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CITY SECRETARY
DALLAS, TEXAS

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

REVISED AGENDA

March 21, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, MARCH 21, 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 Urban Design'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=mbca648c20cb1c3c3604441b65bd8fb79>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES - CONSENT

Item 2

WAIVERS

Item 3

MINOR AMENDMENT CASES – UNDER ADVISEMENT

Item 4

ZONING DOCKET:

ZONING CASES - CONSENT

Items 5-8

ZONING CASES - UNDER ADVISEMENT

Items 9-13

ZONING CASES - INDIVIDUAL

Items 14-15

AUTHORIZED HEARING - ZONING CASES:

Item 16

AUTHORIZED HEARING – UNDER ADVISEMENT ZONING CASES:

Item 17

SPECIAL PROVISION SIGN DISTRICT:

Item 18

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 19-28

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 29-30

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. [24-944](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan
Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
Patrick Blaydes, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:****ACTIONS ITEMS:****Miscellaneous Docket:**Minor Amendments - Consent:

2. [24-945](#) An application for a minor amendment to existing site plan for Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned an NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, at the terminus of Scammel Drive.

Staff Recommendation: **Approval.**

Applicant: Rosalba Betancur Garcia and Noe Moises Santoyo

Representative: Victor Castro, BTR Construction Group LLC

Planner: Teaseia Blue

Council District: 5

M234-014(TB)

Attachments: [M234-014\(TB\) Case Report](#)
[M234-014\(TB\) Existing Site Plan](#)
[M234-014\(TB\) Proposed Site Plan](#)

Waivers:

3. [24-946](#) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 842, Lower Greenville Avenue Special Provision District within MD-1, Greenville Avenue Modified Delta Overlay District, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval.**
Applicant/Representative: Rob Baldwin, Baldwin Associates
Planner: Donna Moorman, PLA
Council District: 14
W234-001(DM)

Attachments: [W234-001\(DM\) Case Report](#)

Miscellaneous Items - Under Advisement:

4. [24-947](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166 on the west line of La Prada Drive, south of Blyth Drive.
Staff Recommendation: **Approval.**
Applicant: Nexus Incorporated
Representative: Rob Baldwin, Baldwin Associates
Planner: Tasfia Zahin
U/A From: February 15, 2024 and March 7, 2024.
Council District: 7
M223-033(TZ)

Attachments: [M223-033\(TZ\) Case Report](#)
[M223-033\(TZ\) Existing Development Plan](#)
[M223-033\(TZ\) Proposed Development Plan](#)

Zoning Cases - Consent:

5. [24-948](#) An application for a P(A) Parking District on property zoned Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay; an LO-3-D Limited Office District with a D Liquor Control Overlay; and an LO-3 District on the northwest line of Worth Street, southwest of North Haskell Avenue.

Staff Recommendation: **Approval**, subject to a site plan.

Applicant: Baylor Health Care System

Representative: Andrew Ruegg, Masterplan

Planner: Liliana Garza

Council District: 2

Z223-219(LG)

Attachments: [Z223-219\(LG\) Case Report](#)
[Z223-219\(LG\) Site Plan](#)

6. [24-949](#) An application for a new subarea on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District on the north line of Colgate Avenue, between Westchester Drive and Preston Road.

Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.

Applicant: CKCP-RC

Representative: Tommy Mann, Winstead PC

Planner: Michael Pepe

Council District: 13

Z223-243(MP)

Attachments: [Z223-243\(MP\) Case Report](#)
[Z223-243\(MP\) Development Plan](#)
[Z223-243\(MP\) Traffic Management Plan](#)

7. [24-950](#) An application for a Specific Use Permit for an office showroom/warehouse on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the north line of Scyene Road, east of South Buckner Boulevard.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: Edgar Quijada, Q Property LLC

Representative: Adolfo Flores, Thr3 Studio LLC

Planner: Wilson Kerr

Council District: 5

Z234-130(WK)

Attachments: [Z234-130\(WK\) Case Report](#)
[Z234-130\(WK\) Site Plan](#)

8. [24-951](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast line of South Riverfront Boulevard, northwest of South Houston Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Gary Dinsmore
Planner: Wilson Kerr
Council District: 1
Z234-135(WK)

Attachments: [Z234-135\(WK\) Case Report](#)
[Z234-135\(WK\) Site Plan](#)

Zoning Cases - Under Advisement:

9. [24-952](#) An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive, between Bruton Road and Stonehurst Street.
Staff Recommendation: **Denial.**
Applicant: Daniel Marquez
Representative: Isai Marquez
Planner: Michael Pepe
U/A From: November 2, 2023, January 18, 2024, February 15, 2024, and March 7, 2024.
Council District: 5
Z223-116(MP)

