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CITY SECRETARY
DALLAS, TEXAS

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DALLAS, TX

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



City Plan Commission

**November 7, 2024
Briefing - 9:30 AM
Public Hearing - 12:30 PM**

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 7, 2024
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Development's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m704685f30c1ec1ec5605ff47c6648d6d>

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT

Items 2-4

ZONING CASES – UNDER ADVISEMENT

Items 5-10

ZONING CASES – INDIVIDUAL

Items 11-14

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 15-24

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 25-26

CERTIFICATE OF APPROPRIATENESS FOR SIGNS

Items 27-32

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

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."

CALL TO ORDER**BRIEFINGS:**

1. [24-3420](#) City Plan Commission Annual Report update. 2021-2024 Overview.

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the October 10, 2024 City Plan Commission Hearing and the October 24, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**Zoning Docket:****Zoning Cases - Consent:**

2. [24-3421](#) An application for a Planned Development District for agricultural and retail uses on property zoned an R-10(A) Single Family District, on the west line of South Saint Augustine Drive, south of Labett Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Margarito Hernandez and Maria del Rocio
Representative: Audra Buckley
Planner: Martin Bate
Council District: 8
Z234-255(MB)

Attachments: [Z234-255\(MB\) Case Report](#)
[Z234-255\(MB\) Development Plan](#)

3. [24-3422](#) An application for an amendment to and expansion of Planned Development District No. 456, on property zoned Planned Development No. 456 and an R-10(A) Single Family District, in an area bounded by Forest Road and Skyline Drive to the north, Shepherd Road to the west, and Stults Road to the south.
Staff Recommendation: **Approval**, subject to an amended Exhibit 456A (Conceptual Plan), amended Exhibit 456C, amended Exhibit 456D, amended Exhibit 456E, and amended conditions.
Applicant: Presbyterian Village North Forefront Living
Representative: Rob Baldwin, Baldwin Planning
Planner: LeQuan Clinton
Council District: 10
Z234-280(LC)

Attachments: [Z234-280\(LC\) Case Report](#)
[Z234-280\(LC\) Conceptual Plan](#)
[Z234-280\(LC\) Exhibit 456C](#)
[Z234-280\(LC\) Exhibit 456D](#)
[Z234-280\(LC\) Exhibit 456E](#)

4. [24-3423](#) An application for a Specific Use Permit for a mini-warehouse on property zoned an MU-2 Mixed Use District, on the north line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: HT DFW Metro SS, LP
Representative: Tommy Mann, Winstead PC
Planner: Liliana Garza
Council District: 3
Z234-284(LG)

Attachments: [Z234-284\(LG\) Case Report](#)
[Z234-284\(LG\) Site Plan](#)

Zoning Cases - Under Advisement:

5. [24-3424](#) An application for an MU-3 Mixed Use District on property zoned Planned Development District No. 69, on the east side of South R. L. Thornton Freeway, south of East Overton Road.
Staff Recommendation: **Approval**.
Applicant: Jobar Development Corporation
Representative: Suzan Kedron, Jackson Walker L.L.P.
Planner: Liliana Garza
U/A From: October 10, 2024.
Council District: 4
Z234-144(LG)

Attachments: [Z234-144\(LG\) Case Report](#)

6. [24-3425](#) An application for a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District with consideration for a Specific Use Permit for a private recreation center, club, or area on the north line of East Northwest Highway, east of Lockhaven Drive.
Staff Recommendation: **Approval**.
Applicant: Daymore Opco, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Martin Bate
U/A From: July 11, 2024, July 25, 2024, and September 19, 2024.
Council District: 10
Z234-178(MB)

Attachments: [Z234-178\(MB\) Case Report](#)

7. [24-3426](#) An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 2A within Planned Development No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the southwest line of C. F. Hawn Freeway, southeast of Big Oak Street.
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: Luanne Franks dba Kel's Auto
Representative: Rob Baldwin, Baldwin Associates LLC
Planner: Connor Roberts
U/A From: October 24, 2024.
Council District: 8
Z234-201(CR)

