



**Duncanville City Council
Regular Meeting Agenda**
City Council Briefing Room and City Council Chamber
Duncanville City Hall, 203 E. Wheatland Road
Duncanville, TX 75166
(972) 780-5017

Tuesday, January 6, 2026
6:00 PM - Work Session/Briefing
7:00 PM - Regular Session
or immediately following the 6:00 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, January 6, 2026.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, January 6, 2026.
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

- 1. DISCUSS AGENDA ITEMS**
- 2. CITY COUNCIL CALENDAR**
 - A. January and February 2026 Council Calendars
- 3. BRIEFINGS / PRESENTATIONS**
 - A. Briefing on a proposed development at 918 E. Highway 67, including a potential sales tax sharing agreement
 - B. Southwest Regional Communications Center (SWRCC) Briefing

- C. Briefing on Texas Coalition for Affordable Power (TCAP) Program
- D. Briefing on City Travel Policy

EXECUTIVE SESSION

- A. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.
- B. 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 Main Street, north of US 67, 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 6:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

INVOCATION -

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

- A. Proclamation for Martin Luther King, Jr. Day 2026. MLK Day is on January 19, 2026.
- B. Receive a briefing and demonstration of the OpenGov Financial Transparency portal.

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 December 12, 2026, Special Called Meeting and the December 16, 2026, Regular Meeting City Council Meeting.
- B. Consider a Resolution authorizing the City Manager to execute a Landscape Maintenance Agreement between the City of Duncanville and the Texas Department of Transportation (TxDOT) for the 2026 Green Ribbon Project on Interstate 20 between North Cedar Ridge Drive and Main Street. The Agreement defines responsibilities for installation and ongoing maintenance of landscape and irrigation improvements within the state right-of-way.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Conduct a public hearing for consideration and action regarding ZONE-2025-00009 request of Brian Neal, owner, and James Cartwright, agent for a Zoning Change from Local Office/Retail (LOR) District to Single-Family Residential District 13 (SF-13) on Eckerd Griffith Green, Lot 2, ACS 1.0844, more commonly known as 810 W. Wheatland Road, City of Duncanville, Dallas County, Texas.
- C. Conduct a public hearing for consideration and action for ZONE-2025-00018 request of Costco Wholesale, applicant, for a Specific Use Permit (SUP) to allow for accessory and incidental fuel pumps, on real property located at 250 W. Highway 67, legally described as Lot 2, Block A of Three Corners Addition to the City of Dallas, Dallas County, Texas.
- D. Conduct a public hearing for consideration and action for ZONE-2025-00001 request of Roland Ako, owner/applicant, to amend an existing Specific Use Permit (SUP) site plan for a drive-thru on real property located at 102 E. Daniieldale Road, 1.170 acres, legally described as Hopco Wedge Tract 1, City of Duncanville, Dallas County, Texas.

9. STAFF AND BOARD REPORTS

- A. Briefing on Requests for Public Information

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: **Tuesday, December 30, 2025, by 5:30 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."

Council Calendar JANUARY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 New Year's Holiday (City Offices Closed)	2	3
4	5	6 City Council Meeting 6 PM (Briefing Room & Council Chambers)	7	8	9	10
11	12	13 Community Engagement Meeting 6:30 PM	14 First Day to File for Place on the Ballot	15	16 Celebrate Duncanville! Hilton Garden Inn 6-8 PM	17
18	19 MLK Holiday (City Offices Closed)	20 City Council Meeting 6 PM (Briefing Room & Council Chambers)	21	22	23	24
25	26 DCEDC and TIF Joint Meeting with City Council 6:00 PM	27	28	29	30	31

Council Calendar

FEBRUARY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 City Council Meeting 6 PM (Briefing Room & Council Chambers)	4	5 Library Board 6:30 PM	6	7
8	9 Park Board Meeting 6:30 PM Planning & Zoning Meeting 6:30 PM	10 Community Engagement Meeting Advisory Board 6:30 PM Property Tax 101 206 James Collins Blvd.	11	12	13 Last day to File for Place on the Ballot.	14
15	16	17 City Council Meeting 6 PM (Briefing Room & Council Chambers)	18	19	20	21
22	23 DCEDC Meeting 6:00 PM Fieldhouse Planning & Zoning Meeting 6:30 PM	24 Arts Commission Meeting 6:30 PM Briefing Rm	25	26	27	28



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Briefing on a proposed development at 918 E. Highway 67, including a potential sales tax sharing agreement

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Re-Imagine: High Quality of Life

STAFF RESPONSIBLE:

Victor Barrera

BACKGROUND/HISTORY:

The Duncanville Community and Economic Development Corporation (DCEDC) has been engaged in discussions regarding the redevelopment of two vacant outlot parcels. These properties have remained undeveloped for an extended period due to a combination of site-specific constraints, including drainage limitations, existing utility conditions, and challenging subsurface geology.

The proposed development includes two complementary uses: a quick-service restaurant and a Randolph-Brooks Federal Credit Union (RBFCU) branch. The credit union has entered into an agreement to locate on the site and is prepared to make a significant private investment. The restaurant component is also proposed for the site and is anticipated to generate new employment opportunities and increased commercial activity; however, its feasibility is dependent on addressing the site's development constraints.

The developer has indicated that extraordinary infrastructure costs—particularly related to stormwater management, utility relocation, and excavation through hard subsurface rock—materially impact project feasibility. These conditions significantly increase

development costs beyond what is typically encountered for similar projects.

To address these challenges, the DCEDC has evaluated the potential use of an economic development incentive. The proposed structure includes a sales tax sharing component tied exclusively to the restaurant use and structured to be performance-based. The incentive would only be realized if new taxable sales are generated.

Consistent with state law and City policy, the portion of the incentive related to the City's sales tax must be administered through a separate Chapter 380 Economic Development Agreement, subject to City Council approval. The DCEDC's role is limited to considering its participation under its statutory authority, while the City's participation must be considered independently.

The DCEDC held a publicly posted meeting to consider the proposed incentive and, following discussion, voted unanimously to recommend approval of the agreement, subject to City Council consideration and approval of any required agreements.

This item is being presented to City Council for informational purposes to outline the proposed development, provide context for the recommended incentive structure, and outline the process required for any future action by the City.

POLICY EXPLANATION:

The City of Duncanville's economic development efforts are guided by the goals and policies established by the City Council and implemented through the Duncanville Community and Economic Development Corporation (DCEDC). These policies are intended to encourage responsible private investment, support job creation, promote redevelopment of underutilized properties, and ensure that public resources are used in a transparent and fiscally responsible manner.

The proposed consideration of a sales tax sharing agreement related to the development aligns with these objectives by supporting reinvestment in an underutilized area, encouraging private capital investment, and promoting long-term economic activity within the City. Any participation by the City must comply with applicable state law, including Chapter 380 of the Texas Local Government Code, and must be structured to ensure accountability, performance-based outcomes, and protection of public resources.

Consistent with City policy and practice, the proposed incentive structure is intended to be evaluated through a multi-step review process, including review by the Duncanville Community and Economic Development Corporation and consideration by the City Council prior to any formal action. This process ensures transparency, appropriate oversight, and alignment with the City's adopted economic development objectives.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Duncanville EDC Request, C04_PAVING, Sales Tax Sharing Agreement - 918 E Highway 67 - Execution Version, Corinth Properties - Sales Tax Sharing Agreement - CC Briefing 1.6.26

CORINTH PROPERTIES

August 18, 2025

City of Duncanville
Attn: Victor Barrera
Economic Development
203 E. Wheatland Road
Duncanville, Tx 75116

Re: 914 & 918 E. Hwy 67, Duncanville, Texas – Request for Strategic Investment

Dear Mr. Barrera:

Over the past two years, our team has been actively engaged with the City of Duncanville in an effort to bring new life to two long-overlooked parcels located at 914 and 918 E. Highway 67, on the east side of the highway just north of S. Cockrell Hill Road. These parcels have remained undeveloped for decades—not due to a lack of interest, but because of extraordinary and site-specific infrastructure challenges that stem from surrounding developments made years ago.

Today, we are respectfully requesting the City's partnership in overcoming these inherited challenges so we can move forward with a high-quality, revenue-generating development that aligns with the City's long-term vision.

Through close collaboration with City staff and leadership, we created a tailored Planned Development—adopted as Ordinance No. 2537 in April 2025—to ensure the land is used in a way that maximizes community benefit. Although the development process has not been without setbacks—including the loss of a previously committed tenant due to delays—we remain steadfast in our belief in this project. That belief has paid off. We now have two committed, high-quality tenants: Randolph Brooks Federal Credit Union (RBFCU) and Bojangles Restaurant. Both brands are well-established, economically strong, and eager to become part of the Duncanville community.

While every development faces its own hurdles, the challenges with these two sites are unusually complex and were not of our making. Specifically, we are dealing with two critical infrastructure deficits:

1. Stormwater Drainage

- There is no City-owned storm sewer system serving this area. Consequently, neighboring properties constructed their own detention systems, which now discharge directly onto our parcels.
- As a result, we are being required to build a regional stormwater detention facility that will manage not only our own runoff but also approximately 4.5 acres of runoff from adjacent properties—a 270% increase in water volume over what we would typically be responsible for.

4645 N. Central Expressway, Suite 300
Dallas, Texas 75205

CORINTH

PROPERTIES

- A ravine has formed on our land due to prolonged runoff from these neighboring sites, further complicating site development and requiring additional stabilization and engineering.
2. Sanitary Sewer Access
- There is a 100-foot segment of sanitary sewer line behind our property that was installed by a previous developer for the property behind us, then capped and abandoned. It currently holds stagnant water and must be removed and replaced due to structural failure.
 - Moreover, we must now also construct an entirely new 350-foot sanitary sewer extension across a neighboring parcel to connect to the existing City system at Avenue of the Stars.

These two infrastructure challenges alone are adding approximately \$375,000 in unexpected costs to the project—costs directly linked to the lack of existing City infrastructure and prior development allowances. Despite these hurdles, we remain committed to seeing this project through and to delivering long-term value to Duncanville.

To help bridge the gap, we are respectfully requesting a \$150,000 investment from the City of Duncanville to offset these unordinary infrastructure costs. In return, the City stands to benefit significantly from increased tax revenue from two stable and reputable tenants. Each development will require \$1.2-1.6M to develop, and the two developments combined will generate an estimated \$91,000 in tax revenue over five years. Bojangles sales for this location are estimated to provide the City with approximately \$150,000 over five years in sales tax revenue. With these two new sources of income, the City's investment will be recouped in approximately 3 years. In addition to direct tax revenue, the City will benefit from the activation of two long-vacant parcels with meaningful development, job creation and wage growth, and increased consumer activity and community reinvestment.

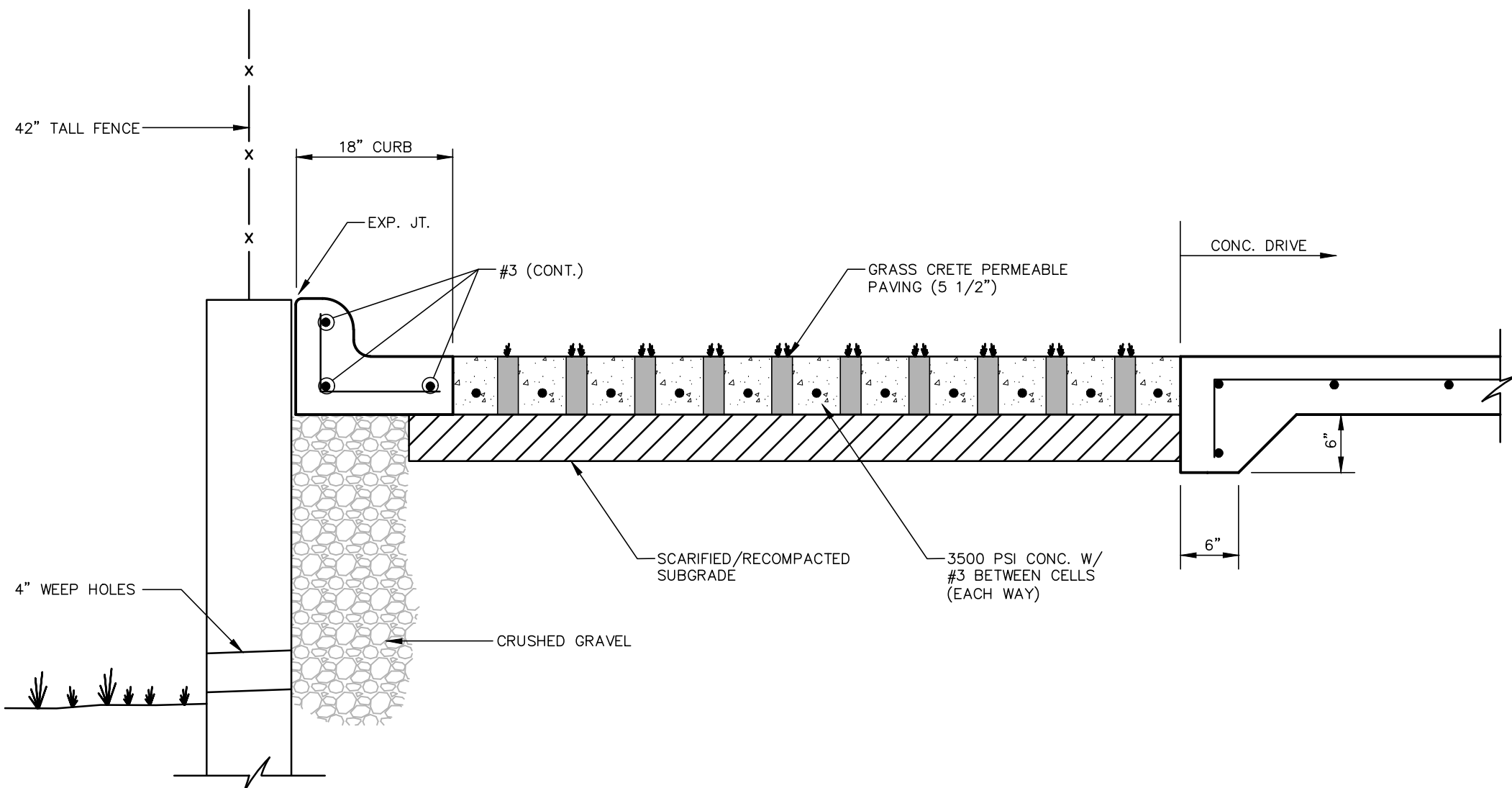
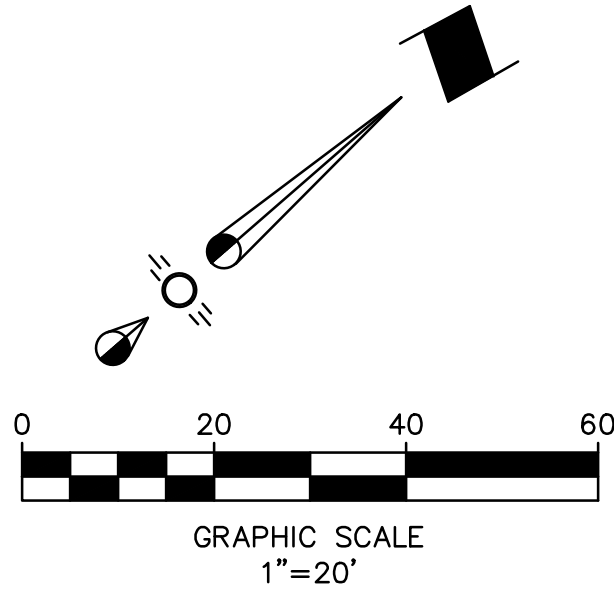
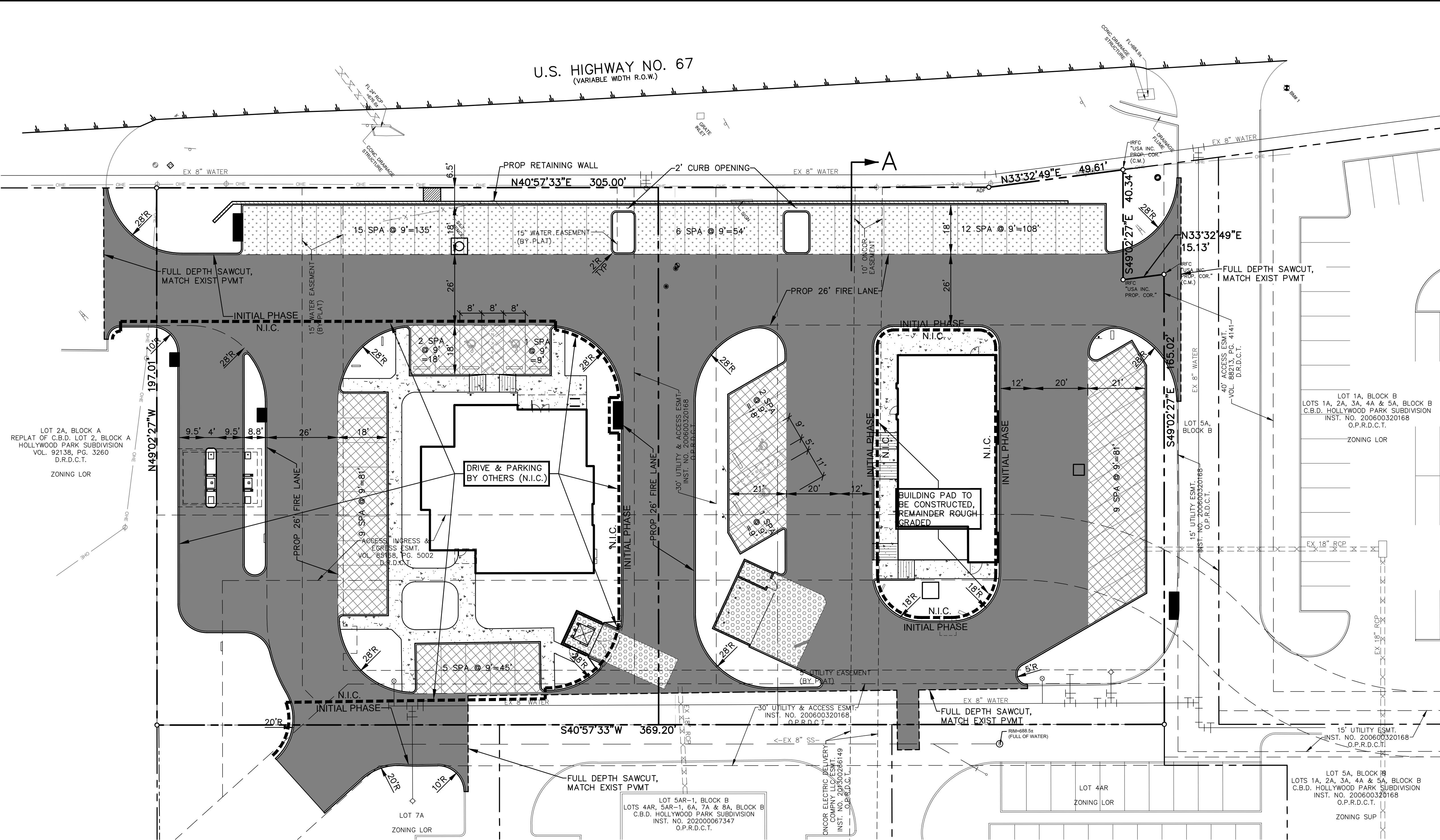
We are proud to be partners in Duncanville's growth and hope to continue working with you to bring this project across the finish line. We welcome the opportunity to discuss this request further at your earliest convenience.

Thank you for your time, consideration, and ongoing support.

Sincerely,



John Dickey
Corinth Properties



NOTE:

- NORTHERLY DRIVE AND NORTH PARKING, CENTER DRIVE.

FOR EASTERLY PAD

- DRIVE/PARKING CONCRETE
- UTILITIES (LATERAL ONLY)
- BUILDING PAD
- NO INTERNAL SIDEWALKS

FOR WESTERLY PAD

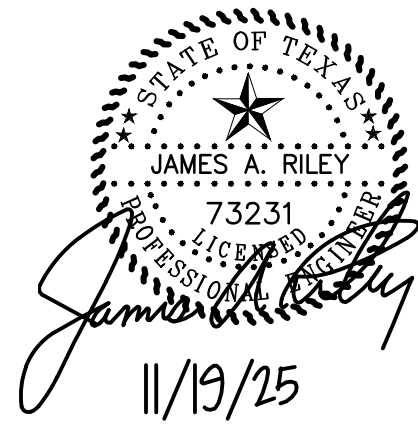
- ROUGH GRADING
- UTILITIES (LATERAL ONLY)
- NO INTERNAL STORM SEWER FOR DRIVE/PARKING

- PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.

BENCHMARK:
TEMPORARY BENCHMARK SET ON TOP OF DRAINAGE STRUCTURE ON NORTHEAST SIDE OF DRIVEWAY NORTHEAST OF SURVEYED PROPERTY.
ELEVATION = 687.93

PAVING PLAN
LOT 2AR & 3AR, BLOCK B
C.B.D. HOLLYWOOD PARK
CITY OF DUNCANVILLE, TEXAS
BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering
Texas Registered Engineering Firm F-841
12377 Merit Drive, Suite 1100
Dallas, Texas 75251
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	11/19/25	1"=20'	BDD	C23012	C04



STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**ECONOMIC DEVELOPMENT
INCENTIVE AGREEMENT**

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the Duncanville Community and Economic Development Corporation, a Texas non-profit corporation (the “DCEDC”) acting by and through Patrick Harvey, its duly authorized DCEDC President and Parklane Investments, LLC d/b/a Corinth Properties (the “Applicant”).

RECITALS

WHEREAS, the Duncanville Community and Economic Development Corporation (DCEDC) established incentive policies and guidelines in order to locate, retain, and expand business activities in Duncanville; and

WHEREAS, the Applicant, has requested economic development assistance from the DCEDC for improvements on property it and its affiliated entity are developing located at 918 East Highway 67, Duncanville, Texas, being Lot 2AR, Block B C.B.D., Hollywood Park Addition, hereinafter known as the "Project"; and

WHEREAS, the incentive funds shall be provided to Applicant and are to be utilized for qualified expenditures related to infrastructure redevelopment and beautification on the Project and neighboring tracts in the amount of up to One Hundred and Fifty Thousand Dollars (\$150,000.00); and

WHEREAS, the improvements shall mean infrastructure improvements related to stormwater drainage and sanitary sewer access, and other like improvements for the Project and neighboring tracts; and

WHEREAS, payment of incentive funds is conditional on the Applicant bringing the property up to compliance with all City of Duncanville codes and ordinances applicable to the Project as of the date of this Agreement (provided that, in the event that any of the requirements of Ordinance No. 2537 of the City of Duncanville, Texas (the “P.D.”) applicable to the Project contradicts the City of Duncanville codes and ordinances, the requirements of the P.D., shall control) and remaining in business for the agreed forgiveness period; and

WHEREAS, the Applicant, meets all program requirements, as further provided herein, in order to be considered for incentive grant assistance; and

WHEREAS, pursuant to Texas Local Government Code Chapters 501 through 505, (the Development Corporation Act), the DCEDC has determined that the request constitutes an authorized project and DCEDC is willing to provide the Applicant with economic assistance in the

form of cost reimbursements as hereinafter set forth on the terms and conditions stated herein and the Applicant, is willing to accept all terms and conditions stated in this Agreement; and

WHEREAS, the DCEDC has determined that making economic development grants in accordance with this Agreement will further the objectives of the DCEDC and will benefit the DCEDC, the City, and the city's residents by helping to stimulate local economic development through beautification and site readiness for investment and development, increase the City's yearly ad valorem collections, increase sales tax, and encourage economic vitality in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

1.01. The City Council finds and determines that this Agreement is authorized and governed by Texas Local Government Code Chapters 501 through 505.

ARTICLE II. TERM

2.02. This Agreement shall be effective as of the date of execution by all parties with specific performance standards being met as further set forth herein, unless otherwise terminated as provided for in this agreement; and, shall continue for a period of five (5) years from the date that Applicant or the occupant of the Project obtains a certificate of occupancy for the Project address (the "Commencement Date").

ARTICLE III. GRANT

3.01. Economic Development Incentives.

As an economic development incentive grant to assist the Applicant located at 918 East Highway 67, Duncanville, Texas, the DCEDC agrees to provide an incentive grant in the amount equal to the cost of improvements to the Project, up to One Hundred and Fifty Thousand Dollars (\$150,000.00) (the "Grant Funds"), subject to the terms and conditions set forth in this Agreement. The Grant Funds will be paid in annual installment payments to Applicant as set forth in this Agreement. Payments of Grants Funds will be made if funds are available from sales tax proceeds, provided that all Covenants of Applicant (as that term is hereinafter defined) are timely met. Nothing contained herein shall constitute a contract for goods or services under the law.

3.02. The Applicant shall file a written proposal and plans with the DCEDC which shall provide detailed plans concerning the use of the Grant Funds to achieve the purposes recited herein.

3.03 Upon execution of this agreement, the Grant Funds will be provided to Applicant in yearly installments for payment for redevelopment and improvements as described herein.

3.04 So long as the Covenants of Applicant outlined under Article IV herein continue to be met, the Grant Funds shall be paid in installments according to the following “Schedule A”:

SCHEDULE A		
Covenant of Applicant	DCEDC’s Time of Performance	DCEDC’s Performance Requirements
Applicant or the occupant of the Project must obtain a certificate of occupancy for the Project address and meet all Covenants of Applicant at the time of DCEDC’s Time of Performance for the 2026 tax year.	DCEDC must pay Applicant not less than 30 days following issuance of report by the Texas State Comptroller’s office for sales tax collected for the 2026 tax year.	Payment of up to 75% of the amount of sales taxes collected in excess of the amount collected for the 2025 tax year for the subject property until DECEDC has reimbursed Applicant a maximum of \$150,000.00 in aggregate for the total Project.
Applicant or the occupant of the Project must maintain a certificate of occupancy for the Project address and meet Covenants of Applicant at the time of DCEDC’s Time of Performance for the 2027 tax year.	DCEDC must pay Applicant not less than 30 days following issuance of report by the Texas State Comptroller’s office for sales tax collected for the 2027 tax year.	Payment of up to 75% of the amount of sales taxes collected in excess of the amount collected for the 2025 tax year for the subject property until DECEDC has reimbursed Applicant a maximum of \$150,000.00 in aggregate for the total Project.
Applicant or the occupant of the Project must maintain a certificate of occupancy for the Project address and meet all Covenants of Applicant at the	DCEDC must pay Applicant not less than 30 days following issuance of report by the Texas State	Payment of up to 75% of the amount of sales taxes collected in excess

time of DCEDC's Time of Performance for the 2028 tax year.	Comptroller's office for sales tax collected for the 2028 tax year.	of the amount collected for the 2025 tax year for the subject property until DCEDC has reimbursed Applicant a maximum of \$150,000.00 in aggregate for the total Project.
Applicant or the occupant of the Project must maintain a certificate of occupancy for the Project address and meet all Covenants of Applicant at the time of DCEDC's Time of Performance for the 2029 tax year.	DCEDC must pay Applicant not less than 30 days following issuance of report by the Texas State Comptroller's office for sales tax collected for the 2029 tax year.	Payment of up to 75% of the amount of sales taxes collected in excess of the amount collected for the 2025 tax year for the subject property until DCEDC has reimbursed Applicant a maximum of \$150,000.00 in aggregate for the total Project.
Applicant or the occupant of the Project must maintain a certificate of occupancy for the Project address and meet all Covenants of Applicant at the time of DCEDC's Time of Performance for the 2030 tax year.	DCEDC must pay Applicant not less than 30 days following issuance of report by the Texas State Comptroller's office for sales tax collected for the 2030 tax year.	Payment of up to 75% of the amount of sales taxes collected in excess of the amount collected for the 2025 tax year for the subject property until DCEDC has reimbursed Applicant a maximum of \$150,000.00 in aggregate for the total Project.

ARTICLE IV. COVENANTS OF APPLICANT

4.01. As a condition precedent to DCEDC's payment of installments of Grant Funds each tax year during the Term of this Agreement, the Applicant agrees to do, or to cause the occupant of the Project to do, the following (the "Covenants of Applicant"), so that the same are fulfilled on or before the time DCEDC is required to pay an installment payment of Grant Funds each tax year during the Term of this Agreement:

- (a) Cause the improvements as defined herein to be permitted and installed at the address indicated herein in compliance with the local ordinance and the P.D., provided that in the event of any disagreement between local ordinances and the P.D., the P.D. shall control; and
- (b) Provide a verified grant reimbursement request form along with original copies of the actual paid invoices for expenses within the provisions to Article III; and
- (c) Intentionally deleted; and
- (d) Intentionally deleted; and
- (e) Receive and maintain a certificate of occupancy for the Project; and
- (f) Intentionally deleted; and
- (g) Intentionally deleted; and
- (h) During the term of this Agreement, the Applicant, agrees not to knowingly employ any undocumented workers or undocumented contractors and/or subcontractors at the Project, and if convicted of a violation under 8 U.S.C Section 1324a(f) as a result of work related to the Project, the Applicant shall repay the amount of the Grant Funds received within 130 business days after the date the Applicant is convicted, and upon such date this agreement shall automatically terminate.
- (i) Intentionally deleted.

ARTICLE V. GENERAL PROVISIONS

5.01. **Termination and Default.** This Agreement terminates upon any one of the following:

- (a) By the Applicant, through mutual written agreements of both parties; and
- (b) By DCEDC, if the Applicant, files any false documentation concerning the application or receipt of the Grant Funds; and
- (c) By DCEDC and the Applicant, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not

cured within thirty (30) days after written notice thereof by the non-breaching party;
and

- (d) By DCEDC, if any taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicant, shall have become delinquent (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 5.01(d) until any proper and timely protest or contest of such taxes or fees has become final) for a period of five (5) years from the effective date; and
- (e) By DCEDC, if the Applicant suffers an Event of Bankruptcy or Insolvency; and
- (f) By DCEDC and the Applicant, respectively, if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid or illegal; and
- (g) By DCEDC, if any time after the Commencement Date, insufficient funding is available to provide the grant contemplated herein due to non-collection of applicable sales taxes during a given taxing period. In such event, the DCEDC shall give the Applicant not less than fifteen (15) days notice of its intent to terminate; and no guarantee of payment.
- (h) Intentionally deleted.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination of the Applicant existence, insolvency, employment of receiver for any part of the Project and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against the Applicant and such proceedings are not dismissed within ninety (90) days after the filing thereof,

5.02. Recapture Provision. Intentionally deleted.

5.03. Mutual Assistance. The Applicant and the DCEDC shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5.04. Representations and Warranties. The Applicant represents and warrants to the DCEDC that it is a duly organized company under the laws of the State of Texas and is in good standing and can execute the terms of this agreement.

5.05. Employee Hiring, Materials, and Supplies Purchased. Although not a condition of this Agreement, the DCEDC requests that the Applicant when feasible, satisfies its needs for all additional employees from Duncanville residents and/or purchases materials and supplies from Duncanville merchants and businesses.

5.06. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

5.07. **Verification and Compliances.** The Applicant agrees to allow the DCEDC by and through its lawful representative to conduct an audit on all of the Applicant business records, documents, and agreements or other instruments, to the extent the same are related to the invoices and proof of payment submitted to the DCEDC pursuant to Section 4.01(b), and subject to appropriate confidentiality, in furtherance of the following purposes only:

- (a) To ensure the Applicant compliance with the Covenants of Applicant set forth in this Agreement; and
- (b) To determine the existence of a default or breach of the terms of this Agreement; and
- (c) To ensure compliance with the prerequisites for paying an installment of Grant Funds; and
- (d) Intentionally deleted.

The DCEDC will provide the Applicant with at least thirty (30) days' written notice of any request for an audit and shall cooperate with the Applicant to schedule audit activities at Applicant's place of business, during its normal business hours, so as to minimize disruption of the Applicant normal business operations.

5.08. **Indemnification.** IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT, THE APPLICANT IS ACTING INDEPENDENTLY, AND THE DCEDC ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE APPLICANT'S BUSINESS OR PROPERTY. THE DCEDC SHALL NOT BE LIABLE TO THE APPLICANT, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THIS AGREEMENT. IN THIS RESPECT, THE APPLICANT AGREES TO INDEMNIFY AND HOLD THE DCEDC HARMLESS AGAINST ANY AND ALL CLAIMS, LIABILITY, DEMANDS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONDUCT OR MANAGEMENT OF THE APPLICANT, OR FROM ANY BREACH ON THE PART OF THE APPLICANT OF ANY CONDITIONS OF THIS AGREEMENT OR FROM ANY ACT OF NEGLIGENCE OF THE APPLICANT, ITS AGENTS, CONTRACTORS, OR EMPLOYEES.

5.09. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5.10. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

5.11. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by the Applicant, DCEDC, and the City.

5.12. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. **THE APPLICANT MAY NOT ASSIGN ALL OR ANY PART OF ITS RIGHTS AND OBLIGATIONS HEREUNDER WITHOUT PRIOR WRITTEN APPROVAL OF THE DCEDC.** DCEDC and the City acknowledge and agree that the rights of Applicant set forth in this Agreement are personal to Applicant, are not intended to be granted to any owner or occupant of the Project, and do not run with the land.

5.13. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Owner: Parklane Investments, LLC, d/b/a Corinth Proj
4645 N. Central Expressway, Suite 300
Dallas, Texas 75205
Attn: Frank Mihalopoulos

City: City of Duncanville
Attention: Richard Abernethy
P.O. Box 380280
Duncanville, Texas 75138-0280

DCEDC: Duncanville Community and Economic Development Corporation
Attention: Victor Barrera
P.O. Box 380280
Duncanville, Texas 75138-0280

With a copy to:

Brandon Shelby
Shelby Law, PLLC
PO Box 1316
Sherman, Texas 75091

5.14. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

5.15. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Dallas County, Texas.

5.16. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.17. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

5.18. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

5.19. **Boycott Israel, Boycott Energy Companies, and Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations.**

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

5.20. **Approval by the City of Duncanville, Texas.** This Agreement was approved by the City Council at its meeting on _____.

**PARKLANE INVESTMENTS, LLC d/b/a CORINTH PROPERTIES
JOHN DICKEY, AUTHORIZED SIGNATOR**

Date: _____, 2025

DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

By: Patrick Harvey
Its: Board President
Date: _____, 2025

CITY OF DUNCANVILLE

By: Richard Abernethy
Its: Interim City Manager
Date: _____, 2025

Corinth Properties Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared John Dickey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they are the duly authorized to execute the foregoing instrument on behalf of Parklane Investments, LLC d/b/a Corinth Properties for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Duncanville Community and Economic Development Corporation Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Patrick Harvey, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Board President of the Duncanville Community and Economic Development Corporation, and that they are authorized by said Corporation to execute the foregoing instrument as the act of such Duncanville Community and Economic Development Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

City of Duncanville Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Richard Abernethy, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Interim City Manager of the City of Duncanville, and that they are authorized to execute the foregoing instrument as the act of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:



BRIEFING ON PROPOSED OUTLOT DEVELOPMENT AT 918 E. HIGHWAY 67, INCLUDING A POTENTIAL SALES TAX SHARING AGREEMENT

JANUARY 6, 2026

VICTOR M. BARRERA, ECONOMIC DEVELOPMENT DIRECTOR

We are building a vibrant, inclusive community, driven by a commitment
to democratic principles and service above self

Project Overview

Project Location:

- Two vacant outlot parcels (undeveloped)

Proposed Uses:

- Quick-service restaurant (Bojangles)
- Randolph-Brooks Federal Credit Union (RBFCU)

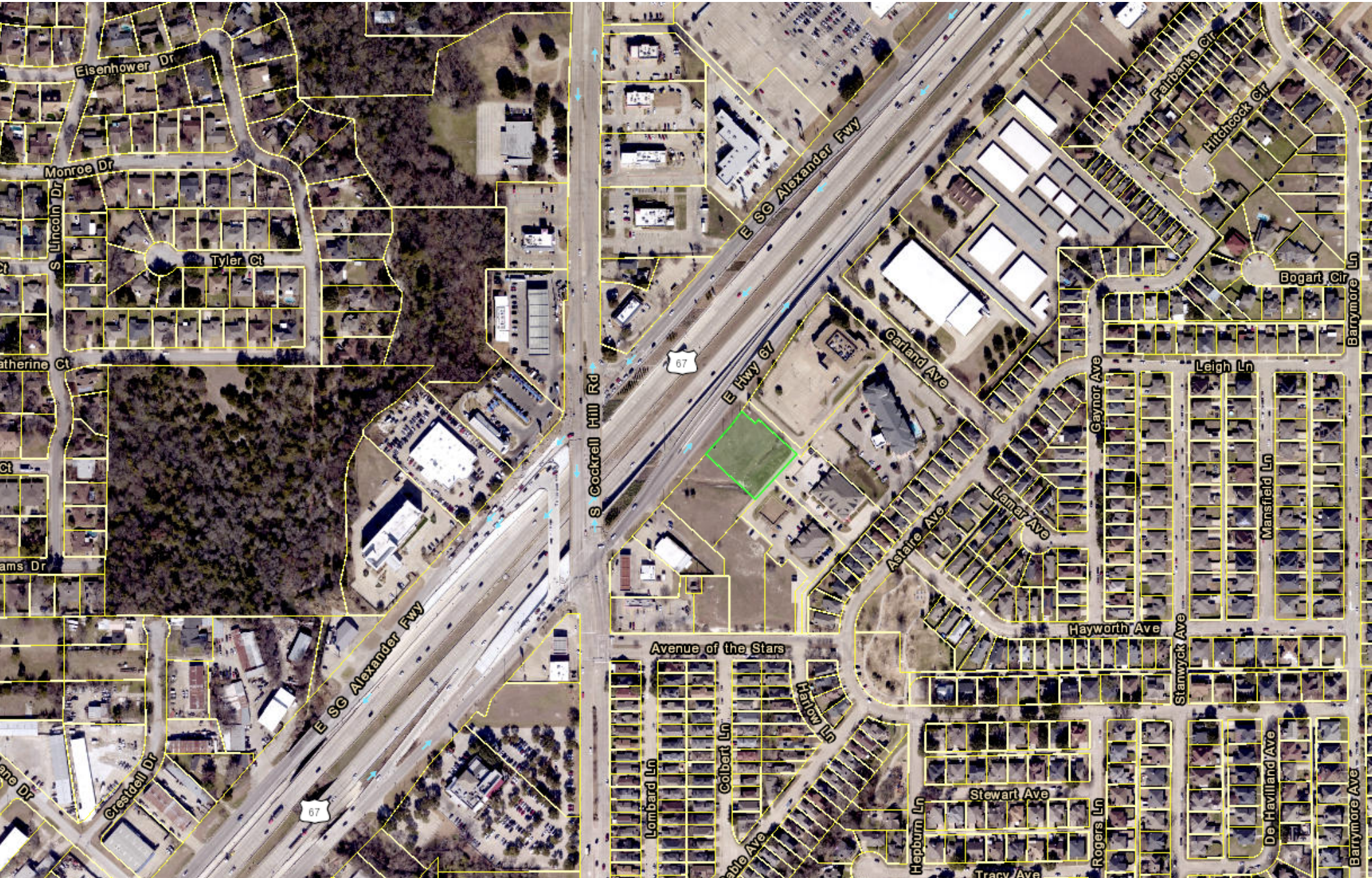
Project Status:

- RBFCU: under agreement
- Bojangles: pending, contingent on agreement approval

Purpose of Item:

- Consideration of a 75% sales tax sharing agreement tied only to restaurant use

Site Location – 918 E. Highway 67



Site Conditions & Development Challenges

Infrastructure Constraints:

- Existing stormwater and sanitary sewer limitations
- Needs to bury and redirect drainage infrastructure

Geotechnical Conditions:

- Hard sedimentary rock approximately 3 feet below grade
- Rock extends across the entire site
- Requires specialized excavation equipment and labor

Cost Impact:

- Estimated \$250,000 additional excavation costs to remove rock
- Creates feasibility challenges for restaurant development

Why is an Incentive Being Requested?

- These site conditions materially increase development costs.
- Incentive helps bridge the feasibility gap and keep the restaurant deal viable.

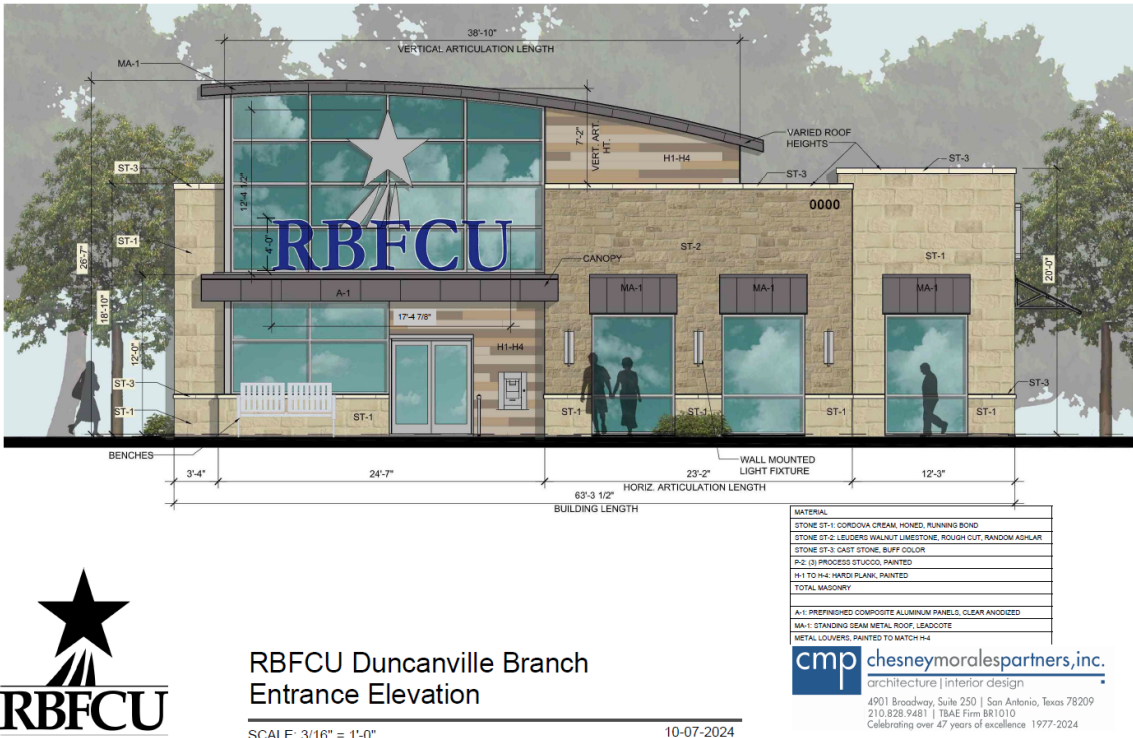
Current Site Conditions



City of Duncanville



Conceptual Building Elevations



Private Investment & Job Creation

Developer Investment:

- Over \$1M in civil and infrastructure improvements

RBFCU Investment:

- Approximately \$3.5M facility investment
- Approximately 10 full-time employees
- Strong track record of community reinvestment

Restaurant Investment (Bojangles)

- Over \$2M in building and finish out
- Approximately 30-40 employees

Total private investment:

- Exceeds \$6.5M across the two parcels

Projected Property Tax (Post-Development)

- Bojanles Project
 - Estimated annual Duncanville Property Tax: \$9,090
- RBFCU Project
 - Estimated annual Duncanville Property Tax: \$10,450

Total estimated annual City Property Tax at full assessment: \$19,540

Economic & Community Impact

Sales Activity:

- Estimated \$3M in annual restaurant sales.

Jobs & Workforce

- 40+ combined permanent jobs
- Entry-level and management positions

Community Benefits:

- Activation of long-vacant parcels
- Increased foot traffic and support for adjacent businesses
- Complementary impact to nearby uses, including Empire Restaurant and Best Western Hotel

Corporate Citizenship:

- Restaurant operator supports children's literacy, adult education, and veterans' charities
- RBFCU invests back into the neighborhoods it serves.

Agreement Overview

Type of Incentive:

- Sales tax sharing agreement

Structure:

- 75% of the City sales tax is generated by the restaurant
- Term: Five (5) years
- Amount: \$150,000
- Begins upon issuance of Certificate of Occupancy

Key Safeguards:

- Incentive tied solely to restaurant performance
- No upfront payment
- No obligation if sales do not materialize

Purpose:

- Offset extraordinary site and infrastructure costs
- Support the feasibility of restaurant development
- Present formal agreement to the DCEDC in January 2026.

Project Status & Next Steps

Near-Term Actions:

- Submission of civil plans once comments are received
- Finalization of restaurant agreement

Estimated Timeline:

- Civil work: 4 months after permits are issued
- Vertical construction: 6 months

THANK YOU

Any questions? Discussion.



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Southwest Regional Communications Center (SWRCC) Briefing

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Richard Abernethy

Chris Connealy

Chief Stogner, Police Chief

BACKGROUND/HISTORY:

SWRCC provides emergency and non-emergency dispatch services for multiple municipal agencies in the Southwest region. The Center is responsible for handling 911 calls, dispatching emergency units, and maintaining accurate records through its Computer-Aided Dispatch (CAD) system.

The purpose of this report is to provide City Council with an overview of the Southwest Regional Communications Center (SWRCC) operations, performance measures, and key metrics for the 4th quarter. This includes CAD/Priority Dispatch usage, departmental performance, response times, 911 assists, and associated fees.

POLICY EXPLANATION:

Tamara Bell, Managing Director, from the Southwest Regional Communication Center, will be in attendance to present the presentation.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget
N/A

Purchase Amount
N/A

After Encumber
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

SWRCC Presentation



DeSoto

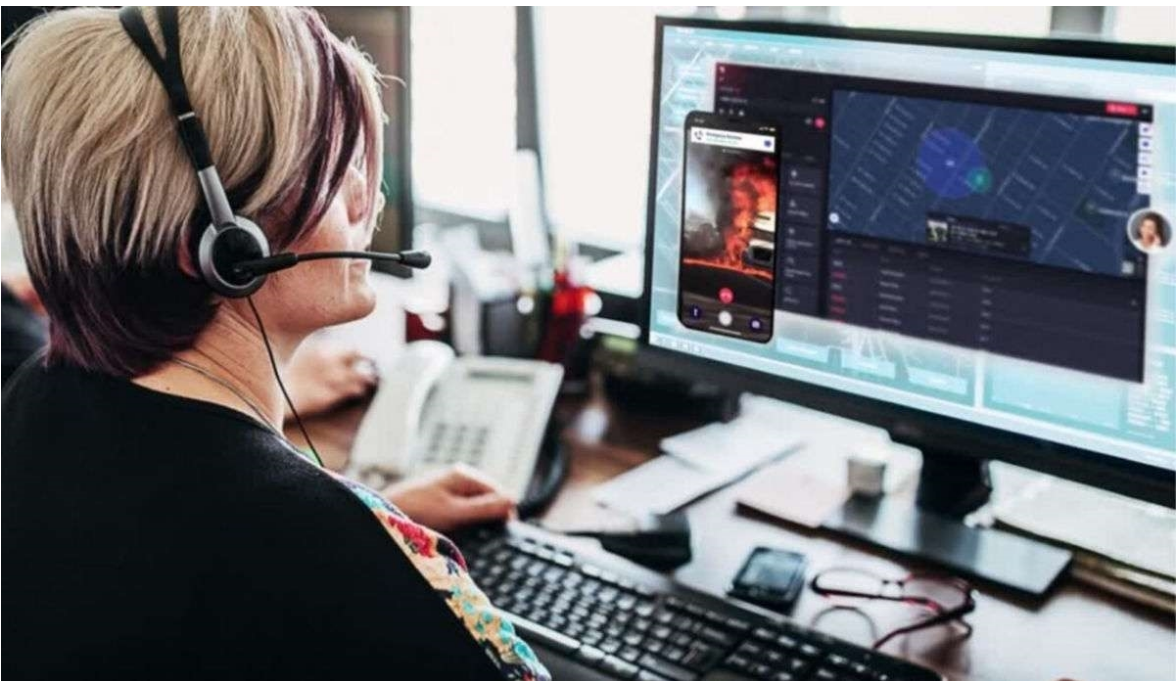
— T E X A S —

Duncanville City Council Briefing

Southwest Regional Communications Center

Agenda

- CAD/Priority Dispatch
- Department Performance Measures
- 4th Qtr Stats w/Peak Times
- Response Times
- 911 Assist (through grant funds)
- 911 Fees



Tyler Enterprise CAD/Priority Dispatch

LEVELS	#	DETERMINANT DESCRIPTORS	SEE ADDITIONAL INFO	CODES
E		Suspected Workable Arrest (NOT BREATHING/INEFFECTIVE BREATHING):		
	1	Not breathing at all		9-E-1
	2	Breathing uncertain (AGONAL)		9-E-2
	3	Hanging		9-E-3
	4	Strangulation		9-E-4
	5	Suffocation	* (to be selected from Case Entry only)	9-E-5
	6	Underwater		9-E-6
D	1	INEFFECTIVE BREATHING (discovered during Key Questioning only) * (select only when linking from other Chief Complaint Protocols)		9-D-1
	2	OBVIOUS or EXPECTED DEATH questionable		9-D-2
B	1	OBVIOUS DEATH unquestionable (a through i)		9-B-1
Ω	1	EXPECTED DEATH unquestionable (x through z)		9-Ω-1

OBVIOUS DEATH

Local Medical Control must define and authorize (X) any of the patient conditions below before this determinant can be used. Situations should be unquestionable and may include:

- ☐ a – Cold and stiff in a warm environment
- ☐ b – Decapitation
- ☐ c – Decomposition
- ☐ d – Incineration
- ☐ e – **NON-RECENT** death
- ☐ f – Severe injuries obviously incompatible with life
- ☐ g – Submersion (> 6hrs)
- ☐ h – _____
- ☐ i – _____

Approval signature of local Medical Control _____ Date approved _____

EXPECTED DEATH

Local Medical Control must define and authorize (X) any of the patient conditions below before this determinant can be used. Situations should be unquestionable and may include:

- ☐ x – Terminal illness
- ☐ y – **DNR (Do Not Resuscitate) Order**
- ☐ z – _____

Approval signature of local Medical Control _____ Date approved _____

© 2012 International Academies of Emergency Dispatch – used by permission.

Figure 2. Determinant Codes and Suffixes from Protocol 9 (Cardiac or Respiratory Arrest/Death), of the MPDS® v12.2,. ©1979-2015 IAED

Department Goals

- Implementation of Tyler CAD/Transition to AQUA QA Program
- Integration of Protocol 41 and 911 response for CARE Team
- CALEA Accreditation Maintenance year 4
- IT Resiliency and Infrastructure Enhancements
- National Center for Missing and Exploited Children (NCMEC) Certification
- Dispatch Civic Academy

Key Performance Indicators

1. Answer at least 90% of all emergency phone lines within ten (10) seconds. (Industry standard is fifteen (15) seconds).
2. Dispatch 90% of Priority one (1) calls within sixty (60) seconds of receipt.
3. Score an average of 90% on randomly evaluated calls for service.

