



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

Tuesday, May 21, 2024
6:00 P.M. - Work Session/Briefing
7:00 P.M. - Regular Session

or immediately following the 6:00 pm Work Session/Briefing

City of Duncanville City Council meetings are available to all persons regardless of disability. The City of Duncanville offers Hearing Assistance Receivers for use during City Council Regular Sessions. If you require special assistance, please contact the City Secretary at (972)780-5017 or write 203 E. Wheatland Road, 75116, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

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

- Submit a comment by 4:00 p.m. on Tuesday, May 21, 2024.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, May 21, 2024
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

- | | | |
|----|--|--------|
| A. | Discuss the selection of Mr. and Ms. Juneteenth to represent the City of Duncanville at the annual Best Southwest Juneteenth event.
2024 Mr. and Ms. Juneteenth Briefing | 5 |
| B. | Receive a presentation from the Duncanville Police Department to utilize federal equitable sharing funds to purchase three police patrol vehicles.
Patrol Vehicles - Asset Forfeiture Funds | 6 - 7 |
| C. | Discuss initiating a professional services contract for dog park master planning with Kimley-Horn and Associates, Inc.
Kimley Horn Dog Park Master Plan Briefing | 8 - 13 |

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

MAYOR'S FAREWELL ADDRESS

OATHS OF OFFICE

Candidates receiving the majority of the votes for their respective districts will be sworn in by the City Secretary, after which each will take their seat on the dais.

RECESS FOR RECEPTION

Recognize and show appreciation to outgoing Mayor Barry L. Gordon for his service.

1. REPORTS

The Mayor's Report, the Councilmembers' Reports, and the City Manager's Report are informational only. There is no Council deliberation or action taken on any of these items.

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

2. PROCLAMATIONS AND PRESENTATIONS

None

3. 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 October 18, 2022, 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.

4. 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 May 7, 2024 City Council Regular Meeting and May 13, 2024 Special Called Meeting.
City Council - 07 May 2024 - Minutes
Special Called Meetings - 13 May 2024 - Minutes | 14 - 19 |
| B. | Consider a resolution approving a property transfer agreement between the City of Duncanville and the Duncanville Community and Economic Development Corporation for the purposes of economic development activities.
Property Transfer Agreement | 20 - 36 |
| C. | Consider a Resolution authorizing the award of RFB 24-0017 Harrington Park & Ten Mile Lane Wastewater Aerial Reroutes and Improvements to Texas Standard Construction, Ltd. through the City's competitive bid process for utility infrastructure improvements with a contract amount of \$748,079.20 and an additional appropriation of \$149,615.84 as a project contingency for a total amount not to exceed \$897,695.04.
Harrington Park and Ten Mile Lane Wastewater Aerial Reroutes and Improvements | 37 - 43 |

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Conduct a Public Hearing and consider an Ordinance granting a Specific Use Permit "SUP" for Temporary Workforce Housing on Irwin Keasler Dev Red Bird 5, PT Lot 0006, Duncanville, Dallas County, Texas, more commonly known as 822 Sherrill Boulevard. 44 - 53
[Temporary Workforce Housing - 822 Sherrill Boulevard](#)
- B. Conduct a Public Hearing and consider adopting an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by amending the existing SF-10 Single-Family Residential District to grant a Specific Use Permit to allow for Temporary Workforce Housing on real property located on river oaks, Block K, Lot 5, City of Duncanville, Dallas County, Texas, more commonly known as 350 Linklea Drive. 54 - 63
[Temporary Workforce Housing - 350 Linklea Drive](#)
- C. Conduct a Public Hearing and consider adopting an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by amending the existing SF-10 Single-Family Residential District to grant a Specific Use Permit to allow for Temporary Workforce Housing on real property located on Duncanville Estates 1, Block C, Lot 4, more commonly known as 103 South Capri Drive. 64 - 73
[Temporary Workforce Housing - 103 South Capri Drive](#)

6. STAFF AND BOARD REPORTS

- A. Present the Police Department's Quarterly Report. 74 - 88
[Police Quarterly Report](#)

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Thursday, May 16, 2024**, **by 6:00 P.M.** and remained posted for at least two hours after said meeting was convened.



Chiquita Taylor, City Secretary

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

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



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Discuss the selection of Mr. and Ms. Juneteenth to represent the City of Duncanville at the annual Best Southwest Juneteenth event.

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:

Bart Stevenson, Director of Parks and Recreation

BACKGROUND/HISTORY:

The City of Cedar Hill be hosting the annual Best Southwest Juneteenth event on Saturday, June 15. It has become a tradition for each of the four cities to name a Mr. and Ms. Juneteenth to represent their respective city. The honorees will be provided VIP access to the event, and will be announced and recognized during the program. Staff will forward the Council's selections to the City of Cedar Hill to complete their preparations for the event.

POLICY EXPLANATION:

There are no policies related to this item.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

There is no formal action required for this item. City Council will discuss their selection for the Mr. and Ms. Juneteenth for Duncanville.



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Receive a presentation from the Duncanville Police Department to utilize federal equitable sharing funds to purchase three police patrol vehicles.

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**
 - **Develop a high performing organization that encourages innovation, transparency, and collaboration while delivering exceptional customer service.**

STAFF RESPONSIBLE:

Matt Stogner, Interim Chief of Police
Ron McCarty, Sergeant

BACKGROUND/HISTORY:

At the February 20, 2024 City Council meeting, Resolution 2024-223 was presented and approved to accept and deposit federal and state asset forfeiture funds. The Duncanville Police Department intends to utilize federal equitable sharing funds to purchase three fully equipped police patrol vehicles.

The Duncanville Police Department currently operates a fleet of 19 patrol vehicles. Our staffing includes four 12-hour patrol shifts, each requiring nine vehicles to accommodate seven officers and two supervisors per shift. Due to mechanical failures and vehicle crashes, several vehicles are frequently out of service, necessitating the use of the remaining fleet vehicles 24 hours a day.

In 2017, the City Council requested the Police Department to find options to increase the fleet replacement rotation beyond the two-year rotation. As a result, the rotation period was expanded to the current three-year rotation.

The Duncanville Police Department faces several operational challenges with its current fleet. Continuous use of patrol vehicles without adequate downtime has led to increased maintenance costs and frequent repairs. The intensive 24-hour usage significantly reduces the life expectancy of

our vehicles, necessitating more frequent replacements. These challenges underscore the need for an expanded fleet.

We propose purchasing three additional patrol vehicles using federal asset forfeiture funds to address these challenges. This expansion will enable us to implement a take-home car program, assigning specific vehicles to officers. Such a program is expected to foster a sense of responsibility and care, reducing accident rates and improving vehicle upkeep. Additionally, having more vehicles will allow for better rotation and necessary downtime, which can lower maintenance costs and extend the lifespan of each vehicle. Ultimately, this will ensure that all shifts are adequately equipped, even when some vehicles are out of service, maintaining seamless operational capability.

The following vehicles have been approved and purchased using federal equitable sharing funds:

- March 5, 2024 - SWAT Vehicle
- April 16, 2024 - Two unmarked vehicles (due to increase in rental vehicle pricing)

The following vehicles have been approved and purchased using budgetary funds:

- March 19, 2024 - Seven Patrol Vehicles (fleet replacement vehicles)
- April 2, 2024 - Six CID Vehicles (fleet replacement vehicles)

POLICY EXPLANATION:

The Department of Justice has specific guidelines for what is and what is not permitted use. As specified in the Equitable Sharing guidelines, funds received can only be accounted for as revenue once expenditures are identified and made. The funds received will be recorded on the balance sheet as deferred revenue until used.

FUNDING SOURCE:

ORG and Object Number

N/A

<u>Available Budget</u>	<u>Purchase Amount</u>	<u>After Encumber</u>
\$0.00	\$0.00	\$0.00

ACTION ALTERNATIVES:

N/A



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Discuss initiating a professional services contract for dog park master planning with Kimley-Horn and Associates, Inc.

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:

Bart Stevenson, Director of Parks and Recreation

BACKGROUND/HISTORY:

The FY24 Budget includes \$100,000 in American Rescue Plan Act funding for the development of a dog park in Duncanville. The current proposed location of the dog park is at the northeast corner of Wheatland Road and S. Venice Drive, east of Rotary Park. The first step in the development of the park is a master plan of the property to identify the best location of amenities and necessary support facilities such as parking lots, and restrooms while also being cognizant of required drainage and preserving the natural beauty of the property. The City of Duncanville initiated a Request for Qualifications process through Purchasing and received four responses from interested firms. A review committee from Parks and Recreation and Planning reviewed the submittals and ranked the firms based on select criteria of the firm's experience with similar projects, specific staff experience with similar projects, and their proposed master plan process. Kimley-Horn and Associates, Inc. was selected as the top-ranked firm.

Kimley-Horn has nearly 7,400 employees in more than 130 offices nationwide. Locally, they have over 800 employees in offices located in Fort Worth, Dallas, and McKinney. Kimley-Horn has significant experience in the development of multiple dog parks in Texas including Burleson, Frisco, Fort Worth, Grand Prairie, Princeton, Mesquite, and Odessa. Attached are examples of several of those parks.

POLICY EXPLANATION:

There are no policies associated with this agenda item. The proposed contract is expected to exceed \$50,000, and if directed, will be considered for approval on a future City Council agenda.

FUNDING SOURCE:

ORG and Object Number
75800001-700450-ARPA4

Available Budget

\$180,000.36

Purchase Amount

Estimated \$75,000

After Encumber

Approximately \$105,000.36

ACTION ALTERNATIVES:

There is no formal action required for this briefing item.

ATTACHMENTS:

[Kimley-Horn Projects](#)

Dog Park Design Services

SIMILAR ENGAGEMENTS WITH OTHER GOVERNMENT ENTITIES



Copeland Dog Park | 📍 MESQUITE, TX

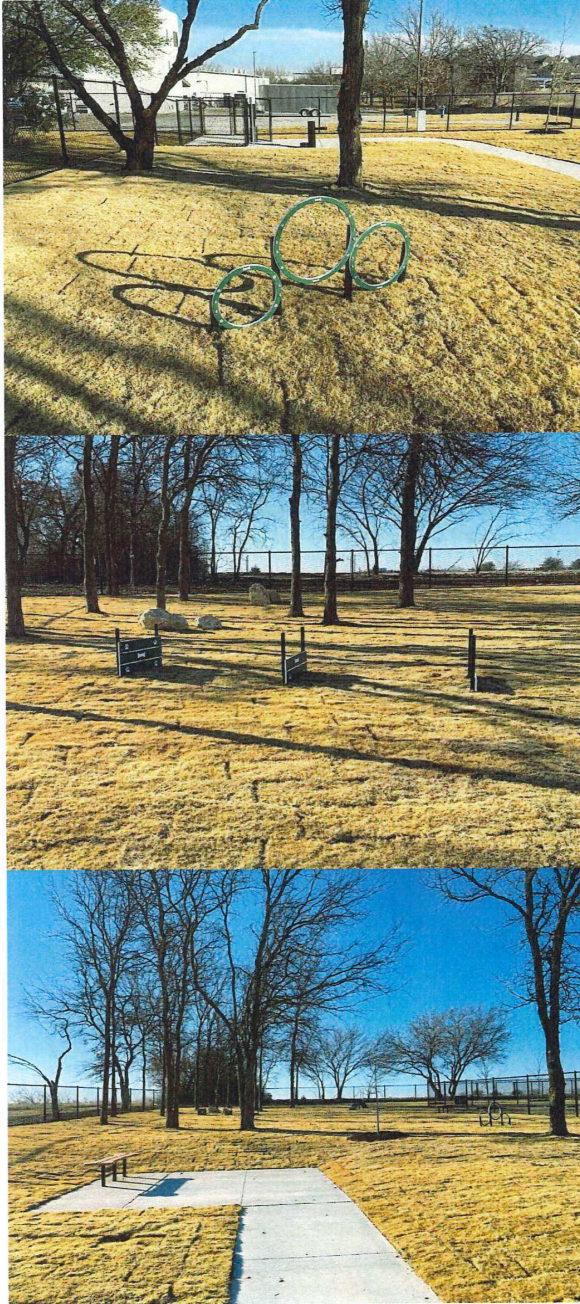
Forming an integral part of the Copeland Park Master Plan, Phase 1 introduces a charming dog park. Located on the east side of Copeland Park along Creek Crossing Road in Mesquite, this carefully designed space covers approximately three acres, hosting both a generous large dog park and a cozy small dog area.

Nature meets recreation seamlessly as the dog park provides ample shade through a prominent shade structure and the preservation of mature trees from the park's original design. Each section of the dog park features practical amenities such as well-placed seating, agility equipment, and drinking fountains for our furry friends.

Despite being within the existing floodplain, the site incorporates subtle berms to enhance the playfulness of our canine companions. Alongside the captivating dog parks, visitors can enjoy additional conveniences, including restrooms, plentiful parking, and two convenient dog wash stations, inviting the community to experience the refreshing charm of Copeland Park.



Dog Park Design Services



Burleson Dog Park | **BURLESON, TX**

Kimley-Horn provided the city of Burleson with design services beginning with expertise on the location of the dog park to construction phase services. Our landscape architecture team assisted the city with determining the best location for the dog park and developed several conceptual designs for two different locations to serve as the dog park. This is the first dog park of the city of Burleson and has been a high priority project for many years. Our design team provided public engagement services and attendance at city council meetings and parks board meetings.

The final conceptual design turned into final construction document design, bidding services, and construction phase services. The final design of the park included three separate designated spaces, two large dog park areas and one small dog park area. This allows the city to close off one area for maintenance, while keeping the other two spaces available for public use. A pavilion flanks a fence providing shade for the large dog park area and small dog park area. Agility equipment, benches, drinking fountains for both human consumption and dog consumption is provided in each paddock, boulders provide multiple use for visitors and dogs, and a dog wash station is provided outside the fences for visitors to clean their canine before leaving the park. We worked with the contractor to save several existing trees and work through a solution on the pavilion due to manufacturer delays. Being a part of the first dog park for the city is a major milestone and important part of our culture serving clients.



Dog Park Design Services



Arcadia Farms | 📍 PRINCETON, TX (PRIVATE)

Arcadia Farms is a peaceful master-planned community in the heart of Princeton, Texas. With a blend of rural settings, the community consists of a wide range of open space throughout which provoke unending outdoor enjoyment for the residents. These open spaces were carefully planned in early stages of the development with the idea of family's homes being within a quarter mile or less walking distance. Amenities include a contemporary-ranch style amenity center structure and open space pavilion, 4,500 square foot community pool, playgrounds, a dog park, and a baseball field that blends with the design of recreational facilities within Princeton. Also located in the Princeton ISD, students can meet new friends as they walk to the on-site elementary school.



Dog Park Design Services



Dog Park at Alcott Station

📍 MESQUITE, TX

The City of Mesquite selected Kimley-Horn to partner in designing the new 120-acre Alcott Station development and hosting the ribbon cutting ceremony of Alcott Park.

This beautiful five-acre park is located just south of the current railway, set within an existing woodland. The design preserves the native tree stands and understory growth, while offering a wide range of amenities carefully woven into the natural environment. The Kimley-Horn team worked closely with city officials and Urban Logistics Realty to design a welcoming, accessible, corporate park that includes playgrounds, outdoor fitness, a dog park, connectivity into the existing city trail network, and an expansive open green space for the neighboring residents and 1600 employees within the campus to enjoy.



Draft

Duncanville City Council Meeting Minutes
Regular Meeting
Tuesday, May 7, 2024

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, May 7, 2024, at 6:00 p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT: Mayor Barry L. Gordon
Councilmember At-Large DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Karen Cherry-Brown
Mayor Pro Tem Greg Contreras

COUNCIL ARRIVING AT:

COUNCIL ABSENT:

WORK SESSION / BRIEFING

- 1. **DISCUSS AGENDA ITEMS**
Mayor Gordon read the item into the record, and City Manager Finch reviewed each item.
- 2. **CITY COUNCIL CALENDAR**
City Secretary Chiquita Taylor reviewed to council calendar.
- 3. **BRIEFINGS / PRESENTATIONS**
 - A. ***Discuss an opportunity to provide scoreboards at the primary baseball fields at Harrington Park.***
Parks and Recreation Director Bart Stevenson introduced Tom Moon with Youth Scoreboards and ImageNet, who presented this item. Attorney Hager stated that if we proceed, we may need to make adjustments to the sign ordinance. The modifications to the ordinance can be coordinated with the contract being brought to the council for consideration.
 - B. ***Discuss a proposed professional services contract with Halff Associates, Inc for master planning services of the Charles F. Ladd Nature Preserve.***
Presented by Bart Stevenson.
 - C. ***Animal Control Briefing***
In a conversation with Mr. Finch and Animal Control, Interim Police Chief Matt Stogner introduced Animal Control Officers Chad Chamberlin and Monica Jones who gave an overview of Animal Control.

