



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, May 16, 2019  
AGENDA

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BRIEFINGS:	5ES	10:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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Kris Sweckard, Director  
Neva Dean, Assistant Director of Current Planning

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**BRIEFINGS:**

DCA 178-007 - Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII – Form Districts.

Nathan Warren, Planner, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S189-184**  
(CC District 14)

An application to replat a 0.190-acre tract of land containing all of lot 10 and part of Lot 11 in City Block 10/605 to create one lot on property located on Munger Avenue, east of Washington Avenue.

Applicant/Owner: Owl Estate, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: April 17, 2019

Zoning: MF-2(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S189-185**  
(CC District 6)
- An application to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of Block 7193, abandoned Nettie Street, and an abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road.
- Applicant/Owner: Victory Renewables, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: April 17, 2019  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-186**  
(ETJ)
- An application to create 161 single family lots ranging in size from 4,920-square feet to 10,370-square feet and 10 common areas from a 47.780-acre tract of land on property located on Ranch Road, west of F.M. 548.
- Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting, Inc.  
Application Filed: April 18, 2019  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-305R**  
(CC District 11)
- An application to revise a previously approved plat (S178-305) to create 8 lots ranging in size from 0.929-acre to 3.444-acre from a 22.514-acre tract of land in City Block A/7409 on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road.
- Applicant/Owner: Seritage SRC Finance, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: April 18, 2019  
Zoning: PD 887 (Subdistrict 1A, Tract 2), (Subdistrict 1, Tract 3), (Subdistrict 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-188**  
(CC District 7)
- An application to replat a 2.981-acre tract of land containing all of Lots 4A and 5A in City Block A/6213 to create one lot on property located on Forney Road, east of South Buckner Boulevard.
- Applicant/Owner: Landscape Structures, Inc.  
Surveyor: A & W Surveyors, Inc.  
Application Filed: April 18, 2019  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-190**  
(CC District 12) An application to replat an 11.243-acre tract of land containing all of Lot 2B in City Block 16/8195, to create five lots ranging in size from 0.4242-acre to 4.7741-acre on property located on Arapaho Road at Meadowcreek Drive, northeast corner.  
Applicant/Owner: HV Development Partners  
Surveyor: Blue Sky Surveying  
Application Filed: April 19, 2019  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-191**  
(CC District 2) An application to create a 0.719-acre lot containing all of Lots 1 through 5 in City Block 13/191 on property located on Commerce Street at Malcolm X Boulevard, southwest corner.  
Applicant/Owner: AP Blanton Deep Ellum, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: April 19, 2019  
Zoning: PD 269 (Tract A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-192**  
(CC District 8) An application to replat a 76.155-acre tract of land containing all of Lots 1, 2A, 2E, 7A, 8A, 10A, 11, and 12B in City Block A/6931 to create 6 lots ranging in size from 0.8888-acre to 56.73.98-acres on property bounded between Camp Wisdom Road, Marvin D. Love Freeway, Interstate Highway 20, and Westmoreland Road.  
Applicant/Owner: CWRD Properties LLC, 3665 W Camp Wisdom, OMRB II LLC, OMRB LLC, 3550 W. Camp wisdom LLC, WCWAP LLC.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: April 23, 2019  
Zoning: MU-2, RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Building Line Removal and Reduction:

- (9) **S189-183**  
(CC District 3) An application to replat a 0.164-acre tract of land containing all of Lot 18 to create one lot and to remove an existing platted 18.75-foot Building line along Oakmore drive and to reduce a portion of an existing platted 7.5-foot Building Line to 5.45-feet along White Ash Road on property located on Oakmore Drive at White Ash Road, northwest corner.  
Owner: David & Monica Torrez  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 17, 2019  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S189-187**  
(CC District 9) An application to replat a 0.833-acre tract of land containing all of Lot 30 in City Block C/7404 to create a 4 lot Shared Access Development with lots ranging in size from 7,509-Square feet to 8,844-Square feet on property located on Ferguson Road, south of Larry Drive.  
Applicant/Owner: Sapienza, LLC  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: April 18, 2019  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S189-032R**  
(CC District 13) An application to revise a previously approved plat (S189-032) to replat a 3.621-acre tract of land containing all of Lot 4 and a tract of land in City Block 5075 to create a 12 lot Shared Access Development with lots ranging in size from a net area of 10,044-square feet to a net area of 13,722-square feet and one common area on property located at 4214 Northwest Highway, west of Midway Road.  
Owner: Platinum Series Development, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 19, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M189-020**  
Carlos Talison  
(CC District 11) An application for a minor amendment to the landscape plan on property zoned Planned Development District No. 930, on the northeast corner of Hillcrest Road and Walnut Hill Lane.  
Staff Recommendation: **Approval.**  
Applicant: Dallas Water Utilities  
Representative: Eva Gorgi

Certificates of Appropriateness for Signs:

Downtown SPSPD – Retail:

