

AMENDED



**Duncanville City Council
Regular Meeting Agenda**
City Council Briefing Room and City Council Chamber
Duncanville City Hall, 203 E. Wheatland Road
Duncanville, TX 75116
(972) 780-5017

Tuesday, October 21, 2025
5:00 PM - Work Session/Briefing
7:00 PM - Regular Session

or immediately following the 5:00 PM Work Session/Briefing

The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request accommodation.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council must be physically present at the above stated location.

The City of Duncanville reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment at the direction and agreement of Mayor and Council.

This is an open meeting conducted in-person and will be broadcast by website and social media channels.

To view the live meeting or previous meetings click on the link below.

<https://duncanvilletx.new.swagit.com/views/454/>

To speak during public comments, please complete a comment card and give it to the receptionist before the regular session.

To submit a comment via email the following information is required:

- Submit a comment by 4:00 PM on Tuesday, October 21, 2025.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, October 21, 2025.
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

- 1. DISCUSS AGENDA ITEMS**
- 2. CITY COUNCIL CALENDAR**
- 3. BRIEFINGS / PRESENTATIONS**
 - A. Briefing on Proposed Changes to Boards and Commissions Ordinance
 - B. Planning and Zoning Commission Annual Report Presentation

EXECUTIVE SESSION

- A. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, lease of real properties, being located east of Santa Fe Trail, north of Daniieldale Road, west of Cockrell Hill Road, and south of Camp Wisdom Road, and to seek legal advice from City Attorney regarding such real property.

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 5:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

INVOCATION – Reverend Rachel McConnell with First Presbyterian Church Duncanville

PLEDGES – PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

4. REPORTS

- A. Mayor's Report
- B. Councilmembers' Report
- C. City Manager's Report

5. PROCLAMATIONS AND PRESENTATIONS

6. CITIZENS' INPUT

In-person citizen comments will be heard during the Regular Session. In keeping with the City Council's Rules of Procedure adopted on June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes. "Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all persons addressing are subject to council adopted rules and limitations permitted by law" At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

- A. Consider the minutes for September 2nd and 16th, 2025, City Council Meetings and the September 9th, 23rd, and 30th Special Meetings.
- B. Consider appointments to fill vacancies on Boards and Commissions
- C. Consider the regular City Council Meeting dates for 2026.
- D. Consider a Resolution Denying Oncor Electric's Requested Rate Change

- E. Consider an Ordinance amending the Code of Ordinances by amending Chapter 5, "Buildings and General Building Regulations," Article II, "Building Code," Division 2, "International Building Code," by repealing Division 2, "International Building Code," in its entirety, including amendments thereto; and replacing the 2015 Edition of the International Building Code with a new Division 2, "International Building Code," to adopt the provisions of the International Building Code (IBC), 2021 Edition, as the City of Duncanville International Building Code along with the International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, International Existing Building Code, International Fire Code, the 2023 National Electrical Code (NEC), and the amendments thereto.
- F. Consider a Resolution awarding a bid and authorizing a cooperative purchasing agreement with Bureau Veritas North America, Inc. for third-party inspection services through Choice Partners Contract 24/053TC-01 for a one-year term with a renewal option for three additional one-year terms in a contract amount not to exceed \$55,000.00.
- G. Consider a Resolution approving the terms and conditions of the Interlocal Agreement between the North Central Texas Council of Governments and the City of Duncanville for implementation of the Work Zone Data Exchange Program.
- H. Consider a Resolution approving the terms and conditions of the NueGov Transportation as a Service Agreement between NavJoy, Inc. and the City of Duncanville to implement the NueGOV platform as part of the Work Zone Data Exchange Program in an amount not to exceed \$219,140.00.
- I. Consider a Resolution authorizing a two-year renewal lease agreement by and between the City of Duncanville and the leasing company for undercover uses in the estimated total expenditure amount of \$95,400.00.
- J. Consider a Resolution authorizing the execution of a Title III Federal Service Agreement with the Dallas Area Agency on Aging for the time period of October 1, 2025 through September 30, 2026.
- K. Consider a Resolution approving a grant agreement between the Duncanville Community and Economic Development Corporation and the City of Duncanville in the amount of \$359,429 as funding for increased policing activities and equipment in commercially zoned areas of the city as part of the FY 2025-2026 Budget adopted by the City Council on September 16, 2025.
- L. Consider a Resolution approving a grant agreement between the Duncanville Community and Economic Development Corporation and the City of Duncanville in the amount of \$349,582 providing funding to assist the Parks and Recreation Department for seasonal landscaping and maintenance along key corridors of the city as part of the FY 2025-2026 Budget adopted by the City Council on September 16, 2025.

