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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, October 17, 2019

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS:

5ES*

10:00 a.m.

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

PUBLIC HEARINGS:

Council Chambers*

1:30 p.m.

PURPOSE: To consider the attached agendas and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, October 17, 2019
AGENDA

BRIEFINGS:	5ES	10:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

DCA 189-004 - Consideration of amendments to Chapter 51A of the Dallas Development Code, Section 51A-4.701, amending the area of notification required for authorized hearings, amending the number of days property owner notices are required to be mailed prior to city council hearings, and amending the filing deadline that a written protest must be filed with the director prior to the city council public hearing date.

Vasavi Pilla, Senior Planner, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Development Plans
Apportionment Determination Appeal
Applicability of Adopted Street Section Code Amendment Consideration
Rules of Procedure Amendments
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammed Bordbar

Consent Items:

(1) **S189-312**
(CC District 14)

An application to replat a 2.563-acre tract of land containing all of Lot 1D in City Block 2/933 to create one lot and to abandon easements to facilitate new development on property located on Cedar Springs Road at Brookhout Street, south of Maple Avenue.

Owner: GPI Cedar Maple, LP

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: September 18, 2019

Zoning: PD 193 (PDS 146)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S189-313**
(CC District 1)
- An application to replat a 0.608-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 43/3163 to create one lot on property located on Tenth Street at Bishop Avenue, southwest corner.
Owner: Al Bridgeview IL, LLC
Surveyor: Windrose Land Surveying
Application Filed: September 19, 2019
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-314**
(CC District 6)
- An application to replat a 0.238-acre tract of land containing all of Lots 9, 10, and 11 in City Block 1/8570 to create one lot on property located on Mississippi Avenue at the terminus of Vicksburg Street.
Owner: Prescott Interests, LTD
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: September 19, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-315**
(CC District 7)
- An application to replat a 2.201-acre tract of land containing all of Lots 15 through 21, part of Lots 1 through 10 in City Block A/4475 and a portion of an abandoned 15-foot alley to create two lots on property located on Scyene Road at Robert L. Parish Sr. Avenue, northeast corner.
Owner: Frazier Revitalization, Inc.
Surveyor: Votex Surveying Company
Application Filed: September 19, 2019
Zoning: PD 849 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-316**
(CC District 8)
- An application to create one 0.947-acre lot from a tract of land in City Block 6262 on property located on Jim Miller Road, north of Great Trinity Forest Way.
Owner: City of Dallas
Surveyor: Pacheco Koch, LLC
Application Filed: September 20, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-317**
(CC District 6)
- An application to replat a 3.712-acre tract of land containing part of Lot 3 in City Block 4/7941 to create two lots on property located on Regal Row at Empress Row, east corner.
Owner: Jessup Investments, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-318**
(CC District 2)
- An application to create a 12-lot shared access development with lots ranging in size from 1,118 square feet to 1,908 square feet from a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 on property located on Cabell Drive, southwest of Annex Avenue.
Owner: EKCH, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: September 20, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-319**
(CC District 6)
- An application to replat a 1.971-acre tract of land in City Block E-3/7940 to create one lot on property located at 7600 John Carpenter Freeway, north of Mockingbird Lane.
Owner: BRP Hospitality, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: September 20, 2019
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-320**
(CC District 6)
- An application to replat a 4.526-acre tract of land containing part of Lots 1 through 10 in City Block 2/7268, part of Lots 1 through 14 in City Block 3/7268, a portion of an abandoned Parvia Avenue, and a portion of abandoned 15-foot alley to create one lot on property bounded by Singleton Boulevard, Bataan Street, Bedford Avenue, and Topeka Avenue.
Owner: West Dallas Investments, LP
Surveyor: Stantec Consulting Services, Inc.
Application Filed: September 20, 2019
Zoning: IR, PD 891
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat/Building Line Removal:

- (10) **S189-321**
(CC District 11)
- An application to replat a 0.439-acre (19,131-square foot) tract of land containing all of Lot 1 in City Block 10/5500 to create one lot and to remove the existing 50-foot platted Building Line along the eastline of Royalshire Drive and the Building Line curve facing the Royalshire Drive; and to extend the existing 50-foot platted Building Line along the northline of Royalton Drive to a point 10 feet from the eastline of Royalshire Drive on property located on Royalshire Drive at Royalton Drive, northeast corner.
- Owner: Kalterra Capital Partners, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 24, 2019
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M189-033**
Carlos Talison
(CC District 10)
- An application for a minor amendment to the existing site plan for Specific Use Permit No. 651 for a college or university use on property zoned a R-1/2ac(A) Single Family District on the east corner of Walnut Street and Abrams Road.
- Staff Recommendation: **Approval**.
Applicant: DCCCD – Richland College
- D189-015**
Abraham Martinez
(CC District 2)
- An application for a development plan on property zoned Planned Development District No. 925, on the east corner of North Stemmons Freeway and Medical District Drive.
- Staff Recommendation: **Approval**.
Applicant: Children’s Health
Representative: C.J. Ponton; Kimley-Horn