- 1903180002**  
Steve Long  
(CC District 14) An application for a Certificate of Appropriateness by Andrew Pettke of ANP Design Studio for a 37-square foot flat attached premise sign at 1920 Main Street (south elevation).  
Staff Recommendation: **Approval.**  
Special Sign District Advisory Committee Recommendation: **Approval.**  
Applicant: Andrew Pettke  
Owner: City of Dallas

**1903180004**  
Steve Long  
(CC District 14)

An application for a Certificate of Appropriateness by Andrew Pettke of ANP Design Studio for a 30-square foot flat attached premise sign at 1920 Main Street (west elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Andrew Pettke

Owner: City of Dallas

**1903180021**  
Steve Long  
(CC District 14)

An application for a Certificate of Appropriateness by Mary Yates of Hardman Signs for a 9-square foot lower level projecting attached sign at 1514 Elm Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Mary Yates

Owner: Mid Elm LP

Deep Ellum/Near East Side SPSD:

**1903190001**  
Steve Long  
(CC District 2)

An application for a Certificate of Appropriateness by Steve Garrison for a 143-square foot flat attached painted premise sign at 400 S. Hall Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Steven Garrison

Owner: Stillwater Deep Ellum LLC

**1903190003**  
Steve Long  
(CC District 2)

An application for a Certificate of Appropriateness by Russell Byrum of Russell Byrum Signs for an 86-square foot flat attached premise sign at 2825 Canton Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Russell Byrum

Owner: Industrial Reservices LLC

Special Provision Signs District:

**SPSD189-005**

Steve Long  
(CC District 14)

An application for the removal of the McKinney Avenue Special Provision Sign District on property zoned Planned Development District No. 372, at the northeast corner of Lemmon Avenue and McKinney Avenue.

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Jackson Walker, LLP

Representative: Suzan Kedron

Zoning Cases – Consent:

1. **Z189-216(AU)**

Andreea Udrea  
(CC District 2)

An application for the renewal of Specific Use Permit No. 2253 for a bar, lounge or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the east side of North Hall Street, between Elm Street and Main Street.

Staff Recommendation: **Approval** for a three-year period, subject to conditions.

Applicant: 3101 Main, LP

Representative: Audra Buckley, Permitted Development

2. **Z189-222(AU)**

Andreea Udrea  
(CC District 7)

An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest side of Exposition Avenue, west of Parry Avenue.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: AESS Group LLC

Representative: Antonio Everette

3. **Z189-224(CY)**

Carolina Yumet  
(CC District 1)

An application for the termination of existing deed restrictions [Z778-181] on property zoned Subdistrict 6 within Planned Development District No. 830, on the south side of Fouraker Street, between North Vernon Avenue and North Van Buren Avenue.

Staff Recommendation: **Approval.**

Applicant: Bishop/Davis Urban, LLC

4. **Z189-203(PD)**  
Pamela Daniel  
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way (Loop 12), west of Murdock Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Chevron Fuel Town  
Representative: Parvez Malik, Business Zoom
5. **Z189-214(PD)**  
Pamela Daniel  
(CC District 12)
- An application for an amendment to Specific Use Permit No. 1305 for a public school other than an open-enrollment charter school on property zoned a TH-2(A) Townhouse District with Specific Use Permit No. 1305, in an area generally bounded by Dickerson Street, Maribeth Drive, and Osage Plaza Parkway.  
Staff Recommendation: **Approval** for a permanent period, subject to a site plan, landscape plan, traffic management plan and conditions.  
Applicant: Plano ISD  
Representative: Karl A. Crawley, Masterplan Consultants
6. **Z189-182(SM)**  
Sarah May  
(CC District 13)
- An application for a Planned Development District for R-10(A) Single Family District uses and a tower/antenna for cellular communication on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road.  
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.  
Applicant: David Gleeson  
Representative: Michel S. Kendall
7. **Z189-168(JM)**  
Jennifer Munoz  
(CC District 6)
- An application for a Planned Development District for R-5(A) Single Family District uses and a public school other than an open enrollment charter school on property zoned an R-5(A) Single Family District and a CR Community Retail District in an area bounded by Bickers Street to the north, North Westmoreland Road to the east, Gallagher Street to the south, and Furey Street to the west.  
Staff Recommendation: **Approval**, subject to a development/landscape plan, a revised traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, Masterplan

Zoning Cases – Under Advisement:

8. **Z189-195(JM)**  
Jennifer Muñoz  
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less 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 northeast corner of South Buckner Boulevard and Lake June Road.  
Staff Recommendation: **Hold under advisement until June 20, 2019.**  
Applicant: Circle K Stores Inc.  
Representative: Audra Buckley, Permitted Development  
U/A From: April 18, 2019
9. **Z189-153(SM)**  
Sarah May  
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Persist Investment Corporation; Pearl Investment Corporation  
Representative: Tommy Mann and Brad Williams, Winstead PC  
U/A From: March 7, 2019 and April 4, 2019
10. **Z189-189(SM)**  
Sarah May  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue.  
Staff Recommendation: **Approval** for a period to expire on December 10, 2019, subject to conditions.  
Applicant: Listocon Group, LLC  
Representative: Ida Rodriguez  
U/A From: April 4, 2019
11. **Z189-210(SM)**  
Sarah May  
(CC District 11)
- An application for an amendment to Planned Development District No. 880, on the north line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: Michael Weir  
Representative: Rob Baldwin, Baldwin Associates  
U/A From: May 2, 2019

