



City of Dallas
Landmark Commission
Monday, May 1, 2006
AGENDA

BRIEFING	5ES	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers	1:00 P.M.

* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
Janet Tharp, Interim Assistant Director
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner

TRAINING:

1. Open Meeting Act Video - 9:00 a.m., Room 5ES

BRIEFINGS:

1. Certificates of Appropriateness
2. Certificates for Demolition and Removal
3. Other Business

CONSENT ITEM:

1. 3201 WENDOVER RD
Bromberg/Patterson House
CA056-239(JA)
Jim Anderson

Request: 1) Construction of a new entry gate at Hillbrook located on south west corner of site (rear entry to site); Please note that this supersedes previous CA submittal for gate at this location (of Nov. 3, 2005).

Applicant: Marcel Quimby Architecture/Preservation Inc.

Representative: N/A

Date Filed: April 6, 2006

Staff Recommendation: 1) Construction of a new entry gate at Hillbrook. - Approve - This design is more simplified than the earlier submittal. Ordinance #25637 Item 4.5

Task Force Recommendation: 1) Construction of a new entry gate at Hillbrook. - Approve

CONSENT ITEM:

2. 2900 WHITE ROCK RD
Individual
CA056-241(JA)
Jim Anderson

Request: 1) Adaptive use of the filter basins and building into a rowing boathouse and event facility, with approx. fifty parking spaces.

Applicant: ARCHITEXAS

Representative: N/A

Date Filed: March 29, 2006

Staff Recommendation: 1) Conversion of filter basins and building to boat house. - Approve with Conditions - Conceptual approval with conditions. This application is conceptual. Additional information will be submitted at a future time.
a) Clarify new door penetrations.
b) Provide design for window replacement.
c) Supply material/color samples for roofing. This item will be submitted at a future time
d) Provide design for door replacement.

Task Force Recommendation: 1) Conversion of filter basins and building to boat house. - Approve with Conditions - Conceptual approval with conditions.
a) Clarify new door penetrations.
b) Provide design for window replacement.
c) Request THC review for coordination.
d) Supply material/color samples for roofing.
e) Provide design for door replacement.

3. 4908 WORTH ST
Munger Place Historic
District
CA056-245(JA)
Jim Anderson

Request: 1) Remove sick Magnolia tree from front yard.

Applicant: Matthew Flume

Representative: N/A

Date Filed: April 3, 2006

Staff Recommendation: 1) Remove sick Magnolia tree from front yard. - Approve - This tree appears to be in very bad condition. The removal of this tree would open up the front of this house considerably.

Task Force Recommendation: 1) Remove sick Magnolia tree from front yard. - Approve - Approve removal of tree.

4. 5007 REIGER AVE
Munger Place Historic
District
CA056-246(JA)
Jim Anderson

Request: 1) Expand existing garage.

Applicant: Joel Higgins

Representative: N/A

Date Filed: March 28, 2006

Staff Recommendation: 1) Expand existing garage. - Approve - This is a new construction house and garage. Ordinance # 20024 Section 11(a)(1)(D)

Task Force Recommendation: 1) Expand existing garage. - Approve

CONSENT ITEM:

5. 4610 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA056-227(MF)
Margaret Fiskell

Request: 1) Conceptual approval to replace dormer to match the historic photograph.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: March 30, 2006

Staff Recommendation: 1) Conceptual approval to replace dormer to match historic photograph. - Approve with Conditions - Conceptual approval to add a dormer as shown in historic photographs.

Task Force Recommendation: 1) Conceptual approval to replace dormer to match historic photograph. - Approve with Conditions - Conceptual approval to add a dormer to match that shown in historic photographs.

CONSENT ITEM:

6. 2214 ROUTH ST
State Thomas Historic
District
CA056-256(MF)
Margaret Fiskell

Request: 1) Replacement of weathered siding and trim on the front, side and rear facades.
2) Replacement of worn porch flooring and steps on front facade.
3) Replacement of the skirt on all four sides.
4) Replacement of the roof shingles on the East side.
5) Paint exterior.

