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**CITY SECRETARY  
DALLAS, TEXAS**



**City of Dallas**

**LANDMARK COMMISSION  
REGULAR MEETING**

**Revised**

**Public Notice**

**231051**

**POSTED CITY SECRETARY  
DALLAS, TX**

**December 4, 2023, Briefing at 10:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, 6ES Council Briefing Room and Videoconference**

**Video Conference:** (24869699348@dallascityhall.webex.com)

**Telephone:** (408) 418-9388, Access Code: 248 696 99348

**Password:** DEC23LMC (33223562 from phones)

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m289396798a02dc421b39681c6fca8ca6>

Individuals and interested parties wishing to speak must register with the Office of Historic Preservation by emailing [Phyllis.hill@dallas.gov](mailto:Phyllis.hill@dallas.gov) one hour prior to the meeting date start time.

#### **AGENDA**

- I. **Call to Order** Evelyn Montgomery, Chair
- II. **Public Speakers**
- III. **Approval of Minutes**
  - November 6, 2023, regular meeting minutes
- IV. **Staff Report/Briefings** HP Staff
  - Briefing by HR&A Advisors on an overview of the Historic and Cultural Equity Strategic Preservation Plan draft report and scheduling.
- V. **Briefing Items**
  - Consent Items
  - Courtesy Review Items
  - Discussion Items
- VI. **Other Business**
  - Discussion and vote on amendments to the composition of the Fair Park Task Force
  - Approval of the Historic Preservation Annual Report
  - 2023-2024 Calendar
- VII. **Adjournment**

**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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**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 §551.089]

**CONSENT ITEMS**

**1. 5930 JUNIUS ST**

Junius Heights Historic District  
CA234-097(CM)  
Christina Mankowski

**Request:**

1. A Certificate of Appropriateness to replace front and side doors.
2. A Certificate of Appropriateness to relocate existing windows to flank new exterior door on rear elevation (1st floor).
3. A Certificate of Appropriateness to demolish exterior staircase and remove exterior door (2nd floor) and close egress opening with salvaged brick to match existing structure.

**Applicant:** Ripley, Travis

**Application Filed:** 11/2/2023

**Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace front and side doors be approved in accordance with materials and specifications dated 11/1/2023. The proposed work is consistent with preservation criteria Sections 5.1, 5.2, and 5.3; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to relocate existing windows to flank new exterior door on rear elevation (1st floor) be approved in accordance with materials and specifications dated 11/1/2023. The proposed work is consistent with preservation criteria Sections 4 and 5; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to demolish exterior staircase and remove exterior door (2nd floor) and close egress opening with salvaged brick to match existing structure be approved in accordance with materials and specifications dated 11/1/2023. The proposed work is consistent with preservation criteria Sections 4 and 5; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to replace front and side doors be approved as shown.

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2. That the request for a Certificate of Appropriateness to relocate existing windows to flank new exterior door on rear elevation (1st floor) be approved as shown.
3. That the request for a Certificate of Appropriateness to demolish exterior staircase and remove exterior door (2nd floor) and close egress opening with salvaged brick to match existing structure be approved as shown.

### 2. 234 S CLIFF ST

Tenth Street Neighborhood Historic District  
CD234-003(RD)  
Rhonda Dunn

#### **Request:**

A Certificate of Demolition to demolish undocumented metal accessory structure (on record as a vacant lot). Standard: Demolition of noncontributing structure because newer than period of significance.

**Applicant:** Grant, Giancarlo

**Application Filed:** 11/2/2023

#### **Staff Recommendation:**

That the request for a Certificate of Demolition to demolish undocumented metal accessory structure (on record as a vacant lot) (Standard: Demolition of noncontributing structure because newer than period of significance) be approved in accordance with specifications dated 11/2/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(D).

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

That the request for a Certificate of Demolition to demolish undocumented metal accessory structure (on record as a vacant lot) (Standard: Demolition of noncontributing structure because newer than period of significance) be approved as submitted.