The briefing session was adjourned at 6:41 p.m.

EXECUTIVE SESSION

No Executive Sessions were held.

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 7:00 p.m. with Mayor Gordon presiding.

Pastor Patrick Guerrero with Crossroads of Life Assembly of God Church delivered the Invocation.

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Mayor Gordon led the Pledge of Allegiance and Texas Pledge.

1. REPORTS

A. Mayor's Report.

Councilmember Don McBurnett made a motion to extend his time past the three minutes, Mayor Pro Tem Greg Contreras seconded the motion. The vote was cast 7 for, 0 against.

Mayor Gordon congratulated Mayor Pro Tem Greg Contreras on being elected Mayor and Councilmembers McBurnett and Cherry-Brown on being reelected in their districts, as well as Kyle Pennebaker on being elected to council in District 5. The mayor then recognized Ms. Betty Dunn and the crews from PIP (Property Improvement Project) Days for their work in helping improve properties in the city. He thanked the Parks and Recreation staff and participants in the National Day of Prayer. He commended Lacey Freeman for the success of the Fire Station ribbon cutting and the fire hoses given as gifts. He also thanked Councilmember Veracruz, a former Fireman for his input on the things needed for the new station. Mayor Gordon congratulated the Duncanville High School boys 4X600 relay team, who broke a national record, and the Girl's team on placing second in the state meet.

B. Councilmembers' Reports

Councilmember McBurnett recognized the events happening around the city. He also congratulated the Duncanville High School boys' soccer team on making it to the state tournament. Mr. McBurnett congratulated the elected and reelected councilmembers and citizens for re-electing him as well as the mayor for serving the citizens of Duncanville. Councilmember Gooden congratulated the mayor-elect and Councilmembers. She also congratulated the Duncanville High School girls' and boys' track teams on their wins. Councilmember Koontz thanked the Parks and Recreation staff for the Duncanville 300. He thanked the Public Works Department and Assistant to the City Manager David Kees for their response to See Click Fix issues. Mayor Pro Tem Contreras thanked the citizens who came out and participated in the election and congratulated the re-elected and new Councilmembers. He recognized Mayor Gordon for a job well done.

C. City Manager's Report.

Mr. Finch thanked Mayor Gordon for the time he had worked with him. He presented Mayor Gordon with a framed picture of his final ribbon cutting at the Fire Station and a personalized street sign.

2. PROCLAMATIONS AND PRESENTATIONS

A. Proclamation recognizing May 5 - 11, 2024, as Drinking Water Week.

Read by Councilmember Gooden and presented to Assistant Director of Public Works Matt Bryant.

B. Proclamation recognizing May 19 - 25, 2024, as National Public Works Week.

Read by Councilmember Veracruz and presented to Matt Bryant and Public Works Staff.

C. A Proclamation recognizing May 13, 2024, as Police Memorial Day and May 12 - 18, 2024, as National Police Week.

Read by Mayor Gordon and presented to Interim Police Chief Matt Stogner, Officer Peneda, and Marshal Fredric Johnson.

3. CITIZENS' INPUT

"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

Draft

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.

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

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

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

- Submit a comment by 4:00 p.m. on _
- Email citysecretary@duncanvilletx.gov
- Email title: Public Comment – _
- First Name, Last Name, and Address

Mayor Gordon read the item into record. The following spoke during the Citizens Input Period:

Judy Steger
214 Meadow Creek
Bear Challenge

Mary Ann Taylor
935 Nature
Proclamation for Jewish Heritage Month

Teresa Montgomery
519 Allen Ave
Wheatland Plaza Project

Mark Graham
410 Sante Fe Trail
Ladd Preserve

Mari Vega
611 Oriole Blvd.
Ladd Preserve

4. CONSENT AGENDA

Mayor Gordon requested that City Secretary Taylor read the Consent Agenda Items.

- A. *Consider the Minutes for the City Council Regular Meetings and Workshop.*
- B. *Consider a Resolution authorizing Linebarger Goggan Blair & Sampson, LLP, to obtain an order of sale which will allow for the foreclosure of; and, to authorize the sale of the properties by Dallas County at public or private sale in accordance with Section 34.05 of the Texas Property Tax Code, for the following property: 1011 Joes Dr.*

RES 2024-263

- C. *Consider a resolution approving a Hotel Occupancy Tax administration agreement between the City of Duncanville and the Duncanville Community and Economic Development Corporation.*

RES 2024-264

Draft

- D. *Consider a resolution to authorize the expenditure of \$48,900 from the General Fund as a final payment to McConnell & Jones, LLP for the professional auditing services as part of the Fiscal Year 2022 Audit.*

RES 2024-258

- E. *Consider an Ordinance amending the FY 2023-24 budget by appropriating revenue, fund balance and grant revenues and amending expenditures for General, Grant, and Asset Forfeiture Funds.*

ORD 2517

- F. *Consider a Resolution awarding a bid and authorizing a contract with Paradigm Traffic Systems, Inc. for traffic equipment, supplies, and services through BuyBoard Contract 695-23 for a one-year term, with the option to renew for up to four one-year terms, in an estimated contract amount not to exceed \$1,041,843.00 over the five years, subject to the exercise of a contract renewal and City Council appropriation.*

RES 2024-257

- G. *Consider a Resolution awarding a bid and authorizing a contract with Consolidated Traffic Controls, Inc. for traffic operations equipment, supplies, and services through Houston-Galveston Area Council of Governments (HGAC) Contract PE05-21 for a one-year term, with the option to renew for up to four one-year terms, in an estimated contract amount not to exceed \$1,116,856.00 over the five years, subject to the exercise of a contract renewal and City Council appropriation.*

RES 2024-256

- H. *Consider a Resolution awarding a bid and authorizing a contract with U.S. Underwater Services for annual water storage tank inspections and cleanings through BuyBoard Contract 662-22 for a one-year term, with the option to renew for up to four one-year terms, in an estimated contract amount not to exceed \$159,414.00 over the five years, subject to the exercise of a contract renewal and City Council appropriation.*

RES 2024-255

- I. *Consider a Resolution awarding RFP 24-022 On-Call Water and Sewer Line Repairs, Replacement and/or Rehabilitation Services, and authorizing a contract with Rey Mar Construction, LLC for emergency and non-emergency water and wastewater repairs for a three-year term with the option to renew for up to three additional one-year terms for a total contract amount not to exceed \$1,541,667.00 over the six years, subject to the exercise of a contract renewal and City Council appropriation.*

RES 2024-261

Councilmember Don McBurnett made a motion to approve the consent agenda as stated, Councilmember At-Large DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. *Take any necessary action as a result of the Executive Session.*
No executive session.
- B. *Consider approval of Resolution 2024-265 for Professional Services Contract Number 24-75081 with Halff Associates, Inc. for Charles F. Ladd Nature Preserve master planning services in an amount not to exceed \$149,900.00.*

Presented by Bart Stevenson. Councilmember McBurnett asked Mr. Finch to expound on the agreement with the Texas Master Naturalist. Mr. Finch deferred to Attorney Hager who stated we tabled this item previously and we were seeking a more informal agreement. The agreement with them is to perform special and routine maintenance on the Ladd Preserve.

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Councilmember Jeremy Koontz made a motion to approve the item as stated, Mayor Pro Tem Greg Contreras seconded the motion. The vote was cast 7 for, 0 against.

RES 2024-265

- 6. **STAFF AND BOARD REPORTS**
 - A. ***Receive the Monthly Financial Report as of March 31, 2024***
Presented by Budget Administrator Jennifer Otey.

ADJOURNMENT
The meeting was adjourned at 8:08 p.m.

ATTEST:

CITY SECRETARY

Draft

Duncanville Special Called Meetings Meeting Minutes
Regular Meeting
Monday, May 13, 2024

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Monday, May 13, 2024, at 6:00 p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT: Mayor Barry L. Gordon
Councilmember At-Large DeMonica Gooden
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Mayor Pro Tem Greg Contreras

COUNCIL ARRIVING AT:

COUNCIL ABSENT: Councilmember Joe Veracruz
Councilmember Karen Cherry-Brown

2. RECEIVE PUBLIC COMMENTS

No comments

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. *Consider a Resolution Canvassing and Declaring the results of the May 4, 2024, General and Special Election for Mayor and Councilmembers for Districts two (2), four (4), and five (5).*

City Attorney Hager attended the meeting virtually and read the resolution into the record.

Councilmember Jeremy Koontz made a motion to approve the item as read, Councilmember At-Large DeMonica Gooden seconded the motion. The voice vote was cast 5 for and 0 against, with Councilmember Joe Veracruz and Councilmember Karen Cherry-Brown absent.

RES 2024-267

ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

ATTEST:

CITY SECRETARY



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Consider a resolution approving a property transfer agreement between the City of Duncanville and the Duncanville Community and Economic Development Corporation for the purposes of economic development activities.

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**
 - **Develop a high performing organization that encourages innovation, transparency, and collaboration while delivering exceptional customer service.**
- **Promote: Innovative Ideas for Development and Re-development**
 - **Pursue a diverse and robust economy through various business, housing, and employment opportunities that encourage forward-thinking community and economic development.**

STAFF RESPONSIBLE:

Douglas Finch, City Manager

BACKGROUND/HISTORY:

The City owns various properties due to the nonpayment of taxes, abandonment, and other reasons. The State of Texas requires that municipalities publicly auction the properties in order to dispose of them. However, a municipality may transfer property to a nonprofit corporation that has been established by the municipality as long as the nonprofit corporation uses the property for economic development activities.

POLICY EXPLANATION:

Once the properties listed in the agreement are transferred, the Duncanville Community and Economic Development Corporation would take ownership of the properties and would be charged with using the properties for the purpose of economic development. The Corporation would have the full authority to sell or lease the property to potential businesses.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Do not adopt a resolution authorizing the agreement.
2. Other actions as directed by Council.

ATTACHMENTS:

[Resolution No. - 2024-272 - Transfer of Property Agreement](#)

[727 S Cockrell Hill liens](#)

[HTeaO Purchase Offer - 727 S Cockrell Hill, Duncanville](#)

RESOLUTION NO. 2024-272

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPERTY TRANSFER AGREEMENT BY AND BETWEEN THE CITY OF DUNCANVILLE AND THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION; AUTHORIZING THE CITY MANAGER TO SIGN ANY APPROPRIATE DOCUMENTS; PROVIDING FOR A SEVERANCE CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Duncanville currently owns property as a result of unpaid taxes, among other reasons; and,

WHEREAS, the City of Duncanville desires to transfer the property to the Duncanville Community and Economic Development Corporation, a Texas non-profit corporation, to use for Economic Development activities; and

WHEREAS, the Duncanville Community and Economic Development Corporation is authorized under its charter to acquire land for the purposes of economic development in the city.

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

SECTION 1. That the City hereby approves the terms and conditions of the Property Transfer Agreement as set forth in Exhibit "A", which is attached hereto.

SECTION 2. That the City Manager is authorized to execute any appropriate documents related to the agreement, after approval as to form by the City Attorney.

SECTION 3. If any provision of this Resolution is held unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Resolution shall remain in full force and effect.

SECTION 4. That this Resolution shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY RESOLVED AND ADOPTED by the City Council of the City of
Duncanville, Texas, on the 21st day of May, 2024.

APPROVED:

Barry L. Gordon, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



PROPERTY TRANSFER AGREEMENT

This property transfer agreement, effective as of _____ 2024 (“**Effective Date**”) is by and between the City of Duncanville, a Texas home-rule municipality, (“**City**”) and the Duncanville Community and Economic Development Corporation (“**DCEDC**”), a non-profit corporation created pursuant to Section 4B of the Development Corporation Act of 1979. The City and DCEDC may be referred to individually as a “**Party**” and collectively as the “**Parties**.”

- A. Authority.** The City has the authority to enter into this Agreement pursuant to Texas Local Government Code Chapter 253. The DCEDC has the authority to enter into this Agreement pursuant to the DCEDC’s Bylaws.
- B. Economic Development Activities.** The DCEDC agrees to assist the City in carrying out certain economic development initiatives, including, but not limited to acquiring property to be used for economic development and conveying property to third parties to be used for economic development.
- C. Property Owned by City.** Currently, the City owns real property (as defined below) that may be used for Economic Development activities.
- D. City Agreement.** In order to effectuate the purposes of the Economic Development activities, the City has agreed to convey the Property (as defined below) to the DCEDC, and the DCEDC has agreed to accept the same, all as set forth in this Agreement.

ACCORDINGLY, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged and agreed, the DCEDC and the City agree as follows:

TRANSFER OF PROPERTY

- 1. Property Included in Transfer.** Subject to the terms, covenants and conditions set forth in this Agreement, the City will convey to the DCEDC, and the DCEDC will accept from the City, the City’s interest in the real property as described in **Exhibit A** and shown generally on the map attached as **Exhibit B** (the “**Property**”). If necessary, and upon agreement of the Parties, the Property may be conveyed from the City to the DCEDC in one or more phases.



2. **DCEDC Use.** The DCEDC will use and dispose of the Property, in furtherance of the Economic Development activities and for no other purpose, and in accordance with the terms of this agreement.
3. **Consideration.** The DCEDC's covenant and agreement to use the Property in furtherance of the Economic Development Activities will be valid and binding consideration for the City's conveyance of the Property. The DCEDC shall also pay to the City the amount owed in taxes, liens, and other liabilities assessed by the City, as well as all other entities granted taxing authority over the property by the State of Texas.
4. **Failure to Use Property.** In the event the DCEDC fails to use the Property in furtherance of the Economic Development Activities, or fails to act within a reasonable time, as determined by the City, the City may, upon written notice to the DCEDC, terminate this Agreement and require that the DCEDC transfer its interest in the Property to the City. The DCEDC will transfer its interest to the City within 90 days of receipt of the City's written notice.
5. **Maintenance of Property.** After the City's conveyance of the property to the DCEDC, the City will continue to have the right of access to, on, and across the Property to maintain the Property in the same manner as before the City's conveyance. The City will continue to maintain the Property until such time as the DCEDC transfers ownership of the Property to a third party.
6. **Conditions of Title.** The City will convey all of its rights, title, and interest in and to the Property to the DCEDC by a general warranty deed. The City will not take any action from and after the date of this Agreement to transfer all or any part of the Property to any person or entity, or take any action to create any title encumbrance, without the prior written consent of the DCEDC. The DCEDC understands and agrees that its right title and interest in the Property shall not exceed that vested in the City.
7. **Notice of Loss.** The City will give the DCEDC notice of the occurrence of damage or destruction of, or the commencement of condemnation proceedings affecting, any portion of the Property if such damage, destruction, or condemnation occurs prior to Closing. In the event that all or any portion of the Property is condemned, destroyed or damaged by fire or other casualty prior to the Closing, then the DCEDC may, at its option,



terminate this Agreement. Upon any such termination, neither party will have any further rights or obligations hereunder except as expressly provided herein.\

8. Expenses. The City will pay recording charges and any other costs and charges for the transfer of the Property.

9. No Brokers or Finders. The Parties represent and warrant to each other that no broker or finder was instrumental in arranging or bringing about this transaction and that there are no claims or rights for brokerage commissions or finder's fees in connection with the transactions contemplated by this Agreement. If any person brings a claim for a commission or finder's fee based on any contact, dealings, or communication with the City or the DCEDC, then the party through whom such person makes a claim will defend the other party from such claim, and will indemnify such other party from, and hold it harmless from and against, any and all costs, damages, claims, liabilities, or expenses (including, without limitation, reasonable attorney's fees) that the indemnified party incurs in defending against the claim. The provisions of this Section will survive the Closing, or, if the conveyance is not consummated for any reason, any termination of this Agreement.

