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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, March 16, 2017

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

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[Edited on: 03/10/17 3:32 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 16, 2017
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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-109**
(CC District 14) An application to replat a 0.97-acre tract of land containing all of 20, 21, 22, 23, and 24 in City Block G/1624 on property located on McKinney Avenue southwest of Monticello Avenue.
Applicant/Owner: Chateau Condominiums Owners Association, Inc.
Surveyor: Adams Surveying Company, LLC
Application Filed: February 15, 2017
Zoning: PD 193, Subdistrict 123
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-110**
(CC District 13) An application to replat part of City Block 5088 and all of City Block A/5089 to create one 10.27-acre lot on property located at 3932 W. Northwest Highway.
Applicant/Owner: Trinsic Acquisition Company, LLC / IRP Crest Gates Associates, L.P.
Surveyor: Adams Surveying Company, LLC
Application Filed: February 16, 2017
Zoning: PD 787 Subareas 1, 5, and 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-114**
(CC District 5) An application to replat a 0.573-acre tract of land containing all of Lots 10 and 11 in City Block 6285 to create one lot on CF Hawn Freeway (U.S. Hwy.175) at Old South Parkway.
Owner: Gerardo Ramirez
Surveyor: CBG Surveying, Inc.
Application Filed: February 16, 2017
Zoning: PD 533, Subdistrict 5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-115**
(CC District 8) An application to create one lot from a 6.483-acre tract of land in City Block 8770 on property located on Haymarket Road east of St. Augustine Road.
Applicant/Owner: Juana Gutierrez and Yesenia Gutierrez
Surveyor: Raul Reyes Surveying
Application Filed: February 16, 2017
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-116**
(CC District 11) An application to create one 2.341-acre lot from a tract of land in City Block 7495 on property located at 7002 Forest Lane, east of Hillcrest Road.
Applicant/Owner: Robert and Nancy Mowrey
Surveyor: Salcedo Group, Inc.
Application Filed: February 16, 2017
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-117**
(CC District 2) An application to replat a 1.18-acre tract of land containing all of Lot 84-C-1 and part of 84-C-2 in City Block 2366 to create one lot on property located on 2053 and 2103 Empire Central, northeast of Harry Hines Blvd.
Applicant/Owner: Imprunetta, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 17, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-120**
(CC District 2) An application to create one lot from a 1.939-acre tract of land in City Block 7914 on property located on Wayside Drive between Arlington Park and Mesa Wayside.
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Engineers
Application Filed: February 17, 2017
Zoning: PD 465, Area 7
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-122**
(CC District 9) An application to replat a 0.442-acre tract of land containing part of Lot 6 in City Block 7033 to create a 10 lot Shared Access Development with lots ranging in size from 1600 square feet to 3,424 square feet on property located on Ferguson Road southwest of Highland Road.
Applicant/Owner: KAH Holdings, Inc.
Surveyor: Gonzalez & Schneeberg
Application Filed: February 17, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-123**
(CC District 2) An application to replat a 0.597-acre tract of land containing part of Lots 2 and 3 in City Block H/912 to create one lot on property located on McKee Street at Browder Street, southeast corner.
Applicant/Owner: Zoha Investments, LLC
Surveyor: Gonzalez & Schneeberg
Application Filed: February 17, 2017
Zoning: PD 317, Subdistrict 1, Tract 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-124**
(CC District 14) An application to replat a 2.252-acre tract of land containing part of Lots 2 and 6, and all of Lots 3, 4A, 5A, 7, 8, 9, 10, 11, 12, 13, 14, 15 and a portion of an alley to be abandoned in City Block M/1537 to create one lot on property located on Knox Street at Travis Street.
Applicant/Owner: Travis Block holding Company, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: February 17, 2017
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S167-125**
(CC District 3) An application to replat a 4.47-acre tract of land containing all of Lot 7 in City Block A/8014 to create one 0.70-acre lot, and one 3.75-acre lot on property located on West Illinois Avenue, between Duncanville Road and Knoxville Street.
Applicant/Owner: BNNC, Inc.
Surveyor: Eagle Surveying, LLC
Application Filed: February 17, 2017
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-126**
(CC District 7) An application to create a 40 lot subdivision with 4 common areas from a 3.320-acre tract of land in City Block 6128 on property located on Forney Road west of Prairie Flower Trail.
Applicant/Owner: MRBS Partners, Ltd.
Surveyor: A&W Surveyors, Inc.
Application Filed: February 17, 2017
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S167-113**
(CC District 4) An application to replat 23.365-acre tract of land containing all of City Blocks 5998, 14/6000, 15/6000, 16/6000, and all of abandoned alleys in City Blocks 14/6000, 15/6000, and 16/6000 as well as all of abandoned Alaska Avenue, and Michigan Avenue to create one lot on property located on Marsalis Avenue between Overton Road and Garza Street.
Applicant/Owner: Dallas Independent School District
Surveyor: ARS Engineers, Inc.
Application Filed: February 16, 2017
Zoning: PD 838
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S167-118**
(CC District 2) An application to replat a 1.208-acre tract of land containing part of Lot 1C in City Block 28/2280 to create a 15 lot Shared Access Development on property located on Sylvester Street between Knight Street and Throckmorton.
Applicant/Owner: CADG Harry Hines, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: February 17, 2017
Zoning: PD 193, (TH-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S167-119**
(CC District 2) An application to replat a 1.157-acre tract of land containing part of Lot 1C in City Block 28/2280 to create a 16 lot Shared Access Development on property located southwest of Sylvester Street between Knight Street and Throckmorton.
Applicant/Owner: CADG Harry Hines, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: February 17, 2017
Zoning: PD 193, (TH-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S167-121**
(CC District 9) An application to replat Lots 2 and 3 in City Block 10/5389 to create one 0.50-acre lot on property located at 9420 W. Lake Highlands Drive.
Applicant/Owner: Highland Classic Homes, L.L.C.
Surveyor: C.B.G. Surveying
Application Filed: February 17, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Street Name Change:

- (17) **NC167-001**
Mohammad Bordbar
(District 6) An application to Consider changing the name of Akron Street, between Beeville Street and Amonette Street, to "Broadway Avenue".
Applicant: Jim Reynolds
Application Filed: October 13, 2016
Notices Sent: 9 notices sent February 16, 2017
SRC recommendation: **Approval**

Miscellaneous Items:

- W167-004**
Neva Dean
(CC District 3) An application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 612, on the east side of Spur 408, north of Grady Niblo Road.
Staff Recommendation: **Denial**
Applicant: UME Preparatory Academy
Representative: Mike Spurlock
- M167-016**
Pamela Daniel
(CC District 10) An application for a minor amendment to the development plan on property zoned Tracts 1 and 2 within Planned Development District No. 775 located on the northwest corner of Northwest Highway and Lullwater Drive.
Staff Recommendation: **Approval**
Representative: Rob Baldwin, Baldwin Planning

Miscellaneous Items – Under Advisement:

D167-007
Pamela Daniel
(CC District 10)

An application for a development plan on property zoned Planned Development District No. 779, on the northwest corner of Shoreview Road and Ferndale Road.
Staff Recommendation: **Hold under advisement until April 6, 2017.**
Applicant: AMFP III Shoreview, LLC
Representative: Jack Fiedler, Masterplan Consultants
U/A From: January 19, 2017 and February 16, 2017

Zoning Cases – Consent:

- 1. Z167-166(PD)**
Pamela Daniel
(CC District 2)

An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, between Maple Avenue and the Dallas North Tollway, southeast of the intersection of Maple Avenue and the Dallas North Tollway.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Old Parkland Unit K
Representative: Rob Baldwin, Baldwin Planning
- 2. Z167-113(WE)**
Warren Ellis
(CC District 12)

An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the southeast corner of Trinity Mills Road and Westgrove Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Tsay Properties Westgrove, LTD
Representative: Robert Reeves - Robert Reeves and Associates, Inc.
- 3. Z167-116(WE)**
Warren Ellis
(CC District 7)

An application for an RS-I Regional Service Industrial Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest line of South Ervay Street, northwest of Al Lipscomb Way
Staff Recommendation: **Approval**
Applicant: Jermauld Cobbs
Representative: Drew Hayes PBK

4. **Z167-174(WE)**
Warren Ellis
(CC District 5)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the east line of North Masters Drive, between Checota Drive and Oak Gate Lane.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation plan and conditions.
Applicant: Branch Towers, LLC
Representative: Hart Mason - Hart Mason & Associates, Inc.
5. **Z167-186(KK)**
Kiesha Kay
(CC District 3)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District, east of South Interstate 35, south of East Laureland Road.
Staff Recommendation: **Approval**
Applicant: S.E. Cemeteries of Texas, Inc.
Representative: Foresite Group, Inc., Josh McNeil
6. **Z167-191(KK)**
Kiesha Kay
(CC District 3)
- An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the southeast corner of Keeneland Parkway and Walton Walker Boulevard.
Staff Recommendation: **Approval**
Applicant: Jiwam Family Holdings, LLC
Representative: Coker Company, Michael R. Coker
7. **Z167-193(KK)**
Kiesha Kay
(CC District 6)
- An application for a Specific Use Permit for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west side of South Riverfront Boulevard, north of Bessemer Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.
Applicant: Jamal Qaddura/Mehmood and Melik Lakhani
Representative: Jamal Qaddura
8. **Z167-178(JM)**
Jennifer Muñoz
(CC District 7)
- An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Frank Street, southwest of Foreman Street.
Staff Recommendation: **Approval**
Applicant/Representative: Diane Ragsdale

9. **Z167-183(JM)**
Jennifer Muñoz
(CC District 9)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the southeast corner of Garland Road and Moran Drive.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Benin Zeqiri
Representative: Robert W. Van Dyk
10. **Z167-173(SM)**
Sarah May
(CC District 1)
- An application for 1) a CR Community Retail District on the southeastern quadrant of the area of request; and 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30.
Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of a Planned Development District, subject to a development plan and conditions.
Applicant: QuickTrip Corporation
Representative: Dallas Cothrum, Masterplan

