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PUBLIC HEARING

LANDMARK COMMISSION

Monday, December 6, 2021

AGENDA

BRIEFING	Videoconference/Council Chambers 6ES	10:30 a.m.
PUBLIC HEARING	Videoconference/Council Chambers	1:00 p.m.

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

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

The Landmark Commission hearing will be held by videoconference and in the city council chambers. Individuals who wish to speak in accordance with the Landmark Commission Rules of Procedure should contact the Office of Historic Preservation at [phyllis.hill@dallascityhall.com](mailto:phyllis.hill@dallascityhall.com) by **Thursday, December 2 at 5:00 PM**. All participants must have both audio and video to participate virtually.

The public may listen to the meeting as an attendee at the following videoconference link:  
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e676fea8bcaf7d3c48bd395fc90ce29b5>  
Password: Dallas2021

Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv).

The public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS. TEXAS, 75201, CITY COUNCIL CHAMBERS, 6<sup>TH</sup> FLOOR OF THE DALLAS CITY HALL (facing Young Street, between Akard Street and Ervay Street)

# Landmark Commission Agenda Monday, December 6, 2021

## 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."

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**Dr. Eric A. Johnson**, Chief of Economic Development & Neighborhood Services

**Murray G. Miller**, Director, Office of Historic Preservation

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## **BRIEFING ITEMS**

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

## **PUBLIC TESTIMONY**

Minutes from November 1, 2021

## **CONSENT AGENDA**

### **1. 2807 HARRY HINES BLVD**

Pike Park  
CA212-057(LC)  
Liz Casso

#### **Request**

A Certificate of Appropriateness to install a bronze sculpture south of Santos Rodriguez Center.

**Applicant:** City of Dallas, Office of Arts & Culture - Drema Chavez

**Application Filed:** 11/4/21

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a bronze sculpture south of Santos Rodriguez Center be approved in accordance with drawings dated 12/6/21.

#### **Task Force Recommendation:**

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No quorum. Comments only. Task Force is supportive of the request.

**Request**

A Certificate of Appropriateness to install a flat attached sign on south elevation.

**Applicant:** Howitt, Christine

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a flat attached sign on south elevation be approved in accordance with drawings dated 12/6/21.

**Task Force Recommendation:**

No quorum. Comments only. Task Force is supportive of the request and recommends the applicant provide the dimension for the back support.

**Request**

1. A Certificate of Appropriateness to install handrails on existing front steps on east elevation.
2. A Certificate of Appropriateness to install a concrete ramp at rear entrance on west elevation.

**Applicant:** Rooker, Meredith

**Application Filed:** 11/4/21

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to install handrails on existing front steps on east elevation be approved in accordance with drawings dated 12/6/21.
2. That the request for a Certificate of Appropriateness to install a concrete ramp at rear entrance on west elevation be approved in accordance with drawings dated 12/6/21.

**Task Force Recommendation:**

1. For the request to install handrails on existing front steps on east elevation: No quorum. Comments only. Task Force is supportive of the request and recommends the applicant provide product information and a detail drawing of the proposed handrails.
2. For the request to install a concrete ramp at rear entrance on west elevation: No quorum. Comments only. Task Force is supportive of the request and recommends the applicant include elevation and photo of the rear entry.

**Request**

1. Replace concrete lead walk and step.
2. Install new concrete porch and steps.
3. Install a new porch post.

**2. 1907 ELM ST**

Harwood Historic District, Majestic Theatre  
CA212-055(LC)  
Liz Casso

**3. 507 S HARWOOD ST**

Harwood Historic District  
CA212-056(LC)  
Liz Casso

**4. 6032 WORTH ST**

Junius Heights Historic District  
CA212-069(TB)

