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CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 5, 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, September 5, 2019  
AGENDA

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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.

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

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**BRIEFINGS:**

Briefing on recent State legislation affecting the City Plan Commission  
Kanesia Williams, Assistant City Attorney

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Development Plans  
Minor Amendments  
Rules of Procedure Amendments  
Appointments to CPC Committees  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S189-034R**  
(CC District 8)

An application to revise a previously approved plat to create one 13.75-acre lot from a tract of land in City Block 7547 on property located on Wheatland Road, west of Virginia Drive, south of Lyndon B. Johnson/Interstate Highway No. 20.

Applicant/Owner: American Towers, LLC

Surveyor: RMC Surveying

Application Filed: August 7, 2019

Zoning: MU-3

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

- (2) **S189-278**  
(CC District 3) An application to create one 3.520-acre lot from a tract of land in City Block 6960 on property located on Cockrell Hill Road, at Blue Ridge Boulevard, southeast corner.  
Applicant/Owner: Cliffwood Church of Christ, Inc.  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: August 7, 2019  
Zoning: NO(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-279**  
(CC District 7) An application to create one 0.128-acre lot from a tract of land in City Block 6234 on property located on Lake June Place, east of Pemberton Hill Road.  
Applicant/Owner: Raymundo Sanchez  
Surveyor: Carroll Consulting Group  
Application Filed: August 7, 2019  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-283**  
(CC District 8) An application to replat a 58.2661-acre tract of land containing all of Lot 1 in City Block A/8313 and a tract of land in City Block 8313 to create one lot on property located on Bonnie View Road, south of Telephone Road.  
Applicant/Owner: DPF TX I Bonnie View, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 7, 2019  
Zoning: PD 761(LI)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-284**  
(CC District 6) An application to create a 6.041-acre lot from a tract of land in City Block 6577 on property located on Mustang Road, north of Lyndon B. Johnson Freeway/Interstate Highway No. 635.  
Applicant/Owner: Mercer Crossing Industrial Land, LTD  
Surveyor: Peiser and Mankin Surveying, LLC  
Application Filed: August 8, 2019  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal/Reduction:

- (6) **S189-282**  
(CC District 13)      An application to replat a 9.288-acre tract of land containing all of Lot 1 in City Block F/6138, and to remove an existing platted 25-foot building line on the west line of the property, and to remove an existing platted 25-foot building line on the north line of the property to create one lot on property located on Meadow Road, north of Rambler Road.  
Applicant/Owner: TKG Valencia-Midtown, LP, TKG Valencia-Midtown, LLC  
Surveyor: Pacheco Koch  
Application Filed: August 8, 2019  
Zoning: PD 745 (Subarea A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-288**  
(CC District 9)      An application to replat a 0.961-acre (41,874-square feet) tract of land containing all of Lot 15 in City Block 4407 to create one lot and to reduce a portion of the 100-foot platted building line to 85-feet on property located on Lawther Drive, north of Dalgreen Road.  
Applicant/Owner: Michael P. and Barbara M.G. Lynn  
Surveyor: A&W Surveyors, Inc.  
Application Filed: August 9, 2019  
Zoning: R-1AC(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S189-277**  
(CC District 5)      An application to replat a 0.79-acre (34,412-square feet) tract of land containing all of Lots 8A and 8B in City Block C/6284 to create one lot on property located on Southeast Drive, north of C.F. Hawn Freeway/U.S. Highway 175.  
Applicant/Owner: Ana Maria Olayo Espinal  
Surveyor: CBG Surveying  
Application Filed: August 7, 2019  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S189-280**  
(CC District 12)
- An application to replat a 5.537-acre tract of land containing all of Lot 1 in City Block 7/8733 and a tract of land in City Block 8733 to create one lot on property located at the terminus of Muirfield Drive, south of Spyglass Drive.  
Applicant/Owner: The Church of The Holy Communion Frankford, Inc.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 7, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-281**  
(CC District 13)
- An application to replat a 0.7231-acre (31,500-square feet) tract of land containing all of Lot 5 in City Block 5/5492 to create one 15,000-square foot lot and one 16,400-square foot lot on property located on Glendora Avenue at Tibbs Street, northwest corner.  
Applicant/Owner: Amity Capital, LLC  
Surveyor: Blue Sky Surveying and Mapping  
Application Filed: August 7, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S189-285**  
(CC District 8)
- An application to replat a 1.062-acre tract of land containing all of Lots 1, and 26 in City Block D/7590 to create one lot on property located at 202 Beckleymeade Avenue, west of Bluecrest Drive.  
Applicant/Owner: The Sanctuary of Grace, Millbrook Acquisition Funding Group  
Surveyor: Peiser and Mankin Surveying, LLC  
Application Filed: August 8, 2019  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-286**  
(CC District 5)
- An application to replat a 0.345-acre (15,008-square feet) tract of land containing all of Lot 5 in City Block 1/6659 to create two 7,504-square foot lots on property located on Oak Hill Circle, south of Lake June Road.  
Applicant/Owner: Jose L. Segovia  
Surveyor: MMA, Inc.  
Application Filed: August 8, 2019  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S189-287**  
(CC District 9) An application to replat a 0.496-acre (21,600-square feet) tract of land containing all of Lots 5 and 6 in City Block K/2839 to create one lot on property located on Lakewood Boulevard, northeast of Heath Street.  
Applicant/Owner: Eric D. and Shea Davis  
Surveyor: Gonzalez and Schneeberg Engineer-Surveyors  
Application Filed: August 8, 2019  
Zoning: R-7.5(A)  
Staff Recommendation: **Denial.**
- (14) **S189-289**  
(CC District 6) An application to replat a 0.20-acre (8,821-square feet) tract of land containing all of Lots 25, 26, 28A in City Block A/4015 and part of Common Area B to create 3 lots ranging in size from 1,545-square feet to 4,273-square feet and one common area on property located at terminus of Malone Cliff View, north of Fort Worth Avenue.  
Applicant/Owner: Ripple D and B Co., Erik B. and Christine E. Kulstad; Villas at Dilbeck Court Homeowner's Association, Inc.  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: August 12, 2019  
Zoning: PD 732(Subdistrict 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Items:

- M189-027**  
Carlos Talison  
(CC District 11) An application for a minor amendment to the existing development plan for Planned Development District No. 703, on the west line of Waterfall Way, between Rolling Hills Lane and Brookgreen Drive.  
Staff Recommendation: **Approval.**  
Applicant: Dallas ISD  
Representative: Jorge Hernandez
- M189-028**  
Abraham Martinez  
(CC District 14) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 517, east of Abrams Road and Gaston Avenue.  
Staff Recommendation: **Approval.**  
Applicant: Lakewood Country Club  
Representative: Audra Buckley; Permitted Development
- D189-005**  
Abraham Martinez  
(CC District 10) An application for a development plan on property zoned Subarea C within Planned Development District No. 456, at the south corner of Village Forest Drive and Landa Lane.  
Staff Recommendation: **Approval.**  
Applicant: Presbyterian Village  
Representative: Rob Baldwin, Baldwin Associates

**D189-013**  
Abraham Martinez  
(CC District 7)

An application for a development plan and landscape plan on property zoned Planned Development District No. 1016, on the southwest corner of Samuell Boulevard and Hunnicut Road.  
Staff Recommendation: **Approval.**  
Applicant: Centurion American  
Representative: Santos Martinez; La Sierra Planning Group

**D189-014**  
Carlos Talison  
(CC District 6)

An application for a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741 and Specific Use Permit No. 3 for a power plant use, on the northeast corner of Cypress Water Boulevard and Olympus Boulevard.  
Staff Recommendation: **Approval.**  
Applicant: Cypress Waters Land A, LTD.  
Representative: Michelle Hurst, Brinkley-Barfield

Zoning Cases – Consent:

- 1. Z189-298(AM)**  
Abraham Martinez  
(CC District 14)

An application for the renewal of Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with Specific Use Permit No. 2025 for a personal service use limited to a spa, generally on the south line of Main Street, west of South Ervay Street.  
Staff Recommendation: **Approval** for a six-year period, subject to conditions.  
Applicant: Radiant Outdoor, LLC  
Representative: Suzan Kedron; Jackson Walker, LLP
- 2. Z189-244(L)(AM)**  
Abraham Martinez  
(CC District 11)

