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City of Dallas
Landmark Commission
Monday, September 11, 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
Michael Pumphrey, Chief Planner
Jim Anderson, Senior Planner
Mark Doty, Senior Planner
Margaret Fiskell, Senior Planner

PUBLIC INFORMATION ACT VIDEO :

1. Open Records - 9:00 a.m.

BRIEFINGS:

1. Briefing on Demolition by Neglect, Jim Anderson.
2. Briefing on Routine Maintenance, Casey Burgess, Assistant City Attorney.
3. Certificates of Appropriateness
4. Certificates for Demolition and Removal
5. Presentation and question/answer session by Hardi products representatives.
6. Other Business

EXECUTIVE SESSION:

1. Preservation Dallas et al. v. Victor Wyly, et al., Case No. 05-06-00945-CV
and
In re Preservation Dallas; Case No. 05-06-00946-CV

CONSENT ITEM:

1. 1509 MAIN ST
Individual
CA056-58(JA)
Jim Anderson

Request: 1) Adding a vent on west facade adjacent to existing fence.
Applicant: Allison Brooks
Representative: N/A
Date Filed: August 7, 2006
Staff Recommendation: 1) Adding a vent on west facade adjacent to existing fence. - Approve
Task Force Recommendation: 1) Adding a vent on west facade adjacent to existing fence. - Approve

CONSENT ITEM:

2. 3500 S FITZHUGH AVE
Fair Park
CA056-492(JA)
Jim Anderson

Request: 1) Fair Park - Building a 40' x 50' free span steel building in the livestock area of Fair Park.

Applicant: STATE FAIR OF TEXAS

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation: 1) Fair Park - Building a 40' x 50' free span steel building - Approve - Structure is not located in the historic portion of the park. The structure should be painted a tan and chocolate brown trim to match the historic stucco buildings in district. Staff contacted the State Fair and they are in agreement with the paint colors as described.

Task Force Recommendation: 1) Fair Park - Building a 40' x 50' free span steel building - Approve

3. 3929 GRAND AVE
Fair Park
CA056-493(JA)
Jim Anderson

Request: 1) Add mullions (keyed and removable) to nineteen sets of doors at centennial building to help secure and prevent damage from park.

Applicant: Fair Park Administration

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation: 1) Add mullions to nineteen sets of doors at Centennial Bldg. - Approve with Conditions - Mullions to be mounted on the interior and not seen from exterior. Ordinance #19487, Zone A Criteria - Centennial Building.

Task Force Recommendation: 1) Add mullions to nineteen sets of doors at Centennial Bldg. - Approve with Conditions - Approval providing mullions mounted to interior and may not be seen from exterior.

4. 5511 VICTOR ST
Junius Heights
CA056-489(MD)
Mark Doty

Request: 1) Remove all decking, cement and brick pavers at front porch. Rebuild front porch floor using pressure treated wood.

Applicant: Clay Coleman

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation: 1) Remove all decking, cement and brick pavers at front porch. Rebuild porch floor with wood. - Approve with Conditions - New wood porch flooring to be 1X3, tongue and groove or basic 1X3, pressure treated with smooth finish. Ordinance 26331, Item 4.2 "All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure." Items 7.3 "Historic columns, detailings, railings, and trim on porches and balconies are protected". Item 7.4. "Front and side porch floors must be concrete, wood or other appropriate materials...Wood floors must be painted or stained. A clear sealant is acceptable on porch floors."

Task Force Recommendation: 1) Remove all decking, cement and brick pavers at front porch. Rebuild porch floor with wood. - No Junius Heights Task Force.

CONSENT ITEM:

5. 523 N MARSALIS AVE
Lake Cliff Historic District
CA056-501(JA)
Jim Anderson

Request: 1) Install new retaining wall to replace existing landscape timers.

Applicant: Martha Cruz

Representative: N/A

Date Filed: July 25, 2006

Staff Recommendation: 1) Install new retaining wall. - Approve - Ordinance #23328, Items 3.7 and 3.8.

Task Force Recommendation: 1) Install new retaining wall. - Approve - Repair and replace wall to stone. Proposed like material (as shown in photo at Crawford & 6th Street.)