Attachments: [Z223-116 \(MP\) Case Report](#)
[Z223-116\(MP\) Site Plan](#)

10. [24-953](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.
Staff Recommendation: **Approval.**
Applicant: Raul Estrada
Representative: Mariela Estrada
Planner: Michael Pepe
U/A From: January 18, 2024 and February 15, 2024.
Council District: 3
Z223-217(MP)

Attachments: [Z223-217\(MP\) Case Report](#)

11. [24-954](#) An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District on the north line of Hendricks Avenue, east of South Denley Drive.
Staff Recommendation: **Approval.**
Applicant: Jack Rowe
Representative: Rik Adamski
Planner: Martin Bate
U/A From: January 18, 2024 and February 15, 2024.
Council District: 4
Z223-300(MB)

Attachments: [Z223-300\(MB\) Case Report](#)

12. [24-955](#) An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon 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: Jessica Gonzales
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: LeQuan Clinton
U/A From: January 18, 2024 and February 15, 2024.
Council District: 4
Z223-308(LC)

Attachments: [Z223-308\(LC\) Case Report](#)
[Z223-308\(LC\) Site Plan](#)
[Z223-308\(LC\) Landscape Plan](#)

13. [24-956](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.

Staff Recommendation: **Hold under advisement to April 4, 2024.**

Applicant: Cee Gilmore

Planner: Giahanna Bridges

U/A From: February 15, 2024.

Council District: 7

Z234-101(GB)

Attachments: [Z234-101\(GB\) Case Report](#)
[Z234-101\(GB\) Site Plan](#)

Zoning Cases - Individual:

14. [24-957](#) An application for a for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, in an area bounded by Luther Lane, Westchester Drive, Berkshire Lane, and Douglas Avenue.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: Alpine Douglas, LP

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Michael Pepe

Council District: 13

Z223-141(MP)

Attachments: [Z223-141\(MP\) Case Report](#)
[Z223-141\(MP\) Development Plan](#)

15. [24-958](#) An application for a Historic Overlay for the White Rock Cemetery Garden of Memories (5700 Celestial Road), on property zoned R-16(A) in an area bordered by Cedar Canyon Road on the north, east and west, and north of Preston Oaks Road.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: White Rock Union Cemetery
Planner: Rhonda Dunn, Ph.D.
Council District: 11
Z223-133(RD)

Attachments: [Z223-133\(RD\) Case Report](#)

Authorized Hearings - Zoning Case:

16. [24-959](#) A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district to the South Winnetka Heights Conservation District No. 21, being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres.
Staff Recommendation: **Approval**, subject to a Conceptual Plan and conditions.
Planner: Trevor Brown
Council District: 1
Z212-349(TAB)

Attachments: [Z212-349\(TAB\) Case Report](#)
[S Winnetka Heights CD Draft Ordinance](#)

Authorized Hearings - Under Advisement Zoning Cases:

17. [24-960](#) A City Plan Commission authorized hearing to determine the appropriate zoning for the area to include but not limited to uses, development standards, and other appropriate regulations in an area generally bounded by River Oaks Road to the north, Union Pacific Railroad to the east, McCommas Bluff Road to the south, and Julius Schepps Freeway to the west, and containing approximately 522.18 acres.
Staff Recommendation: **Approval**, of an A(A) Agricultural District; a CR Community Retail District; an LI Light Industrial District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility for a permanent time period, to provide an expiration date that is five years from the date the zoning is approved; and termination of deed restrictions (D.R. Z067-152).
Planner: Sef Okoth, AICP
U/A From: March 7, 2024.
Council District: 8
Z189-341(OTH)

Attachments: [Z189-341\(OTH\) Case Report](#)

Special Provision Sign District:

18. [24-961](#) An application to create a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard.
Staff Recommendation: **Approval**, subject to conditions.
Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.
Applicant: Brixmor Holdings 12 SPE LLC
Representative: Andrew Ruegg of Masterplan
Planner: Scott Roper
Council District: 1
SPSD223-001(JP)

Attachments: [SPSD223-001\(JP\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

19. [24-962](#) An application to replat a 10.703-acre tract of land containing all of Lot 1A and Lot 1B in City Block A/8222 to create 5 lots ranging in size from 1.185 acre to 3.937 acres on property located on Prestonwood Boulevard at Belt Line Road, northeast corner.
Applicant/Owner: C/T Prestonwood Creek JV, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: February 21, 2024
Zoning: PD 114
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
S234-061

Attachments: [S234-061 Case Report](#)
[S234-061 Plat](#)