Personal Professional Development Plan

- Attend leadership training/courses
- Serve as Immediate Past President of the Texas Chapter Association of Public Communications Officials (APCO) **(term ends mid-April 2026)**

Conferences and/or Trainings (Maximum of 3 cumulative)

1. National Association of Public-Safety Officials International (APCO)
2. National Emergency Number Association (NENA)
3. 911 Goes to Washington

2025 Business Plan Goals

- 2025 Q4 Final Reporting (SWRCC had no specific goals this year)

Performance Measures 4th Quarter

▫ Quality Assurance

- Evaluate Pri P and 1 calls with 90% accuracy. SWRCC Average accuracy score of **95%**.

▫ 10 Second Rule

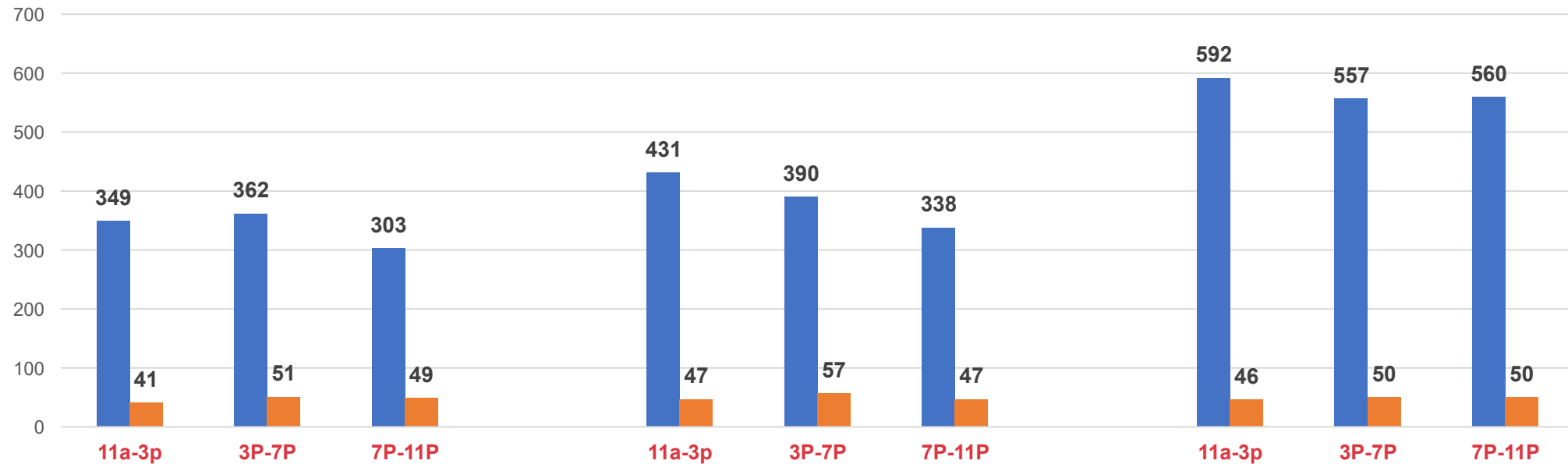
- Percentage of emergency calls answered within 10 seconds. Standard is 15 secs at 90%. SWRCC average time of **95%. Average answer time 4 secs.**

▫ Priority P and 1

- Average dispatch time for Priority P and 1 calls. Standard is 60 secs. SWRCC average time of **48 secs.**

4th Qtr Priority P and 1 Call Stats

Cedar Hill DeSoto Duncanville



Calls for Service FY 2025

Cedar Hill

FD-8141

PD-62,781

OOS- 461

NBRPAT-9825

EXPAT-1877

BUSPAT-10177

DeSoto

FD-11,573

PD-113,564

Self-Initiated Calls

OOS- 43

NBRPAT-35825

EXPAT-899

BUSPAT-348

Duncanville

FD-7563

PD-51,957

OOS-5

NBRPAT-135

EXPAT-17265

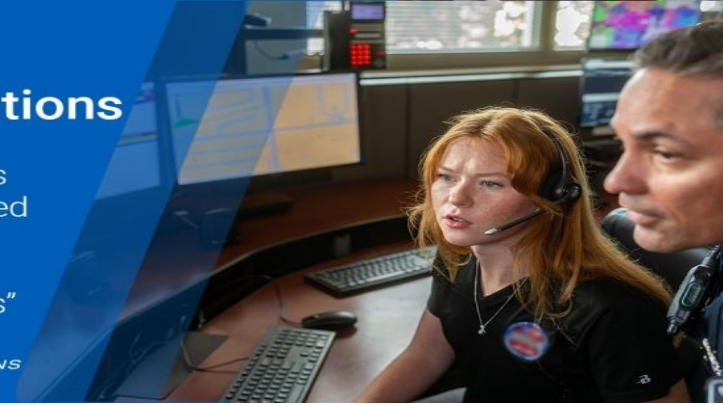
BUSPAT-27

911 Assist

Urgent Communications

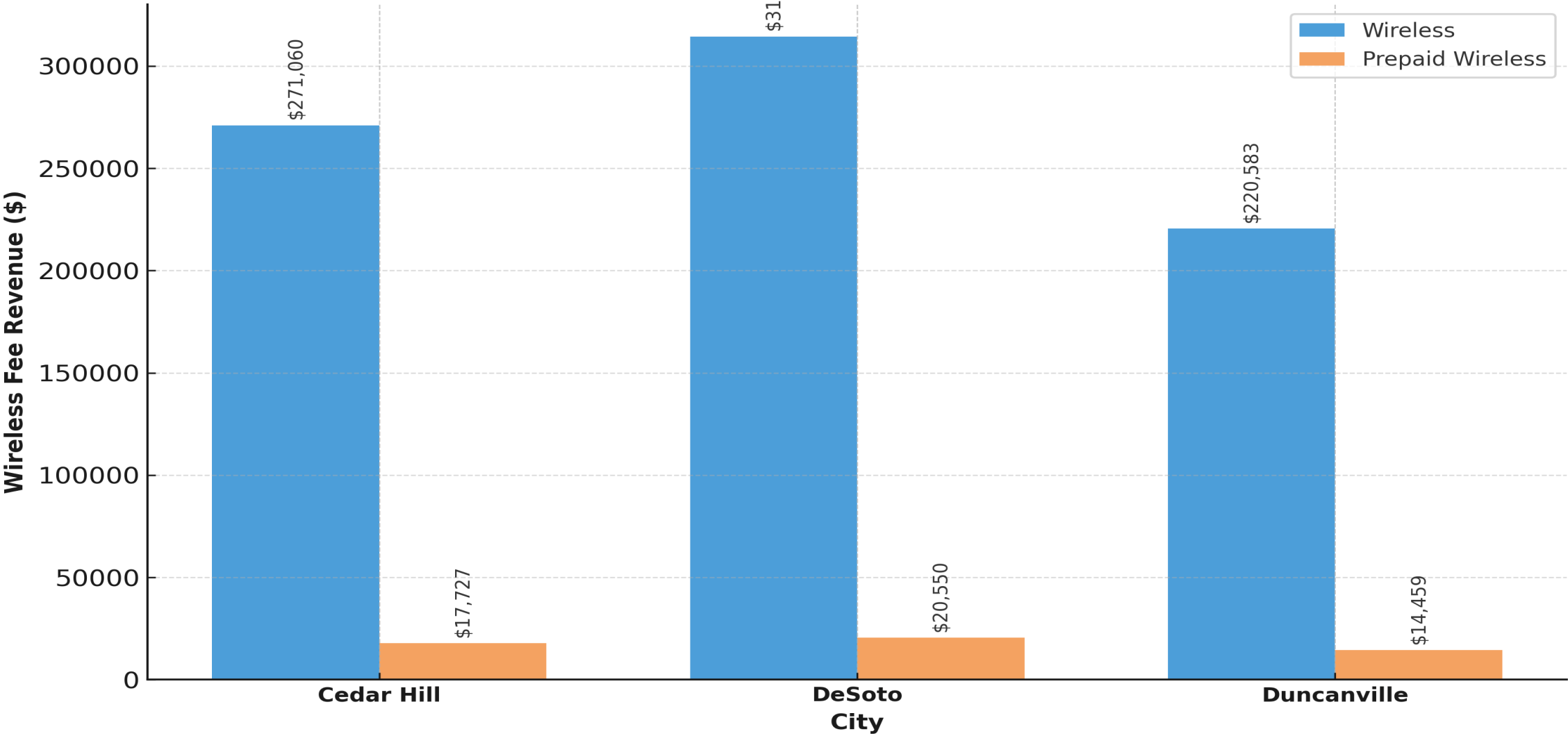
"Motorola Solutions launches AI-powered virtual-assistant software to aid 911 telecommunicators"

 **MOTOROLA SOLUTIONS**

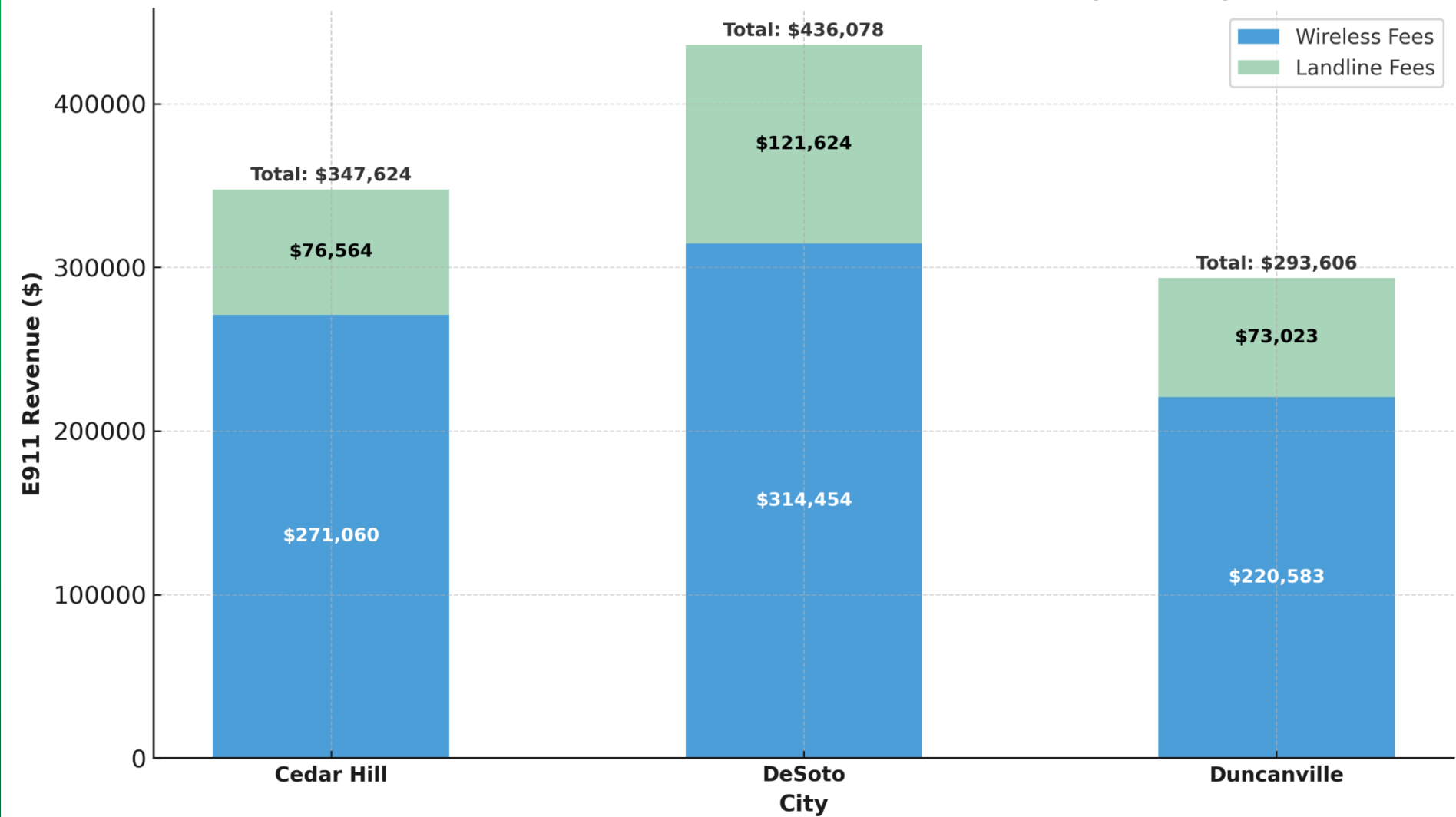


- Triggers map actions with a rules engine to pre-define if/then scenarios
Transcription Transcribes, translates and generates a summary of the 9-1-1 call in real time supervisors to monitor calls in real-time from any location information provided by the public
 - Can include home and work addresses, family members, medical conditions and disabilities
 - Give responders more context and greater guidance for safety Media Allows the public to send video, photographs and recordings to the PSAP in a controlled, permission-based procedure

Wireless vs. Prepaid Wireless Fees (FY2025)



E911 Fee Breakdown: Wireless vs. Landline (FY2025)



Planning

- Abandoned Calls w/AI
- Server storage-enhances resiliency in the event of an outage.
- Dispatch Civic Academy (teens)
- NCMEC
- FIFA is coming



You Are Welcome To Visit!!

Tamara Bell

Southwest Regional Communications Center (SWRCC)

(O)972-230-5053

© 469-278-2896



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Briefing on Texas Coalition for Affordable Power (TCAP) Program

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Mark Rauscher

BACKGROUND/HISTORY:

The Texas Coalition for Affordable Power (TCAP) is a non-profit electricity purchasing cooperative that serves local governments across the State of Texas. TCAP assists cities and other public entities in navigating the electricity market and securing competitive electricity pricing.

The City of Duncanville is a TCAP member and participates in its cooperative purchasing program, which combines the electric load of participating entities to strengthen buying power and provide access to market expertise.

During this information briefing, TCAP representatives will provide an overview of the organization, discuss current market conditions, and explain the services and benefits available to member cities.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

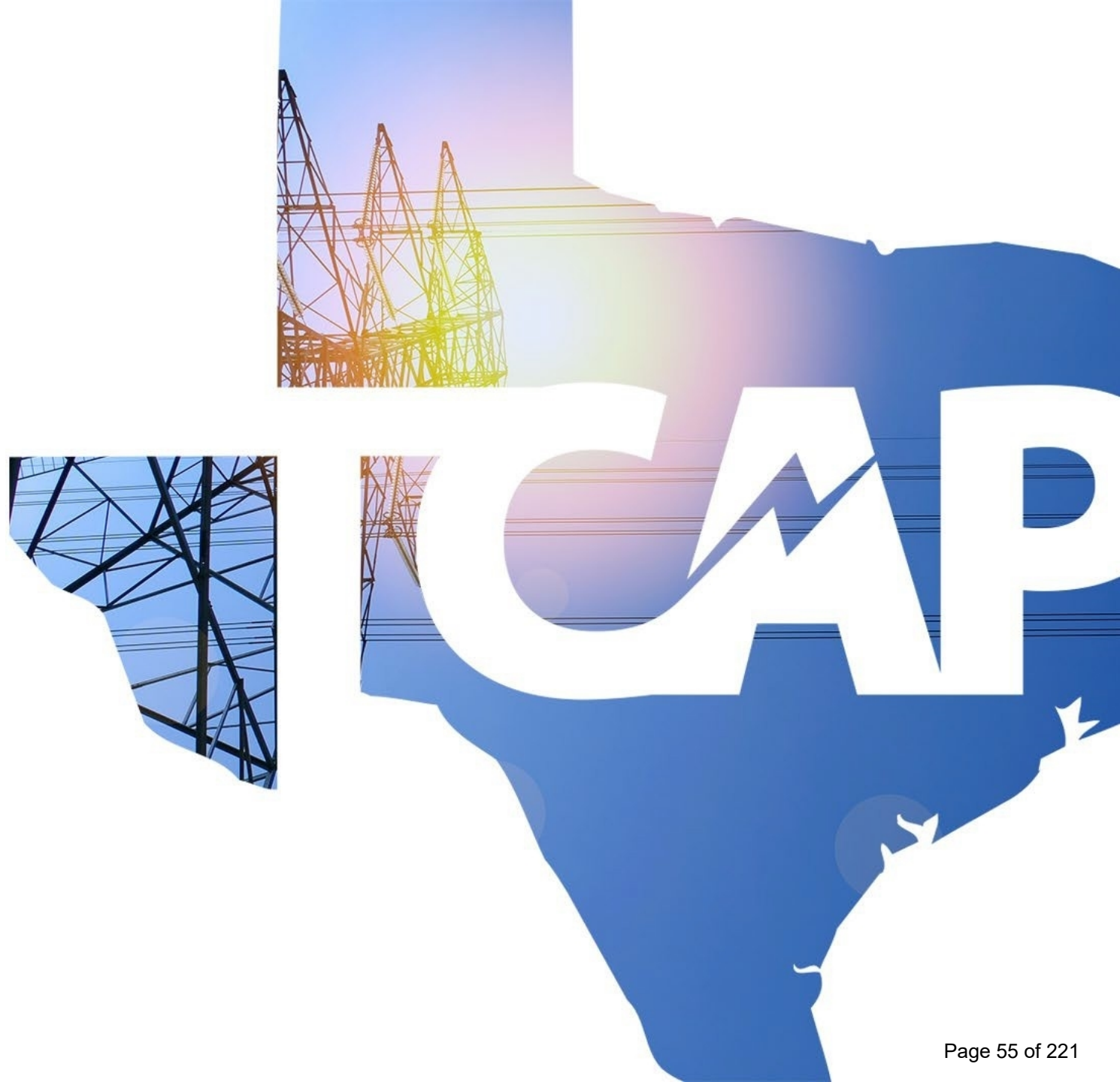
1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

TCAP Presentation City of Duncanville (002)

FOR CITIES, BY CITIES.

Making a Powerful Choice



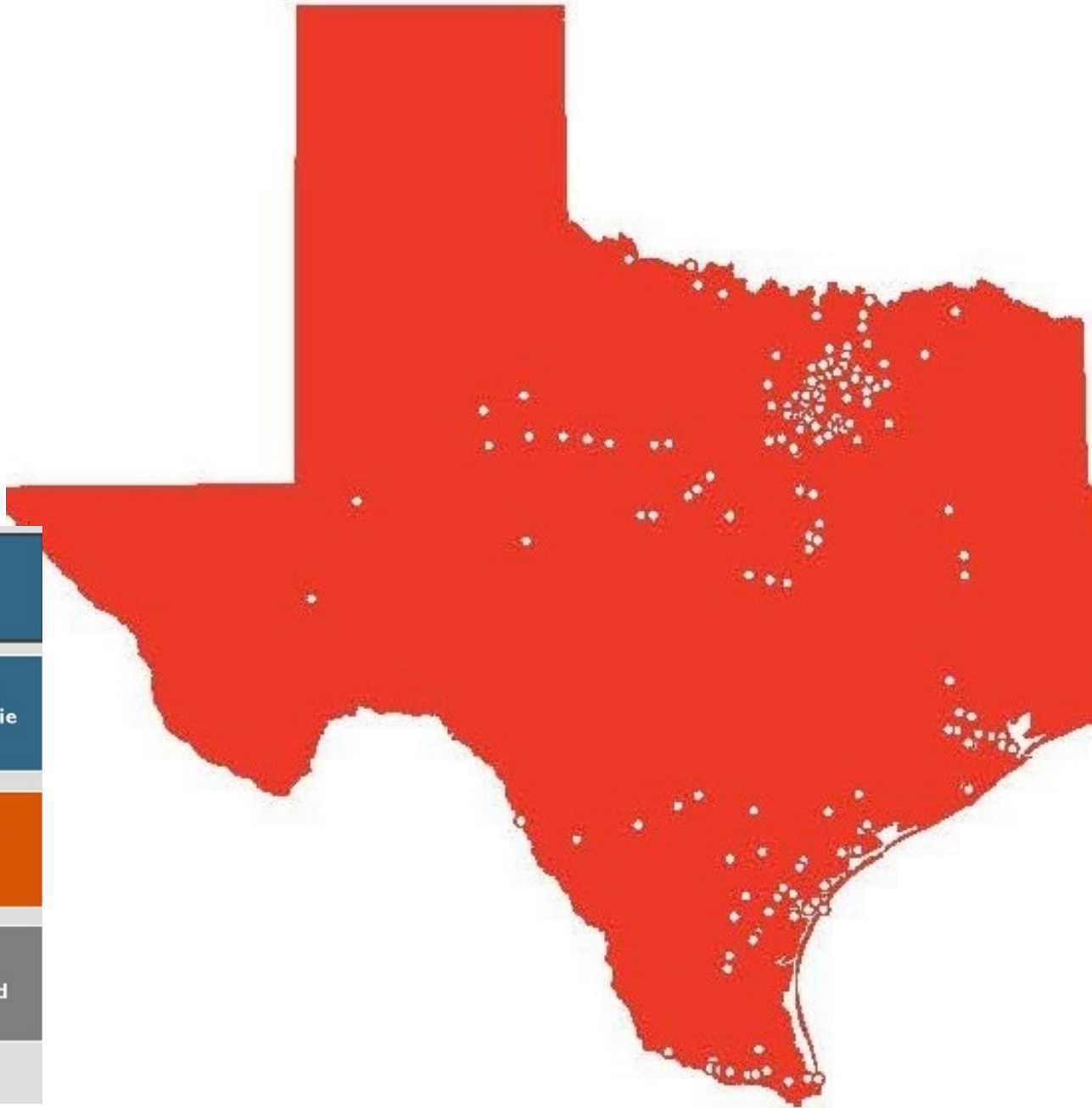
WHO IS TCAP?

Who is TCAP?

173 Members

- 95 Members – North Zone
- 50 Members – South Zone
- 13 Members – West Zone
- 15 Members – Houston Zone

TCAP BOARD				
Place 1- Lewisville (North)	Place 2- McAllen (South)	Place 3- Victoria (South)	Place 4- Wichita Falls (West)	Place 5- Grand Prairie (North)
Place 6- Odessa (West)	Place 7- Hurst (North)	Place 8- Kingsville (South)	Place 9- Lancaster (North)	Place 10- Edna (South)
Place 11- Anna (North)	Place 12- Tomball (Houston)	Place 13- South Texas Water Authority (South)	Place 14- Dilley (South)	Place 15- Sugar Land (Houston)
Large Members	Medium Members	Small Members	At Large	

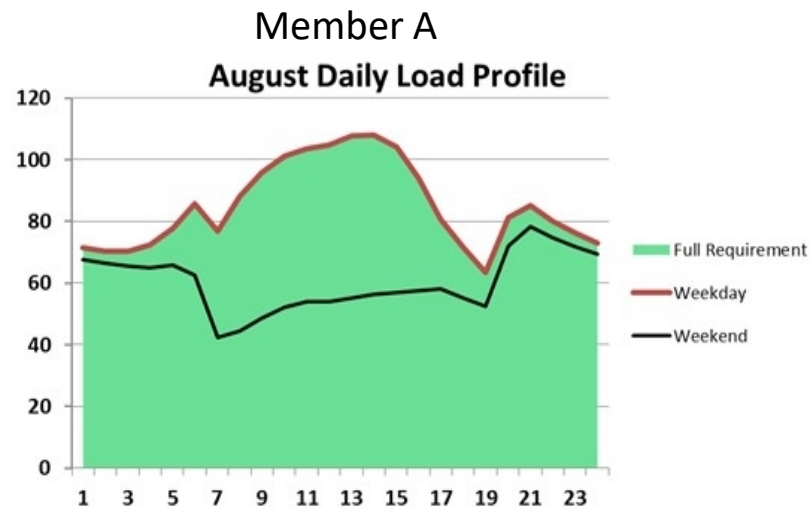
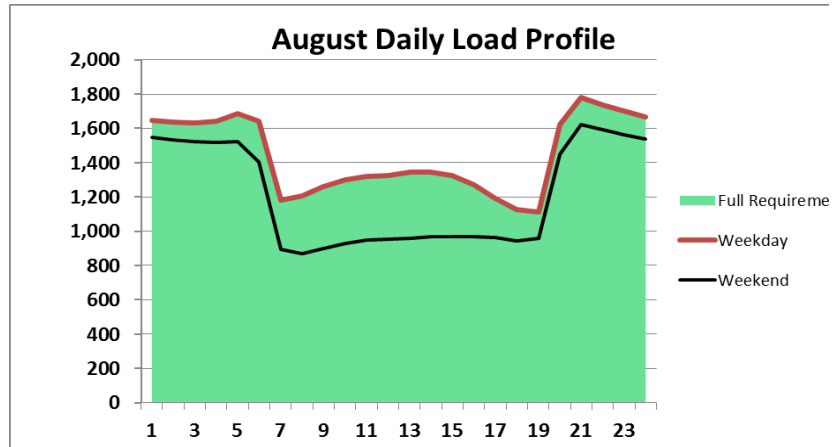


WHY TCAP?

Why TCAP?

- Non-profit political subdivision organization
- Pool over 1 billion kWh of energy to negotiate low rates
- Wholesale Market Contract
- Attractive Load Profile = lower rates
- Combined – TCAP load flattens out
- The flatter the load – the better the pricing

• **Average August Day Load—ERCOT vs. TCAP** (Hourly Demand % of Average)



Member B



Uniquely Different

Local Government Code

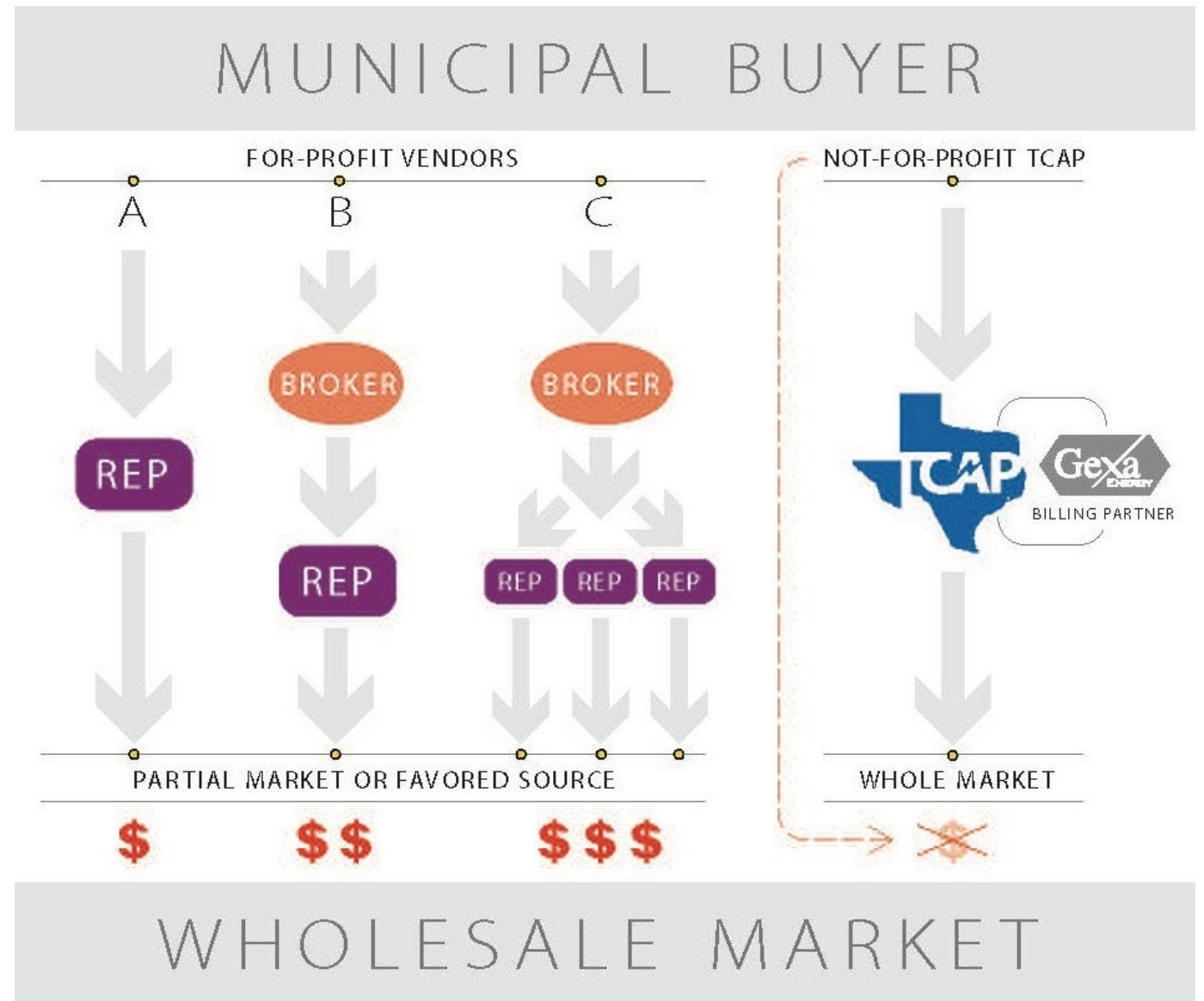
- Section 304 - Energy Aggregation for Local Governments

Bifurcated Contract

- Buys in wholesale market
- REP only a billing partner
- Can change REP and not lose price

Membership Services

- Annual Budget estimates
- Assistance with state reporting
- Access to Energy consultants
- Review of renewable contracts
- Energy conservation programs
- TCAP billing portal
- Monthly Webinars
- Peer elected Board of Directors
- TCAP has a voice at the Legislature, PUC and ERCOT
 - HB 2962 introduced to exempt gross receipts taxes
 - Working with PUC on commercial service standards



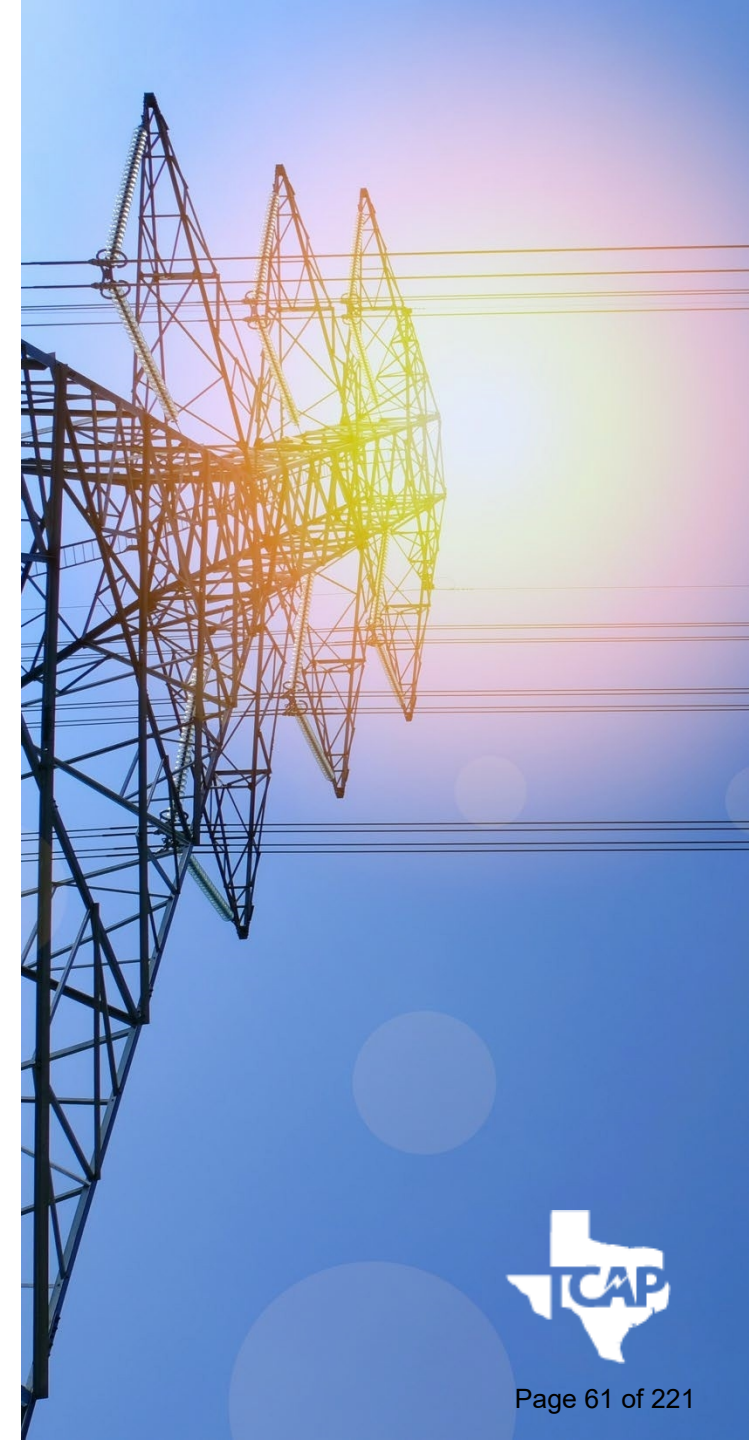
Contracting

Fixed Price, Fixed Term Contracts

- ✓ Pro - Energy price or portion of energy price fixed for up to Xyears
- ✓ Pro – Can plan budgets Xyears out –but that has changed since Uri
- Con – Pick one day in the year to make Xyears of purchases
- Con – Not able to take advantage if energy prices fall

Strategic Purchasing

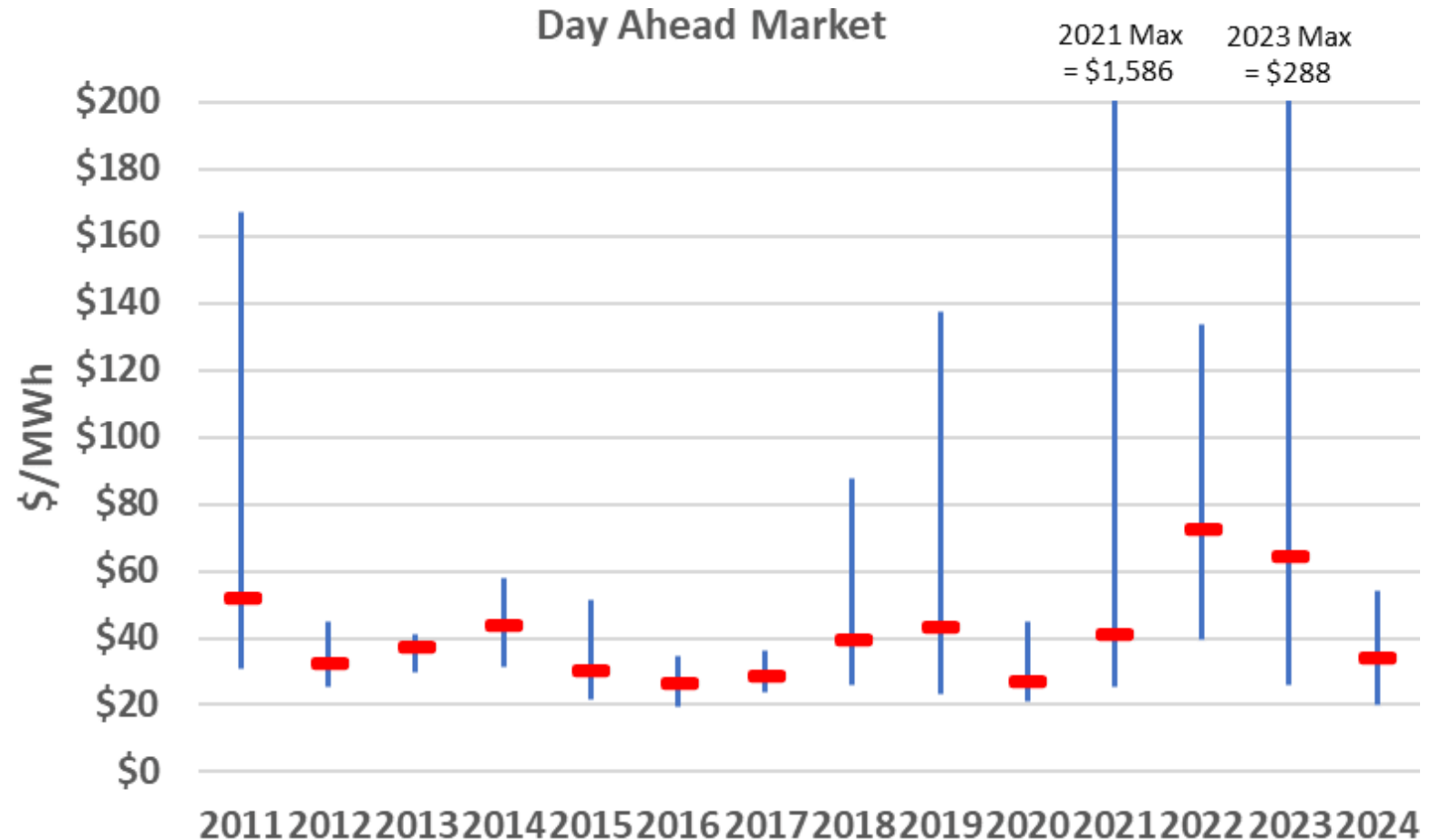
- ✓ Pro – flexible, can take advantage of market
- ✓ Pro – take advantage of falling prices
- ✓ Pro – can lock in a contract if market or city changes mind
- Con – prices are fixed for 1-year periods only
- Con – prices could be higher one year than the previous



Strategic Purchasing

- The average is much more stable. (red)
- Price range varies greatly by year. (blue)
- But average pricing is much less volatile.
- RFPs monthly for a portion of the total contract
- May go up but can take advantage of falling prices

Monthly High/Low/Average Price



2021 Max Price was \$1,586/MWh due to Winter Storm Uri
2021 Average Price Excludes Winter Storm Uri Impacts



Contracts—

- ✓ Electricity is Exempt from bidding – Chapter 252.022 (15)
 - This is because the rate is also about the contract
 - Have to understand the fine print in the contract and how it can affect the rate
- ✓ Contract Language could include costs not included in price
 - Allow RFP price could actually be higher because of how the contract is written
 - Different brokers and REP call the same things different names leading to misleading pricing
- ✓ Off the shelf contracts don't help cities
 - Cities are not commercial businesses and standard contracts don't take city functions into consideration.
- ✓ Don't be fooled by a Fixed Price



What TCAP is seeing – More, More, More

SITE DETAILED CHARGES

	QUANTITY	RATE	AMOUNT
Contract Charges			
Broker Aggregation Fee	28,692.94 kWh	\$0.0004500	\$12.91
Energy-Fixed Price	28,692.90 kWh	\$0.0362300	\$1,039.55
Subtotal Contract Charges			\$1,052.46
Market Charges			
Additional Ancillary Services Costs	28,692.94 kWh	\$0.0013516	\$38.78
ERCOT Firm Fuel Supply Costs	28,692.94 kWh	\$0.0003935	\$11.29
ERCOT Securitization Default Charges	28,692.94 kWh	\$0.0000061	\$0.18
ERCOT Securitization Uplift Charges	28,692.94 kWh	\$0.0006651	\$19.08
Subtotal Market Charges			\$69.33
Tax Charges			
City Sales Tax	1,611.57 EXEMPT		\$0.00
Reimbursement of MGRT	1,611.57 Base	\$0.0199700	\$32.18
Reimbursement of PUCA	1,611.57 Base	\$0.0016670	\$2.69
State Sales Tax	1,611.57 EXEMPT		\$0.00
Subtotal Tax Charges			\$34.87
UDC Charges			
Subtotal UDC Charges			\$507.38
Total New Charges			\$1,664.04

ESI ID Detail:

Service Address:

Product:

Fixed Price

ESI ID

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
	29	Actual	08/01/2024	18916	08/29/2024	19276	600.00	216000	570.0 00000	605.0 00000
TOTAL								216000	570.0 00000	605.0 00000

Electric Service Commercial

Service Period: 08/01/2024 to 08/29/2024

Energy Fixed Price - Current Period

Base Usage	213840 kWh @	\$ 0.0383	\$8,190.07
Hub to Load Zone Pass-Through			\$229.21
Other Charges			\$5.44
Market Securitization (Debt) Financing			\$94.59
Other ERCOT Incremental AS Charges			\$70.07
PUC Assessment			\$14.37

Total Commercial Charges \$8,603.75

Account Summary

Billing Date: Jul 5, 2024

Previous Amount Due	\$2,719.90
Payment 06/10/2024	-2,719.90
Balance Forward	0.00
Current Charges	2,654.90
Amount Due	\$2,654.90

Current Electric Charges Detail

30 Day Billing Period From 05/12/2024 To 06/11/2024

Fixed Price

Actual Consumption * Price	2,500 kWh @ \$0.034090/kWh	85.23
Nodal Congestion Charge		1.27
Market Securitization (Debt) Financing- Default - May		0.05

Prior Period Pass-Thru Charges

ERCOT Cont Reserve Serv (ECRS)	From 04/11/2024 To 05/12/2024	11.63
Market Securitization- Uplift		2.92
Ancillary Services Obligation Adj		9.65
TX-ERCOT Admin Fees - CIL		0.38

Total Prior Period Pass-Thru Charges

TDSP Pass-Through Charges	From 05/13/2024 To 06/11/2024	24.58
TDSP Customer Charge		11.13
Delivery Point Charge		21.30
Rate Case Expenses Surcharge		2.49
Distribution Cost Recovery Factor		92.36
Energy Efficiency Cost Recovery Factor(EECRF)		1.02
Distribution Charge (DUOS)	204 kW @ \$7.144928/kW	1,457.57
Nuclear Decommissioning Fee	204 kW @ \$0.045000/kW	9.18
Transmission Cost Recov Factor	204 kW @ \$4.369967/kW	891.47

- There are only 2 groups of charges – Ancillary and Congestion
- The more the name changes the more they can exempt them from a bid sheet to make the price look lower.
 - More exemptions
 - More line items
 - More ways to add money to the bill
 - More profits

Current Contract

- ✓ The City signed an SHP contract in 2021
- ✓ Contract term: 1/1/2023 – 12/31/2027
- ✓ The Board approved an extension through 12/31/2032
- ✓ To continue in TCAP, no action is necessary
- ✓ To leave TCAP a written letter is required by 12/31/2025



QUESTIONS?

Margaret Somereve

msomereve@tcaptx.com

972-725-4114



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Briefing on City Travel Policy

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Emphasize: Government Accountability, Customer Service, Efficiency and Process Improvement

STAFF RESPONSIBLE:

Richard Jackson
Elton Brock

BACKGROUND/HISTORY:

The purpose of this briefing is to review with City Council on updates and revisions to the Travel Policy. The Travel Policy governs expense allowances for anyone traveling on official City business. A copy of the updated policy is included with this report. Our objective is to provide clarity to any City travelers regarding the policy on a variety of topics.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget
N/A

Purchase Amount
N/A

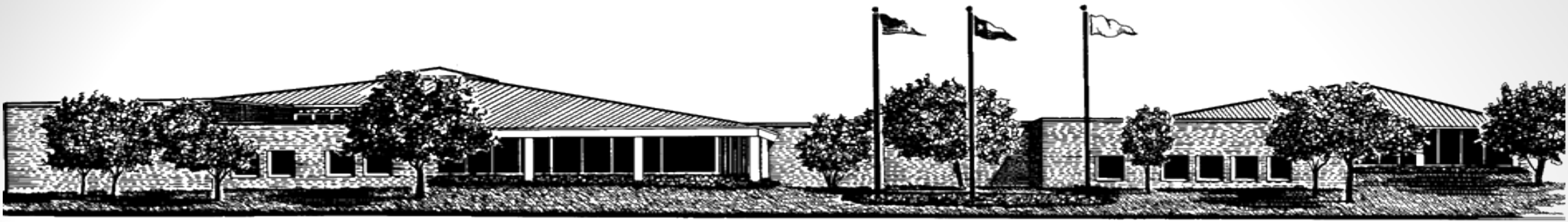
After Encumber
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Travel Policy Presentation_December 2025, Approved Travel Policy_December 2025



TRAVEL POLICY REVIEW:

CITY COUNCIL BRIEFING SESSION

JANUARY 6, 2026

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

Agenda

- Travel Policy Purpose
- Guidelines and Process
- Business Travel
- Payment Authorizations
- Questions

Travel Policy Purpose

- Establish a roadmap where travel arrangements meet the following objectives:
 - Conserve travel funds
 - Good stewards of taxpayer dollars, City budget
 - Outline procedures for travel and payments
 - Ensure accountability and transparency
 - Outline deadlines for reconciliation and compliance
 - Provide uniform treatment for all officials and employees
 - All the employees carry themselves in a manner that reflects positively on the City of Duncanville.



Guidelines and Process

- Travel Authorization Form
 - Completed **prior** to any travel
 - List all pertinent information (who, what, when, where, why)
 - Include all estimated expenses (registration, lodging, meals, mileage, rental car, etc)
 - Cash Advance requested?
 - Approved by Department Director, Fiscal Services

Business Travel

- Local Business Travel
 - Within 50 miles
 - Vehicle Transportation – City or Personal vehicle
 - Mileage reimbursed if personal vehicle
- Extended Business Travel
 - Greater than 50 miles
 - Vehicle Transportation – City or Rental Vehicle
 - Enterprise, Hertz – discount code for rental
 - Full-size or smaller
 - Air Travel

Business Travel

- Vehicle Transportation Rental versus Personal Vehicle
 - In many cases, cheaper to rent a vehicle for extended travel
 - Damage Waiver included in rental code
 - Versus using personal insurance
 - If more than one person attending same conference, make every attempt to travel together
- Lodging, Meals
 - Attempt to use Tax-exempt form

Payment Authorizations

- Travel Advances
 - Complete Travel form with proper approvals
- Use P-Cards where possible
- Post Travel
 - Authorization Form
 - Proper approvals
 - Receipts

Travel Policy: Updated 2025



Elton D. Brock, Chief Procurement Officer
elton.brock@duncnvilletx.gov



Questions?



Duncanville
City of Champions

TRAVEL POLICY AND PROCEDURES

Elton D. Brock
Chief Procurement Officer
elton.brock@duncanvilletx.gov

Updated December 2025

Table of Contents

1.	Policy Statement	3
2.	Purpose and Scope	3
3.	Approval Authority for Authorized Travel	3
	3.1 <i>Department Head/Director Responsibility</i>	3
	3.2 <i>Travel Outside Texas</i>	3
	3.3 <i>Approval Authority</i>	4
	3.4 <i>Exceptions</i>	4
4.	Approval Guidelines and Process	4
	4.1 <i>Travel Request</i>	4
	4.2 <i>Budgeted Travel</i>	5
	4.3 <i>Expenses Covered</i>	5
	4.4 <i>Expenses Not Covered</i>	6
5.	Business Travel	6
	5.1 <i>Local Business Travel</i>	6
	a. <i>Registration</i>	6
	b. <i>Mileage</i>	7
	c. <i>Meals</i>	7
	5.2 <i>Extended Business Travel</i>	7
	a. <i>Registration</i>	7
	b. <i>Vehicle Transportation</i>	7
	c. <i>Meals</i>	9
	d. <i>Air Travel</i>	10
	e. <i>Lodging</i>	11
	f. <i>Additional Expenses</i>	12
6.	Payment Authorizations	12
	6.1 <i>Travel Advances</i>	13
	6.2 <i>Purchasing Cards</i>	14
	6.3 <i>Post-Travel</i>	14
	6.4 <i>Payroll Liquidation of Travel Cash Advance</i>	15
7.	Cancelled Travel	15
8.	Non-Compliance of Policy	16
9.	Forms	16
10.	Frequently Asked Questions	17

1. **Policy Statement**

This Travel Policy has been formulated to protect the interest of the City of Duncanville, and its taxpayers, while ensuring consistent treatment for all. This policy governs expense allowances for employees, the City Council and City representatives who travel on official City business. For purposes of this policy, those traveling on official City business will be referred to as the "traveler".

2. **Purpose and Scope**

The purpose of this Policy is to establish a well-defined travel and payment/reimbursement policy and procedure that will provide administrative and financial controls. This will provide complete and timely payments/reimbursements, and advances for travel and travel-related expenses. This policy is effective for all City employees, Council Members, any authorized individual approved for official City of Duncanville business trips. Travel includes, but may not be limited to, workshops, seminars, conferences, training and local government networking events. Travelers who travel on official City business and/or to promote the interest of the City are required to adhere to the regulations set forth in this policy. The City's objectives are to allow travel arrangements that:

- A. Conserve travel funds
- B. Outline procedures for travel and payments
- C. Ensure accountability and transparency
- D. Outline deadlines for reconciliation and compliance
- E. Provide uniform treatment for all officials and employees
- F. All the employees can carry themselves in a manner that reflects positively on the City of Duncanville.

The City will not compensate for travel expenses for any traveler whose travel does not promote the interest of the City of Duncanville. The City will reimburse or provide payment for employees and representatives of the City's travel to attend training seminars and meetings, **both "extended business travel" and "local business travel", as well as travel required to conduct activities on behalf of the City.** The following policies and procedures have been instituted to provide guidance to employees on "reimbursable" versus "non-reimbursable" travel expenses and provide consistent procedures for the processing and accounting of travel requests and expense reimbursement.

3. **Approval Authority for Authorized Travel**

3.1. **Department Head or Director Responsibility** - The primary responsibility for authorizing employee travel and other business-related expenses and for enforcement of this policy regarding employee travel rests with the Department Head, Division Directors, and Assistant City Managers, **with oversight and final approval** of the City's Fiscal Services Department as being compliant with the Policy. The Department Head, Division Director, or Assistant City Manager is also responsible for ensuring that all requests for and approval of activities requiring travel are **official City business** relating to the duties and responsibilities of the employee traveler making the request and are "reasonable".

3.2. **Travel outside Texas** - Any employee, non-employee representing the City on official Business who requests authorized travel **outside the State of Texas**, to attend training seminars and meetings, must have **the approval of the City Manager or his authorized**

designee(s), defined as Assistant City Manager or the Managing Director of Fiscal Services.

3.3. **Approval Authority** - The **City Manager** is authorized to approve travel for Assistant City Managers. The **Assistant City Managers** are authorized to approve travel for all Department Directors. **Department Directors** are authorized to approve travel for all employees within their respective Department. The **Managing Director of Fiscal Services** shall approve travel requests for the City Manager, City Attorney, Mayor, Council Members and members of the various commissions, boards and committees and any non-employee authorized for travel as a representative of the City.

3.4. **Exceptions** - In situations where extraordinary travel expenses are expected to be incurred, or where this regulation does not cover the situation or would work a significant hardship if strictly applied, the City Manager or the Managing Director of Fiscal Services may authorize exceptions to this Policy.

All travel-related requests (Travel Authorization Form – Attachment A) shall be completed and submitted to the City’s Fiscal Services Department for final review and to ensure compliance with this policy.

4. **Approval Guidelines and Process**

Travelers are expected to exercise good judgment regarding travel expenses and have proper regard for economical procurement of goods and services, while conducting business away from the City of Duncanville.

4.1. **Travel Request and Expense Authorization (hereafter called "Travel Authorization and Travel Authorization Form – Attachment A")**

A. **Authorization Required:** Authorization for Travel must be obtained prior to any travel which requires payment for registration, materials, meals and/or overnight stay. Before making a trip, the traveler must submit a Travel Authorization Form unless it's not practical under the circumstances. The Travel Authorization Form serves as an authorization for an individual to take normal working time off to travel on City-related business and authorizes any advances to be issued (i.e., hotel expenses, meal per diem, mileage, etc.) The Travel Authorization Form shall be accompanied by pertinent conference brochures, agendas, or schedules of meetings and state the nature of the trip, destination and dates of the beginning and end of official leave and travel cost when submitted for approval.