Trevor Brown

4. Install a new brick path.

**Applicant:** Dufek, Sarah

**Application Filed:** 11/4/21

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace concrete lead walk and step be approved in accordance with the drawings dated 12/6/2021 with the condition that the lead walk is straight from the front porch to the sidewalk and that the drawings be revised accordingly and resubmitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.
2. That the request for a Certificate of Appropriateness to install new concrete porch and steps be approved in accordance with the drawings dated 12/6/2021.
3. That the request for a Certificate of Appropriateness to install a new porch post be approved in accordance with the drawings dated 12/6/2021.
4. That the request for a Certificate of Appropriateness to install a new brick path be approved in accordance with the drawings dated 12/6/2021.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to replace concrete lead walk and step be approved as shown, split vote 4-2. Reason for opposition DCAD shows house to be built in 1930s, and if correct it is contributing structure, and if so, the walk should be straight.
2. That the request for a Certificate of Appropriateness to install new concrete porch and steps be approved as shown.
3. That the request for a Certificate of Appropriateness to install new porch post be approved as shown.
4. That the request for a Certificate of Appropriateness to install new brick path be approved as shown.

**Request:**

A Certificate of Appropriateness to install salvaged wood windows where windows had been previously bricked in.

**Applicant:** Triple J Construction - Richard Fitzgerald

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install salvaged wood windows where windows had been previously bricked in be approved with conditions that the salvaged windows are one-over-one wood windows.

**Task Force Recommendation:**

## **5. 2525 PARK ROW AVE**

South Blvd/Park Row Historic District

CA212-067(MP)

Marsha Prior

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That the request for a Certificate of Appropriateness to install salvaged wood windows be denied without prejudice. Please provide non-conflicting information on drawing on property windows.

**Request:**

A Certificate of Appropriateness to construct a rear addition.

**Applicant:** Lopez, Jose

**Application Filed:** 10/6/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a rear addition be approved in accordance with the drawings dated 12/6/2021.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a rear addition be approved with the following conditions: 1) the addition be all wood, wood novelty siding to match existing; 2) windows all wood; 3) wood soffit and eaves; 4) recommend bumping out the dining room wall four inches if setback allows; 5) roof should have a gable; 6) in dining room three ganged windows; 7) columns on rear porch to match front columns; and 8) paint colors to match existing.

**Request:**

A Certificate of Appropriateness to install new front yard Landscaping.

**Applicant:** August, Jordan

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install new front yard landscaping be approved in accordance with plan dated 12/6/2021 with the condition that all East Palatka Holly trees be maintained as shrubs as to not obscure the primary facade.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install new front yard landscaping be approved with the condition that the Holly trees be maintained in a manner not to obscure the view of the home.

**Request:**

A Certificate of Appropriateness to construct a single-story main structure.

**Applicant:** Shear, Rand

**Application Filed:** 11/4/21

**Staff Recommendation:**

**6. 4615 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA202-012(MP)  
Marsha Prior

**7. 4937 SWISS AVE**

Swiss Avenue Historic District  
CA212-059(MLP)  
Melissa Parent

**8. 338 S FLEMING AVE**

Tenth Street Neighborhood Historic District  
CA212-066(MP)  
Marsha Prior

That the request for a Certificate of Appropriateness be **approved subject to conditions.**

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a single-story main structure be approved with conditions. First, that concrete skirt is concealed/clad with corrugated steel, or 117 wood siding, or Hardie backer to resemble 117 wood siding; second condition, to replicate front gable in new construction to match existing gable in size and style and for gable to possible be flush with house; and third condition that back roof pitch be symmetrical.

**Request:**

A Certificate for Demolition to demolish a noncontributing structure using the standard 'replace with more appropriate/compatible structure.'

**Applicant:** Bristow, Annemarie

**Application Filed:** 11/4/21

**Staff Recommendation**

That the request for a Certificate for Demolition be **approved subject to conditions.**

**Task Force Recommendation:**

That the request to demolish a noncontributing structure using the standard 'replace with more appropriate/compatible structure' be approved with the condition to salvage existing materials for possible reuse on new construction.

**Request:**

A Certificate of Appropriateness to install a flat attached sign on east elevation.