Zoning Cases – Individual:

12. **Z189-206(SM)**  
Sarah May  
(CC District 14)
- An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay on the northeast corner of Greenville Avenue and Oram Street.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: Gideon Interests, Inc.  
Representative: Rob Baldwin, Baldwin Associates
13. **Z189-159(CT)**  
Carlos Talison  
(CC District 3)
- An application for the removal of a D Liquor Control Overlay on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of Marvin D. Love Freeway, south of West Red Bird Lane.  
Staff Recommendation: **Denial.**  
Applicant: TCHF V, LP  
Representative: Charles Lucenay
14. **Z189-197(CY)**  
Carolina Yumet  
(CC District 2)
- An application for a TH-1(A) Townhome District on property zoned an R-7.5(A) Single Family District on the east side of Kenwell Street, at the terminus of Savage Street.  
Staff Recommendation: **Denial.**  
Applicant: GAP Project 1, LLC.  
Representative: Jeannette Brown-Sneed
15. **Z189-225(AU)**  
Andreea Udrea  
(CC District 6)
- An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IR Industrial Research District, on the southeast corner of Vilbig Road and Seale Street.  
Staff Recommendation: **Denial.**  
Applicant: Juan Z Davila, sole owner  
Representative: Juan Z Davila
16. **Z178-271(JM)**  
Jennifer Munoz  
(CC District 6)
- An application for (1) an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and, (2) an expansion of Planned Development District No. 944 on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west.  
Staff Recommendation: **Denial.**  
Applicant: Megatel Trinity Meadows, LLC  
Representative: Santos Martinez, La Sierra Planning Group

Authorization of a Hearing – Under Advisement:

Mark Doty  
(CC District 6)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714, Subdistrict 3 within Planned Development District No. 732, and CS Commercial Service in an area generally on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3.714 acres with consideration being given to an historic overlay for Belmont Hotel. This is a hearing to consider the request to authorize the hearing and not the rezoning of the property at this time.  
U/A From: March 21, 2019

Landmark Commission Appeal:

**CD189-007(LC)**  
Liz Casso  
(CC District 2)

An appeal of the Landmark Commission’s approval of a Certificate for Demolition or Removal of the Confederate monument from Pioneer Cemetery using the standard demolition or removal of a non-contributing structure because it is newer than the period of significance (51A-4.501(h)(4)(D)) located at 1201 Marilla Street within the Pioneer Cemetery Historic District.  
Staff Recommendation: **Approve.**  
Landmark Commission Recommendation: **Approve.**

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Other Matters:

Reconsideration:

**Z178-223(CY)**  
Carolina Yumet  
(CC District 2 & 14)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z178-223(CY).  
If #1 is approved then consideration of #2.
2. Reconsideration of action taken on April 4, 2019, which was to move to **hold** this case under advisement until such time as the item has been amended, reauthorized, and a community meeting held; or if the amendment fails to be reauthorized the item shall return as currently authorized on the agenda of considering determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with

consideration being given to amending the allowed square footage for nonresidential uses.

If #2 is approved then consideration of #3.

3. A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses.

Staff Recommendation: **Approval** of the amendments.

U/A From: March 7, 2019 and March 21, 2019

Minutes: May 2, 2019

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, May 16, 2019**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, May 16, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 189-004** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, to amend regulations regarding zoning property owner notifications.

**Thursday, May 30, 2019**

**THOROUGHFARE COMMITTEE MEETING** - Thursday, May 30, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **Beckley Thoroughfare Plan Amendment** - Change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way; (2) **Pemberton Hill Thoroughfare Plan Amendments** - (1) Change the dimensional classification of Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared-use path on the westside of the roadway and (2) Change the dimensional classification of Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared-use path on the westside of the roadway; (3) **Market Center Thoroughfare Plan Amendment** - Change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with a shared-use path in 100 feet of right-of-way; (4) **Fleming Thoroughfare Plan Amendment** - Delete Fleming Place from Jefferson Boulevard to IH-35E from the Thoroughfare Plan; (5) **Beaumont Thoroughfare Plan Amendment** - Delete Beaumont Street from Akard Street to Ervay Street from the Thoroughfare Plan; (6) **Beaumont Thoroughfare Plan Amendment** - Delete Beaumont Street from Ervay Street to Harwood Street from the Thoroughfare Plan; and (7) **Burbank Thoroughfare Plan Amendment** - Change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) with a center turn-lane in 60 feet of right-of-way.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for items for consideration.

### EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]
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]