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, July 15, 2025
6:00 PM - Work Session/Briefing
7:00 PM - Regular Session
or immediately following the 6:00 PM Work Session/Briefing

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

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

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

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

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

To view the live meeting or previous meetings click on the link below.
https://duncanvilletx.new.swagit.com/views/454/

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

- Submit a comment by 4:00 PM on Tuesday, July 15, 2025.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, July 15, 2025
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

A. 2025 Bond Committee Report and Recommendations to City Council 5 - 52
2025 Bond Committee Recommendation to City Council

EXECUTIVE SESSION

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 - Pastor Sherrill Stiles with Trinity Church of Nazarene
PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

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

A. Proclamation designating July as Parks and Recreation Month. 53 - 56
Parks and Recreation Month

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 June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes.

"Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all

persons addressing are subject to council adopted rules and limitations permitted by law”

At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

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 June 17, 2025, and July 1, 2025, City Council Regular Meeting and June 10, 2025, and June 26, 2025, Special Called Meetings. 57 - 66

Special Called Meetings - 10 Jun 2025 - Minutes
City Council - 17 Jun 2025 - Minutes
Preliminary Budget Workshop - 26 Jun 2025 - Minutes
City Council - 01 Jul 2025 - Minutes

B. Consider a Resolution suspending the July 31, 2025, effective date of the Oncor rate increase for the maximum period permitted. 67 - 71

Suspension of ONCOR proposed rate increase

5. ITEMS FOR INDIVIDUAL CONSIDERATION

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

B. Conduct a public hearing (Case# ZONE-2025-00006) for consideration and action regarding the request of Keaton Mal, applicant, for a Specific Use permit “SUP” for the use Fuel Pumps on, Amalgamated Properties, Block 1, Lot 1, approximately 1.7604 acres, more commonly known as 615 South Cockrell Hill Road, City of Duncanville, Dallas County, Texas. 72 - 98

Public Hearing for 615 Cockrell Hill Road - Case# ZONE-2025-00006

C. Conduct a public hearing (Case# ZONE-2024-00013) for consideration and action regarding the request of Brian Nelson, Applicant, representing Life School for a zoning change from SF-13 to Planned Development (PD) for the construction of a Educational Facility on Keystone Place, Block 1, Lots 1, ACS 6.005, more commonly known as 1600 South Cockrell Hill Road and Nel A Ayers, Abstract 11, Tract 9, ACS 99.265, more commonly known as 1000 East Daniedale Road, in the City of Duncanville, Dallas County, Texas. 99 - 246

Public Hearing for 1600 South Cockrell Hill Road & 10000 East Daniedale Road, also know as Life Charter School

6. STAFF AND BOARD REPORTS

A. Duncanville Fire Department Quarterly Report - 3rd Quarter of FY25 247 - 256

Fire Department Quarterly Report

B. Present the Police Department's Quarterly Report 257

Police Department's 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, July 10, 2025, by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Chiquita Taylor, City Secretary

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

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

STAFF REPORT

MEETING: City Council - 15 Jul 2025

TITLE:
2025 Bond Committee Report and Recommendations to City Council

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:
Mr. Patrick Harvey, Bond Committee Chairperson
Mr. Doug Finch, City Manager

BACKGROUND/HISTORY:
In early 2025, the Duncanville City Council appointed a 9-member citizen-led Bond Committee to analyze and advise on the City's long-term capital improvement needs. The Committee met over a six-month period and was tasked with answering critical questions regarding:

- Current facility and infrastructure conditions
- Future growth and operational needs
- Community priorities and service delivery gaps
- Financial capacity and taxpayer impact

To support their work, the Committee reviewed a wide range of documents and studies, including:

- The **2024 Facility Needs Assessment**
- The **2025 Hunden Strategic Facility and Market Analysis**
- Master plans for the **Dog Park**, **Charles F. Ladd Nature Preserve**, and **Comprehensive Plan**
- The **2025 Police and Fire Matrix Staffing Analyses**
- Prior bond program data (including 2018 Bond Projects status)
- Fiscal and debt capacity analysis provided by **Hilltop Securities**

The Committee also reviewed community feedback, site visits, and comparative data from peer cities.

The attached report summarizes the Committee's findings and presents a prioritized list of capital investment projects to address critical facility, public safety, parks, and infrastructure needs.

POLICY EXPLANATION:

The recommendation of the 2025 Bond Committee is to propose to City Council they consider putting to the voters in November 2025 a $20M bond amount for a period of 20 years to support the construction of a modern service center and police station. The Committee recommends the Council take action on a resolution at their meeting on August 5th to allow voters to decide if a $20M bond should be approved.

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	**Purchase Amount**	**After Encumber**
$0.00	$0.00	$0.00

ACTION ALTERNATIVES:

1. Other actions as directed by Council.

ATTACHMENTS:
2025.BondCommittee.Report.070925

2025 BOND COMMITTEE

FINAL REPORT

Prepared for:
Duncanville City Council

Recommendations from:
2025 Bond Committee

July 15, 2025

City of Duncanville
2025 Bond Advisory Committee Report
Presented to the City Council – July 15, 2025

EXECUTIVE SUMMARY

In consideration of a potential 2025 bond election, the City Council of the City of Duncanville formed a Bond Advisory Committee composed of diverse community members representing each council district. The Committee was charged with evaluating the City's long-term capital needs, assessing the performance of the 2018 Bond Program, and making recommendations to the City Council regarding the scope, structure, and fiscal impact of a proposed bond initiative.

Over the course of five months, the Committee conducted a comprehensive review of city infrastructure and facility needs. This included in-depth tours and briefings of major assets such as the Police Station, Fire Stations, Municipal Service Center, Library, Recreation Center, Senior Center, review of city parks, the Charles F. Ladd Nature Preserve, IT, and the Fieldhouse. The Committee also reviewed professional planning documents including the 2024 Facility Condition and Needs Assessment, the 2025 Matrix Police and Fire Study, the Hunden Report on sports tourism, and draft components of the Comprehensive Plan.

In parallel, the Committee evaluated the delivery of the 2018 Bond Program. While many projects were completed—such as Fire Station 1, Kidsville, and key street reconstructions—the program overall experienced significant cost overruns, delays, and scope changes. With a voter-approved budget of $21.6 million, actual project costs now exceed $34.2 million without the service center gap. Lessons from the 2018 bond informed the Committee's recommendations for better cost estimation, phased project implementation, increased transparency, and modern delivery methods such as design-build or CMAR (Construction Manager at Risk).

The Committee further engaged in a financial review with Hilltop Securities, the City's municipal advisor. Duncanville maintains a strong fiscal position with a low debt ratio of 0.45%, well below the national median of 2.2%.

To promote transparency, the City launched a dedicated 2025 Bond Committee webpage, which served as a central hub for meeting agendas, recordings, presentations, and public input.

CONTENTS OF REPORT

- **Executive Summary** …… Page 2
- **Introduction** ……..…….. Page 4
- **Committee Membership** ……... Page 4
- **Committee Purpose and Charge** …… Page 5
- **Facility Evaluations and Site Visits Summary** …… Page 6
- **Community Engagement and Communication Overview** ...…… Page 8
- **Key Documents and Evaluative Framework** ……... Page 8
- **Assessment of the 2018 Bond Projects** …….. Page 10
- **Financial Analysis and Bonding Capacity** ……. Page 17
- **Facility Assessments** ……..… Page 23
- **Recommendations / Strategy** …… Page 33
- **Key Questions Answered** ……... Page 36
- **Appendix** ……. Page 39

INTRODUCTION

The 2025 Bond Advisory Committee, created by Resolution No. 2025-421 and formally appointed by the Duncanville City Council, was charged with reviewing the city's facility and infrastructure needs and making recommendations regarding potential projects to be considered for inclusion if a future general obligation bond package was put to voters of the City of Duncanville for consideration.

Chaired by Patrick Harvey and Vice-Chaired by Erika Browning, the Committee was composed of a diverse group of community members committed to ensuring that any bond recommendations are fiscally responsible, community-driven, and aligned with the long-term vision of Duncanville.

The Committee convened eight times between February and June 2025 and conducted tours of key municipal facilities, received presentations from City staff and consultants, and reviewed a wide range of planning and financial documents.

COMMITTEE MEMBERSHIP

- Dr. Nesa Sasser – Appointed by the Mayor Greg Contreras
- Erika Browning – Appointed by Councilmember DeMonica Gooden
- Greg Zylka – Appointed by Councilmember Joe Veracruz
- Kim Malone – Appointed by Councilmember McBurnett
- Linda Young – Appointed by Councilmember Koontz
- Barry Gordon – Appointed by Councilmember Cherry-Brown
- Michael Kawalek – Appointed by Councilmember Pennebaker
- Patrick Harvey – Appointed by the DCEDC Board
- Yolanda Columbus – Appointed by the Planning & Zoning Commission

COMMITTEE MEETINGS

The committee convened on the following dates to discuss and evaluate various aspects of the City's needs:

- **March 5, 2025**: Initial meeting to outline objectives and review the 2024 Facility Needs Assessment.
- **March 20, 2025**: Tour of the Duncanville Service Center and discussions on infrastructure needs, election of chair and vice chair.
- **April 7, 2025**: Tour of the Police Station and evaluation of public safety facilities.
- **April 17, 2025**: Tour of the Fire Departments and evaluation of facilities.
- **May 8, 2025**: Tour of Parks and Recreation and Library facilities.
- **May 15, 2025**: Review of the 2025 Hunden Report relating to the Fieldhouse and sports facilities, Comprehensive Plan, General Services, and IT.
- **June 2, 2025**: Discussion on the 2025 Dog Park Master Plan, Charles F. Ladd Nature Preserve Master Plan, 2018 Bond, and discussion on needs.
- **June 18, 2025**: Discussion on bonding, needs, strategy, and draft report.
- **July 7, 2025**: Final meeting to consolidate findings and prepare recommendations for the City Council.

PURPOSE AND CHARGE OF THE COMMITTEE

The purpose of the Duncanville Citizen Bond Advisory Committee was to allow for engagement community members to evaluate needs of the City and make recommendation to City Council in a transparent, collaborative process that prioritizes infrastructure investments and guides the City's decision-making regarding the 2025 bond election. The Committee has fulfilled its charge, and made recommendations relating to each question. The charge of the Committee included the following:

1. **Should the City Council call for a bond election?**
    - The Committee was asked to evaluate the necessity and timing of a bond election based on the condition of public facilities and the City's long-term needs. This included determining whether a bond is the appropriate tool to finance the improvements required to sustain and enhance municipal services.
2. **Should a portion of bond capacity be dedicated to infrastructure, facilities, and health and safety? If so, how much?**
    - Members were tasked with identifying the most critical facility and infrastructure needs—including those related to public safety, service delivery, and community access—and evaluating how much of the City's bonding capacity should be allocated to those priorities, if any.
3. **Consider the amount of bonding capacity available and the potential impact on the city tax rate.**
    - With financial guidance provided by Hilltop Securities, the Committee considered the City's low debt ratio, the capacity to issue new debt, and

the tax implications of multiple borrowing scenarios. The goal was to ensure any recommendation was fiscally sustainable.

4. **Consider the recommendations of the Comprehensive Plan and other planning documents.**
    - To align bond priorities with existing city visioning efforts, the Committee reviewed key planning documents including the draft Duncanville 2040 Comprehensive Plan, the Capital Improvement Plan, and master plans for parks and public facilities.
5. **What other needs should be considered?**
    - Finally, the Committee remained open to identifying other pressing community needs that emerged during site tours, staff presentations, and public feedback—ensuring no significant infrastructure or service priority was overlooked.

COMMITTEE FACILITY TOURS AND EVALUATION

The Committee toured multiple critical facilities, including:

- **Duncanville Service Center** – The 2025 Bond Advisory Committee conducted a comprehensive review of the City of Duncanville's Municipal Service Center, which houses critical operational functions including Utilities, Street Maintenance, Traffic Operations, Equipment Services, and Parks Maintenance. Originally constructed decades ago for a much smaller workforce and narrower scope of services, the facility has not kept pace with the City's growth, service demands, and modern public works standards. The Service Center suffers from widespread deferred maintenance and design obsolescence. During site tours, Committee members witnessed staff improvising workspaces and vehicle accommodations due to lack of appropriate infrastructure. These conditions are not aligned with best practices for municipal operations or with the standard of service expected by Duncanville residents.

- **Police Station** – The 2025 Bond Advisory Committee conducted a focused review of the Duncanville Police Department facility, located within the City Hall complex. Built several decades ago, the station is currently operating well beyond its intended capacity and lacks the spatial and technological infrastructure necessary to support modern law enforcement operations. The Committee found that severe overcrowding is a critical and immediate concern. The current facility was not designed to accommodate the department's current staffing levels, specialized units, and expanding operational demands. During their site visit and interviews with department leadership, Committee members consistently noted the strain placed on the police department by outdated and undersized facilities. The operational and morale impacts are clear: officers lack

appropriate work environments, evidence is stored in spaces that compromise integrity and functionality, and public interactions are conducted in areas lacking both security and dignity.

- **Fire Stations** – As part of its facility evaluations, the 2025 Bond Advisory Committee conducted a comprehensive review of Duncanville's fire service infrastructure. This included site visits to both existing stations, briefings from Fire Department leadership, and analysis of the 2025 Matrix Public Safety Report, which assessed departmental operations, call volume, coverage gaps, and facility conditions. During its tour, the Committee observed firsthand the physical constraints and operational challenges at Station 2. Staff expressed concerns about morale, safety, and equipment storage. The City of Duncanville's fire infrastructure is at a critical juncture. While the completion of Station 1 represents a major advancement, the condition of Station 2 and the need for a possible substation based on the Matrix analysis remain pressing.

- **Fieldhouse** – The Committee recognizes that while the Fieldhouse serves an important role for residents, its potential to drive sports tourism and economic development remains largely untapped. Increasing visitor foot traffic through weekend tournaments and regional showcases could boost local hotel stays, restaurant patronage, and retail activity, while also elevating the City's profile across the region.

- **Park Facilities** – Duncanville's park system is one of the City's most visible and valued public assets, serving residents of all ages and neighborhoods. The City maintains 17 parks totaling over 200 acres, along with specialized recreation facilities including a Recreation Center, and Senior Center. As part of the Bond Committee's assessment process, the condition and capital needs of these assets were reviewed using the 2024 Facility Condition and Needs Assessment, the Charles F. Ladd Nature Preserve Master Plan, the Dog Park Master Plan, and the 2018 bond records.

- **Library** – As part of the 2025 Bond Advisory Committee's process, the Committee toured the library, reviewed the 2024 Facility Condition and Needs Assessment, and met with staff to evaluate both physical infrastructure and service delivery needs. In early 2025, the City of Duncanville entered into a service agreement with Library Systems & Services (LS&S) to manage day-to-day library operations. To further inform the future direction of the library, the City and LS&S will launch a Community Needs Survey in Fall 2025.

COMMUNICATION AND TRANSPARENCY

The Bond Advisory Committee placed a high value on transparency, accessibility, and community trust throughout its process. Recognizing the importance of public engagement in the successful development of any future bond proposal, the City of Duncanville took proactive steps to ensure that residents were consistently informed and had multiple avenues to provide feedback.

A dedicated 2025 Bond Committee webpage was created on the City's official website at www.duncanvilletx.gov, functioning as a comprehensive digital hub for all committee-related materials. This page included:

- Meeting agendas and minutes
- Full-length video recordings of all committee meetings
- Presentation slide decks and reports from City departments, consultants, and guest speakers
- Reference documents including the Facility Needs Assessment, 2018 Bond summaries, financial analyses, and long-term planning studies

This transparency portal ensured that community members could stay up to date regardless of their ability to attend in person and allowed for full accountability regarding the Committee's work and deliberations.

Looking forward, the Committee recommends that this level of public-facing transparency be maintained throughout any future phases of the bond development process—including during the campaign, project delivery, and construction oversight phases—should a bond be called. Tools such as interactive project maps, progress dashboards, and quarterly updates can further strengthen community confidence and encourage continued engagement.

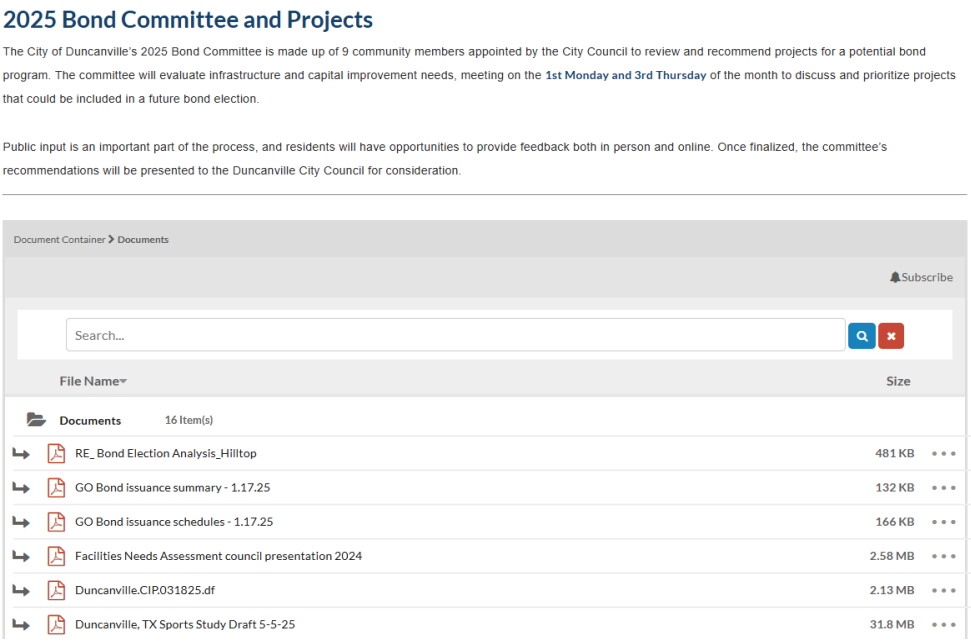
KEY DOCUMENTS AND EVALUATIVE FRAMEWORK

The Committee's recommendations were guided by an extensive body of reports, plans, and technical evaluations, including:

- 2024 **Facility Needs Assessment and Condition Analysis**
- 2025 **Charles F. Ladd Nature Preserve Master Plan**
- 2025 **Dog Park Master Plan**
- 2025 **Hunden Sports & Fieldhouse Feasibility Report**
- 2025 **Matrix Police and Fire Department Analysis**
- 2025 **Duncanville 2040 Capital Improvement Plan**
- 2025 **Inland Port Authority Study**

- 2017 **Park Master Plan**
- 1999 **Drainage Master Plan**
- City's 2025 Comprehensive Plan in development
- Financial and bond capacity analysis from **Hilltop Securities**
- City's audit history, financial policies, and debt ratio benchmarks

City leadership and department heads, including the City Manager, Police and Fire Chiefs, Public Works, Fiscal Services, Parks and Recreation, IT, Library, Economic Development, and others provided detailed briefings on each facility and its current and future needs.



2025 Bond Committee and Projects

The City of Duncanville's 2025 Bond Committee is made up of 9 community members appointed by the City Council to review and recommend projects for a potential bond program. The committee will evaluate infrastructure and capital improvement needs, meeting on the **1st Monday and 3rd Thursday** of the month to discuss and prioritize projects that could be included in a future bond election.

Public input is an important part of the process, and residents will have opportunities to provide feedback both in person and online. Once finalized, the committee's recommendations will be presented to the Duncanville City Council for consideration.