### 3. 205 S WINDOMERE AVE

Winnetka Heights Historic District  
CA234-089(MW)  
Marcus Watson

#### **Request:**

1. A Certificate of Appropriateness to construct new 2-car open carport in the rear yard.
2. A Certificate of Appropriateness to replace cedar shakes on the dormer of the main structure.
3. A Certificate of Appropriateness to paint proposed carport to match house (Columns and trim: SW0050 "Classic Light Buff"; Accent Trim: SW2846 "Roycroft Bronze Green."
4. A Certificate of Appropriateness to stain the new shakes on the dormer of the main structure and on the gable of the proposed carport Gemini TWP 100 Series "Cedartone Natural 101."

**Applicant:** Quintanilla, Leonore

**Application Filed:** 11/2/2023

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### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to construct new 2-car open carport in the rear yard be approved in accordance with materials dated 10/19/23. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(1); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace cedar shakes on the dormer of the main structure be approved in accordance with materials dated 10/19/23. The proposed work is consistent with preservation criteria Section 51P-87.111, subsections (a)(3) and (a)10); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to paint proposed carport to match house (Columns and trim: SW0050 "Classic Light Buff"; Accent Trim: SW2846 "Roycroft Bronze Green" be approved in accordance with materials dated 10/19/23. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
4. That the request for a Certificate of Appropriateness to stain the new shakes on the dormer of the main structure and on the gable of the proposed carport Gemini TWP 100 Series "Cedartone Natural 101" be approved in accordance with materials dated 10/19/23. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(8); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to construct new 2-car open carport in the rear yard. No quorum - comments only - supportive. Need updated new construction form. Include front elevation showing gate and what will or will not be seen from the street.
2. That the request for a Certificate of Appropriateness to replace cedar shakes on the dormer of the main structure. No quorum - supportive - no comments.

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### 4. 400 S WINNETKA AVE (Jefferson-12<sup>th</sup> Connector)

Winnetka Heights Historic District  
CA234-090(MW)  
Marcus Watson

3. That the request for a Certificate of Appropriateness to paint proposed carport to match house (Columns and trim: SW0050 "Classic Light Buff"; Accent Trim: SW2846 "Roycroft Bronze Green". No quorum - supportive - no comments.
4. That the request for a Certificate of Appropriateness to stain the new shakes on the dormer of the main structure and on the gable of the proposed carport Gemini TWP 100 Series "Cedartone Natural 101". No quorum - supportive - no comments.

#### **Request:**

A Certificate of Appropriateness to amend CA223-086(CM) to change the alignment of the alley between S. Clinton and S. Winnetka north from the Jefferson-12th Street Connector to Jefferson Blvd.

**Applicant:** City of Dallas - Adan Frias

**Application Filed:** 11/2/2023

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to amend CA223-086(CM) to change the alignment of the alley between S. Clinton and S. Winnetka north from the Jefferson-12th Street Connector to Jefferson Blvd be approved in accordance with materials dated 2/21/23. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

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

That the request for a Certificate of Appropriateness to amend CA223-086(CM) to change the alignment of the alley between S. Clinton and S. Winnetka north from the Jefferson-12th Street Connector to Jefferson Blvd be Approved with conditions. Option 3 (closest to the original alignment) is preferred. Add tree study. Commit to a 1:1 ratio of tree replacement.

Note: Applicant has made "Option 3" the primary option because it is preferred by the applicant, the task force, and staff.

## **COURTESY REVIEW**

### 1. 612 E 5TH ST

Lake Cliff Historic District  
CR234-004(MW)  
Marcus Watson

#### **Request**

Courtesy Review - Construct a new 2.5-story multi-family building on a vacant lot.

**Applicant:** Meckfessel, Robert

**Application Filed:** 11/2/2023

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### 2. 812 N MARSALIS AVE

Lake Cliff Historic District  
CR234-003(MW)  
Marcus Watson

#### **Staff Recommendation:**

Courtesy Review – no action required. That the request to construct a new 2.5 story multi-family building on a vacant lot be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are submitted for Landmark Commission review.

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

Courtesy Review – Courtesy Review. comments only. Supportive. Beautiful project. Are the braces in the gables even needed?

#### **Request:**

Courtesy Review - Construct new 4-story multi-family building with rear garages and surface parking on a vacant lot.