**Applicant:** Byerly, Jacob

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to install a flat attached sign on east elevation be approved in accordance with drawings dated 12/6/21.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to install a flat attached sign on the east elevation be denied without prejudice due to lack of information.

*After the Task Force meeting, the applicant updated their application based on Task Force's comments to provide additional clarity on the signage details.*

**9. 338 S FLEMING AVE**

Tenth Street Neighborhood Historic District  
CD212-006(MP)  
Marsha Prior

**10. 311 N MARKET ST**

West End Historic District  
CA212-054(LC)  
Liz Casso

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**11. 106 N CLINTON AVE**

Winnetka Heights Historic District  
CA212-061(MLP)  
Trevor Brown

**Request:**

1. Construct new rear accessory structure.
2. Install wood railing on front porch of main structure.
3. Install new wood 8'-0" fence and gate.
4. Paint main and accessory structure. Brand: Behr. Main: NA470-2 "Oceanic Climate." Trim: PPU18-06 "Ultra-Pure White."

**Applicant:** Darby, Jennifer

**Application Filed:** 11/4/21

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct new rear accessory structure be approved in accordance with drawings and specifications dated 12/6/2021 with the condition that the all railings be constructed entirely of wood and compatible with detailing of original railings in the district and that the drawings be revised accordingly and resubmitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.
2. That the request for a Certificate of Appropriateness to install wood railing on front porch of main structure be approved in accordance with drawings and specifications dated 12/6/2021 with the condition that the railing height not exceed the height of the window sills under the porch and that the drawings be revised accordingly and resubmitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.
3. That the request for a Certificate of Appropriateness to install new wood 8'-0" fence and gate be approved in accordance with drawings and specifications dated 12/6/2021.
4. That the request for a Certificate of Appropriateness to paint the main and accessory structure body Behr NA470-2 "Oceanic Climate," and trim Behr PPU18-06 "Ultra-Pure White" be approved.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to construct new rear accessory structure be approved. The style, colors and materials appear to be in keeping with the period and character of the neighborhood. The height is under the 24ft maximum requirement and appears to be proportional when visualized in three dimensions from the backyard and the street. However, the proposed new construction needs zoning standard review.
2. That the request for a Certificate of Appropriateness to install wood railing on front porch of main structure be

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approved with condition. Applicant needs to provide photos of the house showing evidence of railings preexisting as a condition of an approval to adding new railings. Style, detailing and proportion are in keeping with the style of the house.

3. That the request for a Certificate of Appropriateness to install new wood 8'-0" fence and gate be approved with condition. Applicant needs to provide fence design and layout for approval, as well as fence stain.
4. That the request for a Certificate of Appropriateness to paint main and accessory structure: Brand: Behr. Main: NA470-2 "Oceanic Climate," Trim: PPU18-06 "Ultra-Pure White" be approved.

**12. 106 N CLINTON AVE**

Winnetka Heights Historic District  
CD212-004(MLP)  
Melissa Parent

**Request:**

A Certificate for Demolition to demolish under standard "Replace with more appropriate/compatible structure."

**Applicant:** Darby, Jennifer

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish under standard "Replace with more appropriate/compatible structure" be approved.

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" be approved with conditions. A portion of the accessory structure appears that it could have aligned with 1921 Sanborn. However, photos show no apparent evidence of original structural elements remaining as normally a structural addition would be discernable in the wall studs / floor beams/ foundation and massing. Need more photo evidence of historic material remaining if any. Structure overreaches property line and there is sufficient photographic evidence of its current hazardous condition.

**13. 333 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA212-063(MLP)  
Melissa Parent

**Request:**

Paint main structure. Brand: Sherwin Williams. Main: SW9139 "Debonair." Trim: SW7070 "Site White." Accent: SW6237 "Dark Night."

