



City of Dallas
Landmark Commission
Monday, April 6, 2009
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFING	Dallas City Hall, 1500 Marilla Street, Room 5/E/S	11:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers, 6th floor	1:00 P.M.
* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.		

Theresa O'Donnell, Director
Michael Pumphrey, Manager
Jim Anderson, Senior Planner
Tracey Cox, Planner
Mark Doty, Senior Planner
Marcus Watson, Senior Planner

BRIEFING ITEM:

1. Routine Maintenance, Certificates of Appropriateness, Certificates for Demolition and Removal, Certificates of Eligibility, Initiations and Designations, Discussion and Other Business Items.
2. Presentation on proposed amendments to the Oak Cliff Gateway Plan that may impact the Lake Cliff Historic District - Dave Whitley
3. Briefing on renovation for Courts at Dallas Municipal Building (Old City Hall - 2014 Main Street) Annex and proposed UNT law school in Dallas Municipal Building (Old City Hall - 2009 Commerce Street) - Ken Parr, Conley; and Jan Winters, City of Dallas-EBS.

CONSENT ITEM:

1. 6014 Bryan Parkway
Swiss Avenue
CE089-014(TC)
Tracey Cox

Request: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of \$136,710 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: David Kusin and Deborah Kusin Kline

Representative: N/A

Date Filed: March 11, 2009

Staff Recommendation: Approval of the Certificate of Eligibility and approval of \$136,710 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Task Force Recommendation: None

CONSENT ITEM:

2. 1229 ADMIRAL NIMITZ
CIR
Fair Park
CA089-277(MD)
Mark Doty

Request: 1) Embarcadero Building - Modification to height of proposed chilled water plant. New height will be 9" above existing Embarcadero Building.
2) Embarcadero Building - New 7'-4" CMU wall in enclosed transformer yard.
3) Embarcadero Building - Enlargement of pair of gates to 5'-0" (10'-0" opening).

Applicant: Quimby McCoy Preservation Architecture LLP

Representative: N/A

Date Filed: March 5, 2009

Staff Recommendation: 1) Embarcadero Building - Modification to height of proposed chilled water plant to 9" above existing. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for alterations and additions in the preservation criteria Section 4.3(b)(2), (6) and (7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Embarcadero Building - New 7'-4" CMU wall in enclosed transformer yard. - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for alterations and additions in the preservation criteria Section 4.3(b) (2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Embarcadero Building - Enlargement of pair of gates to 5'-0" (10'-0" opening). - Approve - Approve drawings submitted with the finding of fact the proposed work is consistent with the criteria for alterations and additions in the preservation criteria Section 4.3(b)(2) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Embarcadero Building - Modification to height of proposed chilled water plant to 9" above existing. - Approve - Approve with no exceptions.
2) Embarcadero Building - New 7'-4" CMU wall in enclosed transformer yard. - Approve - Approve with no exceptions.
3) Embarcadero Building - Enlargement of pair of gates to 5'-0" (10'-0" opening). - Approve - Approve with no exceptions.

CONSENT ITEM:

3. 3500 S FITZHUGH AVE
Fair Park
CA089-276(MD)
Mark Doty

Request: 1) Esplanade - Final paint color selection.
2) Parry Avenue Gate - Final paint color selection.
Applicant: Quimby/McCoy Preservation Architecture LLP
Representative: N/A
Date Filed: March 5, 2009

Staff Recommendation: 1) Esplanade - Final paint color selection. -
Approve - Approve paint colors submitted with the finding of fact the proposed work is consistent with the criteria for Esplanade of State Subdistrict in the preservation criteria Section 4.2 (b)(8), the General Preservation Criteria Section 3.5(a)(b) and (c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Parry Avenue Gate - Final paint color selection. -
Approve - Approve paint colors submitted with the finding of fact the proposed work is consistent with the criteria for Esplanade of State Subdistrict in the preservation criteria Section 4.2 (b)(8), the General Preservation Criteria Section 3.5(a)(b) and (c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Esplanade - Final paint color selection. -
Approve - Approve with no exceptions.
2) Parry Avenue Gate - Final paint color selection. -
Approve - Approve with no exceptions.