6. 2600 HIBERNIA ST
State Thomas Historic District
CA056-486(MF)
Margaret Fiskell

Request: 1) Detached sign in front yard.

Applicant: Diane Dunaway Pitcher

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation: 1) Detached sign in front yard. - Approve - The wood post and arm to be painted white or black. The shingle sign 18" x 24" in wood or a similar material without graining, and duplicate the "Studio 2600" logo design, colors and lettering. Location, height and size of sign meets the requirements specified in Ordinance #19084 Section 6(h)(1) and 6(h)(2)(A)(i)-(iv) and Section 8(a)(15).

Task Force Recommendation: 1) Detached sign in front yard. - Approve - Approve a 18" x 24" sign made of wood or a material that appears like wood without graining. Set on a wooden post with wood arm for hanging the shingle sign. Sign and post may be painted white (preferred) or black. Sign lettering, design, and colors may duplicate "Studio 2600" logo. All other aspects (placement and height) should conform to section (h)(1) - (2).

7. 6322 BRYAN PKWY
Swiss Avenue Historic District
CA056-472(JA)
Jim Anderson

Request: 1) Front landscaping. 2 trees will be planted, which will be higher than 4 ft. at maturity. 1 Japanese Maple 6 ft. open, and 1 Crape Myrtle 15 ft. maximum.

Applicant: Eric Rich

Representative: N/A

Date Filed: July 25, 2006

Staff Recommendation: 1) Front landscaping. - Approve - Ordinance 18563 Section 6(b)(2).

Task Force Recommendation: 1) Front landscaping. - Approve

8. 4946 SWISS AVE
Swiss Avenue Historic District
CA056-491(JA)
Jim Anderson

Request: 1) Final review of rear porch.
2) New garage.

Applicant: Marcel Quimby Architecture/Preservation, Inc.

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation: 1) Rear Porch - Approve
2) New garage. - Approve - Ordinance #18563, Section 14(a)(I).

Task Force Recommendation: 1) Rear Porch - Approve
2) New garage. - Approve

CONSENT ITEM:

9. 319 N WILLOMET AVE
Winnetka Heights Historic
District
CA056-503(JA)
Jim Anderson

Request: 1) Addition of concrete patio, wood arbor, and concrete steps.
2) Paint exterior.
3) Rotate lattice on front porch to square orientation.

Applicant: Elaine Schindler

Representative: N/A

Date Filed: July 28, 2006

Staff Recommendation: 1) Addition of concrete patio, arbor and steps. -
Approve - Ordinance #18369, Section 9(a)(3).
2) Paint exterior. - Approve - Ordinance #18369,
Section 9(a)(8)(c).
3) Rotate lattice on front porch to square
orientation. - Approve - Ordinance #18369, Section
9(a)(3).

Task Force Recommendation: 1) Addition of concrete patio, arbor and steps. -
Approve - Arbor, patio and steps proposed ok.
2) Paint exterior. - Approve - Paint colors ok.
3) Rotate lattice on front porch to square
orientation. - Approve - Lattice rotate to square ok.

10. 125 N WINDOMERE
AVE
Winnetka Heights Historic
District
CA056-506(JA)
Jim Anderson

Request: 1) Remove aluminum windows at dining room and replace with
wood similar to original. The original configuration of the dining
room windows will be restored. The new windows will be 3
vertical panes of glass -over -one and 1 fixed pane of glass with
vertical panes.
2) Paint exterior.
3) Install wood fence at rear of site.

Applicant: Steven Smith

Representative: N/A

Date Filed: August 1, 2006

Staff Recommendation: 1) Remove aluminum windows and replace with
wood. - Approve - Ordinance #18369, Section
9(a)(17).
2) Paint exterior. - Approve - Ordinance #19369,
Section 9(a)(8)(c).
3) Install wood fence at rear of site. - Approve -
Ordinance #18369, Section 9(b)(2).

Task Force Recommendation: 1) Remove aluminum windows and replace with
wood. - Approve - Repair and replace existing
window and replace rotten wood ok.
2) Paint exterior. - Approve - Paint exterior with
proposed colors; body: diverse beige SW6079;
trim: biscuit SW 6112; and accent: black magic
SW6991.
3) Install wood fence at rear of site. - Approve -
Proposed 6' wood fence ok.