Applicant: Paul Saliba

Representative: N/A

Date Filed: April 5, 2006

Staff Recommendation: 1) Replacement of weathered siding and trim on the front, side and rear facades. - Approve with Conditions - Replacement of rotten or damaged wood only and the remaining siding that was removed to be reused. Existing siding to be scraped, caulked and painted. Ordinance #19084 Section 8(a)(11)
2) Replacement of worn porch flooring and steps on front facade. - Approve with Conditions - Porch floor boards should match existing 1" x 4" planks. Steps and risers should be 2" x 12" planks. Ordinance #19084 Section 8(a)(12)(E)
3) Replacement of the skirt on all four sides. - Approve with Conditions - Skirting -reuse of the original novelty siding as much as possible. Siding that is rotten to be replaced with novelty wood. Ordinance #19084 Section 8(a)(3)
4) Replacement of the roof shingles on the East side. - Approve with Conditions - Applicant to provide a composition shingle color sample. Roof has multiple layers of deteriorated shingles. Per David Session Jr. - Chief Building Inspector: The maximum number of applications of any roof covering is two.
"When the existing roof has two or more layers of any type of covering system, all layers need to be removed to enable the inspector and the contractor to verify that the existing sheathing is not water damaged and is still capable of providing an adequate nailing base." p.15.28, 2003 IBC Commentary - Vol.I. Ordinance #19084 Section 8(a)(14)(A)
5) Paint exterior. - Approve with Conditions - Applicant to provide the new paint colors to staff for approval. Ordinance #19084 Section 8(a)(9)

Task Force Recommendation: 1) Replacement of weathered siding and trim on the front, side and rear facades. - Approve with Conditions - Replace only rotten and damaged material. Re-use good siding that has been previously removed. Existing siding should be scraped, caulked and painted.
2) Replacement of worn porch flooring and steps on front facade. - Approve with Conditions - Porch flooring replacement should match existing 1" x 4" planks. Steps and risers should be 2" x 12" planks
3) Replacement of the skirt on all four sides. - Approve with Conditions - Skirting should be replaced with original novelty siding as much as possible. Replacement of rotten material must match.
4) Replacement of the roof shingles on the East side. - Approve with Conditions - Strongly suggest

that all layers of roofing should be removed and replaced with new decking and composition material. New material needs to be submitted for review.

5) Paint exterior. - Approve with Conditions - If color is to be changed, it must be submitted for

7. 2609 THOMAS AVE
State Thomas Historic
District
CA056-259(MF)
Margaret Fiskell

Request: 1) New 8 foot wood fence in rear and interior side yard. Fence forward of rearmost projection at 4 foot height.

Applicant: Olin West

Representative: N/A

Date Filed: April 7, 2006

Staff Recommendation: 1) New 8' wood fence in rear and interior side yard. Fence forward of rearmost projection at 4'. - Approve with Conditions - "Wooden fences may be painted or stained a color that is complimentary to the main building." See Ordinance #19084 Section 8(b)(2)(G)(iii). The fence in the interior side yard from the rearmost projection to the front corner of the house will be four feet in height replacing the existing chain link fence. The four foot fence will not obscure any architectural features. See Ordinance 19084 Section 8(b)(2)(C)(i) "A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of the main building on the same or an adjacent lot."

Task Force Recommendation: 1) New 8' wood fence in rear and interior side yard. Fence forward of rearmost projection at 4'. - Approve with Conditions - Paint fence an opaque stain or paint with color to compliment house. Color should be approved by staff.
Citation: Section 8 of the Ordinance, Subsection b, paragraph 2C(i). This paragraph states that the Commission may vary the fence height requirement as long as it does not obscure architectural elements on the property or the adjacent property. The Task Force found that the fence would not obscure any historic architectural elements.

CONSENT ITEM:

8. 5417 SWISS AVE
Swiss Avenue Historic
District
CA056-258(JA)
Jim Anderson

Request: 1) Plaque with date, style, and original owners name as approved by the commission in 2005. Concrete base was previously poured in the proper location as part of the original installment of markers.

Applicant: David and Gaye Price

Representative: N/A

Date Filed: March 30, 2006

Staff Recommendation: 1) Plaque with date, style and original owners name. - Approve - Approval of plaque with the house style confirmed as being Mission Style.