4. 718 PARKMONT ST
Junius Heights
CA089-295(TC)
Tracey Cox

Request: 1) Construction of a new garage in the rear yard (work already completed).
Applicant: John Penrod
Representative: N/A
Date Filed: March 11, 2009

Staff Recommendation: 1) Garage - Approve with Conditions - As built structure complies with Sections 9.1, 9.2, 9.3, and 9.4, however to make the structure more compatible with the district, a carriage style garage door should be installed.

Task Force Recommendation: 1) Garage - Approve with Conditions - Approved as built (sections 9.2, 9.3, 9.4) and require that a carriage style garage door with an appearance appropriate to the neighborhood be installed.

CONSENT ITEM:

5. 232 E 6TH ST
Lake Cliff Historic District
CD089-018(JA)
Jim Anderson

Request: 1) Demolish non-contributing garage after damaged when a very large tree fell on structure.
Applicant: Gumaro Torres
Representative: N/A
Date Filed: March 17, 2009
Staff Recommendation: 1) Demolish non-contributing garage after damaged when a very large tree fell on structure. - Approve - With the finding of fact that the structure is non-contributing to the district as per Dallas Development Code Section 51A-4.501(h)(iv) and the large tree has caused unrepairable damage to the structure.
Task Force Recommendation: 1) Demolish non-contributing garage after damaged when a very large tree fell on structure.

6. 4306 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA089-271(MD)
Mark Doty

Request: 1) New driveway and parking in rear. New gate, New 6'-0", metal, 70% open gate over driveway.
Applicant: JoAnn Buchanan
Representative: N/A
Date Filed: March 5, 2009
Staff Recommendation: 1) New driveway and parking in rear. New gate, New 6'-0", metal, 70% open gate over driveway. - Approve with Conditions - Approve site plan and gate type as submitted with the conditions the drive and parking surface are crushed granite, the existing sidewalks are retained and that the proposed parking meets all applicable building and development codes with the finding of fact the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.2, 2.3, 2.11(a), 2.13 and 2.14 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) New driveway and parking in rear. New gate, New 6'-0", metal, 70% open gate over driveway. - Approve with Conditions - Leave existing sidewalks.
Gate location approved as shown.

7. 4512 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA089-272(MD)
Mark Doty

Request: 1) Two Crepe Myrtles in parkway.
Applicant: Andrew Nelson
Representative: N/A
Date Filed: March 5, 2009
Staff Recommendation: 1) Two Crepe Myrtles in parkway. - Approve with Conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Two Crepe Myrtles in parkway. - Approve

CONSENT ITEM:

8. 4601 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA089-267(MD)
Mark Doty

Request: 1) Two Crepe Myrtles in parkway.
Applicant: MAYELA ZAVALA
Representative: N/A
Date Filed: March 5, 2009

Staff Recommendation: 1) Two Crepe Myrtles in parkway. - Approve with Conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Two Crepe Myrtles in parkway. - Approve with Conditions - Concrete bed edging should be removed.

9. 4300 JUNIUS ST
Peak's Suburban Addition
Neighborhood
CA089-269(MD)
Mark Doty

Request: 1) Two Crepe Myrtles in parkway in front of each property. Six total Crepe Myrtles.
Applicant: KAMBIZ KHADIVI
Representative: N/A
Date Filed: March 5, 2009

Staff Recommendation: 1) Two Crepe Myrtles in parkway in front of each property. Six total Crepe Myrtles. - Approve with Conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Two Crepe Myrtles in parkway in front of each property. Six total Crepe Myrtles. - Approve

10. 4402 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA089-266(MD)
Mark Doty

Request: 1) One Crepe Myrtle in parkway.
Applicant: Richard Nors
Representative: N/A
Date Filed: March 5, 2009

Staff Recommendation: 1) One Crepe Myrtle in parkway. - Approve with Conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: 1) One Crepe Myrtle in parkway. - Approve

CONSENT ITEM:

11. 4403 SYCAMORE ST
Peak's Suburban Addition
Neighborhood
CA089-268(MD)
Mark Doty

Request: 1) Two Crepe Myrtles in parkway.
Applicant: Tammi Lamb
Representative: N/A
Date Filed: March 5, 2009
Staff Recommendation: 1) Two Crepe Myrtles in parkway. - Approve with Conditions - Approve proposed tree planting with the condition that all applicable regulations and permitting are followed and approved with the finding of fact the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Two Crepe Myrtles in parkway. - Approve

12. 6003 BRYAN PKWY
Swiss Avenue Historic
District
CA089-270(MW)
Marcus Watson

Request: 1) Change roofline at rear of house to eliminate leaking flat roof, per drawings. Roof pitch, all materials, details and colors to match existing on main body of house.
Applicant: Joshua Killian
Representative: N/A
Date Filed: March 4, 2009
Staff Recommendation: 1) Change roofline at rear of house to eliminate leaking flat roof, per drawings. - Approve with Conditions - All work must comply with applicable development standards and building codes. If condition is met, the proposed work is consistent with the criteria for additions, architectural detail and roof forms in Ordinance #18563 , Sections 14(a)(2-3) and 14(a)(14), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation: 1) Change roofline at rear of house to eliminate leaking flat roof, per drawings. - Approve - Comments only - no quorum.

13. 4938 SWISS AVE
Swiss Avenue Historic
District
CD089-017(MW)
Marcus Watson

Request: 1) Demolish non-contributing accessory structure (constructed in 1980) in order to construct a new garage.
Applicant: O. Darwin Smith
Representative: N/A
Date Filed: March 5, 2009
Staff Recommendation: 1) Demolish non-contributing accessory structure (constructed in 1980). - Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.
Task Force Recommendation: 1) Demolish non-contributing accessory structure (constructed in 1980). - Approve - Comments only - no quorum.

CONSENT ITEM:

14. 4938 SWISS AVE
Swiss Avenue Historic
District
CA089-265(MW)
Marcus Watson

Request: 1) Construct new detached garage, per drawings. Siding, windows, paint colors, and roofing to match house.
Applicant: O. Darwin Smith
Representative: N/A
Date Filed: May 3, 2009

Staff Recommendation: 1) Construct new detached garage, per drawings. - Approve with Conditions - All work must comply with all applicable development standards and building codes. If condition is met, the proposed work is consistent with the criteria for accessory structures in Ordinance #18563, Section 14(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Construct new detached garage, per drawings. - Approve - Comments only - no quorum.

15. 6010 SWISS AVE
Swiss Avenue Historic
District
CA089-279(MW)
Marcus Watson

Request: 1) Construct one-story addition on rear side of house, per drawings. Existing brick and windows taken off the structure to be reused. All details, materials and colors to match existing.
2) Remove one side window and move one side window, per drawings. Reuse existing brick to fill opening laid into existing bond pattern, mortar to match. Windows are on side behind a side projection and not visible from the street.

Applicant: Michael Cunningham
Representative: N/A
Date Filed: March 4, 2008

Staff Recommendation: 1) Construct one-story addition on rear side of house, per drawings. - Approve with Conditions - All work must comply with applicable development standards and building codes. If condition is met, the proposed work is consistent with the criteria for additions and architectural detail in Ordinance #18563 , Sections 14(a)(2-3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remove window and move window, per drawings and description. - Approve - All work must comply with applicable development standards and building codes. If condition is met, the proposed work is consistent with the criteria for windows in Ordinance #18563 , Sections 14(a)(16), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) Construct one-story addition on rear side of house, per drawings. - Approve - Comments only - no quorum.
2) Remove window and move window, per drawings and description. - No comments.

CONSENT ITEM:

16. 202 N CLINTON AVE
Winnetka Heights Historic
District
CA089-280(JA)
Jim Anderson

Request: 1) Landscape plan.
2) Coach lights on garage.