Attachments: [Z234-201\(CR\) Case Report](#)
[Z234-201\(CR\) Site Plan](#)

8. [24-3427](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Planned Development District No. 842, on the southwest corner of Hope Street and La Vista 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: East Dallas Brewing Company
Representative: Rob Baldwin, Baldwin Associates
Planner: Giahanna Bridges
U/A From: October 10, 2024.
Council District: 14
Z234-215(GB)
- Attachments:** [Z234-215\(GB\) Case Report](#)
[Z234-215\(GB\) Site Plan](#)
9. [24-3428](#) An application for 1) an amendment to Tract II within Planned Development District No. 234; and 2) a Specific Use Permit for a service station on the east side of South Cockrell Hill Road, south of Corral Drive.
Staff Recommendation: **Denial.**
Applicant: Cockrell Hill Plaza, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.
Planner: LeQuan Clinton
U/A From: August 8, 2024 and September 19, 2024.
Council District: 3
Z234-224(LC)
- Attachments:** [Z234-224\(LC\) Case Report](#)
[Z234-224\(LC\) Site Plan](#)
10. [24-3429](#) An application for an MF-1(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Spring Avenue, southwest of the intersection of Spring Avenue and Pine Spring Connection.
Staff Recommendation: **Approval.**
Applicant: Jazman Clay, House to Home Development
Representative: Stacie Steward, BWI Contracts, LLC
Planner: LeQuan Clinton
U/A From: September 19, 2024.
Council District: 7
Z234-264(LC)
- Attachments:** [Z234-264\(LC\) Case Report](#)

Zoning Cases - Individual:

11. [24-3430](#) An application for an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street.

Staff Recommendation: **Approval** for a five-year period, subject to an amended site plan, an amended landscape plan, and staff's recommended conditions.

Applicant: McDonald's Corporation

Representative: Rob Baldwin [Baldwin Associates]

Planner: Martin Bate

Council District: 14

Z234-139(MB)

Attachments: [Z234-139\(MB\) Case Report](#)
[Z234-139\(MB\) Site Plan](#)
[Z234-139\(MB\) Landscape Plan](#)

12. [24-3431](#) An application for an MU-3 Mixed-Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the west line of Gretna Street, between Burgess Boulevard and Mississippi Avenue.

Staff Recommendation: **Approval** of an MF-3(A) Multifamily District in lieu of an MU-3 Mixed-Use District.

Applicant: Steve Berman

Representative: Audra Buckley, Permitted Development

Planner: LeQuan Clinton

Council District: 6

Z234-281(LC)

Attachments: [Z234-281\(LC\) Case Report](#)
[Z234-281\(LC\) Site Plan](#)

13. [24-3432](#) An application for an LI Light Industrial District, with consideration of a CS Commercial Service District on property zoned an A(A) Agricultural District with Special Use Permit No. 890 for a radio, television, or microwave tower, on the southwest line of South-Central Expressway between Youngblood Road and Lyndon B. Johnson Freeway.
Staff Recommendation: **Approval** of a CS Commercial Service district in lieu of an LI Light Industrial District.
Applicant: NAGS Resources, LLC
Representative: Gary Sibley
Planner: LeQuan Clinton
Council District: 8
Z234-287(LC)

Attachments: [Z234-287\(LC\) Case Report](#)

14. [24-3433](#) An application for a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development No. 98 for residential uses, at the intersection of Reiger Avenue and North Carroll Avenue.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria, with a proposed edit.
Applicant: 4503 REIGER LLC
Representative: Norman Alston, FAIA
Planner: Rhonda Dunn, Ph.D.
Council District: 2
Z189-161(RD)

Attachments: [Z189-161\(RD\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

15. [24-3434](#) An application to replat a 1.299-acre tract of land containing all of Lots 1 through 7 in City Block F/2663 to create one lot on property located between Winfield Avenue and Boone Avenue, south line of Samuel Boulevard.
Applicant/Owner: General Housing Partners, LLC; 1742 Samuel LP
Surveyor: Windrose Land Surveying/ Platting, Macatee Engineering
Application Filed: October 9, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-001