**Applicant:** Tauriac, Leah

**Application Filed:** 11/4/21

**Staff Recommendation:**

Paint main structure. Brand: Sherwin Williams. Main: SW9139 "Debonair." Trim: SW7070 "Site White." Accent:



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SW6237 "Dark Night" be approved in accordance with specifications dated 12/6/21.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to paint main structure: Brand: Sherwin Williams. Main: SW9139 "Debonair," Trim: SW7070 "Site White," Accent: SW6237 "Dark Night" be denied without prejudice. Craftsmen Facade needs to preserve a three-color palette similar to where the body, trim and accent colors normally occur. Task Force recommends applicant to provide alternate color submissions with revised color allocations.

*After the Task Force meeting the applicant revised their color palette based on Task Force's recommendation.*

**Request:**

Paint main structure. Brand: Sherwin Williams. Main: SW6212 "Quietude." Fascia and Trim: SW7623 "Cascades." Front door: SW6746 "Julep."

**Applicant:** Wagner, Jennifer

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to paint the main structure: Brand: Sherwin Williams, Main: SW6212 "Quietude," Fascia and Trim: SW7623 "Cascades," Front door: SW6746 "Julep" be approved in accordance with specifications dated 12/6/21.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to paint the main structure: Brand: Sherwin Williams. Main: SW6212 "Quietude," Fascia and Trim: SW7623 "Cascades," Front door: SW6746 "Julep" be approved with conditions. The structure is non-contributing and is of the Art Modern / Art Deco era style. The period style would accentuate the horizontal banding without the heavy crown. The dark crown appears to be a 1950s color strategy. Task Force recommends maintaining color type locations similar to the existing photo with new colors. Task force recommends approval for submitted color palette as complimentary toward craftsmen colors while keeping in period with the style of the structure.

*After the Task Force meeting the applicant revised their color palette based on Task Force's recommendation.*

**14. 1107 W JEFFERSON BLVD**

Winnetka Heights Historic District

CA212-065(MLP)

Melissa Parent

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**15. 222 S MONTCLAIR AVE**

Winnetka Heights Historic District  
CA212-062(MLP)  
Melissa Parent

**Request:**

Paint main and rear accessory structure. Brand: Sherwin Williams. Main: SW9141 "Waterloo." Trim and porch rails: SW6239 "Upward." Accent: SW2819 "Downing Slate."

**Applicant:** Macias, Angela

**Application Filed:** 11/4/21

**Staff Recommendation:**

Paint main and rear accessory structure. Brand: Sherwin Williams. Main: SW9141 "Waterloo." Trim and porch rails: SW6239 "Upward." Accent: SW2819 "Downing Slate" be **approved** in accordance with specifications dated 12/6/21.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to paint main and rear accessory structure. Brand: Sherwin Williams. Main: SW9141 "Waterloo," Trim and porch rails: SW6239 "Upward," Accent: SW2819 "Downing Slate" be approved with the following conditions: Provide photos of adjacent houses in all directions as evidence of different color palettes among neighboring structures. Include the awning removal on front 2nd story windows to the application. Recommend for brick chimney to not be painted. Recommend providing photograph elevations of all sides of house with labeled paint color locations. It is unclear where accent color will occur beyond the typical window sash location. Applicant commented on reference image of other house being model for color palette. Recommend providing reference photos and having an alternate backup accent color.

*After the Task Force meeting the applicant updated their application materials, as well as the accent color, based on the Task Force's recommendation.*

**DISCUSSION ITEMS:**

**1. 5833 COLUMBIA AVE**

Junius Heights Historic District  
CA212-070(MGM)  
Murray G. Miller

**Request:**

A Certificate of Appropriateness to Construct a new single-family residence.

**Applicant:** Pham, Tam

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a new single-family residence at 5833 Columbia Avenue be denied without prejudice.

**Task Force Recommendation:**

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That the request for a Certificate of Appropriateness to Construct a new single-family residence at 5833 Columbia Avenue be denied without prejudice.