Applicant: Kirk Willis

Representative: N/A

Date Filed: March 4, 2009

Staff Recommendation: 1) Landscape plan. - Approve - The landscape plan is appropriate to the district. With the finding of fact that the landscaping is appropriate to the district and consistent with preservation criteria 18369 Section 9(b)(3). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Coach lights on garage. - Approve - With the finding of fact that the lights submitted are consistent with outdoor lighting in Ordinance 18369 Section 9(b)(4). The proposed work does meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). The applicant submitted appropriate lights to staff that are more compatible with the structure.

Task Force Recommendation: 1) Landscape plan. - Approve - Landscaping as installed is o.k.
2) Coach lights on garage. - Approve with Conditions - Resubmit to task force with Craftsman light that will be period.

CONSENT ITEM:

17. 407 N EDGEFIELD AVE **Request:**
Winnetka Heights Historic
District
CA089-239(JA)
Jim Anderson

- 1) Close in broken double windows on garage on south side. Work has already been completed.
- 2) Enclose swinging garage door on east side with siding a small window and pedestrian door. Work has already been completed.
- 3) A large boarded up window on the garage will be infilled with siding on north side. Work has already been completed.
- 4) A metal garage door on the north side of the garage will be replaced with a double pedestrian door. Work has already been completed.

Applicant: Sydney Crawford

Representative: N/A

Date Filed: February 10, 2009

Staff Recommendation:

- 1) Close in broken double windows on garage on south side. Work completed. - Approve - With the finding of fact that the structure is non-contributing. City Code Section 51A-4.501(g)(6)(C)(ii).The improvement is compatible with the district.
- 2) Enclose swinging garage door on east side with siding a small window and pedestrian door. - Approve - With the finding of fact that the structure is non-contributing. City Code Section 51A-4.501(g)(6)(C)(ii).The improvement is compatible with the district.
- 3) A large boarded up window on the garage will be infilled with siding on north side. Work completed - Approve - With the finding of fact that the structure is non-contributing. City Code Section 51A-4.501(g)(6)(C)(ii).The improvement is compatible with the district.
- 4) A metal garage door on the north side of the garage will be replaced with a double pedestrian door - Approve - With the finding of fact that the structure is non-contributing. City Code Section 51A-4.501(g)(6)(C)(ii).The improvement is compatible with the district.

Task Force Recommendation:

- 1) Close in broken double windows on garage on south side. Work completed. - Approve - Work done o.k.
- 2) Enclose swinging garage door on east side with siding a small window and pedestrian door. - Approve - Work done o.k.
- 3) A large boarded up window on the garage will be infilled with siding on north side. Work completed - Approve - Work done o.k.
- 4) A metal garage door on the north side of the garage will be replaced with a double pedestrian door - Approve - Work done o.k.

DISCUSSION ITEM:

1. 1707 SAN JACINTO ST
First Baptist Church
CR089-001(MD)
Mark Doty

Request: 1) Courtesy Review - As part of First Baptist Church expansion plans, a new skybridge across N. St. Paul Street, within 300 feet of the US Post Office.

Applicant: First Baptist Church

Representative: N/A

Date Filed: March 5, 2009

Staff Recommendation: 1) Courtesy Review - As part of First Baptist Church expansion plans, skybridge near Post Office. - Approve - Approve as submitted with the finding of fact the proposed skybridge will not have an adverse affect on the US Post Office historic overlay.

Task Force Recommendation: 1) Courtesy Review - As part of First Baptist Church expansion plans, skybridge near Post Office. - Suggestions for exhibits for the Landmark Commission presentation.
a) Show view of skybridge on St. Paul at 300' from Post Office.
b) Show animation of view on St. Paul.
c) Show with or without views of existing skybridge proposed to be removed.
(No motion or vote - comments only)

2. 6025 WORTH ST
Junius Heights
CA089-294(TC)
Tracey Cox

Request: 1) Installation of 2 new doors because the existing doors are not original.

