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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, November 21, 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, November 21, 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:

DCA189-005 - Consideration of amending Sections 51-4.217 and 51A-4.217 of the Dallas Development Code to allow temporary inclement weather shelters as a specific accessory use.
 Nathan Warren, Senior Planner, Sustainable Development and Construction

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Development Plans
 Waivers
 Minutes

ACTION ITEMS:

Subdivision Docket Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-023**
 (CC District 14) An application to replat a 0.449-acre tract of land containing part of Lots B and C, and all of Lots 10 and 11 in City Block 5/2018 to create one lot on property located on McKinney Avenue, east of Katy Trail.
Owner: 5207 McKinney, LP
Surveyor: Weir & Associates, Inc.
Application Filed: October 23, 2019
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-025**
(CC District 4)
- An application to create one 0.41-acre lot from a tract of land in City Block 5993 on property located on Glen Oaks Boulevard at the terminus of Town Creek Drive.
Owner: Springfield Properties, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 23, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-026**
(CC District 2)
- An application to replat a 0.28-acre tract of land containing all of Lot 5, and part of Lots 3, 4, 6, and 7 in City Block 5/365 to create one lot on property bounded by Harry Hines Boulevard, Moody Street, Akard Street, and Payne Street.
Owner: Greenway Harry Hines, L.P.
Surveyor: CEI Engineering Associates, Inc.
Application Filed: October 23, 2019
Zoning: PD 193 (I-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-027**
(CC District 8)
- An application to create one 1.751-acre lot from a tract of land in City Block 7863 on property located on Dowdy Ferry Road, north of Fireside Drive.
Owners: Emilio Rodriguez, Marco Antonio Balderas
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 24, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-028**
(CC District 9)
- An application to create one 0.795-acre lot from a tract of land in City Block 5350 on property located at the terminus of Stevens Street, west of Gulf, Colorado & Santa Fe Railroad.
Owner: AMC Media Investment Group, LLC
Surveyor: Votex Surveying Company
Application Filed: October 24, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-030**
(CC District 3) An application to create one 1.042-acre lot from a tract of land in City Block 5997 on property located on Cockrell Hill Road, south of Corral Drive.
Owner: Cockrell Hill Plaza, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: October 24, 2019
Zoning: PD 234 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-031**
(ETJ) An application to create 1,005 single family lots ranging in size from 4,600 square feet to 17,938 square feet and 13 common areas from a 213.925-acre tract of land on property located on F.M. 548, south of Falcon Road.
Owner: Harlan Properties, Inc.
Surveyor: Jim D. Nichols
Application Filed: October 25, 2019
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-032**
(CC District 1) An application to create one 3.445-acre lot from a tract of land in City Block 7335 on property located on Riverfront Boulevard at Cadiz Street, east of Interstate Highway 35.
Owner: Oncor
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: October 25, 2019
Zoning: PD 784
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-033**
(CC District 6) An application to replat a 7.394-acre tract of land containing all of Lot 1B in City Block A/6544 to create one 1.970-acre lot, one 2.3827-acre lot, and one 3.018-acre lot on property located on Royal Lane, east of Newkirk Street.
Owners: 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC
Surveyor: Geonav, LLC
Application Filed: October 25, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S190-034**
(CC District 14) An application to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create one lot on property located on Griffin Street at Corbin Street, south of Magnolia Street.
Owner: DKW Partners, LLC
Surveyor: Kimley-Horn
Application Filed: October 25, 2019
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-035**
(CC District 8) An application to create two 43,560-square foot lots and one 70,476-square foot lot from a 3.618-acre tract of land in City Block 8829 on property located on Rylie Crest Drive, west of Garden Grove Drive.
Owner: Victor H. Villa
Surveyor: A & W Surveyors, Inc.
Application Filed: October 25, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S190-036**
(CC District 7) An application to replat a 0.457-acre tract of land containing all of Lots 4 and 5 in City Block 4/862 to create one lot on property located on Malcolm X Boulevard at Louise Avenue, south corner.
Owner: City Square
Surveyor: Raymond L. Goodson JR., Inc.
Application Filed: October 25, 2019
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S190-024**
(CC District 13) An application to replat a 0.65-acre tract of land containing all of Lots 11, 12, and a portion of Lot 13 in City Block 4/4940 to create one 0.26-acre (11,111-square foot) lot and one 0.39-acre (17,066-square foot) lot on property located on Nakoma Drive, west of Eastern Avenue.
Owners: Robert N. Cathey & Ashley A. Cathey
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 23, 2019
Zoning: CD-10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(14) **S190-029**
(CC District 4) An application to replat a 0.94-acre tract of land containing part of City Block 41/8617 to create one lot on property located on Hedgdon Drive, south of Mallory Drive.
Owner: Diana Mendoza
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 24, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(15) **S190-037**
(CC District 7) An application to replat a 7.245-acre tract of land containing all of the Lots in City Block 12/1362, a 15-foot abandoned alley, a portion of an abandoned Peabody Avenue, all of the Lots in City Block 15/1371, and a 12-foot abandoned alley to create one lot on property bounded by Meadow Street, Pennsylvania Avenue, Meyers Street, and Martin Luther King Jr. Boulevard.
Owner: Dallas Independent School District
Surveyor: CP & Y, Inc.
Application Filed: October 28, 2019
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