Miscellaneous Items - Under Advisement:

- M189-028**
Abraham Martinez
(CC District 14)
- An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 517, east of Abrams Road and Gaston Avenue.
- Staff Recommendation: **Denial**.
Applicant: Lakewood Country Club
Representative: Audra Buckley; Permitted Development
UA From: September 5, 2019

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict SPSD:

1908120020
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kathy Creech – Signs Up for a 231-square feet upper-level flat attached sign at 1015 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kathy Creech – Kieffer Starlite

Owner: TOG Hotels Downtown LCC

1908120021
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kathy Creech – Signs Up for a 231-square feet upper-level flat attached sign at 1015 Elm Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kathy Creech – Kieffer Starlite

Owner: TOG Hotels Downtown LCC

1908120022
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kathy Creech – Signs Up for a 231-square feet upper-level flat attached sign at 1015 Elm Street (west elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kathy Creech – Kieffer Starlite

Owner: TOG Hotels Downtown LCC

Deep Ellum/Near East Side SPSD:

1908160004
Oscar Aguilera
(CC District 2)

An application for a Certificate of Appropriateness by Curt Horak – Priority Signs and Graphics for a 71-square feet attached sign at 2600 Main Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Curt Horak – Priority Signs and Graphics

Owner: AP Deep Ellum, LLC

West End SPSPD:

1908160027
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Mike Khatib – C8 Construction for four 1.5-square feet. canopy signs at 701 Ross Avenue (south elevation)

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Mike Khatib – C8 Construction

Owner: Market Ross TX Retail Owner LLC.

1908160028
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Mike Khatib – C8 Construction for a 15.5-square feet painted applied sign on a Type B façade at 701 Ross Avenue (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Mike Khatib – C8 Construction

Owner: Market Ross TX Retail Owner LLC.

1908160029
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Mike Khatib – C8 Construction for two 7.88-square feet flat attached signs on a Type B facade at 701 Ross Avenue (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Mike Khatib – C8 Construction

Owner: Market Ross TX Retail Owner LLC.

1908200002
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith – Signs MFG & Maintenance Corp for an 18-square feet non-illuminated projecting attached sign on a Type B façade at 208 North Market Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kristy Smith – Signs MFG & Maintenance Corp.

Owner: 208 N. Market Owner LP.

1908200003
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith – Signs MFG & Maintenance Corp for a 150-square feet painted applied sign on a Type B façade at 208 North Market Street (east elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kristy Smith – Signs MFG & Maintenance Corp.

Owner: 208 N. Market Owner LP.

Zoning Cases – Consent:

1. **Z178-250(AM)**
Abraham Martinez
(CC District 2)
An application for an amendment to Planned Development District No. 539 for CR Community Retail District uses and Group Residential facility use on the east corner of Graham Avenue and Philip Avenue.
Staff Recommendation: **Hold under advisement until November 7, 2019.**
Applicant: Krishikesh Shinde
Representative: Robert Baldwin, Baldwin Associates

2. **Z189-317(AM)**
Abraham Martinez
(CC District 11)
An application for the renewal of Specific Use Permit No. 1454 for a detached non-premise sign use on property zoned MU-1(SAH) Mixed Use-1 (Standard Affordable Housing) District with existing deed restrictions [Z934-241 and Z112-277], on the northeast corner of Meandering Way and Interstate Highway 635 [Lyndon B. Johnson Freeway].
Staff Recommendation: **Hold under advisement until November 21, 2019.**
Applicant: Roger Lawler
Representative: Dallas Cothrum, Masterplan Consultants

3. **Z189-248(CT)**
Carlos Talison
(CC District 8)
An application for 1) an NS(A) Neighborhood Service District, and 2) a Specific Use Permit for a motor vehicle fueling station use on property zoned an R-7.5(A) Single Family District, on the northwest corner of Haymarket Road and Interstate Highway 20 [LBJ Freeway].
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, and **approval** of a Specific Use Permit for a five-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and conditions.
Applicant: Faizur Rahman
Representative: Val Gutierrez

4. **Z189-277(CY)**
Carolina Yumet
(CC District 3)
An application for 1) an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant, and 2) the termination of existing deed restrictions [Z889-187, Tract 2] on property zoned an NS(A) Neighborhood Service District with existing deed restrictions on the north line of West Camp Wisdom Road, east of Clark Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Thomas Gaubert Irrevocable Trust
Representative: Santos Martinez, La Sierra Planning Group