A **Travel Advance** request, in an amount not to exceed the budgeted provision for the trip, shall be submitted to the Fiscal Services Division with a **Travel Advance Request Form – Attachment B**, with supporting documentation signed by the traveler and approved by the responsible Authority as defined in Section 6. Advances should be made within the prescribed time period for requests stated in this policy.

Tips/Gratuities: Reasonable tips and gratuities of \$5 or less per occurrence for services other than meals may be reimbursed. Such tips and gratuities must be specified in the expense report and must include logs indicating the amount and purpose of each tip. Non-reimbursable gratuities include Maid service and Services that aren't necessary for conducting City business such as haircuts or valet parking.

- B. **Spouse/Family:** There is no objection to a spouse and/or other family members accompanying an employee on official Business Travel, provided that their presence does not detract from the performance of duty. Expenses attributable to the spouse or family, when a conference registration for spouses or special events charges, **shall not** be reimbursed by the City except as provided under "Miscellaneous Expenses" of this policy.
- C. **Reimbursement by Another Agency:** In the case of travel reimbursement by another agency, expenditures and reimbursements will be governed by the policy of that agency. In instances where travel is grant funded, procedures for reimbursement shall align with protocols established by the grant agreement. Departments exercising exclusions to this policy that stem from external grant stipulations shall document these exceptions and send copies to the City Fiscal Services Department for review.

4.2. **Budgeted Travel**

All travel expenditure(s) for employees should be budgeted and approved in advance by the Department Head or Department Director. Department Heads, Department Directors, and Assistance City Manager's shall ensure the travel is approved the normal budget process. Requests for "**unbudgeted trips**" for any City employee **must be approved** by written memo from the City Manager or Managing Director of Fiscal Services, prior to authorizing the travel. The written memo shall be attached to the **Travel Authorization Form (Attachment A)**.

4.3. **Expenses Covered**

The expense classifications in Section 5 of this policy are for information and guidance in determining which expenses are appropriate and reasonable when traveling on City business whether the business travel is "**local business travel**" or "**extended business travel**". The list is intended as a guide and is not necessarily all-inclusive. Discretion remains with the approving authority as defined in Section 3 in approving travel expenses.

a. **Eligible expenses include but are not limited to:**

1. Intercity transportation (including ridesharing)
2. Local transportation – travelers should use complimentary travel if provided by the lodging facility
3. Meals
4. Registration fees
5. Laundry services provided the travel is over five (5) days or longer outside of Dallas County
6. Tolls, parking charges, cab fares, business calls
7. For international travel, one (1) long-distance personal telephone call per day of approximately ten (10) minutes duration will be reimbursed. Employees and officials will be reimbursed for a maximum of one telephone call to his/ her residence or family daily while away on Extended Business Travel. Prudence is suggested regarding length of conversation.
8. Internet access for conducting City business

b. **Miscellaneous Expenses**

- Reimbursements for special events offered in conjunction with conference meetings will be authorized for the employee or official. Reimbursement will also be made for attendance by the spouse when attendance by both is appropriate. This section does not provide reimbursement for " spouse only"

activities.

- When a conference which is ordinarily attended by an employee or official is held in the Dallas/ Fort Worth Metroplex area, additional expenses not ordinarily allowed under the provisions of this regulation **may be** authorized by the City Manager or the Managing Director of Fiscal Services. The expenses thus authorized may include overnight lodging and other expenses (not including registration for spouse) for the employee and for the spouse if the spouse is expected to accompany the employee or official. The nature of such expenses shall be outlined by the City Manager in his “**Written Authorization**”, a copy of which shall be submitted with the employee's **Travel Authorization Form – Attachment A**. Spouses may accompany a City employee on official business with such expenses reimbursed by the City only when the spouse has specific duties to perform for the benefit of the City and such expenses are approved in advance by the City Manager or his designee.

4.4. **Expenses Not Covered (Prohibited Expenses)**

Items specifically prohibited include the purchase of personal items, including but not limited to the following:

Items **not reimbursed** include, but are not limited to, the following:

1. Entertainment unrelated to City business
2. Alcoholic beverages
3. Health Club Charges
4. Break item snacks such as soft drinks, candy, etc.
5. In-hotel pay television or videos
6. Movies or Pay-for-view movies
7. Golf
8. Sporting events
9. Calls to 900 numbers
10. Traffic or parking violations
11. Personal haircuts, shoeshines, newspapers, or other personal items
12. Dry cleaning or laundry (unless you have an extended stay over 7 days with approval of the Department Director)
13. Travel expenses between a traveler's residence and the assigned place of work. For example, if an employee drives from his/her place of residence directly to the assigned workplace and back to his/her residence.
14. Any expense that is deemed unreasonable by the Managing Director of Fiscal Services.

5. **Business Travel**

Travel on official city business is considered either **local business travel** or **extended business travel**.

5.1 **Local Business Travel**

Local business travel is considered travel that is fifty **(50) miles or less** from City Hall to the destination site.

- a. Registration fees are eligible expenses for local business travel.
- b. Mileage reimbursement is an eligible expense for local business travel except for any employee receiving a car allowance or utilizing a City owned vehicle. Mileage is calculated from the employee's authorized work location to the destination site and the return travel from the destination site to the employees' authorized work location. For mileage reimbursement, the traveler must submit a check request and attach a **Local Mileage Reimbursement Form (Attachment C)**. The standard business rate as determined by the IRS Publication 463 (www.irs.gov) is used to calculate mileage reimbursement. Google Maps (maps.google.com) is used to determine mileage distance and the printed driving directions are required to be submitted. This form is strictly used for local business mileage using the traveler's personal vehicle, provided advanced approval from the Managing Director of Fiscal Services is obtained. This form is only for mileage reimbursement and no other expenses can be claimed on this form.
- c. Local business meals are reimbursable with the approval of the Department Director or other approving authority as detailed in Section 3. **No advances should be made regarding local business meals.** Only legitimate business meals may be reimbursed. The traveler must provide supporting documentation detailing the date, place, name of individuals attending and the subject matter discussed along with detailed itemized receipts in order to obtain reimbursement for local business meals.

5.2 Extended Business Travel

Extended business travel refers to travel that is more than **fifty (50) miles** from the traveler's workplace or City Hall as may be appropriate. Eligible expenses while traveling on extended business travel are defined in Section 4, and include by not limited to: registration, meal allowance, air travel, lodging, car rental incidental travel expenses, and mileage reimbursement (private automobile only).

- a. **Registration Fees, Conferences, and Training** - Registration fees for conferences, seminars and conventions are paid for by the City, if deemed as City business. Registration prepaid by the City must include documentation (copy of completed registration form, dates of trip, costs, location, times, etc.). If the registration is not prepaid and the traveler receives the amount as part of his/her travel advance, a registration receipt must be included with supporting material upon submission of the Post-Travel Expense Report using the **Travel Authorization Form (Attachment A)**.
- b. **Vehicle Travel** - The employee is expected to select the mode of transportation that will be most economical to the City considering cost and time consumed. The City, in order to manage risk, requires employees traveling on extended business to utilize a City-owned vehicle or obtain a rental vehicle as the standard. Any exceptions to this standard, where reimbursement for private vehicle use is requested, **shall be approved by the Managing Director of Fiscal Services, in advance of the travel request.** The Department Director shall communicate via email with the **Managing Director of Fiscal Services** and attach the "written

email authorization” to the **Travel Authorization Form (Attachment A)**.

USE OF CITY VEHICLES - City vehicles will be utilized whenever possible. Travelers utilizing a city vehicle for authorized travel outside Dallas County must:

- Have a valid Driver’s License
- Have personal Vehicle Insurance
- Be authorized to operate a city vehicle by the Fiscal Services Department (approved for Texas Municipal League Insurance).
- Have requested and received prior approval for the use of the city vehicle on City of Duncanville Travel Authorization Form.
- Obtaining a city vehicle from the Department that the employee is assigned to or request a vehicle from the Fleet Services Department.

USE OF RENTAL VEHICLES - If there is no city vehicle available, the traveler may rent a vehicle through an authorized provider from the **Travel Information Letter (Attachment D)**. Vehicle rented should be in a full-size class or lower. Any class above a full-size needs prior approval from City Manager or Director of Fiscal Services.

- The City Council members and City Employees are covered for personal injury while traveling on official City business under workers' compensation.
- The traveler shall be required to have and maintain their own personal vehicle insurance policy, and the authorized Rental Company, shall add the “damage waiver” option, in all circumstances. **There is no exception to this requirement.**
- The traveler shall have obtained a City issued credit card from the Fiscal Services Department prior to approval for use of a Rental Vehicle.

AUTHORIZED USE OF PRIVATE VEHICLES - If approved in advance by the **Managing Director of Fiscal Services**, a traveler traveling on extended business may request mileage reimbursement by utilizing their personal (private) vehicle. The standard business mileage rate as determined by the IRS Publication 463 (www.irs.gov) is used to calculate mileage reimbursement. Google Maps (maps.google.com) is used to determine mileage distance and the printed driving directions are required to be submitted with the **Travel Authorization Form (Attachment A)** prior to travel. Mileage is calculated from City Hall to the destination site. In addition, mileage reimbursement may be requested when one must travel from the hotel to an off-site conference/training location. When two or more people are traveling to the same destination, every effort should be made to utilize one vehicle. Reimbursement will be made for one vehicle only, **unless prior approval by the Managing Director of Fiscal Services is obtained.**

- It is preferred that reimbursement for mileage does not exceed the lowest applicable round-trip airfare (including incidental expenses such as cab fares or a rental car), however, it is subject to approval authority as detailed in Section 3.
- An employee receiving a car allowance, or utilizing a City-owned vehicle, **will not** be eligible for mileage reimbursement for travel from the authorized work location.
- Any supplemental mileage shall be paid upon return of the travel and submission of all required supporting documents approved by the approval authority as detailed in Section 3.
- Standard Vehicle Insurance coverage is the responsibility of the traveler, as the City will not be responsible for costs incurred due to an accident. The mayor, City Council, City Employees, are covered for personal injury while traveling on official City business under workers' compensation.

c.Meals and Incidentals - Per IRS regulation, per diem rates are only allowed while an employee is traveling away from home on business. The City will use the current Meals & Incidental Expenses Rate (M&IE rate) according to the IRS guidelines at <https://www.gsa.gov/travel/plan-book/per-diem-rates>. (Search destination State and click on "Meals and Incidentals") Incidental expenses such as tips are provided in the per diem allowance amounts. The Travel Authorization shall include a copy of the appropriate expenses for the specific travel location. The authorized Meals and Incidentals shall **not-exceed** the authorized amount established by the current IRS guidelines. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post-travel).**

1. Meals that are included in registration costs (excluding continental breakfast and receptions) or provided at no cost (paid by others) to the traveler are **not reimbursable**.
2. Reimbursement for payment for an alternative meal is an exception if approved by the Department Head, Director, or Assistant City Manager. The not-to-exceed per diem allowance established by the IRS guidelines may be requested and obtained prior to the event in order to pay for meals by submission of the **Travel Advance Request Form – Attachment B**. For partial travel days, such as the days departing and returning from travel, breakfast cannot be claimed unless departure is prior to 6:00 a.m. Lunch cannot be claimed unless departure is before 11:00 a.m. or return is after 1:00 p.m. Dinner cannot be claimed unless return is after 8:00 p.m. at the destination city. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post travel).**
3. Not-to-exceed Per Diems are allowed on a travel day, including a day preceding or following the conference/seminar. Separate amounts for breakfast, lunch and dinner shall be submitted, and a deduction of meals from your claim shall be

submitted for partial days, or partial meals provided by conferences or training. Partial meal reimbursements will be based upon the appropriate per diem rate on days with partial meals provided by the conference/seminar. Not-to-Exceed Per-Diem allowance shall be requested as part of the Travel Authorization for approval. A copy of the conference itinerary must be attached to the travel request. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post travel).**

4. Travel Advance Forms – Attachment B and Travel Authorization Forms – Attachment A shall be approved by the Department Head, Division Director, or Assistant City Manager and submitted for final approval to the Fiscal Services Department. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post travel).**

- d. **Air Travel** - Only "coach" flights will be authorized for air travel to conferences or meetings. Advance purchase, non-refundable tickets are considered standard air travel as well as luggage fees limited to 2 bags per traveler. In some instances, other classes of airfare may be requested but prior approval must be obtained by the Department Director, Assistant City Manager and City Manager. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post travel).**

- Employees who must remain at their travel destination to qualify for reduced airfares may be reimbursed for their additional meals, lodging, rental-cars, parking, etc. if the combined cost of the additional expense is less than the cost of a non-discount airfare and it is in the City's interest to allow the employee to be absent for the additional time. Travel time should not exceed one-half day prior to and one-half day following business meetings unless approved by the Department Director. Excess time will be charged as vacation time.
- Airline tickets purchased by traveler: Tickets paid for by an employee cannot be reimbursed until after travel has been completed. The employee must include the canceled ticket stub as a receipt when reimbursement is requested. In the event that the canceled ticket stub receipt/ticket is not available, a certification obtained through the airline or a copy of the order for e-tickets provided by the airline (i.e., screen print, fax) must be submitted with the expense report.
- Air travel changes: When it is necessary that the employee change his/her departure or return times, the lowest possible fare should be obtained.
- Air travel upgrades: Employees are prohibited from using their position with the City to obtain free or discounted upgrades on tickets to a higher class of seating.

- Incremental differences incurred through upgraded seating charges are not a reimbursable expense.
 - Optional air travel expenses may be approved only if necessitated by the conduct of City business or a verified medical condition. For privacy reasons, the specifics of the medical condition need not be known but must be documented by a physician. These expenses shall be considered and authorized at the Department Director level, with additional approval for “accommodations” by the City Human Resources Department.
- e. **Lodging** - Overnight lodging is an eligible expense if the destination is at least fifty (50) miles (one-way) – **Extended Business Travel** - from the traveler's workplace (employees) or City Hall (for council members and other authorized city representatives).
- **Hotel Tax:** For travel destinations within the State of Texas, the traveler shall make every effort to have the lodging tax exempted by submitting the City tax exemption letter (**Attachment E**) when making a reservation. In the event the lodging tax is not exempted, the expense will be reimbursed at the amount detailed on the receipt.
 - Request for overnight lodging when the seminar/conference destination is within fifty (50) miles of the traveler's workplace or City Hall (Local Business Travel) may be allowed subject to **the approval of the City Manager or the Managing Director of Fiscal Services.**
 - A traveler is expected to make lodging reservations in advance whenever possible, and to take other actions to ensure that the lodging is secured at moderate rates.
 - If attending a conference where a block of rooms is designated for attendees at a reduced rate, the City will pay or reimburse the traveler the reduced rate. If the block room rate is unavailable, then the City will pay the standard room rate at the same lodging facility or a comparable lodging facility.
 - If a traveler's family accompanies them on authorized business travel, the traveler is expected to pay the difference between the standard lodging rate and any upgraded rate. The traveler will not be reimbursed for expenses incurred by the spouse or family member, including the incremental difference charged for lodging accommodation for two or more people, as may be applicable.
 - As a general rule, the day preceding the day on which a conference or seminar begins is considered a travel day. Lodging expenses are eligible for the night preceding the conference/seminar. Also, if the return trip home can be made reasonably the same day the conference ends, reimbursement for an additional overnight stay will not be eligible.
 - Employee traveling with Personal Leave/Vacation and Extended Business

Travel: An employee may request personal leave/vacation to spend at a travel destination; however, the employee will not be reimbursed for additional expenses incurred while on leave/vacation, including incremental differences charged for airfare or lodging. The employee shall complete **Travel Authorization Form - Attachment D** disclosing the incremental difference, if any, to obtain approval for this type of travel.

- An itemized lodging receipt is required for any overnight stay, and it must indicate the room rate.
 - Tax exempt forms are attached as **Attachment E**.
 - Car rental at the destination site for local travel only will be reimbursed if the cost to the City is less than other modes of transportation, such as taxi, bus or shuttle. It is preferred that the traveler use the most economical mode of travel available. If shuttles are available to/from airport and conference site, a car rental will be deemed unnecessary. Any exceptions require Department Director and the Managing Director of Finance approval. A car rental receipt is required to be submitted as part of the **Travel Authorization Form – Attachment A (post travel)**.
- f. **Additional Expenses** – Written receipts are required for reimbursement of additional expenses. Additional expenses that may be reimbursed include, but are not limited to:
- Public transportation (i.e., taxicab, bus, shuttle) between lodging facility and conference/seminar location, to/from airport and lodging facility.
 - Toll fees.
 - Parking for both private (including rental) and city vehicles.
 - Internet access fees for business purposes; and
 - Gasoline purchased for private (including rental) and city automobiles.

6. Payment Authorizations

All amounts expended by travelers should be detailed and listed on the **Travel Expense Report Form (Attachment A)** with written receipts attached, whether paid for by the employee, through an employee travel advance, on a City credit card, or by the City. The traveler should list all prepaid transportation, prepaid lodging, prepaid registration, City credit card charges, and the employee advance received, and then subtract these amounts from the "Total Expenses" to arrive at the "Amount Due Employee" or "Amount Due City". If you use the Travel Expense Report Form in Excel, these amounts will be calculated for you automatically. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post travel).**

6.1 Travel Advances

Rather than receiving a standard travel expense reimbursement, an employee, Council member, Board or Commission member, or any non-employee representing the City on authorized business may request a travel advance. Funds may be advanced to the employee prior to departing on a trip if desired. Advances shall not be given more than two weeks prior to the trip and shall be for a reasonable amount considering the overall cost of the trip. In order to obtain an advance, an **Advance Travel Request Form (Attachment B)** must be submitted to the City's Fiscal Services Department for review and consideration. Retention of travel-related documents – In accordance with the period specified for accounts payable document retention, copies of all signed travel request forms **must be maintained by the requesting City Department requesting the travel authorization for three (3) years** unless a longer retention period is required due to grant stipulations or other similar rules. The documentation shall be entered into the Munis Financial system to process advance payments. Please see the Employee Expense Reimbursement section of the Munis Training Manual for details on entering an expense claim.

- If the advancement is \$100.00 or less, the traveler is not eligible for an advancement.
- The preferred method of payment for travel expenses is the Travel Advance Form (**Attachment B**); wherein the traveler is given a check for appropriate travel expenses prior to the date of travel.
- Travel advances are intended to cover the cost of meals, mileage, parking, and similar out of pocket expenses.
- Travel Advance requests (**Advance Travel Request Form – Attachment B**) shall be submitted at least ten days (10) prior to travel to the Department Head or Director, and Fiscal Services Department, and must be **approved by the Managing Director of Fiscal Services**.
- Within five business days after completion of the authorized travel, the traveler must finalize the expense claim on the Munis system indicating actual expenses incurred with receipt copies attached and completion of the **Travel Authorization Form – Attachment A (post-travel)** . Please see the Employee Expense Reimbursement section of the Munis Training Manual for details.
- If the final accounting for the travel expense indicates that the amount advanced exceeded the cost of the trip, the balance refundable to the City shall be deposited with the Fiscal Services Department. The copy of the funds returned to the City must be attached to the expense claim on the Munis system as proof of payment. In cases where approved expenditures exceeded the advance, a reimbursement check will be processed with the next accounts payable check run.

EMPLOYEES WILL NOT BE ISSUED NEW TRAVEL ADVANCES UNTIL EXPENSE REPORTS HAVE BEEN SUBMITTED FOR ALL PRIOR TRIPS AND ANY “AMOUNTS DUE THE CITY” HAVE BEEN CLEARED.

6.2 Purchasing cards

- A default method of payment for travel expenses is the use of a purchasing card (referred to as a "P card"). The use of the purchase card is allowed for incidentals if the expenses are not accounted for during the planning of the travel and shall not be requested payment on the **"Advance Travel Request Form" – Attachment B**. Upon return, the traveler must attach **all written receipts** to the reconciliation document for all **reimbursable** travel expenses. The total sum of receipts will not be acceptable. **In all instances, all travelers shall submit written receipts for all expenditures with the Travel Authorization Form – Attachment A (post travel).**
- A "P card" should purchase airfare, lodging, meals and registration fees prior to travel and miscellaneous travel expenses such as parking and taxi expenses, where possible.

6.3 Post Travel

Each traveler is responsible for reconciling their travel expenses which are subject to audit by the Fiscal Services Department.

- After returning from the authorized travel, a **Travel Authorization Form – Attachment A** shall be submitted for approval to the City Fiscal Services Division and reconciled with the Munis system. Please see the Employee Expense Reimbursement section of the Munis Training Manual for details on entering an expense claim. After final approval for payment, a reimbursement check will be processed with the next accounts payable check run.
- Post-travel expenses will be submitted on the **Travel Authorization Form – Attachment A (post travel)**. The traveler is required to submit all travel expenses documents other than travel advance items no later than ten (15) days upon their return from local or extended business travel. The traveler must have all the proper documentation and receipts attached to the **Travel Authorization Form – Attachment A (post travel)** to avoid a delay in reimbursement or closure of the travel advance. Payment of reimbursements will not be processed without submission of the required written documentation.
- The **Travel Authorization Form – Attachment A (post travel)** for expense reconciliation is reviewed and verified by the Department Head, Division Director or Assistant City Manager, then forwarded to the Fiscal Services Department for final approval.
- Additional travel advances for that traveler will not be considered until all outstanding advances, receipts and/or monies for that traveler are submitted to the Fiscal Services Department.
- In reference to IRS Publication 463, expenses that exceed the limits set forth in this travel policy are considered as not adequately accounted for and must be treated as income on the traveler's W-2.

- The **Travel Authorization Form – Attachment A** must reflect only those expenses incurred by the qualified traveler.

6.4. Payroll Liquidation of Travel Cash Advance

- Liquidation of Cash Advance Notification (**Attachment F**): All cash advances must be liquidated following the collection period deadline.
- If the cash advance is not liquidated and/or if any excess is not repaid to the City by the collection period deadline of **30 days** from date of notification, the employee authorizes the City to deduct the entire cash advance from paycheck(s) in the immediate future. (IRS rules require that any balances due to the City past 120 days, be counted as taxable income. These balances are still required to be repaid to the City).
- **Notification of Liquidation: Prior to the employee's payroll deduction:**
 - The Fiscal Services Department accounts payable coordinator will notify the employee that the collection deadline has passed and will give the employee a copy of **Travel Advance Liquidation Form - Attachment F** indicating the full amount to be deducted during the next pay cycle.
 - At this point, the payroll deduction will proceed even if the required documentation is submitted by the employee.
 - The department's accounts payable coordinator will then forward a copy of **Travel Advance Liquidation Form - Attachment F** - and a memo requesting a deduction to the Human Resources Division to process the payroll deduction.
 - Upon completion of the payroll deduction, Human Resources Division will forward the completed **Travel Advance Liquidation Form - Attachment F** to the Fiscal Services Division indicating the completion date.
 - Once a **Travel Authorization Form – Attachment A (post travel)** has been submitted by the employee and processed/approved by the department, action shall be taken to fully reimburse the employee, if eligible, in a paycheck subsequent to the deduction.

7. **Cancelled Travel:** The employee must provide reimbursement to the City by submitting a personal check or money order in the amount of the cash advance within 10 (ten) days of becoming aware that his/her trip has been canceled. If mitigating circumstances arise, the approving authority may substitute for another employee to travel. The originally scheduled employee is still responsible for reimbursement of any cash advance he/she received.

8. Non-Compliance of Policy

- Falsification of travel expenses shall result in disciplinary action, up to and including termination.
- Employees may be subject to disciplinary action up to and including indefinite suspension/termination.
- Employees may be required to reimburse the City for unauthorized personal expenses. If the employee fails to reimburse the City for unauthorized personal expenses upon request, the following will apply:
 - Permanent loss of P-card use and future travel authorizations
 - Deduction from paycheck

9. Forms

The following forms are available, attachment to this Policy and available on the Share Drive:

- Attachment A – Travel Request and Expense Authorization
- Attachment B – Advance Travel Request Form
- Attachment C –Local Business Mileage Reimbursement Form
- Attachment D – Travel Information Letter
- Attachment E – City of Duncanville Tax Exemption Form
- Attachment F – Travel Advance Liquidation Form
- IRS Meals and Incidental Expenses Breakdown for Per Diem Rates -
www.gsa.gov/perdiem
- IRS Publication 463: Travel Entertainment, Gift and car Expenses

10. Frequently Asked Questions

If traveling for 1/2 day or all day on local business travel, does the employee get a per diem for lunch?

No, lunch for local business travel is only allowed if attending an official business function for at least eight (8) hours.

Example: If you attend an eight-hour seminar in Dallas (within 50 miles of City Hall), lunch per diem will be a provided expense if lunch is not provided.

When traveling on extended business travel, is the day before the start of a seminar or conference considered a travel day? Would I be allowed dinner per diem for the travel day?

Depending on the travel time and the start time of the conference, the travel day preceding a conference or seminar may include full day or partial day per diem.

If I attend a seminar where lunch is included with registration, but I opt to eat lunch elsewhere, will my meal be reimbursed if submitted with a receipt?

No. If your meal is included with the registration, any meal expenses incurred by the employees' traveling will not be reimbursable, unless Department Head approval is obtained in advance.

Is an itemized hotel bill needed or is just a receipt acceptable?

An itemized hotel bill is required. A hotel receipt reflecting the advance payment is not acceptable.

Does the City pay for tips to the baggage handlers and waiters?

Yes, however, this amount is included in the per diem rate and cannot be listed separately on the travel expense report.

Is an employee allowed mileage reimbursement if he/she travels in a city vehicle or a rental car?

No, however, gasoline/fuel is allowed (receipt required) if the employee is using a city vehicle or rental car.

Will the City pay for flight insurance?

No, flight insurance is not a reimbursable expense.

Does the City pay for taxi tips?

Yes, taxi tips are reimbursable with a receipt.



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

Vision Statement:

"Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance."

Pillar:

STAFF RESPONSIBLE:

Richard Abernethy

BACKGROUND/HISTORY:

City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

POLICY EXPLANATION:

City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

Purchase Amount

After Encumber

N/A

N/A

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

None



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

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 Main Street, north of US 67, west of Cockrell Hill Road, and south of Camp Wisdom Road, and to seek legal advice from City Attorney regarding such real property.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Richard Abernethy

BACKGROUND/HISTORY:

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 Main Street, north of US 67, west of Cockrell Hill Road, and south of Camp Wisdom Road, and to seek legal advice from City Attorney regarding such real property.

POLICY EXPLANATION:

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 Main Street, north of US 67, west of Cockrell Hill Road, and south of Camp Wisdom Road, and to seek legal advice from City Attorney regarding such real property.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

Purchase Amount

After Encumber

N/A

N/A

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

None



- WHEREAS,** Dr. Martin Luther King, Jr., devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and
- WHEREAS,** Dr. King's teachings continue to guide and inspire us to address challenges in our communities; and
- WHEREAS,** the King Holiday and Service Act, enacted in 1994, designated the King Holiday as a National Day of Volunteer Service, and charged AmeriCorps with leading this effort; and
- WHEREAS,** since 1994 millions of Americans have been inspired by the life and work of Dr. Martin Luther King, Jr., to serve their neighbors and communities on Dr. King's Holiday; and
- WHEREAS,** serving on MLK Day is an appropriate way to honor Dr. King. Through service we can build more equitable and just communities to underpin racial equity, expand civic opportunities, and foster respect for individual differences; and
- WHEREAS,** the MLK Day of Service is the only federal holiday commemorated as a national day of service, and offers an opportunity for Americans to give back by participating in community service in honor of Dr. King's dream of a Beloved Community, and make an ongoing commitment to service throughout the year; and
- WHEREAS,** MLK Day of Service projects are being organized by a wide range of nonprofit and community organizations, educational institutions, public agencies, private businesses, and other organizations across the nation; and



WHEREAS, each of us can and must contribute to making our communities better with increased opportunity for all citizens, and

WHEREAS, citizens of Duncanville have the opportunity to participate in events throughout our city on the MLK Day of Service, January 19, 2026, as well as create and implement community service projects where they identify the need; and

NOW, THEREFORE, I, Greg Contreras, Mayor of the City of Duncanville, Texas do hereby proclaim January 19th, the Martin Luther King Jr. holiday as a Day of Service in Duncanville and call upon the people of the Duncanville community to pay tribute to the life and works of Dr. Martin Luther King Jr. through participation in community service projects on Martin Luther King, Jr. Day and throughout the year.

MARTIN LUTHER KING, JR. DAY OF SERVICE RECOGNITION IN DUNCANVILLE

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Duncanville, Texas to be affixed this 6th day of January, 2026.

Mayor, The City of Duncanville



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Receive a briefing and demonstration of the OpenGov Financial Transparency portal.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Jennifer Otey

BACKGROUND/HISTORY:

The City has partnered with OpenGov for Budgeting and Performance. The City published the FY 2025-26 Budget in OpenGov which provided an interactive and dynamic tool for the public to better navigate the budget and to give the capability of drilling down further into accounts.

The next phase of the platform is the Financial Transparency portal. This portal will give the public a real-time view of the budget to actuals and overall financial performance.

The purpose of this briefing is to give a demonstration of the portal and set expectations for future financial reporting.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

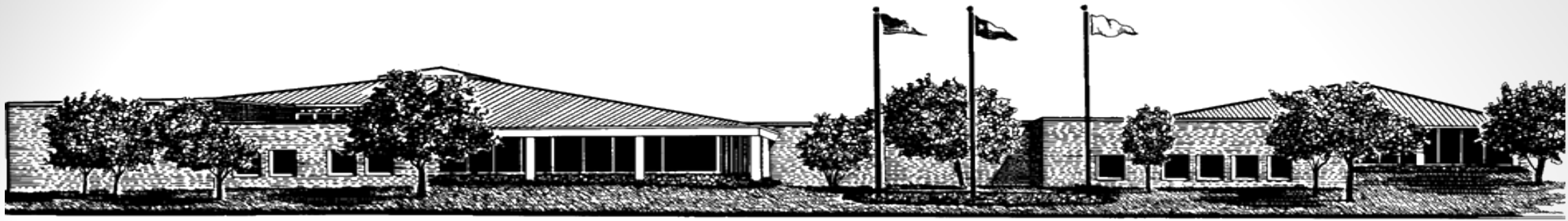
N/A

ACTION ALTERNATIVES:

NA

ATTACHMENTS:

26 01.06 OpenGov Transparency Portal



OPENGOV FINANCIAL TRANSPARENCY PORTAL

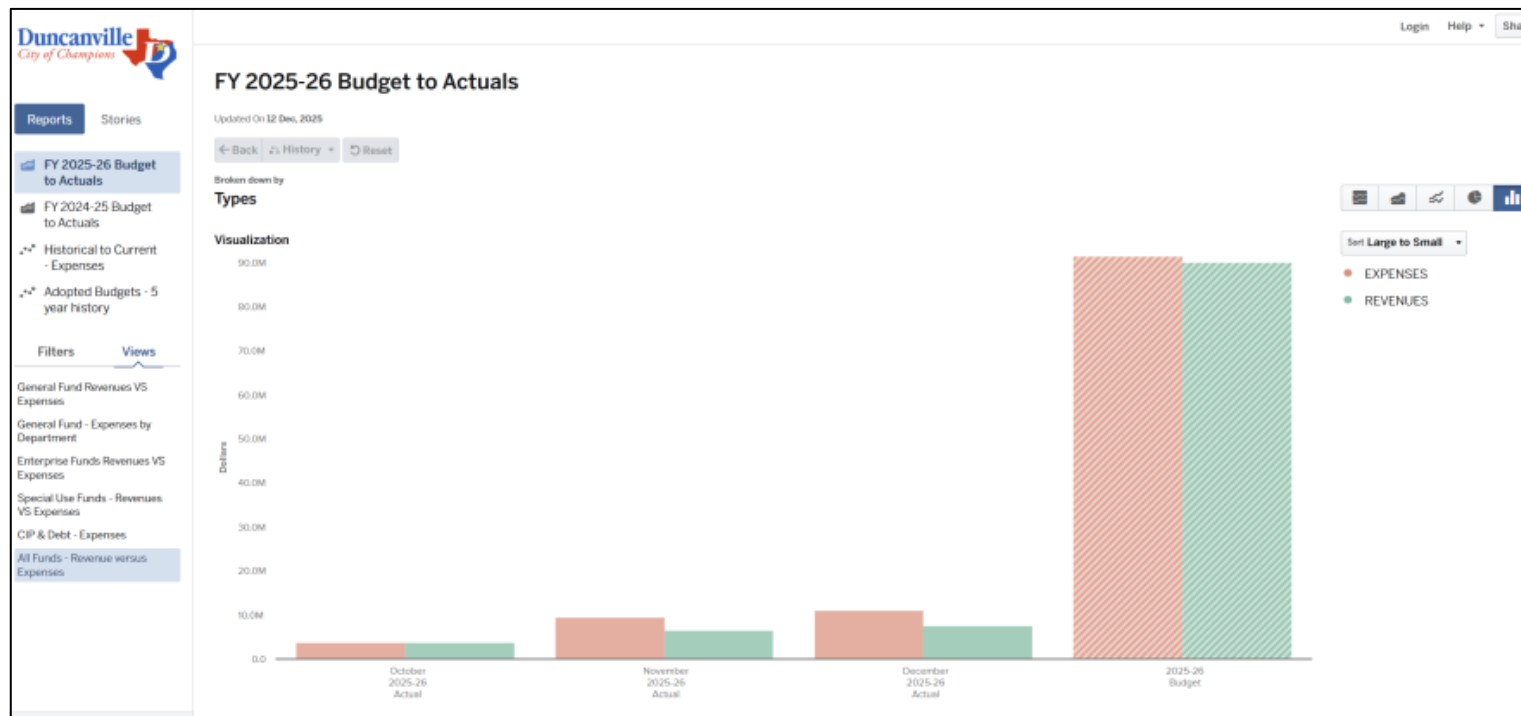
JENNIFER OTEY, BUDGET ADMINISTRATOR

JANUARY 6, 2026

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

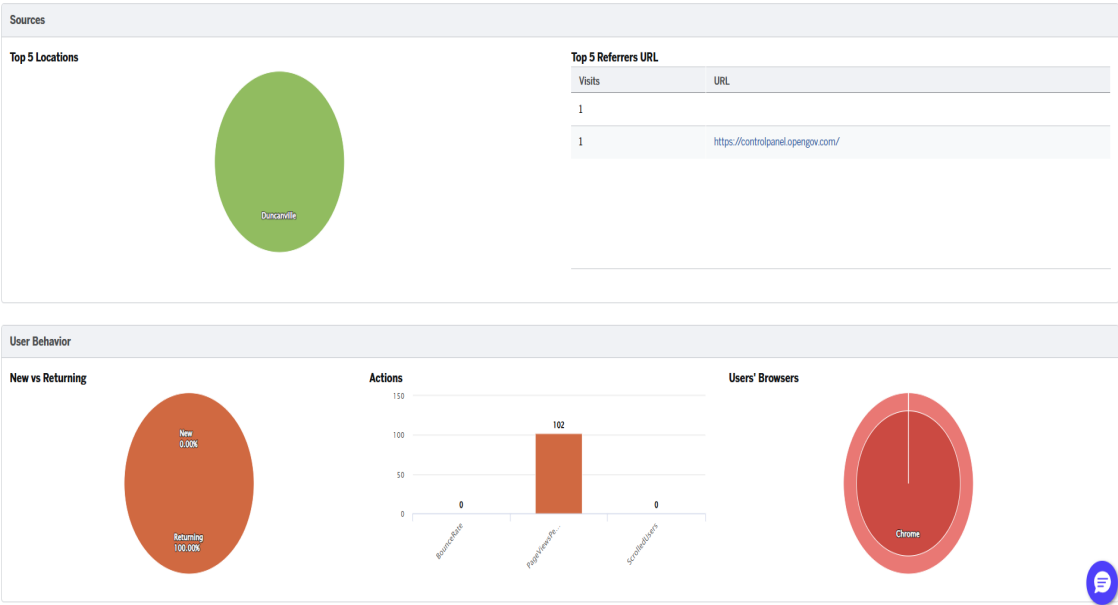
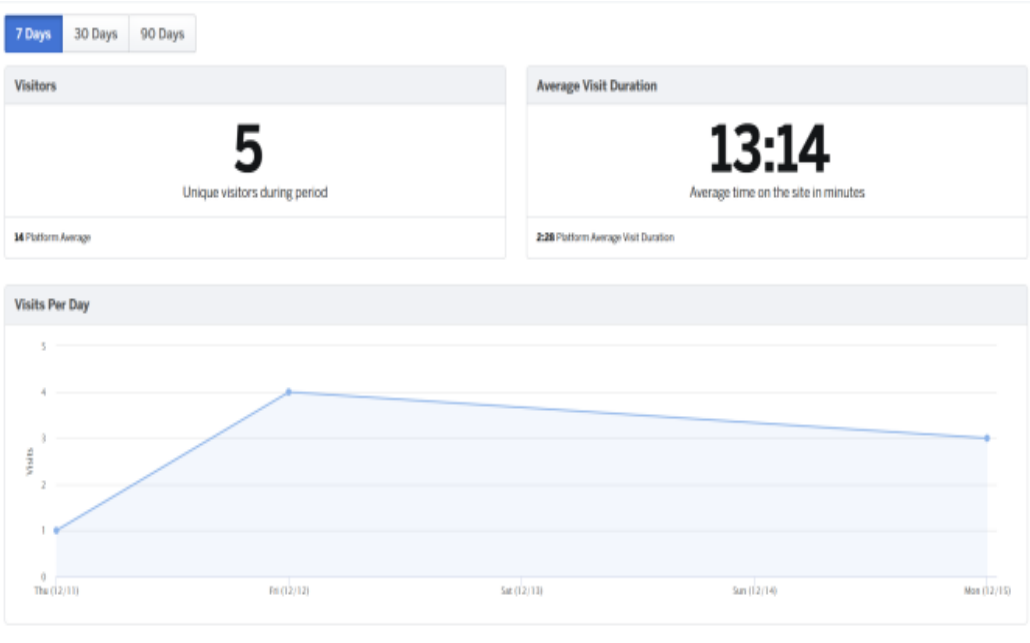
Purpose:

- Provide real-time access to financial information with an integration of the City's financial ERP system.
- Provide both the data and visuals for analysis.



Expectations:

- It is not a check register.
- The numbers are unaudited, therefore adjustments will occur as applicable.
- Will be found under the Transparency and Accountability section of the City’s website, beginning January 7, 2026.
- System will track visits and users can submit feedback through the portal.



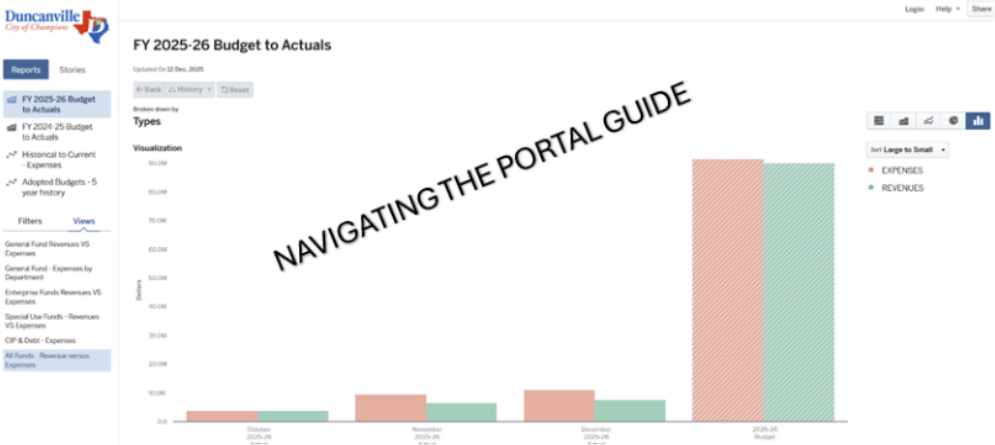
Demonstration:



WELCOME TO THE CITY'S FINANCIAL TRANSPARENCY PORTAL.

The City of Duncanville is pleased to offer a dynamic, interactive tool to view historical financial and current budget to actuals data. All stakeholders can view and analyze financial data in real-time. To get started, review the OpenGov Navigating the Portal guide.

To navigate into the portal, click on any of the topics below.



**Duncanville City Council
Special Called Meeting Minutes
Friday, December 12, 2025**

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Friday, December 12, 2025, at 8:49 AM in the Council Briefing Room at City Hall with a quorum to wit:

Council Present: Councilmember At-Large DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Mayor Pro Tem Jeremy Koontz
Mayor Greg Contreras
Councilmember Kyle Pennebaker

Council Arriving At:

Council Absent: Councilmember Karen Cherry-Brown

1. RECEIVE PUBLIC COMMENTS

No public comments

2. EXECUTIVE SESSION

Mayor Contreras recessed the meeting at 8:49 AM to convene into Executive Session.

The executive session convened at 8:50 AM

- A. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

The executive Session was recessed at 9:52 AM

Mayor Contreras reconvened the Executive Session at 2:00 PM.

The Executive Session was closed at 2:57 PM

3. WORKSHOP ITEMS ONLY: NO ACTION WILL BE TAKEN

- A. Discuss topics related to:

- **Capital Improvement Program Funding Strategies and Financial Outlook**

Capital Improvement Program Funding was presented by Assistant City Manager-Community Mark Rauscher, Budget Administrator Jennifer Otey, and Managing Director/CFO Richard Jackson.

The Financial Outlook was presented by Jason Hughes and Erick Macha with Hilltop Securities.

- **AMI Project**

Presented by Public Works Director Matt Bryant

- **Zoning**

Presented by Assistant Director of Planning and Zoning LaSheyla Jones, City Planner Desiree Powell, and Building Official Kurt Kasson.

- **Pillars**

- **2026 Roadmap Review**

- **Hotel Occupancy Tax Fund Policy**

- **Key Performance Indicators**

Project Manager Angel Deal presented the Pillars, 2026 Roadmap Review, Hotel Occupancy Tax Fund Policy, and Key Performance Indicators.

- **Review of City Manager Work Plan and recommend items for 2026**

B. General Discussion

Mayor Contreras recessed the regular meeting at 1:55 PM. The regular session reconvened at 2:57 PM.

C. Social lunch

ADJOURNMENT

The meeting was adjourned at 2:57 PM

APPROVED:

CITY SECRETARY

Duncanville City Council Meeting Minutes
Regular Meeting
Tuesday, December 16, 2025

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, December 16, 2025, at 5:00 PM in the Council Briefing Room at City Hall with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Term DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Kyle Pennebaker

Council Arriving At:
Council Absent: Councilmember Karen Cherry-Brown

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the item into the record, and Interim City Manager Richard Abernethy reviewed the consent agenda.

2. CITY COUNCIL CALENDAR

A. December and January Calendars

Reviewed by City Secretary Chiquita Taylor.

3. BRIEFINGS / PRESENTATIONS

A. Briefing on the 2026 schedule for Department Reports and Annual Boards/Commission Reports and presentations to City Council

Presented by Mr. Abernethy. Councilmember Koontz requested the inclusion of Human Resources, and Councilmember McBurnett asked for the inclusion of Information Technology in the reports. There was a consensus by the council to go with Option 3 - Semi-Annual Reports.

B. Briefing on Proposed Special Events Sponsorship Package

Presented by Special Events Planner Devon Handley. Councilmember Veracruz stated that he was in support of this initiative.

C. Briefing on Electric Vehicle Charging Station Grant Program

Presented by Director of Parks and Recreation Bart Stevenson.

D. Annual Linebarger Tax Roll Presentation

Presented by Pamela Pope-Lee and Karen Bishop with Linebarger.

Mayor Contreras recessed the work session at 6:03 PM to convene into the Executive Session.

The Executive Session opened at 6:06 PM.

Mayor Contreras closed the Executive Session at 6:56 PM.

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.**
- B. **City Council shall convene into closed session pursuant to Section 551.072, to discuss with the City Attorney action in reference to the Estate of Janet Woolford, PR25-3629-3.**
- C. **City Council shall convene into closed session pursuant to Texas Local Government Code Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.**

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

The City Council convened into Regular Session in the Council Chambers at 7:06 PM with Mayor Contreras presiding.

Councilmember Koontz delivered the Invocation.

Mayor Contreras led the Pledge of Allegiance and the Texas Pledge.

4. REPORTS

A. Mayor's Report

Mayor Contreras wished everyone a Merry Christmas from himself and his wife, Karen.

B. Councilmembers' Report

Councilmember McBurnett reviewed past and upcoming events happening in the city, including the Lions Club Breakfast and Cookies with Santa. He congratulated the Duncanville Panthers football team on going to the state championship and wished everyone a Merry Christmas and a Happy New Year. Councilmember Koontz, who serves on the Texas Parks and Wildlife Commission, encouraged everyone to support the state parks, including Cedar Hill State Park. He also serves on the Housing Finance Commission and reviewed the past meeting that approved funding for first-time home buyers. He thanked the Fire Department for hosting him on one of their shifts. Mayor Pro Tem Gooden thanked the staff for assisting with a successful Town Hall on December 2nd. She specifically thanked Kenneth Govan for his Oncor presentation and staff, Shahad Mohammad, Matt Bryant, Joy Barfield, Angel Deal, Victor Pizarro, Interim City Manager Abernethy, and Assistant City Manager Mark Rauscher. She also thanked staff for the council workshop on Friday, December 12th, and the mayor for his dedication and leadership. Councilmember Pennebaker requested to move his report to the end of the meeting.

C. City Manager's Report

Mr. Abernethy introduced new team members, Tori Strhan, Accountant III, Zipporah Slater, Deputy City Secretary, and Kurt Kasson, Building Official. He reported that the new electronic board is up and running and thanked IT for taking care of this. He also thanked the Finance Department for the successful Munis upgrade and wished everyone a wonderful Holiday Season.

5. PROCLAMATIONS AND PRESENTATIONS

A. Recognition of Frost Bank Employees in Life Saving Event

Read by Mayor Contreras and presented to Frost employees Asani Lewis, Kea Thomas, and Oscar Sanchez.

B. Presentation and Recognition of the 2025 Winter Quarter Residential Curb Appeal Winners and the Business Beautification Award Recipient.

Presented by Assistant Director of Parks and Recreation Tyler Agee.

C. Police & Court Facility Needs Assessment Update

Presented by Police Chief Matt Stogner and Project Manager Angel Deal. Councilmember McBurnett asked Judge Rizo to speak on the needs of the Municipal Court. Judge Rizo reported that security is their biggest concern. Another concern is the lack of space for meetings and parking.

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.

Kendra Shepherd 1819 Seabrook Dr.
Donation Boxes

Kawanna Hlnes 6744 Cedar Forest Trail
Donation Boxes

Tai Fang Leu 439 Blueridge Dr.
Integrity

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 the November 18, 2025, Regular City Council Meeting.

B. Consider an ordinance adopting the amendments to the Home Rule Charter approved by the voters at the November 4, 2025, Special Election.

ORD 2570

C. Consider appointments to fill vacancies on Boards and Commissions

RES 2025-574

D. Consider a Resolution ratifying the Memorandum of Understanding between the Duncanville Fire Department and the Texas A&M Forest Service established the National Wildfire Coordinating Group (NWCG) Wildland Firefighters Standard.

RES 2025-575

- E. Consider a resolution for the purchase of Public Safety and Firehouse supplies, including Personal Protective Gear (PPE) and Fire Equipment from Casco Industries, Inc. through BuyBoard Cooperative Contract.**

RES 2025-576

- F. Consider a resolution approving the FY2026 Investment Policy**

RES 2025-577

- G. Consider a Resolution approving the revised Library policies.**

RES 2025-578

- H. Consider a Resolution awarding RFB 25-0014 to Estrada Concrete Company, LLC., through the city's competitive bid process for street reconstruction and subsurface utility improvements along North Cedar Ridge Drive, with a contract amount of \$4,555,430.00 and an additional appropriation of \$911,086.00 as a project contingency for a total amount not to exceed \$5,466,516.00.**

Mayor Pro Tem Gooden made note of the price increase from \$2 million when the bond was approved to the current \$5.4 million today. She emphasized the downside of delays in moving forward with projects.

RES 2025-579

- I. Consider a Resolution awarding a bid and authorizing a cooperative purchasing agreement with W. W. Grainger, Inc. for maintenance, repair and operations supplies, parts, equipment, and materials through the City of Tucson, Arizona, Contract 240078-01 via Omnia Partners for a one-year term with a renewal option for three additional one-year terms, in an estimated contract amount not to exceed \$249,157.00, subject to City Council appropriation.**

RES 2025-580

- J. Consider a Resolution finding a bona fide emergency and authorizing a contract with Stoic Construction, Inc. for erosion control improvements along Bentle Branch and Mauk Branch for \$897,106.00, including an appropriation of \$89,710.60 as a project contingency, for a total amount not to exceed \$986,816.60.**

Mayor Contreras asked Matt Bryant to describe where some of the erosion areas are in the city. Mr. Bryant stated it was around Southwood and Main.

RES 2025-581

Councilmember Jeremy Koontz made a motion to approve the consent agenda, Councilmember Don McBurnett seconded the motion. The vote was cast 6 for, 0 against.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Take any necessary action as a result of the Executive Session.

In reference to Item B of the Executive Session.

Councilmember Don McBurnett made a motion to authorize the city attorney to take all necessary and appropriate action to prosecute the City of Duncanville's claim as the beneficiary to the estate of Janet Wolford in cause number PR25-3629-3 filed in Probate Court 3 of Dallas County, Texas, Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 0 against.

B. Consider a resolution authorizing the creation of a Comprehensive Plan Implementation Committee

Presented by Mr. Abernethy.

Councilmember Jeremy Koontz made a motion to approve, Councilmember Don McBurnett seconded the motion. The vote was cast 6 for, 0 against.

RES 2025-584

C. Consider a resolution for HOT Funding for the 2026 Fiscal Year Budget for Hilton Garden Inn

Presented by Project Manager Angel Deal and Keri Cook with Hilton Garden Inn.

Mayor Pro-Tem DeMonica Gooden made a motion to approve, Councilmember Don McBurnett seconded the motion. The vote was cast 6 for, 0 against.

RES 2025-582

D. Discuss and consider a resolution approving a Purchase and Sale Agreement in the amount of \$5,540 for a vacant remnant land parcel owned by the City of Duncanville and located at 403 W Daniieldale Rd.

Presented by Assistant Director of Economic Development Marlon Goff.

Councilmember Don McBurnett made a motion to approve, Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 0 against.

RES 2025-583

9. STAFF AND BOARD REPORTS

A. Silver Creek & Whispering Hills Neighborhood Sweep

Presented by Police Lieutenant Joe Emmett and Code Compliance Superintendent Victor Pizarro.

B. Public Works Quarterly Update

Presented by Director of Public Works Matt Bryant. Mr. Bryant also sent his condolences and prayers to the family of LaShonda Vaughn.

ADJOURNMENT

The meeting was adjourned at 9:25 PM.

APPROVED:

CITY SECRETARY

DRAFT



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Consider a Resolution authorizing the City Manager to execute a Landscape Maintenance Agreement between the City of Duncanville and the Texas Department of Transportation (TxDOT) for the 2026 Green Ribbon Project on Interstate 20 between North Cedar Ridge Drive and Main Street. The Agreement defines responsibilities for installation and ongoing maintenance of landscape and irrigation improvements within the state right-of-way.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Re-Imagine High Quality of Life: Develop, Maintain, and Encourage Safe, Attractive, Viable Family-Oriented Neighborhoods that Embrace Diversity and Pride, Promoting Economic Vitality.