Task Force Recommendation: 1) Plaque with date, style and original owners name. - Approve - Approval of plaque with confirmation of house style. Is the residence predominately Mission or Prairie? Task Force request detailed guidelines from Landmark Commission on plaque design and placement.

9. 401 S WINDOMERE
AVE
Winnetka Heights Historic
District
CA056-261(JA)
Jim Anderson

Request: 1) Paint exterior. body amber leaf ECC-24-1, trim eastern wind ECC-24-2, accent red hawk ECC-46-3
2) Restore the hidden front porch door (facing east).
3) Add rear deck 19' x 12' x 1'.

Applicant: Angie Bynum

Representative: N/A

Date Filed: April 6, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Ordinance #19836 Seciton 9(a)(8)
2) Restore the hidden front porch door (facing east). - Approve - Evidence of original front door has been submitted. Ordinance #18369 Section 9(a)(17)
3) Add rear deck 19' x 12' x 1'. - Approve

Task Force Recommendation: 1) Paint exterior. - Approve
2) Restore the hidden front porch door (facing east). - Approve
3) Add rear deck 19' x 12' x 1'. - Approve

10. 412 N CLINTON AVE
Winnetka Heights Historic
District
CA056-248(JA)
Jim Anderson

Request: 1) Paint windows, trim and porch. Sherwin Williams paint. Trim: polished mahogany SW2838; Accent: roycroft suede SW2842. This is a brick structure and the brick will not be painted.

Applicant: MARK A CROSSLIN

Representative: N/A

Date Filed: March 6, 2006

Staff Recommendation: 1) Paint windows, trim and porch. - Approve - Applicant attended task force meeting and is in agreement with location of paint. Column trim sashes - polished mahogany, accent - suede. Ordinance #18369 Section 9(a)(8)

Task Force Recommendation: 1) Paint windows, trim and porch. - Approve - Column trim sashes - polished mahogany, accent - suede.

CONSENT ITEM:

11. 426 S WINNETKA AVE
Winnetka Heights Historic
District
CA056-249(JA)
Jim Anderson

Request: 1) Install white (wood) picket fence, 2 foot tall, to enclose front yard. Fence will provide safety from traffic on 12th Street for pets/children.
2) Extend privacy fence past bathroom window along 12th Street. Will provide privacy for master bedroom and bathroom windows.

Applicant: Stephen Holmes

Representative: N/A

Date Filed: April 5, 2006

Staff Recommendation: 1) Install white wood picket fence, 2 foot tall. - Approve - Ordinance 18369 Section 9(b)(2)C(i) and (iii)
2) Extend privacy fence. - Approve - Approve as submitted. Ordinance #18369 Section 9(b)(2)(c)(iii)

Task Force Recommendation: 1) Install white wood picket fence, 2 foot tall. - Approve
2) Extend privacy fence. - Approve - Approval of extending fence to halfway and adding picket fence (fence in front is 2').

12. 312 S EDGEFIELD AVE
Winnetka Heights Historic
District
CA056-250(JA)
Jim Anderson

Request: 1) Replace rotted wood on front of house and replace a portion of the fence. Fence will be flat top in same location.
2) Paint exterior.

Applicant: Juan Cervantes

Representative: N/A

Date Filed: April 4, 2006

Staff Recommendation: 1) Replace rotted wood on front of house and replace a portion of fence. - Approve
2) Paint exterior. - Approve - Task Force member will help with fence, paint color. Body: roycroft vellum SW 2833, trim: polished mahogany SW 2838, accent: roycroft copper red SW 2839, Sherwin Williams Paint. Ordinance #18369 Section 9(a)(8)

Task Force Recommendation: 1) Replace rotted wood on front of house and replace a portion of fence. - Approve
2) Paint exterior. - Approve - Task Force member will help with fence, paint color. Body: roycroft vellum SW 2833, trim: polished mahogany SW 2838, accent: roycroft copper red SW 2839, Sherwin Williams Paint.

DISCUSSION ITEM:

1. 1704 MAIN ST
Mercantile Tower
CA056-255(JA)
Jim Anderson

Request: 1) Follow up of Certificate of Appropriateness dated November 29, 2005. Update with most recent design work. There will be further work on the east facade floors 2 and 3 for the proposed fitness center.