**Applicant:** Behring, Stephanie

**Application Filed:** 11/2/2023

#### **Staff Recommendation:**

Courtesy Review – no action required. That the request to construct new 4-story multi-family building with rear garages and surface parking on a vacant lot be conceptually approved with the understanding that the final design, as well as any associated site plans, elevations, renderings, and details are submitted for Landmark Commission review.

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

Courtesy Review. Comments only. Supportive. Consider hierarchy of fenestration and organization of solid-to-void ratios. Take care on the sides because they will be very visible. Consider more fenestration on the sides. 1-over-1 windows on the sides and rear acceptable.

### **DISCUSSION ITEMS:**

### 1. 4609 WORTH ST

Peak's Suburban Addition Neighborhood Historic District  
CA234-096(MW)  
Marcus Watson

#### **Request:**

A Certificate of Appropriateness to construct a two-story single-family main structure and an accessory structure on a vacant lot.

**Applicant:** Kagan, Leah C.

**Application Filed:** 11/2/2023

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a two-story single-family main structure and an accessory structure on a vacant lot be approved in accordance with materials submitted 11/16/23 with the conditions that the exposed foundation be a minimum of

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18 inches above finished grade and that the windows and doors be all wood with no cladding, reflective glass or tinting. Implementation of these recommended conditions would allow the proposed work to be consistent with preservation criteria Section 4 pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Standards.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to construct a two-story single-family main structure and an accessory structure on a vacant lot be approved with conditions.

"A lengthy discussion was had regarding the height of the windows. Given that most Tudors have ceilings lower than 10', we met in the middle with window heights.

"Additional conversation was had regarding the lack of fenestrations on the East elevation, and the Task Force felt strongly that this wall needed to be broken up, but there was no clear compromise available.

"Note: Fences and landscaping were not part of this application, however, they appear on the plan. Applicant to remove the fence details from this plan.

"The Task Force recommends approval with the following conditions:

"Site Plan: Mark an additional set-back measurement from the sidewalk for easy confirmation during inspection.

"Materials: Need to submit details regarding cast stone

"Foundation: Must be a minimum of 18" above finished grade

"Front Elevation: The 2050 window on the first floor to the left of the front door should also have the diamond pattern. The 2060 windows on the second floor should be 2050 The 3070 windows should be 3060

"Rear Elevation: The 2060 windows should be 3060 to improve the solid to void ratio



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“West Elevation: The 3070 windows on the first floor should be 3060. The 3050 windows on the second floor should be 3060

“East Elevation: The 3070 windows should be 3060. Remove the current 2040 windows from the front of the first floor, and instead, place one 3060 in the area that is currently between the two 2040s. Insufficient fenestration exists on the front half of the second floor. We recommend that the applicant explore options for increasing fenestrations in this area.

“Garage: Center the garage door with the gable and move the entry door to the side elevation in order to improve symmetry and esthetics with the timbers above.”

### 2. 2616 STATE ST

State Thomas Historic District  
CA234-095(MW)  
Marcus Watson

#### **Request:**

1. A Certificate of Appropriateness to construct a new one-story addition on the southwest side of the main, original house.
2. A Certificate of Appropriateness to construct a new two-story addition on the rear and northeast side of the original house.

**Applicant:** Peskuski, Jay

**Application filed:** 11/2/2023

#### **Staff recommendation:**

1. That the request for a Certificate of Appropriateness to construct a new one-story addition on the southwest side of the main, original house be approved in accordance with materials submitted 11/2/23 with the conditions that the roof line, roof slope, eave height, siding, skirting, trim, soffits, fascia and all other details exactly match the original, including material, and that the windows facing the street are wood windows moved from the side of the house. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Sections 51P-225.109(a)(2), (a)(3), (a)(9), (a)(11), (a)(14), and (a)(16); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to construct a new two-story addition on the rear and northeast side of the original house be approved in accordance with materials submitted 11/2/23 with the conditions that the siding material, trim, and details on the northeast side where it meets the historic portion of the house be identical to the original structure, that

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there be a vertical trim board representing the rear of the original house and its transition to the rear “ell” new portion of the addition, that the siding profile of the rear portion of the addition match that on the original front structure and that the windows be all wood with no cladding. Implementation of this condition would allow the proposed work to be consistent with preservation criteria Section 51P-225.109(a)(2); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior’s Standards.