W190-001
Carolina Yumet
(CC District 13) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 706 for R-16(A) Single Family District uses and a public school other than open-enrollment charter school on the northwest corner of Walnut Hill Lane and Gooding Drive.
Staff Recommendation: **Approval.**
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

M189-037
Carlos Talison
(CC District 10) An application for a minor amendment to the existing landscape plan for a public school use on property zoned Planned Development District No. 467, on the north line of Church Road, between White Rock Trail and Royal Highlands Drive.
Staff Recommendation: **Approval.**
Applicant: Richardson Independent School District
Representative: Rob Baldwin, Baldwin Associates

D189-017
Carlos Talison
(CC District 6)

An application for a development plan and landscape plan for a multifamily use on property zoned Subarea A within Planned Development District No. 741 and Specific Use Permit No. 3 for a power plant use on the east corner of Byron Bay Street and Harpers Lane.

Staff Recommendation: **Approval.**

Applicant: Cypress Waters Land A, Ltd., Cypress Waters Land B, Ltd., Cypress Waters Land C Ltd.

Representative: Michael Clark, ML Clark Consulting., LLC

M189-038
Abraham Martinez
(CC District 9)

An application for a minor amendment to a development plan for a public school other than an open-enrollment charter school use [Robert T. Hill Middle School] on property zoned Planned Development District No. 870, on the north corner of Classen Drive and Northcliff Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan

Miscellaneous Items – Under Advisement:

M189-035
Abraham Martinez
(CC District 6)

An application for an amendment to the existing site plan and landscape plan for Specific Use Permit No. 1464 for a refuse transfer station use on property zoned an IM Industrial Manufacturing District use, on the south line of California Crossing Road, east of Wildwood Drive.

Staff Recommendation: **Approval.**

Applicant: Community Waste Disposal, L.P.

Representative: Kevin D. Yard, P.E.; SCS Engineers

D189-018
Abraham Martinez
(CC District 2)

An application for a development plan on a portion of property zoned Planned Development District No. 889, on the southwest line of North Carroll Avenue, at the terminus of Coles Manor Place, east of North Central Expressway.

Staff Recommendation: **Approval.**

Applicant: JPI Real Estate Acquisition, LLC

Representative: Suzan Kedron, Jackson Walker, LLP

Zoning Cases – Consent:

1. **Z189-324(JM)**
Jennifer Muñoz
(CC District 4)
An application to amend existing deed restrictions [Z134-198] on property zoned a TH-1(A) Townhouse District with deed restrictions, on the southeast corner of North Denley Drive and May Hall Street.
Staff Recommendation: **Approval**, subject to amended deed restrictions.
Applicant: Texas Heavenly Homes, LTD
Representative: Rob Baldwin, Baldwin Associates

2. **Z189-337(JM)**
Jennifer Muñoz
(CC District 14)
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 north corner of Howell Street and Routh Street.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, landscape plan, and conditions.
Applicant: SRPF B/Quadrangle Property LLC
Representative: Suzan Kedron, Jackson Walker LLP

3. **Z189-228(PD)**
Pamela Daniel
(CC District 6)
An application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: John Harrison
Representative: Rob Baldwin, Baldwin Associates

4. **Z189-352(PD)**
Pamela Daniel
(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 with Historic District Overlay No. 62, James Madison High School, on the south corner of Martin Luther King Jr. Boulevard and Meadow Street.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin Associates

5. **Z189-358(PD)**
Pamela Daniel
(CC District 14)
- An application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
- Applicant: Greenway Maple LP
- Representative: Kendra Larach, Masterplan
6. **Z189-361(PD)**
Pamela Daniel
(CC District 10)
- An application for an amendment to Planned Development District No. 590 for a mix of uses on property zoned Planned Development District No. 590, on the northwest corner of Whitehurst Drive and Meadowknoll Drive.
- Staff Recommendation: **Approval**, subject to a revised development/landscape plan, a traffic management plan, and conditions.
- Applicant: Richardson Independent School District
- Representative: Rob Baldwin, Baldwin Associates
7. **Z189-217(AU)**
Andreea Udrea
(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 3,500 square feet or less use, on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the southwest corner of Forney Road and South Buckner Boulevard.
- 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: Buckner Foods, Inc.
- Representative: Julie Nalluri
8. **Z189-295(AU)**
Andreea Udrea
(CC District 6)
- An application for an amendment to Planned Development District No. 391, on the northeast and southeast corners of Newkirk Street and Joe Field Road.
- Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
- Applicant: Hensley Industries
- Representative: Robert Reeves, Robert Reeves & Associates