Applicant: Beeler Guest Owens Architects

Representative: N/A

Date Filed: April 6, 2006

Staff Recommendation: 1) Update on recent design work. Further work on the east facade floors 2 and 3. - Approve - Approval of location of roof railings. Location of balconies. Louver(s) at top of elevator shaft. Vents in spandrels.

Task Force Recommendation: 1) Update on recent design work. Further work on the east facade floors 2 and 3. - Approve - Approval of location of roof railings. Location of balconies. Louver(s) at top of elevator shaft. Vents in spandrels.

2. 1508 COMMERCE ST
Individual
CA056-243(JA)
Jim Anderson

Request: 1) Storefront signage.

Applicant: Mary Beth McMahon

Representative: N/A

Date Filed: April 5, 2006

Staff Recommendation: 1) Storefront signage. - Approve with Conditions - Obtain approval from landlord for signs. Minimize penetrations or use old penetrations when possible. Develop design for blade sign with colors. Additional sign could be located on left windows rather than on the building facade (over front entrance) because of adverse effect marble penetration and staff considers a sign in this location inappropriate above the stained glass window and this portion of the primary facade.

Task Force Recommendation: 1) Storefront signage. - Approve with Conditions - Approval from landlord for signs. Minimize penetrations or use old penetrations when possible. Develop design for blade sign with colors. Additional sign on left windows rather than on the building facade, because of adverse effect marble penetration and detracting from stained glass window and overall appearance of primary facade.

DISCUSSION ITEM:

3. 804 PACIFIC AVE
West End Historic District
CA056-240(JA)
Jim Anderson

Request: 1) Install storefront glass in 6 ground floor openings on the Austin St. side of the building. Garage doors will remain and kept in an up position.

Applicant: WEST END SQUARE LTD

Representative: N/A

Date Filed: March 27, 2006

Staff Recommendation: 1) Install storefront glass in 6 ground floor openings. - Approve with Conditions - Submit additional details for the type of windows and how they will be installed to verify that the original wood garage doors can remain operable and be closed if needed. Show the depth of the new glass as it compares to the depth of the closed garage door.

Task Force Recommendation: 1) Install storefront glass in 6 ground floor openings. - Deny without Prejudice - Due to insufficient information.

4. 601 MAIN ST
West End Historic District
CA056-242(JA)
Jim Anderson

Request: 1) Underground Parking Garage and Plaza Redevelopment. Submission of construction documents with plans indicating work within the plaza above the parking garage, and along Main Street between Houston Street and Market Street. Includes location of cabin and associated markers.

Applicant: Jacobs Facilities Inc. for Dallas County

Representative: N/A

Date Filed: March 31, 2006

Staff Recommendation: 1) Underground Parking Garage and Plaza Redevelopment. - Approve - Approval of cabin location. Request more information in the future on historic marker locations including dimensions of bases and type of stone proposed for bases.

Task Force Recommendation: 1) Underground Parking Garage and Plaza Redevelopment. - Approve - Approval with a suggestion that it (the cabin) be relocated to a more appropriate location, within the NHL, and with retention of trees as submitted in original park design if ultimately placed in Founders Plaza.

DISCUSSION ITEM:

5. 724 LIPSCOMB AVE
Junius Heights
CA056-237(JA)
Jim Anderson

Request:

- 1) Paint exterior. brick: remain white; trim around windows and doors: steel gray; brick trim above windows and doors: dark navy blue.
- 2) Windows and doors: a.) Present awnings on windows to be removed. b.) Windows kept and restored to original condition. c.) Doors to be returned to original form and plywood taken off to reveal glass panes underneath. d.) Front door to be replaced with an arched door back to the original configuration.
- 3) Brick: Remove brick and reinstall as the foundation wall has settled. The pier and beam system has been replaced, with spread footings installed on every corner of the foundation wall including the front patio/entrance which has extensive settling and cracking. Brick to be reinstalled back to original form as much as possible.
- 4) Roof: Dimensional shingles to be installed with slate look and feel.
- 5) Gutters: K style gutters matching brick paint to be installed replacing old system.
- 6) Fence: Remove chain link fence and replace with wood fence. Install new iron gate.
- 7) Side Porch: Porch to be re-opened and returned to original exterior patio. Arbor connected to house and supported by 2 or 3 columns (near driveway) to be added in place of current porch roof.
- 8) New Rear Gable: New gable to be added on rear of house. Roofline extended to the rear wall with 4 casement windows added, stucco and tudor trim. Gable on rear of house to have new overhang/eave added as well.
- 9) New south wall dormer: Dormer has 3 casement windows with cedar shingles on all sides and stucco above windows.
- 10) Garage: Damaged siding and framing to be replaced and repainted as needed. Shingles and gutters to be replaced. Doors and flooring to be repaired and replaced as needed. Alley car entrance to be added as well.