- M. Consider a Resolution Approving an Administrative Services Agreement Between the City of Duncanville and the Duncanville Community and Economic Development Corporation (DCEDC) in the amount of \$242,000 as Provided Under Section 8 (Contracts for Service) of the DCEDC Bylaws.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Consider casting a ballot for the Region 13 Director for the Texas Municipal League.
- C. Consider a Resolution approving a Hotel Occupancy Tax Fund Grant for the 2026 Fiscal Year budget in an amount not to exceed \$115,000 to Hoopfest Basketball, LLC.
- D. Consider a Resolution Approving an Economic Development Agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and Tracy Shook, for the development and expansion of Kim and Jenny's Cafe, located at 586 E. Wheatland Road, Duncanville, TX, 75516, in the amount of \$135,000, categorizing this project as a business expansion and retention incentive.
- E. Consider a Resolution acknowledging receipt of documentation and commitment from KKMD Investments, LLC pursuant to the Purchase and Sale Agreement for 720 E. IH20.
- F. Consider a resolution approving an incentive agreement by the Duncanville Community & Economic Development Corporation (DCEDC) with Redbird Skateland Inc in an amount not to exceed \$6,871.50 for a pavement grant at 1206 Duncanville Road, Duncanville, Texas 75116.
- G. Conduct a public hearing (Case# ZONE-2025-00008) for consideration and action regarding the request of Elizabeth Arcos, applicant, for a Specific Use Permit (SUP) to allow for the operation of Animal Services, No Outside Pens, on real property located at 202 W. Center Street, legally described as Original Town Duncanville, Block 8 & Part Block 7 ACS 3.347 to the City of Duncanville, Dallas County, Texas.
- H. Conduct a public hearing (Case# ZONE-2025-00010) for consideration and action regarding the request of Brianna Baugh (applicant) and Martha Fermin (owner), for a Zoning Change from Neighborhood Office/Retail (NOR) to Downtown District Urban Living (DD-UL) to allow for construction of a duplex, legally described as Block 1, Part of Lot 15 of Original Town Duncanville, on real property located at 314 N. Hastings Street, City of Duncanville, Dallas County, Texas.
- I. Conduct a public hearing (Case# ZONE-2025-00015) for consideration and action regarding the request of Alma M. Cartwright, the applicant and owner. The applicant and owner are requesting approval of a rezone from Planned Development (PD) to Duplex Residential District (TF-7). The subject property, located on a 1.68 acre tract of land situated in the

A.M.G. Merrill Survey, Abstract No. 884, being part of a tract of land conveyed to the City of Duncanville, more commonly known as 400 E. Center, City of Duncanville, Dallas County, Texas.

- J. Conduct a public hearing (Case# ZONE-2025-00016) for consideration and action regarding the request of by Omar Martinez, applicant, for a Specific Use Permit (SUP) to allow for the use of an auto dealership, used only, legally described as Block 2, Lot 9 of Woodhaven Addition, on real property located at 510 E. Red Bird Lane, City of Duncanville, Dallas County, Texas.

9. STAFF AND BOARD REPORTS

- A. Fire Department Quarterly Report
- B. Police Department Quarterly Report

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Wednesday, October 15, 2025, by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Chiquita Taylor
City Secretary

"Guns prohibited on these premises by state law unless licensed under Chapter 411, Tex. Gov. Code. Section 46.035 Texas Penal Code."

"Las armas de fuego están prohibidas en estas instalaciones por la ley estatal a menos que estén autorizadas bajo el Capítulo 411 del Código de Gobierno de Texas. Sección 46.035 del Código Penal de Texas."