Document Container > Documents

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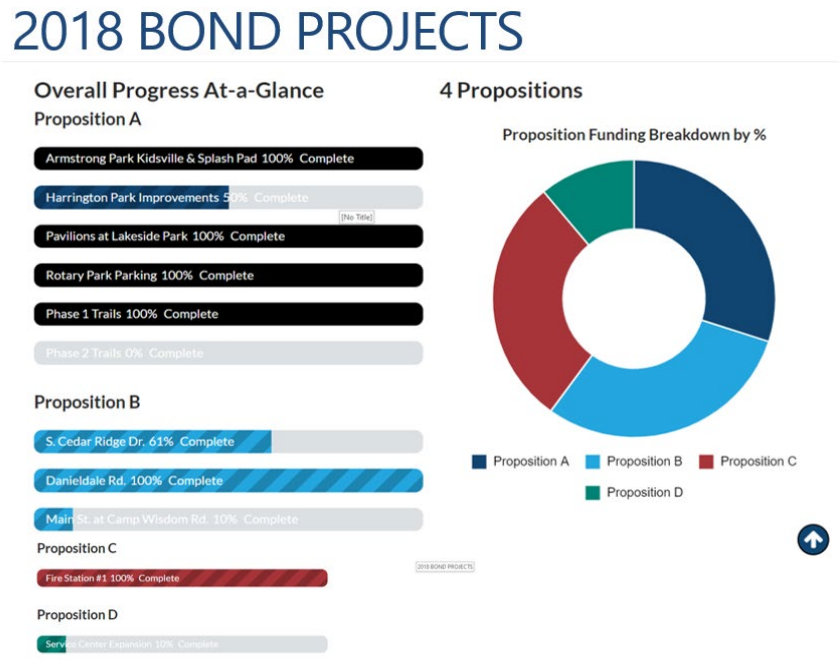
File Name	Size
Documents 16 Item(s)	
RE_ Bond Election Analysis_Hilltop	481 KB
GO Bond issuance summary - 1.17.25	132 KB
GO Bond issuance schedules - 1.17.25	166 KB
Facilities Needs Assessment council presentation 2024	2.58 MB
Duncanville.CIP.031825.df	2.13 MB
Duncanville, TX Sports Study Draft 5-5-25	31.8 MB

ASSESSMENT OF THE 2018 BOND PROJECTS - $21,600,000

The Committee undertook a comprehensive evaluation of the 2018 Bond Program, which was approved by voters to support essential investments in infrastructure, parks, and public safety. The program was structured into four separate propositions: A, B, C, and D. As part of its review, the Committee examined each project—both completed and pending—to assess implementation outcomes, identify project management challenges, and extract key lessons to inform the development of the 2025 Bond Program. Of the 16 projects initially advertised in the 2018 bond package, only one had been completed by the end of 2023. However, since January 2024, the City has made significant progress, with the majority of the remaining projects either completed or actively underway. Notable exceptions still pending as of mid-2025 include Phase II of Harrington Park, the N. Main and Camp Wisdom street improvements, and the construction of the new Service Center.

While several 2018 bond projects have recently been successfully completed — including key upgrades to park amenities and early phases of facility improvements — other projects faced significant delays or scope reductions. The primary contributing factors included rapid inflation in construction and materials costs, unforeseen site conditions, limited contractor availability, and global supply chain disruptions,



particularly during and following the COVID-19 pandemic. The project costs to date for the 2018 Bond Projects expended are over $34,227,044 not including the Main at Camp Wisdom Street intersection, Phase 2 of Harrington Park, or the service center which was proposition D.

The budgeted bond amount of $21,600,000, in other words these projects have overrun budget by $12,627,044 versus the bonded amount. The City had to turn to ARPA one-time Federal funds as a result of COVID-19, and budgetary adjustments to complete the projects completed to date. Additionally, the committee finds a need for $18,545,000
(the majority estimated expense of which is the service center between $10M - $12M) to complete the projects proposed as part of the 2018 bond project.

In reviewing the timeline and expenditure reports for 2018 bond allocations, the Committee noted the delivery of certain projects extended well beyond original estimates. This created community concerns regarding transparency, accountability, and whether public expectations were being met.

Proposition A – Parks & Recreation Facilities

- **Original Estimated Budget:** $6,600,000 (*Over Budget $3,582,198*)

- **Scope:**
  The proposition was intended to fund a comprehensive set of parks and recreation projects across the city, including:
  - Replacement of **Kidsville playground** at Armstrong Park
  - Installation of **splashpad** at Armstrong Park
  - **City-wide trails** development
  - **Pedestrian bridge** from Waterview Park to Harrington Park
  - **Concession stands and restroom facilities** at Harrington Park (baseball and soccer)
  - **Street lighting** improvements at Harrington Park
  - **Expanded parking** at Harrington Park
  - **Pavilion replacements** at Harrington and Lakeside Parks
  - **New parking** at Rotary Park

- **Status: Partially Complete**
  - Major deliverables like the splashpad and Kidsville have been completed.
  - Harrington Park Phase I & III under construction.
  - Several other components (pavilion replacements, and parking expansions) remain **unfinished** due to cost increases and limited funds.

- **Funding Status:**

	Project Cost:	Bonded Amount:
Rotary Park Parking	$ 17,405	$ 50,000
Lakeside Park Pavillion	$ 392,931	$ 400,000
Armstrong Park	$ 3,167,024	$ 2,250,000
Harrington Park	$ 6,537,560	$ 2,900,000
City Wide Trails	$ 67,278	$ 1,000,000
	$ 10,182,198	$ 6,600,000

Over Budget: $ 3,572,198

- **Outstanding Needs:**
  The Committee estimates that approximately **$3.5 million** is needed to complete the remaining projects envisioned under Proposition A.
  - Parking Lot Improvements: $ 2.9M
  - Pavillion Construction: $600,000

Proposition B – Street Improvements

- **Original Estimated Budget:** $6,600,000 *(Over Budget: $12,966,847)*

- **Scope:**
  The bond authorized reconstruction of key arterial streets suffering from subgrade failures, including:
  - **Intersection at North Main Street** between Camp Wisdom Road & I-20
  - **South Cedar Ridge Drive** between Big Stone Gap and West Wheatland Road
  - **East Danieldale Road** between South Main Street and US 67

- **Status: Partially Complete**
  - Projects were completed in phases, with substantial reconstruction completed for East Danieldale Road between South Main Street and US 67. The City Council in 2021/2022 changed the location of the South Cedar Ridge Drive project to North Cedar Ridge Drive.
  - Some segments were value-engineered to remain within budget, and some scope reductions occurred.

- **Funding Status:**

	Project Cost:	Bonded Amount:
Danieldale Rd.	$ 7,794,797	$ 3,100,000
Cedar Ridge Rd.	$ 5,272,050	$ 2,000,000
N. Main Street est.	$ 6,500,000	$ 1,500,000
	$ 19,566,847	$ 6,600,000

Over Budget: $ 12,966,847

- **Outstanding Needs:**
  The Committee estimates that approximately **$5 million** is needed to complete the remaining projects envisioned under Proposition B, if even possible.
  - North Cedar Ridge Rd.: slated for construction Summer 2025, after being moved from South Cedar Ridge Rd to North Cedar Ridge Road by Council in approximately 2021/2022 time frame. The project is funded and currently underway with a total estimated cost of $5.2M.
  - N. Main Street: Improvements to railroad grade will be unlikely; however, repaving the intersection and softening grade will be approx. $6.5M. Please note while advertising reflected the railroad crossing, please see the appendix section relating to N. Main Street improvements for additional information about this bond project.

Proposition C – Firefighting Facilities

- **Original Estimated Budget:** $6,000,000 *(Over Budget: $ 4,977,999)*

- **Scope:**
  Construction of a new Fire Station and Emergency Operations Center (EOC) to replace the facility on Camp Wisdom Road.

- **Status: Complete**
  - The new **Fire Station No. 1 (271)** was completed and opened in May 2024 including a new Emergency Operations Center.

- **Funding Status:**

	Project Cost:	Bonded Amount:
Fire Station 271	$ 10,977,999	$ 6,000,000
	Over Budget: $ 4,977,999	

Outstanding Needs:
The Committee estimates that approximately **$45,000** is needed to complete the fiber optic line being run from old Fire Station 1 to new Fire Station 1. Additionally, with the old EOC being replaced at Station 2, repurpose of the space into useable space for Station 2 with an unknown cost. The Committee toured Station No.2 on South Main Street and identified considerable areas of concern with the facility. Early estimates range in needed repairs between $500,000 to $1,000,000.

Additionally, the Committee estimates a need for additional options be considered for fiber to ensure efficiency of operations.

Proposition D – Municipal Service Center

- **Original Estimated Budget:** $2,400,000

- **Scope:**
  Renovation and expansion of the City's Public Works and Parks Service Center to modernize the facility supporting Utilities, Traffic Operations, Street Maintenance, Equipment Services, and Parks Maintenance divisions.

- **Status: Not Completed**
  - While preliminary discussions and conceptual planning occurred, the project did not move forward due to budget constraints and competing needs.
  - Conditions at the current Service Center remain a top infrastructure concern for operations and employee safety.

- **Funding Status:**

	Project Cost:	Bonded Amount:
Service Center (est)	$ 10M - $12M	$ 2,400,000
	Over Budget: $ 10M	*(Available $2.1M)*

- **Outstanding Needs:**
  The Committee estimates that approximately **$10M** is needed based on comparable facility assessments and inflation-adjusted cost models. This project is a high-priority candidate for consideration due to its direct impact on core service delivery and equipment housing.

Later at the end of this document an appendix is included containing the mailer educational information material from the 2018 Bond Program, and the details of each proposition.

The experience of the 2018 Bond Program underscores the importance of:

- *Realistic cost estimating and inflation contingency planning*
  Future bond proposals must incorporate updated cost escalators, contingency buffers, and independent cost verification to avoid budget overruns.

- *Clear communication with the public throughout project timelines*
  Public trust depends on timely, consistent updates regarding project progress, setbacks, and achievements. Enhanced reporting and visualization tools can support this.

- *Phased project implementation*
  A phased or tiered bond approach would allow for greater flexibility in adapting to market conditions, spreading fiscal impacts over time, and enabling reevaluation of project scopes as more information becomes available.

- *Use of design-build and construction manager-at-risk (CMAR) models*
  The Committee supports expanded use of flexible, collaborative delivery methods that can streamline project timelines, reduce change orders, and offer greater cost control compared to traditional design-bid-build processes.

The Committee concluded that while the 2018 Bond Program advanced several important capital needs, its limitations illustrate the necessity for improved planning rigor, clearer sequencing, and transparent public engagement. These findings are central to shaping the recommendations for the 2025 bond initiative and ensuring its success from both a delivery and public confidence standpoint.

FINANCIAL ANALYSIS

The Bond Advisory Committee received a detailed financial forecast and bonding capacity analysis from Hilltop Securities, the City's financial advisor. The analysis evaluated four potential debt structuring scenarios for a proposed up to $25 million bond issuance to be considered in a November 2025 election, with funding available in spring 2026. These scenarios provide critical insights into how the City can responsibly issue new debt while maintaining fiscal sustainability and minimizing tax impacts to residents.

Debt Payment w/ Bonding

The City of Duncanville's current FY25 INS debt service rate is $ 0.037347 plus an operations tax rate of $ 0.577487 for a combined tax rate of $ 0.614834. The following charts depict the annual debt service payment if a new bond were secured.

20 years

	4.5%	5.0%	5.5%	6.0%
$ 15M	$ 1.138M	$ 1.187M	$ 1.238M	$ 1.289M
$ 20M	$ 1.518M	$ 1.583M	$ 1.650M	$ 1.719M
$ 25M	$ 1.897M	$ 1.979M	$ 2.063M	$ 2.149M
$ 30M	$ 2.277M	$ 2.375M	$ 2.476M	$ 2.520M

Adding a debt service obligation of approximately $1 million to $2 million to the City's General Fund for Interest & Sinking (I&S) would typically require an increase in the property tax rate—estimated between $0.02 and $0.05 per $100 of assessed valuation—to cover the new payments. To mitigate this potential tax impact, the Bond Committee explored alternative funding strategies. Specifically, the Committee recommends allocating the debt service for the Police Facility to the General Fund and assigning the Service Center debt service to the Utility Fund. This strategic approach allows both critical projects to move forward without increasing the overall tax rate, ensuring that taxpayer affordability remains a central consideration.

Taxing Impact to Property Owners

Based on the financial projections provided by Hilltop Securities, the estimated tax rate impact for Duncanville homeowners from a potential $20 million bond issuance in November 2025 would remain within a modeled range across all scenarios. For the average net taxable home value in Duncanville ($243,957), the projected annual tax impact ranges from approximately $89 to $129 depending on the structure and assumptions of the bond. Monthly, this translates to an estimated increase of $7.44 to

City of Duncanville
Based on a Successful November 2025 Bond Election for $20 Million
Scenario 1 - 3.0% Annual Tax Base Growth - Level Annual Debt Service on the Series 2026 GO Bond Issuance

A	B	C	D	E	F	G	H	I	J	K	L	M	N
					Series 2026 General Obligation Bonds [2]								
					Police Facility *(I&S Tax Supported)*				Service Center *(Utility Revenue Supported)*				
Fiscal Year End	Taxable Assessed Valuation [1]	Growth	Outstanding Debt Total P+I	Less: Self-Supporting	Principal	Interest	Less: Cap. Int. [3]	Total P+I	Principal	Interest	Total P+I	Net Tax Supported Total P+I *(D + E + I)*	Calculated I&S Tax Rate [4]
2025	$ 3,874,215,664		$ 2,023,506	$ (537,950)								$ 1,485,556	$ 0.0373
2026	4,135,944,533	6.8%	1,485,481		$ -	$ 310,169	$ (310,169)	$ -	$ -	$ 201,456	$ 201,456	1,485,481	0.0359
2027	4,260,022,869	3.0%	1,484,856		360,000	611,338		971,338	235,000	397,038	632,038	2,456,194	0.0577
2028	4,387,823,555	3.0%	1,481,981		380,000	592,838		972,838	245,000	385,038	630,038	2,454,819	0.0559
2029	4,519,458,262	3.0%	1,481,731		400,000	573,338		973,338	260,000	372,413	632,413	2,455,069	0.0543
2030	4,655,042,010	3.0%	1,484,381		420,000	552,838		972,838	275,000	359,038	634,038	2,457,219	0.0528
2031	4,794,693,270	3.0%	1,480,381		440,000	531,338		971,338	285,000	345,038	630,038	2,451,719	0.0511
2032	4,938,534,068	3.0%	1,480,581		465,000	508,713		973,713	300,000	330,413	630,413	2,454,294	0.0497
2033	5,086,690,090	3.0%	1,485,181		490,000	484,838		974,838	315,000	315,038	630,038	2,460,019	0.0484
2034	5,239,290,793	3.0%	1,482,884		515,000	459,713		974,713	335,000	298,788	633,788	2,457,597	0.0469
2035	5,396,469,516	3.0%	1,482,869		540,000	433,338		973,338	350,000	281,663	631,663	2,456,206	0.0455
2036	5,558,363,602	3.0%	1,480,781		565,000	405,713		970,713	370,000	263,663	633,663	2,451,494	0.0441
2037	5,558,363,602	0.0%	1,481,463		595,000	376,713		971,713	390,000	244,663	634,663	2,453,175	0.0441
2038	5,558,363,602	0.0%	1,484,719		625,000	346,213		971,213	405,000	224,788	629,788	2,455,931	0.0442
2039	5,558,363,602	0.0%	1,480,463		660,000	314,088		974,088	430,000	203,913	633,913	2,454,550	0.0442
2040	5,558,363,602	0.0%			695,000	280,213		975,213	450,000	181,913	631,913	975,213	0.0175
2041	5,558,363,602	0.0%			730,000	244,588		974,588	475,000	158,788	633,788	974,588	0.0175
2042	5,558,363,602	0.0%			765,000	207,213		972,213	495,000	134,538	629,538	972,213	0.0175
2043	5,558,363,602	0.0%			805,000	166,956		971,956	525,000	108,381	633,381	971,956	0.0175
2044	5,558,363,602	0.0%			850,000	123,513		973,513	550,000	80,163	630,163	973,513	0.0175
2045	5,558,363,602	0.0%			895,000	76,588		971,588	580,000	49,775	629,775	971,588	0.0175
2046	5,558,363,602	0.0%			945,000	25,988		970,988	615,000	16,913	631,913	970,988	0.0175
			$ 22,781,259	$ (537,950)	$ 12,140,000	$ 7,626,238	$ (310,169)	$ 19,456,069	$ 7,885,000	$ 4,953,413	$ 12,838,413	$ 41,699,378	

(1) FY 2025 is actual per Dallas Central Appraisal District. FY 2026 is preliminary. Assumed to grow based on percentages in column "C".
(2) Assumes a successful November 2025 bond election and issuance in February 2026. Sizing includes all estimated costs of issuance. Provides $20 million in project proceeds to the City. Based on current market interest rates as of 6.26.25 + 0.50%. Preliminary, subject to change.
(3) Since the issuance will occur mid-budget year, intent is to offset any new I&S tax-supported debt service otherwise occurring in FY 2026 with capitalized interest.
(4) FY 2025 I&S tax rate is actual. All other rates calculated at 100% collection rate.

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City of Duncanville
Based on a Successful November 2025 Bond Election
Summary of I&S Tax Rate Impact

A	B	C	D	E	F	G	H	I	J
		I&S Tax Rate				Impact Based on Select Net Taxable Home Values			
Scenario	Debt Service Structure	Proj. Maximum Rate	- Less: Current Rate	= Projected Impact		$150,000	$243,957	$350,000	$475,000
1	Level	$0.0577	- $0.0373	= $0.0204	*Annual*	$30.54	$49.66	$71.25	$96.69
					Monthly	$2.54	$4.14	$5.94	$8.06
2	Wraparound	$0.0496	- $0.0373	= $0.0123	*Annual*	$18.45	$30.01	$43.06	$58.44
					Monthly	$1.54	$2.50	$3.59	$4.87

NOTE: I&S tax rate impact based on certain assumptions, as provided in the footnotes for each scenario.

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$10.75. The most conservative model (Scenario 1) assumes no growth and level debt service, resulting in the highest impact, while Scenario 4—featuring a wraparound structure and 3% tax base growth—yields the lowest impact at $1.54 for a $150,000 home and $4.87 per month for a $475,000 home.

Fiscal Bonding Ability
Based on a review of the City of Duncanville's financial position, recent policies, and planning efforts, the City would likely receive a municipal bond rating in the range of A1 to Aa3 from Moody's or A+ to AA from Standard & Poor's (S&P). Several key strengths support this estimate. Duncanville maintains a low general obligation debt ratio of just 0.45%, well below the national municipal median of 2.2%, demonstrating strong debt capacity. The City's General Fund reserve exceeds its adopted maximum fund balance reserve policy by over $5.3 million, with a total fund balance of approximately $23 million, and it has adopted sound financial policies related to fund balance, investments, and budget development.

Duncanville currently holds an AA rating from S&P, which reflects a very strong ability to meet financial commitments, and its timely completion of the FY2024 audit along with its adoption of a 15-year Capital Improvement Plan aligned with the Comprehensive Plan (Duncanville 2040) enhances its long-term financial outlook. Additionally, the City's growing tax base, reflected in an average net taxable home value of $243,957 with projected annual growth of 3%, supports credit stability.

Potential constraints include the City's smaller economic base and past cost overruns in the 2018 bond program, which may prompt closer scrutiny of project delivery capacity. However, if the City continues its current trajectory of financial stewardship and strategic capital planning, a solid rating of A1 or AA- is reasonable and potentially improvable with sustained performance.

Bond Rates
Based on current market data as of June 5, 2025, municipal bond yields for A2 and AA-rated issuers are as follows:

- 20-year bonds:
    - AA-rated: approximately 4.40%
    - A-rated: approximately 4.65%
- 25-year bonds:
    - AA-rated: approximately 4.60%
    - A-rated: approximately 4.85%

These figures are derived from FMSbonds' market yields. Additionally, recent bond issuances for municipalities with similar ratings have seen yields ranging from 4.00% to 4.80%, depending on specific circumstances.

Considering these rates, a municipality issuing a $20 million bond over 20 years with an A2 or AA rating might expect to pay an interest rate between 4.25% and 4.65%. For a $20 million bond over 25 years, the expected rate could range from 4.25% to 4.50%. These estimates are subject to change based on market conditions, the municipality's financial health, and other factors.