Applicant:

Rogelio Martinez

Representative:

N/A

Date Filed:

April 4, 2006

Staff Recommendation:

- 1) Paint exterior. - Approve - Item 4.8
- 2) Windows and doors. - Approve with Conditions - Submit design for front door. Item 5
- 3) Replace some exterior brick. - Approve - Item 4.1(b)
- 4) Dimensional shingles to be installed with slate look and feel. - Approve - Item 6.2
- 5) Gutters: K style gutters matching brick paint to be installed replacing old system. - Approve
- 6) Replace chain link fence with wood fence. Install iron gate. - Approve with Conditions - Submit sketch of type of iron gate and location for all fences. Item 3.6(c)(l)
- 7) Side Porch: Porch to be re-opened and returned to original exterior patio. Install arbor. - Approve with Conditions - Submit type and details of porch columns. Item 7.2
- 8) New rear gable. - Approve with Conditions - Submit type of windows to be installed.
- 9) New south wall dormer. - Approve with Conditions - Submit type of windows to be installed. Item 4.1(b)
- 10) Repairs to garage. - Approve with Conditions - Need more information on rear garage door entrance and setback from alley. Items 9.5, 9.7

- Task Force Recommendation:** 1) Paint exterior. - There is no task force fo Junius Heights at this time.
2) Windows and doors.
3) Replace some exterior brick.
4) Dimensional shingles to be installed with slate look and feel.
5) Gutters: K style gutters matching brick paint to be installed replacing old system.
6) Replace chain link fence with wood fence. Install iron gate.
7) Side Porch: Porch to be re-opened and returned to original exterior patio. Install arbor.
8) New rear gable.
9) New south wall dormer.

6. 717 LIPSCOMB AVE
Junius Heights
CA056-238(JA)
Jim Anderson

Request: 1) Addition to back of building and new garage.
Applicant: JEFF VAN BUSKIRK
Representative: N/A
Date Filed: March 30, 2006

Staff Recommendation: 1) Addition to back of building and new garage. - Approve with Conditions - A 1 by 6 be added to delineate the seam between the existing building and the new construction. Submit materials for the new construction and dormers. Submit cut sheets for new windows to be used. Submit site plan that shows garage location.

Task Force Recommendation: 1) Addition to back of building and new garage. - There is no task force fo Junius Heights at this time.

7. 214 E 5TH ST
Lake Cliff Historic District
CA056-251(JA)
Jim Anderson

Request: 1) Replace broken windows.
2) New front door.
3) Install rock on front of house. (work completed)
4) Touch up paint exterior same color.

Applicant: Martha Ramirez
Representative: N/A
Date Filed: April 5, 2006

Staff Recommendation: 1) Replace broken windows. - Deny - Change glass only (not replace). If new windows are installed they will need to match the original wood. Ordinance #23328 Section 5.2 and 5.3
2) New front door (work completed). - Deny without Prejudice - New door should be a wood door similar to the original door removed as shown in photo submitted by applicant. Ordinance #23328 Section 5.3 and Secretary of Interior's Standard #6.
3) Install rock on front of house. - Deny without Prejudice - Adding stone is not appropriate. Ordinance #23328 Section 4.1 b
4) Touch up paint exterior same color. - Approve - Section 4.8

Task Force Recommendation: 1) Replace broken windows. - Deny - Change glass only (not replace).
2) New front door (work completed). - Deny - Photos of different, wooden historically correct.
3) Install rock on front of house. - Deny - Stone inappropriate, change back to wood.
4) Touch up paint exterior same color. - Approve

DISCUSSION ITEM:

8. 4932 JUNIUS ST
Munger Place Historic
District
CD056-010(JA)
Jim Anderson

Request: 1) Demolition base on Imminent threat to public health/safety. Demolish shed structure in back yard which extends past property line into the alley. It is in very poor condition and poses a health and safety risk in its current state.