DISCUSSION ITEM:

1. 1704 MAIN ST
Individual
CA056-496(JA)
Jim Anderson

Request: 1) Additional information for balcony and railing designs requested by Landmark Commission.

Applicant: Beeler Guest Owens Architects

Representative: N/A

Date Filed: July 6, 2006

Staff Recommendation: 1) Balcony and railing designs. - Approve with Conditions - Railings approved as submitted except on the 28th and 29th floor parapet to match original 28th floor pipe railing with a code compliant glass infill. The railings must be painted a buff color to match the brick color so they will be not be as readily visible from the street.

Task Force Recommendation: 1) Balcony and railing designs. - Approve with Conditions - Railings approved as submitted except on the 28th and 29th floor parapet to match original 28th floor pipe railing with a code compliant glass infill.

2. 3819 MAPLE AVE
Individual
CA056-495(JA)
Jim Anderson

Request: 1) Demolition of later additions.
2) Restoration of the envelope and facades of 1913 and 1925 structures.
3) Addition of 17,109 SF of office space and parking structure.

Applicant: R. Lawrence Good

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation: 1) Demolition of later additions. - Approve - Recommend conceptual approval as submitted. Ch. 51P Art. 262, Ex. 262A, Scheme B.
2) Restoration of the envelope and facades of 1913 and 1925 structures. - Approve - Recommend conceptual approval as submitted. 51P-262.112(a)(1).
3) Addition of 17,109 SF of office space and parking structure. - Approve - Recommend conceptual approval as submitted. 51P-262.112(b)(1).

Task Force Recommendation: 1) Demolition of later additions. - Approve - Recommend conceptual approval as submitted.
2) Restoration of the envelope and facades of 1913 and 1925 structures. - Approve - Recommend conceptual approval as submitted.
3) Addition of 17,109 SF of office space and parking structure. - Approve - Recommend conceptual approval as submitted.

DISCUSSION ITEM:

3. 804 PACIFIC AVE
West End Historic District
CA056-498(JA)
Jim Anderson

Request:

- 1) Add guardrails at existing dock.
- 2) Add stairs and handrails at east end of dock.
- 3) Add ramp to existing raised dock on Pacific Ave. ROW.
- 4) Add black canvas awnings to bays on raised dock on Pacific.
- 5) Add black canvas awnings to bays on Austin St.
- 6) Add sidewalk cafe to Austin St. ROW.
- 7) Add Basement Terrace to south side of building.
- 8) Add windows on south side of building, floors 1 thru 5.
Operable windows would be wood, double-hung one-over one.
Fixed windows will be casement windows. All windows will have transoms.
- 9) Add French doors and balconettes on south side of building on floors 1 thru 5.
- 10) Add shallow balconettes on south side of building on floors 1 thru 5.
- 11) Clean brick, remove paint and plaster on south facade.
- 12) Fill-in existing openings for roll-up doors on south wall of building. Use matching brick if possible.
- 13) Add stair enclosure at one stair at roof access to comply with Building Code.
- 14) Add stair roof hatch, elevator penthouse and roof skylight.

Applicant:

WEST END SQUARE LTD.

Representative: N/A

Date Filed: August 3, 2006

Staff Recommendation:

- 1) Add guardrails at existing dock. - Approve
- 2) Add stairs and handrails at east end of dock. - Approve
- 3) Add ramp to existing raised dock on Pacific Ave. ROW. - Approve
- 4) Add black canvas awnings to bays on raised dock on Pacific. - Approve
- 5) Add black canvas awnings to bays on Austin St. - Approve
- 6) Add sidewalk cafe to Austin St. ROW. - Approve
- 7) Add Basement Terrace to south side of building. - Approve
- 8) Add windows on south side of building, floors 1 thru 5. - Approve with Conditions - Request that 1 over 1 windows be substituted for proposed five pane and fixed casement with transom - within same opening size. Ordinance #22158, Section 5.2, 5.3., 5.4, and 5.5.
- 9) Add French doors and balconettes on south side of building. - Approve - Ordinance #22158, Section 5.2, 5.3, and 5.4.
- 10) Add shallow balconettes on south side of building on floors 1 thru 5. - Approve
- 11) Clean brick, remove paint and plaster on south facade. - Approve
- 12) Fill-in existing openings for roll-up doors on south wall of building. Use matching brick if possible - Approve - Ordinance #22158, Section 5.2.
- 13) Add stair enclosure at one stair at roof access to comply with Building Code. - Approve
- 14) Add stair roof hatch, elevator penthouse and roof skylight. - Approve