Bonding Capacity
Duncanville's debt ratio currently stands at 0.45%, which is significantly below the national median of 2.2%, indicating strong fiscal health and capacity for additional investment. Financial scenarios modeled by Hilltop Securities demonstrated that a potential bond issuance could be structured to maintain responsible and manageable tax impacts for residents. Based on this analysis and current market conditions, the Committee supports pursuing a $25 million bond issuance or a phased funding approach, depending on final project prioritization and evolving financial considerations.

Overview of Bond Scenarios
Each scenario was developed using conservative market assumptions, including current interest rates plus a 0.50% buffer and inclusion of estimated issuance costs. The analysis also included potential use of excess fund contributions to offset spikes in the tax rate in the first year of repayment.

Scenario	Structure Type	Tax Base Growth	Excess Fund Contribution	Notes
1	Level Annual Debt Service	0% growth	No	Most conservative: steady annual payments, no assumed growth
2	Wrap-Around Debt Structure	0% growth	Yes	Spreads repayment over time, leverages existing debt profile
3	Level Annual Debt Service	3% annual growth	Yes	Assumes tax base growth offsets rate increases
4	Wrap-Around Debt Structure	3% annual growth	Yes	Least impactful tax-wise; builds on future value of growing base

Estimated INS Tax Rate Impacts

The debt scenarios were modeled with direct impact on the Interest & Sinking (I&S) tax rate, which funds the City's debt payments. Impacts were evaluated against the average 2024 net taxable home value of $243,957, as provided by the Dallas Central Appraisal District.

TAX RATE ANALYSIS

Calendar Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Debt	0.067258	0.073863	0.067152	0.064928	0.058239	0.058646	0.050689	0.04459	0.02534	0.040477	0.037347
Operations (O/M)	0.691189	0.684584	0.691295	0.693519	0.690208	0.684801	0.666163	0.65541	0.62512	0.605557	0.577487
Total Tax Rate	0.758447	0.758447	0.758447	0.758447	0.748447	0.743447	0.716852	0.7	0.65046	0.646034	0.614834

2020	2021	2022	2023	2024
0.050689	0.04459	0.02534	0.040477	0.037347
0.666163	0.65541	0.62512	0.605557	0.577487
0.716852	0.7	0.65046	0.646034	0.614834

Example: FY 2026
INS: $ 0.0348
OPS: $ 0.5578
Tax Rate: $ 0.58 or $ 0.59

Scenario	Peak I&S Tax Rate Impact	Annual Increase (Avg. Home)	Monthly Impact
1	~$0.0760	~$185/year	~$15/month
2	~$0.0670	~$161/year	~$13.40/month
3	~$0.0640	~$154/year	~$12.80/month
4	~$0.0570	~$137/year	~$11.40/month

All scenarios demonstrate that up to a $25 million issuance can be accommodated within reasonable and manageable tax rate adjustments, particularly when incorporating modest growth assumptions and strategic debt structuring.

Tax Rate Management Strategy

In Scenarios 2 through 4, Hilltop incorporated a contribution of excess funds in FY 2027—the first year of debt service—to "buy down" the rate spike that would otherwise occur. This tactic smooths out the impact curve and offers stability during initial years of implementation.

Key Observations

- The City maintains healthy bonding capacity, with adequate headroom in the I&S rate to support new issuance without breaching voter-approved limits.
- Assumptions of 3% annual tax base growth are considered reasonable based on Duncanville's ongoing redevelopment efforts and regional housing market trends.
- The wrap-around debt structures (Scenarios 2 and 4) offer the most efficient integration with the City's existing debt schedule and may be preferable to level-service structures, especially when paired with tax base growth.
- The Committee feels a 20 year term is the best option to mitigate the larger cost of debt associated with a 25 year term.
- The Committee believes a $20 million bond will provide sufficient capital to complete the projects recommended, versus other discussions around $25 million or $30 million if additional projects were to be included.

INDIVIDUAL FACALITY ASSESSMENTS

Service Center Facility Assessment

The 2025 Bond Advisory Committee conducted a comprehensive review of the City of Duncanville's Municipal Service Center, which houses critical operational functions including Utilities, Street Maintenance, Traffic Operations, Equipment Services, and Parks Maintenance. Originally constructed decades ago for a much smaller workforce and narrower scope of services, the facility has not kept pace with the City's growth, service demands, and modern public works standards.

Aging Infrastructure and Outdated Design

The Service Center suffers from widespread deferred maintenance and design obsolescence. Major facility systems—HVAC, electrical, plumbing, and structural—have surpassed their intended lifecycle, requiring constant patchwork repairs. Roof leaks, cracked flooring, and poor insulation were among the issues cited in the Facility Condition and Needs Analysis.

The layout of the facility does not align with current operational workflows, leading to inefficiencies and delays. Staff must navigate narrow, congested spaces to access tools, vehicles, and equipment. The lack of designated receiving, staging, and deployment areas impairs the City's ability to respond efficiently to emergencies or inclement weather events.

Capacity Deficiencies

With expanded city services and increasing infrastructure responsibilities, the current facility is undersized and no longer meets operational needs:

- Insufficient vehicle storage bays for the city's growing fleet, forcing equipment to be stored outside and exposed to the elements
- Inadequate workspace for mechanics, technicians, and field crews, resulting in reduced productivity and safety risks
- Lack of dedicated office and meeting space for supervisors, dispatch coordination, or interdepartmental collaboration
- Limited inventory and parts storage, leading to inefficiencies in managing supplies and maintenance needs

These space limitations directly affect service delivery, fleet reliability, and operational readiness.

Health, Safety, and Staff Conditions

One of the Committee's most concerning findings was the lack of appropriate facilities to support the health and safety of employees. The building lacks modern ventilation systems, climate control, and ADA-compliant restrooms. Locker rooms, break areas, and shower facilities are either outdated or functionally nonexistent. During summer and winter extremes, staff are subjected to uncomfortable and potentially hazardous working conditions.

Additionally, security is inadequate. The facility is poorly lit and lacks modern access control systems, making it vulnerable to unauthorized entry and theft. These conditions not only present liability risks to the City but also contribute to low morale and difficulties in workforce retention and recruitment.

Operational Impact

The outdated facility directly impairs the City's ability to maintain streets, manage storm response, perform timely fleet repairs, and care for public spaces. Inefficiencies at the Service Center create cascading delays across departments, diminishing service quality and increasing long-term costs.

During site tours, Committee members witnessed staff improvising workspaces and vehicle accommodations due to lack of appropriate infrastructure. These conditions are not aligned with best practices for municipal operations or with the standard of service expected by Duncanville residents.

Outstanding Needs

Based on the 2024 Facility Condition and Needs Analysis and industry standards for comparable municipalities, the Committee estimates the total cost of a modern, fit-for-purpose service center to be in the range of $10 million to $12 million. This includes:

- A new multi-bay fleet and equipment facility
- Administrative offices and secure dispatch areas
- Modern locker rooms and break areas
- Enclosed parts and material storage
- Site security enhancements and stormwater controls

The 2018 Bond included $2.4 million for this purpose; however, the project was never advanced due to competing capital priorities and cost escalation. That funding remains insufficient to address the scale of the need.

Conclusion

The Service Center is a critical piece of Duncanville's operational infrastructure, supporting every core municipal function from street repair to utility emergencies. Its current state represents a growing risk to the City's ability to deliver essential services.

The Committee strongly recommends prioritizing the replacement or comprehensive reconstruction of this facility as part of the 2025 Bond Program. Doing so will modernize the City's operational base, increase workforce efficiency, and ensure long-term resilience for frontline municipal services.

Police Station Facility Assessment

The 2025 Bond Advisory Committee conducted a focused review of the Duncanville Police Department facility, located within the City Hall complex. Built several decades ago, the station is currently operating well beyond its intended capacity and lacks the spatial and technological infrastructure necessary to support modern law enforcement operations.

Severe Space Constraints

The Committee found that severe overcrowding is a critical and immediate concern. The current facility was not designed to accommodate the department's current staffing levels, specialized units, and expanding operational demands. Key issues include:

- Overcrowded office areas with multiple personnel sharing workspaces not designed for collaborative or secure law enforcement functions
- Insufficient storage for records, evidence, equipment, and tactical gear, resulting in ad hoc storage practices that may compromise safety or chain of custody
- Inadequate briefing and training rooms, limiting internal development and preparation for emergency scenarios

These spatial limitations impact daily operations, officer readiness, and departmental morale. Without additional space, the department is constrained in its ability to adapt to new responsibilities,

onboard staff, or engage in modern policing practices such as community outreach and intelligence-led policing.

Security Limitations

The building lacks appropriate physical security measures for a contemporary police department. Among the concerns noted:

- No secure sally port or controlled suspect entry area, creating risk during detainee transfer
- Limited separation between public and restricted zones, making internal movements of officers and suspects a security concern
- Vulnerable evidence and records storage areas, without the advanced environmental controls and layered access protections now standard in public safety facilities

In the current threat environment, these weaknesses hinder not only officer and civilian safety but also compromise the legal integrity of investigations and prosecutions.

Functional Deficiencies

The design and layout of the current police facility present significant obstacles to modern functionality. These include:

- No dedicated interview or interrogation rooms with proper acoustic and surveillance design
- Outdated holding facilities that do not meet contemporary standards for detainee welfare or legal compliance
- Insufficient facilities for female officers and expanded staff, including locker rooms and rest areas
- Lack of tactical training space, requiring external locations for scenario-based or physical readiness training
- Inadequate technology infrastructure, limiting access to advanced data systems, video monitoring, and real-time crime centers (RTCCs)

The building's original layout—adapted from a general municipal office floorplan—simply cannot accommodate the evolving demands of 21st-century law enforcement.

Committee Observations

During their site visit and interviews with department leadership, Committee members consistently noted the strain placed on the police department by outdated and undersized facilities. The operational and morale impacts are clear: officers lack appropriate work environments, evidence is stored in spaces that compromise integrity and functionality, and public interactions are conducted in areas lacking both security and dignity.

Recommendation

The Committee strongly recommends that any future bond package include a comprehensive renovation or complete replacement of the police station. This should be guided by:

- A space needs analysis based on current staffing and projected growth
- A public safety facility master plan that considers co-location of shared resources (e.g., training, dispatch, emergency management)
- Exploration of grant funding or regional partnerships to enhance facility capacity and reduce capital costs

A modern, secure, and functional police headquarters is essential not only for effective law enforcement but also for public trust and officer wellbeing. The Committee finds that this need is urgent and foundational to the City's broader safety and infrastructure strategy.

Fire Station Facilities Review and Analysis

As part of its facility evaluations, the 2025 Bond Advisory Committee conducted a comprehensive review of Duncanville's fire service infrastructure. This included site visits to both existing stations, briefings from Fire Department leadership, and analysis of the 2025 Matrix Public Safety Report, which assessed departmental operations, call volume, coverage gaps, and facility conditions.

Overview of Existing Facilities

- Fire Station No. 1 (271): Recently completed and located on Danieldale Road, Station 1 serves the eastern portion of the city and houses the Emergency Operations Center. It was funded through the 2018 Bond and opened in May 2024.
- Fire Station No. 2 (272): Located on South Main Street, this aging facility serves the western and central portions of the city and houses both fire suppression and EMS units.

Matrix Analysis Findings

The Matrix Report provided detailed operational data and geographic analysis of current fire station coverage, call response times, and future demands. Key findings include:

1. Need for a Fire Substation (3rd Station)
   The analysis concluded that a third fire substation is required to address growing call volume and reduce response times, particularly in the southwestern quadrant of the city. The report noted that average response times in this area exceed

national best practice benchmarks of 4–6 minutes, especially during peak traffic hours or when Station 2 units are unavailable due to concurrent calls.
A third station would:

- Improve emergency coverage and redundancy
- Provide faster response times to commercial corridors and new residential growth areas
- Support increased population density and aging infrastructure

2. Deferred Maintenance at Fire Station No. 2
   The facility at South Main Street has not received significant upgrades in decades. Key issues include:
   - Aging HVAC, plumbing, and electrical systems
   - Foundation settling and interior cracking
   - Inadequate bay space for modern fire apparatus
   - Lack of sleeping and restroom facilities
   - Insufficient physical training and decontamination space

   These conditions impact operational efficiency, staff safety, and long-term asset life. The Matrix report recommended comprehensive renovations or replacement of Station 2 to extend its service life and bring the facility into compliance with modern public safety standards.

3. Space and Staffing Limitations
   The report also highlighted concerns about overcrowding and inadequate staff quarters at Station 2. The facility was originally built for smaller crews and fewer apparatus. As the department's responsibilities have expanded—including EMS, hazmat, and mutual aid response—the space has become insufficient to support 24-hour staffing, training, and readiness.

Committee Observations

During its tour, the Committee observed firsthand the physical constraints and operational challenges at Station 2. Staff expressed concerns about morale, safety, and equipment storage. The Committee agreed with the Matrix Report's recommendations and recognized the urgent need for:

- A feasibility study for a third station, including land acquisition and potential partnership with nearby jurisdictions
- A major renovation or replacement plan for Station 2
- Consideration of modern design features including drive-through bays, enhanced HVAC, mental and physical wellness spaces, and training facilities

Conclusion

The City of Duncanville's fire infrastructure is at a critical juncture. While the completion of Station 1 represents a major advancement, the condition of Station 2 and the need for a third substation remain pressing. The Committee strongly recommends that both of these needs be central to any future bond package, with the goal of ensuring equitable emergency response times, staff readiness, and long-term resilience of Duncanville's fire services.

Library Review and Facility Assessment

The Duncanville Public Library serves as a vital educational, informational, and cultural resource for the community. As part of the 2025 Bond Advisory Committee's process, the Committee toured the library, reviewed the 2024 Facility Condition and Needs Assessment, and met with staff to evaluate both physical infrastructure and service delivery needs.

Facility Overview

The existing library facility, constructed in 1985, is structurally sound but significantly dated. According to the 2024 assessment, the library faces critical infrastructure and modernization issues including:

- HVAC and air filtration system nearing end of life
- Aging roof system prone to leaks
- Insufficient power supply for expanded digital programming
- Outdated lighting, furnishings, and interior finishes
- Limited ADA-accessible restrooms
- Inadequate meeting room and programming space

The facility's footprint and layout no longer reflect the evolving role of libraries as dynamic, multi-functional learning and community centers.

Recent LS&S Contract

In early 2025, the City of Duncanville entered into a service agreement with Library Systems & Services (LS&S) to manage day-to-day library operations. The contract focuses on:

- Expanding digital and multilingual programming
- Improving customer service and operational efficiency
- Introducing new data reporting tools for performance and utilization tracking
- Maintaining local control over programming priorities in partnership with City administration

This transition is intended to stabilize core services and improve the library's responsiveness to community needs while larger capital decisions are evaluated.

Fall 2025 Community Needs Survey

To further inform the future direction of the library, the City and LS&S will launch a Community Needs Survey in Fall 2025. This initiative will gather input from residents, educators, students, and local businesses regarding:

- Desired library services, hours, and programming
- Technology and workspace needs
- Interest in makerspaces, bookmobiles, or satellite locations
- Perspectives on new library construction vs. renovation

The survey results will help shape long-term strategic planning and provide critical insights for any future bond or capital investment strategy.

Conclusion

The Duncanville Public Library remains a cornerstone of the community but may need of modernization to support current and future demand. The recent operational transition to LS&S offers a bridge to expanded service delivery, while the upcoming needs survey will ensure that future investments are aligned with community expectations. The Bond Committee recommends continued assessment and consideration of substantial capital improvements to preserve and enhance the library's essential role in the civic fabric of Duncanville.

Parks, Recreation, and Cultural Infrastructure Review

Duncanville's park system is one of the City's most visible and valued public assets, serving residents of all ages and neighborhoods. The City maintains 17 parks totaling over 200 acres, along with specialized recreation facilities including a Recreation Center, Senior Center, and the Fieldhouse. As part of the Bond Committee's assessment process, the condition and capital needs of these assets were reviewed using the 2024 Facility Condition and Needs Assessment, the Charles F. Ladd Nature Preserve Master Plan, the Dog Park Master Plan, and the 2017 and 2018 bond records.

Citywide Park Inventory Overview

Many of Duncanville's 17 parks include amenities such as playgrounds, trails, pavilions, athletic fields, restrooms, and passive open space. The 2024 Facility Condition Assessment identified needs; however, it did not account for major future of the community relating to all parks, trails, and community desires. An updated Parks, Trails, Master Plan should be considered.

Harrington Park

Harrington Park was identified for multiple phases of improvement in the 2018 bond. While construction is underway for new restroom and concession facilities, the following are still needed:

- Replacement of pavilions
- Completion of expanded parking
- Street lighting upgrades
- Connection to the regional trail network

Proposed Dog Park

The City has completed a detailed Dog Park Master Plan identifying a site within the northern section of Armstrong Park for the creation of Duncanville's first public dog park. The plan envisions separate areas for small and large dogs, shade structures, water access, and agility features. Estimated cost is approximately $3M, or a phase 1 component of about $300,000.

Charles F. Ladd Nature Preserve

In 2024, the City finalized its first Nature Preserve Master Plan for the 42-acre Charles F. Ladd Nature Preserve. The plan includes:

- A natural trail system with boardwalks
- Interpretive signage and education stations
- Limited parking and access improvements
- Environmental restoration zones

The plan supports passive recreation and environmental stewardship, but implementation will require phased capital investment totaling $9M.

Recreation Center

The Recreation Center, located adjacent to Armstrong Park, is heavily utilized and was evaluated in the 2024 condition analysis. Key needs include:

- HVAC system replacement
- Roof replacement and window repairs
- ADA accessibility upgrades

- Gym floor resurfacing and restroom updates

The facility is operational but aging, and without renovation will soon fall short of public expectations.

Senior Center

The D.L. Hopkins Jr. Senior Center is another cornerstone of Duncanville's quality of life infrastructure. The building is structurally sound but outdated in terms of interior finishes, furniture, and accessible restrooms. Opportunities include:

- Modernized kitchen and gathering area
- New outdoor patio and garden space
- Parking lot and entryway improvements

Conclusion

The park system, while heavily utilized and much loved, faces a growing backlog of capital needs. Projects begun with the 2018 bond helped establish momentum, but many remain incomplete due to cost inflation. Parks, trails, and cultural amenities are critical components of community wellness, property value enhancement, and equitable access to public spaces. The Bond Advisory Committee identified parks, including the Dog Park and Nature Preserve, as worthy of investment alongside core infrastructure.

OVERALL 2025 BOND COMMITTEE RECOMMENDATION

After months of careful review, facility assessments, public input, and detailed financial analysis, the 2025 Bond Committee unanimously recommends that the City Council pursue a **$20 million general obligation bond** election (with a twenty year term) focused on the City's most urgent infrastructure priorities:

1. **Construction of a New Police Facility**
   The current Police Department building no longer meets the operational, safety, or space needs of the department or the community. A modern, purpose-built police facility will improve response capabilities, enhance officer and public safety, and provide a secure, efficient environment for law enforcement services.

   Recommended Funding Strategy: $12 million in bond funding, with debt service incorporated into the **General Fund tax rate**, ensuring no tax rate increase above the FY25 tax rate.

2. **Construction of a New Public Works/Service Center Facility**
   The existing Service Center is outdated, undersized, and poses logistical and safety challenges to staff. A new facility will improve fleet maintenance operations, materials storage, storm response, and day-to-day field operations critical to maintaining streets, water, wastewater, and sanitation services.

   Recommended Funding Strategy: $8 million in bond funding, with debt service incorporated into the **Utility Fund**, directly aligning cost responsibility with the operations the facility supports resulting in no increase in the current utility rate. Additionally, $2 million from the 2018 Bond and $2 million from the interest of the 2018 Bond should result in $12 million available for this project.

These two capital projects represent core municipal functions that directly impact public safety, quality of life, and long-term operational efficiency. The Committee determined that addressing these needs now—through a combined $20 million bond—will avoid higher future costs and demonstrate the City's commitment to responsible stewardship and infrastructure reinvestment.