5. **Z189-306(SM)**
Sarah May
(CC District 14)
- An application for a Specific Use Permit for a child-care facility on property zoned Subarea 7 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the south corner of North Washington Avenue, and San Jacinto Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Brittany Robinson
6. **Z189-330(SM)**
Sarah May
(CC District 3)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and electrical substation use on property zoned an R-7.5(A) Single Family District, on the west line of Southeast 14th Street, south of Skyline Road.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.
Applicant: Seth Sampson, Oncor Electric Delivery Company
Representative: Thomas Fletcher, Kimley-Horn and Associates, Inc.
7. **Z189-331(PD)**
Pamela Daniel
(CC District 6)
- An application for a Specific Use Permit for an auto service center use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, west of the intersection of North Riverfront Boulevard and Pittsburgh Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: David Nguyen, Elite Auto Solutions, LLC
Representative: Paul F. Wieneskie
8. **Z189-336(PD)**
Pamela Daniel
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of Scyene Road and Namur Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sadlers Food Store 2 LLC
Representative: Kendra Larach, MASTERPLAN

9. **Z189-322(AU)**
Andreea Udrea
(CC District 7)
- An application for a Planned Development District for R-5(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast corner of Bexar Street and Bethrum Avenue.
- Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
- Applicant: Dallas Independent School District
- Representative: Karl Crawley, Masterplan

Zoning Cases – Under Advisement:

10. **Z178-358(JM/AU)**
Andreea Udrea
(CC District 13)
- An application for 1) a Planned Development District for mixed uses; and, 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.
- Staff Recommendation: **Approval**, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart, and staff's recommended conditions.
- Applicant: Corporation of Episcopal Diocese
- Representative: Suzan Kedron, Jackson Walker LLP
- UA From: August 15, 2019, September 5, 2019, September 19, 2019 and October 3, 2019.
11. **Z189-312(SM)**
Sarah May
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 134 for O-2 Office Subdistrict with a D Liquor Control Overlay; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north line of Herschel Avenue, east of Throckmorton Street.
- Staff Recommendation: **Hold under advisement until November 7, 2019.**
- Applicant: SBM Forward, LLC
- Representative: Robert Reeves, Robert Reeves & Associates
- UA From: September 19, 2019.

12. **Z189-292(CY)**
Carolina Yumet
(CC District 2)
An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Tyree Street, north of Savage Street.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: 4901-4903 Newmore, LLP
Representative: Parvez Malik, Business Zoom
UA From: September 19, 2019.
13. **Z189-304(CY)**
Carolina Yumet
(CC District 2)
An application for a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue.
Staff Recommendation: **Denial.**
Applicant: Mockingbird Venture Partners, LLC
Representative: William S. Dahlstrom, Jackson Walker, LLP.
UA From: September 19, 2019.
14. **Z189-282(PD)**
Pamela Daniel
(CC District 13)
An application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Ramon Aranda
UA From: September 5, 2019.

Zoning Cases – Individual:

15. **Z189-316(PD)**
Pamela Daniel
(CC District 14)
An application for. An application for a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Lawn Avenue.
Staff Recommendation: **Denial.**
Applicant: Greg Coutant, Street Lights Residential
Representative: Suzan Kedron, Jackson Walker, LLP
16. **Z189-300(AU)**
Andreea Udrea
(CC District 8)
An application for 1) an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant, and 2) a Specific Use Permit for an outside salvage or reclamation use on property zoned an IR Industrial Research District, on the northwest corner of South Central Expressway and River Oaks Drive.
Staff Recommendation: **Denial.**
Applicant: Reyes Faustino, CA&R Management Co
Representative: Audra Buckley, Permitted Development

17. **Z189-323(AU)**
Andreea Udrea
(CC District 13)
- An application for an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane.
Staff Recommendation: **Approval.**
Applicant: Vickery Meadow Real Estate Holdings PO, LLC
Representative: Suzan Kedron/Jackson Walker LLP

Apportionment Determination Appeal:

- Lloyd Denman
(CC District 14)
- Consideration of an appeal to the director's apportionment determination associated with 6028 Lewis Street new building development project to replace approximately 90 feet of an eighty-nine year-old 6" diameter water main with new 8" diameter pipe that will serve the building site.
Staff Recommendation: **Denial**

Other Matters:

Applicability of Adopted Street Section Code Amendment Consideration

Consider taking amendments to Article IV, Article VIII and Article X referencing a proposed amendment to Article IX from the Zoning Ordinance Committee (Articles IV and X) and from the Subdivision Review Committee (Article VIII) for consideration by the Thoroughfare Committee pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure. Any amendments would only be references to a proposed amendment to Article IX on the applicability of adopted street sections when there is a conflict between a city adopted street section and zoning requirements.

Minutes: October 3, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 17, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 17, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 190-003** - Consideration of amending Section 51A-4.209(b)(5), "Multifamily Use," of Chapter 51A of the Dallas City Code to allow a parking reduction to provide adequate area for the placement of recycling containers.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, October 17, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m. to consider: (1) Consideration of an ordinance amending 51A-4.411, "Shared Access Development," Section 51A-4.702, "Planned Development Districts" and Section 51A-10.125, "Mandatory Landscape Requirements," to modify requirements for shared access developments.

Note: The official Committee Agendas 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 items for consideration.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]
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]