Zoning Cases – Under Advisement:

11. **Z167-145(SM)**
Sarah May
(CC District 3)
- An application to amend and expand Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the southeast corner of Exchange Service Drive and Joseph Hardin Drive and on the west side Joseph Hardin Drive, between Country Creek Drive and the terminus of Exchange Service Drive.
Staff Recommendation: **Hold under advisement until April 27, 2017.**
Applicant: Eagle Advantage Schools, Inc.; Owner
Representative: Karl A. Crawley, Masterplan Consultants
U/A From: February 16, 2017
12. **Z156-235(JM)**
Jennifer Muñoz
(CC District 13)
- An application for an MU-3 Mixed Use District and termination of existing deed restrictions on property zoned a GO(A) General Office District on the southwest corner of LBJ Freeway and Montfort Drive.
Staff Recommendation: **Approval**
Applicant: Bolour Trust #3 & 333 West 22nd Associates, LLC
Representative: Michael R. Coker
U/A From: November 10, 2016 and January 19, 2017

13. **Z167-135(KK)**
Kiesha Kay
(CC District 8)
An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District, on the southwest corner of Beckleymeade Avenue and Bluecrest Drive.
Staff Recommendation: **Denial**
Applicant/Representative: Barry Brewer
U/A From: February 16, 2017
14. **Z167-131(OTH)**
Olga Torres Holyoak
(CC District 14)
An application for a Planned Development Subdistrict for O-2 Subdistrict uses and a restaurant by right and to allow for the encroachment of the setbacks on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District on the north corner of Turtle Creek Boulevard and Gillespie Street.
Staff Recommendation: **Denial**
Applicant: Piedmont Park Place, LP
Representative: Robert Baldwin
U/A From: March 2, 2017
15. **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: **Denial**
Applicant: Tail Cotton Properties, Ltd.
Representative: Robert Baldwin - Baldwin and Associates
U/A Date: December 1, 2016, December 15, 2016, January 19, 2017 and February 16, 2017
16. **Z156-237(WE)**
Warren Ellis
(CC District 13)
An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
Applicant: QuikTrip Corporation
Representative: Tonya Meier and Matthew Sanderson, Gray Reed & McGraw, PC
Bus Tour Date: July 21, 2016
U/A From: June 2, 2016, August 4, 2016, October 6, 2016, November 10, 2016 and January 19, 2017

Zoning Cases – Individual:

17. **Z167-119(WE)**
Warren Ellis
(CC District 14)
- An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site /landscape plan and staff's recommended conditions.
Applicant: Texas Land & Capital, L.P and 5612 Yale Holdings, L.P.
Representative: Duncan T. Fulton, III
18. **Z167-171(WE)**
Warren Ellis
(CC District 3)
- An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an RR Regional Retail District on the north line of West Kiest Boulevard, east of South Walton Walker Boulevard.
Staff Recommendation: **Denial**
Applicant: Flow-Line Construction, Inc. - Eduardo M. Hernandez, sole owner
Representative: Angela Hunt, FGH Law
19. **Z167-189(WE)**
Warren Ellis
(CC District 7)
- An application for an MU-1 Mixed Used District on property zoned an IM Industrial Manufacturing District on the east corner of Dawson Street and Jeffries Street.
Staff Recommendation: **Denial**
Applicant/Representative: Keith Smith
20. **Z167-175(PD)**
Pamela Daniel
(CC District 6)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east side of South Bagley Street and south of West Jefferson Boulevard with consideration being given to an NO(A) Neighborhood Office District.
Staff Recommendation: **Approval** of an NO(A) Neighborhood Office District in lieu of CR Community Retail District with deed restrictions volunteered by the applicant.
Applicant: Olegario Estrada
Representative: Santos Martinez, Masterplan Consultants
21. **Z167-182(JM)**
Jennifer Muñoz
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Chalk Hill Road and Fitchburg Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan.
Applicant/Representative: Gamaliel Albarran

22. **Z167-192(JM)**
Jennifer Muñoz
(CC District 5)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southeast corner of Bruton Road and Shortal Drive.
- Staff Recommendation: **Denial**
Applicant: Casa Rock Partners, LTD
Representative: Rob Baldwin

Authorization of a Hearing:

- Donna Moorman
(CC District 1)
- Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 830 Subdistrict 6 being two areas: 1) generally located on both sides of Davis Street between Tyler Street and Adams Avenue; and 2) generally bound by Zang Boulevard, West 8th Street, Madison Avenue (both sides north of Davis Street), and both sides of Davis Street (excluding property zoned Conservation District No. 7) with consideration to be given to a new subdistrict with appropriate amendments to the Subdistrict 6 regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback, and architectural designs such as articulation. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time

Other Matters:

Consideration of appointments to CPC Committees:
CPC TRANSPORTATION COMMITTEE - Jeremy McGahan

Minutes: March 2, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 16, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, March 16, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-006** - Consideration of amending the Dallas Development Code to create regulations to allow accessory dwelling units.

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]