10. Amendment. This Agreement may be amended, supplemented, modified, or altered only by a written instrument executed by all Parties to this Agreement.

11. Assignment. Neither Party may assign this Agreement.

12. Waivers. No delay or omission by either of the Parties in exercising any right or power accruing upon the non-compliance or failure of performance by the other Party of any of the provisions of this Agreement will impair any such right or power or be construed to be a waiver of the provision(s). A waiver by either of the Parties of any Agreement term to be performed by the other Party will not be construed to be a waiver of any subsequent breach or of any other Agreement term.

13. Governing Law. This Agreement and its interpretation, validity, and performance will be governed by the laws of the State of Texas without regard to its conflicts of laws principles. In the event any court of law of appropriate



judicial authority will hold or declare that the law of another jurisdiction is applicable, this Agreement will remain enforceable under the laws of the appropriate jurisdiction.

14. Jurisdiction and Venue. The Parties hereto agree that this Agreement has been executed in and is performable in Dallas County, Texas. Accordingly, the Parties hereto agree that they are subject to the jurisdiction of the courts of the State of Texas, and any legal proceeding arising out of, under, or in connection with or in any way related to this Agreement or any other agreements executed in connection therewith, will be brought solely in a court of appropriate jurisdiction in Dallas County, Texas.

15. Parties Bound. This Agreement will be binding on and inure to the benefit of the Parties and their respective administrators, legal representatives, successors, and assigns when permitted by this Agreement.

16. Force Majeure. If either Party is prevented from or delayed in the performance of its obligations under this Agreement by reason of war, strikes, riots, storms, fires, or any other cause beyond the control of the non-performing party, the non-performing party is excused from performance to the extent and during the period of prevention or delay.

17. Construction. In case any one or more of the provisions contained in this Agreement will for any reason be held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provision in this Agreement.

[Signature Page to Follow]



This contract embodies the complete contract of the parties hereto, superseding all oral or written previous and contemporary contracts between the parties relating to matters herein; and except as otherwise provided herein, cannot be modified without written contract of the parties.

EXECUTED this the _____ day of _____, 2_____.

CITY OF DUNCANVILLE, TEXAS

By: _____
Douglas E. Finch, City Manager

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

DUNCNAVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

By: _____
Kenneth Govan, President



EXHIBIT A – LIST OF PROPERTIES

726 S. Cockrell Hill Rd.

Legal Description: COCKRELL HILL CROSSING REP LOT 3A ACS 0.5194

730 E. IH 20:

Legal Description: ROBERT F. MERRILL ABST. 883, PG. 375 TR 3.1 ACS 4.6.



DCAD Property Map

Search by:
Page 9 of 10

Account/Prop Addr/Owner Name

Search

730 E IH 20

Parcel ID: 65088337510030100
 Account Number: 65088337510030100
 Neighborhood: N/A
 Site Address: 730 E IH 20
 Map Grid: 62-Z (DALLAS)
 Account Type: Commercial
 Legal Description 1: ROBERT F MERRILL ABST 883 PG 375
 Legal Description 2: TR 3.1 ACS 4.69
 Doing Business As: N/A
 Owner Name: DUNCANVILLE CITY OF
 Owner Address: 205 E WHEATLAND RD
 Owner City: DUNCANVILLE
 Owner State: TX
 Owner Zip: 75116
 Owner Zip +4: 0000
 Certified Values: -----
 Improvement Value: N/A
 Land Value: \$ 919,330

 Market Value: \$ 919,330
 Prev. Mkt. Value: \$ 919,330

Property

Jurisdiction





DCAD Property Map

Search by:

Search: **726 S COCKRELL HILL RD**

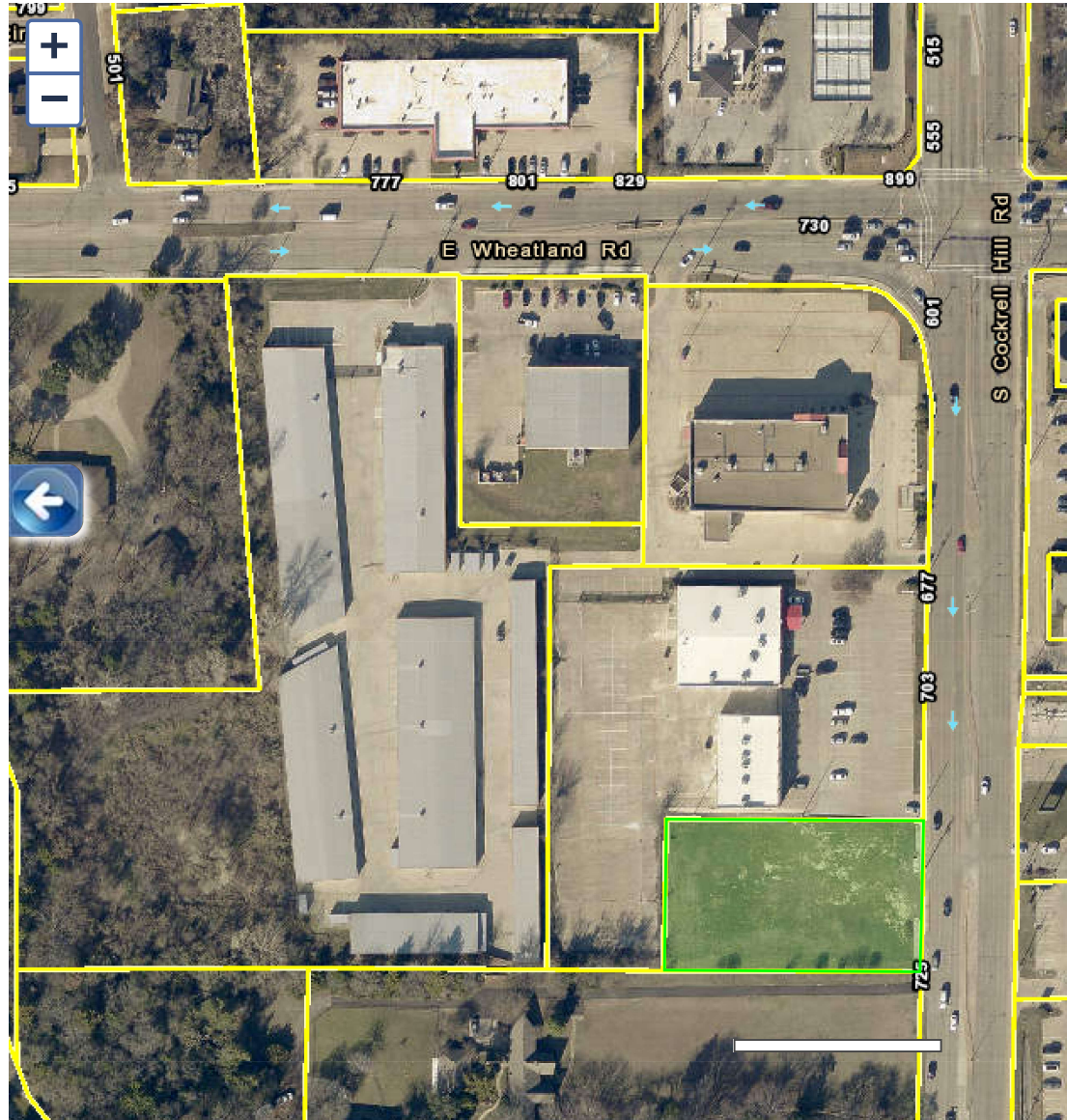
727 S COCKRELL HILL RD

Parcel ID: 22013250000010000
 Account Number: 22013250000010000
 Neighborhood: N/A
 Site Address: 727 S COCKRELL HILL RD
 Map Grid: 72-D (DALLAS)
 Account Type: Commercial
 Legal Description 1: CHAMMEYVILLE JUNCTION
 Legal Description 2: LOT 1 ACS 0.8609
 Doing Business As: N/A
 Owner Name: DUNCANVILLE CITY OF
 Owner Address: 203 E WHEATLAND RD
 Owner City: DUNCANVILLE
 Owner State: TX
 Owner Zip: 75116
 Owner Zip +4: 4824
 Certified Values: -----
 Improvement Value: N/A
 Land Value: \$ 375,000

 Market Value: \$ 375,000
 Prev. Mkt. Value: \$ 375,000
 Revaluation Year: 2023

Property

Jurisdiction



5/9/24, 4:04 PM

Dallas County Web Site



[Owner Search](#)

[Address Search](#)

[Account Search](#)

[Fiduciary Search](#)

Property Tax Balance

All tax information refers to the 2023 Tax Year, unless otherwise noted, i.e. "Prior Year Amount Due". Amounts due include penalty, interest,

Account Number: 22013250000010000

Address:

DUNCANVILLE CITY OF
203 E WHEATLAND RD
DUNCANVILLE, TX 75116-0000

Property Site Address:

727 S COCKRELL HILL RD, CV

Legal Description:

CHAMMEYVILLE JUNCTION
LOT 1 ACS 0.8609
COCKRELL HILL RD 544 FR WHEATLAND
INT201900085702 DD03052019 CO-DC
0132500000100 5CV01325000

Current Tax Levy: \$0.00

Current Amount Due: \$0.00

Prior Year Amount Due: \$239,378.08

Total Amount Due: \$239,378.08

**We are unable to process the online payment
Please contact our Customer Care Center at 2**

[eStatement Enrollment](#)

**Enroll in eStatements to receive your 2024 Cu
2024.**

Market Value: \$375,000

Land Value: \$375,000

Improvement Value: \$0

Capped Value: \$0

Agricultural Value: \$0

Exemptions: XMP

[Current Tax Statement](#)

[Summary Tax Statement](#)

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Composite Receipt \(pending payments are not incl](#)

[Request an Address Correction](#)

[Click Here](#) to see your estimated amount due for a future date. You can see this information by year and by both year and jurisdiction.

Make your check or money order payable to:
JOHN R. AMES, CTA, TAX ASSESSOR/COLLECTOR
Dallas County Tax Office
P O BOX 139066
DALLAS, TEXAS 75313-9066

[Go to Your Portfolio](#)

[Tax Office Home Page](#)

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https://www.dallasact.com/act_webdev/dallas/showdetail2.jsp?can=220132500000100000&ownerno=0

1/2

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Dallas County Web Site

Disclaimer: The Dallas County Tax Office provides this World Wide Web (WWW) site information and services "as is" without warranty of any kind, either expressed or implied. The Dallas County Tax Office does not warrant the accuracy, authority, completeness, usefulness, timeliness, or fitness for use. The Dallas County Tax Office and its officials and employees shall not be liable for any loss or injury caused in whole or part by its negligence, contingencies beyond its control, loss of data, or errors or omissions in the WWW site information or services.

DALLAS COUNTY TAX OFFICE
500 Elm Street, Suite 3300
Dallas, Texas 75202
214-653-7811

Jack Sclafani

1340 S Main, Ste 305 | Grapevine, TX 76051
214.907.4286 | Jack@visioncommercial.com



May 16, 2024

RE: Offer to Purchase 727 S COCKRELL HILL

Dear Lolecia,

On behalf of BrownFed PropCo LLC ("Buyer"), we are pleased to present the following Non-Binding offer to purchase 727 S Cockrell Hill Rd, Duncanville, TX 75137

PURCHASER:	BrownFed PropCo LLC and/or assigners d.b.a. HTeaO
SELLER:	Duncanville Community & Economic Development Corporation
PROPERTY:	727 S Cockrell Hill Rd, Duncanville, TX 75137
LAND SIZE:	0.88 Acres
PURCHASE PRICE:	\$375,000 (\$9.78 PSF)
EARNEST MONEY & TITLE COMPANY:	Within three (3) business days after the execution of a definitive, binding contract of purchase and sale executed by the parties (the "Contract"), Purchaser will place the sum of \$10,000.00 (the "Earnest Money") into escrow to be held as earnest money with the title company Old Republic Title (the "Title Company").— Closer Jennifer Maggard at 800 Silken Crossing, Suite 110, Midlothian TX
TITLE POLICY:	Seller shall pay for and provide commitment within 10 days, with standard exceptions deleted, plus endorsements for location, access, survey, and other customary endorsements.
INSPECTION PERIOD:	Buyer shall have one hundred and twenty days (120) days from the execution of the Purchase Sale Agreement to inspect the Property and apply for Financing ("Due Diligence Period"). The Buyer can terminate the contract at any time during the inspection period and receive a full refund of their Earnest Money deposit.
CLOSING:	Thirty (30) days following the Inspection Period.
SURVEY AND ENVIROMENTAL REPORTS:	Seller will provide Buyer with the most recent survey in Seller's possession. Seller will provide a new survey for the established lot. The seller will also provide an environmental report for the property. .
DUE DILIGENCE INFORMATION:	In addition, the seller will provide all structural reports, buildings plan and inspection reports in their possession.
MINERALS:	Any and all mineral rights owned by the Seller will be conveyed to the Buyer.
BROKERAGE:	Seller shall be responsible for paying a real estate commission of four percent (4%) of the Purchase Price at closing to Vision Commercial RE DFW LLC.



817.803.3287 | INFO@VISIONCOMMERCIAL.COM | VISIONCOMMERCIAL.COM

Jack Sclafani

1340 S Main, Ste 305 | Grapevine, TX 76051
214.907.4286 | Jack@visioncommercial.com



OFFER TO PURCHASE:

It is understood that this instrument constitutes only an offer to purchase and that neither Seller nor Purchaser will have any liability in connection with the transaction described above until such time as a Contract relating to such transaction has been prepared and executed by both parties. Purchaser shall at all times keep this letter and the negotiations and subsequent agreements relating to the Property confidential.

EXPIRATION OF PROPOSAL:

The terms presented herein are valid through 5/31/24.

Should you have any questions concerning this proposal, please do not hesitate to contact me at 214-907-4286.

Sincerely,

JACK SCLAFANI
VISION COMMERCIAL RE DFW

Accepted this ____ day of _____, 2024.

Tenant/Tenant Representative: _____

Date: _____

Landlord/Landlord Representative: _____

Date: _____



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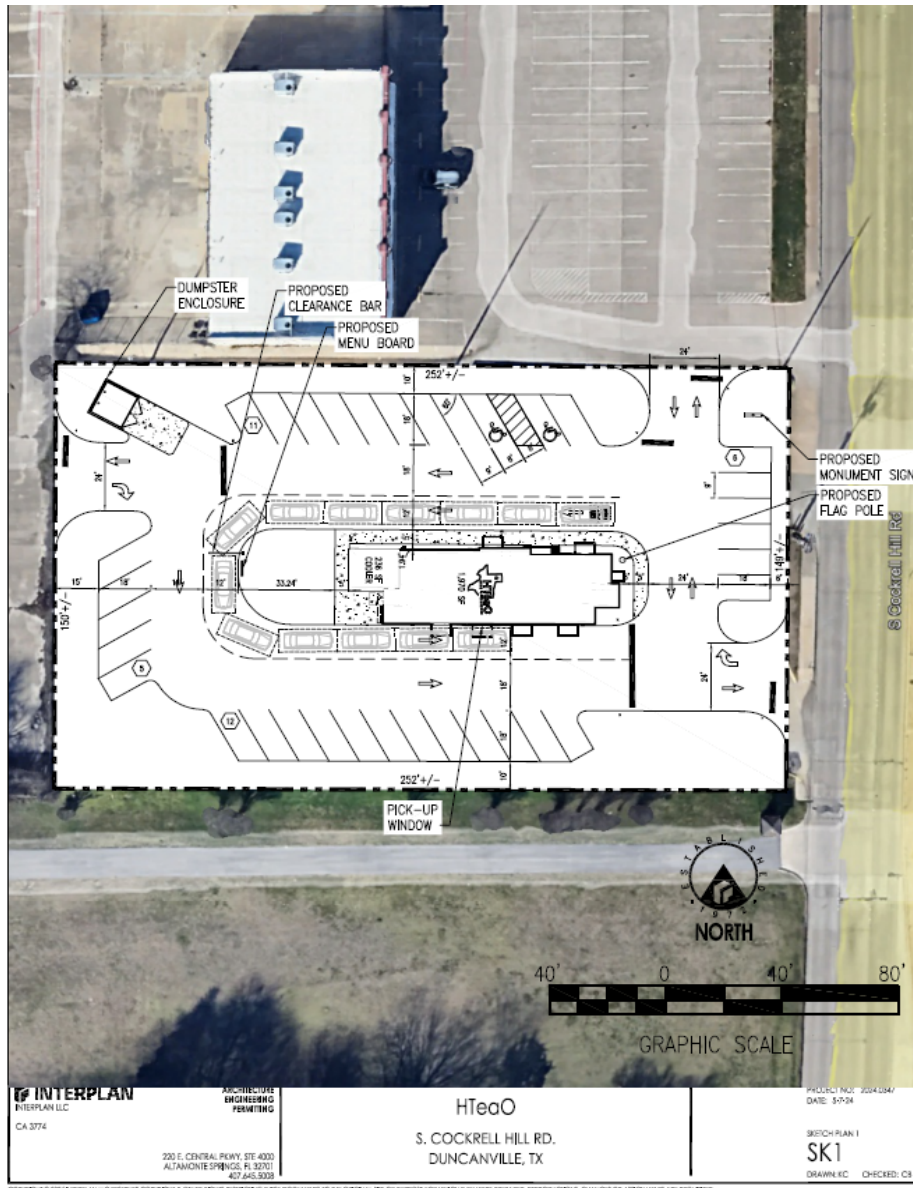
Jack Sclafani

1340 S Main, Ste 305 | Grapevine, TX 76051
214.907.4286 | Jack@visioncommercial.com



VISION
COMMERCIAL REAL ESTATE

Exhibit A



817.803.3287 | INFO@VISIONCOMMERCIAL.COM | VISIONCOMMERCIAL.COM



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Consider a Resolution authorizing the award of RFB 24-0017 Harrington Park & Ten Mile Lane Wastewater Aerial Reroutes and Improvements to Texas Standard Construction, Ltd. through the City's competitive bid process for utility infrastructure improvements with a contract amount of \$748,079.20 and an additional appropriation of \$149,615.84 as a project contingency for a total amount not to exceed \$897,695.04.