An application for an amendment to an existing landscape plan on property zoned Planned Development District No. 216, generally on the northeast corner of Noel Road and Southern Boulevard.  
Staff Recommendation: **Approval.**  
Applicant: Citta Townhomes Condominiums  
Representative: Robert Baldwin; Baldwin Associates
- 3. Z189-249(AM)**  
Abraham Martinez  
(CC District 6)

An application for an amendment to and renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District, generally on the west 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 and conditions.  
Applicant: Gamaliel Albarran  
Representative: Erin Scherer; Michael R. Coker Co., Inc.

4. **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
5. **Z189-288(PD)**  
Pamela Daniel  
(CC District 2)  
An application for a CR Community Retail District on property zoned Planned Development District No. 934 for CR Community Retail District uses bounded by West Mockingbird Lane, Lemmon Avenue, and Roper Street.  
Staff Recommendation: **Approval.**  
Applicant: NWH Land LP  
Representative: Kirk Williams & Laura Hoffmann, Winstead PC
6. **Z189-179(PD)**  
Pamela Daniel  
(CC District 13)  
An application for a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school on property zoned an MF-2(A) Multifamily District on the southwest corner of Park Lane and Eastridge Drive.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.  
Applicant: Dallas ISD  
Representative: Karl Crawley, Masterplan Consultants
7. **Z189-302(CY)**  
Carolina Yumet  
(CC District 7)  
An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals, and recyclable materials on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 2087 on the northwest side of Hickory Street, northeast of Malcolm X Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant: Rafael Jamaica

Zoning Cases – Under Advisement:

8. **Z189-233(SM)**  
Sarah May  
(CC District 7)  
An application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Jones Development  
Representative: Rob Baldwin, Baldwin Associates  
UA From: June 20, 2019 and August 15, 2019.

9. **Z189-115(CY)**  
Carolina Yumet  
(CC District 1)
- An application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No. 2], on the southwest corner of North Beckley Avenue and West 6<sup>th</sup> Street.  
Staff Recommendation: **Approval** of the termination of existing deed restrictions [Z867-185 No. 2]; and, **approval** of the reduction of the Shopfront Overlay No. 7.  
Applicant/Representative: Mark Tolocko  
UA From: August 15, 2019
10. **Z189-238(CY)**  
Carolina Yumet  
(CC District 1)
- An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street.  
Staff recommendation: **Denial.**  
Applicant: William M. Velasco, sole owner  
Representative: Rob Baldwin, Baldwin Associates  
U/A From: June 20, 2019 and August 1, 2019
11. **Z189-235(PD)**  
Pamela Daniel  
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south side of Samuell Boulevard, east of North Jim Miller Road.  
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: SAI Kamalesori Inc.  
Representative: Ryan Hughes  
UA From: July 11, 2019 and August 15, 2019.
12. **Z189-260(PD)**  
Pamela Daniel  
(CC District 5)
- 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 on property zoned Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay, on the northeast corner of C. F. Hawn Freeway and South Masters Drive.  
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: Mohammed Jiwani  
Representative: Kendra Larach, Masterplan  
U/A From: July 11, 2019 and August 1, 2019

13. **Z178-358(JM/AU)** An application for 1) a Planned Development District for mixed uses; and, 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.  
Andreea Udrea  
(CC District 13)  
Staff Recommendation: **Approval**, subject to a conceptual plan, development plans, height diagram, and staff's recommended conditions.  
Applicant: Corporation of Episcopal Diocese  
Representative: Suzan Kedron/Jackson Walker LLP  
UA From: August 15, 2019.
14. **Z178-336(CT)** An application for the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school on property zoned an IR Industrial Research District with existing deed restrictions (Z823-131\_Tract 1A), generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive, and Stoneview Drive.  
Carlos Talison  
(CC District 8)  
Staff recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a traffic management plan and conditions.  
Applicant: Uplift Education  
Representative: Brian Nelson – HKS  
U/A From: July 11, 2019 and August 1, 2019

