty siding as proposed would be conjectural and that while preservation criterion 51P-87.111(a)(10)(C) does not allow shake siding as a primary siding, the known historic siding on this house was shake. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criteria 51P-87.111(a)(10)(A); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace all asbestos-cementitious siding with #117 novelty wood siding be **approved**. Applicant should do more exploratory work to support his arguments. Applicant should consider compromise such as shake instead of shingle or use of shingles only as accent.

8. 4577 W. JEFFERSON BLVD.

Mountain Creek Interurban Bridge
Rhonda Dunn, and Michael Flowers

Request

A Landmark Commission Authorized Hearing to consider a historic overlay for the Mountain Creek Interurban Bridge, on the north side of West Jefferson Boulevard and intersecting Chalk Hill Trail.

Owner City of Dallas, Park and Recreation Department

Filed 1/15/2025

Staff Recommendation

Approve, subject to preservation criteria.

Designation Committee Recommendation

Approve, subject to preservation criteria with Designation Committee [minor] edits to nomination and preservation criteria.

DESIGNATION COMMITTEE:

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.