Task Force Recommendation:

- 1) Add guardrails at existing dock. - Approve
- 2) Add stairs and handrails at east end of dock. - Approve
- 3) Add ramp to existing raised dock on Pacific Ave. ROW. - Approve
- 4) Add black canvas awnings to bays on raised

- dock on Pacific. - Approve
- 5) Add black canvas awnings to bays on Austin St. - Approve
- 6) Add sidewalk cafe to Austin St. ROW. - Approve
- 7) Add Basement Terrace to south side of building. - Approve
- 8) Add windows on south side of building, floors 1 thru 5. - Approve with Conditions - Request that 1 over 1 windows be substituted for proposed sive pane and fixed casement with transom - within same opening size.
- 9) Add French doors and balconettes on south side of building. - Approve
- 10) Add shallow balconettes on south side of building on floors 1 thru 5. - Approve
- 11) Clean brick, remove paint and plaster on south facade. - Approve
- 12) Fill-in existing openings for roll-up doors on south wall of building. Use matching brick if possible - Approve
- 13) Add stair enclosure at one stair at roof access to comply with Building Code. - Approve
- 14) Add stair roof hatch, elevator penthouse and roof skylight. - Approve

4. 3601 MARTIN LUTHER
KING BLVD
Fair Park
CA056-494(JA)
Jim Anderson

Request:

- 1) Exterior security lighting.
- 2) Privacy film on windows and mini blinds in interior.
- 3) Exterior art deco light poles in the garden.

Applicant:

Texas Discovery Gardens

Representative:

N/A

Date Filed:

July 10, 2006

Staff Recommendation:

- 1) Exterior security lighting. - Deny without Prejudice - Security lighting to be mounted off of and away from building - maybe on other buildings or poles. Ordinance #19487, General Preservation Criteria Item 7(B).
- 2) Privacy film on windows and mini blinds in interior. - Deny without Prejudice - Window treatment to be interior - no film. Ordinance #19487, General Preservation Criteria Item 4(B).
- 3) Exterior art deco light poles in the garden. - Deny without Prejudice - Porch light not to be mounted on wall but under soffitt. Consult with Park and Recreation on pole location to be compatible with planting master plan. Ordinance #19487, General Preservation Criteria Item 7(B).

Task Force Recommendation:

- 1) Exterior security lighting. - Deny without Prejudice - Security lighting to be mounted off of and away from building - maybe on other buildings or poles.
- 2) Privacy film on windows and mini blinds in interior. - Deny without Prejudice - Window treatment to be interior - no film.
- 3) Exterior art deco light poles in the garden. - Deny without Prejudice - Porch light not to be mounted on wall but under soffitt. Consult with Park and Recreation on pole location to be compatible with planting master plan.

DISCUSSION ITEM:

5. 715 NESBITT DR
Junius Heights
CA056-476(MD)
Mark Doty

Request: 1) Plaster existing, painted brick porch columns.
2) Add new chimney cap to existing flue. Repair/repoint brick as needed.
Applicant: Roger Gragg
Representative: N/A
Date Filed: July 25, 2006

Staff Recommendation: 1) Plaster existing, painted brick porch columns. - Deny - Application of stucco to existing painted brick is not appropriate. Ordinance 26331, Item 4.2 "All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure." Item 7.3 "Historic columns, detailings, railings, and trim on porches and balconies are protected". Applicant is going to explore removing existing column brick and replace with new to match brick on house. If matching brick is not found, Applicant will paint existing painted brick columns same color.
2) New chimney cap to existing flue. Repair/repoint brick as needed. - Approve with Conditions - Design submitted is non-obtrusive and will not negatively impact chimney.

Task Force Recommendation: 1) Plaster existing, painted brick porch columns. - No Junius Heights Task Force
2) New chimney cap to existing flue. Repair/repoint brick as needed. - No Junius Heights Task Force.

