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Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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

City Plan Commission

November 5, 2026

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY OF DALLAS

CITY PLAN COMMISSION MEETING

THURSDAY, NOVEMBER 5, 2026

AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **9:00 a.m.**

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

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**

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

PURPOSE: To consider the attached agendas.

New City Plan Commission webpage.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/CPC-110526 or by calling the following phone number: ***Webinar number:*** (Webinar 2484 045 8019) password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2484 045 8019* ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Development Department by registering online at https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx or call (214) 670-4209, by 3:00 p.m., Wednesday, November 4, 2026, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles, 4 de noviembre de 2026, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Development Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

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 pistol 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 propriedad."

AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 5, 2026
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 Planning and Development Department'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=mfcddee1eef1b9d5cc0a817f658e0f1af

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

BRIEFING ITEMS
Briefing on Dallas Zoning Reform – Draft 1
Speakers: Camiros, LTd.
Yu "Emily" Liu, FAICP
Andreea Udrea, PhD, AICP

APPROVAL OF MINUTES
Approval of Minutes of October 22, 2026, City Plan Commission Hearing.

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1 - 7
ZONING CASES – UNDER ADVISEMENT	Items 8 - 9
ZONING CASES – INDIVIDUAL	Item 10

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 11 - 20
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 21 - 22
SUBDIVISION CASES – RESIDENTIAL REPLAT/BUILDING LINE REMOVAL	Item 23
CERTIFICATE OF APPROPRIATENESS FOR SIGNS:	Items 24 - 26

OTHER MATTERS:

Consideration of Appointments to CPC Committees

ADJOURMENT

CALL TO ORDER

BRIEFINGS:

Briefing on Dallas Zoning Reform – Draft 1
Speakers: Camiros, LTd.
Yu "Emily" Liu, FAICP
Andreea Udrea, PhD, AICP

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the October 22, 2026, City Plan Commission Hearing.

ACTIONS ITEMS:

Zoning Docket:

Zoning Cases - Consent:

1. 26-3541A An application for a new Specific Use Permit for a private school on property zoned R-16(A) Single Family District, north of Walnut Hill Lane, between Marsh Lane and Betty Jane Lane.
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions.
Applicant: Grace Academy of Dallas
Representative: Karl Crawley / Masterplan Consultants
Planner: Lori Levy, AICP
Council District: 13
Z-26-000139

Attachments: Z-26-000139_Case Report
Z-26-000139_Site Plan
Z-26-000139_Traffic Management Plan

2. 26-3542A An application for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility on property zoned R-1/2ac(A) Single Family District, on the south line of Alpha Road between Hillcrest Drive and Peyton Drive, AKA 6930 Alpha Road.
Staff Recommendation: **Approval**, subject to an amended traffic management plan and amended conditions.
Applicant: David Lamden
Planner: Hema Sharma
Council District: 11
Z-26-000180

Attachments: Z-26-000180_Case Report
Z-26-000180_Traffic Management Plan

3. 26-3543A An application for MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District, on the north line of Great Trinity Forest Way between Hillburn Drive and N. Murdeaux Lane, AKA 7601 Great Trinity Forest Way.
Staff Recommendation: **Approval**.
Applicant: DDC, Inc. / S.I. Abed
Planner: Liliana Garza
Council District: 5
Z-25-000238

Attachments: Z-25-000238_Case Report

4. 26-3544A An application for a D(A) Duplex District on property zoned R-7.5(A) Single Family District, on the northwest line of Capitol Avenue, northeast of N. Carroll Avenue, AKA 4517 Capitol Avenue.
Staff Recommendation: **Approval**.
Applicant: Medshield Services LLC / Olusoii Ojerinde
Planner: Liliana Garza
Council District: 2
Z-26-000194

Attachments: Z-26-000194_Case Report

5. 26-3545A An application for an amendment to Specific Use Permit No. 2446 for vehicle display, sales, service and commercial motor vehicle parking, on property zoned Subdistrict 5A, within Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the north line of C. F. Hawn Frwy, southeast of S. Jim Miller Road, AKA 7216 C. F. Hawn Frwy.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Ruth Hunsinger
Representative: Joe Hunsinger
Planner: Justin Lee
Council District: 5
Z-26-000204

Attachments: Z-26-000204_Case Report

6. 26-3546A An application for RR Regional Retail District on property zoned MU-3 Mixed Use District, on the northeast line of Stemmons Trail, south of W. Northwest Hwy., AKA 2373 Stemmons Trail.
Staff Recommendation: **Approval**.
Representative: Robert Rambo
Planner: Mona Hashemi
Council District: 6
Z-26-000205

Attachments: Z-26-000205_Case Report

7. 26-3547A An application for a new subdistrict for specified non-residential uses on property zoned Planned Development No. 842, on the north line of Bell Ave, west of Greenville Avenue, AKA 5639 Bell Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Jon Hetzel / Bell Avenue Holdings LLC
Representative: Rob Baldwin
Planner: Martin Bate
Council District: 14
Z-26-000170