### **Task Force Recommendation:**

1. That the request for a Certificate of Appropriateness to construct a new one-story addition on the southwest side of the main, original house be approved with conditions. Retain original roof ridge and eave lines on front historic section. Remove noncontributing dormers on front ell. Siding replacement should be limited only to rotten wood. Estimated percentage should be provided. Cementitious siding on rear addition (but not side addition) is fine but must match the original house in profile and must be smooth.
2. That the request for a Certificate of Appropriateness to construct a new two-story addition on the rear of the original house be approved with conditions. Retain original roof ridge and eave lines on front historic section. Remove noncontributing dormers on front ell. Siding replacement should be limited only to rotten wood. Estimated percentage should be provided. Cementitious siding on rear addition (but not side addition) is fine but must match the original house in profile and must be smooth.

### **Request:**

A Certificate of Appropriateness to replace existing wrought iron fence with 8 feet board-on-board cedar fence.

**Applicant:** Patterson, Clay

**Application Filed:** 11/2/2023

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to replace existing wrought iron fence with 8-foot board-on-board cedar fence be denied without prejudice as the proposed work is not consistent with preservation criteria Section 51P-63.116(2)(B); and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior’s Standards.

### **3. 5650 SWISS AVE**

Swiss Avenue Historic District

CA234-098(CM)

Christina Mankowski

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### **Task Force Recommendation:**

No quorum. Comments only: The task force members determined that the requested extension of an 8-foot, board-on-board privacy fence into the front 50% of the property is expressly disallowed in the Swiss Avenue Historic Ordinance. For this reason, the members in attendance determined that they had no other option than to recommend that the request be denied with prejudice. (NOTE: The decision has nothing to do with the request to replace a 4-foot open wrought-iron fence with an 8-foot cedar privacy fence. Rather, it has only to do with the request to extend the 8-foot privacy fence into the front 50% of the yard.)

### **4. 1023 BETTERTON CIR**

Tenth Street Neighborhood Historic District  
CD234-004(RD)  
Rhonda Dunn

### **Request:**

A Certificate of Demolition to demolish main residential building. Standard: Imminent threat to public health or safety.

**Applicant:** D Realty Investments, Inc.

**Application Filed:** 11/2/2023

### **Staff Recommendation:**

That the request for a Certificate of Demolition to demolish main residential building (Standard: Imminent threat to public health or safety) be denied with prejudice. The proposed work is inconsistent with the standards in City Code Section 51A-4.501(h)(4)(C).

### **Task Force Recommendation:**

That the request for a Certificate of Demolition to demolish main residential building (Standard: Imminent threat to public health or safety) be denied with prejudice. The building is salvageable. Applicant should install construction fencing to secure the property and "mothball" the structure.

### **5. 100 N MOORE ST**

Tenth Street Neighborhood Historic District  
CA234-094(RD)  
Rhonda Dunn

### **Request:**

A Certificate of Appropriateness to reconstruct 10th Street between Interstate 35E and E. Clarendon Drive.

**Applicant:** City of Dallas – Department of Public Works

**Application Filed:** 11/2/2023

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to reconstruct 10th Street between Interstate 35E and E. Clarendon Drive be approved in accordance with drawings and specifications dated 11/20/2023 with the following conditions: that sidewalks, driveway approaches and the engineered retaining wall be of brush finish concrete; and that applicant's response to the Archeology Comments of the Texas Historical

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Commission (THC) dated 11/20/23 included in the application be approved by THC prior to commencement of work. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 1.3 pertaining to site and site elements, Section 6 of Ordinance 21850, and the Antiquities Code of Texas.

**Task Force Recommendation:**

That the request for a Certificate of Appropriateness to reconstruct 10th Street between Interstate 35E and E. Clarendon Drive be approved as submitted.

### **Other Business**

- Discussion and vote on amendments to the composition of the Fair Park Task Force
- Approval of the Historic Preservation Annual Report
- 2023-2024 Calendar

**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.

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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]