20. [24-963](#) An application to replat a 1.863-acre tract of land containing part of Lot 1 in City Block 5/6593 and City Block 8500 to create one lot on property located on Anaheim Drive, south of Lyndon B Johnson Freeway.
Applicant/Owner: IMD Motors, Inc.
Surveyor: Centro Resources, LLC
Application Filed: February 21, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-062

Attachments: [S234-062 Case Report](#)
[S234-062 Plat](#)

21. [24-964](#) An application to create one 10.737-acre lot from a tract of land in City Blocks 7295 and 7390 to create one lot on property bounded by Forest Cliff Drive, Greenmeadow Drive, John West Road, and Lakeland Drive.
Applicant/Owner: Dallas Independent School District
Surveyor: Stantec Consulting Services, Inc.
Application Filed: February 21, 2024
Zoning: PD 674
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S234-064

Attachments: [S234-064 Case Report](#)
[S234-064 Plat](#)

22. [24-965](#) An application to replat a 0.72-acre tract of land containing all of Lots 15 and 16 in City Block 10/6315 to create one lot on property located on Bruton Road, east of Prairie Creek Road.
Applicant/Owner: Walia and Sons Real Estate, Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 21, 2024
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S234-065

Attachments: [S234-065 Case Report](#)
[S234-065 Plat](#)

23. [24-966](#) An application to create one 2.0631-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20.
Applicant/Owner: 635-Dowdy Venture
Surveyor: Bowman Consulting Group, Ltd.
Application Filed: February 22, 2024
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-066

Attachments: [S234-066 Case Report](#)
[S234-066 Plat](#)

24. [24-967](#) An application to replat a 0.566-acre tract of land containing all of Lots 1, 11, 12, and 17 in City Block A/6364 to create one lot on property between Easy Street and Jane Lane, at the terminus of Norma Street.
Applicant/Owner: Arleen Macias
Surveyor: ARA Surveying
Application Filed: February 22, 2024
Zoning: IR_
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-067

Attachments: [S234-067 Case Report](#)
[S234-067 Plat](#)

25. [24-968](#) An application to replat a 0.275-acre tract of land containing all of Lots 5 and 6 in City Block 10/8570 to create one lot on property located on Gretna Street, north of Mississippi Avenue.
Applicant/Owner: 1215 Slocum Investments, LP.
Surveyor: ARA Surveying
Application Filed: February 22, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-068

Attachments: [S234-068 Case Report](#)
[S234-068 Plat](#)

26. [24-969](#) An application to replat a 21.028-acre tract of land containing part of Lot 1 in City Block 4/7491 to create one lot on property located on Empress ROW at Viceroy Drive, west of Stemmons Freeway/Interstate Highway No. 35E.
Applicant/Owner: The Salvation Army
Surveyor: Westwood Professional Services, Inc.
Application Filed: February 22, 2024
Zoning: PD 1012_
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-069

Attachments: [S234-069 Case Report](#)
[S234-069 Plat](#)

27. [24-970](#) An application to create a 48-lot residential subdivision ranging in size from 5,437 square feet to 6,977 square feet and one common area from a 7.943-acre tract of land in City Block 6870 on property located on Bonnie View Road, south of Silver Hill Drive.
Applicant/Owner: Herack Estates, Inc.
Surveyor: American Meridian, LLC
Application Filed: February 22, 2024
Zoning: R-5(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-071

Attachments: [S234-071 Case Report](#)
[S234-071 Plat](#)

28. [24-971](#) An application to create five lots ranging in size from 15,627 square feet to 22,948 square feet from a 1.965-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road.
Applicant/Owner: Herack Estates, Inc
Surveyor: American Meridian, LLC
Application Filed: February 23, 2024
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-072

Attachments: [S234-072 Case Report](#)
[S234-072 Plat](#)

Residential Replats:

29. [24-972](#) An application to replat a 2.673-acre tract of land containing all of Lot 1 in City Block 6255 to create a 10-lot residential subdivision ranging in size from 11,268 square feet to 15,024 square feet on property located on Pemberton Hill Road at Jeane Street, northeast corner.
Applicant/Owner: Shephard Place Homes, Inc.
Surveyor: Carroll Consulting Group, Inc.
Application Filed: February 21, 2024
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S234-063

Attachments: [S234-063 Case Report](#)
[S234-063 Plat](#)

30. [24-973](#) An application to replat a 6.51-acre tract of land containing all of Lots 1 and 2 in City Block E/5313 to create a 15-lot shared access development ranging in size from 16,332.05 square feet to 18,921.35 square feet on property located on Buckner Boulevard at Hermosa Drive, west corner.
Applicant/Owner: Jessica Shephard and Marvin Leroy Jackson, Jr., Patricia Ann Johnson
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 23, 2024
Zoning: R-10(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S234-073

Attachments: [S234-073 Case Report](#)
[S234-073 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

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]