6. 5719 TREMONT ST
Junius Heights
CA056-521(MD)
Mark Doty

Request: 1) Construct new garage.
Applicant: COLE CONSTRUCTION
Representative: N/A
Date Filed: August 20, 2006

Staff Recommendation: 1) Construct new garage. - Approve - Approval of re-submittal of new garage design as requested by Landmark Commission on August 7, 2006. 6" Hardi-plank smooth for wall material. SW 0011 Crewel Tan for body of house. SW 6126 Navajo White for trim. Colors and materials approved. Ordinance 26331, Items 9.1, 9.2, 9.4, 9.5.

Task Force Recommendation: 1) Construct new garage. - No Junius Heights Task Force

7. 303 E 6TH ST
Lake Cliff Historic District
CA056-499(JA)
Jim Anderson

Request: 1) Install new windows to replace windows damaged by a fallen tree.
Applicant: Juan Varela
Representative: N/A
Date Filed: July 11, 2006

Staff Recommendation: 1) Install new windows to replace windows damaged by a fallen tree. - Deny without Prejudice - Ordinance #23328 Section 5.3. Replacement windows must match the historic.

Task Force Recommendation: 1) Install new windows to replace windows damaged by a fallen tree. - Deny without Prejudice - Replace windows with like product.

DISCUSSION ITEM:

8. 4500 LIVE OAK ST
Peak's Suburban Addition
Neighborhood
CA056-487(MD)
Mark Doty

Request: 1) Exterior renovation of existing, non-contributing retail building to accomodate new retail business.

Applicant: EDDIE SUEN

Representative: N/A

Date Filed: August 2, 2006

Staff Recommendation: 1) Exterior renovation of existing, non-contributing retail building to accomodate new retail business. - Approve with Conditions - Approval of Option C. Stone work to remain unpainted and gutters painted to match existing stonework. Applicant to provide additional information and details for canopy over rear doors. Additional landscaping along Sycamore is recommended.

Task Force Recommendation: 1) Exterior renovation of existing, non-contributing retail building to accomodate new retail business. - Approve with Conditions - Prefer Options B or C. Stonework left unpainted. Gutters painted to blend with existing stonework. Suggest strongly some landscaping along Sycamore. Provide more info and details for canopy over rear doors.

9. 4612 SWISS AVE
Peak's Suburban Addition
Neighborhood
CA056-484(MD)
Mark Doty

Request: 1) New two story accessory structure with garage and bathroom/guest room.
Garage doors: Cloplay-Gallery collection - short panel rectangle window.
Nine-light steel door: Masonite Steel Entry 9 Lite External grill, flat top.
Wood windows: Solid wood windows, double hung, Simulated divided lite.

Applicant: Chris Ivy

Representative: N/A

Date Filed: July 31, 2006

Staff Recommendation: 1) New two story accessory structure with garage and bathroom/guest room. - Approve with Conditions - Re-submittal of application (CA056-332 MD) that was submitted on May 18, 2006 and denied without prejudice by Landmark Commission on July 10, 2006. Applicant has re-designed and has received feedback from Building Inspection that the structure would not be considered a second dwelling unit and meets the 25% size criteria. New structure meets Ordinance 22352, Item 6. Colors to match existing color scheme on main house.

Task Force Recommendation: 1) New two story accessory structure with garage and bathroom/guest room. - Approve - Unanimous approval.

DISCUSSION ITEM:

10. 6015 BRYAN PKWY
Swiss Avenue Historic
District
CA056-490(JA)
Jim Anderson

Request: 1) Reconstruction of front porch.
2) Rear addition at kitchen and dining room.
Applicant: Preservation Dallas
Representative: N/A
Date Filed: August 3, 2006

Staff Recommendation: 1) Reconstruction of front porch. - Approve - Trellis should not extend past the front porch gable. Ordinance #18563, Section 14(a)(11).
2) Rear addition at kitchen and dining room. - Deny without Prejudice - Ordinance #18563, Section 14(a)(2).