Applicant: Jason Harper

Representative: N/A

Date Filed: April 5, 2006

Staff Recommendation: 1) Demolish shed structure in back yard. - Deny without Prejudice - Submit a letter from architect on engineer that substantiates the condition of structure as stated by the contractor. Note structure is approx. 12" over rear property line, overhang additional 2' over rear property line. 51A-4.501(H)(4)(c)

Task Force Recommendation: 1) Demolish shed structure in back yard. - Approve - Recommend approval of demolition predicated on letter from architect on engineer on condition of structure. Note structure is approx. 12" over rear property line, overhang additional 2' over rear property line.

9. 1003 MORELAND AVE
Peak's Suburban Addition
Neighborhood
CA056-228(MF)
Margaret Fiskell

Request: 1) New side and rear yard 8 foot Cedar board-on-board fence. Side-yard fence will be 10 feet beyond the mid-point. Metal return facing Moreland. See site plan.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: March 30, 2006

Staff Recommendation: 1) New 8 foot wood fence in side and rear yard with a metal fence return facing Moreland. - Approve with Conditions - Interior side-yard fence is 10 feet beyond the mid-point. See Ordinance 22352 Section 2.11(a). Photo detail for iron or 70% open wood fence return provided.

Task Force Recommendation: 1) New 8 foot wood fence in side and rear yard with a metal fence return facing Moreland. - Approve - Provide additional information on iron fence.

10. 4607 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA056-226(MF)
Margaret Fiskell

Request: 1) Remove concrete porch and metal railing. Replace with appropriate porch; four Dallas Red Common brick pillars, Southern Yellow Pine floor, box columns and handrail.

Applicant: TRACEY VENEGAS

Representative: N/A

Date Filed: March 30, 2006

Staff Recommendation: 1) Remove existing porch. Add 4 brick pillar supports, SYP floor, boxed columns and handrails. - Approve - Detail drawing provided for new porch frame construction for floors, columns and the brick sample provided is Dallas Pink Common for the pillars. Ordinance #22352 Item 4.2

Task Force Recommendation: 1) Remove existing porch. Add 4 brick pillar supports, SYP floor, boxed columns and handrails. - Approve with Conditions - Need more detailed information on construction details to document that new construction matches photograph presented.

DISCUSSION ITEM:

11. 1310 W DAVIS ST
Winnetka Heights Historic
District
CA056-252(JA)
Jim Anderson

Request: 1) Signage. (Already installed)

Applicant: JESUS MUNIZ

Representative: N/A

Date Filed: March 13, 2006

Staff Recommendation: 1) Signage. - Approve with Conditions - Approval of neon window signs. Paint over current signs and resubmit simplified signage without menu items. Ordinance #18369 Section 15(a)(8), 51A-7.404

Task Force Recommendation: 1) Signage. - Deny - Resubmit signage options. Paint over current signs (white to match) Neon ok. Consider replacing transoms and door to historically correct.

OTHER BUSINESS:

1. Adoption of the Minutes of April 3, 2006.
2. Accept the resignations of Mark Doty from the Wheatley Place/Tenth Street and Linda Solomon from the Swiss/Munger Task Forces.
3. Final criteria for plaques and location in the Swiss Avenue Historic District.
4. Background on Wheatley/Tenth Street Historic District.
5. Comments on the 2004-2005 Annual Report. Goals and Strategies.
6. Landmark Commission Rules of Procedure.
7. Designation Committee Meetings are held on the following dates:
Wednesday, May 10, 2006, 5:45 p.m., 1500 Marilla St., room 5DN.
Wednesday, May 24, 2006, 5:45 p.m., 1500 Marilla St., room 5DN.
Wednesday, June 14, 2006, 5:45 p.m., 1500 Marilla St., room 5DN.
Wednesday, June 28, 2006, 5:45 p.m., 1500 Marilla St., room 5DN.

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]*