Vision Statement:

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

Pillar:

- **Develop: Infrastructure Improvement Strategy**
 - **Ensure the viability and adaptability of the city's infrastructure, facilities, and transportation network through thoughtful financial and long-term planning.**

STAFF RESPONSIBLE:

Matt Bryant, Assistant Director of Public Works

BACKGROUND/HISTORY:

The City of Duncanville experienced significant rainfall and subsequent stormwater runoff during various periods of 2022. These intense rainfall events caused significant river flows in Ten Mile Creek. The City's existing 10" sanitary sewer aerial crossing near Marcus M. Harrington Park sustained damage during the storms, compromising the last remaining pier supporting the 12" steel casing and 10" carrier pipe. Visual inspection showed the aerial pipe had collapsed and detached from the southern bank at Ten Mile Creek. The City is bypassing wastewater flow from a nearby upstream manhole to a Trinity River Authority (TRA) manhole.

On September 5, 2023, the City Council approved a Professional Services Agreement with Dunaway Associates to prepare plans and construction specifications to replace the existing sanitary sewer line upstream of the damaged aerial crossing and connect to an existing TRA manhole, eliminating the failed aerial. Dunaway was also requested to provide engineering services to remove a second aerial on Ten Mile Creek near Ten Mile Lane and Cedar Creek Drive.

The project will provide for the following:

Harrington Park

- 340 LF of 15" Sanitary Sewer
- 232 LF of 6" Sanitary Sewer Service
- 1 - 6 Foot Sanitary Sewer Manhole over TRA 27" Main
- 1 - 5 Foot Sanitary Sewer Manhole
- 1 - Connection to Existing TRA Sanitary Sewer Manhole

Ten Mile Lane

- 241 LF of 12" Sanitary Sewer
- 175 LF of 4" Sanitary Sewer Service
- Approximately 150 LF of 4" Private Sanitary Sewer Service (by Plumber and per Plumbing Code)
- 1 - Connection to Existing TRA Sanitary Sewer Manhole
- 4 - 5 Foot Sanitary Sewer Manholes
- Pavement and Driveway Repairs
- Removal of Sanitary Sewer Aerial Piping and Pier Supports
- Concrete Bag Wall

POLICY EXPLANATION:

RFB 24-0017 Harrington Park & Ten Mile Lane Wastewater Aerial Reroutes and Improvements was advertised at Focus Daily News on March 28, 2024, and April 4, 2024. The bid request was also publicized through the bidding notification system for PublicPurchase.com. The City received two bids by the May 2, 2024 bid closing date. As shown in Exhibit A, Texas Standard Construction, Ltd. of Dallas, Texas, was the lowest responsible and responsive bidder. The project was bid in compliance with Texas municipal purchasing statutes.

Staff requests an additional appropriation of \$149,615.84 as a project contingency to cover any unforeseen conditions and expenses that may result in a change order. The total cost of the project's construction should not exceed \$897,695.04.

FUNDING SOURCE:

ORG and Object Number

17100000-708102 (Utility CIP Water Projects/Construction)

<u>Available Budget</u>	<u>Purchase Amount</u>	<u>After Encumber</u>
\$2,642,737.14	\$897,695.04	\$1,745,042.10

ACTION ALTERNATIVES:

1. Approve.
2. Do not approve.
3. Other actions as directed by Council.

ATTACHMENTS:

[Resolution No. - 2024-266 - Harrington Park & Ten Mile Lane Wastewater Aerial Reroutes and Improvements with Exhibit](#)

RESOLUTION NO. 2024-266

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AUTHORIZING THE AWARD OF RFB 24-0017 HARRINGTON PARK & TEN MILE LANE WASTEWATER AERIAL REROUTES AND IMPROVEMENTS TO TEXAS STANDARD CONSTRUCTION, LTD. THROUGH THE CITY'S COMPETITIVE BID PROCESS FOR UTILITY INFRASTRUCTURE IMPROVEMENTS WITH A CONTRACT AMOUNT OF \$748,079.20 AND AN ADDITIONAL APPROPRIATION OF \$149,615.84 AS A PROJECT CONTINGENCY FOR A TOTAL AMOUNT NOT TO EXCEED \$897,695.04; AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS RELATED TO SAID EXPENDITURES; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Duncanville, Texas, desires to continue its commitment to making infrastructure improvements to the City's infrastructure; and

WHEREAS, improvements are needed to the sanitary sewer infrastructure in Ten Mile Creek near Marcus M. Harrington Park and Ten Mile Lane;

WHEREAS, the City of Duncanville, Texas, has obtained competitive sealed bids for the improvements per RFB 24-0017 and recommends the award of the bid to the lowest responsible bidder meeting specifications in the amount bid; and

WHEREAS, change orders increasing the total contract price or valued at \$50,000.00 or greater require City Council approval and a project contingency authorizes the City Manager or designee to execute change orders valued at less than \$50,000.00; and

WHEREAS, the City Council of the City of Duncanville, Texas, desires to award RFB 24-0017 Harrington Park & Ten Mile Lane Wastewater Aerial Reroutes and Improvements and authorize a contract with Texas Standard Construction, Ltd. for utility infrastructure improvements in the amount of \$748,079.20; and authorizes an additional appropriation of \$149,615.84 as a project contingency for a total amount not to exceed \$897,695.04, and authorizes the City Manager to execute the necessary documents related to said expenditures.

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

SECTION 1. The City Council of the City of Duncanville, Texas, hereby awards RFB 24-0017 Harrington Park & Ten Mile Lane Wastewater Aerial Reroutes and Improvements and authorizes a contract with Texas Standard, Ltd. for utility

infrastructure improvements in the amount of \$748,079.20; and authorizes an additional appropriation of \$149,615.84 as a project contingency for a total amount not to exceed \$897,695.04, and authorizes the City Manager to execute the necessary documents related to said expenditures.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of
Duncanville, Texas, on the 21st day of May, 2024.

APPROVED:

Barry L. Gordon, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

Exhibit A

RFB 24-0017

Harrington Park & Ten Mile Lane

Wastewater Aerial Reroutes and Improvements

Texas Standard Construction, LTD.
5511 W. Ledbetter Drive
Dallas, Texas 75236
214-330-5229
Ron Dalton
ron@texasstandardconstruction.com

Atkins Brothers Equipment Co., Inc.
3516 Ft Worth Rd
Midlothian, Texas 76065
(972) 775-7955
Mike Atkins
satkins@ectisp.net

5.0 Sanitary Sewer Improvements Part 1

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>
1	Mobilization	LS	1	\$12,900.00	\$12,900.00	\$10,000.00	\$10,000.00
2	Site Clearing & Grubbing	LS	1	\$128,650.00	\$128,650.00	\$50,000.00	\$50,000.00
3	15" Sewer Pipe (SDR-26) (Open Cut)	LF	340	\$399.00	\$135,660.00	\$600.00	\$204,000.00
4	Remove 10" Sewer Pipe	LF	340	\$2.75	\$935.00	\$100.00	\$34,000.00
5	6" Sewer Service (SDR-26) (Open Cut)	LF	232	\$126.00	\$29,232.00	\$200.00	\$46,400.00
6	Furnish & Install 6-Foot Dia. Sewer Manhole over TRA 27" Sewer Line per TRA Details	EA	1	\$26,150.00	\$26,150.00	\$35,000.00	\$35,000.00
7	Furnish & Install 5-foot Dia. Sewer Manhole per City Construction Standards	EA	1	\$18,690.00	\$18,690.00	\$34,000.00	\$34,000.00
8	Connect to Existing TRA Manhole per TRA Details (6" Service Connection)	EA	1	\$20,890.00	\$20,890.00	\$10,000.00	\$10,000.00
9	Remove 4-foot DIA. Sewer Manhole	EA	4	\$975.00	\$3,900.00	\$2,000.00	\$8,000.00
10	Remove Aerial Crossing Piping & Piers (3)	LS	1	\$6,712.00	\$6,712.00	\$100,000.00	\$100,000.00
11	Sewer Line Abandonment Grout	CY	2	\$1,890.00	\$3,780.00	\$1,000.00	\$2,000.00
12	Plug Ex. 10" Sewer P.O.E. on TRA Manhole per TRA Standards	EA	1	\$1,609.00	\$1,609.00	\$2,000.00	\$2,000.00
13	10" Sewer Abandonment Plug	EA	7	\$368.00	\$2,576.00	\$2,000.00	\$14,000.00
14	Seeding, Hydromulch with Erosion Mat (Desintegrates)	SY	1000	\$6.20	\$6,200.00	\$2.00	\$2,000.00
15	Post -CCTV Inspection and Testing	LF	572	\$6.90	\$3,946.80	\$10.00	\$5,720.00
16	Bypass Pumping	LS	1	\$12,320.00	\$12,320.00	\$50,000.00	\$50,000.00
17	Remove Existing 48" RCP Storm Pipe	LF	32	\$14.00	\$448.00	\$300.00	\$9,600.00
18	Furnish & Install 48" RCP Storm Pipe	LF	32	\$398.00	\$12,736.00	\$600.00	\$19,200.00
19	Furnish & Install Tree Protection	LS	1	\$4,850.00	\$4,850.00	\$10,000.00	\$10,000.00
20	Remove & Replace Wire Fence	LF	12	\$31.00	\$372.00	\$100.00	\$1,200.00
21	Remove & Reinstall Cattle Gate	LS	1	\$875.00	\$875.00	\$6,000.00	\$6,000.00
22	Trench Safety	LF	572	\$9.50	\$5,434.00	\$10.00	\$5,720.00
23	Trench Safety Design	LS	1	\$2,395.00	\$2,395.00	\$2,000.00	\$2,000.00
SANITARY SEWER IMPROVEMENTS PART 1 SUBTOTAL					\$441,260.80		\$660,840.00

5.1 Sanitary Sewer Improvements Part 2

1	Mobilization	LS	1	\$8,150.00	\$8,150.00	\$10,000.00	\$10,000.00
2	Site Clearing & Grubbing	LS	1	\$14,300.00	\$14,300.00	\$20,000.00	\$20,000.00
3	12" Sewer Pipe (SDR-26) (Open Cut)	LF	241	\$283.00	\$68,203.00	\$300.00	\$72,300.00
4	Remove 8" Sewer Pipe	LF	241	\$2.10	\$506.10	\$100.00	\$24,100.00
5	4" Sewer Service Pipe (SDR 26) (Open Cut)	LF	182	\$108.00	\$19,656.00	\$50.00	\$9,100.00
6	4" Sewer Service Pipe (PVC SCH 40) (Private Sewer Line By Plumber per Plumbing Code)	LF	175	\$148.00	\$25,900.00	\$250.00	\$43,750.00
7	4" Double Clean-out (SDR 26)	EA	5	\$310.00	\$1,550.00	\$2,000.00	\$10,000.00
8	Furnish & Install 5-foot Dia. Sewer Manhole per City Construction Standards	EA	4	\$13,872.00	\$55,488.00	\$30,000.00	\$120,000.00
9	Connect to Existing TRA Manhole per TRA Details (12" Sewer Line Connection)	EA	1	\$18,539.00	\$18,539.00	\$10,000.00	\$10,000.00
10	Connect to Existing Access Chamber	EA	1	\$1,495.00	\$1,495.00	\$10,000.00	\$10,000.00
11	Remove Ex. 4-foot Dia. Sewer Manhole	EA	4	\$986.00	\$3,944.00	\$5,000.00	\$20,000.00
12	Abandon Ex. Sewer Manhole in Place (Fill with Concrete)	EA	1	\$1,705.00	\$1,705.00	\$2,000.00	\$2,000.00
13	Remove Existing Aerial Crossing Pipe and Piers (2)	LS	1	\$6,495.00	\$6,495.00	\$35,000.00	\$35,000.00
14	Sewer Line Abandonment Grout	CY	1	\$1,890.00	\$1,890.00	\$1,000.00	\$1,000.00
15	8" Sewer Abandonment Plug	EA	2	\$290.00	\$580.00	\$100.00	\$200.00
16	10" Sewer Abandonment Plug	EA	3	\$368.00	\$1,104.00	\$100.00	\$300.00
17	4" Topsoil Import	SY	100	\$26.00	\$2,600.00	\$40.00	\$4,000.00
18	Block Sod	SY	100	\$18.90	\$1,890.00	\$40.00	\$4,000.00
19	Type II Pavement w/6" Concrete & 2" Type D Pavement	SY	100	\$162.00	\$16,200.00	\$200.00	\$20,000.00

Page 4 of 5

20	Remove Ex. 6" Driveway	SY	100	\$18.00	\$1,800.00	\$20.00	\$2,000.00
21	Replace Ex. 6" Driveway	SY	100	\$127.00	\$12,700.00	\$190.00	\$19,000.00
22	Remove Ex. Concrete Storm Flume	SY	32	\$42.00	\$1,344.00	\$20.00	\$640.00
23	Replace Concrete Storm Flume	SY	16	\$296.00	\$4,736.00	\$300.00	\$4,800.00
24	Post -CCTV Inspection and Testing	LF	241	\$8.95	\$2,156.95	\$10.00	\$2,410.00
25	Remove & Replace Brick Mailbox	EA	1	\$2,890.00	\$2,890.00	\$1,200.00	\$1,200.00
26	Remove & Replace Ex. Post Mounted Mailbox	EA	3	\$596.00	\$1,788.00	\$200.00	\$600.00
27	Bypass Pumping	LS	1	\$10,725.00	\$10,725.00	\$30,000.00	\$30,000.00
28	Trench Safety	LF	241	\$9.35	\$2,253.35	\$10.00	\$2,410.00
29	Trench Safety Design	LS	1	\$2,395.00	\$2,395.00	\$1,000.00	\$1,000.00
30	Remove Ex. Tree	EA	2	\$945.00	\$1,890.00	\$3,000.00	\$6,000.00
31	Traffic Control	MO	3	\$2,850.00	\$8,550.00	\$10,000.00	\$30,000.00
32	Project Sign	EA	1	\$1,295.00	\$1,295.00	\$1,000.00	\$1,000.00
33	Concrete Bag Wall	LS	1	\$2,100.00	\$2,100.00	\$15,000.00	\$15,000.00
SANITARY SEWER IMPROVEMENTS PART 2							
SUBTOTAL					\$306,818.40		\$531,810.00
Contractor Bid Total for Part 2 (as read)					\$307,128.40		
SANITARY SEWER IMPROVEMENTS PART 1 SUBTOTAL					\$441,260.80		\$660,840.00
SANITARY SEWER IMPROVEMENTS PART 2 SUBTOTAL					\$306,818.40		\$531,810.00
Total Bid Amount Based on Tabulation					\$748,079.20		\$1,192,650.00



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Conduct a Public Hearing and consider an Ordinance granting a Specific Use Permit "SUP" for Temporary Workforce Housing on Irwin Keasler Dev Red Bird 5, PT Lot 0006, Duncanville, Dallas County, Texas, more commonly known as 822 Sherrill Boulevard.