STAFF RESPONSIBLE:

**Tyler Agee
Bart Stevenson**

BACKGROUND/HISTORY:

TxDOT's Green Ribbon Program provides funding for aesthetic and landscape enhancements along urban freeway corridors to improve air quality, reduce heat island impacts, and enhance the visual character of major transportation corridors.

Chapter 311 and Section 221.002 of the Texas Transportation Code authorize cities and the State to enter into agreements to establish responsibilities for maintenance, control, supervision, and regulation of state highways within city limits. The City of Duncanville and TxDOT are parties to a Municipal Maintenance Agreement dated July 11, 1994, which outlines general maintenance responsibilities for state highway facilities within the City.

TxDOT has programmed Green Ribbon landscape improvements within the IH-20 right-

of-way in Duncanville between North Cedar Ridge Drive and Main Street. Improvements may include trees, shrubs, groundcovers, turf, and irrigation systems, as shown in Attachment “A” to the Agreement. As a condition of this Green Ribbon funding, TxDOT requires the City to assume responsibility for installation (if applicable) and ongoing maintenance of the landscape and irrigation improvements located within this segment of IH-20.

POLICY EXPLANATION:

The proposed Landscape Maintenance Agreement formalizes the partnership between TxDOT and the City for the 2026 Green Ribbon Project along IH-20 from North Cedar Ridge Drive to Main Street. Under this agreement, TxDOT will provide Green Ribbon funding on a reimbursement basis for eligible construction costs associated with landscape and irrigation improvements within the project limits, subject to TxDOT approval and proper documentation. The construction management, inspection, and coordination costs will be the City’s responsibility and are not reimbursable under the program.

Upon completion of the Green Ribbon improvements, the Parks and Recreation Department will be responsible for the ongoing cost, maintenance, and upkeep of all landscape beds, vegetation, and irrigation systems within the defined right-of-way, excluding paved travel lanes. This includes mowing, trimming, plant care and replacement, hardscape maintenance, irrigation operation and repair, and payment of all associated utility costs. These ongoing obligations are anticipated to be absorbed within current and future Parks and Recreation operating budgets; if additional resources are required, staff will present appropriate budget requests during the annual budget process.

This project enhances a key gateway corridor, improves the visual character of IH-20 through Duncanville, and aligns with City beautification and quality-of-life goals while leveraging external Green Ribbon funding for construction.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. **Approve** the Resolution authorizing execution of the Landscape

Maintenance Agreement with TxDOT.

2. **Disapprove** the Resolution.
3. **Provide other direction** to staff as desired by the City Council.

ATTACHMENTS:

Landscape Maintenance Agreement, Resolution - Landscape Maintenance Agreement



LANDSCAPE MAINTENANCE AGREEMENT

Form 2043
(Rev. 10/18)
Page 1 of 3

DS Initial
DM LS

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

This AGREEMENT made this _____ day of _____, 20____, by and

between the Texas Department of Transportation, hereinafter referred to as the "State," and the City of Duncanville, Dallas County, Texas, acting by and through its duly authorized officers, hereinafter called the "City".

WITNESSETH

WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter into agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter into agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities; and

WHEREAS, the State and the City have entered into a Municipal Maintenance Agreement dated July 11, 1994, **the provisions of which are incorporated herein by reference**, and wherein the City has agreed to retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the department; and

WHEREAS, the State has existing and proposed landscape improvements, such as but not limited to, the installation of tree, shrub, and turf plantings, irrigation systems, and other aesthetic elements for areas within the right of way of state highway routes within the City as shown on Attachment "A"; and

WHEREAS, the State will provide funding for such landscape improvements, provided that the City agrees to be responsible for the installation and all required maintenance of the landscape improvements.

WHEREAS, the State reserves the right to perform maintenance and/or construction activities at this location in the future. The City shall indemnify and save harmless the State and its representatives against any claims arising from these activities.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, it is agreed as follows:

Contract Period

This Agreement becomes effective upon the date of final execution by the State, and shall remain in effect until terminated or modified as hereinafter provided.

Coverage

This agreement prescribes the responsibilities of the State and the City relating to the installation and maintenance of landscape improvements and scenic enhancements on **IH20** controlled access state highway, as defined in the Municipal Maintenance Agreement. The maintenance is further described in attachment A, the location map for this project, and limited to the portions **On IH20 from N Cedar Ridge Dr. to N Main St.**

Amendment

The parties agree that this agreement may be amended. Such amendments, to be effective, must be in writing and signed by both parties.

State's Responsibilities

The State may install landscape elements including but not limited to trees, shrubs, groundcovers, grasses, and irrigation systems (sidewalks and hardscape features, will not be funded in accordance with the Green Ribbon Program) through its employees or duly appointed agents.

City's Responsibilities

The City may install landscape enhancements including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems and hardscape features through its employees or duly appointed agents. Any installations shall be performed in accordance with Texas Department of Transportation specifications and standards and must be approved by the State in writing prior to any work being performed.

The City shall maintain all landscape elements within the limits of the right of way including all median and island areas but excluding paved areas intended for vehicular travel. Landscape maintenance shall include but not limited to plant maintenance, plant replacement, mowing and trimming, hardscape element maintenance, and irrigation system operation and maintenance. The City will be responsible for all utility costs associated with maintaining landscape elements. All landscape elements must be maintained in a functional and aesthetically pleasing condition.

The City shall hold the State harmless for any future maintenance in an established planting location. The City may submit a Green Ribbon application to repair damages incurred by these works.

TERMINATION

It is understood and agreed between the parties hereto that should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon thirty days written notice. Additionally, this agreement may be terminated by mutual agreement and consent of both parties.

Should the City terminate this agreement, as prescribed here above, the City shall, at the option of the State, reimburse any reasonable costs incurred by the State.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, the City of _____ Duncanville _____ on the _____ day of _____, year _____, and the Texas Department of Transportation, on the _____ day of _____, year _____.

ATTEST:

THE STATE OF TEXAS

(Signature)

CITY OF DUNCANVILLE

By _____
(City Manager)

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and the established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____
Lane Selman
Dallas District Director of Maintenance

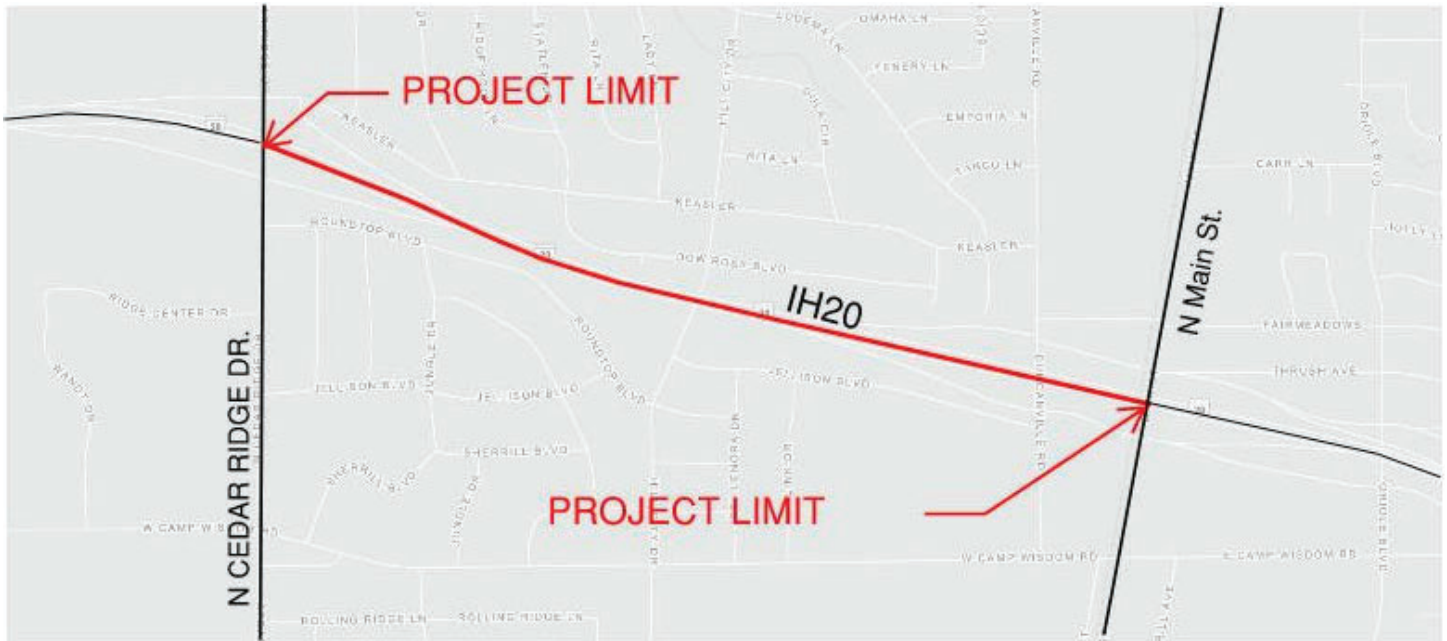
List of Attachments:

Attachment A – Landscape Improvements – Project Location Map

A

ATTACHMENT A

Project Location Map



City of Duncanville, Texas
Funding Source: Green Ribbon

Project Description: Landscape & Scenic enhancements that include trees, shrubs, ground covers and irrigation.

Project Limits:
On IH20 from N Cedar Ridge Dr. to N Main St.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE CITY OF DUNCANVILLE AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE 2026 GREEN RIBBON PROJECT ON INTERSTATE 20 BETWEEN NORTH CEDAR RIDGE DRIVE AND MAIN STREET AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter into agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter into agreements with cities to fix responsibilities for maintenance, supervision, and regulation of State highways within and through the corporate limits of such cities; and

WHEREAS, the State and the City have entered into a Municipal Maintenance Agreement dated July 11, 1994, **the provisions of which are incorporated herein by reference**, and wherein the City has agreed to retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the department; and

WHEREAS, the State has existing and proposed landscape improvements, such as but not limited to, the installation of tree, shrub, and turf plantings, irrigation systems, and other aesthetic elements for areas within the right of way of state highway routes within the City, as shown on Attachment "A"; and

WHEREAS, the State will provide funding for such landscape improvements, provided that the City agrees to be responsible for the installation and all required maintenance of the landscape improvements.

WHEREAS, the State reserves the right to perform maintenance and/or construction activities at this location in the future. The City shall indemnify and save harmless the State and its representatives against any claims arising from these activities.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, it is agreed as follows:

Contract Period

This Agreement becomes effective upon the date of final execution by the State and shall remain in effect until terminated or modified as hereinafter provided.

Coverage

This agreement prescribes the responsibilities of the State and the City relating to the installation and maintenance of landscape improvements and scenic enhancements on **IH20** controlled access state highway, as defined in the Municipal Maintenance Agreement. The maintenance is further described in Attachment A, the location map for this project, and is limited to the portions **on IH20 from N Cedar Ridge Dr. to N Main St.**

Amendment

The parties agree that this agreement may be amended. Such amendments, to be effective, must be in writing and signed by both parties.

State's Responsibilities

The State may install landscape elements, including but not limited to trees, shrubs, groundcovers, grasses, and irrigation systems (sidewalks and hardscape features will not be funded in accordance with the Green Ribbon Program) through its employees or duly appointed agents.

City's Responsibilities

The City may install landscape enhancements, including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems, and hardscape features, through its employees or duly appointed agents. Any installations shall be performed in accordance with Texas Department of Transportation specifications and standards and must be approved by the State in writing prior to any work being performed.

The City shall maintain all landscape elements within the limits of the right of way, including all median and island areas, but excluding paved areas intended for vehicular travel. Landscape maintenance shall include, but not be limited to, plant maintenance, plant replacement, mowing and trimming, hardscape element maintenance, and irrigation system operation and maintenance. The City will be responsible for all utility costs associated with maintaining landscape elements. All landscape elements must be maintained in a functional and aesthetically pleasing condition.

The City shall hold the State harmless for any future maintenance in an established planting location. The City may submit a Green Ribbon application to repair damages incurred by these works.

Termination

It is understood and agreed between the parties hereto that should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon thirty days' written notice. Additionally, this agreement may be terminated by mutual agreement and consent of both parties.

Should the City terminate this agreement, as prescribed here above, the City shall, at the option of the State, reimburse any reasonable costs incurred by the State.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 6th day of January, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Conduct a public hearing for consideration and action regarding ZONE-2025-00009 request of Brian Neal, owner, and James Cartwright, agent for a Zoning Change from Local Office/Retail (LOR) District to Single-Family Residential District 13 (SF-13) on Eckerd Griffith Green, Lot 2, ACS 1.0844, more commonly known as 810 W. Wheatland Road, City of Duncanville, Dallas County, Texas.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

LaSheyla Jones

BACKGROUND/HISTORY:

Zoning change from Local Office/Retail (LOR) to Single Family Residential District 13 (SF-13).

POLICY EXPLANATION:

Zoning change from LOR to SF-13

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Staff Report, DCAD - Account History, 810 W Wheatland Buffer Map

STAFF REPORT

To: City Council
From: Dr. LaSheyla Jones, Assistant Director Planning & Zoning
Date: December 15, 2025
RE: Rezone Request|810 W. Wheatland Road
ZONE #2025-00009
Applicant: Brian Neal| Owner
James Cartwright| Applicant/Agent

REQUEST: The applicant is requesting to rezone the subject property from Local Office/Retail (LOR) to Single Family Residential District (SF-13).

LOCATION: 810 W. Wheatland Road, Duncanville, Texas

EXISTING ZONING: Local Office/Retail (LOR)

PROPOSED ZONING: Single Family Residential District (SF-13)

FUTURE LAND

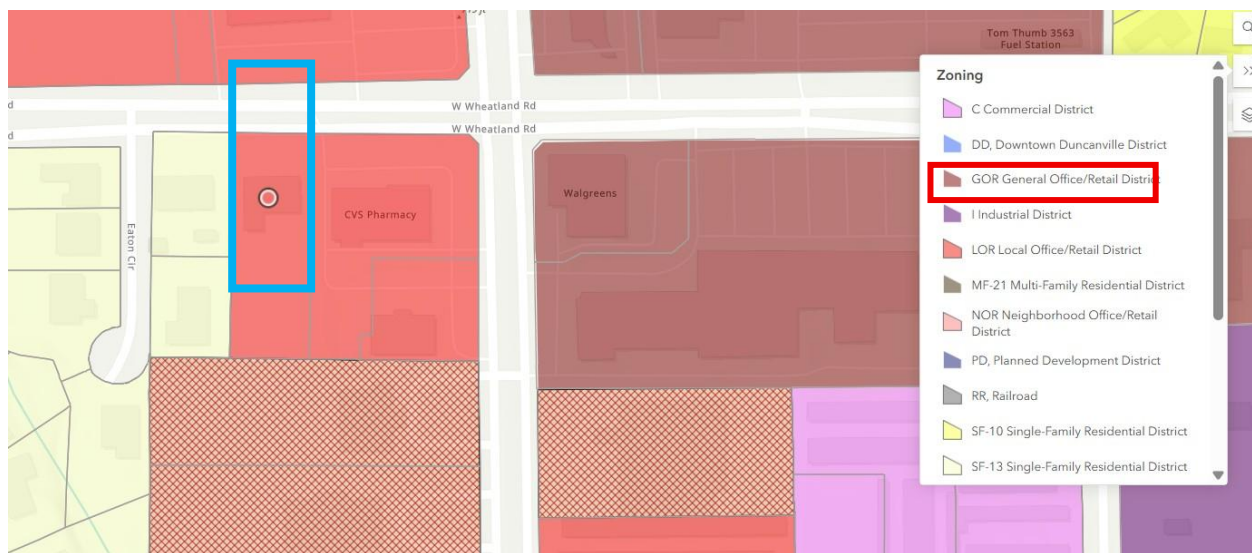
USE DESIGNATION: Traditional Neighborhood Residential

PROJECT SUMMARY:

The applicant is requesting a zoning change of the subject property from Local Office/Retail (LOR) to Single Family Residential District 13 (SF-13). The homeowner currently resides a

the subject property and has limited ability to develop any commercial or retail use due to the size of the lot. The purpose of this request is to downsize the property to a residential use so that the applicant can seek property tax assessment relief from the commercial/retail zoning. The applicant is currently being assessed at a higher rate due to the current zoning and is looking to reduce their property assessment by rezoning.

Figure 1. Zoning Map



Subject Property:

ZONING DISTRICT DESCRIPTION

Current Zoning - Local Office/Retail (LOR):

The LOR Local Office/Retail District is established to provide for the development of community serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

Figure 2. Local Office/Retail (LOR) Development Standards

B. LOR Local Office/Retail District

1. Purpose

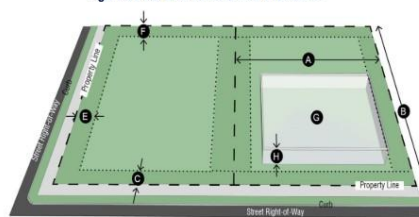
The LOR Local Office/Retail District is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

2. Regulations

a. Figure 2.04.2. LOR Dimensional Standards

b. Table 2.04.2. LOR Other Applicable Standards

Figure 2.04.2. LOR Dimensional Standards



Min. Lot Area	A	B	C	D	E	F	G	H	Max. Floor Area
10,000 SF	70'	100'	25'	25' 0' when adjacent to other retail and other nonres. uses	25'	25'	40%	2 stories	40,000 SF

Table 2.04.2. LOR Other Applicable Standards
Article 3. Land Uses
Section 3.03. Permitted Use Chart
Section 3.04. Additional Use Regulations
Article 4. Development Standards
Section 4.01. Additional Regulations in the Code of Ordinances
Section 4.02. Modified Dimensional Standards
Section 4.03. Design Standards
Section 4.04. Off-Street Parking and Loading Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements
Section 4.09. Residential Proximity Slope
Section 4.10. Intersection Visibility Triangle

Proposed Zoning – Single Family Residential District (SF-13)

The SF-13 Single-Family Residential District is intended primarily for suburban style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate, light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Figure 3. Single Family Residential District (SF-13) Development Standards

 City of Duncanville Zoning Ordinance

B. SF-13 Single-Family Residential District

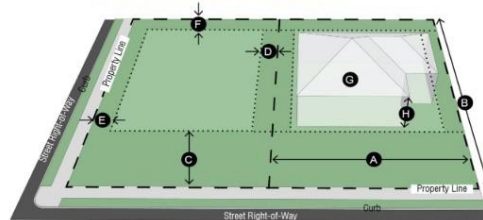
1. Purpose

The SF-13 Single-Family Residential District is intended primarily for suburban style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

2. Regulations

- a. **Figure 2.03.2. SF-13 Dimensional Standards**
- b. **Table 2.03.2. SF-13 Other Applicable Standards**

Figure 2.03.2. SF-13 Dimensional Standards



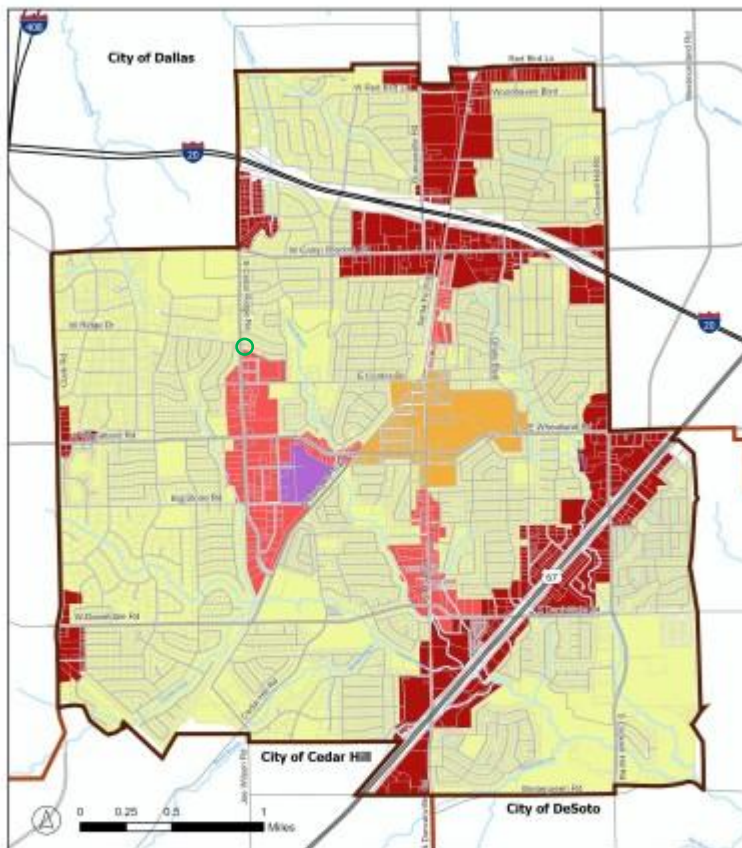
Min. Lot Area	A	B	C	D	E	F	G	H	Min. Living Area
13,000 SF	90'	120'	30'	7.5'	10'	10'	50%	3 stories	2,000 SF

Table 2.03.2. SF-13 Other Applicable Standards
Article 3. Land Uses
Section 3.03. Permitted Use Chart
Section 3.04. Additional Use Regulations
Article 4. Development Standards
Section 4.01. Additional Regulations in the Code of Ordinances
Section 4.02. Modified Dimensional Standards
Section 4.03. Design Standards
Section 4.04. Off-Street Parking and Loading Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements

Figure 4: Future Land Use Map

Future Land Use Map

TX Loc Govt Code § 213.005 (2024):
A comprehensive plan shall not constitute zoning
regulations or establish zoning district boundaries.



Legend

- | | |
|--|--|
|  City of Duncanville |  Traditional Neighborhood Residential |
|  Municipal Boundaries |  Gateway Corridor |
|  Hydrography |  Main Street |
| |  Downtown |
| |  Industrial |

Subject Property: 

FUTURE LAND USE DESCRIPTION:

Traditional Neighborhood Residential future development within this character area should reinforce community connectivity through neighborhood-scale infrastructure in residential areas in the City. Vibrant neighborhoods should offer a mixture of housing types and small-scale mixed use neighborhood commercial areas coupled with greenspaces and

recreational amenities to promote social connectivity and community health. Non-residential areas are intended to serve the residents and build the social fabric of the neighborhoods. Future development in these areas should be carefully considered to ensure they align with existing uses and add to the general character and vitality of the neighborhoods.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Local Office/Retail District (LOR)
 - Cedar Ridge Addition, Dollar Tree & Aldi
- **EAST:** Local Office/Retail District (LOR)
 - Eckerd Griffith Green Addition, CVS Pharmacy
- **SOUTH:** Specific Use Permit (SUP)
 - Giese Estates, daycare center
- **WEST:** Single Family 13 Residential District (SF-13)
 - Eckerd Griffith Green Addition, single family homes
 - Griffith Green Estates, single family homes

PUBLIC INPUT:

Staff mailed out 12 notices. At the time of preparation of this report, staff has not received any response supporting or in opposition to the proposed rezoning request.

STAFF REVIEW:

In 2005, the owner purchased the home, which was zoned commercial at the time of purchase. At this time and up until the current tax year, the owner has lived on the property and used it as a residential home, despite being assessed as a commercial property.

In 2018, Ordinance No. 1641, zoned the subject property as Local Retail-2 District (LR-2) with the surrounding properties as residential (R-3.0) and commercial (Local Retail-2/LR-2). This falls under the city's previous zoning ordinances. When the city updated their zoning code and map in 2021, the property's zoning transitioned to the current Local Office/Retail district. Immediately to the West of the subject property, staff found that there are two (2) single family homes currently zoned as SF-13. Along with another subdivision, Huntington Park 5th Instrument, going further West along Wheatland Road, are all single family homes zoned as SF-13.

In review of the application and previous zoning history of the property staff can only ascertain that the property has been utilized as a residential use for at least 20 years. Based on researching ownership records listed with the Dallas County Appraisal District (DCAD), the property appears to have been used as a residence prior to 2005.

In discussions with the applicant, they have provided information that there may be some existing duplexes within the surrounding neighborhoods. Through staff research, the city's previous zoning ordinances did not permit duplexes in single family residential districts, whereas the prior city zoning ordinances had multiple districts that permitted duplex development.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommended approval during their August 11th meeting.

STAFF RECOMMENDATION:

Approve. Staff recommends approval of the rezoning although it is uncommon to downsize to less intensive uses, staff believe the surrounding single family zoning districts and the property's use history justifies the need to downzone.

FIGURES:

Figure 1: Zoning Map

Figure 2: Local Office/Retail (LOR)

Development Standards

Figure 3: Single Family Residential 13

District (SF-13) Development

Standards

Figure 4: Future Land Use Map

MAP ATTACHMENTS:

Attachment 1: DCAD Property History

Attachment 2: Map of properties located within 200 feet



This website is for informational purposes only. Title research should be performed at the appropriate County Clerks office. This is not deemed a legal document.

Account History #2203600000020000

[Owner](#) [Legal Desc](#) [Market Value](#) [Taxable Value](#) [Exemptions](#)

Owner / Legal Description

Year	Owner	Legal Description
2025	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2024	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2023	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2022	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2021	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2020	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2019	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2018	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005

2017	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2016	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2015	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2014	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2013	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2012	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2011	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2010	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2009	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2008	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005

2007	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2006	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2005	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2004	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 7/13/1999
2003	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 7/13/1999
2002	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402 UNASSIGNED	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 1/1/1900
2001	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402 UNASSIGNED	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 1/1/1900

Market Value

Year	Improvement	Land	Total Market	Homestead Capped
2025	\$420,110	\$188,940	\$609,050	N/A
2024	\$457,780	\$214,920	\$672,700	\$613,624
2023	\$342,920	\$214,920	\$557,840	N/A
2022	\$342,920	\$214,920	\$557,840	\$515,290
2021	\$316,420	\$153,520	\$469,940	\$468,446
2020	\$272,340	\$153,520	\$425,860	N/A
2019	\$272,340	\$153,520	\$425,860	N/A
2018	\$247,860	\$153,520	\$401,380	N/A
2017	\$223,370	\$153,520	\$376,890	N/A
2016	\$223,370	\$153,520	\$376,890	\$366,102
2015	\$179,300	\$153,520	\$332,820	N/A
2014	\$179,300	\$153,520	\$332,820	N/A
2013	\$169,500	\$177,140	\$346,640	\$311,281
2012	\$169,500	\$177,140	\$346,640	\$282,983
2011	\$169,500	\$177,140	\$346,640	\$257,258
2010	\$198,950	\$177,140	\$376,090	\$233,871
2009	\$35,470	\$177,140	\$212,610	N/A
2008	\$35,470	\$177,140	\$212,610	N/A
2007	\$35,470	\$177,140	\$212,610	N/A
2006	\$35,470	\$177,140	\$212,610	N/A
2005	\$118,140	\$94,470	\$212,610	\$167,156
2004	\$57,490	\$94,470	\$151,960	N/A
2003	\$57,490	\$94,470	\$151,960	N/A
2002	\$57,490	\$94,470	\$151,960	N/A
2001	\$57,480	\$94,470	\$151,950	N/A

Taxable Value

Year	City	ISD	County	College	Hospital	Special District
2025	\$569,050	\$404,050	\$387,240	\$387,240	\$387,240	\$0
2024	\$573,624	\$498,624	\$390,900	\$390,900	\$390,900	\$0
2023	\$522,840	\$442,840	\$346,272	\$346,272	\$346,272	\$0
2022	\$485,290	\$460,290	\$312,232	\$337,232	\$343,232	\$0
2021	\$468,446	\$443,446	\$374,757	\$374,757	\$374,757	\$0
2020	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2019	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2018	\$401,380	\$376,380	\$321,104	\$321,104	\$321,104	\$0
2017	\$376,890	\$351,890	\$301,512	\$301,512	\$301,512	\$0
2016	\$366,102	\$341,102	\$292,882	\$292,882	\$292,882	\$0
2015	\$332,820	\$307,820	\$266,256	\$266,256	\$266,256	\$0
2014	\$332,820	\$317,820	\$266,256	\$266,256	\$266,256	\$0
2013	\$311,281	\$296,281	\$249,025	\$249,025	\$249,025	\$0
2012	\$282,983	\$267,983	\$226,387	\$226,387	\$226,387	\$0
2011	\$257,258	\$242,258	\$205,807	\$205,807	\$205,807	\$0
2010	\$233,871	\$218,871	\$187,097	\$187,097	\$187,097	\$0
2009	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0

DCAD - Account History

2008	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2007	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2006	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2005	\$167,156	\$152,156	\$133,725	\$133,725	\$133,725	\$0
2004	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2003	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2002	\$151,960	\$151,960	\$151,960	\$151,960	\$151,960	\$0
2001	\$151,950	\$151,950	\$151,950	\$151,950	\$151,950	\$0

Exemptions

2025		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$140,000	\$121,810	\$121,810	\$121,810	\$0
	OTHER EXEMPTION	\$40,000	\$65,000	\$100,000	\$100,000	\$100,000	\$0
	Taxable Value	\$569,050	\$404,050	\$387,240	\$387,240	\$387,240	\$0
2024		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$100,000	\$122,724	\$122,724	\$122,724	\$0
	OTHER EXEMPTION	\$40,000	\$15,000	\$100,000	\$100,000	\$100,000	\$0
	Taxable Value	\$573,624	\$498,624	\$390,900	\$390,900	\$390,900	\$0
2023		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$100,000	\$111,568	\$111,568	\$111,568	\$0
	OTHER EXEMPTION	\$35,000	\$15,000	\$100,000	\$100,000	\$100,000	\$0
	Taxable Value	\$522,840	\$442,840	\$346,272	\$346,272	\$346,272	\$0
2022		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$40,000	\$103,058	\$103,058	\$103,058	\$0
	OTHER EXEMPTION	\$30,000	\$15,000	\$100,000	\$75,000	\$69,000	\$0
	Taxable Value	\$485,290	\$460,290	\$312,232	\$337,232	\$343,232	\$0
2021		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$93,689	\$93,689	\$93,689	\$0
	Taxable Value	\$468,446	\$443,446	\$374,757	\$374,757	\$374,757	\$0
2020		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$85,172	\$85,172	\$85,172	\$0
	Taxable Value	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2019		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED

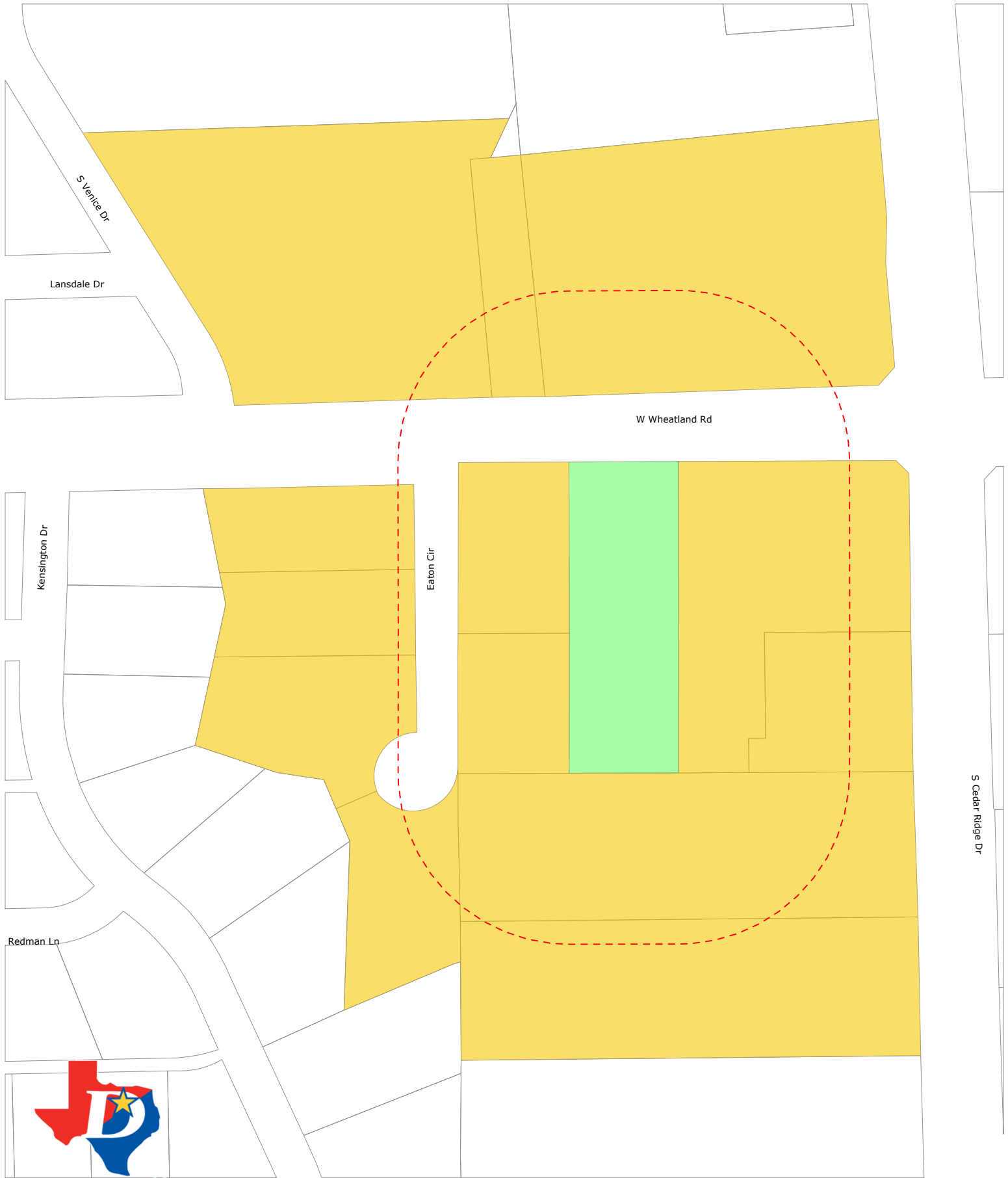
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$85,172	\$85,172	\$85,172	\$0
	Taxable Value	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2018		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$80,276	\$80,276	\$80,276	\$0
	Taxable Value	\$401,380	\$376,380	\$321,104	\$321,104	\$321,104	\$0
2017		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$75,378	\$75,378	\$75,378	\$0
	Taxable Value	\$376,890	\$351,890	\$301,512	\$301,512	\$301,512	\$0
2016		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$73,220	\$73,220	\$73,220	\$0
	Taxable Value	\$366,102	\$341,102	\$292,882	\$292,882	\$292,882	\$0
2015		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$66,564	\$66,564	\$66,564	\$0
	Taxable Value	\$332,820	\$307,820	\$266,256	\$266,256	\$266,256	\$0
2014		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$66,564	\$66,564	\$66,564	\$0
	Taxable Value	\$332,820	\$317,820	\$266,256	\$266,256	\$266,256	\$0
2013		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$62,256	\$62,256	\$62,256	\$0
	Taxable Value	\$311,281	\$296,281	\$249,025	\$249,025	\$249,025	\$0
2012		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$56,596	\$56,596	\$56,596	\$0
	Taxable Value	\$282,983	\$267,983	\$226,387	\$226,387	\$226,387	\$0

2011		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$51,451	\$51,451	\$51,451	\$0
	Taxable Value	\$257,258	\$242,258	\$205,807	\$205,807	\$205,807	\$0
2010		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$46,774	\$46,774	\$46,774	\$0
	Taxable Value	\$233,871	\$218,871	\$187,097	\$187,097	\$187,097	\$0
2009		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2008		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2007		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2006		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2005		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$33,431	\$33,431	\$33,431	\$0
	Taxable Value	\$167,156	\$152,156	\$133,725	\$133,725	\$133,725	\$0
2004		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED

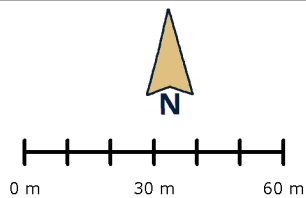
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$30,392	\$30,392	\$30,392	\$0
	Taxable Value	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2003		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$30,392	\$30,392	\$30,392	\$0
	Taxable Value	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2002	No Exemptions						
2001	No Exemptions						

Exemption Details History

© 2025 Dallas Central Appraisal District.
All Rights Reserved.



810 W Wheatland Rd
200ft Property Address Buffer Map



- Legend**
- Parcels Within 200ft Buffer
 - Property Parcel Boundary
 - 200ft Buffer



This website is for informational purposes only. Title research should be performed at the appropriate County Clerks office. This is not deemed a legal document.

Account History #2203600000020000

[Owner](#) [Legal Desc](#) [Market Value](#) [Taxable Value](#) [Exemptions](#)

Owner / Legal Description

Year	Owner	Legal Description
2025	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2024	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2023	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2022	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2021	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2020	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2019	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2018	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005

2017	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2016	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2015	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2014	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2013	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2012	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2011	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2010	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2009	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2008	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005

2007	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2006	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2005	NEAL BRIAN 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL2005038/6414 DD02212005 CO-DC 5: 0360000000200 2CV03600000 Deed Transfer Date: 2/24/2005
2004	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 7/13/1999
2003	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 7/13/1999
2002	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402 UNASSIGNED	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 1/1/1900
2001	GRIFFITH THOMAS SCOTT & HOLLY ALANE 810 W WHEATLAND RD DUNCANVILLE, TEXAS 751164402 UNASSIGNED	1: ECKERD GRIFFITH GREEN 2: LT 2 ACS 1.0844 3: 4: VOL99135/0509 DD06231999 CO-DC 5: 0360000000200 22203600000 Deed Transfer Date: 1/1/1900

Market Value

Year	Improvement	Land	Total Market	Homestead Capped
2025	\$420,110	\$188,940	\$609,050	N/A
2024	\$457,780	\$214,920	\$672,700	\$613,624
2023	\$342,920	\$214,920	\$557,840	N/A
2022	\$342,920	\$214,920	\$557,840	\$515,290
2021	\$316,420	\$153,520	\$469,940	\$468,446
2020	\$272,340	\$153,520	\$425,860	N/A
2019	\$272,340	\$153,520	\$425,860	N/A
2018	\$247,860	\$153,520	\$401,380	N/A
2017	\$223,370	\$153,520	\$376,890	N/A
2016	\$223,370	\$153,520	\$376,890	\$366,102
2015	\$179,300	\$153,520	\$332,820	N/A
2014	\$179,300	\$153,520	\$332,820	N/A
2013	\$169,500	\$177,140	\$346,640	\$311,281
2012	\$169,500	\$177,140	\$346,640	\$282,983
2011	\$169,500	\$177,140	\$346,640	\$257,258
2010	\$198,950	\$177,140	\$376,090	\$233,871
2009	\$35,470	\$177,140	\$212,610	N/A
2008	\$35,470	\$177,140	\$212,610	N/A
2007	\$35,470	\$177,140	\$212,610	N/A
2006	\$35,470	\$177,140	\$212,610	N/A
2005	\$118,140	\$94,470	\$212,610	\$167,156
2004	\$57,490	\$94,470	\$151,960	N/A
2003	\$57,490	\$94,470	\$151,960	N/A
2002	\$57,490	\$94,470	\$151,960	N/A
2001	\$57,480	\$94,470	\$151,950	N/A

Taxable Value

Year	City	ISD	County	College	Hospital	Special District
2025	\$569,050	\$404,050	\$387,240	\$387,240	\$387,240	\$0
2024	\$573,624	\$498,624	\$390,900	\$390,900	\$390,900	\$0
2023	\$522,840	\$442,840	\$346,272	\$346,272	\$346,272	\$0
2022	\$485,290	\$460,290	\$312,232	\$337,232	\$343,232	\$0
2021	\$468,446	\$443,446	\$374,757	\$374,757	\$374,757	\$0
2020	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2019	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2018	\$401,380	\$376,380	\$321,104	\$321,104	\$321,104	\$0
2017	\$376,890	\$351,890	\$301,512	\$301,512	\$301,512	\$0
2016	\$366,102	\$341,102	\$292,882	\$292,882	\$292,882	\$0
2015	\$332,820	\$307,820	\$266,256	\$266,256	\$266,256	\$0
2014	\$332,820	\$317,820	\$266,256	\$266,256	\$266,256	\$0
2013	\$311,281	\$296,281	\$249,025	\$249,025	\$249,025	\$0
2012	\$282,983	\$267,983	\$226,387	\$226,387	\$226,387	\$0
2011	\$257,258	\$242,258	\$205,807	\$205,807	\$205,807	\$0
2010	\$233,871	\$218,871	\$187,097	\$187,097	\$187,097	\$0
2009	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0

DCAD - Account History

2008	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2007	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2006	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2005	\$167,156	\$152,156	\$133,725	\$133,725	\$133,725	\$0
2004	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2003	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2002	\$151,960	\$151,960	\$151,960	\$151,960	\$151,960	\$0
2001	\$151,950	\$151,950	\$151,950	\$151,950	\$151,950	\$0

Exemptions

2025		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$140,000	\$121,810	\$121,810	\$121,810	\$0
	OTHER EXEMPTION	\$40,000	\$65,000	\$100,000	\$100,000	\$100,000	\$0
	Taxable Value	\$569,050	\$404,050	\$387,240	\$387,240	\$387,240	\$0
2024		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$100,000	\$122,724	\$122,724	\$122,724	\$0
	OTHER EXEMPTION	\$40,000	\$15,000	\$100,000	\$100,000	\$100,000	\$0
	Taxable Value	\$573,624	\$498,624	\$390,900	\$390,900	\$390,900	\$0
2023		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$100,000	\$111,568	\$111,568	\$111,568	\$0
	OTHER EXEMPTION	\$35,000	\$15,000	\$100,000	\$100,000	\$100,000	\$0
	Taxable Value	\$522,840	\$442,840	\$346,272	\$346,272	\$346,272	\$0
2022		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$40,000	\$103,058	\$103,058	\$103,058	\$0
	OTHER EXEMPTION	\$30,000	\$15,000	\$100,000	\$75,000	\$69,000	\$0
	Taxable Value	\$485,290	\$460,290	\$312,232	\$337,232	\$343,232	\$0
2021		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$93,689	\$93,689	\$93,689	\$0
	Taxable Value	\$468,446	\$443,446	\$374,757	\$374,757	\$374,757	\$0
2020		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$85,172	\$85,172	\$85,172	\$0
	Taxable Value	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2019		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED

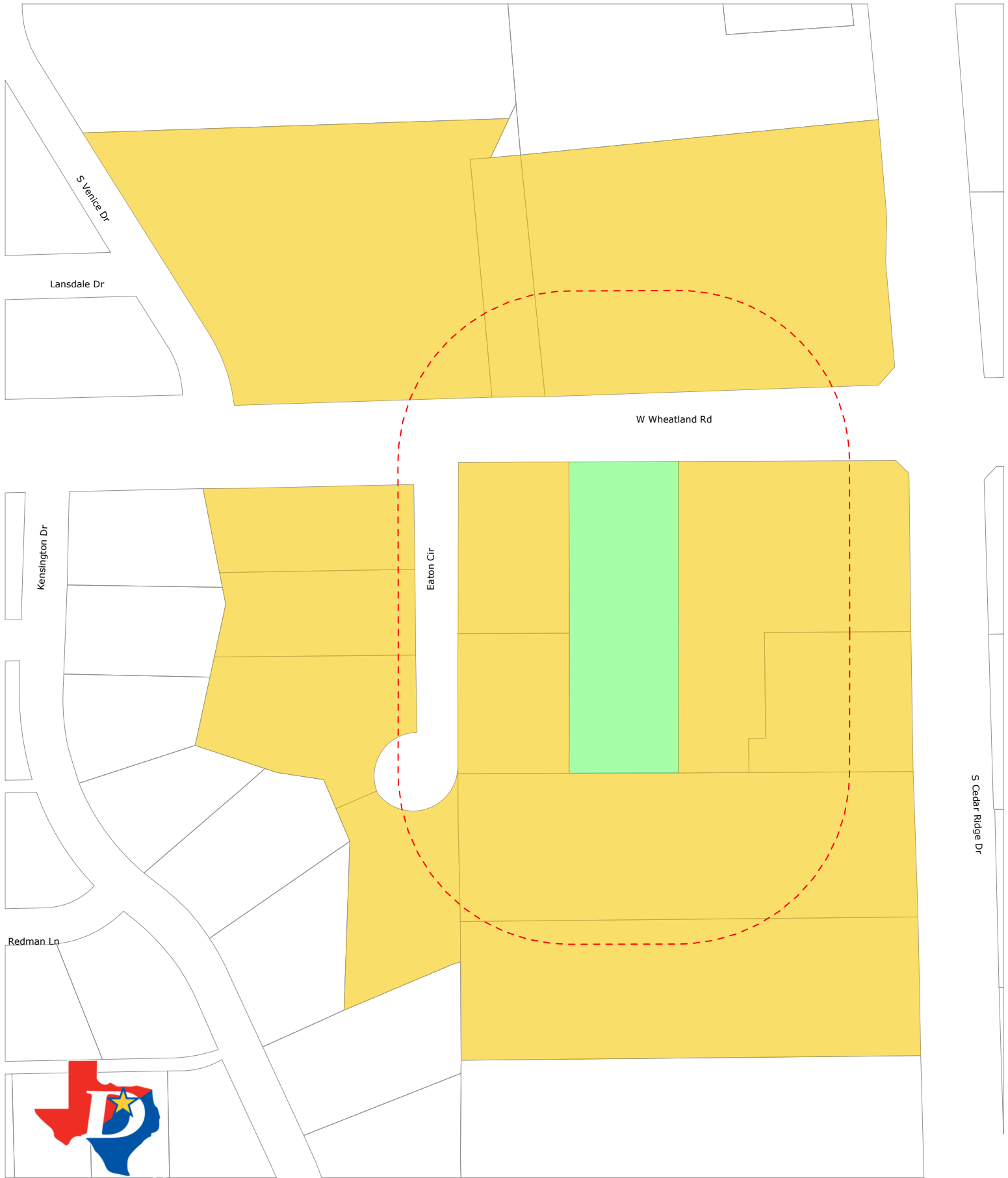
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$85,172	\$85,172	\$85,172	\$0
	Taxable Value	\$425,860	\$400,860	\$340,688	\$340,688	\$340,688	\$0
2018		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$80,276	\$80,276	\$80,276	\$0
	Taxable Value	\$401,380	\$376,380	\$321,104	\$321,104	\$321,104	\$0
2017		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$75,378	\$75,378	\$75,378	\$0
	Taxable Value	\$376,890	\$351,890	\$301,512	\$301,512	\$301,512	\$0
2016		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$73,220	\$73,220	\$73,220	\$0
	Taxable Value	\$366,102	\$341,102	\$292,882	\$292,882	\$292,882	\$0
2015		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$25,000	\$66,564	\$66,564	\$66,564	\$0
	Taxable Value	\$332,820	\$307,820	\$266,256	\$266,256	\$266,256	\$0
2014		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$66,564	\$66,564	\$66,564	\$0
	Taxable Value	\$332,820	\$317,820	\$266,256	\$266,256	\$266,256	\$0
2013		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$62,256	\$62,256	\$62,256	\$0
	Taxable Value	\$311,281	\$296,281	\$249,025	\$249,025	\$249,025	\$0
2012		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$56,596	\$56,596	\$56,596	\$0
	Taxable Value	\$282,983	\$267,983	\$226,387	\$226,387	\$226,387	\$0

2011		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$51,451	\$51,451	\$51,451	\$0
	Taxable Value	\$257,258	\$242,258	\$205,807	\$205,807	\$205,807	\$0
2010		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$46,774	\$46,774	\$46,774	\$0
	Taxable Value	\$233,871	\$218,871	\$187,097	\$187,097	\$187,097	\$0
2009		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2008		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2007		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2006		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$42,522	\$42,522	\$42,522	\$0
	Taxable Value	\$212,610	\$197,610	\$170,088	\$170,088	\$170,088	\$0
2005		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$33,431	\$33,431	\$33,431	\$0
	Taxable Value	\$167,156	\$152,156	\$133,725	\$133,725	\$133,725	\$0
2004		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED

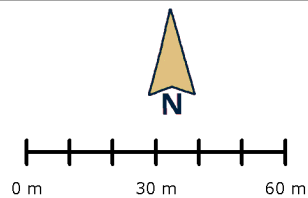
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$30,392	\$30,392	\$30,392	\$0
	Taxable Value	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2003		City	School	County	College	Hospital	Special District
	Taxing Jurisdiction	DUNCANVILLE	DUNCANVILLE ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
	HOMESTEAD EXEMPTION	\$0	\$15,000	\$30,392	\$30,392	\$30,392	\$0
	Taxable Value	\$151,960	\$136,960	\$121,568	\$121,568	\$121,568	\$0
2002	No Exemptions						
2001	No Exemptions						

Exemption Details History

© 2025 Dallas Central Appraisal District.
All Rights Reserved.



810 W Wheatland Rd
200ft Property Address Buffer Map



- Legend**
- Parcels Within 200ft Buffer
 - Property Parcel Boundary
 - 200ft Buffer



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Conduct a public hearing for consideration and action for ZONE-2025-00018 request of Costco Wholesale, applicant, for a Specific Use Permit (SUP) to allow for accessory and incidental fuel pumps, on real property located at 250 W. Highway 67, legally described as Lot 2, Block A of Three Corners Addition to the City of Dallas, Dallas County, Texas.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

LaSheyla Jones

BACKGROUND/HISTORY:

Specific Use Permit (SUP) for accessory fuel pumps - removal and addition of new fuel pumps.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.

2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Staff Report, FINAL COSTCO SITE PLAN, Costco Landscape Plan, 250 W. Highway
67 Buffer Map

STAFF REPORT

To: City Council

From: LaSheyla Jones, Assistant Director - Planning & Zoning

Date: December 15, 2025

RE: Specific Use Permit (SUP) Request| 250 W. Highway 67
Zone #2025-00018

Applicant: Costco Wholesale| Owner
David Kopczynski| Agent

REQUEST: The applicant is requesting a Specific Use Permit (SUP) to add fuel pumps to an existing site as an accessory and incidental use in the General Office Retail (GOR) district

LOCATION: 250 W. Highway 67, Duncanville, TX

EXISTING ZONING: General Office Retail (GOR)

PROPOSED ZONING: General Office Retail (GOR) with an SUP for fuel pumps as an accessory and incidental use

FUTURE LAND

USE DESIGNATION: Gateway Corridor

PROJECT SUMMARY:

The applicant is requesting approval of a Specific Use Permit (SUP) to add fuel pumps in a General Office Retail (GOR) zoning district. Section 3.03 of the Zoning Ordinance states that fuels pumps are an accessory and incidental use that is only permitted with the review and approval of an SUP. The applicant is proposing to construct a service station to include a

10,320 square feet overhead fuel canopy, installation of 15 new multi-product dispensers (MPD), three (3) new 40,000 gallon underground storage tanks (UST), one (1) 1,500 gallon additive UST, one (1) new controller enclosure with restroom and associated site improvements followed by decommissioning and demolition of the existing fuel facility and completion of remaining landscape, lighting, paving, parking and directional striping.