Applicant: CECELIA YEEDA

Representative: N/A

Date Filed: March 11, 2009

Staff Recommendation: 1) Doors - Approve - The proposed work is partially consistent with the criteria for replacing doors in the preservation criteria Section 5.3 that states "replacement doors .. must express mullion size, light configuration, and material to match the existing" and section 5.1 states that "historic doors .. must remain intact .. except that doors .. may be replaced if necessary due to damage or deterioration". The proposed replacements are partially consistent based on the following finding of facts: a.) The existing doors are a 15-light window that is typical to the Craftsman houses in the area. Since the time when this item was last denied, the applicant has found the building permits from the time when the house was converted from a single-family home to a duplex, which is verified by Sanborn maps. b.) Originally this was a single family home; it is impossible to know whether these are the original doors or not on the structure. c.) The proposed doors are compatible to the Craftsman style, but are also discernibly new.

Task Force Recommendation: 1) Doors - Deny - Current doors may be original and they match the other existing doors on the street of contemporary houses, per section 5.1, Proposed style of replacement doors is inappropriate because the height of the windows and the placement of the four panels is not consistent with other doors in Junius Heights. Split decision.

DISCUSSION ITEM:

3. 335 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA089-281(JA)
Jim Anderson

Request: 1) Eight inch block wall along sidewalk with mondo grass. Work installed 15 years ago.
2) Add flagstone around tree. Work installed 15 years ago.
Applicant: James Eckart
Representative: N/A
Date Filed: March 3, 2009
Staff Recommendation:

1) Eight inch block wall along sidewalk with mondo grass. Work completed. - Deny - With the finding of fact that raised concrete block planting wall is not appropriate to this house or the district. Remove all concrete components. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the raised concrete planting area would have an adverse effect on the structure and the district. The original lawn should be restored.
2) Add flagstone around tree. Work completed. - Deny - With the finding of fact that the rock installed between the front walk and driveway is not consistent with preservation criteria 18369 Section 11(b)(1). The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) the rock has an adverse affect on the structure and the district.

Task Force Recommendation: 1) Eight inch block wall along sidewalk with mondo grass. Work completed. - Deny - Remove all manufactured stone.
2) Add flagstone around tree. Work completed. - Deny

4. 118 N WINNETKA AVE
Winnetka Heights Historic
District
CA089-282(JA)
Jim Anderson

Request: 1) New front door; already installed.
Applicant: Tory Fuller
Representative: N/A
Date Filed: February 16, 2008
Staff Recommendation:

1) New front door; already installed. - Deny without Prejudice - With the finding of fact that the doors must be typical of the style and period of the building. Front doors must contain at least 1 light. The door is not consistent with Preservation criteria 18369 Section 9(a)(17)(F)(iii). The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: 1) New front door; already installed. - Deny without Prejudice - Resubmit to Task Force with door style.

OTHER BUSINESS:

1. Briefing - Plans to improve I-30, including the expected impact of those improvements on the Hickory Street Annex (Gulf Oil Distribution Facility) at 501 Second Avenue. - TXDoT
2. Hickory Street Annex, 501 2nd Avenue
Suspend the rules, reconsider, and recommend creation an historic overlay district.
Staff Recommendation: Approval
Designation Committee Recommendation: Comments only (no quorum) Maintain existing initiation. Confirm designation.
3. Approval of the March 2, 2009 Minutes.
4. Approval of the 2007-2008 Annual Report.
5. Landmark Commission Purpose Statement

OTHER BUSINESS:

6. The Landmark Commission Designation Committee is scheduled to meet on the following dates:

Thursday, April 9, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, April 16, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, April 23, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, April 30, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, May 7, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, May 14, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, May 21, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

Thursday, May 28, 2009, 5:45 p.m., Dallas City Hall, Room 5/D/N.

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. Please review the official agenda for location and time changes.

7. Questions and comments about any Routine Maintenance request approved by city staff and provided to the Landmark Commission for review. List of properties receiving routine maintenance approvals are available at the Department of Development Services, 1500 Marilla Street, 5/C/N, Dallas, Texas, from Luann Taylor.

EXECUTIVE SESSION

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. 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; [Texas Government Code §551.073]*
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551.074]*
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. 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. [Texas Government Code §551.086]*