Additional Recommendations to City Council

In addition to the core bond program, the Committee respectfully offers the following guidance:

- **Prioritize Immediate, Resident-Focused Improvements**
  The Committee recommends that the City Council prioritize capital improvement

projects that offer near-term, tangible quality-of-life benefits for residents. Specifically, the **Phase 1 implementation of the Dog Park**—which reflects strong community support and aligns with adopted master plans—should be advanced as a high-priority initiative and funded through general fund unassigned fund balance. (see appendix for fund balance information)

- **Main at Camp Wisdom**
  Given the significant fiscal challenges associated with the Main Street at Camp Wisdom intersection project, the Committee recommends that the City discontinue pursuing the proposed grade separation and reduce the overall priority of this project. If funding can be redirected toward more modest intersection safety improvements—such as pavement upgrades—or leveraged alongside potential grant opportunities, a portion of the project may still be feasible. However, based on current cost estimates and the limited ability to influence railroad infrastructure, the Committee concludes that the original scope of the 2018 bond project is no longer realistic or financially viable.

- **Fire Station No.2 (South Main Street)**
  The 2025 Bond Committee finds significant improvements are needed at Fire Station No.2 on South Main Street including ventilation, kitchen improvements or remodeling, fire station doors, exhaust hood, water lines, foundation settling work or adjustments, a public address system, electrical work, ceiling tiles needing replaced due to water leaks, bay floor, and flooring improvements. It is estimated an amount of **$500,000 to approximately $1,000,000 will be needed** to make the necessary improvements. The **Council should consider using general fund unassigned fund balance** to make these improvements outside of a bond.

- **Utilize Fund Balance for Small-Scale Projects**
  Where fiscally feasible, the Council should consider using available **General Fund and/or Utility Fund balances** to fund smaller-scale capital improvements outside of the bond program. Projects such as trails, park enhancements, nature preserve improvements, cultural amenities, and infrastructure can be delivered incrementally while demonstrating responsiveness to public feedback and fulfilling commitments made in prior planning processes.

- **Maintain Transparent, Ongoing Public Engagement**
  The Committee emphasizes the need for clear and continuous communication with residents about the purpose, costs, timelines, and benefits of the proposed bond. Educational materials and outreach—through both digital and in-person channels—will be critical to building public trust and informed participation.

- **Ensure Alignment with Strategic Plans and Service Delivery Goals**
  All final scopes, budgets, and timelines should remain aligned with the City's 2024 **Facility Needs Assessment**, **Comprehensive Plan**, **Matrix Study**, and projected **operational demands**, including the potential staffing impacts of new or expanded facilities.

- **Implement Strategic Delivery and Oversight Models**
  The Committee supports the use of design-build and CMAR (Construction Manager at Risk) approaches where appropriate. In parallel, the City should ensure ongoing oversight by a **dedicated internal City Administration project manager** to maintain quality control and cost management throughout implementation.

- **Leverage External Funding Where Possible**
  The City is encouraged to pursue **state and federal grants, public-private partnerships, and philanthropic funding** to supplement bond proceeds and reduce long-term debt obligations especially for quality of life projects including parks and recreation, ADA improvements, place making, and infrastructure.

KEY QUESTIONS CONSIDERED

In alignment with its formal charge, the Committee fulfilled its charged and addressed each of the following questions presented to it by City Council:

1. Should the City Council call for a bond election?

Yes. The Committee recommends that the City Council call for a general obligation bond election in **November 2025**. This decision is based on the clear need for modern public facilities that support core municipal operations, particularly in public safety and public works. The current condition of the Police Station and Service Center presents operational inefficiencies, safety concerns, and long-term service delivery challenges. A bond election is the most effective and fiscally responsible tool to finance these improvements, allowing the City to maintain service levels while spreading costs over time in a manageable and equitable way.

2. Should a portion of bond capacity be dedicated to infrastructure, facilities, and health and safety? If so, how much?

Yes. The Committee unanimously recommends that the **full $20 million** proposed bond package with a twenty-year term be dedicated to infrastructure and facilities that directly support public health, safety, and essential city services. These include:

- A new **Police Facility** to meet modern law enforcement and community safety standards.
- A new **Public Works/Service Center Facility** to ensure efficient and safe service delivery in water, streets, storm response, and fleet management.

These projects were identified as the highest-priority capital investments, with a direct connection to operational reliability, employee and public safety, and long-term municipal sustainability.

3. Consider the amount of bonding capacity available and the potential impact on the city tax rate.

The Committee carefully evaluated the City's bonding capacity, impact to the City's residents, current debt position, and tax implications with guidance from Hilltop Securities. Duncanville's financial position is strong and provides flexibility for capital investment without placing undue burden on taxpayers:

- The City's current **debt ratio is just 0.45%**, well below the **national median of 2.2%**, indicating a low existing debt load relative to assessed valuation.
- Duncanville maintains a **strong AA bond rating**, reflecting sound fiscal management and lending confidence for long-term borrowing.
- The City has **ample bonding capacity** under State law and can issue new debt while maintaining responsible reserve levels and operational stability.

The Committee recommends issuing a **$20 million general obligation bond** with a twenty year term structured to **avoid increasing the tax rate above the current FY25 rate** by strategically incorporating debt service payments into the City's **General Fund and Utility Fund**.

Specifically:

- **$12 million** should be allocated for the construction of a **new Police Facility**, with the associated debt service **incorporated into the existing General Fund tax rate structure**, ensuring no net increase in the overall tax rate.
- **$8 million** should be allocated for the construction of a **new Public Works/Service Center**, with debt service payments **incorporated into the Utility Fund**. This approach ties infrastructure financing directly to the services supported by that facility (e.g., water, sewer, stormwater, and fleet services) and helps maintain rate stability for residents.

By distributing the financial responsibility across existing budget frameworks, the City can **proceed with this investment without raising the total FY25 tax rate**, while also preserving the integrity of its financial policies.

The Committee concludes that this method of debt service incorporation is **fiscally prudent**, **transparent**, and **strategically aligned** with both the City's capital needs and its commitment to responsible governance. It allows for immediate infrastructure improvements while safeguarding long-term financial health and resident affordability.

4. Consider the recommendations of the Comprehensive Plan and other planning documents.

The Committee's work was deeply informed by a review of the City's planning framework, including:

- The draft **Duncanville 2040 Comprehensive Plan**,
- The 2024 **Facility Needs Assessment**,
- The **Capital Improvement Plan (CIP)**,
- And adopted **master plans** for parks, the nature preserve, and the dog park.

The proposed bond investments are **strongly aligned** with these planning documents, which emphasize:

- Maintaining safe, functional, and modern municipal facilities.
- Investing in essential services that protect the public and preserve infrastructure.
- Delivering visible quality-of-life improvements, such as green spaces and recreation amenities.

5. What other needs should be considered?

The Committee also considered **emerging and community-supported needs** identified through:

- Site tours,
- Presentations from City staff,
- Public comments,
- And recent planning efforts.

These include:

- **Parks and recreation enhancements**, especially the Phase 1 development of the **Dog Park**;
- **Cultural arts infrastructure**, such as event and gallery space;
- **Fire station improvements**, including the potential for a third fire station based on response time data;
- And continued investment in **trails and the nature preserve**.

While not part of the core bond recommendation, the Committee encourages the City Council to use **available fund balance** or **alternative funding mechanisms** to advance these smaller but meaningful improvements alongside the bond program.

Summary

The 2025 Bond Committee firmly believes that the proposed $20 million bond—focused on public safety and public works—represents the most urgent capital investment the City can make at this time. By also taking steps to advance smaller, resident-focused projects using available fund balance, the City can ensure that residents experience both short- and long-term benefits. This comprehensive, phased approach reflects sound fiscal management, aligns with strategic goals, and demonstrates a clear commitment to improving life in Duncanville.

Appendix – Funding Options Available (June 2025)

The Committee reviewed available funding sources beyond the proposed $20 million bond to support capital projects and strategic investments. These include approximately $2 million in interest from the 2018 Bond and $2 million from Proposition D (Service Center) funds. Additional resources may be drawn from fund balances currently above established policy thresholds, including: $3 million from the General Fund, $4 million from the DCEDC Fund, and $2 million from the Utility Fund. These funds—estimated to exceed the 150-day fund balance policy requirements—could be strategically allocated to support smaller-scale, high-impact projects such as parks, trails, or quality-of-life improvements, without compromising financial reserves.

Funding Options:	
2018 Bond - interest	$ 2M
2018 Bond Project – Proposition D * Service Center	$ 2M
General Fund – Unassigned Fund Balance Total Unassigned Approx $21M Approx Cap per 150 days FBP (approx. $17M)	$ 3M (est. over per policy)
DCEDC Fund Balance Total Unassigned Approx $7M Approx Cap per 150 days FBP (approx. $2M) *	$ 4M (est. over per policy)
Utility Fund Balance Total Unassigned Approx $11M Approx Cap per 150 days FBP (approx. $9M)	$2M (est. over per policy)

City of Duncanville

Appendix: Projects Reviewed by the 2025 Bond Committee

Over the course of several months, the 2025 Bond Committee conducted a thorough review of major capital needs across City facilities, parks, and infrastructure. This process included site visits, staff presentations, cost estimation exercises, and alignment with prior planning documents including the 2024 Facility Needs Assessment, 2025 Hunden Report, and Duncanville 2040 Comprehensive Plan. A range of projects were evaluated, spanning from essential public safety facilities such as a new Police/Public Safety Building and a new Service Center, to quality-of-life improvements including park enhancements, trail systems, a dog park, cultural amenities, and nature preserve.

PROJECTS – BOND COMMITTEE REVIEW

	LOW EST. COST	HIGH EST. COST
Public Safety Building *(Police & Court)*	$ 8 M	$ 12 M
Service Center	$ 10 M	$ 12 M
Fire Station #2 *(improvements)*	$ 500,000	$ 1 M
Fire Station # 3 *(new substation)*	$ 1.5 M	$ 3.5 M
Rec Center	$ 3 M	$ 4 M
Dog Park (Phase 1)	$ 2.9 M ($300k)	$ 3.5 M ($ 400k)
Ladd Nature Preserve	$ 9 M	$ 11 M
Fieldhouse	$ 1.5 M	$ 6 M
Library	$ 7 M	$ 10 M
General – IT / Improvements	$ 1 M	$ 5 M
	$ 44.4 M	$ 68 M

City of Duncanville

Estimated project costs ranged widely—from as little as $500,000 for targeted fire station improvements to as much as $12 million for large-scale facility construction. Where available, existing funding sources from the 2018 Bond and unassigned fund balances were considered to offset costs and close funding gaps. Ultimately, the total funding gap across all reviewed projects ranged from $30 million to $45.5 million. These findings were critical in helping the Committee prioritize the most urgent and impactful projects within a fiscally responsible bond recommendation.

Project:	Estimated Cost:	Funding Solutions:	Funding Gap:
2018 Bond Project – Proposition A * Harrington Park Phase 2	$ 3.5M	$ 0 (2018 Bond)	$ 3.5M
2018 Bond Project – Proposition B * Main St @ Camp Wisdom	$8M - $10M	$ 1.5M (2018 Bond)	$6.5M - $8.5M
2018 Bond Project – Proposition D * Service Center	$10M - $12M	$ 2M (2018 Bond) $ 2M (2018 Bond Interest)	$6M – 8M
Police / Public Safety	$8M - $12M	None currently	$8M - $12M
Fire Station #2	$500k - $1M	None currently	$500k - $1M
Fire Station #3	$1.5M - $3.5M	None currently	$1.5M - $3.5M
Rec Center	$3M - $4M	None currently	$3M - $4M
General – IT / other	$1M - $5M	None currently	$1M - $5M
			$ 30M - $45.5M

City of Duncanville

City of Duncanville

Based on a Successful November 2025 Bond Election for $20 Million

Scenario 1 - 3.0% Annual Tax Base Growth - Level Annual Debt Service on the Series 2026 GO Bond Issuance

A	B	C	D	E	F	G	H	I	J	K	L	M	N
					Series 2026 General Obligation Bonds [2]								
					Police Facility *(I&S Tax Supported)*				Service Center *(Utility Revenue Supported)*				
Fiscal Year End	Taxable Assessed Valuation [1]	Growth	Outstanding Debt Total P+I	Less: Self-Supporting	Principal	Interest	Less: Cap. Int. [3]	Total P+I	Principal	Interest	Total P+I	Net Tax Supported Total P+I *(D + E + I)*	Calculated I&S Tax Rate [4]
2025	$ 3,874,215,664		$ 2,023,506	$ (537,950)								$ 1,485,556	$ 0.0373
2026	4,135,944,533	6.8%	1,485,481		$ -	$ 310,169	$ (310,169)	$ -	$ -	$ 201,456	$ 201,456	1,485,481	0.0359
2027	4,260,022,869	3.0%	1,484,856		360,000	611,338		971,338	235,000	397,038	632,038	2,456,194	0.0577
2028	4,387,823,555	3.0%	1,481,981		380,000	592,838		972,838	245,000	385,038	630,038	2,454,819	0.0559
2029	4,519,458,262	3.0%	1,481,731		400,000	573,338		973,338	260,000	372,413	632,413	2,455,069	0.0543
2030	4,655,042,010	3.0%	1,484,381		420,000	552,838		972,838	275,000	359,038	634,038	2,457,219	0.0528
2031	4,794,693,270	3.0%	1,480,381		440,000	531,338		971,338	285,000	345,038	630,038	2,451,719	0.0511
2032	4,938,534,068	3.0%	1,480,581		465,000	508,713		973,713	300,000	330,413	630,413	2,454,294	0.0497
2033	5,086,690,090	3.0%	1,485,181		490,000	484,838		974,838	315,000	315,038	630,038	2,460,019	0.0484
2034	5,239,290,793	3.0%	1,482,884		515,000	459,713		974,713	335,000	298,788	633,788	2,457,597	0.0469
2035	5,396,469,516	3.0%	1,482,869		540,000	433,338		973,338	350,000	281,663	631,663	2,456,206	0.0455
2036	5,558,363,602	3.0%	1,480,781		565,000	405,713		970,713	370,000	263,663	633,663	2,451,494	0.0441
2037	5,558,363,602	0.0%	1,481,463		595,000	376,713		971,713	390,000	244,663	634,663	2,453,175	0.0441
2038	5,558,363,602	0.0%	1,484,719		625,000	346,213		971,213	405,000	224,788	629,788	2,455,931	0.0442
2039	5,558,363,602	0.0%	1,480,463		660,000	314,088		974,088	430,000	203,913	633,913	2,454,550	0.0442
2040	5,558,363,602	0.0%			695,000	280,213		975,213	450,000	181,913	631,913	975,213	0.0175
2041	5,558,363,602	0.0%			730,000	244,588		974,588	475,000	158,788	633,788	974,588	0.0175
2042	5,558,363,602	0.0%			765,000	207,213		972,213	495,000	134,538	629,538	972,213	0.0175
2043	5,558,363,602	0.0%			805,000	166,956		971,956	525,000	108,381	633,381	971,956	0.0175
2044	5,558,363,602	0.0%			850,000	123,513		973,513	550,000	80,163	630,163	973,513	0.0175
2045	5,558,363,602	0.0%			895,000	76,588		971,588	580,000	49,775	629,775	971,588	0.0175
2046	5,558,363,602	0.0%			945,000	25,988		970,988	615,000	16,913	631,913	970,988	0.0175
			$ 22,781,259	$ (537,950)	$ 12,140,000	$ 7,626,238	$ (310,169)	$ 19,456,069	$ 7,885,000	$ 4,953,413	$ 12,838,413	$ 41,699,378	

(1) FY 2025 is actual per Dallas Central Appraisal District. FY 2026 is preliminary. Assumed to grow based on percentages in column "C".

(2) Assumes a successful November 2025 bond election and issuance in February 2026. Sizing includes all estimated costs of issuance. Provides $20 million in project proceeds to the City. Based on current market interest rates as of 6.26.25 + 0.50%. Preliminary, subject to change.

(3) Since the issuance will occur mid-budget year, intent is to offset any new I&S tax-supported debt service otherwise occurring in FY 2026 with capitalized interest.

(4) FY 2025 I&S tax rate is actual. All other rates calculated at 100% collection rate.

City of Duncanville

Based on a Successful November 2025 Bond Election for $20 Million

Scenario 2 - 3.0% Annual Tax Base Growth - Wraparound Debt Service on the Series 2026 GO Bond Issuance

A	B	C	D	E	F	G	H	I	J	K	L	M	N
					Series 2026 General Obligation Bonds [2]								
					Police Facility *(I&S Tax Supported)*				Service Center *(Utility Revenue Supported)*				
Fiscal Year End	Taxable Assessed Valuation [1]	Growth	Outstanding Debt Total P+I	Less: Self-Supporting	Principal	Interest	Less: Cap. Int. [3]	Total P+I	Principal	Interest	Total P+I	Net Tax Supported Total P+I *(D + E + I)*	Calculated I&S Tax Rate [4]
2025	$ 3,874,215,664		$ 2,023,506	$ (537,950)								$ 1,485,556	$ 0.0373
2026	4,135,944,533	6.8%	1,485,481		$ -	$ 314,113	$ (314,113)	$ -	$ -	$ 201,581	$ 201,581	1,485,481	0.0359
2027	4,260,022,869	3.0%	1,484,856		-	628,225		628,225	235,000	397,288	632,288	2,113,081	0.0496
2028	4,387,823,555	3.0%	1,481,981		60,000	626,725		686,725	245,000	385,288	630,288	2,168,706	0.0494
2029	4,519,458,262	3.0%	1,481,731		125,000	622,100		747,100	260,000	372,663	632,663	2,228,831	0.0493
2030	4,655,042,010	3.0%	1,484,381		190,000	614,225		804,225	275,000	359,288	634,288	2,288,606	0.0492
2031	4,794,693,270	3.0%	1,480,381		270,000	602,725		872,725	285,000	345,288	630,288	2,353,106	0.0491
2032	4,938,534,068	3.0%	1,480,581		355,000	587,100		942,100	300,000	330,663	630,663	2,422,681	0.0491
2033	5,086,690,090	3.0%	1,485,181		430,000	567,475		997,475	315,000	315,288	630,288	2,482,656	0.0488
2034	5,239,290,793	3.0%	1,482,884		405,000	546,600		951,600	335,000	299,038	634,038	2,434,484	0.0465
2035	5,396,469,516	3.0%	1,482,869		480,000	524,475		1,004,475	350,000	281,913	631,913	2,487,344	0.0461
2036	5,558,363,602	3.0%	1,480,781		560,000	498,475		1,058,475	370,000	263,913	633,913	2,539,256	0.0457
2037	5,558,363,602	0.0%	1,481,463		560,000	470,475		1,030,475	390,000	244,913	634,913	2,511,938	0.0452
2038	5,558,363,602	0.0%	1,484,719		560,000	442,475		1,002,475	405,000	225,038	630,038	2,487,194	0.0447
2039	5,558,363,602	0.0%	1,480,463		560,000	414,475		974,475	430,000	204,163	634,163	2,454,938	0.0442
2040	5,558,363,602	0.0%			930,000	377,225		1,307,225	450,000	182,163	632,163	1,307,225	0.0235
2041	5,558,363,602	0.0%			980,000	329,475		1,309,475	475,000	159,038	634,038	1,309,475	0.0236
2042	5,558,363,602	0.0%			1,030,000	279,225		1,309,225	500,000	134,663	634,663	1,309,225	0.0236
2043	5,558,363,602	0.0%			1,085,000	224,994		1,309,994	525,000	108,381	633,381	1,309,994	0.0236
2044	5,558,363,602	0.0%			1,145,000	166,456		1,311,456	550,000	80,163	630,163	1,311,456	0.0236
2045	5,558,363,602	0.0%			1,205,000	103,263		1,308,263	580,000	49,775	629,775	1,308,263	0.0235
2046	5,558,363,602	0.0%			1,275,000	35,063		1,310,063	615,000	16,913	631,913	1,310,063	0.0236
			$ 22,781,259	$ (537,950)	$ 12,205,000	$ 8,975,363	$ (314,113)	$ 20,866,250	$ 7,890,000	$ 4,957,413	$ 12,847,413	$ 43,109,559	

(1) FY 2025 is actual per Dallas Central Appraisal District. FY 2026 is preliminary. Assumed to grow based on percentages in column "C".