Attachments: Z-26-000170_Case Report

Zoning Cases - Under Advisement:

8. 26-3548A An application for D(A) Duplex District on property zoned R-7.5(A) Single Family District, on the northwest corner of Guthrie Street and Toluca Avenue.
Staff Recommendation: **Approval**.
Applicant: Valerie Punch
U/A From: October 22, 2026.
Planner: Martin Bate
Council District: 4
Z-26-000173

Attachments: Z-26-000173_Case Report

9. 26-3549A An application for a Neighborhood Stabilization Overlay (NSO) on property zoned R-10(A) Single Family District, generally bounded by Garland Road, N. Buckner Boulevard, Peavy Road, and the East Dallas Santa Fe rail line, and properties on the southwest line of Buckner Boulevard, south of Garland Road.
Staff Recommendation: **Approval**.
Applicant: Casa Linda Estates Neighborhood
U/A From: October 22, 2026.
Planner: Jason Pho, AICP
Council District: 9
Z-26-0000211

Attachments: Z-26-000211_Case Report

Zoning Cases - Individual:

10. 26-3550A An application for a new Specific Use Permit for a private school on property zoned R-7.5(A) Single Family District, on the southeast corner of Northwest Pkwy. and Airline Road.
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and staff's recommended conditions.
Applicant: Robert Brown / Northway Christian Church
Representative: Rob Baldwin / Baldwin Associates, LLC
Planner: Lori Levy, AICP
Council District: 13
Z-26-000036

Attachments: Z-26-000036_Case Report
Z-26-000036_Site Plan
Z-26-000036_Traffic Management Plan

SUBDIVISION DOCKET:

Consent Items:

11. 26-3551A An application to replat a 0.965-acre tract of land containing all of Lot 2 and part of Lots 3, 4, and 5 in City Block 111/3094, to create one lot on property located on Twelfth Street, southwest of Storey Street.
Applicant/Owner: Templo Betania Evangelistic Center, Inc.
Surveyor: Eagle Surveying, LLC
Application Filed: October 9, 2026
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
PLAT-26-000184

Attachments: PLAT-26-000184_Case Report
PLAT-26-000184_Plat

12. 26-3552A An application to replat a 0.138-acre tract of land containing part of Lot 1 in City Block 3/6698 to create one lot on property located on Lake June Road, west of Saint Augustine Drive.
Applicant/Owner: Esteban Gomez
Surveyor: Carroll Consulting Group, Inc.
Application Filed: October 9, 2026
Zoning: NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
PLAT-26-000221

Attachments: PLAT-26-000221_Case Report
PLAT-26-000221_Plat

13. 26-3553A An application to replat a 2.014-acre tract of land containing all of Lots 6 and 7 in City Block A/8383, to create one lot, dedicate easements, and abandon existing drainage easements on property located on Royal Lane, west of Tantor Road.
Owners: ALLK Holdings, LLC
Surveyor: Glas Land Surveying, Inc.
Application Filed: October 7, 2026
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-26-000251

Attachments: PLAT-26-000251_Case Report
PLAT-26-000251_Plat

14. 26-3554A An application to create one 2.126-acre lot and one 2.321-acre lot from a 4.447-acre tract of land in City Blocks 8680 and 8721, on property located on Camp Wisdom Road at Clark Road, southwest corner.
Applicant/Owner: Safstor Camp Wisdom, LLC, Clarkwisdom, LLC
Surveyor: Bowman Consulting Group, LTP
Application Filed: October 12, 2026
Zoning: PD 521 (S-10)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-26-000262

Attachments: PLAT-26-000262_Case Report
PLAT-26-000262_Plat

15. 26-3555A An application to create one 10.63-acre lot and one 2.703-acre lot from a 13.333-acre tract of land in City Block 8837, on property located on Ravenview Road, west of South Belt Line Road.
Applicant/Owner: Shazeb Daredia
Surveyor: Joel C Howard
Application Filed: October 7, 2026
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000263

Attachments: PLAT-26-000263_Case Report
PLAT-26-000263_Plat

16. 26-3556A An application to create a 66-lot Small Lots SB15 development ranging in size from 3,120 square feet to 4,000 square feet, 5 common areas, and to dedicate a detention and retention easement area, from a 10.88-acre tract of land in City Block 8837, on property located on Fish Road at South Belt Line Road, west corner.
Applicant/Owner: Shazeb Daredia
Surveyor: Joel C Howard
Application Filed: October 7, 2026
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000264

Attachments: PLAT-26-000264_Case Report
PLAT-26-000264_Plat

17. 26-3557A An application to replat a 15.173-acre tract of land containing all of Lot 5 in City Block D/6019 and City Block 6091 to create one 1.490-acre lot and one 13.683-acre lot on property located on Bonnie View Road, west of Southern Oaks Boulevard.
Applicant/Owner: SLC Illinois, LLC, Bonnie view Health Holdings, LLC
Surveyor: Summit Surveying, Inc.
Application Filed: October 9, 2026
Zoning: PD 845
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
PLAT-26-000267

