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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, December 15, 2016

BRIEFINGS:

5ES*

10:30 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."

Public Notice

161291

[Edited on: 12/09/16 2:37 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 15, 2016
AGENDA

BRIEFINGS:	5ES	10:30 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.

David Cossum, Director
Neva Dean, Assistant Director of Current Planning

EXECUTIVE SESSION:

East Village Association v. City of Dallas, et al., Cause No. DC-14-07239-I
Chris Caso, Assistant City Attorney

BRIEFINGS:

Preston Center Northwest Highway and Preston Road Area Plan)
Peter Kline, Advisory Task Force Representative
Luis Tamayo, Chief Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-026**
(CC District ETJ)
- An application to create a 121 lot residential subdivision with one 3.98-acre common area from a 28.618-acre tract of land on property previously approved for 95 single family lots and one 2.86-acre common area on property located on FM 548 at Falcon Way in Kaufman County.
- Applicant/Owner: WS-DDV Development, LLC
Surveyor: J. Volk Consulting
Application Filed: November 16, 2016
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S167-028**
(CC District 2)
- An application to replat a 0.957-acre tract of land containing all of Lots 1A and 1B in City Block 15/5776 to create one lot on property bounded by Webb Chapel Extension, Webb Chapel Road, and Storey Lane.
Applicant/Owner: CMCR Corporation and Choi Jae Min
Surveyor: B&D Surveying, Inc.
Application Filed: November 16, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-029**
(CC District 8)
- An application to create one 12.039-acre lot from a tract of land located in City Block 8820 on property located on South Belt Line Road at C.F. Hawn Freeway, east quadrant.
Applicant/Owner: James Russell Fox
Surveyor: CBG Surveying, Inc.
Application Filed: November 16, 2016
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-030**
(CC District 10)
- An application to replat a 9.701-acre lot containing all of Lots 1 and 2 in City Block A/8701 to relocate the existing lot line between Lots 1 and 2 to decrease the lot area of Lot 1 to 3.047-acres, and increase the lot area of Lot 2 to 6.654-acres on property located between Pagemill Road and Hillguard Road.
Owners: Tuffli Company, Inc. and MLRP 9660 Dilworth LLC
Surveyor: Pacheco Koch Consulting Engineering
Application Filed: November 16, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-031**
(CC District 2)
- An application to create one 0.695-acre lot from a tract of land in City Block 2699 on property located on East Grand Avenue at 7427 Coronado Avenue, east corner.
Applicant/Owner: Spark Acquisitions, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: November 17, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S167-032**
(CC District 13)
- An application to replat a 7.8216-acre tract of land containing part of Lot 1A in City Block 2/5571 to create one 0.1063-acre lot, one 1.2262-acre lot, one 3.8535-acre lot, and one 2.6356-acre lot on property located on Midway Road at Northwest Highway, northeast corner.
- Owner: HEB Grocery Company, LP / Westwood Financial
Surveyor: Blue Sky Surveying & Mapping Corp.
Application Filed: November 18, 2016
Zoning: PD 70
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S167-033**
(CC District 10)
- An application to replat a 4.074-acre tract of land containing part of Lots 1 and 2 in City Block B/7480 to create one lot on property located on 10113 and 10163 Shoreview Road at Ferndale Road, northwest corner.
- Applicant/Owner: Duke Companies / AMFP III Shoreview LLC
Surveyor: Stantec Consulting Services
Application Filed: November 18, 2016
Zoning: PD 779
Staff Recommendation: **Denial**
- (8) **S167-034**
(CC District 2)
- An application to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create four lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, northwest corner.
- Applicant/Owner: Paroo Properties, LLC
Surveyor: CBG Surveying Inc.
Application Filed: November 18, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-035**
(CC District 6)
- An application to create one 70-acre lot from a tract of land in City Block 8467 on property located on Ranch Trail, east of Belt Line Road.
- Applicant/Owner: Coppell ISD
Surveyor: Glenn Engineering Corp.
Application Filed: November 18, 2016
Zoning: PD 741, Subarea C
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S167-036**
(CC District 3)

An application to replat a 0.549-acre tract of land containing all of Lot 1 in City Block 7/6634 to create one 0.257-acre lot and one 0.292-acre lot on property located on Elston Drive at S. R.L. Thornton Freeway, southwest corner.

Applicant/Owner: Manning Melton Corp., Mark Tolocko

Surveyor: CBG Surveying, Inc.

Application Filed: November 18, 2016

Zoning: RR

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

Residential Replat:

(11) **S167-027**
(CC District 13)

An application to replat a 1.442-acre tract of land containing all of Lot 6 in City Block G/5518 to remove the Natural Channel Setback line on property located at 10617 Bridge Hollow Court.

Applicant/Owner: Robert and Janice Carter

Surveyor: A&W Surveyors, Inc.