**Request:**

1. Replace existing pedestrian doors on rear elevation of accessory structure with new bifold "nana wall" swing doors.
2. Replace garage doors on front elevation of rear accessory structure with 3-ganged window. Infill with siding to match.

**Applicant:** Ripley Renovations LLC

**Application Filed:** 11/4/21

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace existing pedestrian doors on rear elevation of accessory structure with a new bifold "Nana Wall" be approved.
2. That the request for a Certificate of Appropriateness to replace garage doors on front elevation of rear accessory structure with 3-ganged window and infill siding to match be denied without prejudice.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to 1) replace existing pedestrian doors on rear elevation of accessory structure with new bifold "nana wall" swing doors be approved with the following conditions: 1. North elevation windows to match the front facade windows (either 2nd story - 4 over 1 or 1st story - multiple panes); 2. Nana wall glass be divided light to match main structure; 3. Wood trim detailing match existing and Item 2) That the request for a Certificate of Appropriateness to replace garage doors on front elevation of rear accessory structure with 3-ganged window and infilled with siding to match be approved with the condition the wood trim detailing match the existing.

**Request:**

Install new landscaping along corner side yard.

**Applicant:** Stephens, Cade

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Appropriateness to Install new landscaping along corner side yard be denied without prejudice.

**Task Force Recommendation:**

**2. 5012 JUNIUS ST**

Munger Place Historic District  
CA212-064(MGM)  
Murray G. Miller

**3. 319 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA212-060(MLP)  
Trevor Brown

# Landmark Commission Agenda

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That the request for a Certificate of Appropriateness to install new landscaping along corner side yard be denied without prejudice. Teddy Bear Magnolia is a ornamental tree that can grow very large as compared to a hedge bush and should be treated accordingly in landscape design. Task Force recommends trees to be spaced no less than 8ft apart and not exceed a 30ft total length so that they do not encroach into the front of the house any further than the facade. Also recommend applicant provide specific planting locations with dimensions in order to provide further comments and provide full grown canopy diameter in additional information.

**Request:**

A Certificate for Demolition to demolish rear accessory structure. Work completed without Certificate of Demolition.

**Applicant:** Murgola, Peter

**Application Filed:** 11/4/21

**Staff Recommendation:**

That the request for a Certificate of Demolition to demolish the rear accessory structure be denied without prejudice.

**Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish the rear accessory structure be denied without prejudice. The structure fits the description found in the 1950s Sanborn map and does not appear on the 1921 Sanborn map. Task Force recommends the applicant provide Sanborn maps from 1930s to establish contributing vs. non-contributing status, provide photos of the preexisting structure, and establish evidence of a history of attempted stabilization.

**Request:**

A Landmark Commission Authorized Hearing to consider removal of the Historic Overlay for the Ambassador Hotel (H-20), on the east side of Ervay Street, south of Griffin Street East.

**Owner:** Ambassador Hotel Partners LP

**Filed:** October 22, 2021

**Staff Recommendation:**

Approve as submitted.

**Designation Committee Recommendation:**

Approve removal of designation due to the destruction of the historic structure by fire in 2019.

#### 4. 226 S EDGEFIELD AVE

Winnetka Heights Historic District  
CD212-005(MLP)  
Melissa Parent

#### 5. 1312 S Ervay

Ambassador Hotel  
Liz Casso

**6. 1904 Martin Luther King Jr. Blvd.**

Forest Theater  
Liz Casso

**Request:**

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Forest Avenue Theater, on the southwest corner of Martin Luther King Jr. Boulevard and South-Central Expressway.

**Owner:** CitySquare Arts Opportunity CTR LLC

**Filed:** November 6, 2017

**Staff Recommendation:**

Approval, subject to preservation criteria.

**Designation Committee Recommendation:**

Approval, subject to preservation criteria, and with Committee edits to nomination and preservation criteria.

**OTHER BUSINESS ITEMS:**

Approval of Minutes – November 1, 2021

**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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.

**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 §551.09]