(2) Assumes a successful November 2025 bond election and issuance in February 2026. Sizing includes all estimated costs of issuance. Provides $20 million in project proceeds to the City. Based on current market interest rates as of 6.26.25 + 0.50%. Preliminary, subject to change.

(3) Since the issuance will occur mid-budget year, intent is to offset any new I&S tax-supported debt service otherwise occurring in FY 2026 with capitalized interest.

(4) FY 2025 I&S tax rate is actual. All other rates calculated at 100% collection rate.

Example from 2018 Bond Program - illustrative purposes only

City of Duncanville

PROPOSED 2018 BOND PROGRAM

Information Guide

DISCLAIMER

"Nothing contained in this **Information Guide** should be construed to advocate for the passage or defeat of any of the propositions but is for informational purposes only."

TABLE OF CONTENTS

1 Welcome
1 Disclaimer
1 Bond Propositions
2 Proposition A
2 Proposition B
2 Proposition C
2 Proposition D
3 Bond Election Background
3 Frequently Asked Questions
4 Election Information

WELCOME

A 2018 Municipal Bond Election will be held on Tuesday, November 6, 2018.

Four propositions totaling $21,600,000 will be voted on by Duncanville residents with each of the four propositions to be voted upon individually.

NOTE: The language used in the four Propositions is the official wording that will be on the ballot for the November 6 election.

Proposed bond program does not require a tax rate increase.

ADDITIONAL INFORMATION

If you have additional questions, contact:

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Duncanville, Texas 75116

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cbainter@duncanville.com
www.duncanville.com/bond

Duncanville
City of Champions

BOND PROPOSITIONS

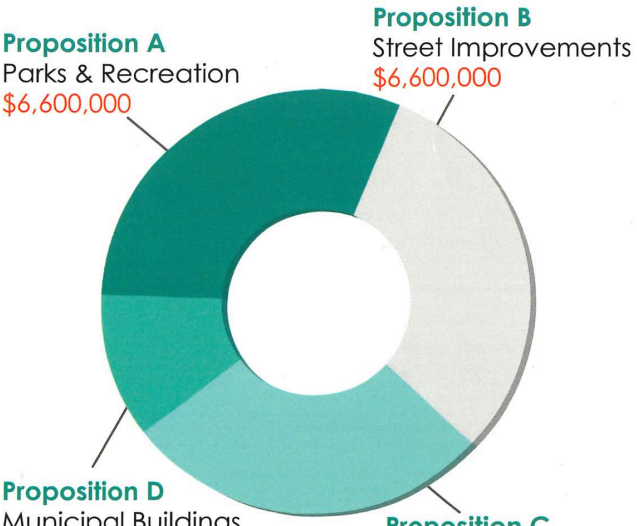
Proposition A
*"The issuance of **$6,600,000** general obligation bonds for Parks & Recreation facilities."*

Proposition B
*"The issuance of **$6,600,000** general obligation bonds for street improvements including sidewalk, alley and other traffic flow improvements."*

Proposition C
*"The issuance of **$6,000,000** general obligation bonds for firefighting facilities."*

Proposition D
*"The issuance of **$2,400,000** general obligation bonds for remodeling and renovating of existing municipal buildings."*

Total: $21,600,000



www.duncanville.com/bond

Example from 2018 Bond Program - illustrative purposes only

PROPOSITION A

*"The issuance of **$6,600,000** general obligation bonds for Parks & Recreation facilities."*

If approved, the projects in **Proposition A** will include the creation, expansion and/or replacement of restroom facilities, Kidsville, splashpad, parking, concession stands, trails, lighting and pavilions at various City parks.

- Kidsville playground (replacement) at Armstrong Park
- Splashpad at Armstrong Park
- Trails (City-wide)
- Pedestrian Bridge (from Waterview Park to Harrington Park)
- Baseball concession stand & restroom facilities (replacement) at Harrington Park
- Street lighting (additional) at Harrington Park
- Parking (expansion) at Harrington Park
- Pavilion (replacement) at Harrington Park
- Soccer concession stand & restroom facilities (replacement) at Harrington Park
- Pavilion (replacement) at Lakeside Park
- Parking (new) at Rotary Park

PROPOSITION B

*"The issuance of **$6,600,000** general obligation bonds for street improvements including sidewalk, alley and other traffic flow improvements."*

If approved, the projects in **Proposition B** will include the reconstruction of streets listed below with subgrade failures.

- Intersection at North Main Street between Camp Wisdom Road & I-20 (Railroad Grade Issues)
- South Cedar Ridge Drive between Big Stone Gap and West Wheatland Road (Subgrade Failures)
- East Danieldale between South Main Street and US 67 (Subgrade Failures)

PROPOSITION C

*"The issuance of **$6,000,000** general obligation bonds for firefighting facilities."*

If approved, the project in **Proposition C** will include the construction of a new Fire Station and Emergency Operations Center (EOC) to replace the existing Fire Station on Camp Wisdom Road, as well as replace the existing EOC.

PROPOSITION D

*"The issuance of **$2,400,000** general obligation bonds for remodeling and renovating of existing municipal buildings."*

If approved, the project in Proposition D will include the renovation and expansion of the Public Works and Parks Service Center, which was built in 1987. This Center houses five Divisions: Utilities; Traffic Operations; Street Maintenance; Equipment Services; and Parks Maintenance.

Example from 2018 Bond Program - illustrative purposes only

BOND ELECTION BACKGROUND

On February 6, 2018, City Council passed Resolution No. 2018-019 establishing the Duncanville Citizen Bond Advisory Committee as an ad-hoc committee.

Nineteen members were appointed to evaluate community needs and make recommendations to City Council on potential capital improvement projects to be presented to voters. The first committee meeting was held on March 8, 2018.

The Committee spent three months discussing Duncanville's financial position; bond capacity; reviewing recommendations from the Comprehensive Plan, Park Master Plan and Facility Condition and Needs Assessment Report; and reviewing potential projects.

During this time, they held a Public Town Hall Meeting (combined with budget input) and participated in City Field Tours (April 12 and 14). Committee members toured City facilities, streets and parks to view current conditions, and discussed and evaluated more than 40 potential projects.

After presentations from City staff, touring the City and its facilities, gathering information and two project scoring/determination meetings, the Bond Committee created a "Base" bond package with optional projects.

A joint meeting with City Council was held on July 12, 2018, where the Bond Committee presented their "Base" bond package and answered questions about each proposal. After additional meetings, City Council approved, on August 20, 2018, calling for an election in November to consider four propositions totaling $21,600,000.

FREQUENTLY ASKED QUESTIONS

What is a General Obligation Bond?

A General Obligation Bond is a financing option local and state governments use to fund certain projects. A bond program is a voter-authorized debt that is used to fund projects serving the entire community, usually large capital improvements.

Will this raise my taxes?

Proposed bond propositions do **NOT** include a tax rate increase.

How were the projects selected?

On February 6, 2018, City Council established the Duncanville Citizen Bond Advisory Committee with the task of evaluating community needs and making recommendations to City Council on potential capital improvement projects. The Committee held meetings, a Public Town Hall Meeting and participated in a City Field Tour. Using input from the meetings and tour, the Committee presented its recommendations to City Council during a joint meeting on July 12, 2018.

Projects were selected based on various factors:

- Priority
  - Citizen Input (public input meetings, committees, organizations)
  - Comprehensive Plan
  - Park Master Plan
  - Facility Condition and Needs Assessment Report
- Citizen & Council comments
- Limited ability to construct these projects through other sources

With specific projects and amounts allocated, can they change?

Yes. City Council has the discretion to update or change projects and adjust the amount allocated for specific projects (if the need arises assuming they do not exceed the authorized funding limit for that proposition). Monies will not float from one proposition to another. Project estimates are based on current pricing of materials and goods.

Do residents vote for the program with one vote?

No. All projects are segmented into four propositions. Each proposition will be on the ballot in accordance with legal requirements. **Election Day is Tuesday, November 6, 2018** (see page 5).

When was the last Bond Election?

The last bond election was in 1998. All projects have been completed.

Example from 2018 Bond Program - illustrative purposes only

ELECTION INFORMATION

EARLY VOTING LOCATIONS & HOURS

Early Voting Dates & Times:

Monday, October 22, 2018, through Friday, October 26, 2018
7 am to 7 pm

Saturday, October 27, 2018
7 am to 7 pm

Sunday, October 28, 2018
1 pm to 6 pm

Monday, October 29 through Tuesday, November 2, 2018
7 am to 7 pm

Main Early Voting Polling Place:

Office of the Elections Department, First Floor, 509 Main Street, Dallas, Texas 75202

Permanent Branch Early Voting Polling Place:

Duncanville Public Library, 201 James Collins Boulevard, Duncanville, Texas 75116

Early Voting Clerk:

Toni Pippins-Poole
Offices of the Elections Department, First Floor, 509 Main Street, Dallas, Texas 75202

Voters entitled to vote and early ballot by personal appearance may do so at any Early Voting site located in the County in which they reside.

ELECTION DAY LOCATIONS & HOURS

Election Day & Time:

Tuesday, November 6, 2018
7 am to 7 pm

Election Precinct	Polling Place & Address
3200	H Bob Daniel Sr Intermediate School, 1007 Springwood Ln., Duncanville, TX 75137
3201	Duncanville Library, 201 James Collins Blvd. Duncanville, TX 75116
3202	Duncanville Library, 201 James Collins Blvd. Duncanville, TX 75116
3203	Duncanville's First Baptist Church, 232 W. Wheatland Rd. Duncanville, TX 75116
3204	Reed Middle School, 530 E. Freeman St. Duncanville, TX 75116
3205	Reed Middle School, 530 E. Freeman St. Duncanville, TX 75116
3206	Duncanville HS Performance Hall, 900 W. Camp Wisdom Rd. Duncanville, TX 75116
3207	Southwest Harvest Church, 201 W. Center St. Duncanville, TX 75116
3208	Central Elementary School: DUISD, 302 E. Freeman St. Duncanville, TX 75116
3209	Duncanville HS Performance Hall, 900 W. Camp Wisdom Rd. Duncanville, TX 75116
3210	Fairmeadows Elem School, 101 E. Fairmeadows Dr. Duncanville, TX 75116
3211	Fairmeadows Elem School, 101 E. Fairmeadows Dr. Duncanville, TX 75116
3600	Northside Elem School, 525 Ray Ave. DeSoto, TX 75115

STAFF REPORT

MEETING: City Council - 15 Jul 2025

TITLE:
Proclamation designating July as Parks and Recreation Month.

Vision Statement:

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

Pillar:

- **Advance: Marketing Strategy of the City and Community Engagement Plan**
  - **Strengthen communication and engagement within the community while championing the City of Duncanville regionally, nationally, and internationally.**
- **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:
Since 1985, America has celebrated July as Park and Recreation Month. A program of the National Recreation and Park Association (NRPA), the goal is to raise awareness of the vital impact that parks and recreation has on communities across the U.S.

POLICY EXPLANATION:
The National Recreation and Park Association is a national not-for-profit organization dedicated to ensuring that all Americans have access to parks and recreation for health, conservation and social equity. Through its network of 60,000 recreation and park professionals and advocates, NRPA encourages the promotion of healthy and active lifestyles, conservation initiatives and equitable access to parks and public space.

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	Purchase Amount	After Encumber
$0.00	$0.00	$0.00

ACTION ALTERNATIVES:
N/A

ATTACHMENTS:
Proclamation - Parks and Recreation Month
2024 Parks and Recreation Month Poster

OFFICE OF THE MAYOR

Duncanville
City of Champions

Proclamation

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the City of Duncanville; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Duncanville recognizes the benefits derived from parks and recreation resources

NOW, THEREFORE, I, Greg Contreras, Mayor of the City of Duncanville, Texas do hereby proclaim the month of July 2025 as Park and Recreation Month.

PARKS AND RECREATION MONTH RECOGNITION IN DUNCANVILLE

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Duncanville, Texas, to be affixed this 15th day of July 2025.

_____

Mayor, The City of Duncanville

NRPA

www.nrpa.org/july

WHERE YOU BELONG

NRPA'S PARK AND RECREATION MONTH

Presented By USTA

Sponsored By ACTIVE network. Bobcat

Draft

Duncanville Special Called Meetings Meeting Minutes
Regular Meeting
Tuesday, June 10, 2025

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Tuesday, June 10, 2025, at 6:00 p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT: Mayor Greg Contreras
Mayor Pro Tem DeMonica Gooden
Councilmember Don McBurnett
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

COUNCIL ARRIVING AT: Councilmember Jeremy Koontz arrived at 6:02 p.m.

COUNCIL ABSENT: Councilmember Joe Veracruz

CALL TO ORDER

RECEIVE PUBLIC COMMENTS

No public comments

1. **CONDUCT INTERVIEWS AND DISCUSS APPOINTMENTS FOR THE BOARD AND COMMISSION APPLICANTS FOR THE FOLLOWING BOARD AND COMMISSIONS:**
   - Duncanville Community and Economic Development Corporation Board (DCEDC)
   - TIF (Tax Increment Financing Reinvestment Zone Number One)

   Interviews conducted.

2. **DISCUSS APPOINTMENTS**

3. **EXECUTIVE SESSION**
   The City Council shall convene into Executive Session pursuant to the Texas Government Code Section 551.074 (Personnel); and to discuss appointments, dismissals, and/or duties of the Duncanville Community and Economic Development Corporation (DCEDC) and Tax Increment Financing Reinvestment Zone Number One (TIF Board).

   Mayor Contreras recessed the regular meeting at 7:55 p.m. and convened the executive session.

   Mayor Contreras closed the executive session at 8:23 p.m.

4. **RECONVENE INTO OPEN SESSION**
   Take any necessary or appropriate action on closed/executive session matters.

   No action taken.

ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

ATTEST:

_____
CITY SECRETARY

Draft

Duncanville City Council Meeting Minutes
Regular Meeting
Tuesday, June 17, 2025

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, June 17, 2025, at 6:00 p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT:

Mayor Pro Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Karen Cherry-Brown
Mayor Greg Contreras
Councilmember Kyle Pennebaker

COUNCIL ARRIVING AT:

COUNCIL ABSENT:

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the item into the record, and City Manager Finch reviewed each item.

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

Mayor Contreras recessed the Briefing Session at 6:33 p.m. for City Council to convene into Executive Session.

The executive session was closed at 7:08 p.m.

A. ***Briefing to residents on the Best Southwest Residential Safe Room Rebate Program available to those interested in participating.***
Presented by Regional Emergency Management Coordinator Lauren Sanchez.

B. ***Discuss proposed changes to Park Ordinance 12B to include the Charles F. Ladd Nature Preserve.***
Presented by Director of Parks and Recreation Bart Stevenson. Councilmember proposed the creation of ad hoc committee for the Ladd Master Plan.

C. ***The City Council will receive a briefing on the Drainage Master Plan, discuss the information, and provide direction if necessary.***
Presented by Chief Procurement Officer Elton Brock.

EXECUTIVE SESSION

The Executive Session was called into session at 6:34 p.m. Mayor Contreras read the item into the record.

The Council closed the Executive Session at 7:08 p.m.

1. ***City Council shall convene into closed executive session pursuant to Section 551.071 to consult with the City Attorney regarding policy and rules relating to public hearings and rezoning matters, specifically to seek legal advice from the City Attorney.***

Draft

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 7:14 p.m. with Mayor Contreras presiding.

Deacon Charles Ruelas with Holy Spirit Catholic Church delivered the Invocation.

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

1. REPORTS

A. ***Mayor's Report.***
Mayor Contreras reported on the Juneteenth celebration this past weekend in DeSoto.

B. ***Councilmembers' Reports***
Mayor Pro Tem Gooden acknowledged the Arts Commission and their event, the Literary Cafe' at the library, which included authors from Duncanville. Councilmember McBurnett reported on past and upcoming events in the city. He also congratulated Assistant Fire Chief Greg Chase on his retirement.

C. ***City Manager's Report.***
City Manager Finch invited everyone to Assistant Chief Chase's retirement on June 27th. He also commended the Fire and Police departments on their response to a recent incident in the city.

2. PROCLAMATIONS AND PRESENTATIONS

None

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

Jack Brown
334 Cardinal Creek
Non-profit in the city

4. CONSENT AGENDA

A. ***Consider the Minutes for the June 3, 2025, City Council Regular Meeting.***

Draft

B. ***Consider appointments to fill vacancies on Boards and Commissions including the Duncanville Community and Economic Development Corporation Board (DCEDC) and the Tax Increment Financing Reinvestment Zone Number One (TIF Board).***

RES 2025-493

C. ***Consider a Resolution of the City Council of the City of Duncanville, Texas, authorizing the adoption of the Federal Emergency Management Agency (FEMA) approved 2025 Dallas County Hazard Mitigation Plan Update.***

RES 2025-491

D. ***Consider a Resolution approving a five-year contract with Flock, Inc. for the purchase, maintenance, and monitoring of three (3) stationary Automated License Plate Recognition (ALPR) cameras and two (2) portable ALPR cameras, totaling $80,000.00. This Resolution also authorizes amended-restated contract to add six cameras for a combined contract total not to exceed $155,000.00.***

RES 2025-494

Councilmember Don McBurnett made a motion to approve the consent agenda, Councilmember Jeremy Koontz 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 action taken.

B. ***Consider a resolution appointing City Council members to serve on the Audit Committee, as well as designating a chairperson for the committee.***
Presented by City Secretary Chiquita Taylor. Councilmembers McBurnett, Mayor Contreras, and Mayor Pro Tem Gooden were nominated and approved for membership on the Audit Committee.

Councilmember Jeremy Koontz made a motion to nominate Councilmember McBurnett to the Audit Committee and serve as chair, Mayor Pro Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

Councilmember Don McBurnett made a motion to nominate Mayor Contreras to the Audit Committee, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

Councilmember Karen Cherry-Brown made a motion to nominate Mayor Pro Tem Gooden to the Audit Committee, Councilmember Jeremy Koontz seconded the motion. The vote was cast 7 for, 0 against.

RES 2025-492

C. ***Council to consider a resolution appointing a director and alternate to the board of the North Central Texas Housing Finance Corporation.***
Presented by Assistant City Manager - Operations Richard Abernethy. Councilmember Koontz was approved to continue to serve as director, with Councilmember Pennebaker approved as the alternate.

Councilmember Don McBurnett made a motion to nominate Councilmember Koontz to the board, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 7 for, 0 against.

Councilmember Jeremy Koontz made a motion to nominate Councilmember Pennebaker to serve as alternate on the board, Councilmember Don McBurnett seconded the motion. The vote was cast 7 for, 0 against.

Draft

RES 2025-497

D. ***Consider an Ordinance amending the FY 2024-2025 budget by appropriating fund balance resources in the General Fund, Comprehensive and Liability Insurance Fund, and the One-Time Project Fund.***
Presented by Budget Administrator Jennifer Otey.

Councilmember Jeremy Koontz made a motion to approve the item as stated, Councilmember Don McBurnett seconded the motion. The vote was cast 7 for, 0 against.

ORD 2540

6. STAFF AND BOARD REPORTS

A. ***Summary and overview of the 2025 BloomFest event, held on Friday, May 23, 2025, at Armstrong Park.***
Presented by Special Events Planner Devon Handley.

B. ***Overview and planning update for the City of Duncanville's annual 4th of July Celebration scheduled for Friday, July 4, 2025, at Armstrong Park.***
Presented by Devon Handley.

C. ***Receive the Duncanville Community and Economic Development Corporation (DCEDC) Annual Report***
The presentation was postponed until October 2025.

D. ***Receive the Economic Development Department Quarterly Report***
Presented by Economic Development Director Victor Barrera and Assistant Economic Development Director Marlon Goff.

ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

ATTEST:

_____
CITY SECRETARY

Draft

Duncanville Special Called Meeting Minutes
Preliminary Budget Workshop
Thursday, June 26, 2025

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Tuesday, June 10, 2025, at 4:00 p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT:
Mayor Greg Contreras
Mayor Pro Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

COUNCIL ARRIVING AT: Councilmember Jeremy Koontz arrived at 4:06 p.m.