Vision Statement:

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

STAFF RESPONSIBLE:

Nathan Warren, Director of Planning and Zoning

BACKGROUND/HISTORY:

Comprehensive Plan

The subject property has a Future Land Use Designation of Low Density Residential. The Plan states that low density residential represents a traditional single-family detached neighborhood and includes housing and living units for people with a range of incomes and needs. Low density residential areas generally range between three and five dwelling units per acre. The Plan goes on to list the following policies to guide low density areas:

- They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas.
- Subdivisions should be accessible to collector and arterial streets, but should directly access only local streets, creating a balanced land-use pattern across the City.
- They should not be directly accessible to major arterials and freeways without adequate buffering and access management. The applicants are seeking approval to allow for the use of Short-Term Rental at the subject property. The associated structure consists of a single-family residence, approximately 3,567 square feet in size with attached garage. Exterior features include existing trees and front drive.

Surrounding Land Use and Zoning

The subject property is surrounded by existing single-family residences zoned SF-10 Single-Family Residential District.

Zoning and Land Use

Section 6.05. (Specific Use Permits) of the Zoning Ordinance, states the in considering an application for a SUP, the Planning and Zoning Commission and the City Council shall consider that the proposed use is:

- consistent and compatible with the adjacent land use and zoning.
- consistent with the architecture and characteristics of the adjacent properties.
- may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.
- consistent with the goals and objectives of the City of Duncanville.
- an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.
- will not be detrimental to the general health, safety, and welfare of the community.
- would stabilize and improve property values within the City of Duncanville.
- would protect and enhance the city's attractiveness to residents, businesses, tourists, and visitors.
- would strengthen and help diversify the economy of the City of Duncanville.

Additional conditions placed by the Planning and Zoning Commission:

- No loud and raucous noise may be present on the property between the hours of 10:00 p.m. and 7:00 a.m.
- The SUP will be removed if the location receives three (3) substantiated complaints from neighboring property owners for excessive noise or traffic within a twenty-four (24) month period
- The property must continue to be in good standing by not having any outstanding issues related to taxes or code compliance provisions.
- A report must be submitted to Planning staff annually that indicates the following:
 - The number of nights the unit was rented as Temporary Workforce Housing in the previous year
 - Proof of payment of Hotel Occupancy Tax
 - Proof of current property insurance
- The property will be suspended or removed from the registration list for one (1) year if false or misleading information is provided, there has been a violation of the terms, conditions, or restrictions or if the Hotel Occupancy Tax has not been paid in a timely manner.
- Continued operation of a short-term rental following suspension or removal from the registration list will be considered a violation of the City of Duncanville's Comprehensive Zoning Ordinance.

POLICY EXPLANATION:

17 Mailings Sent Out
 1 Replied in Favor
 0 Replied in Opposition

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Do not adopt an ordinance.
2. Other actions as directed by Council.

ATTACHMENTS:

[Ordinance No. - 2519 - SUP - Temporary Workforce Housing - 822 Sherrill Boulevard - Pdf Legal Notices](#)

[Zoning and Mailings - 822 Sherrill](#)

ORDINANCE NO. 2519

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING SF-10 SINGLE-FAMILY RESIDENTIAL DISTRICT TO GRANT A SPECIFIC USE PERMIT TO ALLOW FOR TEMPORARY WORKFORCE HOUSING ON REAL PROPERTY LOCATED ON IRWIN KEASLER DEV RED BIRD 5, PT LOT 0006, MORE COMMONLY KNOWN AS 822 SHERRILL BOULEVARD, CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR SPECIAL CONDITIONS, IF ANY; 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 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, by amending the existing SF-10 Single Family Residential District zoning to grant a Specific Use Permit "SUP" to allow for Temporary Workforce Housing on real property located on Irwin Keasler Dev Red Bird 5, PT Lot 0006, more commonly known as 822 Sherrill Boulevard, in the City of Duncanville, Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the above-described property shall be used and developed only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Duncanville and regulations under the Code of Ordinance, as heretofore amended, and subject to the following additional special conditions:

- No loud and raucous noise may be present on the property between the hours of 10:00 p.m. and 7:00 a.m.
- The SUP will be removed if the location receives three (3) substantiated complaints from neighboring property owners for excessive noise or traffic within a twenty-four (24) month period.

Page 1 of 4

Ordinance No. 2519

- The property must continue to be in good standing by not having any outstanding issues related to taxes or code compliance provisions.
- A report must be submitted to Planning staff annually that indicates the following:
 - The number of nights the unit was rented as Temporary Workforce Housing in the previous year
 - Proof of payment of Hotel Occupancy Tax
 - Proof of current property insurance
- The property will be suspended or removed from the registration list for one (1) year if false or misleading information is provided, there has been a violation of the terms, conditions, or restrictions or if the Hotel Occupancy Tax has not been paid in a timely manner.
- Continued operation of a short-term rental following suspension or removal from the registration list will be considered a violation of the City of Duncanville's Comprehensive Zoning Ordinance.

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 21st day of May, 2024.

APPROVED:

Barry L. Gordon, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXHIBIT A

Real property located on Irwin Keasler Dev Red Bird 5, PT Lot 0006, more commonly known as 822 Sherrill Boulevard, in the City of Duncanville, Dallas County, Texas.

Advertise 1 time - By April 17

NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
ZONING FILE #2024-09

A public hearing will be held before the Planning and Zoning Commission on Monday, April 29, 2024, at 7:00 p.m., and before City Council on Tuesday, May 21, 2024, at 7:00 p.m., in the Council Chambers, City Hall, 203 E. Wheatland Rd, Duncanville, Texas, to hear a request of Stuart and Ruth Carlson, Applicants, for a Specific Use Permit for the use of "Temporary Workforce Housing", on Irwin Keasler Dev Red Bird 5, PT Lot 6, more commonly known as 822 Sherrill Boulevard, City of Duncanville, Dallas County, Texas.

As an interested citizen, you may appear at the public hearing or you may send a notice to either the City Secretary, Chiquita Taylor, or to Nathan Warren, Director of Planning and Zoning, P.O. Box 380280, Duncanville, Texas, 75138-0280 stating your position.

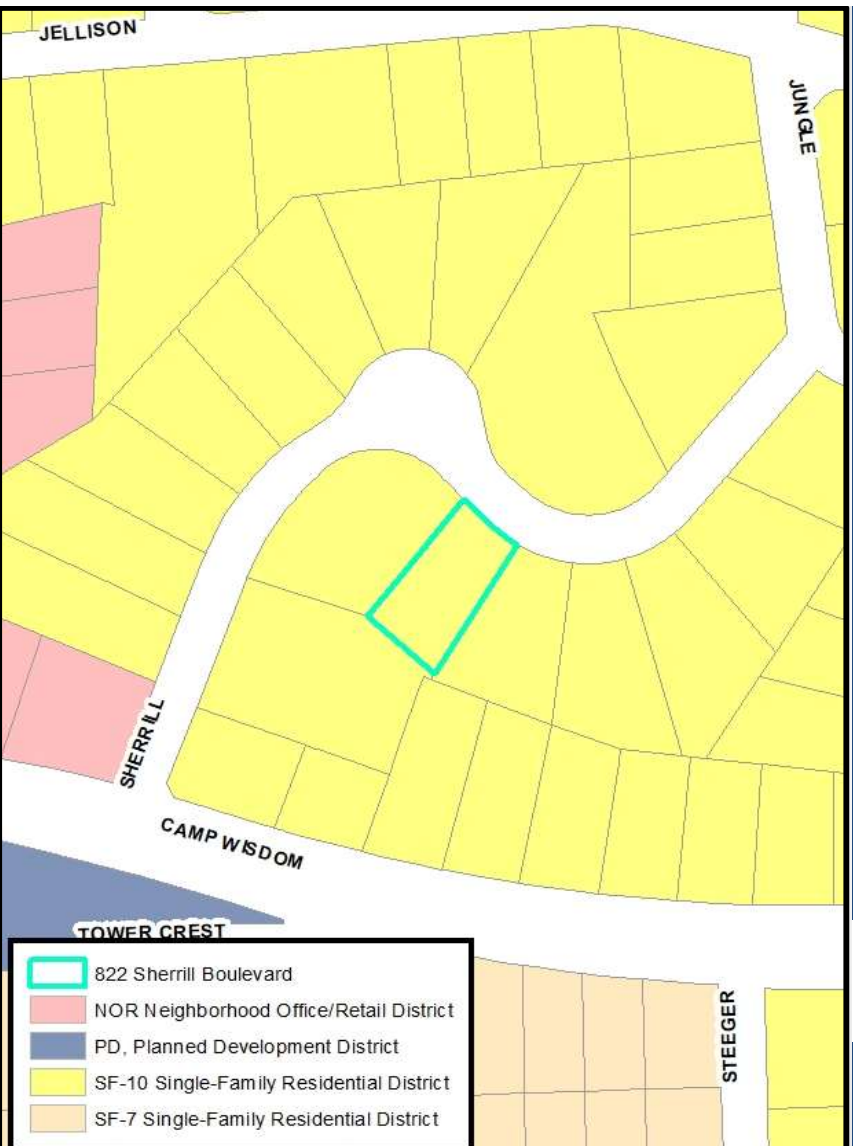
CITY OF DUNCANVILLE
Chiquita Taylor
City Secretary

Nathan Warren
Director of Planning and Zoning

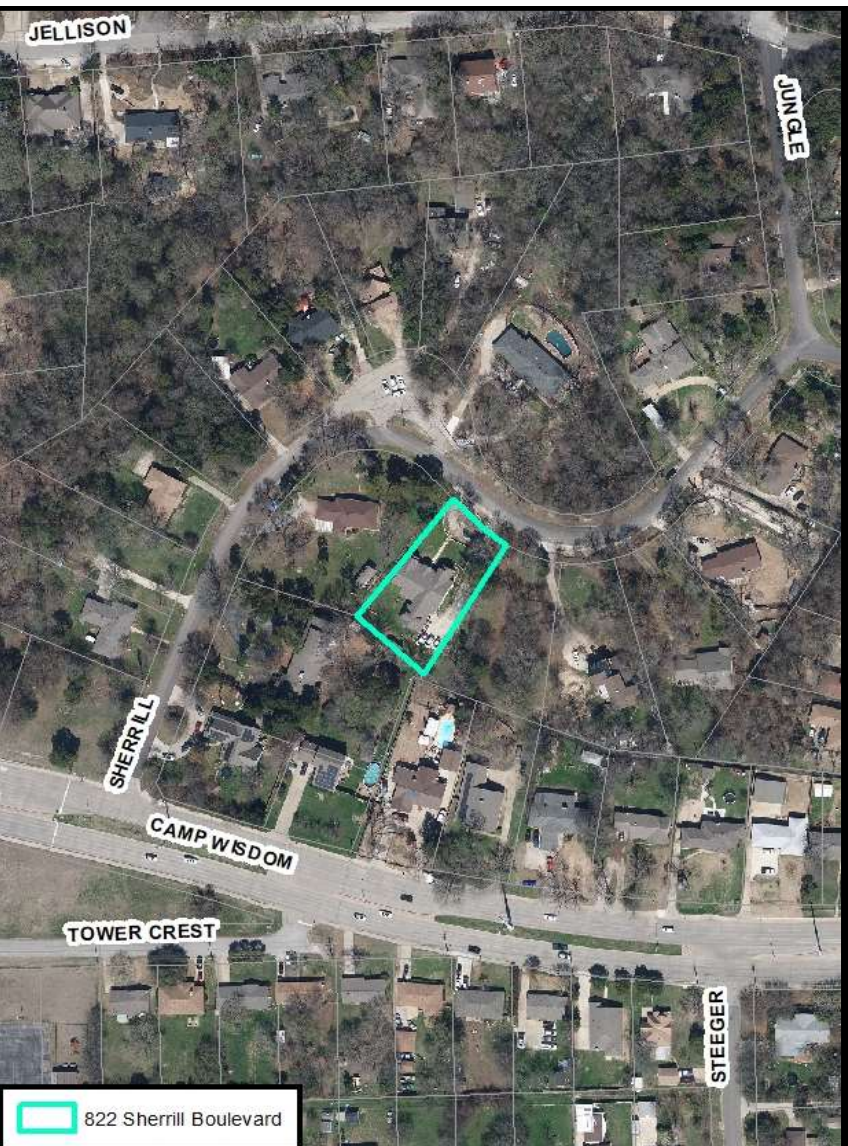
City of Duncanville



22



- 822 Sherrill Boulevard
- NOR Neighborhood Office/Retail District
- PD, Planned Development District
- SF-10 Single-Family Residential District
- SF-7 Single-Family Residential District



822 Sherrill Boulevard

17 Mailings Sent Out
1 Replied in Favor
0 Replied in Opposition

The request is tentatively scheduled to proceed to the Tuesday, May 21, 2024, City Council hearing.





STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Conduct a Public Hearing and consider adopting an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by amending the existing SF-10 Single-Family Residential District to grant a Specific Use Permit to allow for Temporary Workforce Housing on real property located on river oaks, Block K, Lot 5, City of Duncanville, Dallas County, Texas, more commonly known as 350 Linklea Drive.

Vision Statement:

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

STAFF RESPONSIBLE:

Nathan Warren, Director of Planning and Zoning

BACKGROUND/HISTORY:

Comprehensive Plan

The subject property has a Future Land Use Designation of Low Density Residential. The Plan states that low density residential represents a traditional single-family detached neighborhood and includes housing and living units for people with a range of incomes and needs. Low density residential areas generally range between three and five dwelling units per acre. The Plan goes on to list the following policies to guide low density areas:

- They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas.
- Subdivisions should be accessible to collector and arterial streets, but should directly access only local streets, creating a balanced land-use pattern across the City.
- They should not be directly accessible to major arterials and freeways without adequate buffering and access management.

Project Scope

The applicants are seeking approval to allow for the use of Temporary Workforce Housing at the subject property. The associated structure consists of a single-family residence, approximately 2,762 square feet in size. Exterior features include existing trees, rear carport, and rear drive.

Surrounding Land Use and Zoning

The subject property is surrounded by existing single-family residences zoned SF-10 Single-Family Residential District.

Zoning and Land Use

Section 6.05. (Specific Use Permits) of the Zoning Ordinance, states the in considering an application for a SUP, the Planning and Zoning Commission and the City Council shall consider that the proposed use is:

- consistent and compatible with the adjacent land use and zoning.
- consistent with the architecture and characteristics of the adjacent properties.
- may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.
- consistent with the goals and objectives of the City of Duncanville.
- an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.
- will not be detrimental to the general health, safety, and welfare of the community.
- would stabilize and improve property values within the City of Duncanville.
- would protect and enhance the city's attractiveness to residents, businesses, tourists, and visitors.
- would strengthen and help diversify the economy of the City of Duncanville.

Additional conditions placed by the Planning and Zoning Commission:

- No loud and raucous noise may be present on the property between the hours of 10:00 p.m. and 7:00 a.m.
- The SUP will be removed if the location receives three (3) substantiated complaints from neighboring property owners for excessive noise or traffic within a twenty-four (24) month period
- The property must continue to be in good standing by not having any outstanding issues related to taxes or code compliance provisions.
- A report must be submitted to Planning staff annually that indicates the following:
 - The number of nights the unit was rented as Temporary Workforce Housing in the previous year
 - Proof of payment of Hotel Occupancy Tax
 - Proof of current property insurance
- The property will be suspended or removed from the registration list for one (1) year if false or misleading information is provided, there has been a violation of the terms, conditions, or restrictions or if the Hotel Occupancy Tax has not been paid in a timely manner.
- Continued operation of a short-term rental following suspension or removal from the registration list will be considered a violation of the City of Duncanville's Comprehensive Zoning Ordinance.