Application Filed: November 16, 2016

Zoning: R-1ac.(A)

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

Miscellaneous Items:

D167-001

Andrew Ruegg
(CC District 6)

An application for a development plan for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 741, Subdistrict C, on the north side of Ranch Trail, west of Ashford Drive

Staff Recommendation: **Approval**

Applicant: Coppell ISD

Representative: Karl Crawley, Masterplan

D167-002

Andrew Ruegg
(CC District 3)

An application for a development plan for Industrial (inside) light manufacturing on property zoned Subdistrict B, within Planned Development District No. 521, on the west side of Mountain Creek Parkway, south of Grady Niblo Road.

Staff Recommendation: **Approval**

Applicant: American Leather

Representative: Zac Bartz, Alliance Architects

M167-002

Andrew Ruegg
(CC District 3)

An application for a minor amendment to the development plan for Subdistrict B within Planned Development District No. 521, on the west side of Mountain Creek Parkway, south of Grady Niblo Road.

Staff Recommendation: **Approval**

Applicant: American Leather

Representative: Zac Bartz, Alliance Architects

M167-006

Andrew Ruegg
(CC District 3)

An application for a minor amendment to the site plan for Specific Use Permit No. 147 for a utility or government installation other than listed on property zoned an R-7.5(A) Single Family District on the west side of South Cockrell Hill Road, between the terminus of June Drive and Dutton Street.

Staff Recommendation: **Approval**

Applicant: Oncor Electric Delivery Co.

Representative: Mark Housewright, Masterplan

Certificates of Appropriateness for Signs:

1610140035

Pamela Daniel
(CC District 14)

An application for a Certificate of Appropriateness by Monti Heflin of Alltex Signs for a 13.3 square-foot attached sign at 1920 McKinney Avenue (northern elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Monti Heflin

1610190025

Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Rowbotham

1610190026

Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Rowbotham

1610190027

Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Robothan

1610190028

Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Robothan

1610190030
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (northwest elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Robothan

Zoning Cases – Consent:

1. **Z167-111(AR)**
Andrew Ruegg
(CC District 6)

An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District, on the south side of Crown Road, east of Newberry Street.

Staff Recommendation: **Approval**

Applicant: Chris Choi

Representative: Michael R. Coker

2. **Z156-343(MD)**
Mark Doty
(CC District 13)

A Landmark Commission Authorized Hearing to consider an Historic Overlay for the Underwood Residence (5310 Park Lane) on property zoned an R-1ac(A) Single Family District on the southeast corner of Park Lane and Meadowbrook Drive.

Staff Recommendation: **Approval**, subject to preservation criteria.

Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

Applicant: Nancy Perkins Shutt

Representative: Nancy McCoy, FAIA, FAPT

3. **Z167-107(SH)**
Sharon Hurd
(CC District 2)

An application for an LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District, on the east side of King George Drive, south of Regal Row.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: 8730 King George LLC

Representative: Gregg Hamill

4. **Z156-365(WE)**
Warren Ellis
(CC District 13)

An application for a new Planned Development District for residential uses and a private recreation center, club or area on property zoned Planned Development District No. 41 on the northwest corner of Forest Lane and Inwood Road.

Staff Recommendation: **Approval**, subject to a revised development plan, buffer landscape plan, and conditions.

Applicant: Greystar GP II, LLC Jesuit College Preparatory School

Representative: Will Dahlstrom, Jackson Walker LLP

5. **Z167-103(JM)**
Jennifer Muñoz
(CC District 13)
An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road.
Staff Recommendation: **Approval**
Applicant: SCG/CP Meadow Park Tower, LLC
Representative: Karl A Crawley, Masterplan
6. **Z167-105(JM)**
Jennifer Muñoz
(CC District 2)
An application for a Specific Use Permit for an inside commercial amusement use for a live music venue on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Planned Development District, on the west line of Exposition Avenue, south of Commerce Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and recommended conditions.
Applicant: 3900 Commerce 1996, LLC
Representative: Santos Martinez, Masterplan

Zoning Cases – Under Advisement:

7. **Z156-369(JM)**
Jennifer Muñoz
(CC District 6)
An application to create a new subdistrict and amend conditions within Subdistricts 1 & 1C within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the southwest intersection of Inspiration Drive and North Stemmons Freeway.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Radical Inspiration GP, LLC
Representative: William S. Dahlstrom, Jackson Walker, LLP
U/A Date: December 1, 2016
8. **Z145-359(SM)**
Sarah May
(CC District 1)
An application for an R-7.5(A) Single Family District on property zoned a CR Community Retail District on the southeast side of Brunner Avenue, east of Balboa Drive.
Staff Recommendation: **Approval**
Applicant/Representative: Paul Escobar
U/A From: November 19, 2015
9. **Z145-209(WE)**
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for an open enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan, traffic management plan, and staff's recommended conditions.
Applicant: Tail Cotton Properties, Ltd.
Representative: Robert Baldwin - Baldwin and Associates
U/A Date: December 1, 2016