COUNCIL ABSENT:

1. CALL TO ORDER

2. RECEIVE PUBLIC COMMENTS

No public comments

3. REPORTS

A. Receive a presentation, discuss, and deliberate the preliminary FY 2025-2026 proposed budget and Capital Improvement Plan. The City Council may direct staff to make additions or deletions per current and future goals.

Presented by Budget Administrator Jennifer Otey, Managing Director/CFO Richard Jackson, and Assistant City Manager-Operations Richard Abernethy, who presented on the Street Maintenance Fee.

ADJOURNMENT

The meeting was adjourned at 6:24 p.m.

ATTEST:

_____
CITY SECRETARY

Draft

Duncanville City Council Meeting Minutes
Regular Meeting
Tuesday, July 1, 2025

CALL TO ORDER
A regular meeting of the Duncanville City Council was called to order on Tuesday, July 1, 2025, at (time) p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT:
Mayor Greg Contreras
Mayor Pro Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

COUNCIL ARRIVING AT:

COUNCIL ABSENT:

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the item into the record, and City Manager Finch reviewed each item.

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

Mayor Contreras recessed the Briefing Session at 6:31 p.m. for City Council to convene into Executive Session.

A. ***Review and Consideration of Proposed Amendments to the City Charter***
Presented by City Attorney Robert Hager.

B. ***Council briefing and discussion on an ordinance to amend Chapter 1, Division 3, Section 1-12 creating a process for the naming of municipal buildings or lands.***
Presented by City Manager Finch.

C. ***The City Council will receive a briefing on the Brush and Bulk collection efforts, in partnership with Republic Services, in response to the recent storms.***
Presented by Assistant City Manager - Operations Richard Abernethy.

EXECUTIVE SESSION

The Executive Session was called into session at 6:31 p.m., and Mayor Contreras read the item into the record.

The Council closed the Executive Session at 7:28 p.m.

1. ***City Council shall convene into closed executive session pursuant to Section 551.072, 551.087 and 551.071 to deliberate the purchase, exchange, lease, or value of real properties, being located north of Danieldale Road, west of SH 67, east of Cedar Ridge Drive, and south of Camp Wisdom Rd; and to seek legal advice from City Attorney regarding such real property.***

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. or immediately following the 6:00 pm Work Session/Briefing)

Draft

The City Council convened into Regular Session in the Council Chambers at 7:33 p.m. with Mayor Contreras presiding.

Pastor Chris Gutierrez with Arise Church delivered the Invocation.

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

1. REPORTS

A. ***Mayor's Report.***

Mayor Contreras reminded citizens of the Independence Day Parade and Celebration on July 4th. He also reported on the retirement celebration last Friday for Assistant Fire Chief Greg Chase.

B. ***Councilmembers' Reports***

Councilmember McBurnett reported on the Duncanville Community Theater production. He also commented on the retirement celebration of Greg Chase, the Police promotions, and other events happening in the city. He asked for prayers for Ms. Dorothy Wolverton. Mayor Pro Tem Gooden reported on the Juneteenth celebration by the Arts Commission and commended Angela Thorpe-Harris for the idea for the event. It was well done. She commented that the first grant cycle for the Art Commission grants has closed and asked citizens to be aware of future opportunities to apply for grants in September. She thanked Greg Chase for his service to the city and thanked the City Manager and staff, including Project Manager Angel Deal, for the council retreat last Friday. Councilmember Koontz reported on the Duncanville Community Theater and the theater camp for kids. He encouraged citizens to continue to support the theater.

C. ***City Manager's Report.***

City Manager Finch thanked the council for their time and participation in the retreat. He gave kudos to the IT department for their input on doing things more efficiently. He also gave an update on the upcoming Independence Day celebration.

2. PROCLAMATIONS AND PRESENTATIONS

None

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

Draft

Barry Gordon
1751 Crescent Lane
City Charter amendment

Julie Steger
214 Meadowcreek Dr
Change

4. CONSENT AGENDA

A. ***Consider a Resolution awarding a bid and authorizing a cooperative purchasing agreement with Legacy Ready-Mix, LLC. for ready-mixed concrete through City of Grand Prairie Contract 58478 for a one-year term with a renewal option for three additional one-year terms, in an estimated contract amount not to exceed $369,810.00, subject to City Council appropriation.***

RES 2025-496

B. ***Consider a Resolution awarding a bid and authorizing a cooperative purchasing agreement with Curtco, Inc. for pavement crack and joint sealing services through City of Grand Prairie Contract 21186 for a fourteen-month term, in an estimated contract amount not to exceed $250,754.68, subject to City Council appropriation.***

RES 2025-495

Councilmember Don McBurnett made a motion to approve the consent agenda, Mayor Pro Tem 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 action taken.

B. ***Public Hearing to consider amending Chapter 12B "Parks" of the Code of Ordinances to include nature preserves and associated rules and regulations.***
Presented by Director of Parks and Recreation Bart Stevenson.

Mayor Contreras opened the public hearing at 7:54 p.m.

Spoke in favor:
Emily Bridges
418 Oleander

Spoke in opposition:
none

Councilmember Don McBurnett made a motion to close the public hearing, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

Mayor Contreras closed the public hearing at 7:56 pm.

Councilmember Koontz requested to remove the word "primarily" from the preserve uses.

Councilmember Jeremy Koontz made a motion to approve the item with the requested amendment, Councilmember Don McBurnett seconded the motion. The vote was cast 7 for, 0 against.

ORD 2541

Draft

6. STAFF AND BOARD REPORTS

None

ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

ATTEST:

_____

CITY SECRETARY

STAFF REPORT

MEETING: City Council - 15 Jul 2025

TITLE:
Consider a Resolution suspending the July 31, 2025 effective date of the Oncor rate increase for the maximum period permitted.

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:
Doug Finch, City Manager
Richard Jackson, CFO

BACKGROUND/HISTORY:
Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about June 26, 2025 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about $834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, an average residential customer would see a bill increase of about $7.90 per month.
The resolution suspends the July 31, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.**

POLICY EXPLANATION:

The City of Duncanville is a member of a 170-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s when cities served by the former TXU gave up their statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. Empowered by city resolutions and funded by *per capita* assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for the Company since May 2022.

Explanation of "Be It Resolved" Paragraphs:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as “the maximum period allowed by law” rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on Oncor's request to raise rates by July 31, 2025.

Section 2. This provision authorizes the Steering Committee, consistent with the City's resolution approving membership in the Steering Committee, to act on behalf of the City at the local level in settlement discussions, in preparation of a rate ordinance, on appeal of the rate ordinance to the PUC, and on appeal to the Courts. Negotiating clout and efficiency are enhanced by the City cooperating with the Steering Committee in a common review and common purpose. Additionally, rate case expenses are minimized when the Steering Committee hires one set of attorneys and experts who work under the guidance and control of the Executive Committee of the Steering Committee.

Section 3. The Company will reimburse the Steering Committee for its reasonable rate case expenses. Legal counsel and consultants approved by the Executive Committee of the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 5. This section provides that both Oncor and Steering Committee counsel will be notified of the City’s action by sending a copy of the approved and signed resolution to certain designated individuals.

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	**Purchase Amount**	**After Encumber**
$0.00	$0.00	$0.00

ACTION ALTERNATIVES:

1. Approve the suspension for the maximum time permitted of the July 31, 2025 effective date for Oncor rate increase.

2. Do not approve the suspension for the maximum time permitted of the July 31, 2025 effective date for Oncor rate increase.
3. Other actions as directed by Council.

ATTACHMENTS:
Resolution No. - 2025-498 - Suspension of Effective Date for Oncor Rate Change - Pdf

RESOLUTION NO. 2025-498

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about June 26, 2025, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Duncanville a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective July 31, 2025; and

WHEREAS, the City of Duncanville is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 170 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

SECTION 1. The July 31, 2025 effective date of the rate request submitted by Oncor on or about June 26, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

SECTION 3. The City's reasonable rate case expenses shall be reimbursed by Oncor.

SECTION 4. It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. A copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 15th day of July, 2025.

APPROVED:

_____

Greg Contreras, Mayor

ATTEST:

_____

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

_____

Robert E. Hager, City Attorney

STAFF REPORT

MEETING: City Council - 15 Jul 2025

TITLE:
Conduct a public hearing (Case# ZONE-2025-00006) for consideration and action regarding the request of Keaton Mal, applicant, for a Specific Use permit "SUP" for the use Fuel Pumps on, Amalgamated Properties, Block 1, Lot 1, approximately 1.7604 acres, more commonly known as 615 South Cockrell Hill Road, City of Duncanville, Dallas County, Texas.

Vision Statement:

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

STAFF RESPONSIBLE:
Brennan Kane, Lead Planner, Olsson

BACKGROUND/HISTORY:
The applicant is requesting a Specific Use Permit (SUP) for Fuel Pumps in a Local Office/Retail District (LOR). According to section 3.03 of the City of Duncanville Zoning Ordinance, Fuel Pumps are an Accessory and Incidental Use and are permitted in LOR zoning with review and approval of an SUP. The applicant is proposing to demo the existing structure (previously CVS pharmacy) on the subject property and redevelop the property with fuel pumps, retail, convenience store, and associated lighting, signage, and landscaping.

The subject property has a Future Land Use Designation of Opportunity Area 1. The Plan envisions Opportunity Area 1 as an area where strategic development and redevelopment is encouraged, and high-impact uses are important. Aesthetics are also important, as this area is a key gateway into the city. Opportunity Area 1 is envisioned as having three main land use components and the following matches best with the proposed use and location:

- Retail/commercial development, either standalone or as a mixed-use development at Wheatland Road and Cockrell Hill Road.

Additionally, the intersection that the subject property is located is designated as an image zone and minor gateway. Image zones are described as districts or neighborhoods where distinct branding and design themes are used to show that the area is special and designated. Minor gateways are intended to mark entrances to the city, but at lower capacity roadways.

See attachments for June 9th Plan Commission Staff summary and Applicant Submission

Plan Commission

The applicant came before the Planning and Zoning Commission in April 2024, and a motion was made to approve the application, but the vote failed 2-2, 3 members were absent for the meeting. The applicants withdrew their application and at the direction of the Planning and Zoning Commission met with the city's EDC to explore other options/uses for the site.

The applicant chose to revise their site plan and building elevations and resubmit their application for consideration. The proposed convenience store is a permitted use "by right". The proposed fuel pumps are triggering the requirement of a SUP for the property. At the June 09, 2025, Plan Commission meeting, there was considerable discussion pertaining to the application. Due to the narrow scope of the SUP only for the proposed fuel pumps, a motion was made to approve the SUP request with a time limit of 10 years. The motion failed 2-4.

POLICY EXPLANATION:
It is important to note, Section 6.05 of the City of Duncanville Zoning Ordinance outlines the option of placing a time limit on Specific Use Permits:

6.05 (l) (1) - Time Period
The Specific Use Permit may be issued for an unlimited or limited period of time. Prior to the expiration of a Specific Use Permit with a limited time period, the owner may apply for an extension as provided below.

1. Specific Use Permits shall only be issued for a limited period of time if the use is intended to be temporary and does not require substantial investment into the site.

However, it is staff's understanding that the proposed use is not temporary in nature and that the applicant would be making a considerable investment into the site.

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	**Purchase Amount**	**After Encumber**
N/A	N/A	N/A

ACTION ALTERNATIVES:

1. Approve the Specific Use Permit as presented and direct Staff and the City Attorney to draft an Ordinance for City Council Consideration.
2. Approve the Specific Use Permit with conditions and direct Staff and the City Attorney to draft an Ordinance for City Council Consideration.
3. Table the Specific Use Permit and request additional information from the applicant to be presented at a future City Council meeting. If choosing this option, the City Council should keep the Public Hearing open to a future City Council meeting.

4. Deny the Specific Use Permit, but should cite specific findings of facts for denial of the application.

ATTACHMENTS:
Attachment 1 - Plan Commission Report & Summary - 615 Cockrell Hill Road

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

STAFF REPORT

To:	Planning & Zoning Commission
From:	Alex O'Connell, AICP, Planning Consultant (Olsson)
Date:	June 03, 2025
RE:	Murphy USA | 615 Cockrell Hill Rd.
	SPECIFIC USE PERMIT (SUP) | #2025-00006
Applicant:	Sanford Heffner | Duncanville Associates, LLC

REQUEST:	The applicant is requesting an SUP (Specific Use Permit) for "Fuel Pumps" an accessory and incidental use in an LOR (Local Office/Retail) district.
LOCATION:	615 Cockrell Hill Road Duncanville, TX
EXISTING ZONING:	LOR (Local Office/Retail)
PROPOSED ZONING:	LOR (Local Office/Retail) with an SUP
FUTURE LAND USE DESIGNATION:	Opportunity Area 1

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

PROJECT SUMMARY:

The applicant is requesting a Specific Use Permit (SUP) for Fuel Pumps in a Local Office/Retail District (LOR). According to section 3.03 of the City of Duncanville Zoning Ordinance, Fuel Pumps are an Accessory and Incidental Use and are permitted in LOR zoning with review and approval of an SUP. The applicant is proposing to demo the existing structure (previously CVS pharmacy) on the subject property and redevelop the property with fuel pumps, retail, convenience store, and associated lighting, signage, and landscaping.

As mentioned above, the proposed primary use of the property is Retail, Convenience Store which is allowed in Local Office Retail (LOR) zoning by right. While the primary use is a key component to the development of this property; the accessory Fuel Pumps are the main purpose of this review.

The applicant came before the Planning & Zoning commission at their April 29, 2024 Special Meeting. At that meeting two individuals spoke in opposition of the proposed site plan and use on the property. The Planning and Zoning Commission made a vote to approve the proposed SUP application with a time limit of 10 years before a renewal was required. The vote failed and the project was denied 2-2, 3 members were absent from the meeting. The applicant withdrew their application, and it was recommended to for them to speak with the Economic Development Corporation about other proposed uses that may be more appropriate for the site. There has been limited conversations on alternative uses for the property to date.

The applicant has resubmitted the same proposal (attached) with revised elevations that utilize more natural materials of brick and stone for the façade. The proposed site plan layout appears to be similar to previous submissions.

USE DEFINITIONS:

Section 7.02.B Accessory and Incidental Uses

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

SITE PLAN:

The site plan submitted by the applicant included the full redevelopment proposal, including the primary structure, parking, landscaping, lighting, sign locations, refuse area, canopy over fueling stations, and fuel pump locations. Although this request is for the fuel pumps exclusively, the site plan must be reviewed for compliance in its entirety.

203 E Wheatland Rd.
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(972) 780-5000

Table 1: Development Standards-Primary Structure

Primary Structure (Retail, Convenience Store Use)	
City of Duncanville Zoning Ordinance	**Proposed**
Minimum Front Setback: 20 Ft.	S. Cockrell Hill Rd: 65.58 Ft.
	E. Wheatland Rd: 71.54 Ft.
Minimum Rear Setback: 20 Ft.	47.16 Ft.
Minimum Interior Side Setback: 0 Ft.	44.71 Ft.
Maximum Building Height: 2 Stories	1 Story
Maximum Floor Area: 40,000 Sq. Ft.	2,824 Sq. Ft.
Maximum Building Coverage: 60%	3.68%

Source: Section 4.02 Modified Dimensional Standards

Table 2: Development Standards – Accessory Structure/Canopy

Accessory Structure (Canopy for Fuel Pumps)	
City of Duncanville Zoning Ordinance	**Proposed**
Minimum Front Setback: 12 Ft.	71.54 Ft.

Source: Section 4.13 Exterior Wall Covering Requirements

OFF-STREET STACKING REQUIREMENTS:

Table 3: Required Number of Stacking Spaces

City of Duncanville Zoning Ordinance	Proposed
1 space per fueling pump: 8 Stacking Spaces	8 Stacking Spaces

Source: Section 4.04.4 Number of Required Stacking Spaces

LANDSCAPING:

Table 4: Landscape Requirements

City of Duncanville Zoning Ordinance	Proposed
Minimum Landscape Buffer on both street frontages: 15 Ft.	15 Ft. Buffer Observed
Minimum Shade Trees per street frontage: 7 Trees (Wheatland Rd) 6 Trees (Cockrell Hill Rd)	7 Trees (E. Wheatland Rd.) 6 Trees (S. Cockrell Hill Rd.)
Minimum Shade Tree or Ornamental Trees for every 15 parking spaces: 1 Tree or 2 Ornamental	4 Trees

Source: Section 4.08 Landscape Requirements

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

KEY FEATURES OF AN SUP:

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

Staff finds the proposed use to be consistent and compatible with adjacent land uses and zoning. There is an existing Race Trac gas station to the north, across E. Wheatland Rd with a retail, convenience store (primary use) and fuel pumps (accessory and incidental use). The property is zoned General Office/Retail (GOR) and fuel pumps also require SUP review and approval in this zone district. To the east of the subject property there are residential townhomes in a Planned Development (PD) zone district surrounded by GOR zoned properties including various commercial uses. The lots directly south of the subject property are also zoned Local Office/Retail (LOR) and include a small-scale shopping center development. Lastly, the property directly to the east is zoned General Office/Retail (GOR) and includes a Family Dollar retail store. Staff finds that the proposed Fuel Pumps do not conflict with surrounding uses and the requested Specific Use Permit is the minimum path necessary to allow this use.

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

Both the convenience store structure and canopy proposed to cover the fuel pumps include standing seam metal roof panels, decorative cornice, and brick and stone veneer. Staff finds that these materials are compatible with adjacent properties.

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

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

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

The City of Duncanville's comprehensive plan describes a vision for retail/commercial development at E. Wheatland Rd. and S. Cockrell Hill Rd. The proposed retail/commercial use aligns with this vision. Additionally, the applicant is proposing a City monument sign in the northeast corner of the property as a part of the overall sign plan which aligns with the minor gateway designation at the subject intersection.

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

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

Staff finds that the proposed use meets and in some cases exceeds the minimum standards set forth by the zoning ordinance. As stated previously, the proposed use exceeds the minimum development standards in regard to setbacks, materials, lighting, and landscaping.

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

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

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

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

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

Staff cannot speak to how the proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.

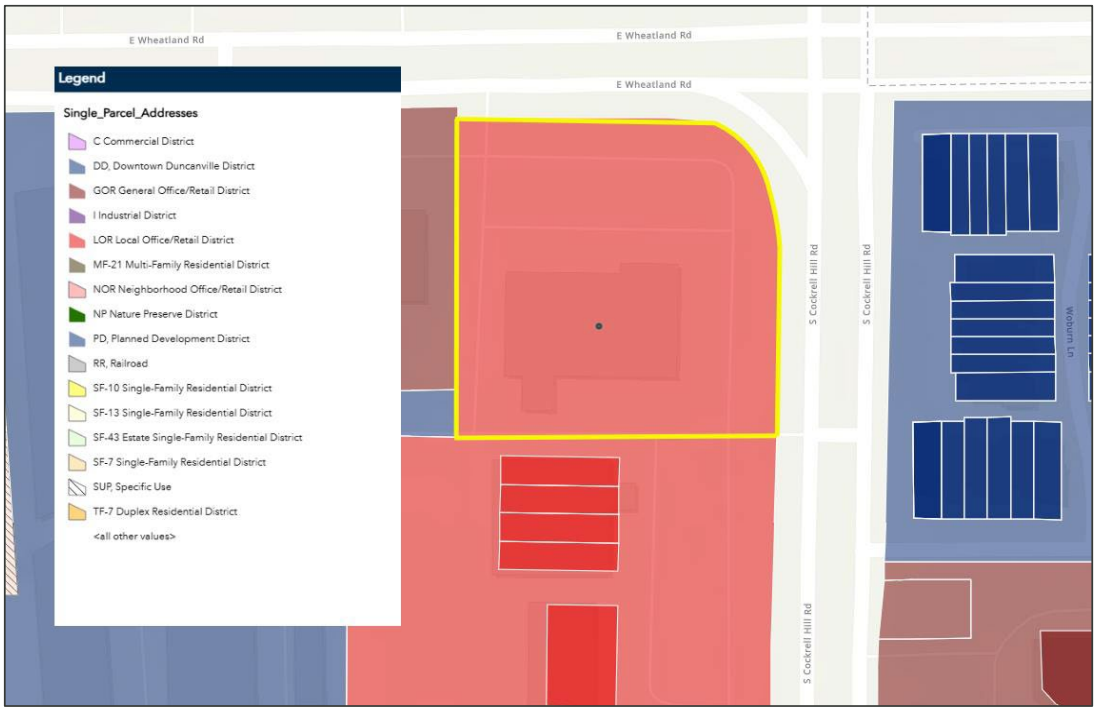
i. The proposed use would strengthen and help diversify the economy of the City.