POLICY EXPLANATION:

37 Mailings Sent Out
 2 Replied in Favor
 5 Replied in Opposition

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Do not adopt the ordinance.
2. Other actions as directed by Council.

ATTACHMENTS:

[Ordinance No. - 2520 - SUP - Temporary Workforce Housing - 350 Linklea Drive](#)

[Legal Notices](#)

[Zoning and Mailings - 350 Linklea Drive](#)

ORDINANCE NO. 2520

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING SF-7 SINGLEFAMILY RESIDENTIAL DISTRICT TO GRANT A SPECIFIC USE PERMIT TO ALLOW FOR TEMPORARY WORKFORCE HOUSING ON REAL PROPERTY LOCATED ON RIVER OAKS, BLOCK K, LOT 5, MORE COMMONLY KNOWN AS 350 LINKLEA DRIVE, CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR SPECIAL CONDITIONS, IF ANY; 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 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, by amending the existing SF-10 Single Family Residential District zoning to grant a Specific Use Permit "SUP" to allow for Temporary Workforce Housing on real property located on River Oaks, Block K, Lot 5, Cit more commonly known as 350 Linklea Drive, in the City of Duncanville, Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the above-described property shall be used and developed only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Duncanville and regulations under the Code of Ordinance, as heretofore amended, and subject to the following additional special conditions:

- No loud and raucous noise may be present on the property between the hours of 10:00 p.m. and 7:00 a.m.
- The SUP will be removed if the location receives three (3) substantiated complaints from neighboring property owners for excessive noise or traffic within a twenty-four (24) month period.

- The property must continue to be in good standing by not having any outstanding issues related to taxes or code compliance provisions.
- A report must be submitted to Planning staff annually that indicates the following:
 - The number of nights the unit was rented as Temporary Workforce Housing in the previous year
 - Proof of payment of Hotel Occupancy Tax
 - Proof of current property insurance
- The property will be suspended or removed from the registration list for one (1) year if false or misleading information is provided, there has been a violation of the terms, conditions, or restrictions or if the Hotel Occupancy Tax has not been paid in a timely manner.
- Continued operation of a short-term rental following suspension or removal from the registration list will be considered a violation of the City of Duncanville's Comprehensive Zoning Ordinance.

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 21st day of May, 2024.

APPROVED:

Barry L. Gordon, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXHIBIT A

Real property located on River Oaks, Block K, Lot 5, Cit more commonly known as 350 Linklea Drive, in the City of Duncanville, Dallas County, Texas.

Advertise 1 time - By April 17

NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
ZONING FILE #2024-10

A public hearing will be held before the Planning and Zoning Commission on Monday, April 29, 2024, at 7:00 p.m., and before City Council on Tuesday, May 21, 2024, at 7:00 p.m., in the Council Chambers, City Hall, 203 E. Wheatland Rd, Duncanville, Texas, to hear a request of Stuart and Ruth Carlson, Applicants, for a Specific Use Permit for the use of "Temporary Workforce Housing", on River Oaks, Block K, Lot 5, more commonly known as 350 Linklea Drive, City of Duncanville, Dallas County, Texas.

As an interested citizen, you may appear at the public hearing or you may send a notice to either the City Secretary, Chiquita Taylor, or to Nathan Warren, Director of Planning and Zoning, P.O. Box 380280, Duncanville, Texas, 75138-0280 stating your position.

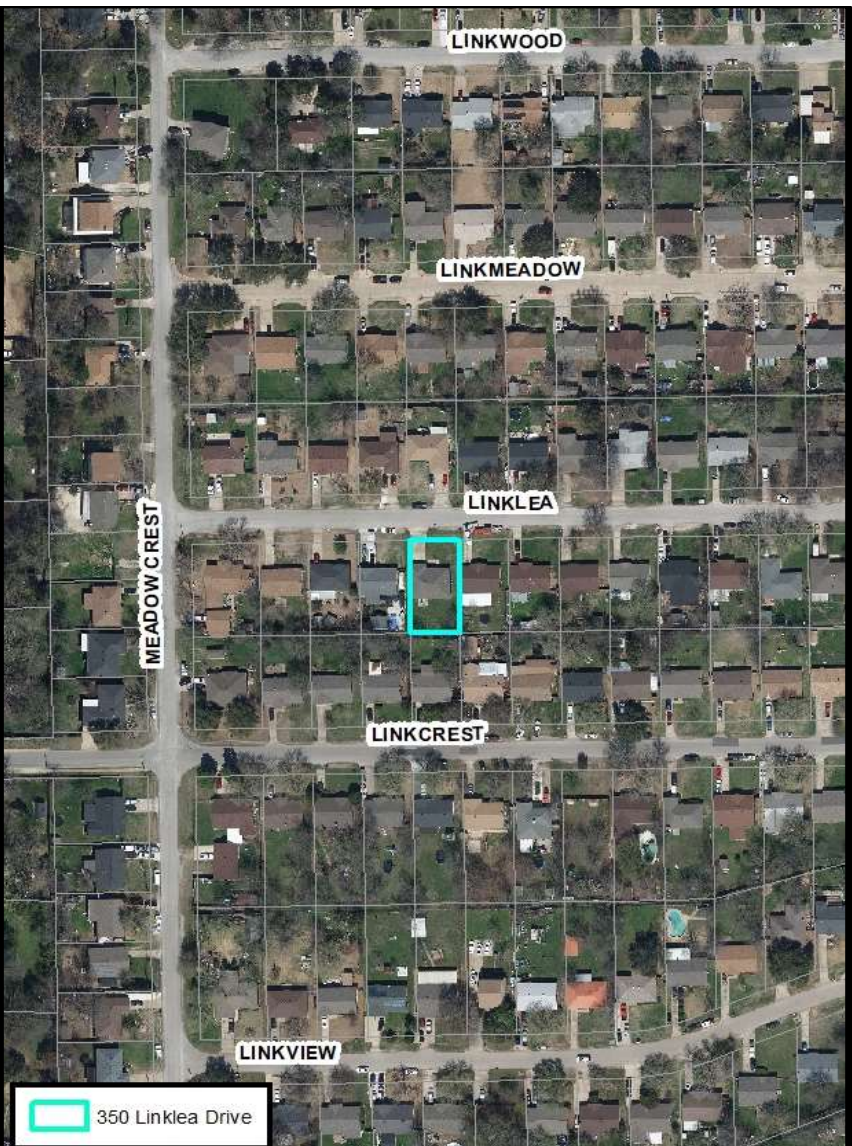
CITY OF DUNCANVILLE
Chiquita Taylor
City Secretary

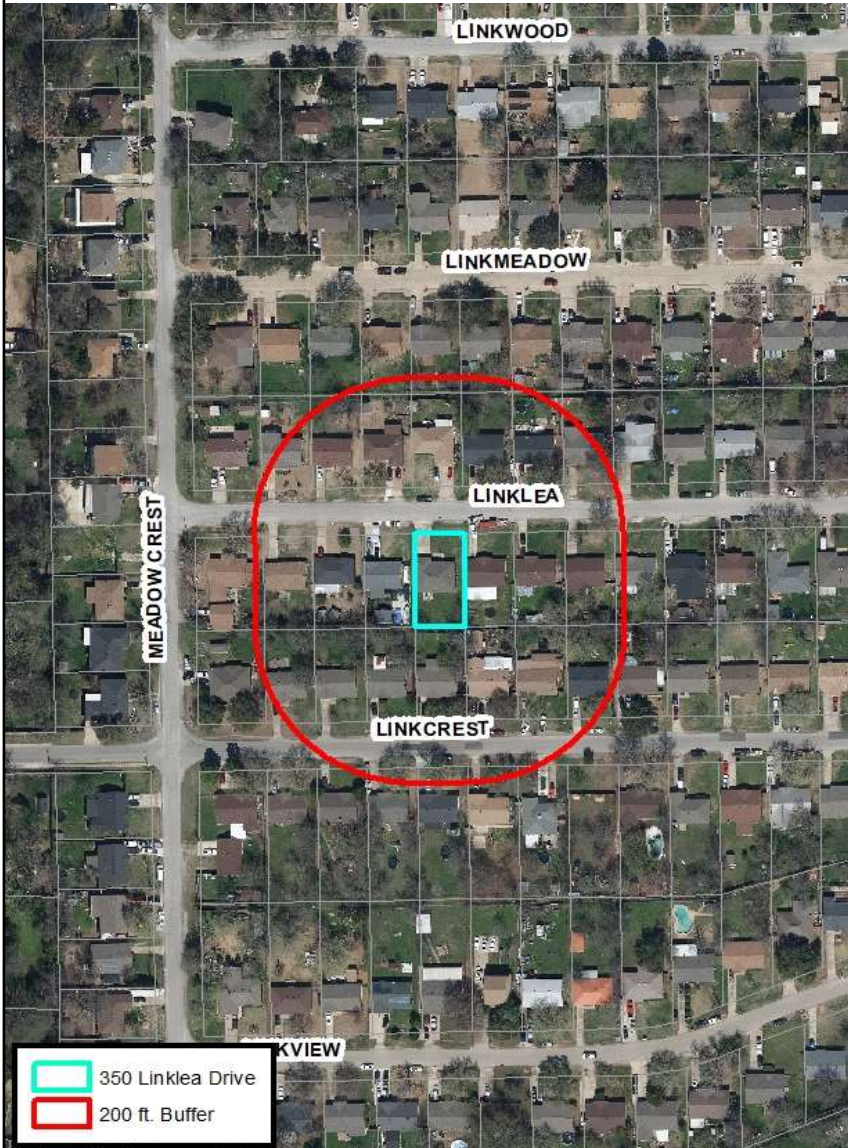
Nathan Warren
Director of Planning and Zoning

City of Duncanville



30





37 Mailings Sent Out
2 Replied in Favor
5 Replied in Opposition

The request is tentatively scheduled to proceed to the Tuesday, May 21, 2024, City Council hearing.



STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Conduct a Public Hearing and consider adopting an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by amending the existing SF-10 Single-Family Residential District to grant a Specific Use Permit to allow for Temporary Workforce Housing on real property located on Duncanville Estates 1, Block C, Lot 4, more commonly known as 103 South Capri Drive.

Vision Statement:

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

STAFF RESPONSIBLE:

Nathan Warren, Director of Planning and Zoning

BACKGROUND/HISTORY:

Comprehensive Plan

The subject property has a Future Land Use Designation of Low Density Residential. The Plan states that low density residential represents a traditional single-family detached neighborhood and includes housing and living units for people with a range of incomes and needs. Low density residential areas generally range between three and five dwelling units per acre. The Plan goes on to list the following policies to guide low density areas:

- They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas.
- Subdivisions should be accessible to collector and arterial streets, but should directly access only local streets, creating a balanced land-use pattern across the City.
- They should not be directly accessible to major arterials and freeways without adequate buffering and access management.

Project Scope

The applicants are seeking approval to allow for the use of Temporary Workforce Housing at the subject property. The associated structure consists of a single-family residence, approximately 2,762 square feet in size. Exterior features include existing trees, rear carport, and rear drive.

Surrounding Land Use and Zoning

The subject property is surrounded by existing single-family residences zoned SF-10 Single-Family Residential District.

Zoning and Land Use

Section 6.05. (Specific Use Permits) of the Zoning Ordinance, states the in considering an application for a SUP, the Planning and Zoning Commission and the City Council shall consider that the proposed use is:

- consistent and compatible with the adjacent land use and zoning.
- consistent with the architecture and characteristics of the adjacent properties.
- may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.
- consistent with the goals and objectives of the City of Duncanville.
- an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.
- will not be detrimental to the general health, safety, and welfare of the community.
- would stabilize and improve property values within the City of Duncanville.
- would protect and enhance the city's attractiveness to residents, businesses, tourists, and visitors.
- would strengthen and help diversify the economy of the City of Duncanville.

Additional conditions placed by the Planning and Zoning Commission:

- No loud and raucous noise may be present on the property between the hours of 10:00 p.m. and 7:00 a.m.
- The SUP will be removed if the location receives three (3) substantiated complaints from neighboring property owners for excessive noise or traffic within a twenty-four (24) month period
- The property must continue to be in good standing by not having any outstanding issues related to taxes or code compliance provisions.
- A report must be submitted to Planning staff annually that indicates the following:
- The number of nights the unit was rented as Temporary Workforce Housing in the previous year
- Proof of payment of Hotel Occupancy Tax
- Proof of current property insurance
- The property will be suspended or removed from the registration list for one (1) year if false or misleading information is provided, there has been a violation of the terms, conditions, or restrictions or if the Hotel Occupancy Tax has not been paid in a timely manner.
- Continued operation of a short-term rental following suspension or removal from the registration list will be considered a violation of the City of Duncanville's Comprehensive Zoning Ordinance.

POLICY EXPLANATION:

19 Mailings Sent Out
0 Replied in Favor
1 Replied in Opposition

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget
N/A

Purchase Amount
N/A

After Encumber
N/A

ACTION ALTERNATIVES:

1. Do not adopt an ordinance.
2. Other actions as directed by Council.

ATTACHMENTS:

[Ordinance No. - 2518 - SUP - Temporary Workforce Housing - 103 South Capri Drive](#)

[Legal Notice](#)

[Zoning and Mailings - 103 Capri Drive](#)

ORDINANCE NO. 2518

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING SF-10 SINGLE-FAMILY RESIDENTIAL DISTRICT TO GRANT A SPECIFIC USE PERMIT TO ALLOW FOR TEMPORARY WORKFORCE HOUSING ON REAL PROPERTY LOCATED ON DUNCANVILLE ESTATES 1, BLOCK C, LOT 4, MORE COMMONLY KNOWN AS 103 SOUTH CAPRI DRIVE., CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR SPECIAL CONDITIONS, IF ANY; 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 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, by amending the existing SF-10 Single Family Residential District zoning to grant a Specific Use Permit "SUP" to allow for Temporary Workforce Housing on real property located on Duncanville Estates 1, Block C, Lot 4, more commonly known as 103 South Capri Drive., in the City of Duncanville, Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the above-described property shall be used and developed only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Duncanville and regulations under the Code of Ordinance, as heretofore amended, and subject to the following additional special conditions:

- No loud and raucous noise may be present on the property between the hours of 10:00 p.m. and 7:00 a.m.

- The SUP will be removed if the location receives three (3) substantiated complaints from neighboring property owners for excessive noise or traffic within a twenty-four (24) month period.
- The property must continue to be in good standing by not having any outstanding issues related to taxes or code compliance provisions.
- A report must be submitted to Planning staff annually that indicates the following:
 - The number of nights the unit was rented as Temporary Workforce Housing in the previous year.
 - Proof of payment of Hotel Occupancy Tax
 - Proof of current property insurance
- The property will be suspended or removed from the registration list for one (1) year if false or misleading information is provided, there has been a violation of the terms, conditions, or restrictions or if the Hotel Occupancy Tax has not been paid in a timely manner.
- Continued operation of a short-term rental following suspension or removal from the registration list will be considered a violation of the City of Duncanville's Comprehensive Zoning Ordinance.

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 21st day of May, 2024.

APPROVED:

Barry L. Gordon, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXHIBIT A

Real property located on Duncanville Estates 1, Block C, Lot 4, more commonly known as 103 South Capri Drive, in the City of Duncanville, Dallas County, Texas.

Advertise 1 time - By April 17

NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
ZONING FILE #2024-08

A public hearing will be held before the Planning and Zoning Commission on Monday, April 29, 2024, at 7:00 p.m., and before City Council on Tuesday, May 21, 2024, at 7:00 p.m., in the Council Chambers, City Hall, 203 E. Wheatland Rd, Duncanville, Texas, to hear a request of Stuart and Ruth Carlson, Applicants, for a Specific Use Permit for the use of "Temporary Workforce Housing", on Duncanville Estates 1, Block C, Lot 4, more commonly known as 103 South Capri Drive, City of Duncanville, Dallas County, Texas.

As an interested citizen, you may appear at the public hearing or you may send a notice to either the City Secretary, Chiquita Taylor, or to Nathan Warren, Director of Planning and Zoning, P.O. Box 380280, Duncanville, Texas, 75138-0280 stating your position.