Attachments: PLAT-26-000267_Case Report
PLAT-26-000267_Plat

18. 26-3558A An application to create one 0.194-acre (8,438-square foot) lot from a tract of land in City Block 7870, on property located on Murdock Road at Goldfield Drive, northeast corner.
Applicant/Owner: Cory Hohweiler
Surveyor: ARA Surveying
Application Filed: October 9, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000270

Attachments: PLAT-26-000270_Case Report
PLAT-26-000270_Plat

19. 26-3559A An application to replat a 5.420-acre tract of land containing all of Lot 8 in City Block 7879, to create one lot and dedicate easement on property located on Saint Augustine Road, at the terminus of Grady Lane.
Applicant/Owner: Marc S English
Surveyor: Pape-Dawson, LLC
Application Filed: October 9, 2026
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
PLAT-26-000274

Attachments: PLAT-26-000274_Case Report
PLAT-26-000274_Plat

20. 26-3560A An application to create four 10,831-square foot lots from a 0.995-acre (43,326-square foot) tract of land in City Block 6725, on property located on Leroy Road, south of Bruton Road.
Applicant/Owner: Kacidy Sheppard
Surveyor: ARA Surveying
Application Filed: October 9, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
PLAT-26-000275

Attachments: PLAT-26-000275_Case Report
PLAT-26-000275_Plat

Residential Replats:

21. 26-3561A An application to revise a previously approved preliminary plat S245-136 to replat a 0.50-acre (21,764-square foot) tract of land containing all of Lot 14 in City Block E/6855, to create two 0.25-acre (10,882-square foot) lots on property located on Veterans Drive, southwest of Ivy Lane.
Applicant/Owner: Wisehouse Investment Group, LLC
Surveyor: Lim and Associates, Inc.
Application Filed: October 7, 2026
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S245-136R

Attachments: S245-136R_Case Report
S245-136R_Plat

22. 26-3562A An application to replat a 3.741-acre tract of land containing all of Lot 1 in City Block C/6224 and City Block 6224, to create a 37-lot shared access development ranging in size from 1,984 square feet to 4,534 square feet and 2 common areas on property located on Betty Jane Lane, north of Walnut Hill Lane.
Applicants/Owners: CECH Walnut Lane, LLC
Surveyor: Bowman Consulting Group, LTD
Application Filed: October 12, 2026
Zoning: PD 1146
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
PLAT-26-000265

Attachments: PLAT-26-000265_Case Report
PLAT-26-000265_Plat

Residential Replat/Building Line Reduction:

23. 26-3563A An application to replat a 0.2707-acre (11,790.9-square foot) tract of land containing all of Lot 18 in City Block 3/2972, to create one lot and reduce an existing 30-foot platted building line along the southeast line of Ellsworth Avenue, which varies from 5 feet to 29.3 feet, on property located on Ellsworth Avenue at Frontier Lane, south corner.
Applicant/Owner: Gomas Tiffany Deanne Rev Trust
Surveyor: Benchmark Group of Texas
Application Filed: October 13, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
PLAT-26-000266

Attachments: PLAT-26-000266_Case Report
PLAT-26-000266_Plat

Certificate of Appropriateness for Signs:

Consent Items:

24. 26-3564A An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 235-square-foot back-lit channel letter sign mounted on the Southern facing façade at 2700 COMMERCE STREET (SOUTH ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval**.
Applicant: Josephine Gonzales of Pattison ID
Owner: HW Commerce Office LP
Planner: Scott Roper
Council District: 2
SIGN-26-002131

Attachments: SIGN-26-002131_Case Report

25. 26-3565A An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 116.2-square-foot back-lit channel letter sign mounted on the Western facing façade at 2700 COMMERCE STREET (WEST ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval**.
Applicant: Josephine Gonzales of Pattison ID
Owner: HW Commerce Office LP
Planner: Scott Roper
Council District: 2
SIGN-26-002132

Attachments: SIGN-26-002132_Case Report

26. 26-3566A An application for a Certificate of Appropriateness by Ismael Herrera of Legacy Signs of Texas, for a 106.8-square-foot back-lit channel letter sign mounted on the Southeastern facing façade at 2626 HOWELL STREET (NORTHWEST ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval**.
Applicant: Ismael Herrera of Legacy Signs of Texas
Owner: Uptown Center JV, LP
Planner: Scott Roper
Council District: 14
SIGN-26-002126

Attachments: SIGN-26-002126_Case Report

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 10, 2026

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, November 10, 2026, at 10:00 a.m., in Room 5BN at City Hall and by video conference via https://bit.ly/SSDAC111026.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING We received zero applications for the Arts District Advisory Committee (ADSAC) for November.

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]

8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]