The primary use of the property is retail, regional scale, which is allowed in the General Office Retail (GOR) district by right. The accessory use of fuel pumps is the main purpose of the SUP request and review.

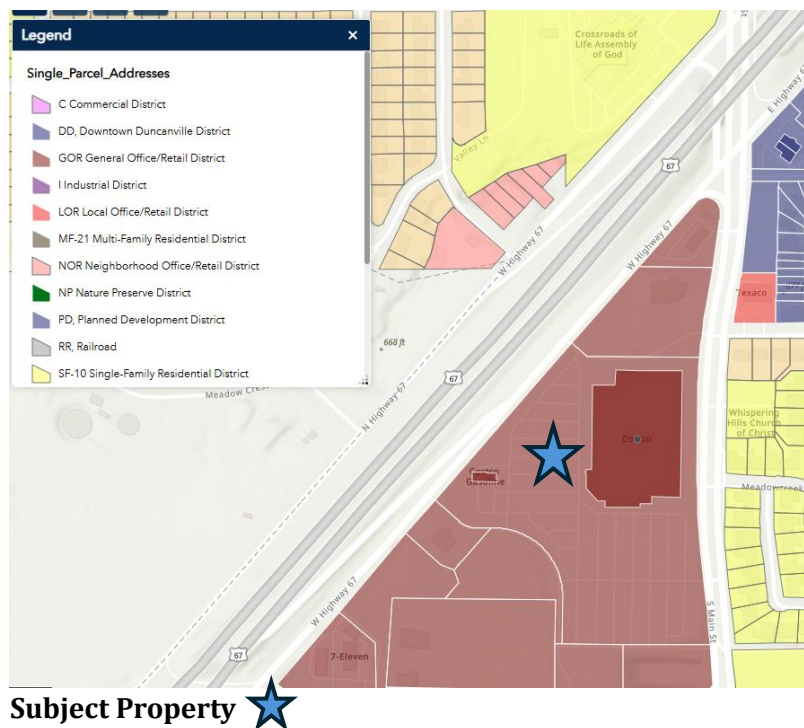


Figure 1. Zoning Map

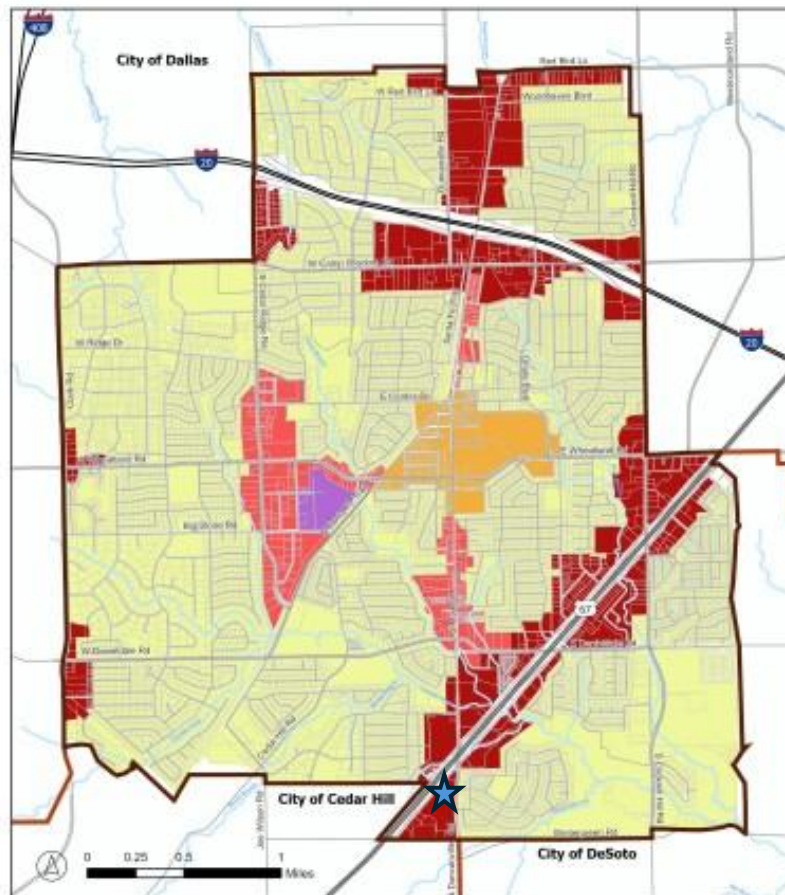
ZONING DISTRICT DESCRIPTION:

The **General Office Retail (GOR)** district is established to provide for the development of regional serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Figure 2: Future Land Use Map

»» **Future Land Use Map**

TX Loc Govt Code § 213.005 (2024):
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

-  Traditional Neighborhood Residential
-  Gateway Corridor
-  Main Street
-  Downtown
-  Industrial

Subject Property: 

FUTURE LAND USE DESCRIPTION:

GATEWAY CORRIDOR character area intends to allow for a diversity of commercial, industrial, office, civic, and residential uses to foster vibrant districts along major gateways and transportation corridors in the City. Target areas for this character area include:

- Highway 67
- Highway 20
- South Cedar Ridge Drive
- East/West Wheatland Road
- South/North Main Street
- East/West Danieldale Road
- South Cockrell Hill Road

Development in this character area should seek to optimize underutilized land through strategic infill that cultivates a mix of commercial uses with nearby residential housing. This type of development seeks to activate the City's existing commercial space and add a greater diversity of residential housing offerings to meet current and future housing needs. Ensuring pedestrian and multimodal connectivity to the downtown and other surrounding neighborhoods should be prioritized and encouraged.

USE DEFINITIONS:

Article VII Section 7.02.B Accessory and Incidental Uses

Fuel Pumps: Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. Such use is permitted only in conjunction with Retail or Grocery principal use.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** General Office/Retail (GOR)
 - Restaurant, Pappa's BBQ
- **EAST:** Single Family 10 Residential District (SF-10), Single Family 7 Residential District (SF-7)
 - Silver Creek Estates
 - Whispering Hills Subdivision
 - Whisper Hills Church of Christ
- **SOUTH:** General Office/Retail (GOR)
 - Vacant land, undeveloped
- **WEST:** Highway 67

PUBLIC INPUT:

Staff mailed 20 notices. At the time of preparation of this report staff has not received any responses supporting or in opposition to the proposed rezoning request.

STAFF REVIEW:

The site plan submitted by the applicant included the plans specifically addressing the location and development standards of the proposed fuel pump expansion. There are six (6) existing fuel pumps with the proposal to add nine (9) more fuel pumps for a total of 15. The site plan configuration to allow for the additional fuel pumps indicates that 44 parking spaces will be removed. With the removal of these 44 spaces, the site will have 745 parking spaces available, which exceeds the minimum requirement of 300 spaces based on the use and size of the building. Although this request is for the fuel pumps exclusively, the site plan must be reviewed for compliance in its entirety.

As it relates to access the primary entrance into the subject property will not change. The points of entry and exit will be from Highway 67 as it functions today.

KEY FEATURES OF AN SUP:

a. The proposed use is consistent and compatible with the adjacent land use and zoning.

The proposed use is consistent and compatible with adjacent land uses and zoning. The subject property is zoned General Office/Retail (GOR), which allows fuel pumps only with approval of a Specific Use Permit (SUP). Staff finds the proposed use, a retail store (regional scale) with accessory fuel pumps, to be appropriate within this zoning district and compatible with nearby developments of similar character and intensity.

To the northeast, across South Main Street, there is an existing Texaco gas station that includes a retail convenience store as the primary use and fuel pumps as an accessory and incidental use. Similarly, to the southwest, bordering West Highway 67, a 7-Eleven gas station operates with general retail and a convenience store as the primary use, also featuring fuel pumps as an accessory use. These adjacent uses reinforce the commercial nature of the corridor and demonstrate established precedent for this type of development in the immediate area. To the east of the subject property are Single-Family-7 (SF-7) and SingleFamily10 (SF-10) residential homes, which are separated from the

proposed site by S. Main Street and setback requirements. Additionally, the properties to the north, are also zoned General Office/Retail (GOR), which is alignment with the zoning of the subject property and intention along Highway 67.

Staff conclude that the proposed fuel pumps do not conflict with the surrounding land uses and that the requested Specific Use Permit is the minimum mechanism necessary to authorize this accessory use under current zoning regulations.

b. The proposed use is consistent with the architecture and characteristics of the adjacent properties.

The proposed use is consistent with the architecture and overall character of adjacent properties. The project includes a 64.5-foot by 160-foot canopy structure to cover the fuel pumps, designed to mirror the architectural style and characteristics of existing fuel pump accessory located on the southern side of the property. The canopy will shelter a total of 15 multi-product dispensers, and its design, materials, and scale are intended to integrate seamlessly with the surrounding built environment. Staff finds that the proposed architectural elements and materials are compatible with adjacent properties and consistent with the commercial development patterns along this corridor.

c. The proposed use may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.

Staff finds that the proposed use follows the development standards set forth in the City of Duncanville Zoning Ordinance and does not foresee an adverse impact on adjacent properties.

d. The proposed use is consistent with the goals and objectives of the City.

The proposed use is consistent with the goals and objectives of the City of Duncanville. This area is already developed with major retail, including the existing Costco, which currently operates a fuel station on the same property. The addition of an expanded or secondary fuel pump station on the Costco site enhances the site's function as a regional retail hub. By increasing fuel service capacity, the proposal supports the City's broader goals of improving access to essential services, enhancing the efficiency of high traffic retail centers, and reinforcing the viability of key commercial corridors.

e. The proposed use is an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.

Staff finds that the proposed use meets the minimum standards set forth by the zoning ordinance.

f. The proposed use will not be detrimental to the general health, safety, and welfare of the community.

The proposed use should not be detrimental to the general health, safety, and welfare of the community. Fueling stations are held to strict health and safety regulations at the national level.

g. The proposed use would stabilize and improve property values within the City.

Staff cannot prove or disprove that the proposed use would stabilize and improve property values within the City.

h. The proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.

Staff cannot speak to how the proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors. Staff recognizes that fuel stations are a fundamental amenity that supports both local and regional activity. The addition of fuel pumps on a high-traffic retail site such as Costco may enhance convenience and accessibility for shoppers, travelers, and commuters, which can contribute to a more functional and service-oriented retail/commercial environment. While staff cannot definitively determine the broader impact on the City's image or appeal, the proposed use does align with infrastructure and service expectations typical of a well-developed retail corridor.

i. The proposed use would strengthen and help diversify the economy of the City.

Staff cannot speak to how the proposed use would strengthen and help diversify the economy of the City.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the SUP at their December 8th meeting.



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

STAFF RECOMMENDATION:

Approve. Staff finds that the proposed accessory and incidental fuel pump use satisfy and exceed the minimum requirements set forth in the City of Duncanville Zoning Ordinance.

FIGURES:

Figure 1: Zoning Map

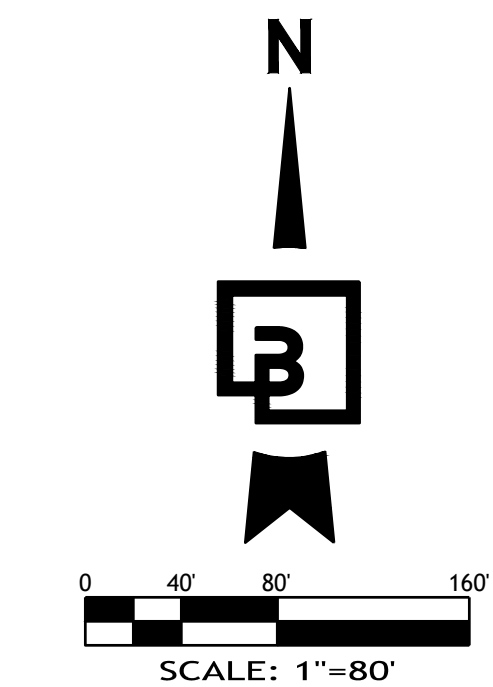
Figure 2: Future Land Use Map

ATTACHMENTS:

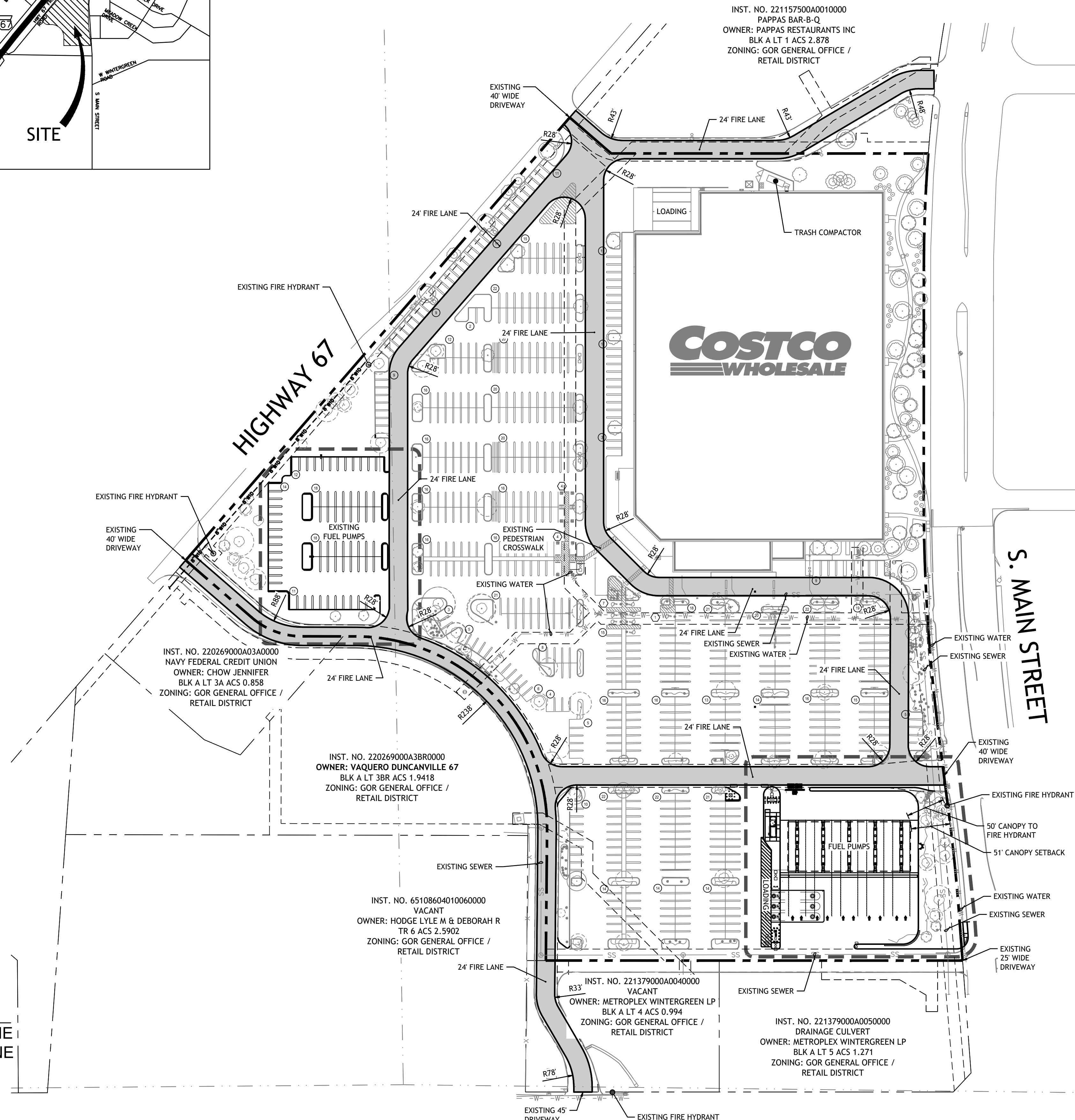
Attachment 1: Site Plan

Attachment 2: Landscape Plan

Attachment 3: Map of properties within 200 ft

[illegible]

INST. NO. 221157500A0010000
PAPPAS BAR-B-Q
OWNER: PAPPAS RESTAURANTS INC
BLK A LT 1 ACS 2.878
ZONING: GOR GENERAL OFFICE /
RETAIL DISTRICT



-W- -W- -W- EXISTING WATER LINE
 — SS — EXISTING SEWER LINE



Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027		
PROJECT ADDRESS:	250 W. HIGHWAY 67 DUNCANVILLE, TX 75137		
ZONING:	GOR (GENERAL OFFICE/RETAIL)		
LAND USE:	RETAIL, REGIONAL SCALE WITH FUEL PUMPS		
SITE AREA:	16.46 ACRES (629,880 S.F.)		
JURISDICTION:	DUNCANVILLE, TEXAS		
SETBACKS:	FRONT YARD:	25'	
	SIDE YARD:	25'	
	INTERIOR SIDE YARD:	0'	
	REAR YARD:	25'	

EXIST. BUILDING AREA	145,056 S.F.
EXIST. TIRE CENTER	5,200 S.F.
EXIST. FOOD SERVICE	1,069 S.F.
TOTAL EXIST. BUILDING	151,325 S.F.

EXISTING FUEL FACILITY	6 DISPENSERS
RELOCATED FACILITY	15 DISPENSERS
(NINE (9) NEW DISPENSERS TOTAL)	

PARKING PROVIDED:	
EXISTING STALLS	789 STALLS
STALLS REMOVED	44 STALLS
<u>TOTAL PARKING</u>	<u>745 STALLS</u>

- 1) THE SUBJECT SITE IS LOCATED WITHIN THE ZONE X (FEMA FIRM NO 48113C0610K DATED JULY 7, 2014 AND THIS PROJECT WILL NOT BE SUBJECT TO ANY FLOOD CONTROL REQUIREMENTS
- 2) ALL THE LANDSCAPING SHOWN IS PROVIDED IN DETAIL ON LANDSCAPE PLAN WITH THE REQUIRED LANDSCAPING (INCLUDING EXISTING AND PROPOSED LANDSCAPE, PLANT TYPES, TREES ETC.)

Job Number 12217	 Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.2516222 barghausen.com	Designed _____ Drawn <u>ENW</u> Checked _____ Approved _____ Date <u>10/2/25</u>	Scale: Horizontal Vertical N/A	PRELIMINARY	For:  COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027	Title: OVERALL SITE PLAN 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636 CASE NO: ZONE-2025-00018	No.	Date	By	Ckd.	Appr.	Revision
		Sheet DD-1										



COSTCO WHOLESALE FUEL FACILITY EXPANSION
250 W. HIGHWAY 67
DUNCANVILLE, TX 75137
COSTCO WHOLESALE FACILITY #636

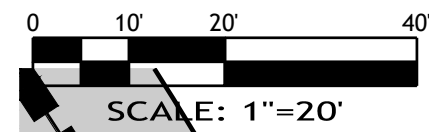
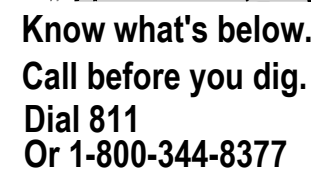


Know what's below
Call before you dig.
Dial 811
Or 1-800-344-8377

Job Number 12217	Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Designed _____ Drawn <u>ENM</u> Checked _____ Approved _____ Date <u>10/2/25</u>	Scale: Horizontal _____ Vertical _____ N/A _____	PRELIMINARY	For:  COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027	Title: DETAILED SITE PLAN 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636 CASE NO: ZONE-2025-00018	No. _____ Date _____ By _____ Ctd. _____ Appr. _____ Revision _____
		Sheet DD-2a					

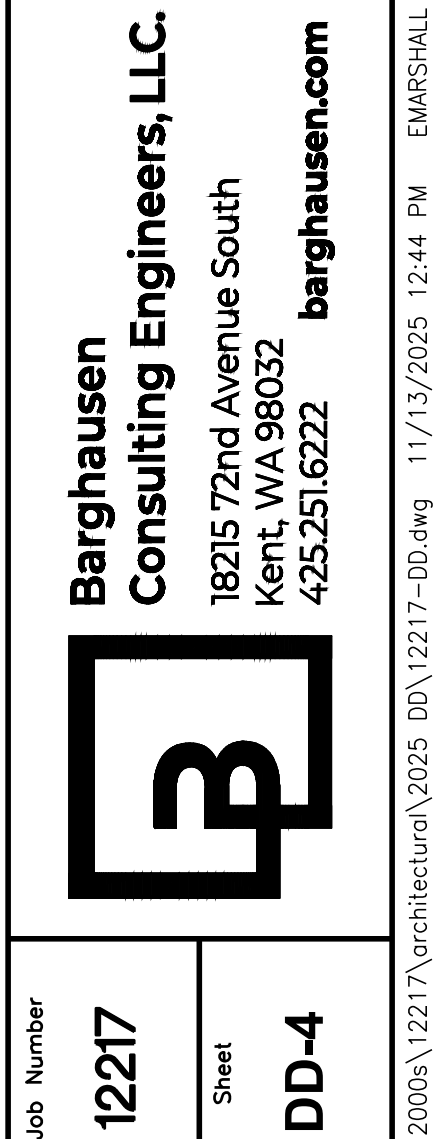


No.	Date	By	Cld.	Appr.	Revision
Job Number 12217		Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com			
Sheet DD-2b					
		Scale: _____ Horizontal Vertical N/A		PRELIMINARY	
Designed _____ Drawn <u>EMM</u> Checked _____ Approved _____ Date <u>10/2/25</u>		For:  COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027		Title: DETAILED SITE PLAN 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636 CASE NO: ZONE-2025-00018	



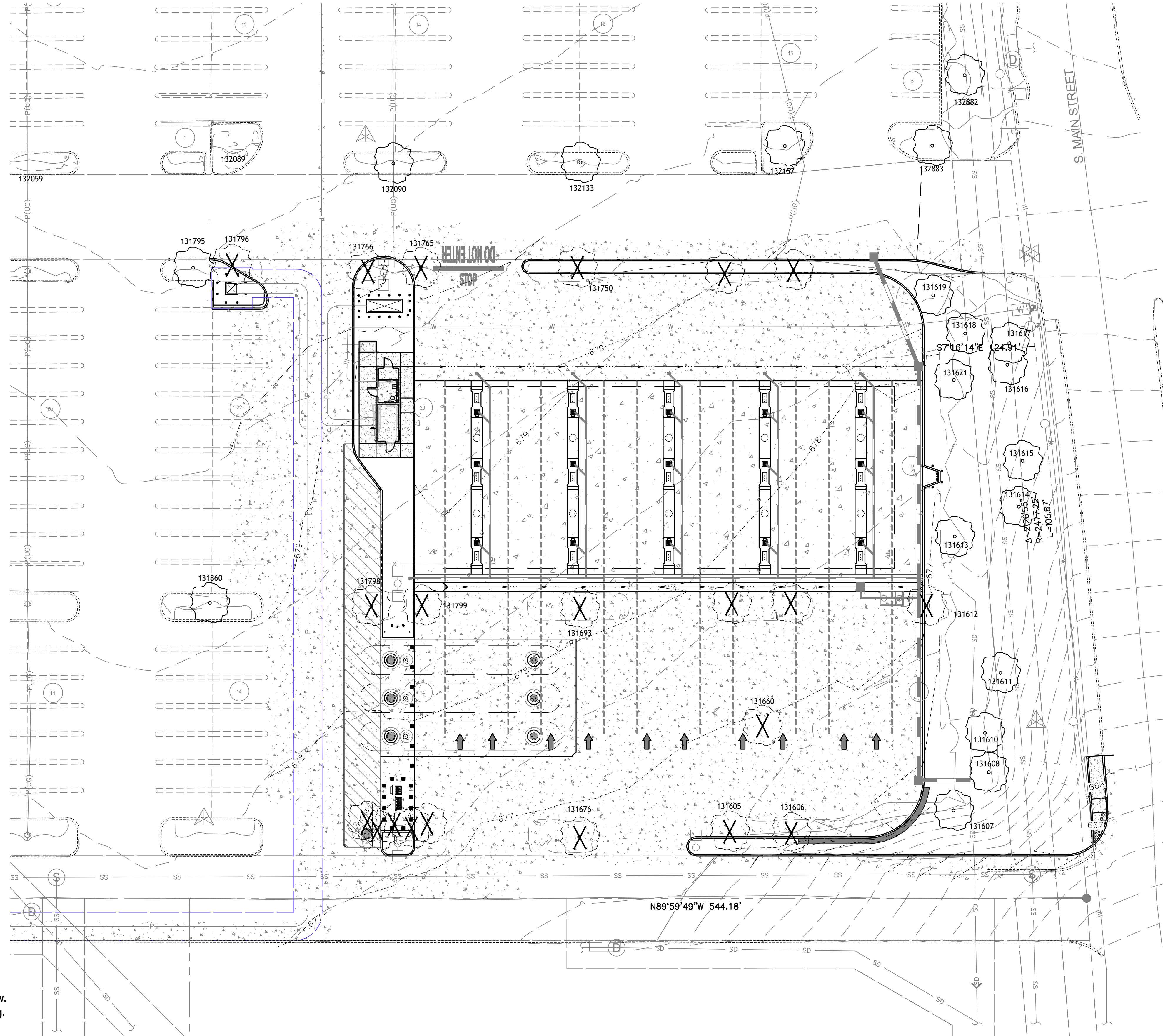
Technical drawing of a truck chassis showing dimensions in feet and inches. The drawing includes a side profile of the truck with various measurements labeled. Dimensions include overall length (102.25 ft), wheelbase (43 ft), and ground clearance (8.500 ft).

Dimension	Value
US - COSTCO - FUEL - TYP	102.25ft
Overall Length	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	8.500ft
Max Track Width	8.500ft
Lock-to-lock time	6.000"
Max Steering Angle (Virtual)	40.00°



PRELIMINARY

Title:
DETAILED SITE PLAN
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 77001
COSTCO WHOLESALE FACILITY
CASE NO: ZONE-2025-00000000



TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION
131605	13" OAK	132002	CREPE MYRTLE
131606	12" OAK	132019	CREPE MYRTLE
131607	CREPE MYRTLE	132041	7" OAK
131608	CREPE MYRTLE	132059	7" OAK
131610	9" OAK	132089	3" OAK
131611	15" OAK	132090	7" OAK
131612	13" OAK	132133	8" OAK
131613	11" OAK	132157	14" OAK
131614	9" OAK	132230	10" LIVE OAK
131615	CREPE MYRTLE	132231	14" LIVE OAK
131616	CREPE MYRTLE	132232	14" OAK
131617	CREPE MYRTLE	132247	CREPE MYRTLE
131618	CREPE MYRTLE	132292	CREPE MYRTLE
131619	CREPE MYRTLE	132310	13" CHINABERRY
131621	13" OAK	132331	12" OAK
131660	15" OAK	132375	15" OAK
131676	9" OAK	132376	13" LIVE OAK
131693	10" OAK	132405	12" OAK
131750	7" CHINABERRY	132416	17" LIVE OAK
131765	CREPE MYRTLE	132440	CREPE MYRTLE
131766	CREPE MYRTLE	132441	CREPE MYRTLE
131795	CREPE MYRTLE	132442	CREPE MYRTLE
131796	CREPE MYRTLE	132524	CREPE MYRTLE
131798	CREPE MYRTLE	132525	CREPE MYRTLE
131799	CREPE MYRTLE	132566	8" OAK
131860	10" OAK	132608	9" OAK
131927	3" OAK	132629	CREPE MYRTLE
131928	3" OAK	132650	9" OAK
131947	13" OAK	132840	CREPE MYRTLE
131964	13" OAK	132865	17" OAK
131977	9" OAK	132882	18" OAK
131992	8" OAK	132883	CREPE MYRTLE

TREE INFORMATION SOURCE: KIMLEY-HORN TOPOGRAPHIC AND BOUNDARY SURVEY DATED 4/20/2024

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Costco
WHOLESALE
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

DATE SIGNED 11.3.25

Designed	JMV	Horizontal 1"-20"	Vertical N/A
Drawn	JMV		
Checked	JMV		
Approved	JMV		
Date	11/3/25		

**Barghausen
Consulting Engineers, LLC.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

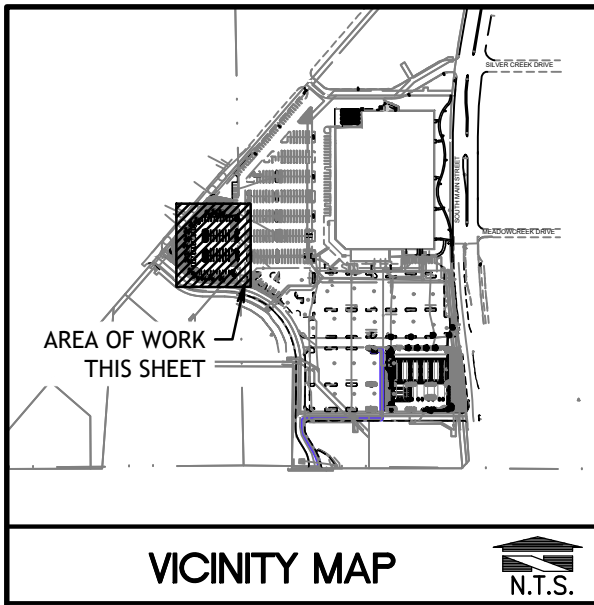


Job Number 12217

Sheet
-1- 4

2:\12000s\12217\preliminary\2025-OSR\12217-L.dwg 11/3/2025 6:09 PM JVARLEY

**Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377**



LANDSCAPE PLAN - WEST
COSTCO WHOLESALE ON-SITE RELOCATION
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 75137
COSTCO WHOLESALE FACILITY #636

LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY
- EXISTING TREE TO BE REMOVED

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	SPACING	QUANTITY	REMARKS
TREES:					
	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	AS SHOWN	16	NOTES FOR ALL TREES: STAKE ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL.	AS SHOWN	3	NOTES FOR ALL TREES: STAKE ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL.	AS SHOWN	16	NOTES FOR ALL TREES: STAKE ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
TURFGRASS LAWN					
	SEED OR SOD				
MULCH:					
	3"-4" DEPTH WASHED COBBLE MULCH OVER WEED BARRIER FABRIC				
	LANDSCAPE CONTRACTOR TO REVISE EXISTING IRRIGATION TO ACCOMMODATE NEW AND REMOVED LANDSCAPE BEDS. INSTALL 4" DEPTH IMPORTED TOPSOIL IN NEW LAWN BEDS				

LANDSCAPE NOTES

THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.

LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.

NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE PLAN.

THE RIGHT OF WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREA. ALL DRIVEWAYS WILL MAINTAIN VISIBILITY AS APPROVED BY THE DIRECTOR. ALL PLANTINGS INTENDED FOR EROSION CONTROL WILL BE MAINTAINED. THE CITY MAY REQUIRE REVEGETATION TO PREVENT EROSION OR SLIPPAGE.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN THIRTY (30) DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (E.G. DROUGHT OR FREEZE).

WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONFLICT. SUBSTITUTION OF PLANT MATERIAL IS NOT ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR.

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM.

REQUIRED LANDSCAPED OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.

ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK 'STORM CLOUD' IN COLOR.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Title:

Costco
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

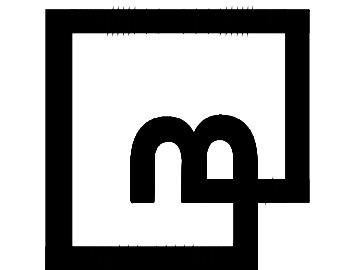
For:



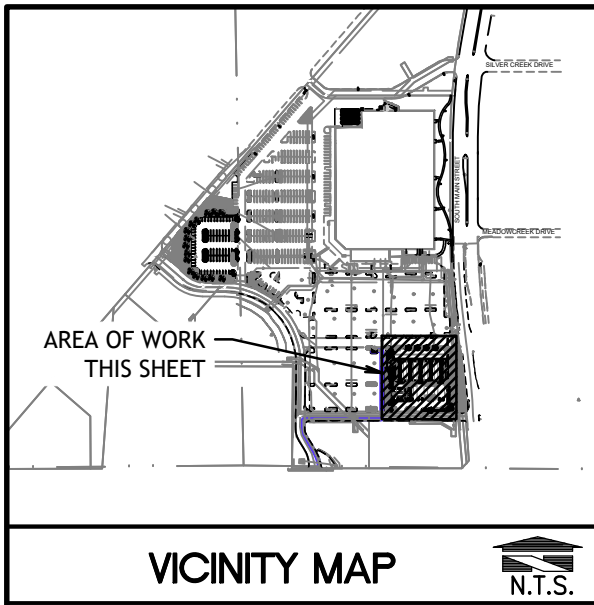
Scale: Horizontal 1"=20' Vertical N/A

Designed JMW Draw JMW Checked JMW Approved JMW Date 11/3/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



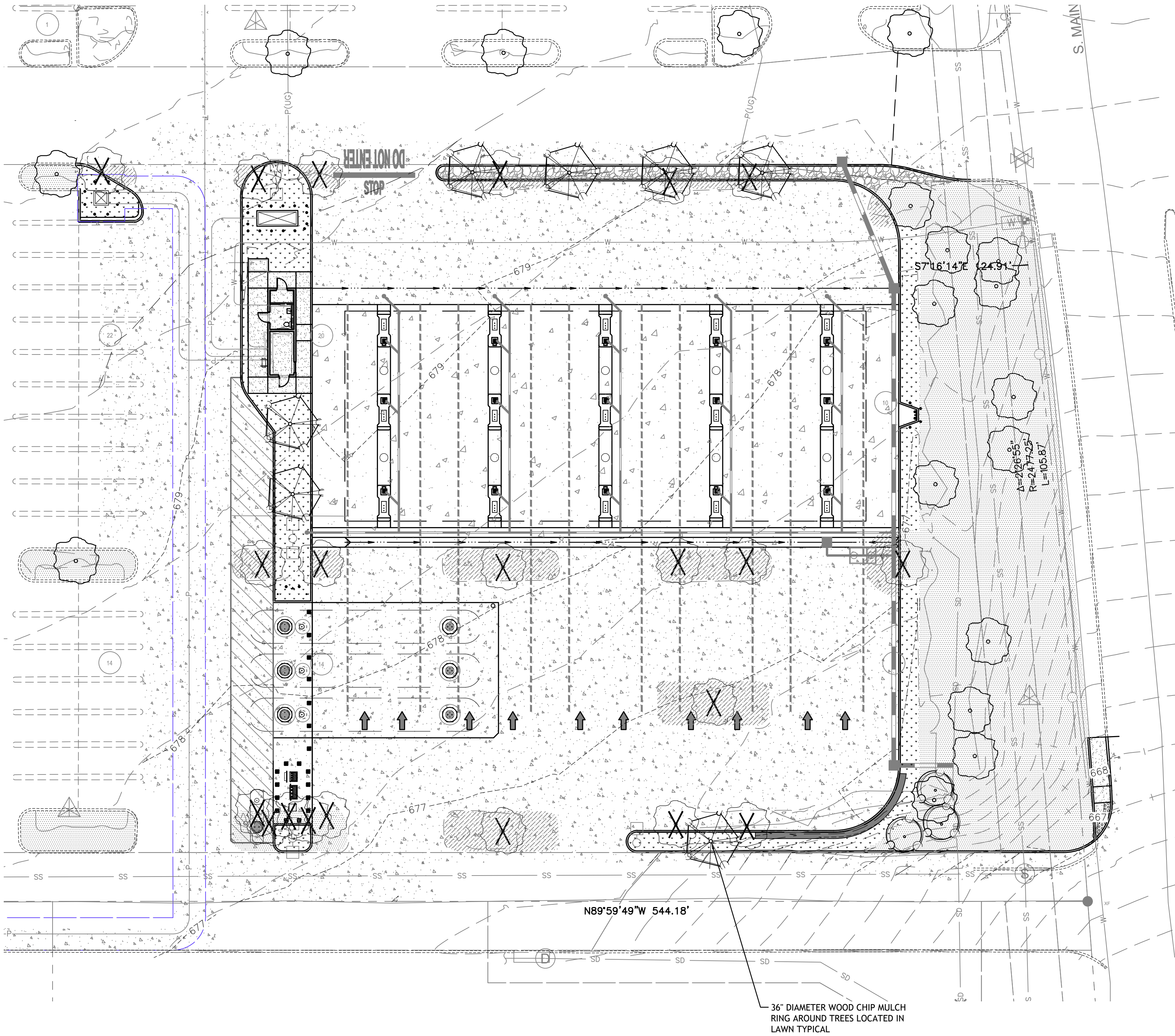
Job Number 12217
Sheet L-2 of 4



LANDSCAPE PLAN - EAST
COSTCO WHOLESALE ON-SITE RELOCATION
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 75137
COSTCO WHOLESALE FACILITY #636

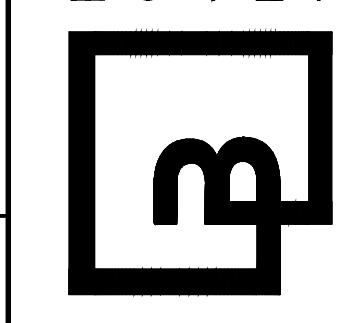
LEGEND

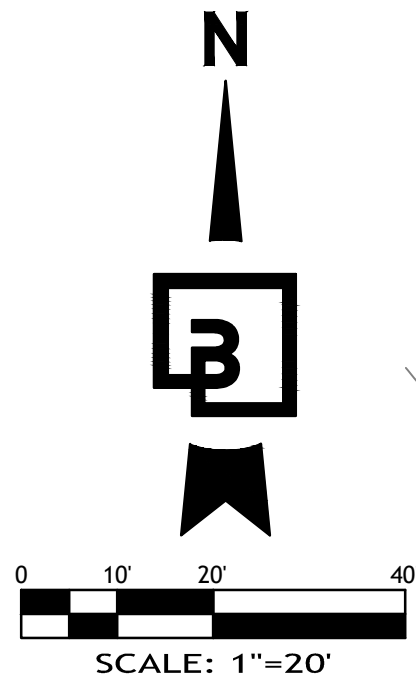
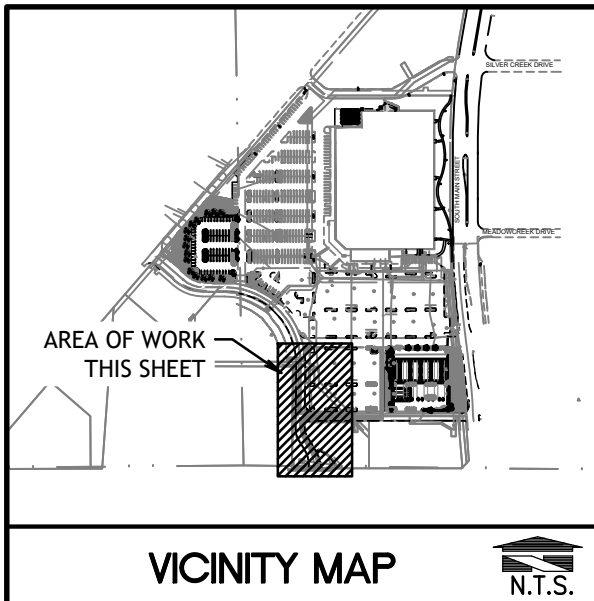
- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY
- EXISTING TREE TO BE REMOVED



UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

 **Know what's below.**
Call before you dig.
Dial 811
Or 1-800-344-8377

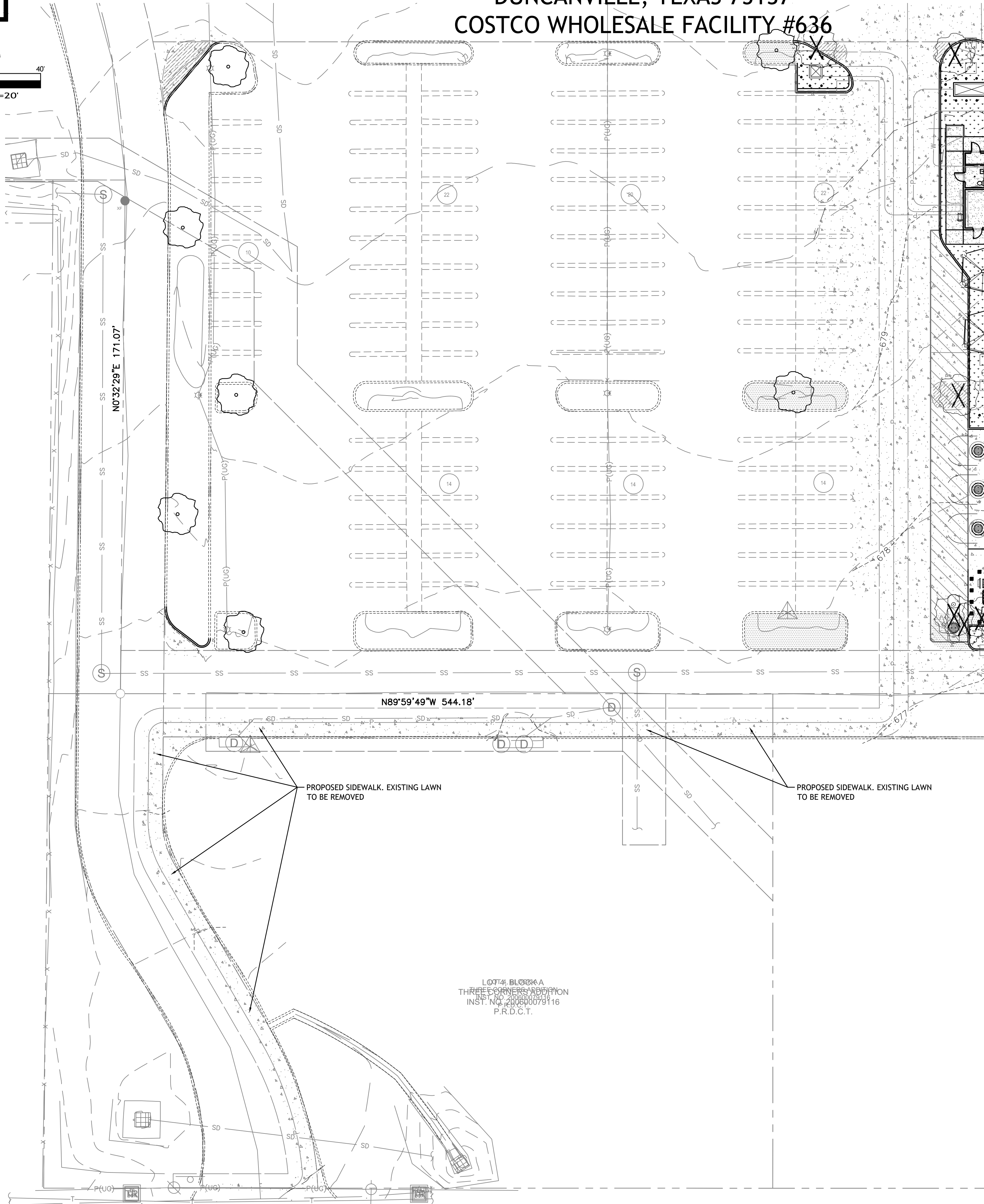
Job Number 12217		Sheet L-3 of 4		Revision	
Title: LANDSCAPE PLAN - EAST 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636		For:  COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027		No. Date By Ckd. Appr.	
Scale: Horizontal 1"=20' Vertical N/A		Designed JMW Drawn JMW Checked JMW Approved JMW Date 11/3/25		DATE SIGNED 11.3.25	
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com					
		P:\12000a\12217\preliminary\2025-05R\12217-L.dwg 11/3/2025 6:10 PM JVARLEY			



LANDSCAPE PLAN
COSTCO WHOLESALE ON-SITE RELOCATION
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 75137
COSTCO WHOLESALE FACILITY #636

LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY
- EXISTING TREE TO BE REMOVED



L 0374; BL 0334 A
THREE CORNERS ADDITION
INS. 1, NO. 200800079116
P.R.D.C.T.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

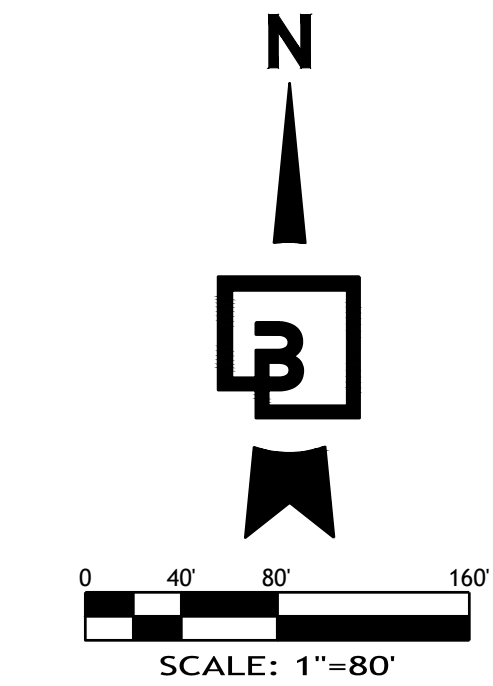
Public Notice



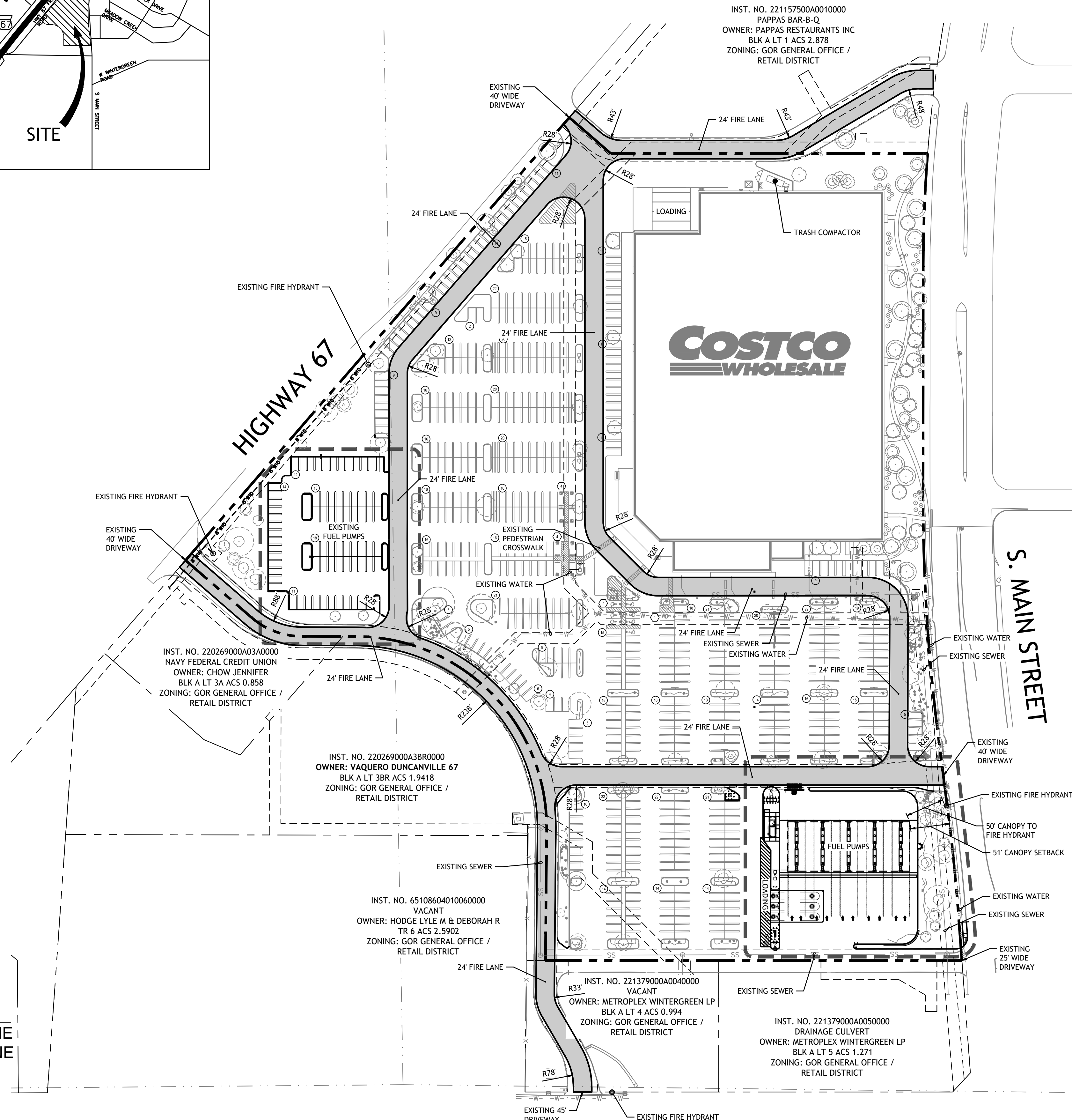
Legend

- Roads
- 250 W. Highway 67
- 200 ft. buffer
- Parcels within 200 ft. buffer

A detailed map of the area around the proposed site. The map shows several streets: 20th WILSON ROAD, CEDAR HILL ROAD, SHERIDAN AVENUE, E. WATERGREEN ROAD, LINNMEADOW DRIVE, LINNCREST DRIVE, LINNHAVEN DRIVE, WILLOW DRIVE, SILVER CREEK DRIVE, JACKSON CREEK DRIVE, and S. MAIN STREET. A large, thick black line runs diagonally across the map, representing a major road or boundary. A shaded rectangular area is labeled "SITE". A north arrow is located in the bottom left corner, pointing upwards. A scale bar is located in the bottom right corner, labeled "500 FEET". A small inset map in the top right corner shows the location of the site within a larger regional context.



INST. NO. 221157500A0010000
PAPPAS BAR-B-Q
OWNER: PAPPAS RESTAURANTS INC
BLK A LT 1 ACS 2.878
ZONING: GOR GENERAL OFFICE /
RETAIL DISTRICT



 EXISTING WATER LINE
 EXISTING SEWER LINE



**Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377**

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 250 W. HIGHWAY 67
DUNCANVILLE, TX 75137

ZONING: GOR (GENERAL OFFICE/RETAIL)

LAND USE: RETAIL, REGIONAL SCALE
WITH FUEL PUMPS

SITE AREA: 16.46 ACRES (629,880 S.F.)

JURISDICTION: DUNCANVILLE, TEXAS

SETBACKS: FRONT YARD: 25'
SIDE YARD: 25'
INTERIOR SIDE YARD: 0'
REAR YARD: 25'

EXIST. BUILDING AREA	145,056 S.F.
EXIST. TIRE CENTER	5,200 S.F.
EXIST. FOOD SERVICE	1,069 S.F.
<u>TOTAL EXIST. BUILDING</u>	<u>151,325 S.F.</u>

EXISTING FUEL FACILITY	6 DISPENSERS
RELOCATED FACILITY	15 DISPENSERS
(NINE (9) NEW DISPENSERS TOTAL)	

PARKING PROVIDED:	
EXISTING STALLS	789 STALLS
STALLS REMOVED	44 STALLS
TOTAL PARKING	745 STALLS

- 1) THE SUBJECT SITE IS LOCATED WITHIN THE ZONE X (FEMA FIRM NO 48113C0610K DATED JULY 7, 2014 AND THIS PROJECT WILL NOT BE SUBJECT TO ANY FLOOD CONTROL REQUIREMENTS
- 2) ALL THE LANDSCAPING SHOWN IS PROVIDED IN DETAIL ON LANDSCAPE PLAN WITH THE REQUIRED LANDSCAPING (INCLUDING EXISTING AND PROPOSED LANDSCAPE, PLANT TYPES, TREES ETC.)