10. **Z156-250(WE)**
Warren Ellis
(CC District 1)
- An application to create a new subdistrict within Planned Development District No. 830 and the removal of a D Liquor Control Overlay on a portion on property zoned Subdistrict 3 within Planned Development District No. 830 in an area generally bounded by West 10th Street, both sides of North Bishop Avenue, both sides of Melba Street and both sides of North Madison Avenue.
Staff Recommendation: **Approval**, subject to staff's recommended conditions; and **denial** of the removal of the Dry Liquor Control Overlay.
Applicant: Bishop Arts Village, LLC
Representative: Robert Baldwin, Baldwin and Associates
U/A From: November 10, 2016
Bus Tour Date: July 21, 2016
11. **Z156-334(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions; and **approval** of the repealing of Specific Use Permit No. 597.
Applicant: Park Cities Pre School LLC
Representative: Karl A. Crawley, MASTERPLAN
U/A From: November 10, 2016 and November 17, 2016
12. **Z156-346(OTH)**
Olga Torres Holyoak
(CC District 5)
- An application to amend and expand Specific Use Permit No. 88 for an electric substation on property zoned an R-7.5(A) Single Family District on the southeast corner of North Jim Miller Road and Scyene Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Oncor Electric Delivery Co.
Representative: Mark Housewright, MASTERPLAN
U/A From: November 10, 2016 and November 17, 2016
13. **Z156-363(OTH)**
Olga Torres Holyoak
(CC District 8)
- An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the west line of Leigh Ann Drive, north of West Wheatland Road.
Staff Recommendation: **Denial**
Applicant: Ravi Komari
Representative: Elsie Thurman
U/A Date: December 1, 2016

14. **Z156-342(SH)**
Sharon Hurd
(CC District 8)
- An application for a Planned Development District for a mixed use development and termination of Specific Use Permit No. 1373 for a college, child-care facility, and public or private school on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1373 on a portion and a CR Community Retail District generally on the northeast corner of Simpson Stuart Drive and Highland Hills Drive.
- Staff Recommendation: **Approval**, subject to a conceptual plan, Subarea A development plan, traffic management plan, and conditions; and **approval** of the termination of Specific Use Permit No. 1373.
- Applicant: Paul Quinn College
Representative: Rob Baldwin
U/A From: November 17, 2016 and December 1, 2016

Zoning Cases – Individual:

15. **Z156-290(SH)**
Sharon Hurd
(CC District 8)
- An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay, at the northwest corner of Edd Road and Kleberg Road.
- Staff Recommendation: **Denial**
- Applicant: Walter Huerta and Augusto Huerta
Representative: Tailim Song, Tailim Song Law Firm
16. **Z167-109(LE)**
Laura Evans
(CC District 5)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a D(A) Duplex District, on the northeast corner of Bruton Road and McKim Drive.
- Staff Recommendation: **Approval** of a NS(A) Neighborhood Services District in lieu of Community Retail District with deed restrictions volunteered by the applicant.
- Applicant: Donaldson Properties
Representative: Rob Baldwin, Baldwin Associates

17. **Z145-301(WE)**
Warren Ellis
(CC District 7)

An application for 1) a Planned Development District for commercial, industrial and transportation uses, 2) an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant, 3) a Specific Use Permit for two industrial (outside) potentially incompatible use for concrete batching plants [Tract I and Tract III], 4) terminate Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant, and 5) terminate deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion on the northeast corner of State Highway 310 and Linfield Road.

Staff Recommendation: **Approval** of a Planned Development District for commercial, industrial and transportation uses, subject to a conceptual plan and conditions, **approval** of an amendment to Specific Use Permit No. 1715 for an asphalt batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions, **approval** of an Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract I for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of an Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract III for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of the termination of Specific Use Permit No. 1613 and termination of deed restrictions on a portion; and **approval** of the termination of deed restrictions [Z078-204].

Applicant: St. Louis S. W. Railway Co. Union Pacific %Erik Omar
Representative: Maxwell Fisher, MASTERPLAN

18. **Z156-349(WE)**
Warren Ellis
(CC District 8)

An application for a Specific Use Permit for an open-enrollment charter school on property zoned a CR Community Retail District on the southeast line of Simpson Stuart Road, southwest of Bonnie View Road.

Staff Recommendation: **Approval** for a five-year period with automatic renewals for additional five-year periods, subject to a site plan, traffic management plan, and conditions.

Applicant: Big Red Dog Engineering

Representative: Matt Kotter [The Charter School Fund, LLC]

Other Matters:

FY2015-16 City Plan Commission Annual Report

Minutes: December 1, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, December 13, 2016

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, December 13, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1611100004** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 225 square-foot upper level attached sign at 301 S Akard (east elevation), (2) **1611100005** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 625 square-foot upper level attached sign at 208 S Akard (west elevation), (3) **1611100006** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 196 square-foot upper level attached sign at 301 S Akard (north elevation) and (4) **1611100008** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 65 square-foot lower level attached sign at 2400 Ross Ave (west elevation).

Thursday, December 15, 2016

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, December 15, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, December 15, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) Preston Center (Northwest Highway and Preston Road Area Plan)

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]