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

Duncanville
City of Champions

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

Figure 1. Zoning Map



Subject Property:

ZONING DISTRICT DESCRIPTION:

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

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203 E Wheatland Rd.
Duncanville, TX 75116
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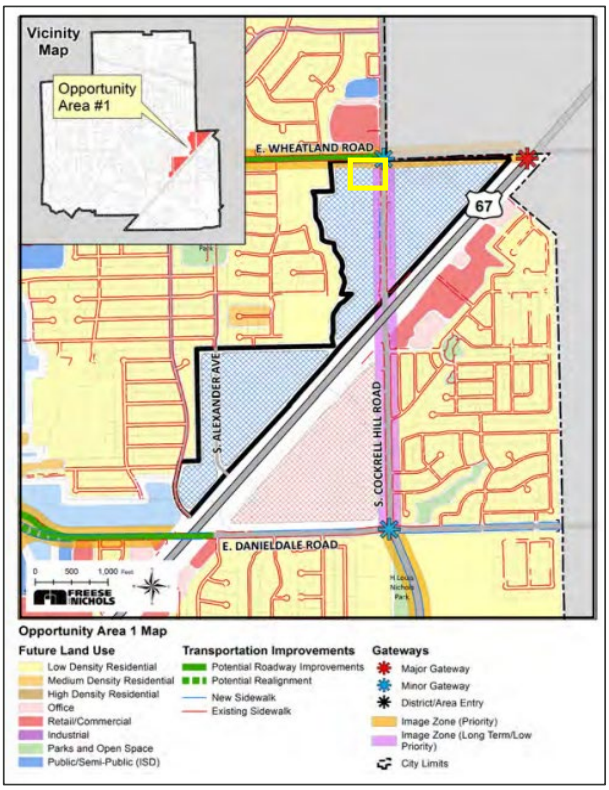
Figure 2: Future Land Use Map



Subject Property:

FUTURE LAND USE DESCRIPTION:

Remaining interstate frontage in Duncanville is limited, encouraging strategic development and redevelopment that injects high-impact uses is important. Aesthetics are also important, as Opportunity Area 1 is a key gateway into the City. This area is envisioned as having three main land use components:

- High quality interstate/highway commercial development along US 67.
- Retail/commercial development, either standalone or as a mixed-use development at Wheatland Road and Cockrell Hill Road.
- Medium or high-density residential development, either standalone or as part of a mixed-use development for the remaining infill.

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

IMAGE ZONES:

The City of Duncanville Comprehensive Plan identifies Cockrell Hill Rd as Image Zone (Priority) and E Wheatland Rd. as Image Zone (Long Term/Low Priority). Image Zones are described to be districts or neighborhoods where distinct branding and design themes are used to show that the area is special and a designation. Image zone amenities can include things like increased landscaping at intersections and along roadways, ornamental lighting, signage and banners, etc.

GATEWAYS:

Additionally, the intersection of E Wheatland Rd. and S. Cockrell Hill Rd is identified as a Minor Gateway in the comprehensive plan. Like Major gateways, minor gateways also mark entrances to the City, but at lower capacity roadways. Gateway signage is smaller scale because they are located where vehicular trips are more local and traffic is slower moving.

SURROUNDING ZONING AND DEVELOPMENT:

NORTH: General Office/Retail (GOR)
Race Trac (Retail, Convenience Store & Fuel Pumps)

EAST: Planned Development (PD)
Wexford Townhomes

SOUTH: Local Office/Retail (LOR)
KA Shopping Center

WEST: General Office/Retail (GOR)
Family Dollar

PUBLIC INPUT:

No public input has been received at this time

Plan Commission Options for Consideration

Option 1: Recommend Approval as Presented
The Plan Commission may recommend approval of the Specific Use Permit (SUP) application as submitted if it finds that the proposed use meets all applicable zoning requirements, is consistent with the goals and policies of the Comprehensive Plan and is compatible with the surrounding context. This option is appropriate when no additional conditions or modifications are necessary to ensure the proposed use is appropriate for the site.

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

Option 2: Recommend Approval with Conditions
The Plan Commission may recommend approval of the SUP application with specific conditions if it determines that the use is generally appropriate but requires additional safeguards or modifications to address potential impacts, ensure compatibility with adjacent uses, or comply with applicable standards. Conditions should be clearly stated and enforceable, and may relate to site design, operations, buffering, or other relevant factors.

Option 3: Recommend Denial of the Application
The Plan Commission may recommend denial of the SUP application if it finds that the proposed use does not meet the intent of the zoning ordinance, is inconsistent with the Comprehensive Plan, or may negatively affect the public health, safety, or welfare. Any recommendation of denial must be supported by clearly stated findings of fact that outline the specific reasons for the recommendation, based on the information presented in the application, staff analysis, and public testimony.

Option 4: Table the Application and Request Additional Information
The Plan Commission may table the application to a future meeting if it determines that additional information, clarification, or revisions are needed before making a recommendation. This option allows the applicant time to address specific concerns raised by staff, the Commission, or the public, and ensures that the Commission has sufficient information to make an informed recommendation.

STAFF RECOMMENDATION:

Staff recommends **approval** of the Specific Use Permit #2025-00004.

Staff finds that the proposed accessory and incidental fuel pump use and associated development satisfy and exceed the minimum requirements set forth in the City of Duncanville Zoning Ordinance. Staff understands that review and consideration of this Specific Use Permit (SUP) is the minimum path necessary for the proposed use.

Staff also recommends the following conditions be considered

1. The applicant shall modify their proposed site plan to include the prior monument signs in lieu of the proposed pylon signs submitted with the application attached.

2. The applicant shall meet all International Building Code (IBC) and International Fire Code (IFC) requirements as regulated by the City of Duncanville codes and ordinances.

FIGURES & TABLES:

- Figure 1: Zoning Map
- Figure 2: Future Land Use Map

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

- Table 1: Development Standards-Primary Structure
- Table 2: Development Standards-Accessory Structure/Canopy
- Table 3: Required Number Stacking Spaces
- Table 4: Landscape Requirements

ATTACHMENTS:

- Attachment 1: Site Plan
- Attachment 2: Color Rendering
- Attachment 3: Sign Plan
- Attachment 4: Landscape Plan

The Dimension Group
10755 Sandhill Rd,
Dallas, TX 75238

March 3, 2025

City of Duncanville
Planning and Zoning Department
103 E. Wheatland Rd
Duncanville, TX 75116

Re: Special Use Permit Application for Gas Sales
Property Address: 615 S. Cockrell Hill, Duncanville, TX

SUMMARY

This document shall serve as the Letter of Intent to the City of Duncanville for a Special Use Permit for Gas Sales submitted by The Dimension Group acting as applicant on behalf of current owner I.Reiss & Co and future operator Murphy Oil USA Inc.

FUTURE DEVELOPMENT

Murphy USA is planning to develop the existing parcel on the southwest corner of Wheatland & Cockrell Hill. The site is currently zoned LOR - Local Office/Retail District and is presently a dark CVS Pharmacy. Murphy USA plans to construct a 2,800 SF convenience store with eight (8) fuel dispensers which yields 16 fueling positions and an associated parking area. Proposed access to the site shall be provided by the existing ingress/egress points on both Wheatland & Cockrell Hill.

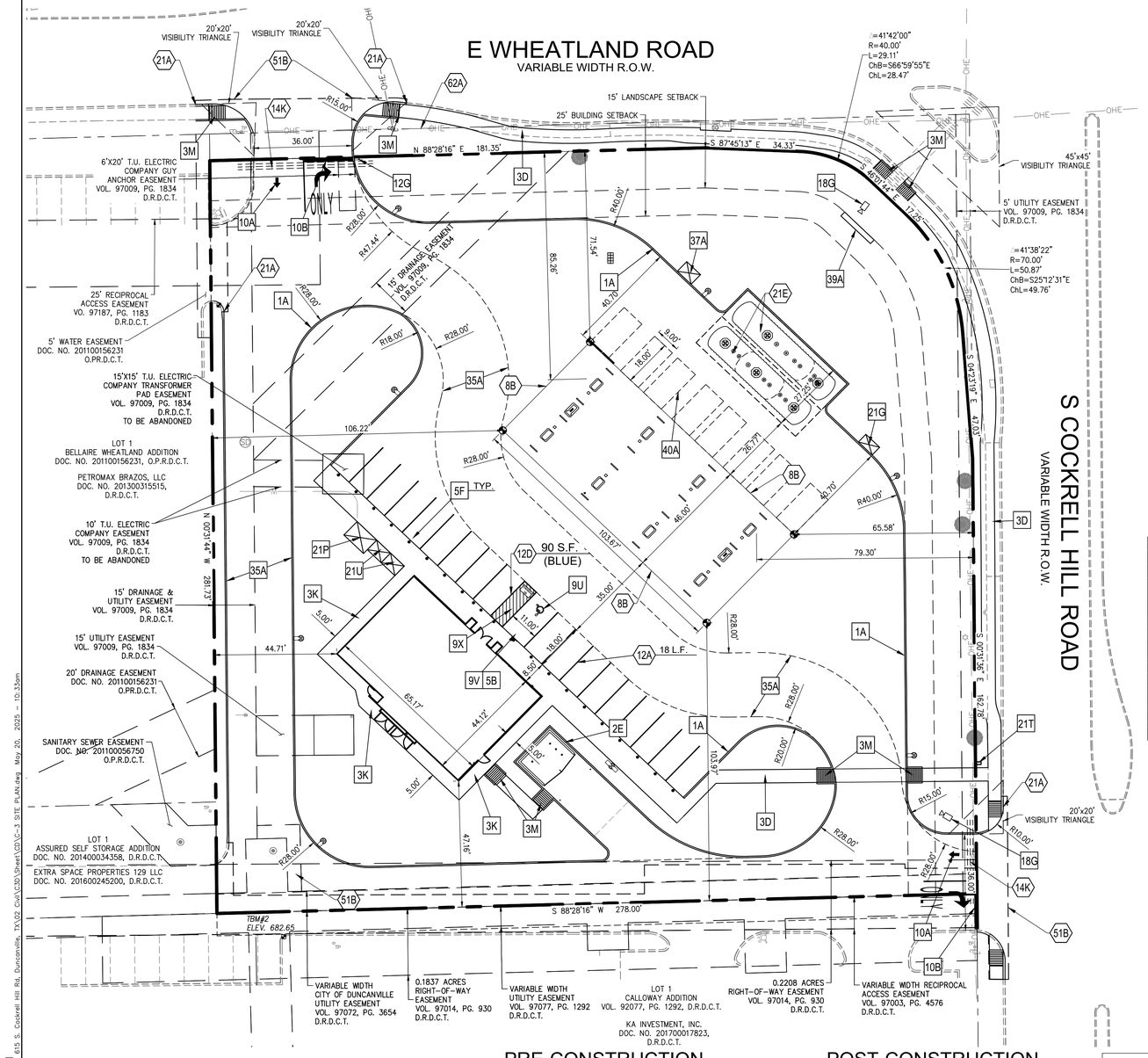
ABOUT THE FUTURE OWNER

Murphy USA is headquartered in El Dorado, Arkansas and operates more than 1,500 gas stations & convenience stores within the U.S. under the Murphy USA and Murphy Express brands. All stores are corporately owned and operated, which ensures consistency in day-to-day operations. All employees are trained in the sale of age restricted products and each store has security cameras on both the interior and exterior of the development.

We appreciate your time and consideration of this request. We look forward to the opportunity to contribute to the growth and convenience of our community.

Sincerely,

Jon Featherston
Director of Entitlements
The Dimension Group



BUILDING SETBACKS:

SEE SITE PLAN

ZONING: LOR (LOCAL OFFICE RETAIL)

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

16 FUELING POSITIONS/ PUMPS PROVIDED

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.76 ACRES (76,695 S.F.)
CURRENT ZONING:	LOR (LOCAL OFFICE RETAIL)
PROPOSED ZONING:	LOR (LOCAL OFFICE RETAIL)
PROPOSED USE:	GAS STATION & CONVENIENCE STORE
BUILDING AREA:	2,824 S.F.
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	18'-6"
BUILDING COVERAGE:	3.68%
FLOOR AREA RATIO:	0.040
IMPERVIOUS AREA:	50,375 S.F.(66%)
PERVIOUS/LANDSCAPE AREA:	26,320 S.F. (34%)
REGULAR PARKING PROVIDED:	18 SPACES
HANDICAP PARKING PROVIDED:	1 SPACE (VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	19 SPACES

EXISTING

- Storm Drain Manhole
- Sanitary Sewer Manhole
- Sanitary Sewer Line
- Storm Drain Line
- Storm Drain Inlet
- Underground Electric line
- Underground Communications Line
- Underground Gas Line
- Underground Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- Cable Vault
- Fence
- Utility Vault
- Traffic Box
- Telephone Pedestal
- Utility Box
- Fiber Optic Box
- Light Pole
- Bollard
- Traffic Light Pole
- Traffic Sign
- Control Point

PROPOSED

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- BUILDING CONTROL POINT
- CONSTRUCTION FENCE

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

H. NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

SITE NOTES

- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4" WIDE PAINTED STRIPES, 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 21A TAPER CURB TO MATCH EXISTING CURB & BARRIER FREE RAMP (BFR)
- 21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 62A RELOCATED POWER POLE WITH SERVICE TO THE PROPOSED BUILDING

SITE DETAILS

- 1A INTEGRAL CONCRETE CURB
- 2E 8' MASONRY CMU BLOCK DUMPSTER ENCLOSURE
- 3D CONCRETE SIDEWALK
- 3K CONCRETE SIDEWALK AROUND BUILDING
- 3M DETECTABLE WARNING AREA
- 5B TRAFFIC SIGN IN BOLLARD
- 5F STEEL BOLLARD W/ COVER (SINGLE)
- 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 9V ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
- 9X "NO PARKING" PAINTED ON PAVEMENT
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION, AND MOUNTING DETAILS)
- 18G CONSTRUCTION CAMERA (COORDINATE WITH MUSA PM FOR LOCATION)
- 21G AIR VACUUM UNIT WITH 4'x7' CONCRETE SLAB
- 21P 7'x10' CONCRETE SLAB FOR PROPANE TANKS
- 21T MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
- 21U 5'x7' ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)
- 35A 24' FIRE LANE
- 37A ATM
- 39A CITY MONUMENT SIGN
- 40A 9'x18' STACKING SPACE

PRE-CONSTRUCTION

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	71,313	93
LANDSCAPE AREA	5,382	7
GROSS SITE	76,695	100

POST-CONSTRUCTION

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	49,941	65
LANDSCAPE AREA	26,754	35
GROSS SITE	76,695	100

PARKING INFORMATION:					
DESCRIPTION	BUILDING AREA (S.F)	REQUIRED:			
		RATIO	SPACES		
		N/A	REGULAR	ACCESSIBLE	TOTAL
FUELING STATION	2,824		14	1	15
REQUIRED STACKING	8	PROVIDED:			
PROVIDED STACKING	8		SPACES		
			REGULAR	ACCESSIBLE	TOTAL
			18	1	19

NO. OF FUEL ISLANDS: 8
NO. OF VEHICLE FUELING POINTS: 16

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
2805 DALLAS PARKWAY, SUITE 220, PLANO, TEXAS 75093
TEL: 214.343.9400 www.DimensionGroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
KEATON L. MAI
1 2 5 0 7 7
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI P.E. 125077 ON 5/20/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS OF THE DIMENSION GROUP. THEY SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

project no. 230-593
date 5/20/2025 – 10:33 am
dwg. C-3 SITE PLAN.dwg

SITE PLAN

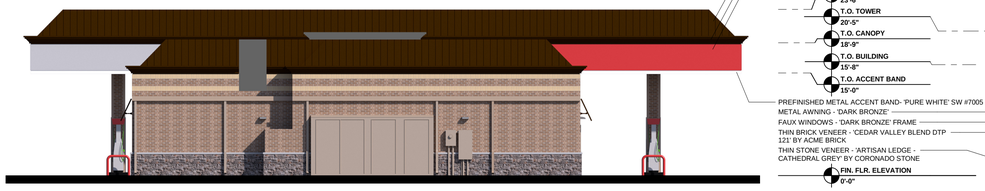
MURPHY USA
615 S COCKRELL HILL RD
DUNCANVILLE, TEXAS 75137

SHEET
C-3

[24x36'Bs.dwg] [V-BASE.dwg] [C-BASE.dwg]
Drawing Name: L:\Murphy\230-593 -23114- 615 S. Cockrell Hill Rd, Duncanville, TX\02 Civil\C3D\Sheet\CD\C-3 SITE PLAN.dwg May 20, 2025 - 10:33am

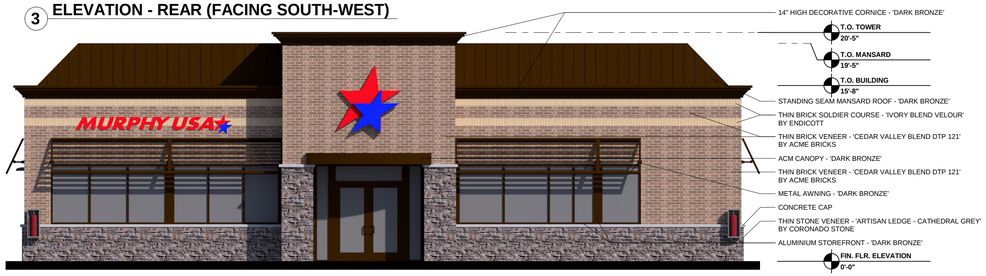
1 ELEVATION - FRONT (FACING NORTH-EAST)

2 ELEVATION - RIGHT (FACING NORTH-WEST)

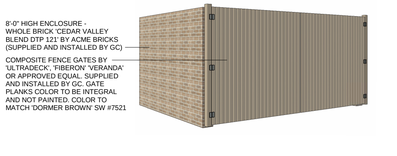


3 ELEVATION - REAR (FACING SOUTH-WEST)

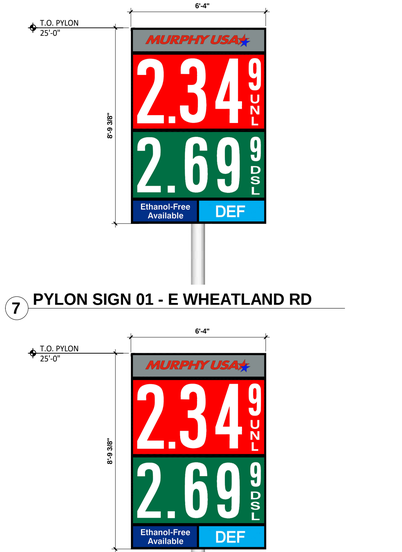
4 ELEVATION - LEFT (FACING SOUTH-EAST)



5 ELEVATION - FRONT BUILDING ONLY (FACING NORTH-EAST)



6 TRASH ENCLOSURE



7 PYLON SIGN 01 - E WHEATLAND RD

8 PYLON SIGN 02 - S COCKRELL HILL RD

SIGNAGE COLOR CHART

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	ORACAL 8500 - 005 MIDDLE BLUE
	RED	ORACAL 8500 - 031 RED
	RETURNS	WHITE
	TRIMCAP	WHITE JEWELEITE
CANOPY - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS		
MURPHY USA STAR LOGO	BLUE	EASTMAN BLUE, PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE
	RED	PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED
	WHITE	EASTMAN WHITE
CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	3M 3632-157
	RED	3M 3632-43
	SILVER	3M 3630-121
	CABINET	BLACK
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
ETHANOL FREE	BLUE	3M 3632-157
	WHITE	3M 3632-20
	DIGIT	BLUE/WHITE
	CABINET	BLACK
DEF	BLUE	SIGN BLUE
	WHITE	3M 3632-20
	DIGIT	BLUE/WHITE
	CABINET	BLACK

BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA CHANNEL BLDG. LOGO SIGN	1	GRAPHIC AREA		24.76	24.76
MURPHY USA CHANNEL 'STAR' SIGN	1	GRAPHIC AREA		34.90	34.90
MURPHY USA CANOPY LOGO SIGN	1	GRAPHIC AREA		24.76	24.76
MEDIUM CANOPY PRICE SIGN	2	43.13"	97.00"	29.05	58.10
			BUILDING & CANOPY SIGN TOTAL SIGN:		142.52 S.F.
PYLON SIGNS:					
PYLON SIGN 01 - E WHEATLAND RD:					
LOGO/UNL/DSL/ETHANOL-FREE AVAILABLE/DEF	1	105.38"	76.00"	55.62	55.62
PYLON SIGN 02 - S COCKRELL HILL RD:					
LOGO/UNL/DSL/ETHANOL-FREE AVAILABLE/DEF	1	105.38"	76.00"	55.62	55.62
			PYLON SIGNS TOTAL SIGNAGE SIGNAGE:		111.24 S.F.
				TOTAL SIGN AREA:	253.76 S.F.