Job Number 12217		 Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Designed _____ Drawn <u>ENM</u> Checked _____ Approved _____ Date <u>10/2/25</u>	Scale: Horizontal Vertical N/A	PRELIMINARY	For:  COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027	Title: OVERALL SITE PLAN 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636 CASE NO: ZONE-2025-00018	No.	Date	By	Cd.	Appr.	Revision	
Sheet DD-1														



COSTCO WHOLESALE FUEL FACILITY EXPANSION
250 W. HIGHWAY 67
DUNCANVILLE, TX 75137
COSTCO WHOLESALE FACILITY #636

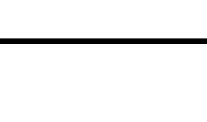


Know what's below
Call before you dig.
Dial 811
Or 1-800-344-8377

Job Number 12217	 Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Designed _____ Drawn _____ ENM Checked _____ Approved _____ Date 10/2/25		Scale: Horizontal Vertical N/A	PRELIMINARY	 COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027	For:	Title: DETAILED SITE PLAN 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636 CASE NO: ZONE-2025-00018	No.	Date	By	Cld.	Appr.	Revision	
Sheet DD-2a															



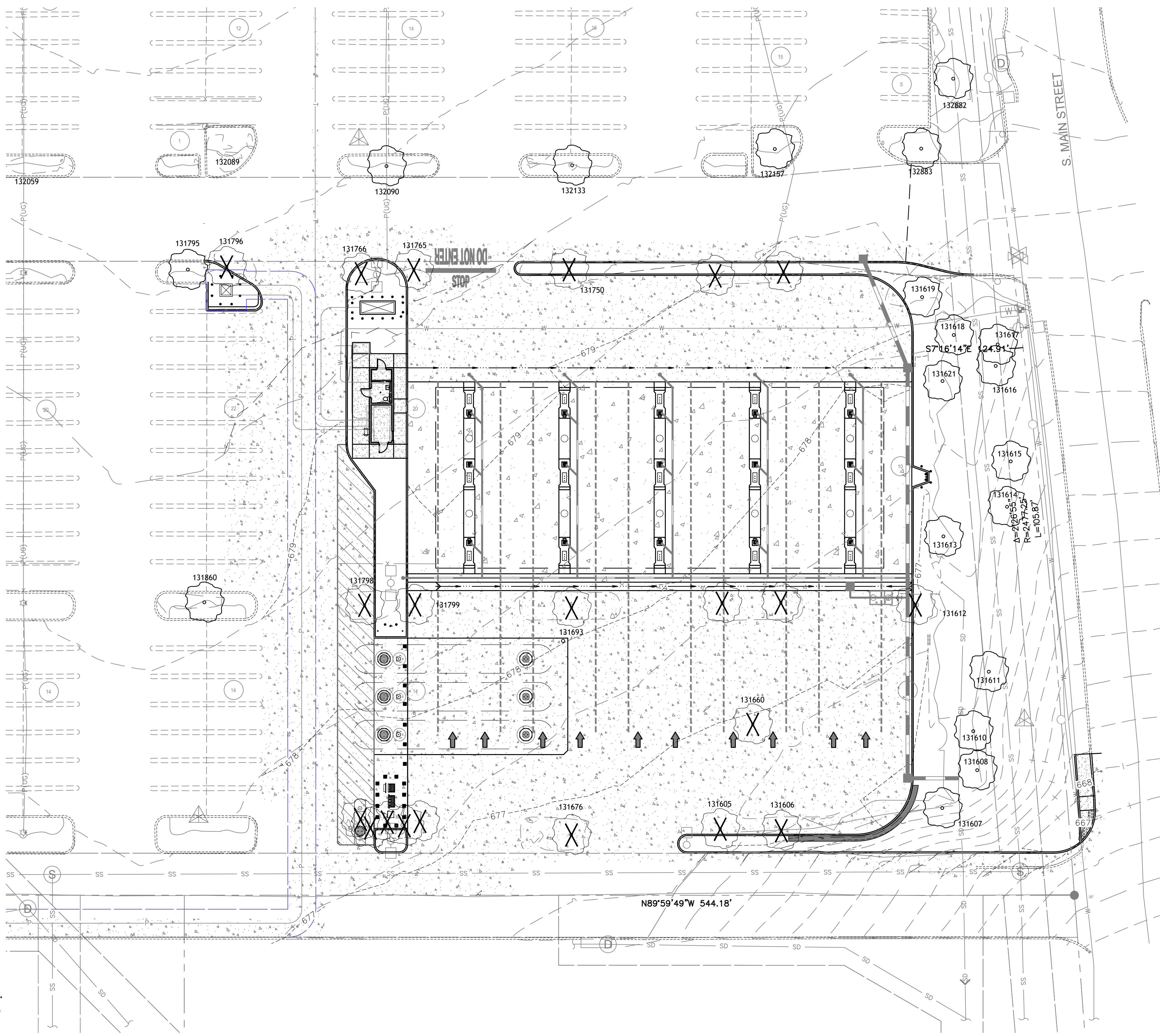
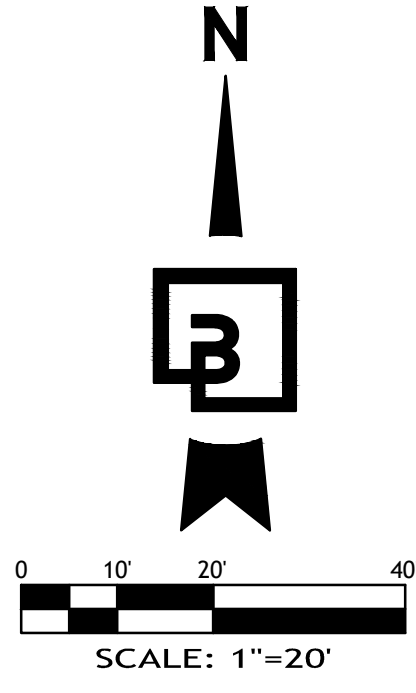
No.	Date	By	Chd.	Appr.	Revision
Job Number 12217		Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com			
Sheet DD-2b					
		Scale: _____ Horizontal Vertical N/A		PRELIMINARY	
Designed _____ Drawn <u>EMM</u> Checked _____ Approved _____ Date <u>10/2/25</u>		For:  COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027		Title: DETAILED SITE PLAN 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636 CASE NO: ZONE-2025-00018	



SCALE: 1"=20'

P:\12000s\12217\architectural\2025 DD\12217-DD.dwg 11/13/2025 12:44 PM EMARSHALL

TREE RETENTION PLAN
COSTCO WHOLESALE ON-SITE RELOCATION
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 75137
COSTCO WHOLESALE FACILITY #636



TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION
131605	13" OAK	132002	CREPE MYRTLE
131606	12" OAK	132019	CREPE MYRTLE
131607	CREPE MYRTLE	132041	7" OAK
131608	CREPE MYRTLE	132059	7" OAK
131610	9" OAK	132089	3" OAK
131611	15" OAK	132090	7" OAK
131612	13" OAK	132133	8" OAK
131613	11" OAK	132157	14" OAK
131614	9" OAK	132230	10" LIVE OAK
131615	CREPE MYRTLE	132231	14" LIVE OAK
131616	CREPE MYRTLE	132232	14" OAK
131617	CREPE MYRTLE	132247	CREPE MYRTLE
131618	CREPE MYRTLE	132292	CREPE MYRTLE
131619	CREPE MYRTLE	132310	13" CHINABERRY
131621	13" OAK	132331	12" OAK
131660	15" OAK	132375	15" OAK
131676	9" OAK	132376	13" LIVE OAK
131893	10" OAK	132405	12" OAK
131750	7" CHINABERRY	132416	17" LIVE OAK
131765	CREPE MYRTLE	132440	CREPE MYRTLE
131766	CREPE MYRTLE	132441	CREPE MYRTLE
131795	CREPE MYRTLE	132442	CREPE MYRTLE
131796	CREPE MYRTLE	132524	CREPE MYRTLE
131798	CREPE MYRTLE	132525	CREPE MYRTLE
131799	CREPE MYRTLE	132566	8" OAK
131860	10" OAK	132608	9" OAK
131927	3" OAK	132629	CREPE MYRTLE
131928	3" OAK	132650	9" OAK
131947	13" OAK	132840	CREPE MYRTLE
131964	13" OAK	132865	17" OAK
131977	9" OAK	132882	18" OAK
131992	8" OAK	132883	CREPE MYRTLE

TREE INFORMATION SOURCE: KIMLEY-HORN TOPOGRAPHIC AND BOUNDARY SURVEY DATED 4/20/2024

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Revision
No. Date By Cld. Appr.

Title:

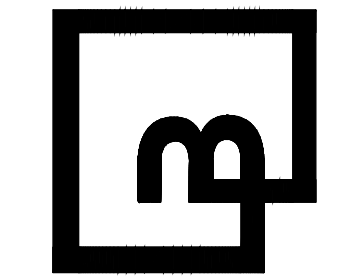
Costco
COSTCO WHOLESALE
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

For:



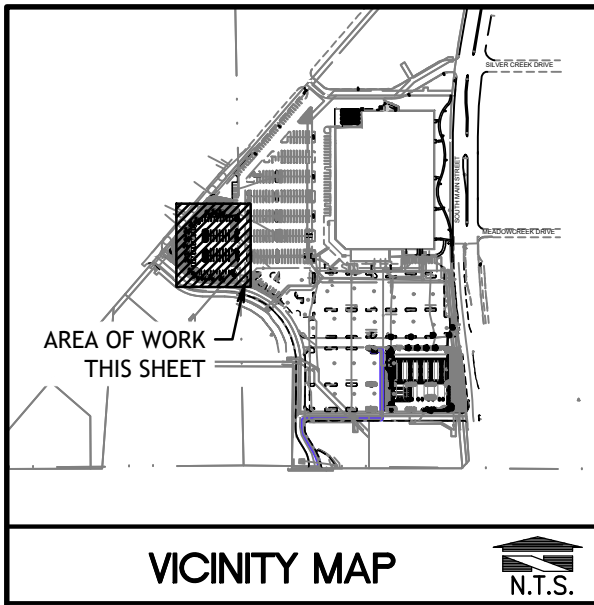
Scale:
Horizontal 1"=20'
Vertical N/A
Designed JMW
Drawn JMW
Checked JMW
Approved JMW
Date 11/3/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number
12217
Sheet
L-1 of 4

811
Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377



LANDSCAPE PLAN - WEST
COSTCO WHOLESALE ON-SITE RELOCATION
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 75137
COSTCO WHOLESALE FACILITY #636

LEGEND

	EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
	EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
	EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY
	EXISTING TREE TO BE REMOVED

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	SPACING	QUANTITY	REMARKS
	<u>TREES:</u>				
	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	AS SHOWN	16	NOTES FOR ALL TREES: STAKE ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL.	AS SHOWN	3	NOTES FOR ALL TREES: STAKE ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL.	AS SHOWN	16	NOTES FOR ALL TREES: STAKE ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	<u>TURFGRASS LAWN</u>				
	SEED OR SOD				
	<u>MULCH:</u>				
	3"-4" DEPTH WASHED COBBLE MULCH OVER WEED BARRIER FABRIC				
	LANDSCAPE CONTRACTOR TO REVISE EXISTING IRRIGATION TO ACCOMMODATE NEW AND REMOVED LANDSCAPE BEDS. INSTALL 4" DEPTH IMPORTED TOPSOIL IN NEW LAWN BEDS				

LANDSCAPE NOTES

THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.

LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.

NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE PLAN.

THE RIGHT OF WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREA. ALL DRIVEWAYS WILL MAINTAIN VISIBILITY AS APPROVED BY THE DIRECTOR. ALL PLANTINGS INTENDED FOR EROSION CONTROL WILL BE MAINTAINED. THE CITY MAY REQUIRE REVEGETATION TO PREVENT EROSION OR SLIPPAGE.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN THIRTY (30) DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (E.G. DROUGHT OR FREEZE).

WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONFLICT. SUBSTITUTION OF PLANT MATERIAL IS NOT ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR.

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM.

REQUIRED LANDSCAPED OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.

ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK 'STORM CLOUD' IN COLOR.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Title:

Costco
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

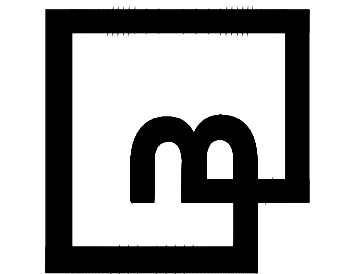
For:



Scale: Horizontal 1"=20' Vertical N/A

Designed JMW Draw JMW Checked JMW Approved JMW Date 11/3/25

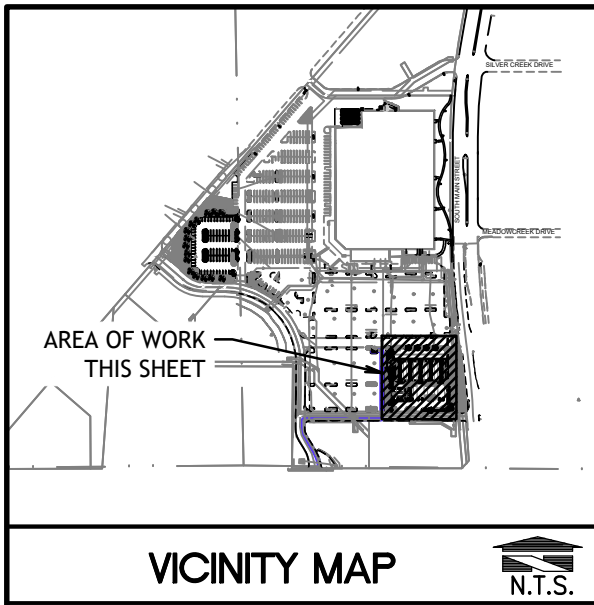
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number 12217
Sheet L-2 of 4



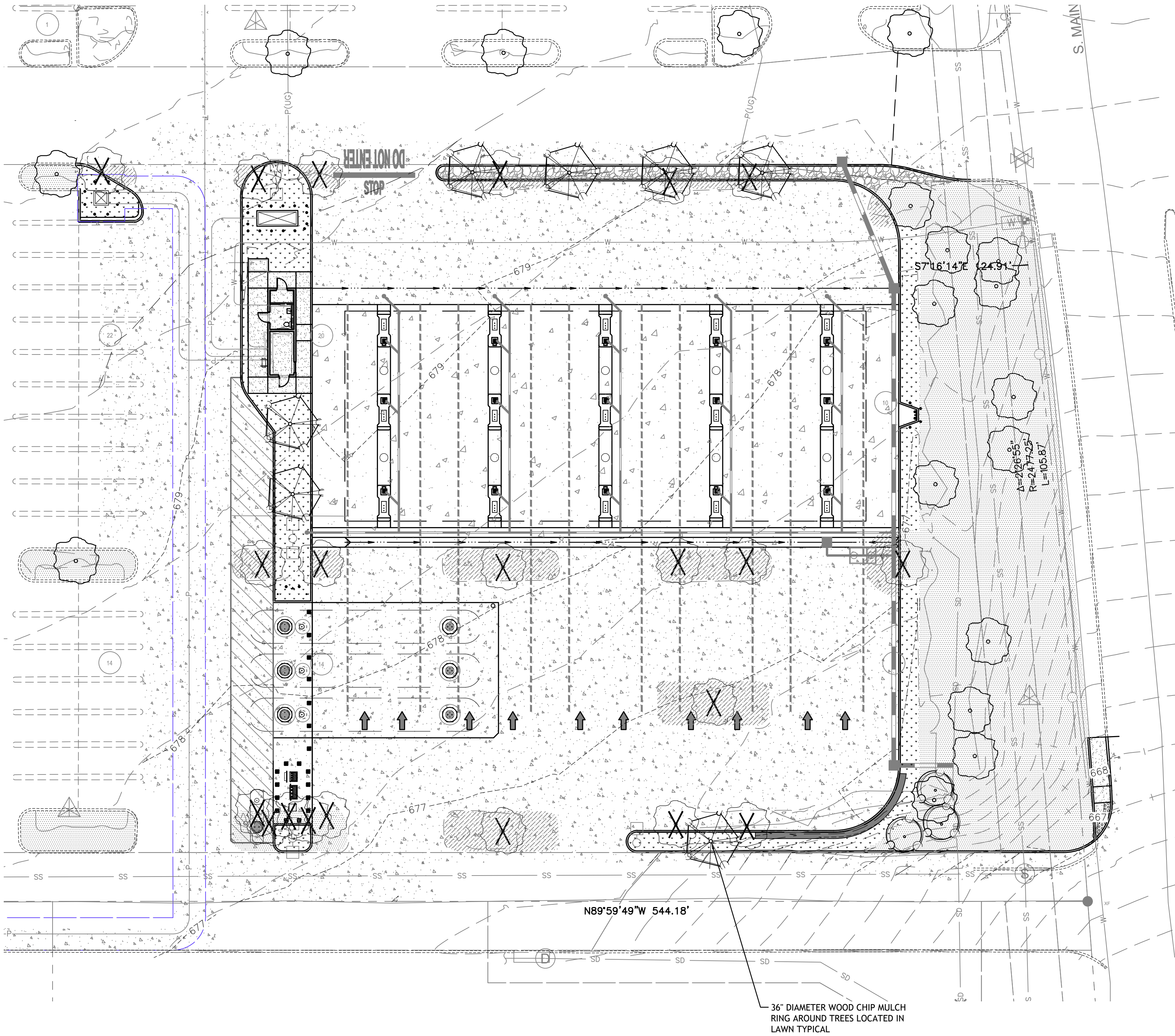
Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377



LANDSCAPE PLAN - EAST
COSTCO WHOLESALE ON-SITE RELOCATION
250 W. HIGHWAY 67
DUNCANVILLE, TEXAS 75137
COSTCO WHOLESALE FACILITY #636

LEGEND

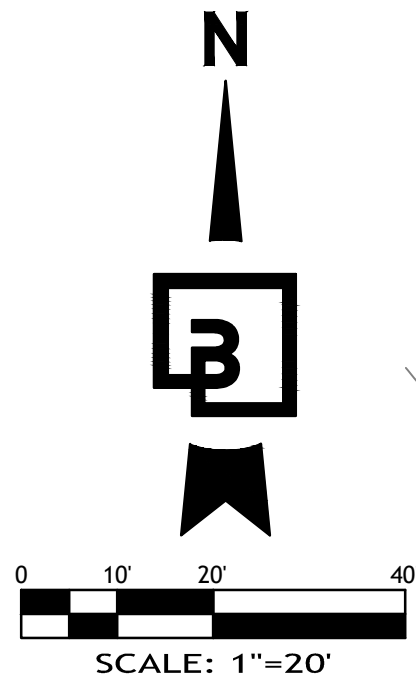
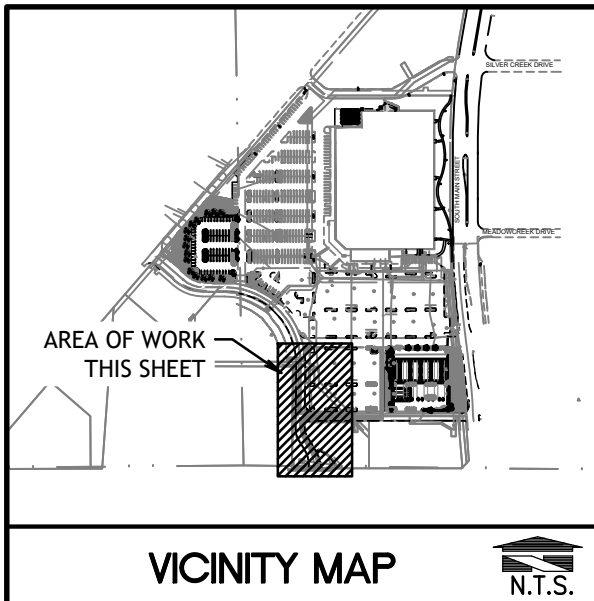
- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY
- EXISTING TREE TO BE REMOVED



UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

811
Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377

Revision		No.		Date	By	Cd.	Appr.
Title: LANDSCAPE PLAN - EAST 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636							
For: COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027							
Scale:		Horizontal 1"=20'		Vertical N/A		DATE SIGNED 11.3.25	
Designed JMV		Drawn JMV		Checked JMV		Approved JMV	
Date 11/3/25							
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com				Job Number 12217		Sheet L-3 of 4	



LANDSCAPE PLAN

COSTCO WHOLESALE ON-SITE RELOCATION

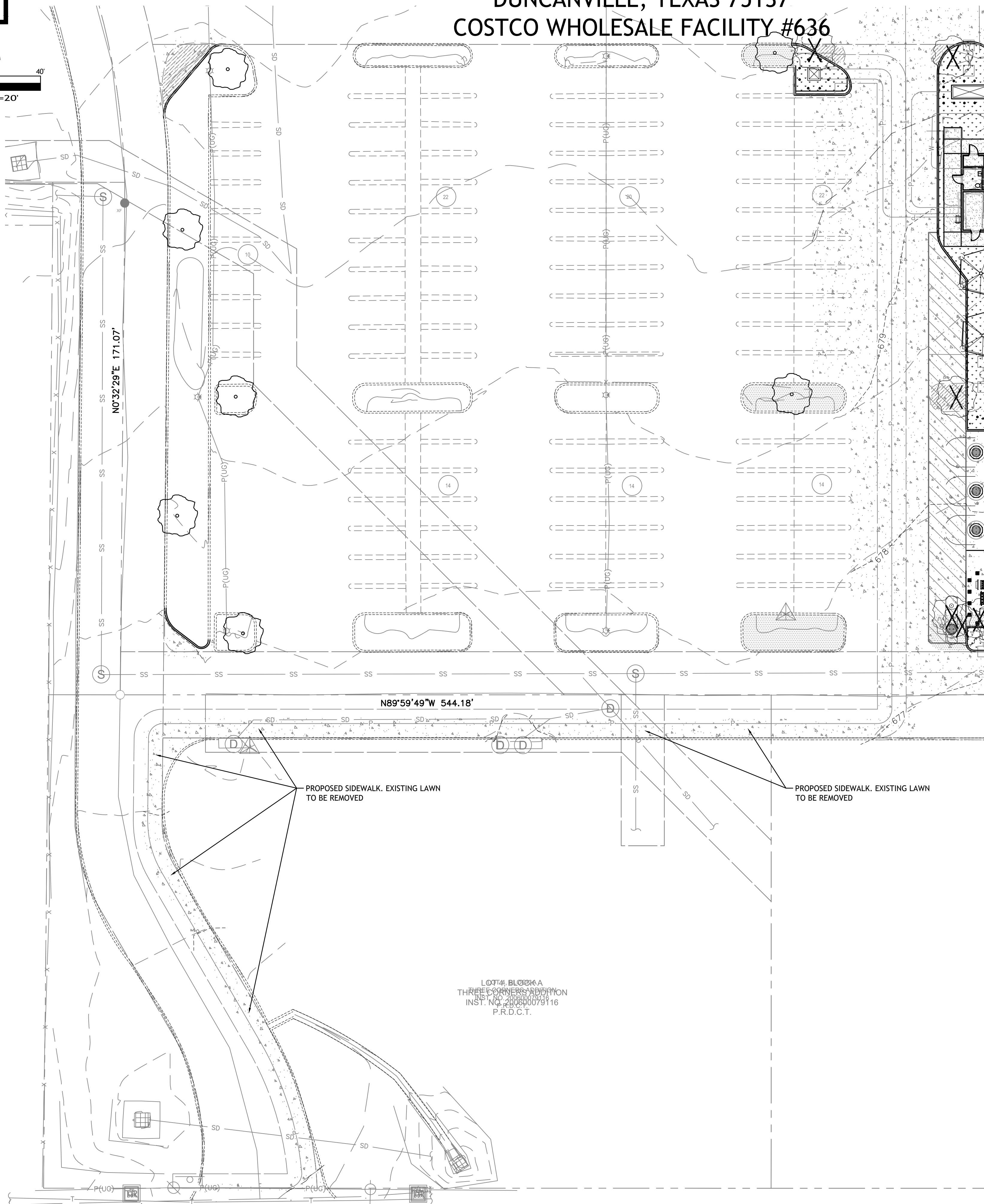
250 W. HIGHWAY 67

DUNCANVILLE, TEXAS 75137

COSTCO WHOLESALE FACILITY #636

LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY
- EXISTING TREE TO BE REMOVED



UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Revision					Title:	For:	Scale:	Designed	Drawn	Checked	Approved	Date	Job Number	Sheet	L-4 of 4
No.	Date	By	Chd.	Appr.											
					LANDSCAPE PLAN - EAST 250 W. HIGHWAY 67 DUNCANVILLE, TEXAS 75137 COSTCO WHOLESALE FACILITY #636	 COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027	Horizontal 1"=20' Vertical N/A	JMV	JMV	JMV	JMV	11/3/25	12217		
					Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com										



Know what's below.
Call before you dig.
Dial 811
Or 1-800-344-8377

Public Notice



Legend

- Roads
- 250 W. Highway 67
- 200 ft. buffer
- Parcels within 200 ft. buffer



STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Conduct a public hearing for consideration and action for ZONE-2025-00001 request of Roland Ako, owner/applicant, to amend an existing Specific Use Permit (SUP) site plan for a drive-thru on real property located at 102 E. Danieldale Road, 1.170 acres, legally described as Hopco Wedge Tract 1, City of Duncanville, Dallas County, Texas.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

LaSheyla Jones

BACKGROUND/HISTORY:

Amend the existing Specific Use Permit (SUP) to allow for a drive-thru as an accessory use with an increased volume of cars.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.

2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Staff Report, Ordinance No. 2404, Final Site Plan, Landscape Plan, Traffic Circulation Plan, 102 E. Daniieldale Rd. Buffer Map

STAFF REPORT

To: City Council

From: LaSheyla Jones, Assistant Director – Planning & Zoning

Date: December 15, 2025

RE: Specific Use Permit (SUP) Request| 102 E. Danieldale Rd.
Zone #2025-00001

Applicant: Roland Ako| Applicant and Owner

REQUEST: The applicant is requesting a Specific Use Permit (SUP) to amend the site plan for the stacking lanes of a Drive Thru from four (4) cars to nine (9) cars.

LOCATION: 102 E. Danieldale Road, Duncanville, TX

EXISTING ZONING: Local Office Retail (LOR) with a Specific Use Permit (SUP) for a Drive Thru

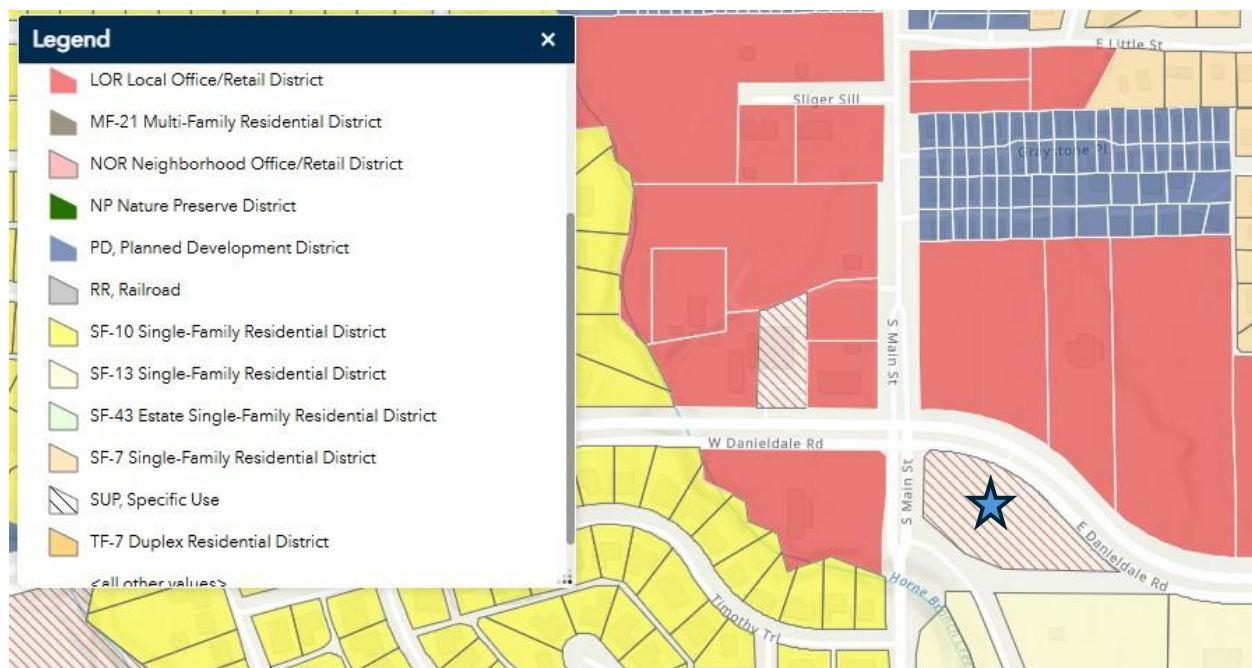
PROPOSED ZONING: Local Office Retail (LOR) with a Specific Use Permit (SUP) for a Drive Thru from four (4) cars to nine (9) cars in the stacking lane.

**FUTURE LAND
USE DESIGNATION:** Main Street District

PROJECT SUMMARY:

The applicant is requesting approval of a Specific Use Permit (SUP) to amend an existing site plan for drive-thru stacking lanes for a proposed retail/restaurant tenant. The existing SUP includes approval for a drive-thru, however, the site plan illustrates four (4) cars as part of the drive-thru stacking lane. The owner is requesting a larger stacking lane to allow for nine (9) cars instead of the original four (4) cars. Due to the increased intensity of the drive-thru use, the site plan and SUP are being amended to accommodate for the higher volume of cars.

The primary purpose of the SUP amendment is to review the site plan with the proposed use of a coffee shop with the allowance of more cars as part of the drive-thru stacking lane. The SUP for the entire property, including the existing pharmacy and drive-thru, will not be impacted as part of staff's review.



Subject Property ★

Figure 1. Zoning Map



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

ZONING DISTRICT DESCRIPTION:

Existing:

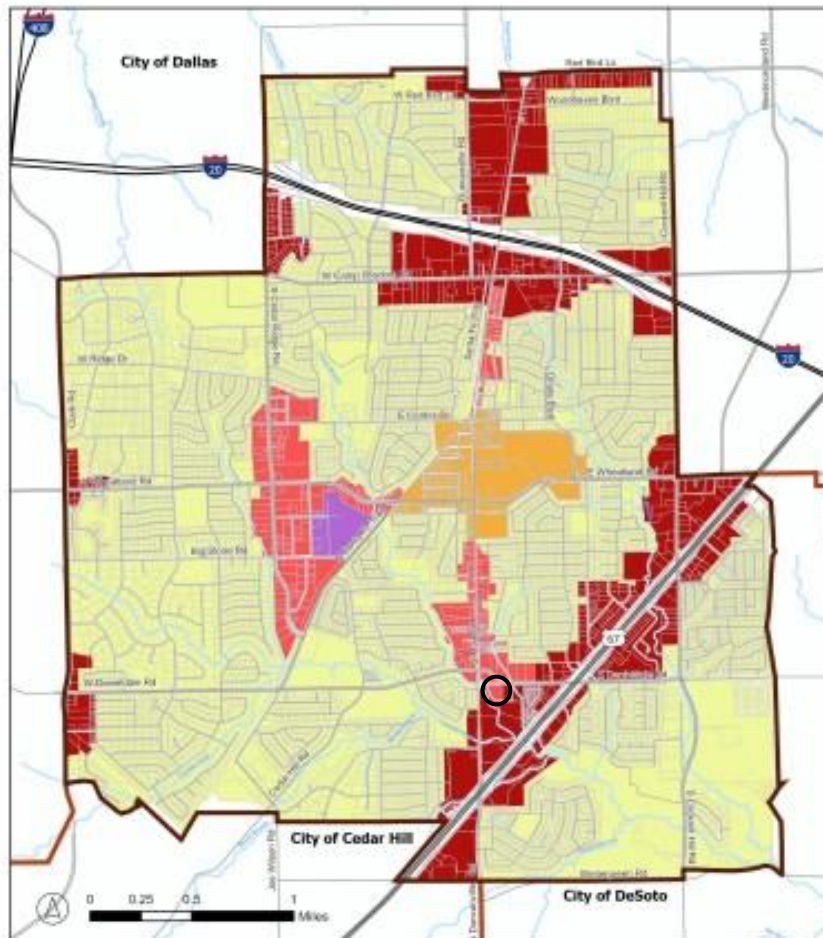
The Local Office Retail (LOR) district is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

Figure 2: Future Land Use Map

Subject Property: ○

Future Land Use Map

TX Loc Govt Code § 213.005 (2024):
A comprehensive plan shall not constitute zoning
regulations or establish zoning district boundaries.



Legend

 City of Duncanville	 Traditional Neighborhood Residential
 Municipal Boundaries	 Gateway Corridor
 Hydrography	 Main Street
	 Downtown
	 Industrial

FUTURE LAND USE DESCRIPTION:

Main Street District: land uses within this character area should provide connectivity between the surrounding neighborhoods and the Downtown and Main Street Districts. Uses in this district should encourage a diversity of commercial, retail, office, civic, and residential uses to create a lively Main Street corridor with connectivity to the City's other primary destinations and community amenities. There should be a variety of medium and higher density residential offerings mixed with vibrant businesses and community anchor institutions.

Future development should prioritize infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Ensuring multimodal connectivity through sidewalks, bike lanes, transit, and other public space amenities should be prioritized and encouraged.

USE DEFINITIONS:

Article VII Section 7.02.B Accessory and Incidental Uses

Drive-Thru: An accessory use typically associated with restaurants, banks, pharmacies, and other uses to accommodate drive-up traffic.

Article VII Section 7.02.E Retail and Service Uses

Restaurant, Seated Service: An establishment that prepares and sells food and beverages primarily for on-site consumption. Said establishments do not include drive-thru windows unless a Drive-Thru is permitted as an accessory use.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Local Office Retail (LOR)
 - Vacant
- **EAST:** Local Office Retail (LOR)
 - Shiloh Church
- **SOUTH:** Single Family 13 Residential District (SF-13)
 - City of Duncanville Service Center property
- **WEST:** Local Office Retail (LOR)
 - Vacant

PUBLIC INPUT:

Staff mailed out 8 notices. At the time of preparation of this report staff has not received any responses supporting or in opposition to the proposed rezoning request.

STAFF REVIEW:

The current Specific Use Permit (SUP) for the property including the existing pharmacy and proposed restaurant/retail tenant with a drive-thru for both uses was approved in 2021. This approval included a drive-thru stacking lane for a total of four (4) cars, however, the number of cars in the stacking lane has increased to nine (9) based on the proposed tenant, a drive-thru coffee shop, on the end eastern side of the property. With the primary use of the proposed business as a coffee shop, considered 'restaurant, seated service as stated in the City of Duncanville's Land Use Chart, with a drive-thru as an accessory use. According to Section 3.01 of the Zoning Ordinance, Drive-Thru as an use is permitted with the review and approval of a SUP in the Local Office Retail (LOR) zoning district, which is the base zoning district of the property. Additionally, the Drive-Thru may not exist if not accompanied by a primary retail or restaurant use.

The site plan submitted by the applicant included the plans specifically addressing the location and development standards of the proposed drive thru stacking lanes along with the completion of the dead-end road connecting E. Danieldale Road. Since previous grading and civil plans have been approved staff is primarily focusing on the site plan to ensure the site can function as intended based on the size of the property, the proposed drive-thru intake increase, and additional site improvements regarding public safety and traffic circulation. Although this request is for the drive-thru stacking lanes exclusively, the site plan must be reviewed for compliance in its entirety.

KEY FEATURES OF AN SUP:

a. The proposed use is consistent and compatible with the adjacent land use and zoning.

The proposed use is consistent and compatible with adjacent land uses and zoning. The subject property is zoned Local Office/Retail (LOR), which allows for a drive-thru with approval of a Specific Use Permit (SUP). Staff finds the proposed use, a retail/restaurant use with a drive-thru, to be appropriate within this zoning district and compatible with the existing businesses in the same location of similar character and intensity.

To the northwest corner, there is an existing gas station that includes a retail convenience store as the primary use and fuel pumps as an accessory and incidental use.

Staff concludes that the proposed drive-thru does not conflict with the surrounding land uses and that the requested Specific Use Permit (SUP) is the

minimum mechanism necessary to authorize this accessory use under current zoning regulations.

b. The proposed use is consistent with the architecture and characteristics of the adjacent properties.

The proposed use is consistent with the architecture and overall character of adjacent properties. Staff finds that the proposed architectural elements and materials are compatible with adjacent properties and consistent with the commercial development patterns along this corridor.

c. The proposed use may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.

Staff finds that the proposed use follows the development standards set forth in the City of Duncanville Zoning Ordinance and does not foresee an adverse impact on adjacent properties.

d. The proposed use is consistent with the goals and objectives of the City.

The proposed use is consistent with the goals and objectives of the City of Duncanville. The Comprehensive Plan envisions continued Retail and Commercial development along key corridors, including the area surrounding East/West Danieldale Road and South Main Street. As such, the proposed use directly contributes to the City's long-term vision for balanced, service-oriented commercial growth.

e. The proposed use is an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.

Staff finds that the proposed use meets the minimum standards set forth by the zoning ordinance.

f. The proposed use will not be detrimental to the general health, safety, and welfare of the community.

The proposed use should not be detrimental to the general health, safety, and welfare of the community.

g. The proposed use would stabilize and improve property values within the City.

Staff cannot prove or disprove that the proposed use would stabilize and improve property values within the City.

h. The proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.

Staff cannot speak to how the proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors. Staff recognizes that fuel stations are a fundamental amenity that supports both local and regional activity. The addition of fuel pumps on a high-traffic retail site such as Costco may enhance convenience and accessibility for shoppers, travelers, and commuters, which can contribute to a more functional and service-oriented retail/commercial environment. While staff cannot definitively determine the broader impact on the City's image or appeal, the proposed use does align with infrastructure and service expectations typical of a well-developed retail corridor.

i. The proposed use would strengthen and help diversify the economy of the City.

Staff cannot speak to how the proposed use would strengthen and help diversify the economy of the City.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission recommended approval of this item on December 8, 2025 with the conditions to complete construction of the exit driveway/stub-out extending to Daniieldale Road and submit a traffic circulation plan before permits are

STAFF RECOMMENDATION:

Approve. Staff finds that the amended plans for a drive-thru as an accessory use does satisfy the minimum requirements set forth in the City of Duncanville Zoning Ordinance. Staff recommends approval contingent upon the extension and finished construction of the exit driveway/stub-out leading to Daniieldale Road along with the completion of a traffic circulation plan (as requested by the Planning & Zoning Commission).



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

Attachment 1: Site Plan

Attachment 2: Landscape Plan

Attachment 3: Map of properties within 200 ft.

Attachment 4: Traffic Circulation Plan



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

SITE ADDRESS: 102 E. DANIELDALE ROAD, DUNCANVILLE, TEXAS 75137

AREA: 1.70 Ac

DESCRIPTION: THE HOPCO WEDGE
AN ADDITION TO THE CITY OF DUNCANVILLE
DALLAS COUNTY, TEXAS
VOLUME 87249, PAGE 40, M.R.D.C.T.

ZONING: LOR/LOCAL OFFICE RETAIL WITH SUP FOR DRIVE THRU

FLOOD ZONE: THIS PROPERTY HAS BEEN IDENTIFIED LYING WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (UNSHADED). AREAS IN ZONE X (UNSHADED) ARE DETERMINED TO BE AREAS OUTSIDE OF 0.21 ANNUAL CHANCE FLOOD IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA AS SHOWN ON FLOOD MAP NO. 48113C0470K, DATED 07/07/2014

OWNER: ITALY FAMILY PHARMACY, INC
2549 MARINA DRIVE
GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO
AYUKROLSOYAHOO.COM

SITE/PAVING PLAN LEGEND



SITE ANALYSIS	
ZONING	LOR/LOCAL OFFICE RETAIL W/ SUP FOR DRIVE THRU
GROSS LOT AREA	1.71 AC
NET LOT LOT AREA	1.71 AC
NUMBER OF LOTS	1
SITE COVERAGE %	15.8%
OPEN SPACE	8,800 SF
IMPERVIOUS COVER	56,200 SF
BUILDING AREA	11,899 SF
NUMBER OF SINGLE STORY BUILDINGS	2
MAX BLDG HEIGHT	20 FT
FLOOR AREA	11,805 SF
LAND USE	RETAIL (PHARMACY) - 3,703 SF EXISTING
	CLINIC - 2,933 SF EXISTING
	OFFICE - 2,633 SF EXISTING
	DRIVE THRU (COFFEE) - 2,630 PROPOSED
LOADING SPACES	1

CAR PARKING PROVIDED	SPACES
STANDARD	47
ACCESSIBLE	0
ACCESSIBLE VAN	2
TOTAL CAR PARKING PROVIDED	49
PARKING REQUIRED	49

EXISTING PHARMACY BUILDING:
1:400 FOR 9,269 SF (23 SPACES)

PROPOSED RESTAURANT BUILDING:
1:200 FOR 2,630 SF (13 SPACES)

PROPOSED STACKING (9 VEHICLES):
4+8+1 (13 SPACES)

TOTAL SITE REQUIRED: 49

EXISTING PHARMACY BUILDING:
1:400 FOR 9,269 SF (23 SPACES)

PROPOSED RESTAURANT BUILDING:
1:200 FOR 2,630 SF (13 SPACES)

PROPOSED STACKING (9 VEHICLES):
4+8+1 (13 SPACES)

TOTAL SITE REQUIRED: 49

EAST DANIEL DALE ROAD
(100' RIGHT-OF-WAY)

Diagram showing a road layout with a 100' Right-of-Way. The road is labeled "EAST DANIEL DALE ROAD". The diagram includes a "100' RIGHT-OF-WAY" line, a "50' EASEMENT", and a "10' EASEMENT". The road is shown with a "10' EASEMENT" and a "50' EASEMENT". The road is shown with a "10' EASEMENT" and a "50' EASEMENT".

CAR PARK	
STANDARD	
ACCESS	
ACCESS	
TOTAL CAR	
PARKING	

SHADY TRAIL DRIVE
(50' RIGHT-OF-WAY)
EXISTING WALL

PROPOSED BUILDING
ZIGGI'S COFFEE
SINGLE STORY
2,630 S.F.

ORDER BOARD
6' HEIGHT

12' PROPOSED
DRIVE-THRU

EXIST WALL

WALL

[illegible]

cc:cc

.....

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE
SUPERVISION OF
DOUGLAS E. BARRILLEAUX
P.E.# 97518
ON
11/17/2025

ZIGGI'S COFFEE

ZIGGI'S COFFEE
102 E. DANIELDALE ROAD
HOPCO WEDGE ADDITION
DUNCANVILLE, DALLAS COUNTY, TX

SIE PLAN

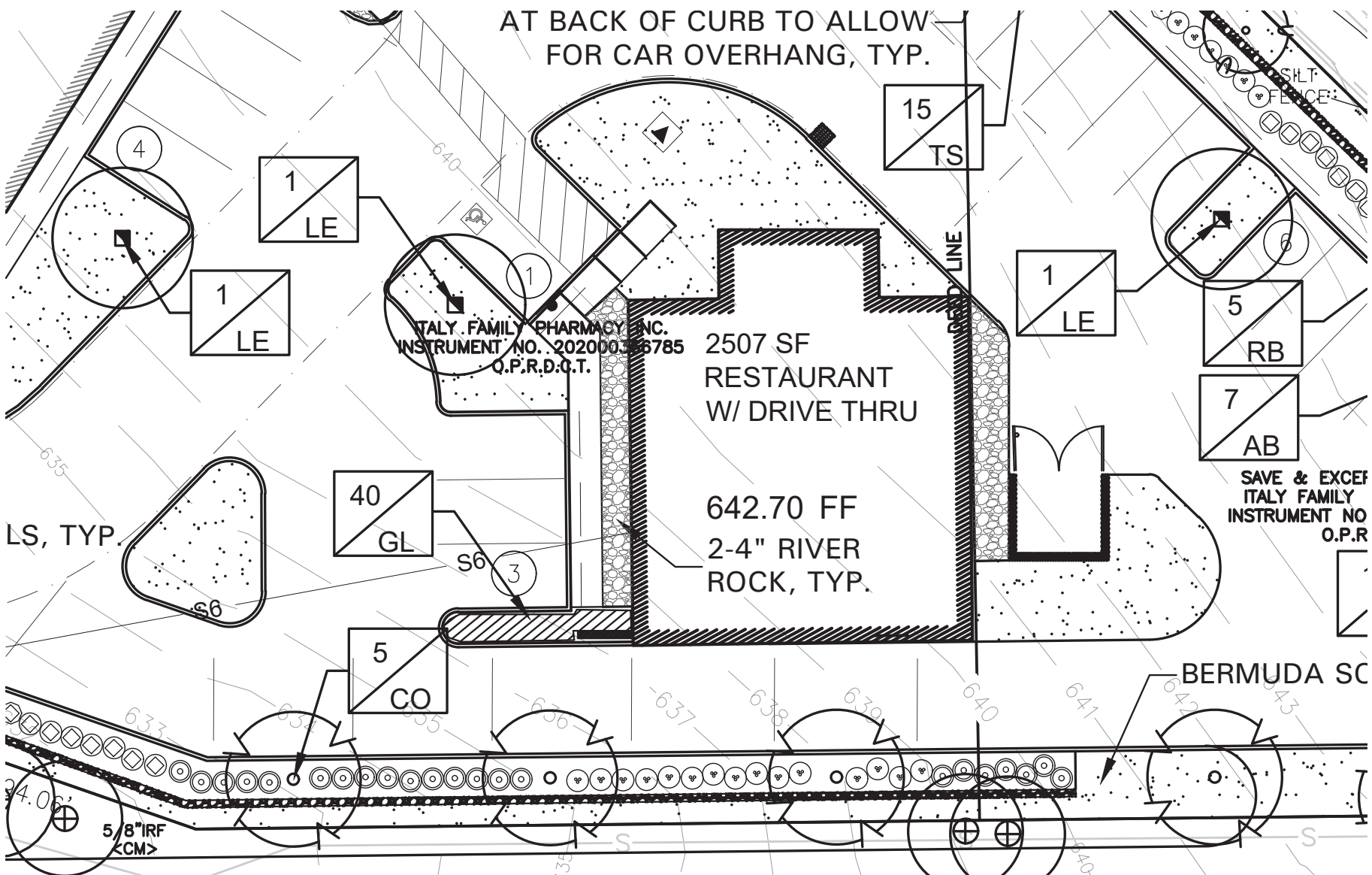
CLIENT:	XXX
DRAWN BY:	ALADA
DESIGNER:	MAP
REVIEWER:	MAP
U.S. PROJECT: 251116	

SHEET
C01

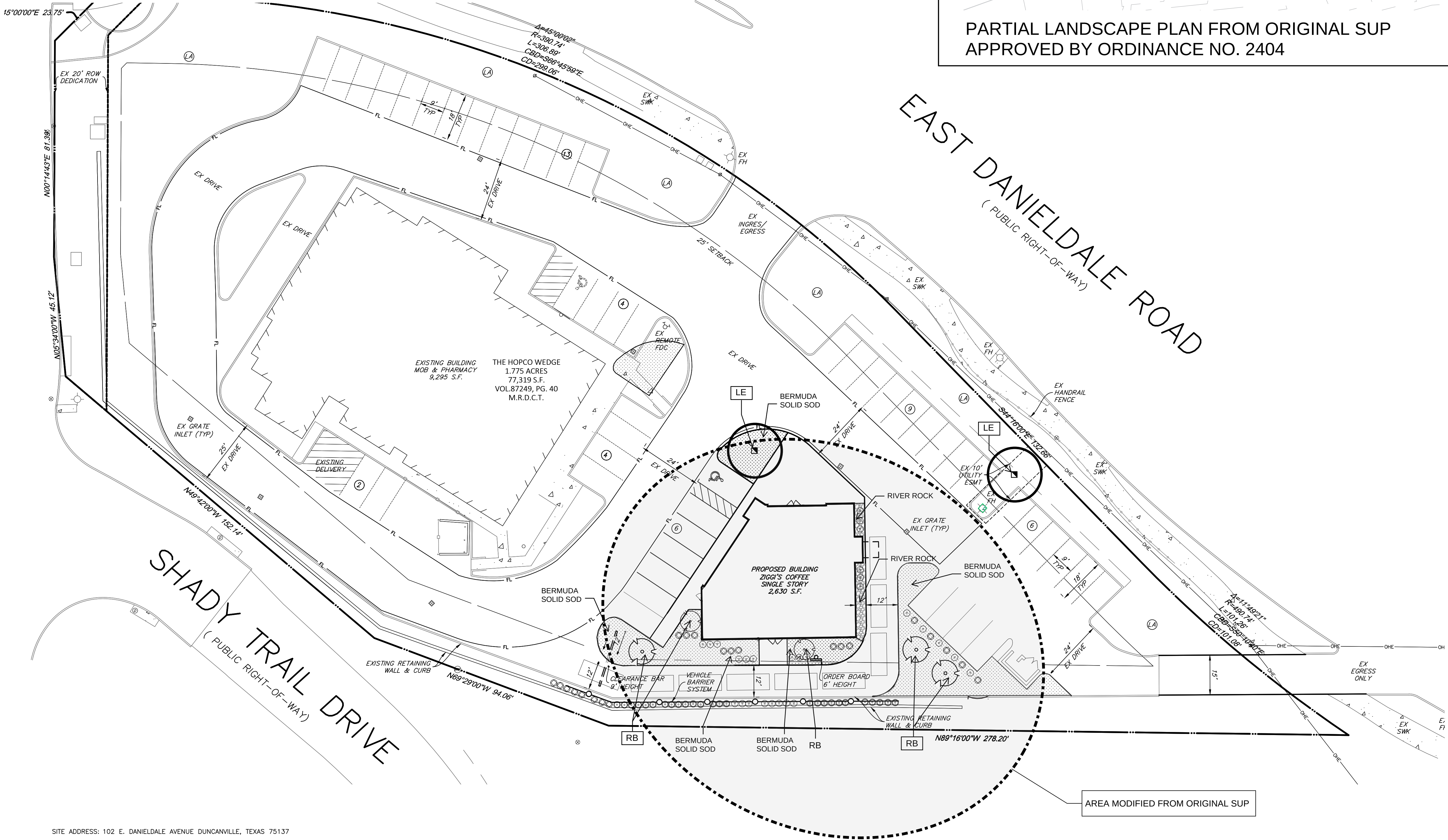
PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
5	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	3" cal.	12' ht., 4' spread, matching
8	LE	Lacebark Elm	<i>Ulmus parvifolia</i> 'Sempervirens'	3" cal.	12' ht., 4' spread
5	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
ORNAMENTAL TREES					
15	RB	Oklahoma Redbud	<i>Cercis reniformis</i> 'Oklahoma'	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
46	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora</i> 'Hopley's'	3' ht.	full, 24" spread, 36" o.c.
115	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	3' ht.	full, 20" spread, 36" o.c.
60	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens</i> 'Green Cloud'	3' ht.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
80	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



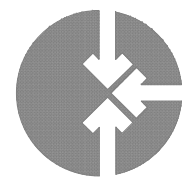
PARTIAL LANDSCAPE PLAN FROM ORIGINAL SUP
APPROVED BY ORDINANCE NO. 2404



SITE ADDRESS: 102 E. DANIELDALE AVENUE DUNCANVILLE, TEXAS 75137
AREA: 1.70 Ac

1 PRELIMINARY SITE PLAN

N/A



1CommonGround

ARCHITECTURE AND INTERIOR DESIGN
www.1commonground.com

3416 SINGLETREE TRAIL PLANO,
TX 75023

ISSUE FOR
PERMIT

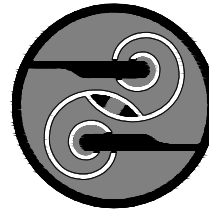
REVISION HISTORY

No.	DATE	ITEM

ISSUE HISTORY

DATE	DESCRIPTION

PROJECT NAME:



Ziggi's
COFFEE.