9. **Z189-340(AU)**
Andreea Udrea
(CC District 14)
- An application for an amendment to Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 619 with Historic Overlay No. 87 [Republic National Bank (Davis) Building], on the northwest corner of Main Street and Four Way Place Mall.
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: Davis 1309 Main LLC
Representative: Karl Crawley, Masterplan
10. **Z189-359(SM)**
Sarah May
(CC District 12)
- An application for a Specific Use Permit for an open-enrollment charter school use on property zoned an MC-3 Multiple Commercial District, on the northwest corner of Frankford Road and Highland Springs Way.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Cosmos Foundation DBA Harmony Public Schools
Representative: Karl Crawley, Masterplan
11. **Z189-360(SM)**
Sarah May
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.
Staff Recommendation: **Approval.**
Applicant: Larkspur Capitol Avenue, LP
Representative: Rob Baldwin, Baldwin Associates
12. **Z189-364(SM)**
Sarah May
(CC District 12)
- An application for a Specific Use Permit for an animal shelter or clinic without outside runs use on property zoned Tract 6A within Planned Development District No. 170, on the southwest corner of Preston Road and Lloyd 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: Paws North Preston Lloyd PLLC dba Vetsavers Pet Hospital
Representative: Shinpei Kuo, CDS Development

Zoning Cases – Under Advisement:

13. **Z189-153(SM)**
Sarah May
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.
Staff Recommendation: **Approval** of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.
Applicant: Persist Investment Corporation and Pearl Investment Corporation
Representative: Tommy Mann and Brad Williams, Windstead PC
U/A From: March 7, 2019, April 4, 2019, May 16, 2019, June 20, 2019, July 11, 2019 and September 19, 2019.
14. **Z189-312(SM)**
Sarah May
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict; 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 with a D Liquor Control Overlay, on the north line of Herschel Avenue, east of Throckmorton Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: SBM Forward, LLC
Representative: Robert Reeves, Robert Reeves & Associates
UA From: September 19, 2019 and October 17, 2019.
15. **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: **Approval** for a ten-year period, subject to conditions.
Applicant: Roger Lawler
Representative: Dallas Cothrum, Masterplan Consultants
U/A From: October 17, 2019.
16. **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 and October 17, 2019.

17. **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 side of West Camp Wisdom Road, east of Clark Road.
- Staff Recommendation: **Approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant, and approval of the termination of existing deed restrictions [Z889-187, Tract 2].
- Applicant: Thomas Gaubert Irrevocable Trust
- Representative: Santos Martinez, La Sierra Planning Group
- U/A From: October 17, 2019.

Zoning Cases – Individual:

18. **Z189-319(AU)**
Andreea Udrea
(CC District 13)
- An application for a new subarea on property zoned Tract 3 within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Alpine Douglas, LLC
- Representative: Karl Crawley, Masterplan

Development Code Amendments – Under Advisement:

- DCA190-003**
Donna Moorman
(CC District All)
- Consideration of amending Section 51-4.201, Section 51A-4.209, and Section 51A-13.403 of the Dallas Development Code to allow a parking reduction to provide adequate area for the placement of recycling containers.
- Staff Recommendation: **Approval.**
- Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Other Matters:

Minutes: November 7, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 21, 2019

THOROUGHFARE COMMITTEE MEETING - Thursday, November 21, 2019, City Hall, 1500 Marilla Street, Room 5ES, at 9:30 a.m., to consider (1) Article IX Code Amendment - Consideration of a code amendment to establish a framework for resolving conflicts between zoning and complete street or other special street section projects.

Tuesday, December 10, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, December 10, 2019, City Hall, 1500 Marilla Street, in Room 5CN, at 9:00 a.m., to consider (1) (2) **1910150019** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 230 sq. ft. flat attached sign at 2550 Pacific Avenue (north elevation), (3) **1909160014** - An application for a Certificate of Appropriateness by Marie Byrum for a 53.35 sq. ft. projecting attached sign at 2900 Canton Street (north elevation), (4) **1910160016** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (north elevation), (5) **1910160017** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (south elevation), and (6) **SPSD134-003** - An application to revise and amend certain sign regulations to enhance and compliment the unique character of the Deep Ellum/Near East Side Sign District, in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

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]