Zoning Cases – Individual:

15. **Z189-159(CT)** An application for the removal of a D Liquor Control Overlay on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of Marvin D. Love Freeway, south of West Red Bird Lane with consideration given to deed restrictions volunteered by the applicant and the consideration of a D-1 Liquor Control Overlay.  
Carlos Talison  
(CC District 3)  
Staff Recommendation: **Denial**.  
Applicant: TCHF V, LP  
Representative: Charles Lucenay
16. **Z189-296(AU)** 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 Industrial Research District, on the south side of California Crossing Road, west of Bickham Road.  
Andreea Udrea  
(CC District 6)  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Reliable Ready Mix Concrete  
Representative: Ida Rodriquez

Development Code Amendments:

**DCA 189-007A** Consideration of amending the Dallas Development Code, Chapter  
Chris Turner-Noteware 51A, Article IV, "Zoning Regulations", Article X, "Landscape and Tree  
(CC District All) Conservation Regulations", and Article XII, "Gas Drilling and  
Production", to align definitions, standards and names for street  
design, paving and drainage to be consistent with the proposed Street  
Design and Drainage Design Manuals and current construction  
standards.

Staff Recommendation: **Approval**

Subdivision Review Committee Recommendation: **Pending**

Authorization of a Hearing:

Donna Moorman Consideration of authorizing a public hearing to determine the proper  
(CC District 4) zoning on property zoned Planned Development District No. 388 with  
Historic Overlay No. 10, Elizabeth Chapel, and Historic Overlay No.  
60, the Tenth Street Historic District in an area generally bound by  
Eighth Street, a D.P.&L. Company right-of-way, Clarendon Drive,  
Fleming Avenue, and I-35 (South R.L. Thornton Freeway) with  
consideration being given to appropriate zoning for the area including  
use, development standards, and other appropriate regulations for PD  
No. 388; appropriate preservation criteria for Historic Overlay No. 60;  
repealing Historic Overlay No. 10; and expanding Historic Overlay No.  
60 to include the property in Historic Overlay No. 10. This is a hearing  
to consider the request to authorize the hearing and not the rezoning  
of property at this time.

Donna Moorman Consideration of authorizing a public hearing to determine the proper  
(CC District 6) zoning on property zoned Industrial Research (IR) in an area generally  
bound by Topeka, Singleton Boulevard, Parvia Avenue, and Bedford  
Avenue and containing approximately 36 acres with consideration  
being given to incorporating the property into and expanding Planned  
Development District No. 891. This is a hearing to consider the  
request to authorize the hearing and not the rezoning of property at  
this time.

Donna Moorman Consideration of authorizing a public hearing to determine the proper  
(CC District 1) zoning on property zoned a CR Community Retail District, a CS  
Commercial Service District, an MU-1 Mixed Use District, and a P(A)  
Parking District in an area generally along both sides of Hampton Road  
between Burlington Boulevard and Brandon Street and along both  
sides of Clarendon Drive between Marlborough Avenue and the alley  
west of Hampton Road; and containing approximately 17.45 acres with  
consideration being given to appropriate zoning for the area to include  
but not limited to use, development standards, and other appropriate  
regulations. This is a hearing to consider the request to authorize the  
hearing and not the rezoning of property at this time.

Other Matters:

Approve amendments to City Plan Commission Rules of Procedure pursuant to changes in state law.

Consideration of Appointments to CPC Committees:

**ZONING ORDINANCE ADVISORY COMMITTEE**

Minutes: August 15, 2019

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, September 10, 2019**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, September 10, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:30 a.m.

**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** – Tuesday, September 10, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 11:00 a.m.

**Thursday, September 5, 2019**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, September 5, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 189-007A** - Consideration of amending the Dallas Development Code, Chapter 51A, Article IV, "Zoning Regulations", Article X, "Landscape and Tree Conservation Regulations", and Article XII, "Gas Drilling and Production", to align definitions, standards and names for street design, paving and drainage to be consistent with the proposed Street Design and Drainage Design Manuals and current construction standards, and (2) **DCA 189-004** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code to amend regulations regarding zoning property owner notifications.

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](http://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]