102 EAST DANIELDALE ROAD
DUNCANVILLE, TX 75137

DESIGNER'S STAMP



ZIGGI'S COFFEE
DECEMBER 03, 2025

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L-1

Public Notice



Legend

- Roads
- 102 E. Danieldale Rd.
- 200 ft. buffer
- Parcels within 200 ft. buffer

0 130 260 520 ft

ORDINANCE NO. 2404

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING LOCAL OFFICE RETAIL “LOR” DISTRICT ZONING TO INCLUDE A SPECIAL USE “SUP” PERMIT FOR DRIVE-THRU ON HOPCO WEDGE, TRACT 1, MORE COMMONLY KNOWN AS 102 E DANIELDALE ROAD, CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF PLAN EXHIBITS WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “B”; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and City Council of the City of Duncanville, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the City Council is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended the Local Office Retail “LOR” District zoning to include a Special Use “SUP” Permit for Drive-Thru on Hopco Wedge, Tract 1, more commonly known as 102 E Danieldale Road, City of Duncanville, Dallas County, Texas, and being more particularly described in Exhibit “A” and Exhibit “B”, attached hereto and made a part hereof for all purposes (the “Property”).

SECTION 2. That the above-described property shall be developed, used and maintenance only in the manner and for the purposes provided for by the Code of Ordinances and Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore and amended herein; and in conformance with the site plan, Exhibit B, as special conditions and as amended herein, subject to the following additional special conditions:

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. That all provisions of the Ordinance of the City of Duncanville in conflict with provisions of this Ordinance be, and same are hereby repealed, and all other provisions of the ordinances of the City of Duncanville not in conflict with the provisions of this Ordinance shall remain in full force and effect.

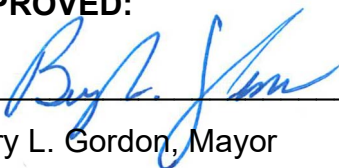
SECTION 5. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Duncanville, as amended herein by the granting of this special use permit.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Comprehensive Zoning Ordinance as amended hereby shall be deemed guilty of a misdemeanor, and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, and upon conviction shall be punished by fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance, as the law in such cases provides.

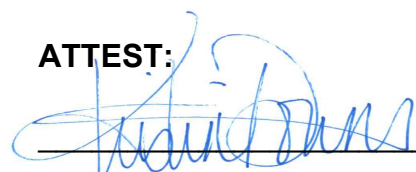
DULY ORDAINED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 3rd day of August, 2021.

APPROVED:



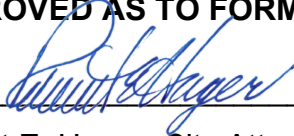
Barry L. Gordon, Mayor

ATTEST:



Kristin Downs, City Secretary

APPROVED AS TO FORM:



Robert E. Hager, City Attorney

SCHEDULE A

(continued)

4. Legal description of land:

BEING in the Anderson Slayback Survey, Abstract No. 1299, and being all of The Hopco Wedge, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map thereof recorded in Volume 87249, Page 40 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most Westerly cut-back corner of the Easterly Right-of-Way line of S. Main Street (60 feet wide) and the South Right-of-Way line of Daniieldale Road (100 feet wide);

THENCE North 45 degrees 00 minutes 00 seconds East, along said cut-back line, a distance of 23.75 feet (called 24.08 feet) to the Northerly cut-back corner of said intersection;

THENCE South 89 degrees 16 minutes 00 seconds East along the South line of said Daniieldale Road, a distance of 24.50 feet to a 5/8 inch iron rod set for the beginning of a curve to the right;

THENCE Southeasterly, continuing along the Southerly line of said Daniieldale Road and along the arc of said curve to the right having a radius of 390.74 feet, a central angle of 45 degrees 00 minutes 00 seconds, a chord bearing South 66 degrees 46 minutes 00 seconds East, 299.06 feet, and an arc distance of 306.89 feet to a 1/2 inch iron rod found for a point of tangency;

THENCE South 44 degrees 16 minutes 00 seconds East continuing along the Southeasterly Right-of-Way line of said road, passing at 3.77 feet a 1/2 inch iron rod found 0.16 feet Northeasterly of line marking the Northwesterly corner of the 0.36 acre tract conveyed to Donald W. Hopkins, Trustee, recorded in Volume 80047, Page 2262, Deed Records, Dallas County, Texas, and continuing for a total distance of 132.66 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE Southeasterly continuing along said Southeasterly Right-of-Way line and along the arc of said curve to the left having a radius of 490.74 feet, a central angle of 11 degrees 49 minutes 21 seconds, a chord bearing of South 50 degrees 10 minutes 40 seconds East 101.08 feet, and an arc distance of 101.26 feet to a 5/8 inch iron rod set for corner in the North Right-of-Way line of the barricaded Old Daniieldale Road (called 60 foot right-of-way, 61.37 foot right-of-way as monumented on the ground), said point marking the Southeasterly corner of said 0.36 acre tract;

THENCE North 89 degrees 16 minutes 00 seconds West along the North Right-of-Way line of Old Daniieldale Road passing at 168.28 feet the common Southwesterly corner of said 0.36 acres and the Southeasterly corner of the tract conveyed to John Alfred Hopkins, recorded in Volume 81227, Page 585, Deed Records, Dallas County, Texas, and continuing for a total distance of 278.20 feet to a 5/8 inch iron rod set for an angle point;

THENCE North 69 degrees 29 minutes 00 seconds West continuing along the Northeasterly line of said Old Daniieldale Road (varying width), a distance of 94.06 feet to a 5/8 inch iron rod set for an angle point;

THENCE North 49 degrees 42 minutes 00 seconds West continuing along said road, a distance of 152.14 feet (called 153.53 feet) to a 5/8 inch iron rod set for an angle point;

THENCE North 05 degrees 34 minutes 00 seconds West, continuing along the Northeasterly Right-of-Way line of Old Daniieldale Road, a distance of 45.12 feet (called 44.51 feet) to a 5/8 inch iron rod set for an angle point in the Easterly Right-of-Way line of the aforementioned S. Main Street;

THENCE North 00 degrees 14 minutes 43 seconds East (called North 00 degrees 10 minutes East), along the Easterly line of said S. Main Street, a distance of 81.39 feet to the POINT OF BEGINNING of the herein described 1.775 acre (77,325 square feet) tract of land. This tract contains a 20 foot dedication of

SCHEDULE A

(continued)

Right-of-Way to S. Main Street containing 0.065 acres (2,826 square feet) making a net tract acreage of 1.710 acres (74,499 square feet), more or less.

SAVE AND EXCEPT that property described in Deed executed by the City of Duncanville, Texas, to Donald W. Hopkins, Trustee, dated February, 1980, filed March 5, 1980, recorded in Volume 80047, Page 2262, Deed Records, Dallas County, Texas, and described by metes and bounds as follows:

BEING that certain tract or parcel of land lying and being situated in Dallas County, Texas, and being a tract of land situated in the Anderson Slayback Survey, Abstract No. 1299, City of Duncanville, Dallas County, Texas, and being a part of a 160 acre tract conveyed to J. R. Daniel by N. B. Anderson, et ux, see Volume 93, Page 334, Deed Records, Dallas County, Texas, and more particularly described below:

COMMENCING at a point that is South 89 degrees 16 minutes East 347 feet and North 4 degrees 03 minutes East 29.8 feet from the intersection of the centerline of South Main Street (a 60 foot right of way) and Daniieldale Drive (a 60 foot right of way) to an iron stake for a corner, which is the Point of Beginning of the tract and survey;

THENCE North 0 degrees 09 minutes East 155.74 feet to the South line of the proposed right of way, 50 feet right of centerline Station 4+21.43 (new location of Daniieldale Drive);

THENCE South 44 degrees 16 minutes East 129.58 feet along the South right of way line to the point of curvature of a curve to the left beginning at centerline Station 5+51.01;

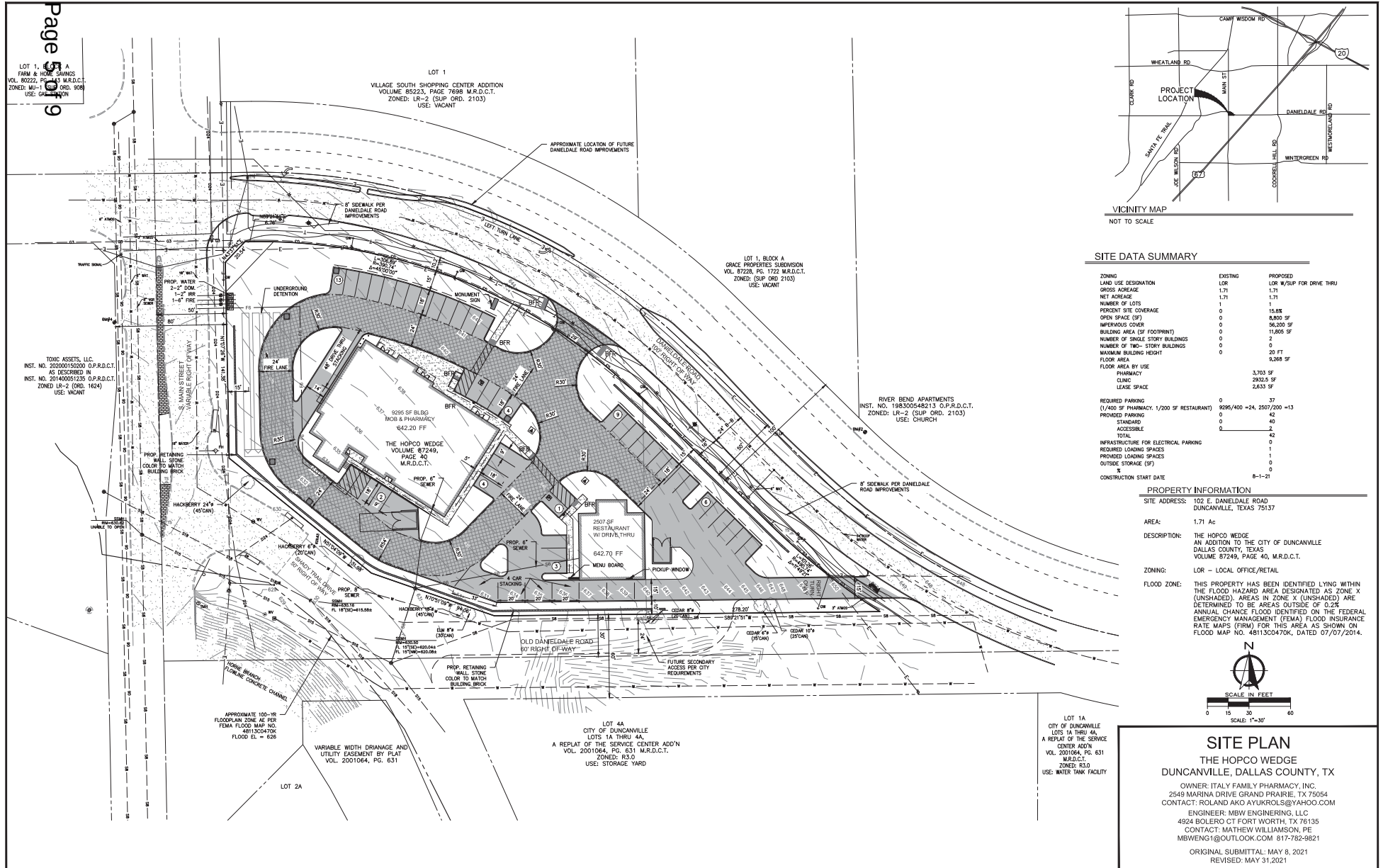
THENCE Southeasterly along the curve to the left a distance of 101.26 feet (radius 490.74 feet and central angle of 11 degrees 49 minutes 10 seconds) to a point in the North right of way line of the old location of Daniieldale Drive (a 60 foot right of way);

THENCE North 89 degrees 24 minutes West 168.48 feet to the iron stake which was the POINT OF BEGINNING of the tract survey.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

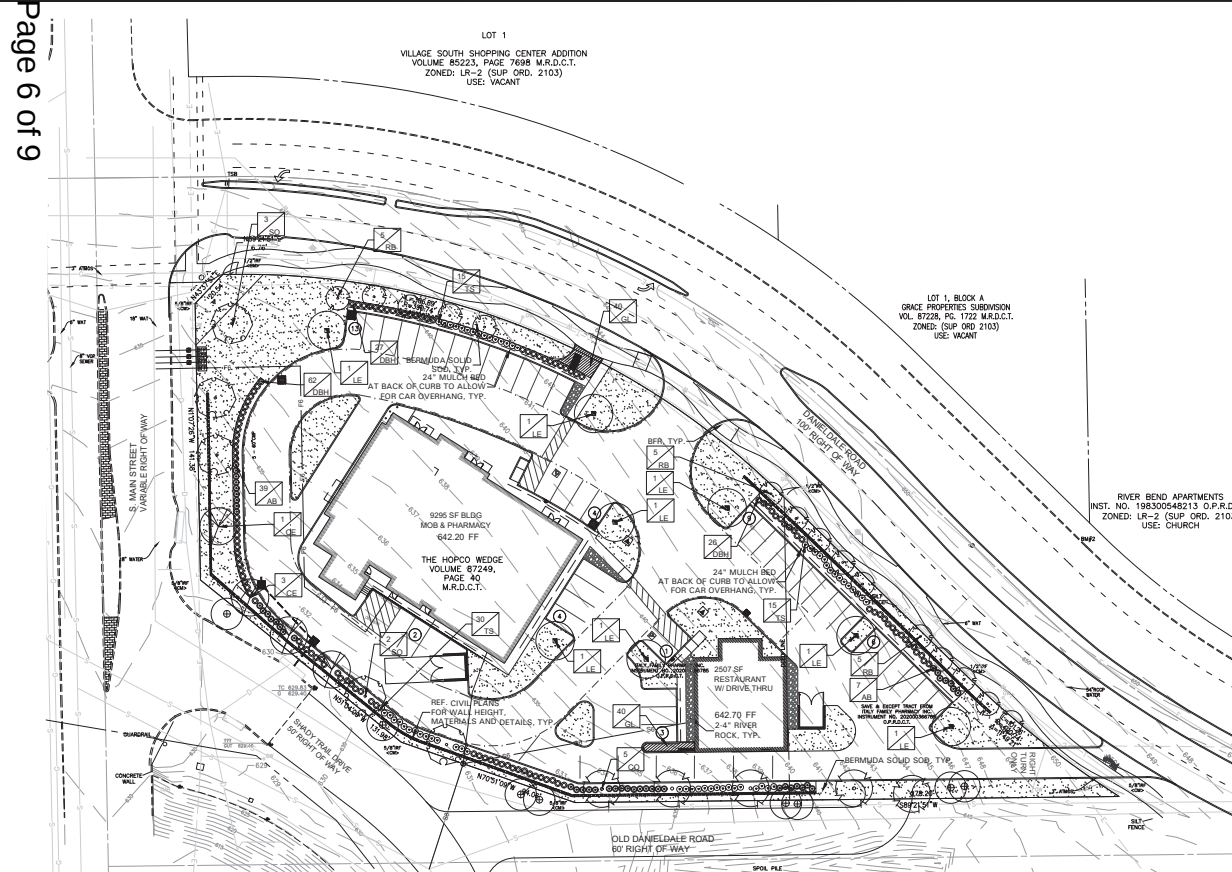
END OF SCHEDULE A

EXHIBIT B



ATTACHMENT 4

Page 6 of 9



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. LAWN AREAS SHALL BE LEFT "AS IS" UNTIL FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE EXISTING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE (POLES, THATCH, ETC.) PRIOR TO PLACING TOPSOIL AND GRASS RE-INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOIL

1. SOLID SOIL SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALLS, INLETS, MANHOLES AND PLANTING BED AREAS. SOIL SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOIL, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO TWO THICKNESS OF 3/4" (1-1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOIL BY HAND TO COVER INDICATED AREAS COMPLETELY. ENDURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED JOINTS TO OFFSET JOINTS.
4. TOP GROWTH JOINTS TO BE BY HAND WITH TOPSOIL TO FILL VOID IF NECESSARY.
5. SOIL SHALL BE MOILED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOIL WITH WINTER WHEATGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH

1. SCARPIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO HYDROMULCH AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA MULLED. TREATED LAWN TYPE SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINERS AND SHALL MEET ALL SIX TEXAS LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN UNOPENED UNMULCHED CONTAINERS AS MANUFACTURED BY THE MANUFACTURER.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINERS AND SHALL MEET ALL SIX TEXAS LAW REQUIREMENTS.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVERSEED WITH WINTER WHEATGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET.
9. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDING AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS FOR DUNCANVILLE, TX

General

1. A minimum of 20% of the street/yard shall be landscaped.
2. A minimum 15' landscape buffer shall be placed adjacent to major thoroughfares or roadways. All other roadways shall be 10'.
3. One large tree shall be provided for every 40 l.f.

Site Area = 74,495 s.f.

REQUIRED PROVIDED

overall landscape 17,279 s.f. (entire site is street/yard)

street/yard landscape 17,279 s.f. (entire site is street/yard)

10' buffer 10' buffer

10' buffer 10' buffer

Old Danieldale Road - 278 l.f. 2 existing trees, 5 proposed trees

S. Main Street - 141 l.f. 4 trees

Shady Trail Drive - 223 l.f. 6 trees 1 existing tree, 5 proposed trees

Danieldale Road - 560 l.f. 15 ornamental trees

14 trees 15 ornamental trees

1 One tree shall be provided for every 10 parking spaces.

2. At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way and within the street yard, shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet

Parking Area: 38,912 s.f. s.f. Parking Spaces: 42

REQUIRED PROVIDED

4 trees 2,810 s.f. (7%)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

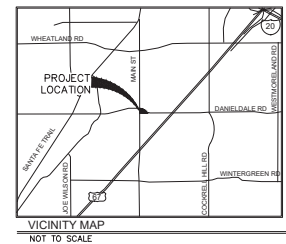
parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)

parking lot screen 8 trees

parking lot screen (entire area of parking abutting ROW)



PLANT SCHEDULE

QTY LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES				
4 CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
5 CO	Chinkapin Oak	Quercus muhlenbergii	3" cal.	12' ht., 4' spread, matching
8 LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	3" cal.	12' ht., 4' spread
5 SO	Shumard Oak	Quercus shumardi	3" cal.	12' ht., 5' spread
ORNAMENTAL TREES				
15 RB	Oklahoma Redbud	Cercis reniformis 'Oklahoma'	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS				
48 AB	Abelia 'Twist of Lime'	Abelia x grandiflora 'Hopley's'	3" ht.	full, 24" spread, 36" o.c.
115 DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nano'	3" ht.	full, 20" spread, 36" o.c.
60 TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	3" ht.	full, 24" sprd, 36" o.c.
GROUND-COVER/VINES/GRASS				
80 GL	Giant Liriope	Liriope gigantea	1 gal.	full, 18" o.c.
	Bermuda Solid Sod	Cynodon dactylon		
	2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY DISCREPANCIES FOR CORRECTION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS ARE SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL #1 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 9" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE BANS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALLS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE SET OUT AT 45 DEGREE ANGLES TO ALL PROPOSED WALKS AND/OR CURBS.
7. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.
8. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
9. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 8" FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 15' CLEAR FROM FINE HYDRANTS.
12. 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STEW MULCH IS PREFERRED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE PLANTED TO THE TOP OF THE MULCH. CONTRACTOR TO PROVIDE UNIT PRICES OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A SHALL ALSO HAVE ALL WEATHER BARE CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS

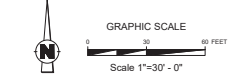
1. VEGETATION SHALL BE INSPECTED REGULARLY TO BE SURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION. PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOVING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

1. STEEL EDGING SHALL BE 3/4" x 4" x 1/2" DARK GREEN DURABLE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANDDETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTING REMAIN.
3. DO NOT CUT OR HEAD TREES.
4. IF PRUNING OR TRIMMING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12' ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PRUNE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF ROOT STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.



LANDSCAPE PLAN

THE HOPCO WEDGE

DUNCANVILLE, DALLAS COUNTY, TX

OWNER: ITALY FAMILY PHARMACY, INC.
2549 MARINA DRIVE GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO AYUKROLKS@YAHOO.COM

ENGINEER: MBW ENGINEERING, LLC
4924 BOLEARD CT FORT WORTH, TX 76135
CONTACT: MATTHEW WILLIAMSON, PE
MBWENG1@OUTLOOK.COM 817-782-9821

ORIGINAL SUBMITTAL: MAY 8, 2021
REVISED: JUNE 11, 2021



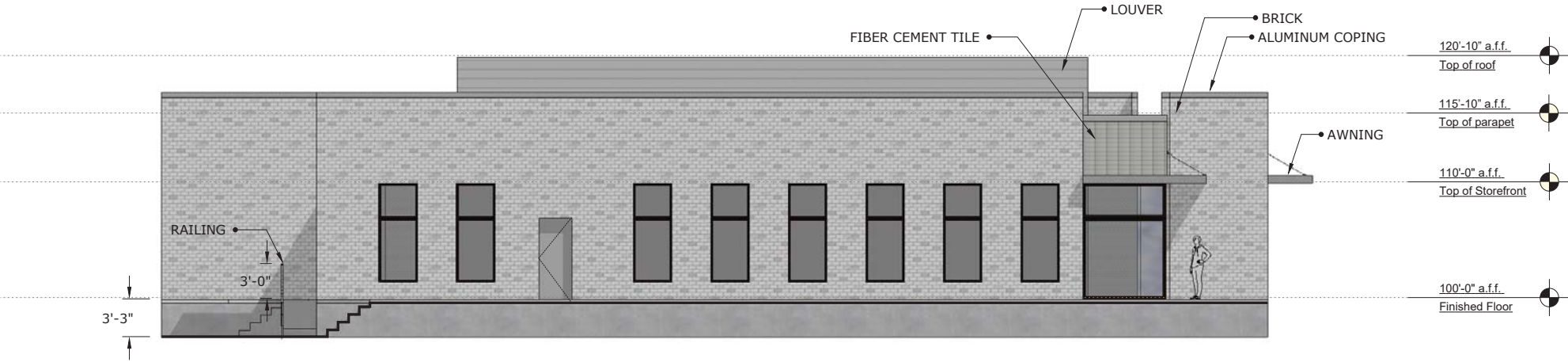
AWR Design, LLC
P.O. Box 1746
Arlene, Texas 76010
amw@awrdesign.com
817-537-2589

ATTACHMENT 5



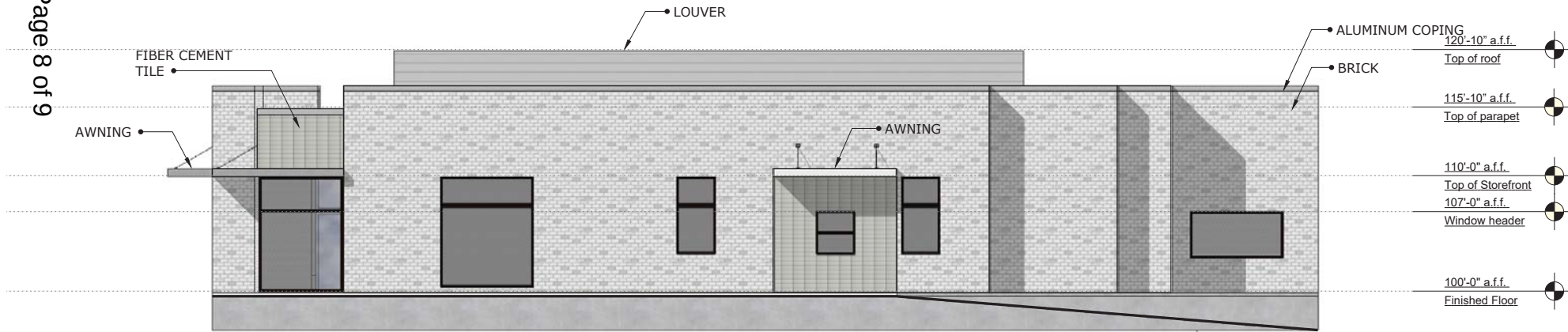
NORTH ELEVATION

1/8" = 1'-0"



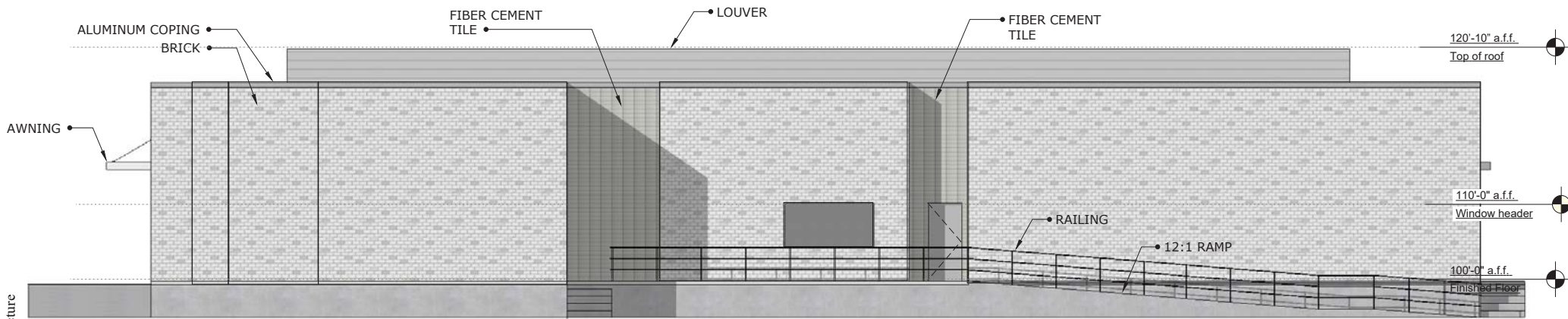
EAST ELEVATION

1/8" = 1'-0"



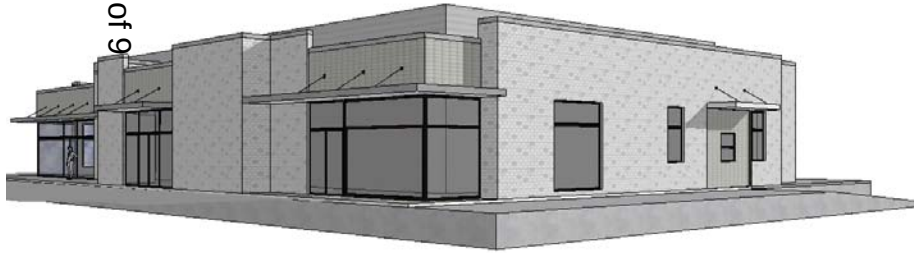
WEST ELEVATION

1/8" = 1'-0"

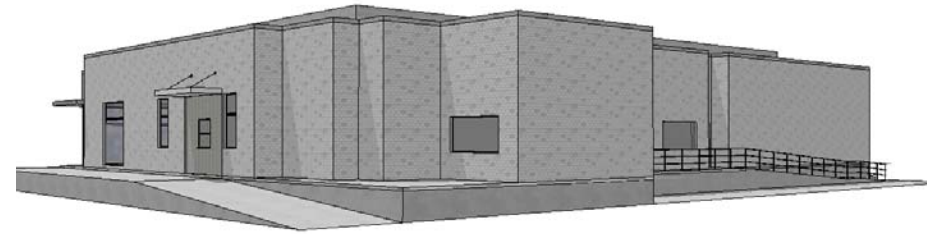


SOUTH ELEVATION

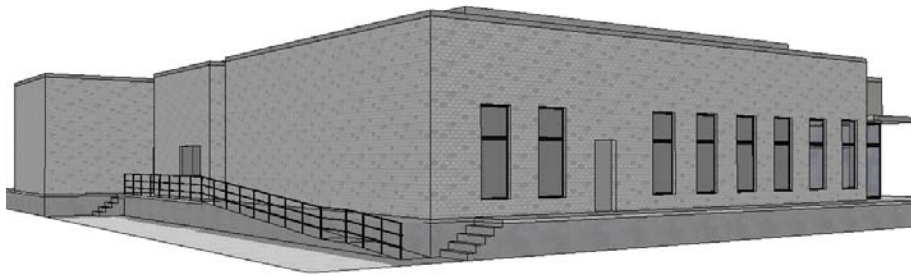
1/8" = 1'-0"



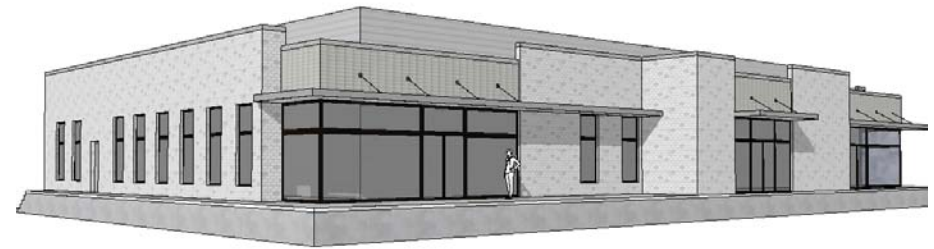
NORTH WEST VIEW



SOUTH WEST VIEW



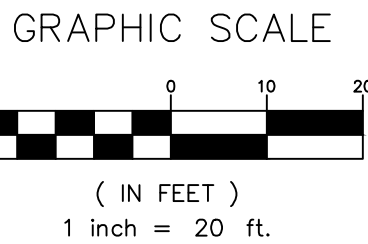
SOUTH EAST VIEW



NORTH EAST VIEW



1-800-245-4545
tdticket@1-call.com



SITE/PAVING PLAN LEGEND

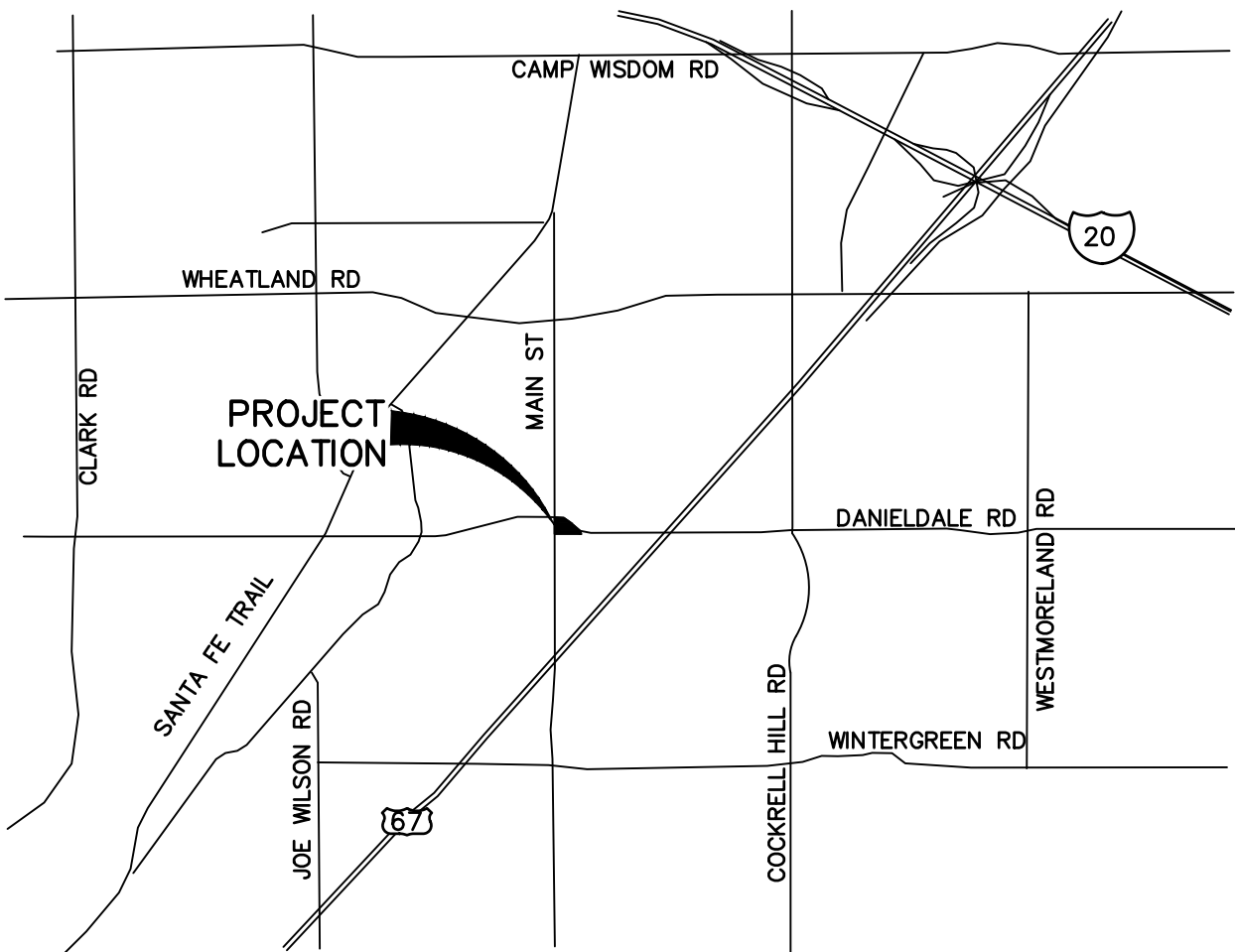
FL	PROPERTY LINE
EX SWK	EXISTING SIDEWALK
LA	EXISTING LANDSCAPE AREAS
EX FH	EXISTING FIRE HYDRANT
②	PARKING COUNT

SITE ANALYSIS	
ZONING	LOR/LOCAL OFFICE RETAIL W/ SUP FOR DRIVE THRU
GROSS LOT AREA	1.71 AC
NET LOT AREA	1.71 AC
NUMBER OF LOTS	1
SITE COVERAGE %	15.8%
OPEN SPACE	8,800 SF
IMPERVIOUS COVER	56,200 SF
BUILDING AREA	11,899 SF
NUMBER OF SINGLE STORY BUILDINGS	2
MAX BLDG HEIGHT	20 FT
FLOOR AREA	11,805 SF
LAND USE	RETAIL (PHARMACY) - 3,703 SF EXISTING
	CLINIC - 2,933 SF EXISTING
	OFFICE - 2,633 SF EXISTING
	DRIVE THRU (COFFEE) - 2,630 PROPOSED
LOADING SPACES	1

CAR PARKING PROVIDED	SPACES	EXISTING PHARMACY BUILDING:
STANDARD	47	1,400 FOR 9,269 SF (23 SPACES)
ACCESSIBLE	0	PROPOSED RESTAURANT BUILDING:
ACCESSIBLE VAN	2	1,200 FOR 9,269 SF (13 SPACES)
TOTAL CAR PARKING PROVIDED	49	PROPOSED STAGING (9 VEHICLES):
PARKING REQUIRED	49	4+8+1 (13 SPACES)
		TOTAL SITE REQUIRED: 49

EAST DANIELDALE ROAD
(100' RIGHT-OF-WAY)

SHADY TRAIL DRIVE
(50' RIGHT-OF-WAY)



VICINITY MAP
NOT TO SCALE

SITE ADDRESS: 102 E. DANIELDALE ROAD, DUNCANVILLE, TEXAS 75137

AREA: 1.70 Ac

DESCRIPTION: THE HOPCO WEDGE
AN ADDITION TO THE CITY OF DUNCANVILLE
DALLAS COUNTY, TEXAS
VOLUME 87249, PAGE 40, M.R.D.C.T.

ZONING: LOR/LOCAL OFFICE RETAIL WITH SUP FOR DRIVE THRU

FLOOD ZONE: THIS PROPERTY HAS BEEN IDENTIFIED LYING WITHIN THE FLOOD HAZARD
AREA DESIGNATED AS ZONE X (UNSHADED). AREAS IN ZONE X (UNSHADED)
ARE DETERMINED TO BE AREAS OUTSIDE OF 0.21 ANNUAL CHANCE FLOOD
IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD
INSURANCE RATE MAPS (FIRM) FOR THIS AREA AS SHOWN ON FLOOD MAP
NO. 48113C0470K, DATED 07/07/2014

OWNER: ITALY FAMILY PHARMACY, INC
2549 MARINA DRIVE
GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO
ATUKROLSOYAHOO.COM

ZONE-2025-00001
DATE OF PREPARATION 08/04/2025
REVISED 11/03/2025
REVISED 11/10/2025
REVISED 11/17/2025

BENCHMARK DATA:
TBM-1 = XXX
ELEV.: XXX'
TBM-2 = XXX
ELEV.: XXX'

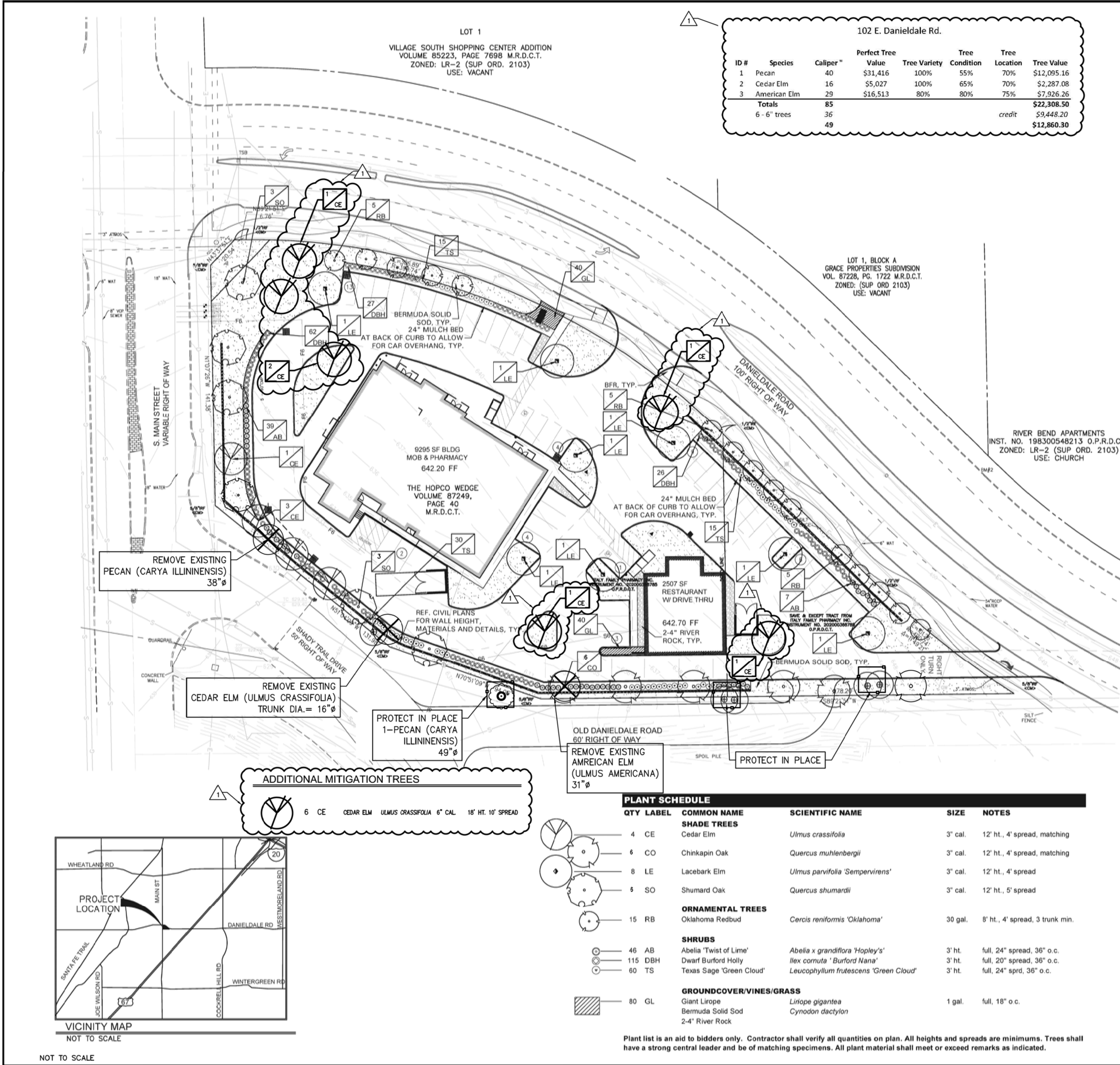
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE
SUPERVISION OF
DOUGLAS E. BARRILLEAUX
P.E.# 97518
ON
11/17/2025

ZIGGI'S COFFEE
102 E. DANIELDALE ROAD
HOPCO WEDGE ADDITION
DUNCANVILLE, DALLAS COUNTY, TEXAS

SITE PLAN

CLIENT: XXX
DRAWN BY: ALADA
DESIGNER: MAP
REVIEWER: MAP
U.S. PROJECT: 25116

SHEET
C01



102 E. Daniel Dale Rd.							
ID #	Species	Caliper"	Perfect Tree Value	Tree Variety	Tree Condition	Tree Location	Tree Value
1	Pecan	40	\$31,416	100%	55%	70%	\$12,095.16
2	Cedar Elm	16	\$5,027	100%	65%	70%	\$2,287.08
3	American Elm	29	\$16,513	80%	80%	75%	\$7,926.26
Totals		85					\$22,308.50
6 - 6" trees		36				credit	\$9,448.20
		49					\$12,860.30

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDINGS AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY

SOLID SOD

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/- 1/4"), EXCLUDING TOP GROWTH AND THATCH
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRA-TACK ONE", AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE

LANDSCAPE TABULATIONS for DUNCANVILLE, TX

General	
1. A minimum of 20% of the streetyard shall be landscaped	
2. A minimum 15' landscape buffer shall be placed adjacent to major thoroughfares or roadways. All other roadways shall be 10'.	
3. One large tree shall be provided for every 40 I.F.	
Site Area = 74,495 s.f.	
REQUIRED	PROVIDED
overall landscape	17,279 s.f. (entire site is streetyard)
streetyard landscape	
14,899 s.f. (20%)	17,279 s.f. (entire site is streetyard)
15' buffer	15' buffer
10' buffer	10' buffer
Old Daniel Dale Road - 278 I.F.	
7 trees	1 EXISTING, 6 PROPOSED
S. Main Street - 141 I.F.	
4 trees	4 trees
Shady Trail Drive - 223 I.F.	
6 trees	6 PROPOSED
Daniel Dale Road - 560 I.F.	
14 trees	15 ornamental trees
Parking Lot	
1. One tree shall be provided for every 10 parking spaces.	
2. At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way and within the street yard, shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet	
Parking Area: 38,912 s.f.	
Parking Spaces: 42	
REQUIRED	PROVIDED
4 trees	2,810 s.f. (7%)
parking lot screen	8 trees
parking lot screen (entire area of parking abutting ROW)	

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON-SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST
- TREES SHALL BE PLANTED AT A MINIMUM OF 6' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS
- 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE LACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIN/1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS

IRRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR

MAINTENANCE REQUIREMENTS

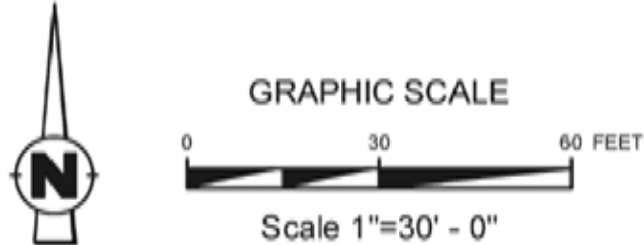
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL

MISCELLANEOUS MATERIALS

- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC

PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED
- DO NOT TOP OR HEAD TREES
- IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE. REMOVE DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.



REVISED PLAN BASED ON EXISTING TREE SURVEY 02/08/22

LANDSCAPE PLAN

THE HOPCO WEDGE
DUNCANVILLE, DALLAS COUNTY, TX

OWNER: ITALY FAMILY PHARMACY, INC.
2549 MARINA DRIVE GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO AYUKROLS@YAHOO.COM

ENGINEER: MBW ENGINEERING, LLC
4924 BOLERO CT FORT WORTH, TX 76135
CONTACT: MATHEW WILLIAMSON, PE
MBWENG1@OUTLOOK.COM 817-782-9821

ORIGINAL SUBMITTAL: MAY 8, 2021
REVISED: JUNE 11, 2021

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
6	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	3" cal.	12' ht., 4' spread, matching
8	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4' spread
6	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
ORNAMENTAL TREES					
15	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
46	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopley's'</i>	3" ht.	full, 24" spread, 36" o.c.
115	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3" ht.	full, 20" spread, 36" o.c.
60	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	3" ht.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
80	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



NOT TO SCALE

SECTION 22 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (200-1)- PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND UNER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

- B. NO TREES, GRASS, GROUND COVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOVING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 14 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

- L. REPAIR MULCH TO BARE AND THIN AREAS

- M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE

- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- d. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- e. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- f. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- g. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- h. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- i. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- j. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- k. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- l. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- m. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- n. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- o. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- p. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- q. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- r. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- s. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- t. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- u. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- v. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- w. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- x. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- y. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- z. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- aa. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ab. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ac. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ad. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ae. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- af. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ag. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ah. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ai. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- aj. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ak. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- al. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- am. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- an. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ao. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ap. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- aq. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ar. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- as. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- at. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- au. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- av. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- aw. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ax. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ay. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- az. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- ba. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- bb. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- bc. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- bd. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

WORK AND SUPERVISION BY A FOREMAN.

- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

- G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS IF HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRICLING AND/OR GIRDLING (ROOTS), AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- Q. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- R. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

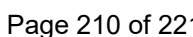
- S. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- T. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- U. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- V. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- W. SOD: PROVIDE WELL-ROOTED S



GENERAL IRRIGATION SPECIFICATIONS
SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS
PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.
- 1.2 RELATED WORK
- A. SECTION 32 8424 - IRRIGATION SYSTEM.

- 1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

- 2.1 GENERAL
- A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.
- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.
- C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

- 3.1 INSTALLATION
- A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.
- 3.2 BACKFILL
- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:
- a. TRENCHING
- b. BACKFILL
- c. AUTOMATIC CONTROLLED SYSTEM
- d. AS BUILT DRAWINGS
- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- 1.2 RELATED WORK
- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.
- E. SECTION 32 9300 - LANDSCAPE
- F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

EZDS WRITTEN SPECIFICATIONS

PART 1 - GENERAL

- 1.1 THE IRRIGATION CONTROL SYSTEM SHALL FEATURE A TWO-WIRE OUTPUT MODULE FOR CONTROL OF UP TO 54 STANDARD 24VAC SOLENOID VALVES OVER A SINGLE PAIR OF WIRES. THE TWO-WIRE OUTPUT MODULE SHALL FIT INTO A PRE-EXISTING MODULE SLOT IN THE CONTROLLER BACKPLANE, AND MAY COEXIST WITH "CONVENTIONAL" OUTPUT MODULES FEATURING INDIVIDUAL WIRES PER SOLENOID VALVES. THE MAXIMUM CAPACITY OF THE CONTROLLER SHALL BE 54 VALVES, IN ANY COMBINATION OF TWO-WIRE AND CONVENTIONALLY WIRED CONTROL WIRING.

PART 2 - TWO-WIRE OUTPUT MODULE

- 2.1 THE TWO-WIRE OUTPUT MODULE SHALL BE MANUFACTURED BY THE SAME MANUFACTURER AS THE CONTROLLER AND SHALL CARRY ALL THE SAME NECESSARY APPROVALS AND COMPLIANCE AS THE HOST CONTROLLER.
- A. OUTPUT MODULE CHARACTERISTICS
- i. THE OUTPUT OF THE OUTPUT MODULES, INCLUDING THE TWO-WIRE OUTPUT MODULE, SHALL NOT EXCEED 24VAC (NOMINAL 24VAC) AT 50 OR 60 HZ, SUITABLE FOR DIRECT-BURIAL WIRING IN LANDSCAPE IRRIGATION APPLICATIONS.
- ii. THE TWO-WIRE OUTPUT MODULE SHALL INCLUDE TWO SEPARATE, CLEARLY LABELED, HEAVY-DUTY TWO-WIRE PATH SCREW TERMINALS FOR WIRING IN DIFFERENT DIRECTIONS.
- iii. THE TWO-WIRE OUTPUT MODULE SHALL ALSO PERMIT OPERATION OF A PUMP/MASTER VALVE OUTPUT VIA DECODER IN THE TWO-WIRE PATH, IF DESIRED.
- iv. THE TWO-WIRE OUTPUT MODULE SHALL INCLUDE A PROGRAMMING PORT AND BUTTON FOR PROGRAMMING STATION ADDRESSES INTO THE FIELD DECODERS. THE TWO-WIRE OUTPUT MODULE SHALL ALSO INCLUDE AN LED LIGHT FOR PROGRAMMING AND DIAGNOSTIC PURPOSES.
- v. THE TWO-WIRE OUTPUT MODULE SHALL OPERATE DEDICATED, PROGRAMMABLE FIELD DECODERS, MANUFACTURED BY THE SAME MANUFACTURER AS THE CONTROLLER AND THE TWO-WIRE OUTPUT MODULE, AND SPECIFICALLY DESIGNED TO OPERATE AS A COMPLETE SYSTEM.

ADDITIONAL TWO-WIRE INFORMATION

HUNTER TECHNICAL HOTLINE

PLEASE CALL THE HUNTER TECHNICAL HOTLINE NUMBER AT (760) 591-7383

HUNTER RESOURCE GUIDES

GUIDES, INFORMATION, AND MATERIALS FOR IRRIGATION COMPONENTS ARE LOCATED AT [HTTPS://WWW.HUNTERINDUSTRIES.COM/RESOURCE-GUIDE](https://www.hunterindustries.com/resource-guide)

REFERENCE HUNTER DECODER SYSTEMS DESIGN GUIDE, SPECIFICATIONS AND PUBLICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM

EZ DECODER

THE EZ DECODER SYSTEM IS A UNIQUE TWO-WIRE OUTPUT OPTION FOR HUNTER ICC2 AND HCC CONTROLLER MODELS ONLY.

- DO NOT ATTEMPT TO USE THIS SYSTEM WITH ANY OTHER MODEL OR BRAND OF CONTROLLER.
- DO NOT ATTEMPT TO USE EZ-1 DECODERS WITH ANY OTHER DECODER CONTROLLER.