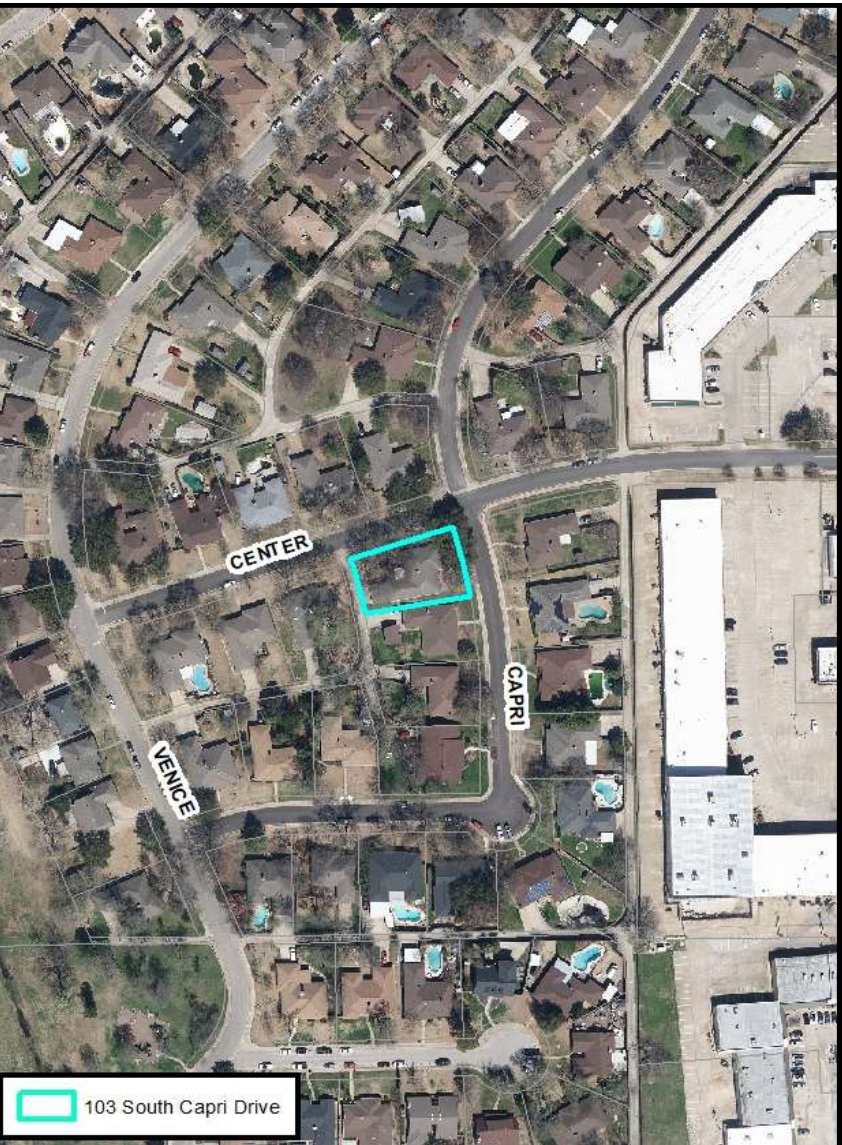
CITY OF DUNCANVILLE
Chiquita Taylor
City Secretary

Nathan Warren
Director of Planning and Zoning

City of Duncanville



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19 Mailings Sent Out
0 Replied in Favor
1 Replied in Opposition

The request is tentatively scheduled to proceed to the Tuesday, May 21, 2024, City Council hearing.





STAFF REPORT

MEETING: City Council - 21 May 2024

TITLE:

Present the Police Department's Quarterly Report.

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**
 - **Develop a high performing organization that encourages innovation, transparency, and collaboration while delivering exceptional customer service.**

STAFF RESPONSIBLE:

Matt Stogner, Interim Chief of Police

BACKGROUND/HISTORY:

Police quarterly report.

POLICY EXPLANATION:

Police quarterly report.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

\$0.00

Purchase Amount

\$0.00

After Encumber

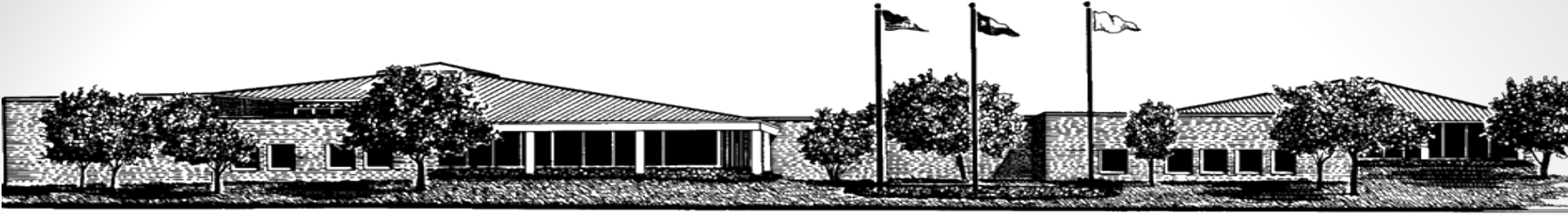
\$0.00

ACTION ALTERNATIVES:

1. Receive quarterly report.
2. Do not receive quarterly report.
3. Other actions as directed by Council.

ATTACHMENTS:

[Duncanville Police Quarterly Report 2024 \(Jan-March\)](#)



QUARTERLY REPORT JANUARY – MARCH 2024

MAY 21, 2024

INTERIM CHIEF MATTHEW STOGNER



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

City of Duncanville



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Staffing/Personnel



- Officers Ashley Garcia, Rocio Vazquez, & Alfredo Gomez completed their field training and were assigned to a patrol shift.
- A Civil Service Test was held on February 10, 2024. There are currently 8 applicants in the Background Investigation Phase of the process.
- Our next Civil Service Test will be held on June 8, 2024. There are currently 7 vacancies.



Duncanville Police Department
NOW HIRING
CERTIFIED OFFICERS
\$67,000 - \$90,000
SIGN ON BONUS
\$5,000 - \$20,000
SCAN TO APPLY
\$5,000.00 - <2 YEARS AS A CERTIFIED OFFICER
\$10,000.00 - 2-4 YEARS AS A CERTIFIED OFFICER
\$20,000.00 - 5+ YEARS AS A CERTIFIED OFFICER
BENEFITS

- Paid Vacation
- Paid Holidays
- Paid Sick Time
- Paid Birthday Holiday
- TMRs Pension Plan
- Health Insurance
- Overtime Pay
- Longevity Pay
- Uniforms & Equipment Provided

INCENTIVE PAY

- TCOLE PEACE OFFICER LICENSE
 - INTERMEDIATE
 - ADVANCED
 - MASTER
- FIELD TRAINING OFFICER
- SWAT
- LANGUAGE PROFICIENCY
- NIGHT DIFFERENTIAL

MORE INFORMATION
972.780.5028
recruiter@duncanvillepd.com
BECOME A CHAMPION!



Staff Development

- Lieutenant Hendrick and Sergeants McCarty, Brough, & Tijerina completed their FBI – LEEDA Trilogy Courses.

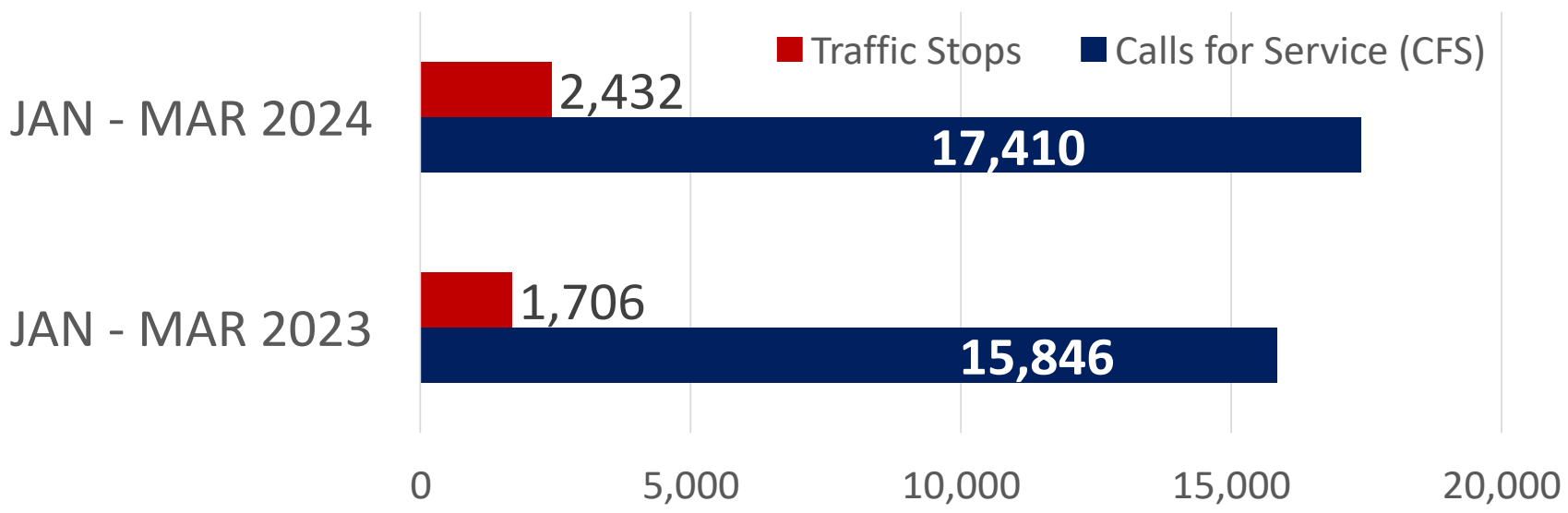


Regional CARE Team Quarterly Activity

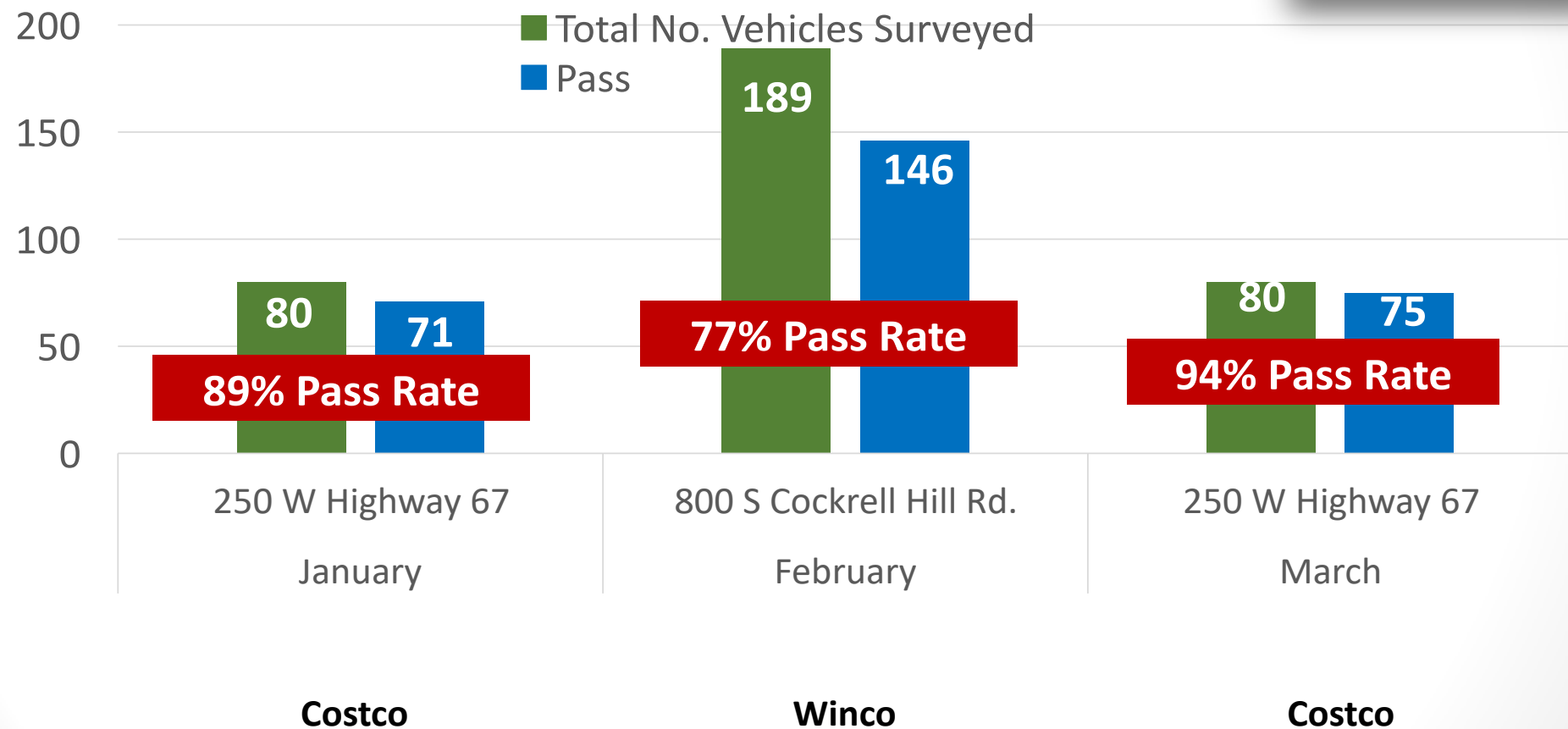
- Duncanville Officer Ambrosio Hernandez was selected for the Regional CARE Team in May 2022.
 - The CARE team is a regional response group that engages with individuals and their families experiencing behavioral health needs by providing prevention and follow-up support, education, and self-advocacy.
- January-March
 - 40 new clients
 - 4 voluntary assessments completed for Duncanville clients
 - 15 actively engaged clients
 - We are seeing an increase in referrals from the community. This has allowed us to assist many individuals with housing/shelter resources.



Patrol activity comparison at a glance



Citizens on Patrol (COPs) BMV Report Card Surveys



Department Activity



Number of Response to Resistance Incidents: 6

- 6 – Found to be lawful and within departmental policy

Number of Vehicle Pursuits: 1

- 1 – Found to be lawful and within departmental policy guidelines.

Number of Complaints: 2

- 1 – Internal complaint for dereliction of duty; the complaint was sustained
- 1 – External complaint for Unprofessional Conduct; the complaint was sustained



Community Engagement

January 2024 – 9 Meetings with 700 Partnerships

February 2024 – 8 Meetings with 619 Partnerships

March 2024 – 5 Meetings with 555 Partnerships



City of Duncanville



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Agenda Item #6.A.