Task Force Recommendation: 1) Reconstruction of front porch. - Approve - Describe size of trellis and wood type of trellis. Trellis should not extend past the front porch gable.
2) Rear addition at kitchen and dining room. - Deny without Prejudice

11. 3027 WARREN AVE
Wheatley Place Historic
District
CA056-482(MD)
Mark Doty

Request: 1) New single family construction.
Applicant: DAVID MANNING
Representative: N/A
Date Filed: August 2, 2006

Staff Recommendation: 1) New single family construction. - Approve - New single family construction. Plans and elevations approved as submitted. Application a re-submittal from July 10, 2006 that was denied without prejudice. Ordinance 24432, Item 9.2, 9.3, 9.6, 9.11. Exterior body color SW 6252 Ice Cube. Trim color is SW 6255 Morning Fog. Conceptual approval of 10' wide driveway in front yard based on small lot width that does not allow a driveway along the sides and that there is historic precedent on this street for driveways in the front yards. Ordinance # 24432, Item 3.4. Approval will be contingent on Building Inspection approval and Dallas City Code 51A-4.301(b).

Task Force Recommendation: 1) New single family construction. - No Task Force meeting.

DISCUSSION ITEM:

12. 114 S CLINTON AVE
Winnetka Heights Historic
District
CA056-502(JA)
Jim Anderson

Request: 1) Replace front door with HTC 500.
2) Replace columns on porch with taper columns.
3) Put brick pavers in ribbon drive.
4) Put St. Augustine grass in front yard.

Applicant: Kristin Kelley and Brandi Glenn

Representative: N/A

Date Filed: August 1, 2006

Staff Recommendation: 1) Replace front door with HTC 500. - Approve - Ordinance #18369, Section 9(a)(12)(F)(iii).
2) Replace columns on porch with taper columns. - Deny without Prejudice - Photos from 1980's and 90's show old round doric columns on the house. There is not any historical documentaion at this time which supports these columns. The front porch should be reconstructed as shown in the 2002 photo. Provide documentation as to the original use of the structure. Was this structure originally - single family (1 front door) of duplex use (2 front doors). Secretary of the Interior Standards # 2 and 3. Alterations and changes to historical features shall be avoided. Adding features that create a false sense of history shall not be undertaken. Ordinance #18369, Section 9(a)(9).
3) Put brick pavers in ribbon drive. - Approve - Ordinance #18369, SEction 9(b)(9)(A)(iii).
4) Put St. Augustine grass in front yard. - Approve

Task Force Recommendation: 1) Replace front door with HTC 500. - Approve - Proposed front door ok.
2) Replace columns on porch with taper columns. - Approve with Conditions - Proposed tapered round columns on base.
3) Put brick pavers in ribbon drive. - Approve - Proposed pavers ok.
4) Put St. Augustine grass in front yard. - Approve - St. Augustine ok as proposed.

DISCUSSION ITEM:

13. Designation of Mercantile, 1704 Main Street.

Staff Recommendation: 1. Approval of Designation Report and the Preservation Criteria as submitted by CAO. 2. Approval of Forest City's proposed change.

Designation Committee Recommendation: 1. Approval of Designation Report and the Preservation Criteria as submitted by CAO.

OTHER BUSINESS:

1. Approval of the Minutes of August 7, 2006.

2. Approval of the Minutes of August 30, 2006.

3. 10th Steet Survey by Preservation Dallas.

4. Review and recommendations to the Texas Historical Commission on the following register nominations: Afred and Juanita Bromberg House, 3201 Wendover Rd., Greenway Parks Historic District, and Monroe Shops, 2111 South Corinth Street.

5. Demolition by Neglect.

6. Historic Development Program.

OTHER BUSINESS:

* 7. Review and Planning of Goals and Objectives for 2007.

8. Update from the Rules Committee.

9. Landmark Commission Rules Committee Meetings will be held on the following dates:

- Wednesday, September 13, 2006, 6:00 p.m., Dallas City Hall, 1500 Marilla St., Room 5BN.
- Wednesday, September 20, 2006, 6:00 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.

10. Designation Committee Meetings will be held on the following dates:

- Wednesday, September 13, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.
- Wednesday, September 27, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.
- Wednesday, October 11, 2006, 5:45 p.m., Dallas City Hall, 1500 Marilla St., Room 5DN.
- Wednesday, October 25, 2006, 5:45 p.m. Dallas City Hall, 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]*