- EZ DECODERS ARE DESIGNED TO BE EASY. THEY DO NOT REQUIRE SPECIAL WIRE.
- THEY DO REQUIRE DIRECT BURIAL WIRE OF ADEQUATE SIZE FOR THE DISTANCE OF EACH WIRE RUN (SEE CHART). IT IS EVEN POSSIBLE TO USE EXISTING WIRE FROM "CONVENTIONAL" INSTALLATIONS TO CREATE A TWO-WIRE PATH FOR EZ DECODERS.
 - THE EZ DECODER SYSTEM DOES NOT REQUIRE WATERPROOF CONNECTIONS IN ORDER TO OPERATE. HOWEVER, JUST AS IN CONVENTIONAL SYSTEMS, WATERPROOF CONNECTORS SHOULD BE USED TO MAINTAIN THE INTEGRITY OF THE SPICE AND THE WIRE.

INSTALLING THE EZ-DM IN HUNTER ICC2 AND HCC CONTROLLERS

IF THE WHOLE SYSTEM WILL BE TWO-WIRE, INSTALL THE EZ-DM MODULE IN THE FIRST SLOT IN THE CONTROLLER. PRESS THE RESET BUTTON ON THE BACK OF THE CONTROLLER FACE PANEL FOR THE NEW MODULE TO BE RECOGNIZED.

- OPEN BLUE LOCK LEVER.
- INSERT MODULE TABS INTO END OF SLOT, AND TIP INTO PLACE.
- CLOSE LOCKING LEVER.
- PRESS CONTROLLER RESET BUTTON. CONTROLLER WILL THEN RECOGNIZE THE NEW MODULE, AND THE

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

- A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.
- B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

- A. MATERIALS LIST:
- a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURER'S SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.
- e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.
- B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.
- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:
- a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER
- c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES
- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- g. OTHER RELATED EQUIPMENT
- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.
- E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.
- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER
- b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

- A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.
- 1.6 TESTING
- A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.
- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.
- D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- B. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- C. PVC PIPE: CLASS 200 SPR 21
- D. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- E. WIRING: THE WIRE PATHS SHALL BE TWISTED PAIR, SOLID-CORE, COLOR-CODED RED/BLUE PAIRS, ENCLOSED IN A PE SLEEVE AVAILABLE IN 6 DIFFERENT COLORS FOR IN-GROUND IDENTIFICATION. ALL CONNECTIONS IN THE TWO-WIRE PATHS (OUTSIDE THE CONTROLLER ENCLOSURE) SHALL BE MADE WITH 3M DBRY-6 WATERPROOF, STRAIN-RELIEVING DIRECT BURIAL CONNECTORS, OR EXACT EQUALS.
- F. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- G. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

- A. SITE CONDITIONS:
- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

- B. WIRING BETWEEN THE TWO-WIRE OUTPUT MODULE AND THE FIELD DECODERS SHALL CONSIST OF DIRECT-BURIAL-RATED STANDARD IRRIGATION WIRING OF AN APPROPRIATE DIAMETER FOR THE MAXIMUM DISTANCES PER THE MANUFACTURER'S SPECIFICATIONS.

- i. GENERALLY, AMERICAN 14 AWG OR INTERNATIONAL 2.5 MM2 ARE THE PREFERRED MINIMUM SIZES IN PROFESSIONAL INSTALLATIONS, FOR TENSILE STRENGTH AND LONGEVITY.
- ii. SHORTER RUNS MAY BE ACHIEVED WITH SMALLER WIRES AS INDICATED BY THE MANUFACTURER'S RECOMMENDATIONS.

- C. IT IS PERMISSIBLE, BUT NOT REQUIRED, TO RUN FIELD WIRING IN PLASTIC OR METAL CONDUIT FOR RESISTANCE TO PESTS.

PART 5 - EARTH GROUNDING

- 5.1 THE HOST CONTROLLER SHALL BE THOROUGHLY EARTH GROUNDING IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, IDEALLY TO A RESISTANCE OF 10 OHMS OR LESS.

- A. THE TWO-WIRE PATH DOES NOT REQUIRE EARTH GROUNDING OR SURGE SUPPRESSORS OR ANY KIND FOR TYPICAL INSTALLATIONS.

- B. COMPATIBLE IN-LINE SURGE ARRESTING MODULES FROM THE CONTROLLER MANUFACTURER MAY BE ADDED AND GROUNDING IF SPECIFIED.

- i. COMPATIBLE SURGE ARRESTING MODULES SHALL BE CONNECTED TO 8" (2.5 M) COPPER-CLAD RODS, OR 100 MM X 1 M COPPER GROUND PLATES, AND INSTALLED AT LEAST 8" (2.5 M) AWAY FROM AND AT RIGHT ANGLES TO THE TWO-WIRE PATH.

- ii. SURGE-ARRESTING MODULES SHALL BE CONNECTED TO THE TWO-WIRE PATH EITHER IN-LINE OR AT THE FAR END OF THE TWO-WIRE PATH FROM THE CONTROLLER AS SPECIFIED.

PART 6 - MODELS

- 6.1 ALL COMPONENTS OF THE SYSTEM SHALL HAVE A FIVE-YEAR MANUFACTURER'S WARRANTY.

- THE RED AND BLUE WIRE PATH TERMINALS ON THE EZ-DM INDICATE THAT THEY ARE CONNECTED TO THE EZ-1 DECODER RED AND BLUE WIRES, BUT THE WIRE THAT EXTENDS THE TWO-WIRE PATH DOES NOT NEED TO BE COLOR-CODED. IT DOES NOT MATTER IF THE DECODER "REF" CONNECTS TO THE TERMINAL "BLUE".
- THERE IS NO POLARITY ON THE EZ DECODER SYSTEM. USE DIRECT BURIAL-RATED IRRIGATION WIRE.
- THE SIZE OF THE WIRE DETERMINES THE EFFECTIVE DISTANCE OF THE TWO-WIRE PATH.
- SEE THE WIRING TABLE FOR DISTANCE SPECIFICATIONS WITH VARIOUS WIRE SIZES.
- USE IRRIGATION-GRADE WIRE CONNECTORS FOR ALL SPLICES. THEY CAN BE OF THE SAME TYPE USED FOR SOLENOID CONNECTIONS.

CONVERTING EXISTING WIRING

IT IS POSSIBLE TO CONVERT AN EXISTING CONVENTIONALLY WIRED SYSTEM TO EZ DECODER OPERATION BY USING EXISTING WIRE BUNDLES TO CREATE A TWO-WIRE PATH TO EACH VALVE LOCATION AND ADDING AN EZ-1 DECODER AT EACH VALVE.

TEE-SPLICING THE TWO-WIRE PATHS

TEE-SPLICING THE TWO-WIRE PATH IS PERMISSIBLE. USE WATERPROOF CONNECTORS IN A VALVE BOX, AND ADEQUATE SLACK AT THE SPLICES (5 FT/1.5 M) TO INSURE A RELIABLE CONNECTION. SIZE THE WIRE FOR THE MOST DISTANT DECODER FROM THE CONTROLLER.

EARTH GROUNDING

EARTH GROUNDING IS NOT REQUIRED IN THE TWO-WIRE PATH. HOWEVER, IT MAY BE ADDED IN HIGH-LIGHTNING AREAS FOR ADDITIONAL PROTECTION. USE HUNTER MODEL DUAL-S SURGE ARRESTORS AND CONNECT THE SURGE ARRESTOR GROUND WIRE TO EARTH GROUND HARDWARE. EARTH GROUNDING HARDWARE SHOULD CONSIST OF A 8" (2.5 M) COPPER-CLAD STEEL ROD, OR A COPPER PLATE, INSTALLED AT LEAST 8" (2.5 M) AWAY FROM THE TWO-WIRE PATH. PLEASE NOTE PROJECTS IN TEXAS AND OKLAHOMA ARE CONSIDERED HIGH-LIGHTNING AREAS. FOR PROJECTS IN TEXAS AND OKLAHOMA, USE HUNTER MODEL DUAL-S SURGE ARRESTORS EVERY 10 DECODERS OR EVERY 1000' AND AT THE ENDS OF EACH WIRE PATH.

THE ICC2 OR HCC CONTROLLER SHOULD BE GROUNDED TO EARTH WITH THE GROUND ATTACHMENT ON SIDE OF THE TRANSFORMER COVER, TO APPROVED EARTH GROUND HARDWARE, IDEALLY TO A RESISTANCE OF 10 OHMS OR LESS, AS SHOWN IN THE CONTROLLER INSTALLATION INSTRUCTIONS.

OPERATION

EZ DECODERS DO NOT REQUIRE SPECIAL OPERATING PROCEDURES, AND THE PROGRAMMED DECODERS WILL OPERATE EXACTLY LIKE CONVENTIONALLY-WIRED STATIONS. WHEN A DECODER STATION BEGINS TO OPERATE, THE EZ-DM LIGHT WILL BLINK RAPIDLY WHILE FIRST COMMUNICATING, THEN BLINK AT APPROXIMATELY ONE-SECOND INTERVALS DURING THE STATION RUN TIME. WHEN THE EZ-1 DECODER IS ACTIVELY RUNNING, THE DECODER LED WILL ALSO BLINK AT APPROXIMATELY ONE-SECOND INTERVALS. IF THE DECODER LIGHT DOES NOT BLINK WHEN THE CONTROLLER DISPLAY INDICATES THE STATION IS RUNNING, THE DECODER MAY BE EITHER DISCONNECTED OR DAMAGED.

- b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLIGENCE.
- c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

- A. PHYSICAL LAYOUT:
- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.
- b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.
- c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- B. WATER SUPPLY:
- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.
- b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

- A. TRENCHING
- a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.
- b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.
- c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.
- d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.
- e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
- f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.
- B. BACKFILL
- a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.
- b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.
- C. TRENCHING AND BACKFILL UNDER PAVING
- a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.
- D. ASSEMBLIES
- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH THE BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

- b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.
- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.
- E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.
- F. WIRING: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND PER MANUFACTURER'S WIRING DISTANCE CALCULATIONS/INSTRUCTIONS. MAKE SPLICES PER MANUFACTURER'S SPECIFICATIONS.
- G. AUTOMATIC CONTROLLER AND DECODERS: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.
- H. REMOTE CONTROL VALVES:
- a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.
- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
- c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

- I. FLUSHING OF SYSTEM:
- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.
- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.
- J. SPRINKLER HEADS:
- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.
- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.
- c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

- A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.
- B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.
- C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.
- D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION

EZ DECODER WIRE CHART

American Wire Gauge	Distance Feet	International Wire mm²	Distance meters
18 AWG	908	0.8 mm²	267
16 AWG	1446	1 mm²	333
14 AWG	2292	1.5 mm²	500
12 AWG	3650	2.5 mm²	833
		4 mm²	1333

NOTE: Distances in the Wiring Table are calculated based on 60 Hz for American Wire Gauge, and 50 Hz for International, with wire temperature of 122°F (50°C), and a 10% safety factor.



IRRIGATION SPECS/DETAILS

THE HOPCO WEDGE
DUNCANVILLE, DALLAS COUNTY, TX

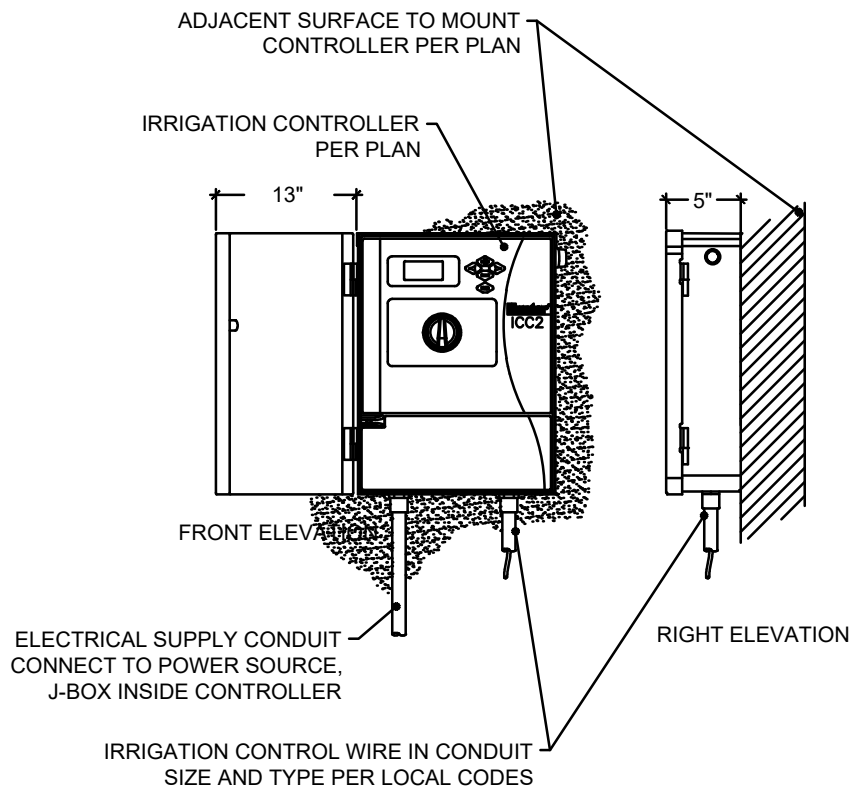
OWNER: ITALY FAMILY PHARMACY, INC.
2549 MARINA DRIVE GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO AYUKROLS@YAHOO.COM

ENGINEER: MBW ENGINEERING, LLC
4924 BOLERO CT FORT WORTH, TX 76135
CONTACT: MATHEW WILLIAMSON, PE
MBWENG1@OUTLOOK.COM 817-782-9821

ORIGINAL SUBMITTAL: MAY 8, 2021
REVISED: JUNE 11, 2021

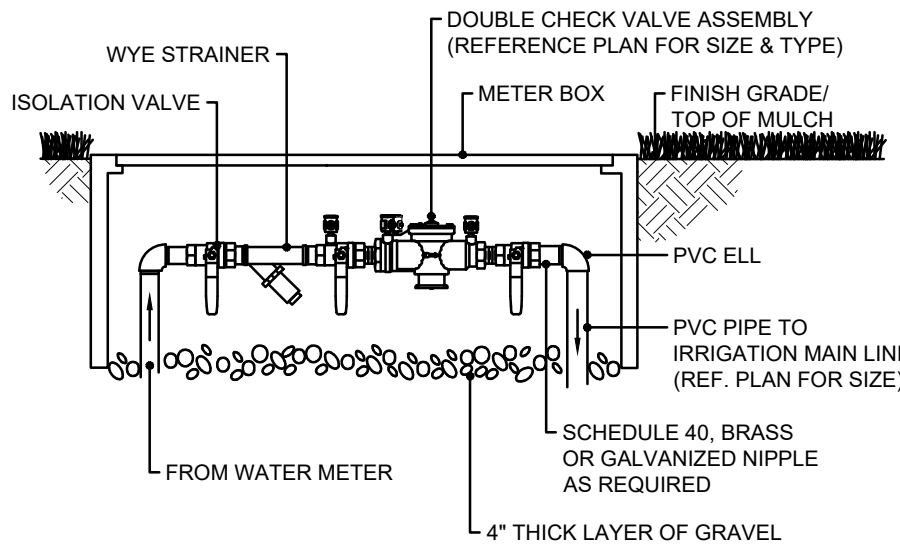


AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amandari@awr-designs.com
c. 512.517.5589



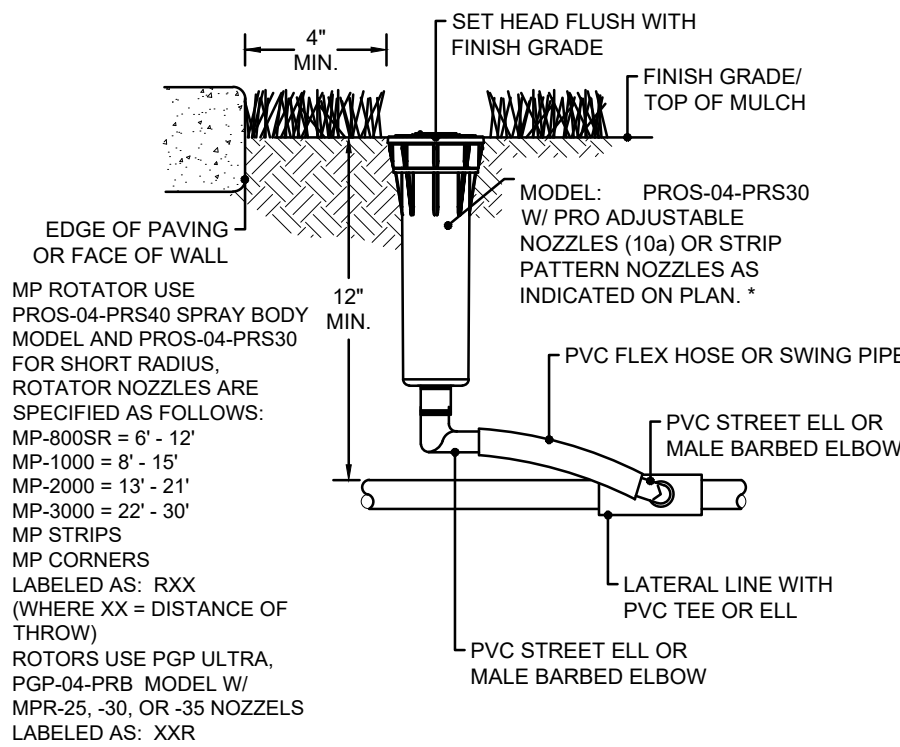
- NOTES:
1. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDING 110 VAC POWER SOURCE
 2. CONFIRM PROPER GROUNDING AND SURGE PROTECTION.

1 ICC2 IRRIGATION CONTROLLER
N.T.S.



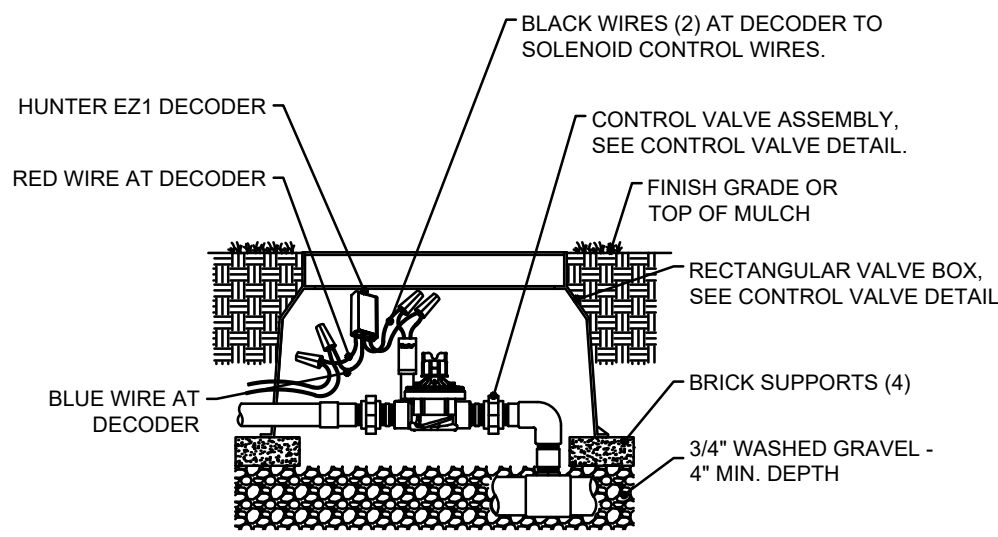
- NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

6 DOUBLE CHECK ASSEMBLY
N.T.S.



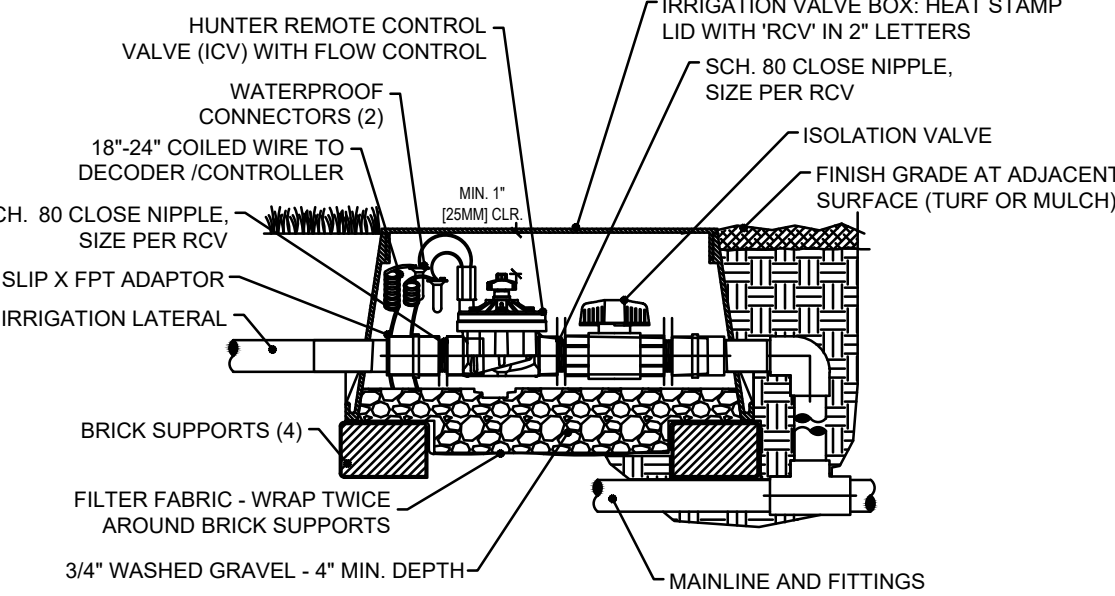
- NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

11 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.



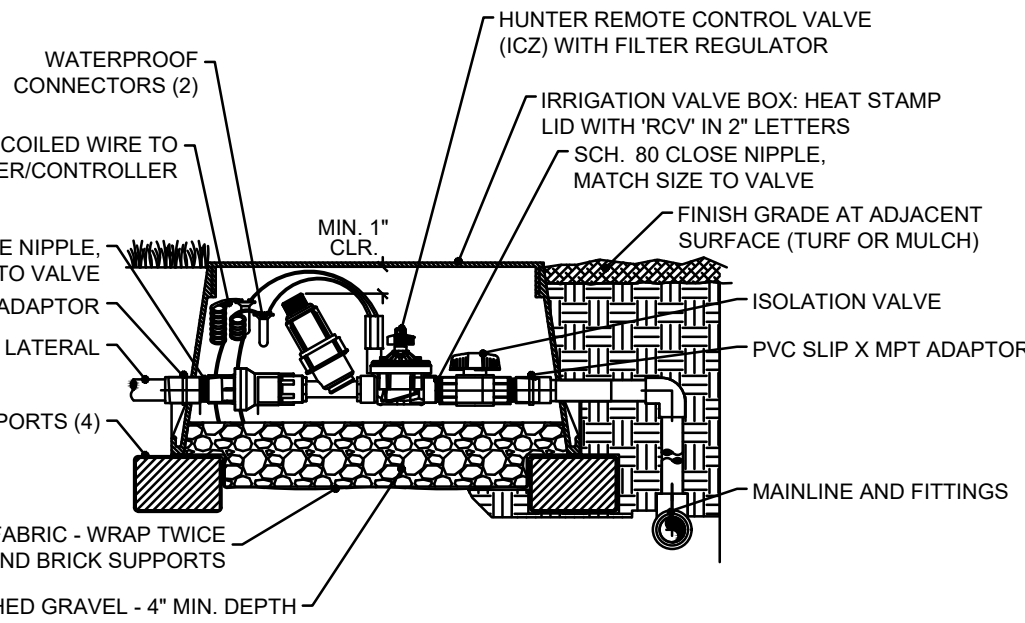
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C.
 3. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
 4. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

2 EZ-1 DECODER AT CONTROL VALVE
N.T.S.



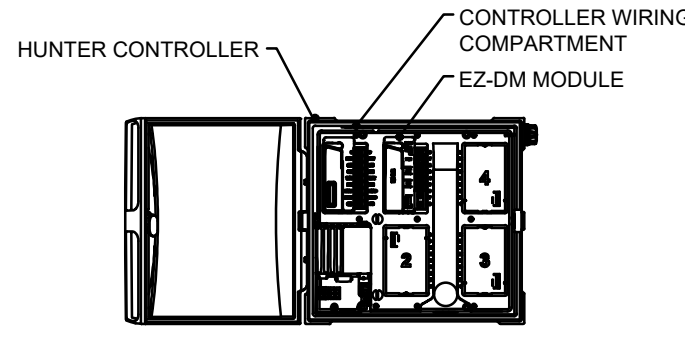
- NOTE:
1. INSTALL WITH CORRECT DECODER AND GROUNDING AND SURGE PROTECTION PER MANUFACTURES RECOMMENDATION

7 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.



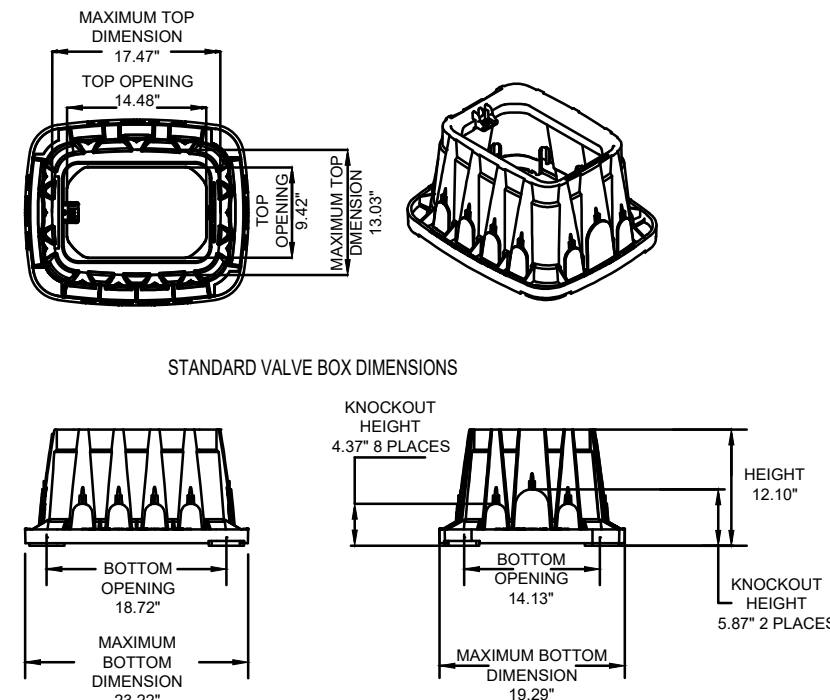
- NOTE:
1. INSTALL WITH CORRECT DECODER AND GROUNDING AND SURGE PROTECTION PER MANUFACTURES RECOMMENDATION

12 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.

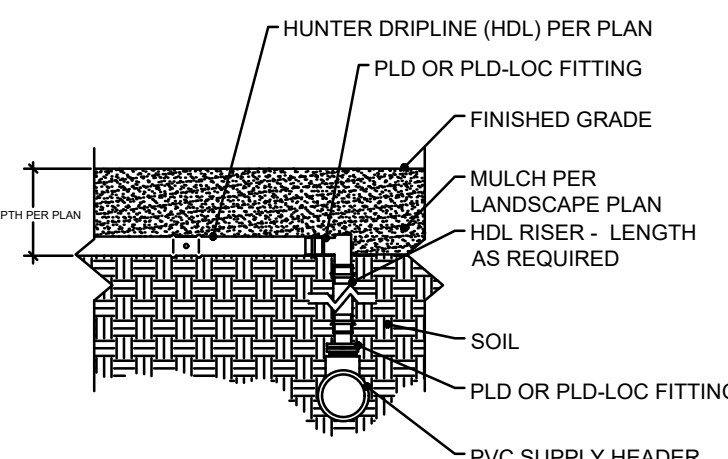


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C.
 3. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
 4. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

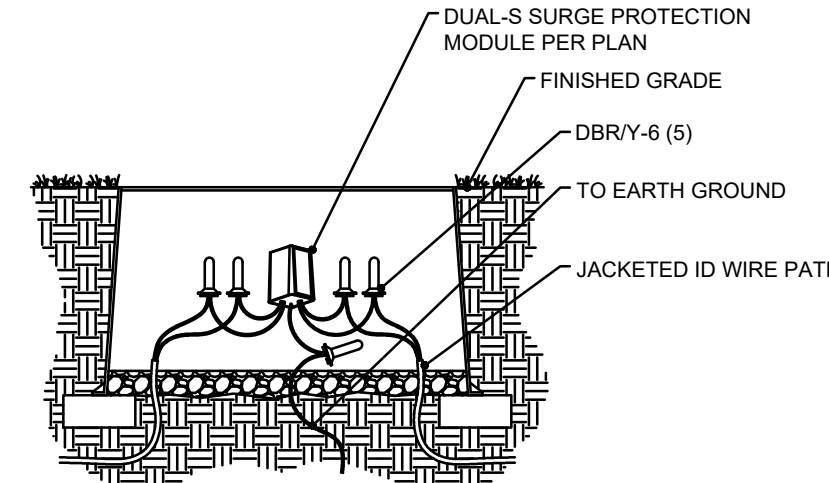
3 EZ-DM MODULE IN WIRING COMPARTMENT
N.T.S.



8 STANDARD VALVE BOXES
N.T.S.

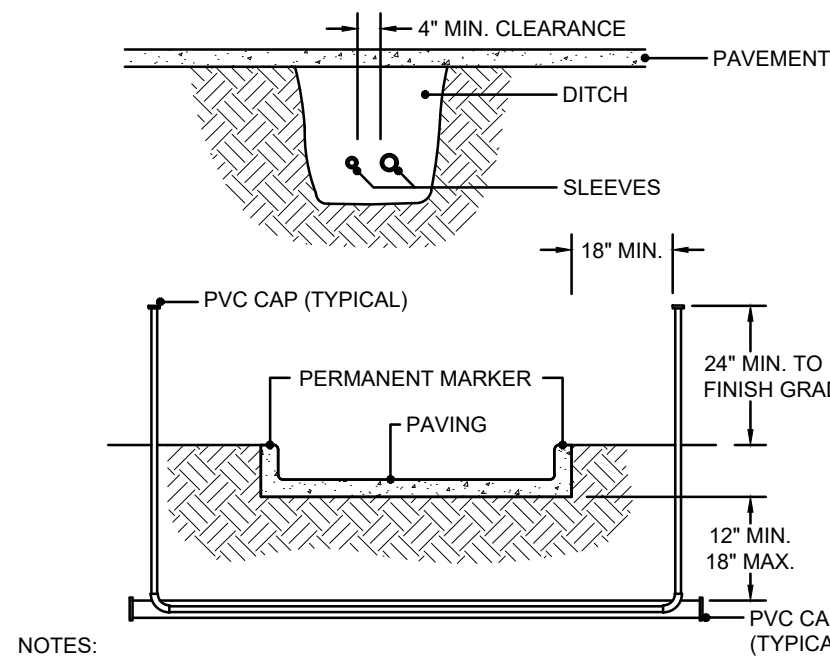


13 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



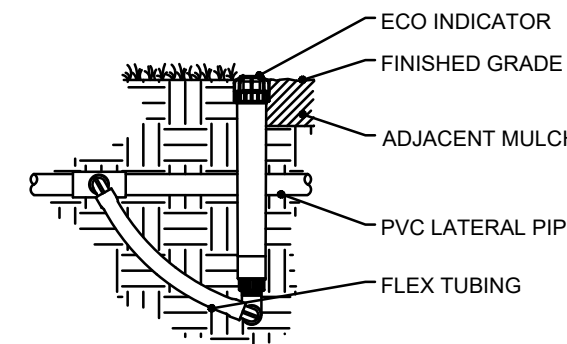
- NOTES:
1. EARTH GROUND TO BE A MINIMUM OF 8' AWAY FROM DUAL-S AND AT A RIGHT ANGLE TO THE TWO WIRE PATH

4 DUAL-S SURGE PROTECTION MODULE
N.T.S.

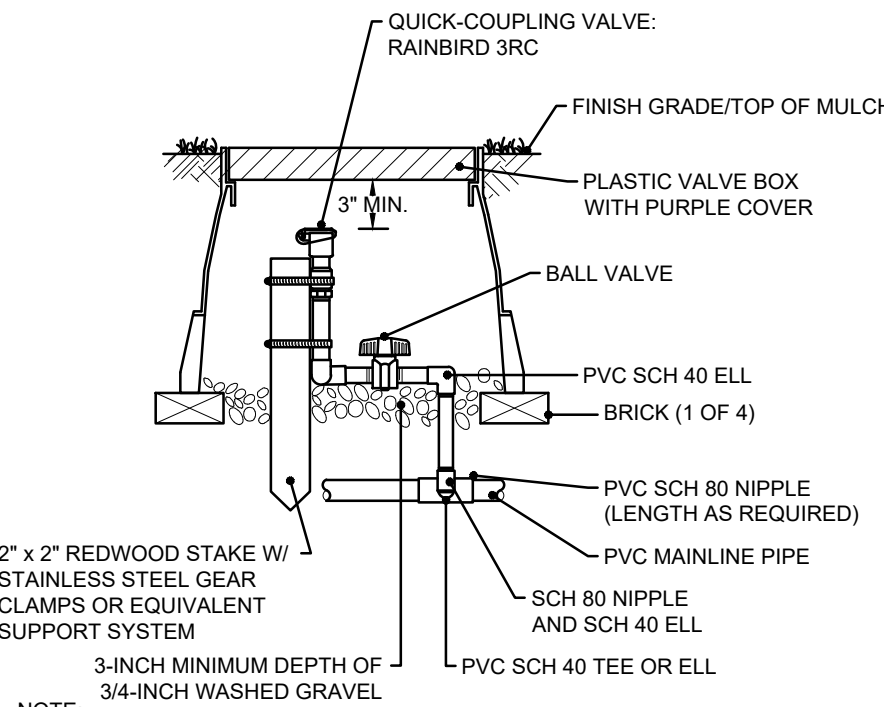


- NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP TO 95% PROCTOR.
 5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

9 IRRIGATION PVC SLEEVES
N.T.S.

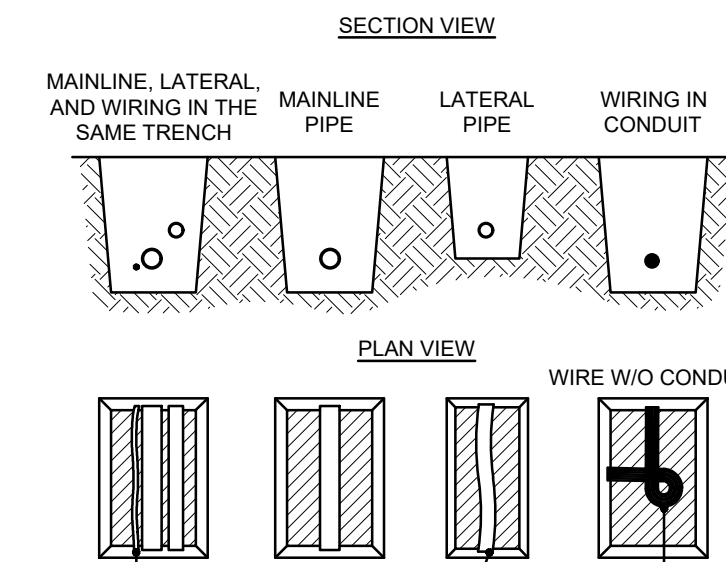


14 ECO INDICATOR- FLEX TUBING
N.T.S.



- NOTE:
1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN SAME BOX AND PRIOR TO MAINLINE TEE.
 2. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

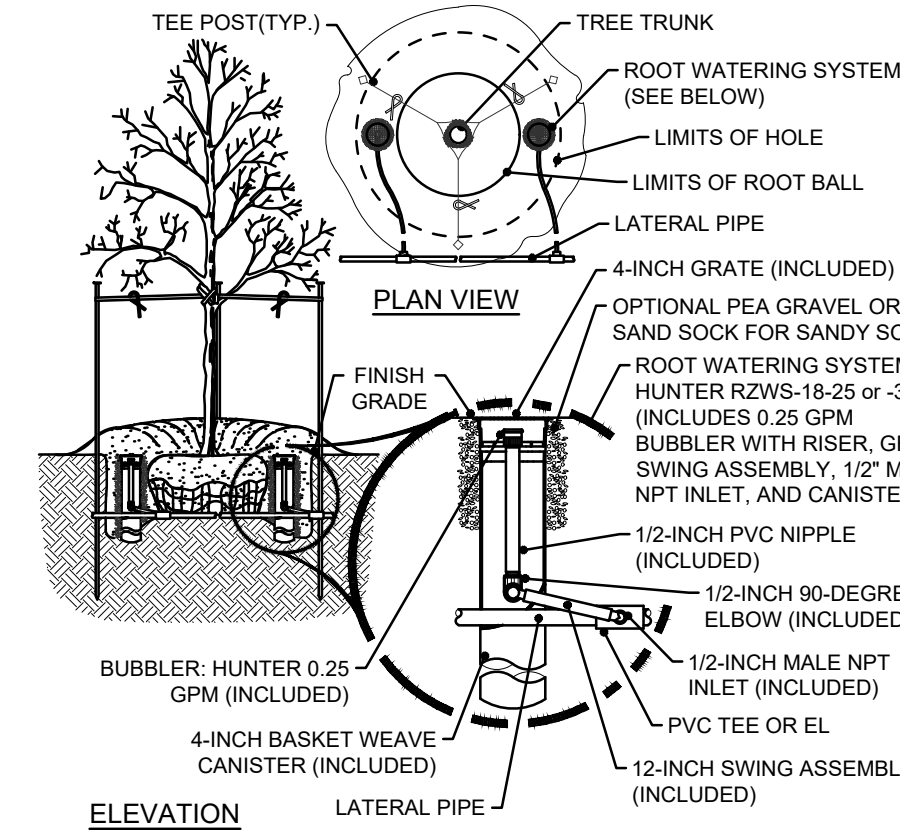
5 QUICK COUPLING VALVE
N.T.S.



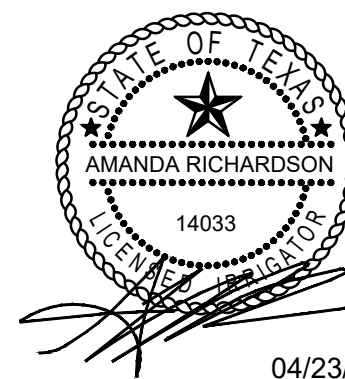
- RUN WIRING BENEATH AND BESIDE MAINLINE TAPE AND BUNDLE AT 10-FOOT INTERVALS.
- ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
- TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

- NOTES:
1. SLEEVE BELOW ALL LANDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
 3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

10 PIPE AND WIRING TRENCHING
N.T.S.



15 TREE ROOT WATERING SYSTEM
N.T.S.



04/23/21



AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amandagawr-designs.com
c. 512.517.5589

IRRIGATION SPECS/DETAILS

THE HOPCO WEDGE
DUNCANVILLE, DALLAS COUNTY, TX

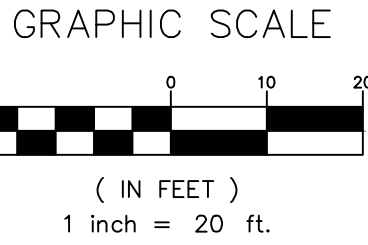
OWNER: ITALY FAMILY PHARMACY, INC.
2549 MARINA DRIVE GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO AYUKROLS@YAHOO.COM

ENGINEER: MBW ENGINEERING, LLC
4924 BOLERO CT FORT WORTH, TX 76135
CONTACT: MATHEW WILLIAMSON, PE
MBWENG1@OUTLOOK.COM 817-782-9821

ORIGINAL SUBMITTAL: MAY 8, 2021
REVISED: JUNE 11, 2021



TOCS
1-800-245-4545
tdticket@1-call.com



SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- EXISTING FIRE LANE
- PARKING COUNT
- EXISTING SIDEWALK
- EXISTING LANDSCAPE AREAS
- EXISTING FIRE HYDRANT
- DIRECTIONAL ARROW (FOR CLARIFICATION PURPOSES ONLY—NOT PAINTED)

SITE ANALYSIS	
ZONING	LOR/LOCAL OFFICE RETAIL W/ SUP FOR DRIVE THRU
GROSS LOT AREA	1.71 AC
NET LOT AREA	1.71 AC
NUMBER OF LOTS	1
SITE COVERAGE %	15.8%
OPEN SPACE	8,800 SF
IMPERVIOUS COVER	56,200 SF
BUILDING AREA	11,899 SF
NUMBER OF SINGLE STORY BUILDINGS	2
MAX BLDG HEIGHT	20 FT
FLOOR AREA	11,805 SF
LAND USE	RETAIL (PHARMACY) - 3,703 SF EXISTING
	CLINIC - 2,933 SF EXISTING
	OFFICE - 2,633 SF EXISTING
	DRIVE THRU (COFFEE) - 2,630 PROPOSED
LOADING SPACES	1

CAR PARKING PROVIDED	SPACES	EXISTING PHARMACY BUILDING:
STANDARD	47	1,400 FOR 9,269 SF (23 SPACES)
ACCESSIBLE	0	PROPOSED RESTAURANT BUILDING:
ACCESSIBLE VAN	2	1,200 FOR 2,630 SF (13 SPACES)
TOTAL CAR PARKING PROVIDED	49	PROPOSED STAGING (9 VEHICLES):
PARKING REQUIRED	49	4+8+1 (13 SPACES)
		TOTAL SITE REQUIRED: 49

EAST DANIELDALE ROAD
(100' RIGHT-OF-WAY)

SHADY TRAIL DRIVE
(50' RIGHT-OF-WAY)



VICINITY MAP
NOT TO SCALE

SITE ADDRESS: 102 E. DANIELDALE ROAD, DUNCANVILLE, TEXAS 75137

AREA: 1.70 Ac

DESCRIPTION: THE HOPCO WEDGE
AN ADDITION TO THE CITY OF DUNCANVILLE
DALLAS COUNTY, TEXAS
VOLUME 87249, PAGE 40, M.R.D.C.T.

ZONING: LOR/LOCAL OFFICE RETAIL WITH SUP FOR DRIVE THRU

FLOOD ZONE: THIS PROPERTY HAS BEEN IDENTIFIED LYING WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (UNSHADED). AREAS IN ZONE X (UNSHADED) ARE DETERMINED TO BE AREAS OUTSIDE OF 0.21 ANNUAL CHANCE FLOOD IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA AS SHOWN ON FLOOD MAP NO. 48113C0470K, DATED 07/07/2014

OWNER: ITALY FAMILY PHARMACY, INC
2549 MARINA DRIVE
GRAND PRAIRIE, TX 75054
CONTACT: ROLAND AKO
AYUKROL.S@YAHOO.COM

ZONE-2025-00001
DATE OF PREPARATION 08/04/2025
REVISED 11/03/2025
REVISED 11/10/2025
REVISED 11/17/2025

BENCHMARK DATA:
TBM-1 = XXX
ELEV.: XXX'
TBM-2 = XXX
ELEV.: XXX'

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE
SUPERVISION OF
DOUGLAS E. BARRILLEAUX
P.E.# 97518
ON
12/19/2025

ZIGGI'S COFFEE
102 E. DANIELDALE ROAD
HOPCO WEDGE ADDITION
DUNCANVILLE, DALLAS COUNTY, TEXAS

SITE PLAN

CLIENT: XXX
DRAWN BY: ALADA
DESIGNER: MAP
REVIEWER: MAP
U.S. PROJECT: 25116

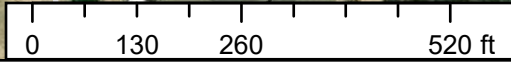
SHEET
C01

Public Notice



Legend

- Roads
- 102 E. Danieldale Rd.
- 200 ft. buffer
- Parcels within 200 ft. buffer





STAFF REPORT

MEETING: City Council - January 6, 2026

TITLE:

Briefing on Requests for Public Information

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Emphasize: Government Accountability, Customer Service, Efficiency and Process

STAFF RESPONSIBLE:

Adrian Tijerina

BACKGROUND/HISTORY:

This briefing is to outline the impacts of the 2025 Legislative changes on public information request procedures.

POLICY EXPLANATION:

This briefing is to outline the impacts of the 2025 Legislative changes on public information request procedures.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

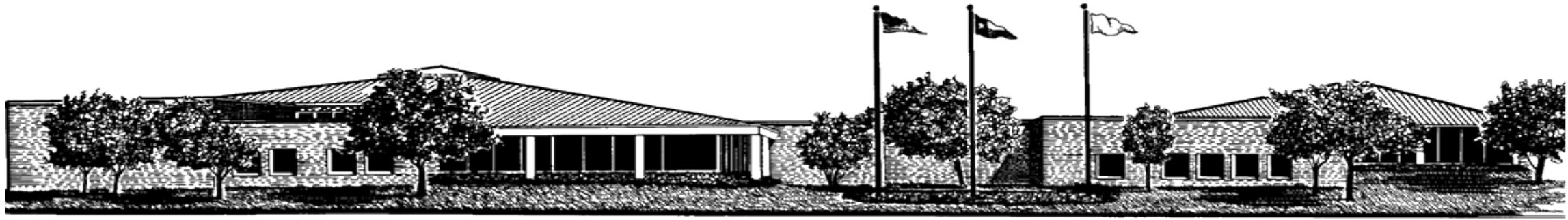
N/A

After Encumber

N/A

ACTION ALTERNATIVES:

ATTACHMENTS:
PI Requests



REQUESTS FOR PUBLIC INFORMATION

JANUARY 6, 2026

ADRIAN TIJERINA, ASSISTANT CHIEF



We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

Legislative Changes in 2025

- Texas Local Government Code Chapter 552
- A person may make a written request...
 - Any other appropriate method approved by the governmental body...
- ...not required to respond to a written request for public information unless the request is received
 - By a method that has been approved by the governmental body.



Approved Methods

- By mail or in person:
 - City of Duncanville
- Just FOIA

THE PUBLIC INFORMATION ACT

Texas Government Code, Chapter 552, gives you the right to access government records; and an officer for public information and the officer's agent may not ask why you want them. All government information is presumed to be available to the public. Certain exceptions may apply to the disclosure of the information. Governmental bodies shall **promptly** release requested information that is not confidential by law, either constitutional, statutory, or by judicial decision, or information for which an exception to disclosure has not been sought.

Rights of Requestors

You have the rights to:

- Prompt access to information that is not confidential or otherwise protected;
- Receive treatment **equal** to all other requestors, including accommodation in accordance with the Americans with Disabilities Act (ADA) requirements;
- Receive certain kinds of **information without exceptions**, like the voting record of public officials, and other information;
- Receive a **written statement of estimated charges**, when charges will exceed \$40, in advance of work being started and opportunity to modify the request in response to the itemized statement;
- Choose whether to inspect the requested information (most often at no charge), receive copies of the information or both;
- A **waiver** or reduction of charges if the governmental body determines that access to the information primarily benefits the general public;
- Receive a copy of the communication from the governmental body asking the Office of the Attorney General for a ruling on whether the information can be withheld under one of the accepted exceptions, or if the communication discloses the requested information, a redacted copy;
- Lodge a written complaint about overcharges for public information with the Office of the Attorney General. Complaints of other possible violations may be filed with the county or district attorney of the county where the governmental body, other than a state agency, is located. If the complaint is against the county or district attorney, the complaint must be filed with the Office of the Attorney General.

Procedures to Obtain Information

- ✓ Submit a request by mail, e-mail, or in person, or any other appropriate method approved by the governmental body.
- ✓ Include enough description and detail about the information requested to enable the governmental body to accurately identify and locate the information requested.
- ✓ Cooperate with the governmental body's reasonable efforts to clarify the type or amount of information requested.

A. Information to be released

- You may review it promptly, and if it cannot be produced within 10 working days the public information officer will notify you in writing of the reasonable date and time when it will be available.
- Keep all appointments to inspect records and to pick up copies. Failure to keep appointments may result in losing the opportunity to inspect the information at the time requested.

Cost of Records

- **You must respond to any written estimate of charges within 10 days of the date the governmental body sent it or the request is considered automatically withdrawn.**
- If estimated costs exceed \$100.00 (or \$50.00 if a governmental body has fewer than 16 full time employees) the governmental body may require a bond, prepayment or deposit.
- You may ask the governmental body to determine whether providing the information primarily benefits the general public, resulting in a waiver or reduction of charges.
- Make a timely payment for all mutually agreed charges. A governmental body can demand payment of overdue balances exceeding \$100.00, or obtain a security deposit, before processing additional requests from you.

To request information from this governmental body, please contact:
By mail or in person:
City of Duncanville
203 East Wheatland Road
Duncanville TX 75116
Other:
<https://duncanvilletx.justfoia.com/publicportal/home/newrequest>

Responsibilities of Governmental Bodies

All governmental bodies responding to information requests have the responsibility to:

- Establish **reasonable procedures** for inspecting or copying public information and inform requestors of these procedures;
- Treat **all** requestors uniformly and shall give to the requestor all reasonable comfort and facility, including accommodation in accordance with ADA requirements;
- Be informed about open records laws and educate employees on the requirements of those laws;
- Inform requestors of the estimated charges greater than \$40 and any changes in the estimates above 20 percent of the original estimate, and **confirm that the requestor** accepts the charges, or has amended the request, in writing before finalizing the request;
- Inform the requestor if the information cannot be provided promptly and set a **date and time to provide** it within a reasonable time;
- Request a **ruling from the Office of the Attorney General** regarding any information the governmental body wishes to withhold, and send a copy of the request for ruling, or a redacted copy, to the requestor;
- **Segregate** public information from information that may be withheld and provide that public information **promptly**;
- Make a good faith attempt to **inform third parties** when their proprietary information is being requested from the governmental body;
- Respond in writing to all written communications from the Office of the Attorney General regarding charges for the information. Respond to the Office of the Attorney General regarding complaints about violations of the Act.

B. Information that may be withheld due to an exception

- If a governmental body determines the requested information is not subject to a previous determination or a statute that allows the information to be withheld without requesting a ruling, by the 10th business day after a governmental body receives your written request, a governmental body must:
 1. request an Attorney General Letter Decision and state which exceptions apply;
 2. notify the requestor of the referral to the Attorney General; and
 3. notify third parties if the request involves their proprietary information.
- Failure to request an Attorney General Letter Decision and notify the requestor within 10 business days will result in a presumption that the information is open unless there is a compelling reason to withhold it.
- Requestors may send a letter to the Attorney General arguing for release, and may review arguments made by the governmental body. If the arguments disclose the requested information, the requestor may obtain a redacted copy.
- The Attorney General must issue a decision no later than the 45th working day from the day after the attorney general received the request for a decision. The attorney general may request an additional 10 working day extension.
- Governmental bodies may not ask the Attorney General to "reconsider" a decision.

For complaints regarding failure to release public information please contact your local County or District Attorney. Please ask and you will be provided with this information.

- You may also contact the **Office of the Attorney General**, Open Government Hotline, at 512-478-6736 or toll-free at 1-877-673-6839.
- For complaints regarding overcharges, please contact the **Office of the Attorney General**, Cost Hotline at 512-475-2497 or toll-free at 1-888-672-6787.

To request information from this governmental body, please contact:
By mail or in person:
City of Duncanville
203 East Wheatland Road
Duncanville TX 75116

Other:
<https://duncanvilletx.justfoia.com/publicportal/home/newrequest>

Thank you
Any questions?