Attachments: [S245-001 Case Report](#)
[S245-001 Plat](#)

16. [24-3435](#) An application to replat a 0.7488-acre tract of land containing all of Lots 8 through 11 in City Block F/2663 to create one lot on property located between Winfield Avenue and Boone Avenue, northline of Merrifield Avenue.
Applicant/Owner: General Housing Partners, LLC; 1742 Samuel LP
Surveyor: Windrose Land Surveying/ Platting, Macatee Engineering
Application Filed: October 9, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-002

Attachments: [S245-002 Case Report](#)
[S245-002 Plat](#)

17. [24-3436](#) An application to create one 2.064-acre lot from a tract of land in City Block 2664 on property located on Samuell Boulevard at Boone Avenue, southeast corner.
Applicant/Owner: General Housing Partners, LLC; 1742 Samuel LP
Surveyor: Windrose Land Surveying/ Platting, Macatee Engineering
Application Filed: October 9, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-003

Attachments: [S245-003 Case Report](#)
[S245-003 Plat](#)

18. [24-3437](#) An application to create one 0.240-acre (10,450 square foot) lot and one 0.196-acre (8,545 square foot) lot from a 0.436-acre tract of land in City Block 8605 on property located on Mountain Creek Parkway at Timberbluff Road, northwest corner.
Applicant/Owner: Edson Construction, Inc., Sonia Villa
Surveyor: Votex Surveying Company
Application Filed: October 9, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-004

Attachments: [S245-004 Case Report](#)
[S245-004 Plat](#)

19. [24-3438](#) An application to create one 0.1574-acre lot from a tract of land in City Block 766 on property located on Haskel Avenue, south of Floyd Street.
Applicant/Owner: Jeff Fairey
Surveyor: A & W Surveyors, Inc.
Application Filed: October 9, 2024
Zoning: PD 298 (Subarea 12, Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-006

Attachments: [S245-006 Case Report](#)
[S245-006 Plat](#)

20. [24-3439](#) An application to create one 0.155-acre lot from a tract of land in City Block 1812 on property located on Carl Street, northeast of Cross Street.
Applicant/Owner: James P. Altiery & Rafael Collazo, Marysol Reality Grp & Maestro Homes, LLC.
Surveyor: Sands Surveying Corporation
Application Filed: October 9, 2024
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-007

Attachments: [S245-007 Case Report](#)
[S245-007 Plat](#)

21. [24-3440](#) An application to create one 3.632-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road.
Applicant/Owner: Jose I. Castillo, Adelaida Castillo
Surveyor: ARA Surveying, LLC
Application Filed: October 10, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-008

Attachments: [S245-008 Case Report](#)
[S245-008 Plat Page No. 1](#)
[S245-008 Plat Page No. 2](#)

22. [24-3441](#) An application to create one 0.758-acre lot from a tract of land in City Block 6880 on property located on Johnson Lane, north of Persimmon Road.
Applicant/Owner: Jessica Yajaira Lopez & Jose Antonio Lopez-Vega
Surveyor: ARA Surveying
Application Filed: October 10, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-009

Attachments: [S245-009 Case Report](#)
[S245-009 Plat](#)

23. [24-3442](#) An application to create a 32.2926-acre lot from a tract of land in City Block 7924, 7925, 1/7926, and A/7926 on property located on Mockingbird Lane, west of Harry Hines Boulevard.
Applicant/Owner: Chris Schultz; DA12, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: October 10, 2024
Zoning: PD 1065
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-011

Attachments: [S245-011 Case Report](#)
[S245-011 Plat](#)

24. [24-3443](#) An application to create 65 residential lots ranging in size from 0.17-acre (7,500 square feet) to 0.26-acre (11,343.59 square feet) and 3 common areas from a 17.06-acre tract of land on property located on Ravenview Road, east of China Lake Road.
Applicant/Owner: Thomas Ghebreghiorgis, Eagle Developers
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 10, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-012

Attachments: [S245-012 Case Report](#)
[S245-012 Plat](#)

Residential Replats:

25. [24-3444](#) An application to replat a 0.560-acre tract of land containing all of Lot 46 and part of Lot 45 in City Block E/6126 to create one lot on property located on Oak Creek Circle, east of Urban Avenue.
Applicant/Owner: Diane Solis
Surveyor: Data Land Services Corporation
Application Filed: October 9, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S245-005

Attachments: [S245-005 Case Report](#)
[S245-005 Plat](#)

26. [24-3445](#) An application to replat a 9.9075-acre tract of land containing all of Lots 2 and 3 in City Block 5453 to create one lot on property located on Park Lane at Boedeker Street, northeast corner.
Applicants/Owners: Our Redeemer Evangelical Lutheran Church
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: October 10, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S245-010

Attachments: [S245-010 Case Report](#)
[S245-010 Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

27. [24-3446](#) An application for a Certificate of Appropriateness by Marie Byrum of BYRUM SIGN & LIGHTING, for a 73.7-square-foot LED illuminated attached channel letter sign at 400 S. St. Paul Street (north elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Marie Byrum of BYRUM SIGN & LIGHTING

Owner: St. Paul Apartment Venture LLC

Planner: Scott Roper

Council District: 2

2409120035

Attachments: [2409120035 Case Report](#)

28. [24-3447](#) An application for a Certificate of Appropriateness by Marie Byrum of BYRUM SIGN & LIGHTING, for a 155.5-square-foot LED illuminated attached channel letter sign at 400 S. St. Paul Street (west elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Marie Byrum of BYRUM SIGN & LIGHTING

Owner: St. Paul Apartment Venture LLC

Planner: Scott Roper

Council District: 2

2409120036

Attachments: [2409120036 Case Report](#)

29. [24-3448](#) An application for a Certificate of Appropriateness by Marie Byrum of BYRUM SIGN & LIGHTING, for a 78-square-foot LED illuminated attached projecting sign at 400 S. St. Paul Street (west elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Marie Byrum of BYRUM SIGN & LIGHTING

Owner: St. Paul Apartment Venture LLC

Planner: Scott Roper

Council District: 2

2409120037

Attachments: [2409120037 Case Report](#)

30. [24-3449](#) An application for a Certificate of Appropriateness by Kenneth Waits of CITY SIGN SERVICES, INC., for a 48-square-foot LED illuminated changeable copy attached marquee sign at 2713 Canton Street (south elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Kennerth Waits of CITY SIGN SERVICES, INC.
Owner: 2713 CANTON LTD
Planner: Scott Roper
Council District: 2
2409160015

Attachments: [2409160015 Case Report](#)

31. [24-3450](#) An application for a Certificate of Appropriateness by Kenneth Waits of CITY SIGN SERVICES, INC., for a 16-square-foot LED illuminated attached sign at 2713 Canton Street (south elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Kennerth Waits of CITY SIGN SERVICES, INC.
Owner: 2713 CANTON LTD
Planner: Scott Roper
Council District: 2
2409160016

Attachments: [2409160016 Case Report](#)

32. [24-3451](#) An application for a Certificate of Appropriateness by Kenneth Waits of CITY SIGN SERVICES, INC., for a 16-square-foot illuminated attached sign at 2727 Canton Street (south elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Kenneth Waits of CITY SIGN SERVICES, INC.
Owner: 2713 CANTON LTD
Planner: Scott Roper
Council District: 2
2409160018

Attachments: [2409160018 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Thursday, November 7, 2024**

THOROUGHFARE COMMITTEE MEETING – Thursday, November 7, 2024, at 8:00 a.m. at City Hall, Council Chambers, 6th Floor, and by videoconference, to consider **(1) Colonial Thoroughfare Plan Amendment** - Amendment to the City of Dallas Thoroughfare Plan to remove Colonial Avenue between Pennsylvania Avenue and Martin Luther King Jr. Boulevard.; **(2) Forest Thoroughfare Plan Amendments** - Amendments to the City of Dallas Thoroughfare Plan to remove: (1) Forest Lane between Reeder Road and Harry Hines Boulevard; and (2) Forest Lane between Harry Hines Boulevard and Josey Lane. The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC110724> .

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]