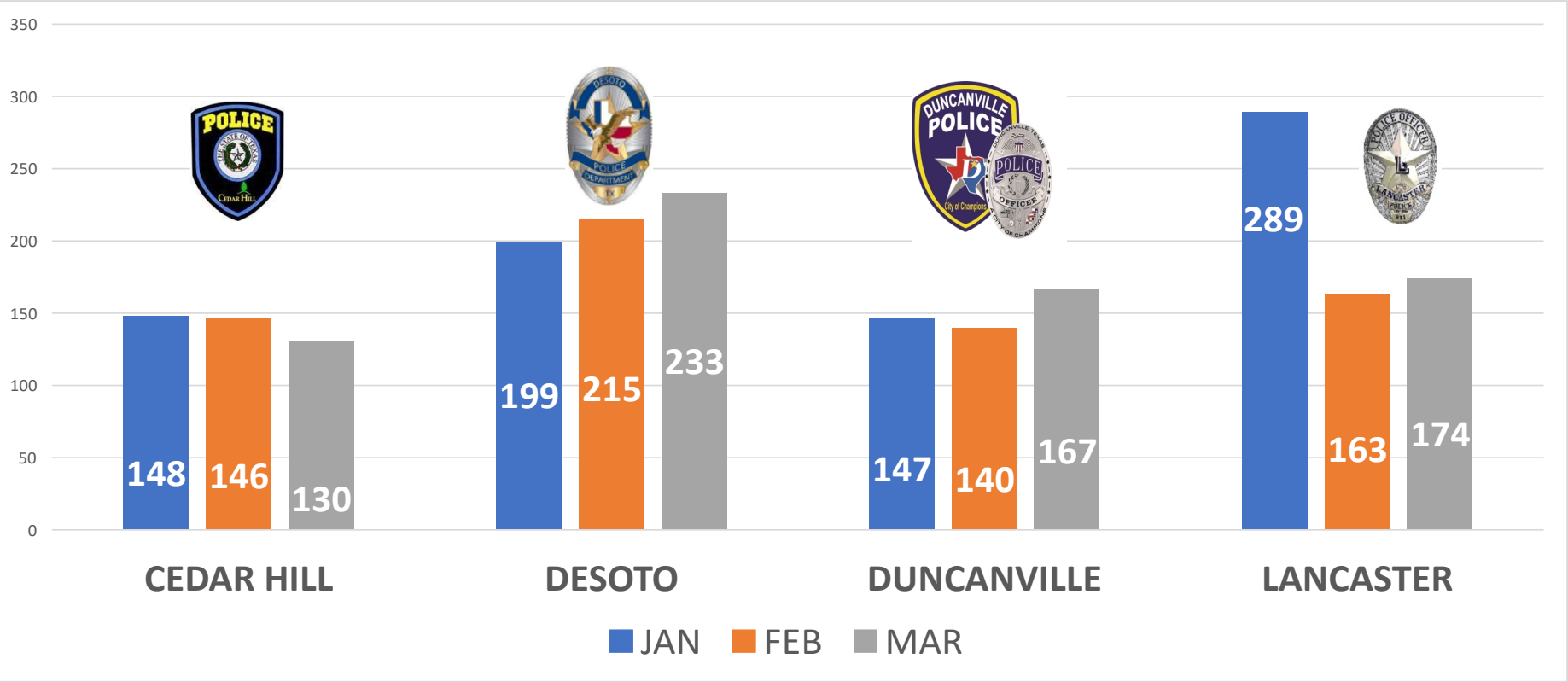


NIBRS Group A Offenses: Jan – Mar 2024

	Occurred	Unfounded	Actual	Cleared
09 - Homicide Offenses	1		1	1
100 - Kidnapping/Abduction	0		0	
11 - Sex Offenses	4		4	3
36 - Sex Offenses, Non-Forcible	0		0	
120 - Robbery	8		8	6
13A - Aggravated Assault	21	1	20	12
13B - Simple Assault	81	1	80	69
13C - Intimidation	4		4	4
200 - Arson	0		0	
210 - Extortion/Blackmail	0		0	
220 - Burglary/Breaking and Entering	29	1	28	5
23A - Pocket-picking	1		1	
23B - Purse-snatching	1		1	
23C - Shoplifting	29		29	13
23D - Theft From Building	10		10	
23E - Theft From Coin-Operated Machine or Device	1		1	
23F - Theft From Motor Vehicle	51	1	50	1
23G - Theft from Motor Vehicle Parts/Accessories	13		13	2
23H - All Other Larceny	21		21	1
240 - Motor Vehicle Theft	48	3	45	2
250 - Counterfeiting/Forgery	3		3	
26 - Fraud Offenses	17		17	2
270 - Embezzlement	2		2	1
280 - Stolen Property Offenses	0		0	
290 - Destruction/Damage/Vandalism of Property	34		34	5
35 - Drug/Narcotic Offenses	57		57	40
370 - Pornography/Obscene Material	0		0	
39 - Gambling Offenses	0		0	
40 - Prostitution Offenses	0		0	
510 - Bribery	0		0	
520 - Weapon Laws Violations	27		27	18
64 - Human Trafficking	0		0	
720 - Animal Cruelty	0		0	
GRAND TOTAL	463	7	456	185

Crime statistics as of 04/02/2024

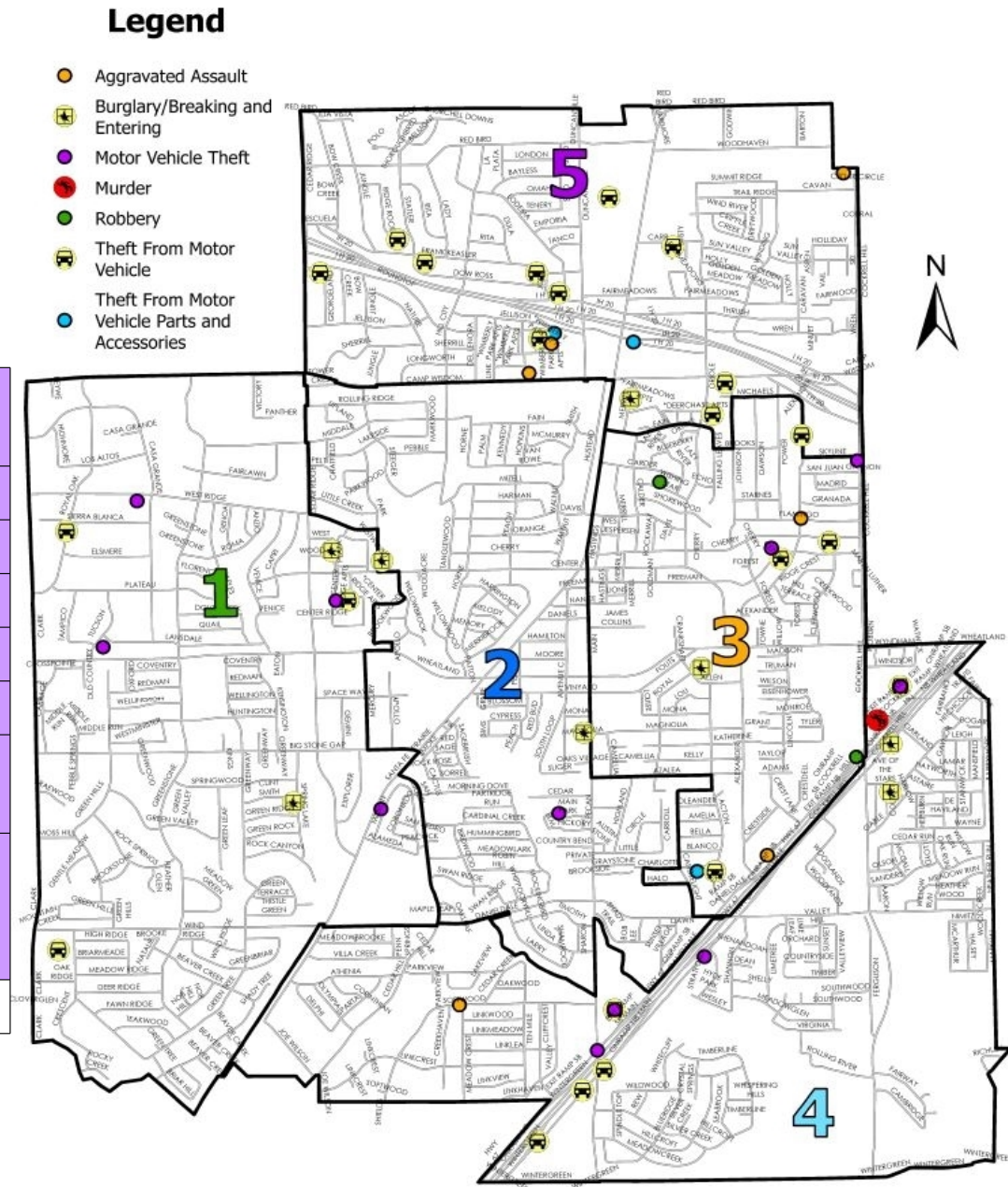
NIBRS Group A Offense Count Comparison



Data obtained from Texas DPS at <https://txucr.nibrs.com/Report/CrimesIndex> (April 18, 2024)

January 2024 Major Crimes

	District 1	District 2	District 3	District 4	District 5
Agg. Assault	0	0	2	1	3
Burglary	2	2	1	2	1
Motor Vehicle Theft	4	1	2	5	0
Murder	0	0	0	1	0
Robbery	0	0	2	0	0
Theft from Motor Vehicle	3	0	4	9	10
Theft From Motor Vehicles Parts and Accessories	1	0	1	0	2
Total	10	3	12	18	16



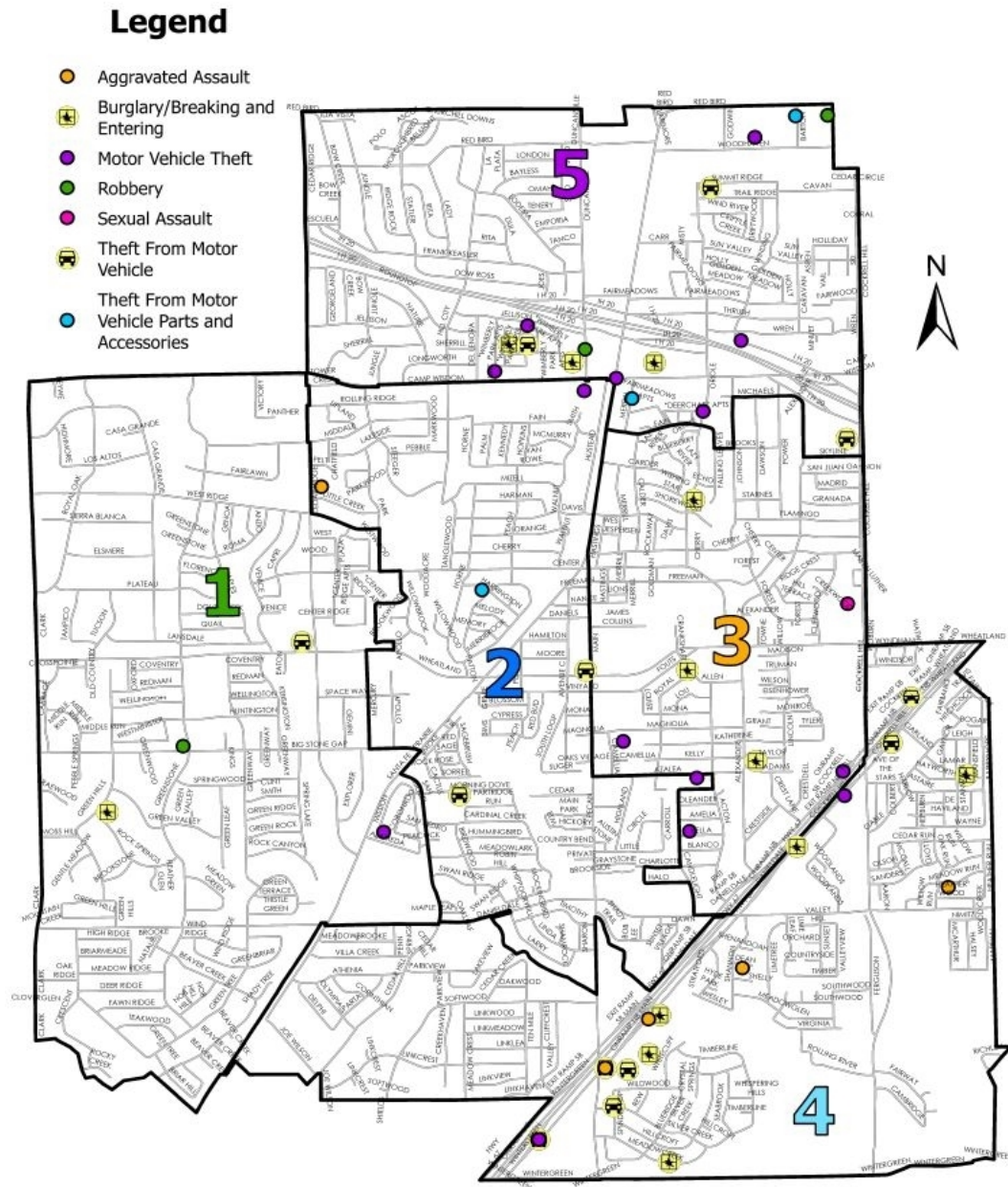
City of Duncanville



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February 2024 Major Crimes

	District 1	District 2	District 3	District 4	District 5
Agg. Assault	0	1	0	4	0
Burglary	1	0	3	5	3
Motor Vehicle Theft	1	2	3	3	6
Robbery	1	0	0	0	2
Sexual Assault	0	0	1	0	0
Theft from Motor Vehicle	1	2	0	7	3
Theft From Motor Vehicles Parts and Accessories	0	1	1	0	2
Total	4	6	8	19	16



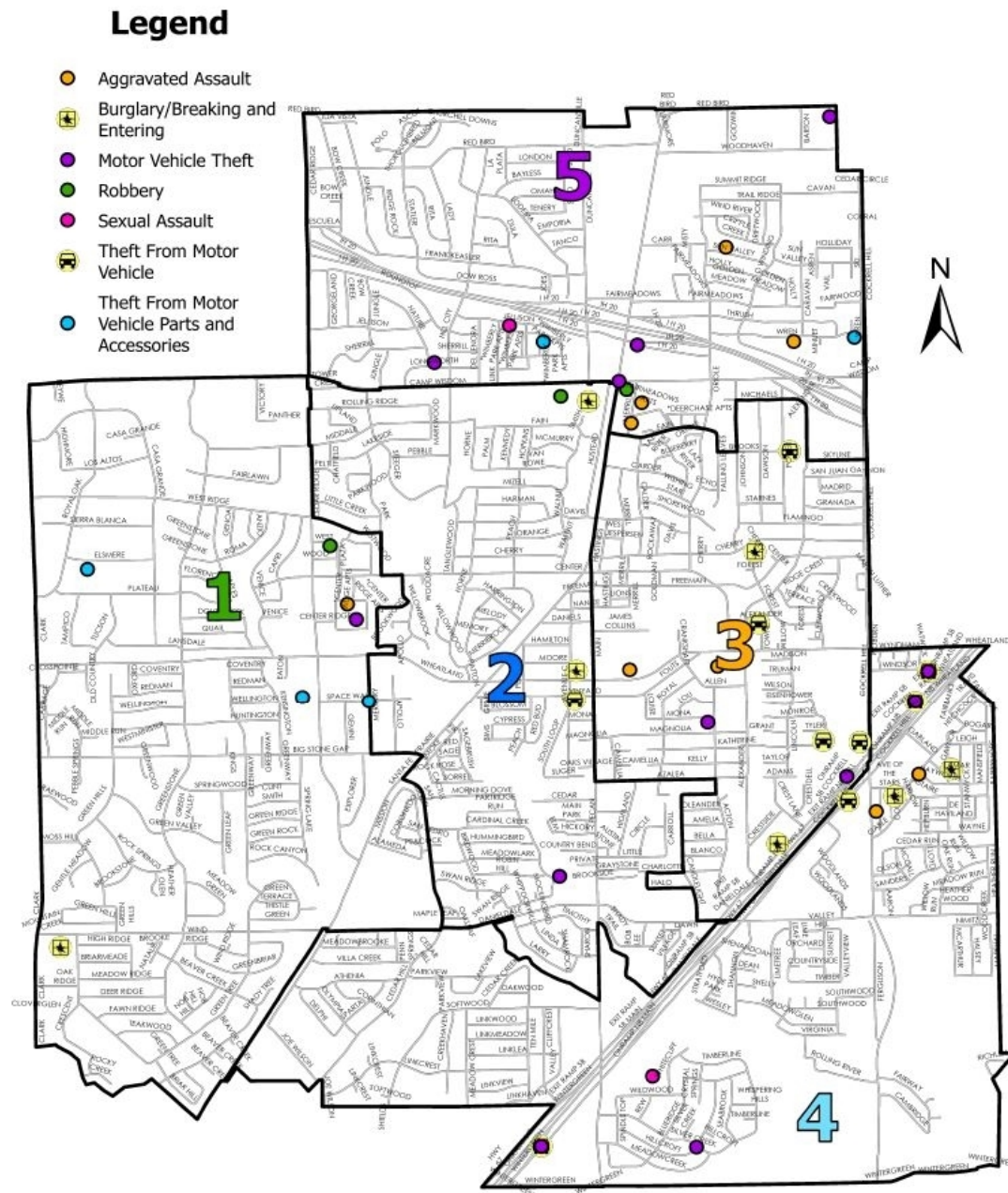
City of Duncannon



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March 2024 Major Crimes

	District 1	District 2	District 3	District 4	District 5
Agg. Assault	1	0	2	2	4
Burglary	1	2	2	2	0
Motor Vehicle Theft	1	2	4	5	6
Robbery	1	1	0	0	1
Sexual Assault	0	0	0	1	1
Theft from Motor Vehicle	0	1	4	6	0
Theft from Motor Vehicle Parts and Accessories	3	0	0	0	2
Total	7	6	12	16	14



City of Duncanville



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Thank you
Any questions?