DUNCANVILLE, TX (615 S COCKRELL HILL RD)(R01)
MURPHY #23114
FEBRUARY 26, 2025

Murphy USA
615 S. Cockrell Hill Road
Duncanville Texas 75137

National Signs & Service
799 Greenbriar Rd.
Fate, TX. 75132
972-772-4901
Fax 972-772-5037
Sign Installation Group, Inc.

MURPHY USA

ADDRESS:
615 S. Cockrell Hill Road
Duncanville, Texas 75137

DATE:
2/11/2025

DESIGNER: SPW

APPROVED DATE

PAGE:

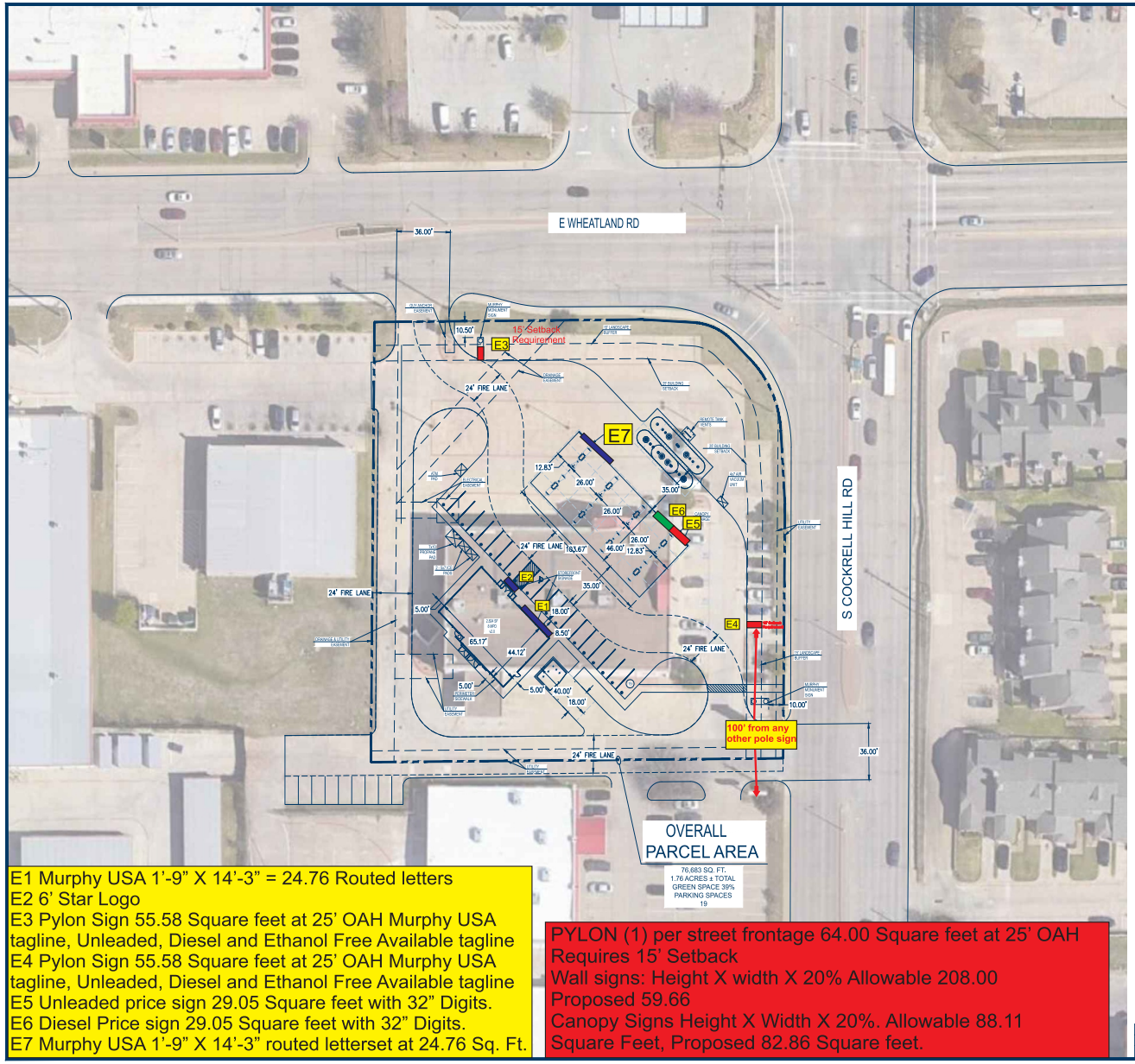
PROJECT MANAGER:

REV3

FILE NAME: 23114

APPROVED BY:

MUST MAINTAIN 10’ FROM POWERLINES



E1 Murphy USA 1’-9” X 14’-3” = 24.76 Routed letters
E2 6’ Star Logo
E3 Pylon Sign 55.58 Square feet at 25’ OAH Murphy USA tagline, Unleaded, Diesel and Ethanol Free Available tagline
E4 Pylon Sign 55.58 Square feet at 25’ OAH Murphy USA tagline, Unleaded, Diesel and Ethanol Free Available tagline
E5 Unleaded price sign 29.05 Square feet with 32” Digits.
E6 Diesel Price sign 29.05 Square feet with 32” Digits.
E7 Murphy USA 1’-9” X 14’-3” routed letterset at 24.76 Sq. Ft.

PYLON (1) per street frontage 64.00 Square feet at 25’ OAH
Requires 15’ Setback
Wall signs: Height X width X 20% Allowable 208.00
Proposed 59.66
Canopy Signs Height X Width X 20%. Allowable 88.11
Square Feet, Proposed 82.86 Square feet.

2,824 SF 8 MPD

SCALE IN FEET

PARCEL DATA		
	S.F.	ACRES
MURPHY PARCEL	76,683.00	1.76
GREENSPACE	39%	
REQUIRED PARKING	1 SP. / 300 S.F. (10 REQ’D.)	
PARKING SPACES PROVIDED	19	
ZONING	LOR (LOCAL OFFICE/RETAIL)	
SETBACKS		
FRONT (ROAD FRONTAGE):	25’	
SIDE:	0’	
REAR:	25’	

REVISION	DATE	DESCRIPTION
REV-0	00/00/00	REVISION

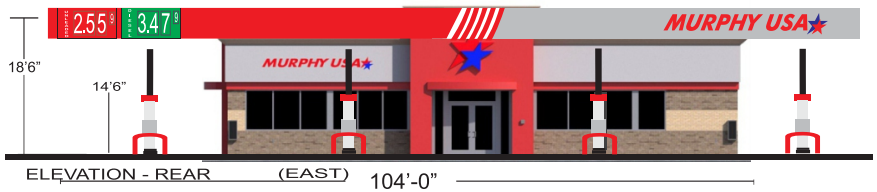
SHEET NO. CSP3

REV-1 | DATE | PRN | PM | DES | DRW

CONCEPTUAL SITE PLAN
MURPHY EXPRESS
615 S COCKRELL HILL RD
DUNCANVILLE TEXAS

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.5466 www.thedimensiongroup.com

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730



ELEVATION - REAR (EAST)

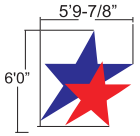
ELEVATION - FRONT WEST

ELEVATION - FRONT BUILDING ONLY (EAST)

SIZE TO DETERMINED

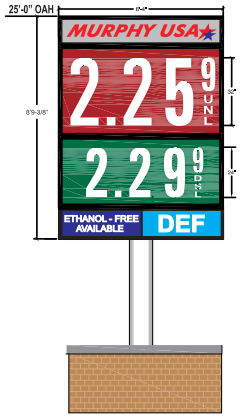
ELEVATION - RIGHT NORTH

ELEVATION - LEFT SOUTH



24.76 S.F.
Building Logo

24.76 S.F.
Canopy Logo



STOREFRONT SIGN:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA STAR LOGO	1	GRAPHIC AREA		34.90	34.90
MURPHY USA BLDG. LOGO	1	GRAPHIC AREA		24.76	24.76
CANOPY SIGN:					
MURPHY USA CANOPY LOGO	1	1'-9""	14'-3"	24.76	24.76
UNLEADED PRICE SIGN	1	3'7-1/8"	8'-1"	29.05	29.05
MURPHY USA CANOPY LOGO	1	3'7-1/8"	8'-1"	29.05	29.05
PYLON SIGN:					
MURPHY USA QUAD PRODUCT POLE SIGN	2	8.78'	6.33'	55.58	111.16
				GRAND TOTAL:	253.68

National Signs & Service
Sign Installation Group, Inc.

799 Greenbriar Rd.
Fate, TX. 75132
972-772-4901
Fax 972-772-5037

MURPHY USA

ADDRESS: 615 S. Cockrell Hill Road
Duncanville, Texas 75137

DATE: 2/11/2025

DESIGNER: SPW

APPROVED DATE

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PROJECT MANAGER:

REV3

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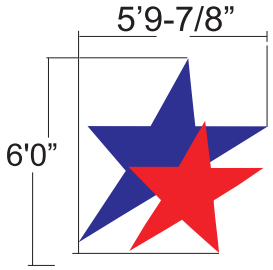


1’-9”

14’-3”

MURPHY USA

24.76 S.F.

Building Logo

8’-1”

8’-1”

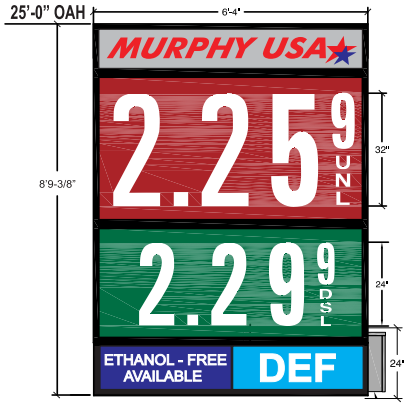
3’7-1/8”

1’-9”

14’-3”

MURPHY USA

24.76 S.F.



Canopy Logo

PYLON Sign

National Signs & Service

Sign Installation Group, Inc.

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Fate, TX. 75132
972-772-4901
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MUST MAINTAIN 10' FROM POWERLINES

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			PROJECT MANAGER:	REV3
	ADDRESS: 615 S. Cockrell Hill Road Duncanville, Texas 75137	DATE: 2/11/2025	FILE NAME: 23114	APPROVED BY:

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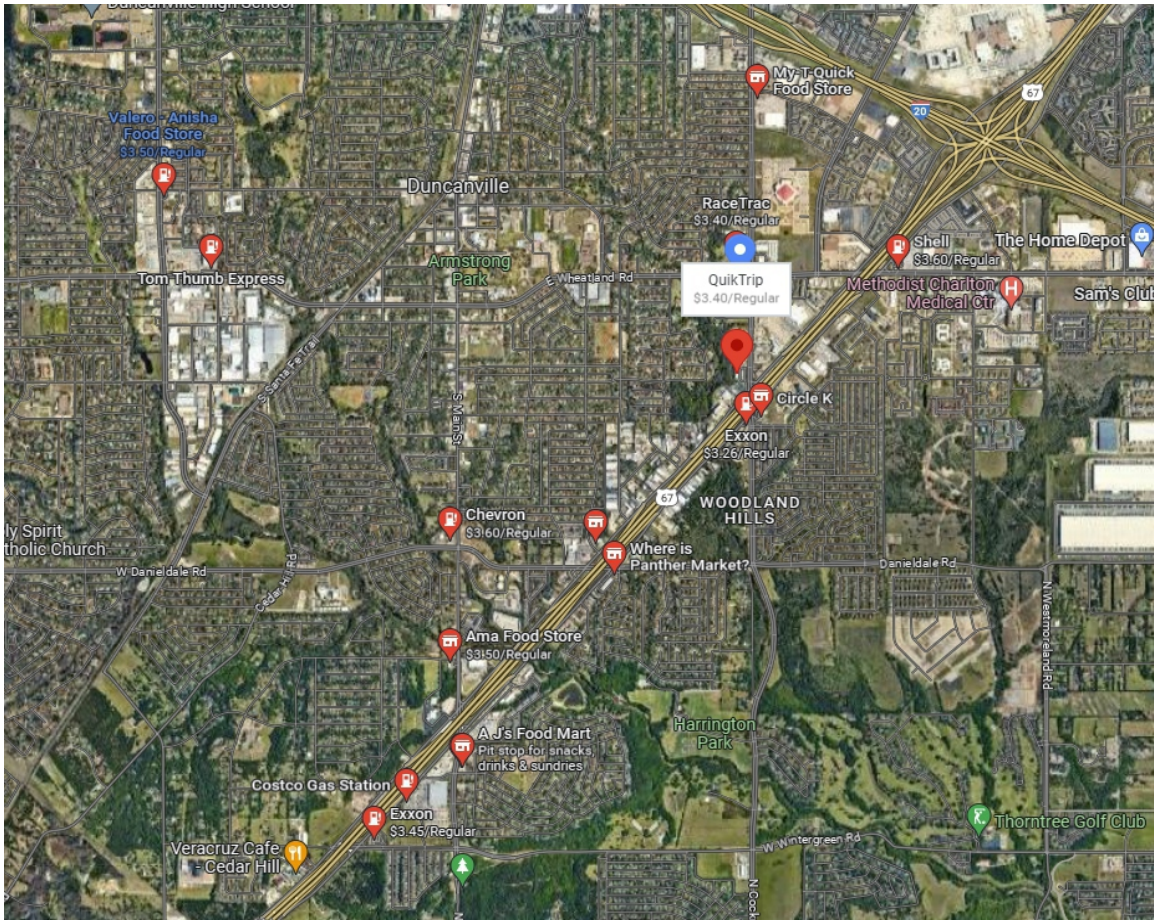
Radius Map



National Signs & Service **Sign Installation Group, Inc.**	799 Greenbriar Rd. Fate, TX. 75132 972-772-4901 Fax 972-772-5037	**MURPHY USA**	DESIGNER: SPW	APPROVED DATE	PAGE:
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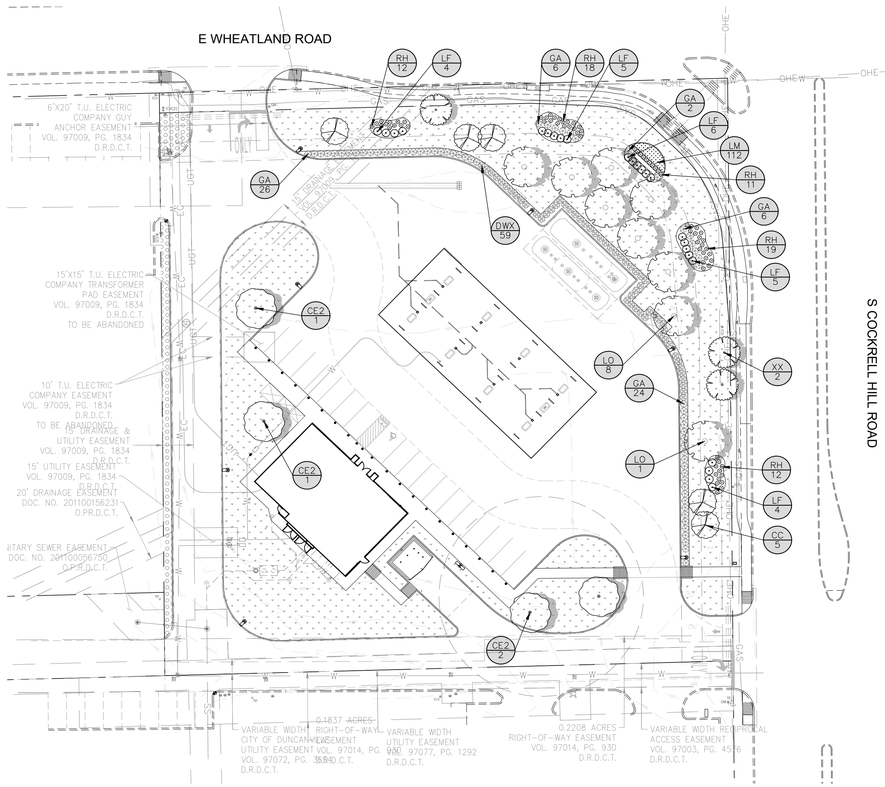

N

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	XX	Existing Canopy Tree to Remain preserve per TD-1/TD-2	exist.	exist.	3
	LO	Live Oak / Quercus virginiana min. 12' ht.; street tree	CONT.	3" cal	9
	CE2	Cedar Elm / Ulmus crassifolia min. 12' ht.; parking lot tree	CONT.	3" cal	4
	CC	Texas Redbud / Cercis canadensis 'texensis'	CONT.	1.5" cal	5
SHRUBS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**
	GA	Glossy Abelia / Abelia grandiflora	5 gal	36" o.c.	52
	DWX	Dwarf Wax Myrtle / Myrica pusilla	5 gal	36" o.c.	56
	LF	Compact Texas Sage / Leucophyllum frutescens 'Compacta'	5 gal	36" o.c.	6
	RH	Coral Drift Rose / Rosa hybrida 'Meidrifora'	5 gal	24" o.c.	72
GROUND COVERS	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**		**QTY**
	LM	Variegated Liriope / Liriope muscari 'Variegata'	1 gal	12" o.c.	112
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		22,765 sf

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	76,687 SF
STREET FRONT AREA:	60,946 SF (32% OF SITE AREA)
LANDSCAPE AREA REQUIRED:	12,189 SF (20% OF STREET FRONT)
LANDSCAPE AREA PROVIDED:	18,325 SF (30% OF STREET FRONT)
STREET TREES	
E. WHEATLAND ROAD	
FRONTAGE LENGTH:	259 LF
STREET TREES REQUIRED:	7 TREES (1 PER 40 LF OF FRONTAGE)
STREET TREES PROVIDED:	7 TREES (5 PROPOSED + 1 EXISTING)
S. COCKRELL HILL ROAD	
FRONTAGE LENGTH:	246 LF
STREET TREES REQUIRED:	6 TREES (1 PER 40 LF OF FRONTAGE)
STREET TREES PROVIDED:	6 TREES (3 PROPOSED + 3 EXISTING)
PARKING TREES	
TREES REQUIRED IN PARKING AREAS:	2 TREES (1 PER 10 SPACES, 19 SPACES TOTAL)
TREES PROVIDED IN PARKING AREAS: (excess to meet the below requirement)	4 TREES
EACH SPACE WITHIN 60' OF A TREE:	PROVIDED
MINIMUM 75% OF PARKING SCREENED:	PROVIDED

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALMON
3470
STATE OF TEXAS
02/24/2025

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EVERGREEN DESIGN GROUP
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LAND PLANNING IRRIGATION DESIGN

THE DIMENSION GROUP
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#	DATE	REVISION DESCRIPTION	BY

project no. 230-593
date 2/27/2025 – 2:12 pm
dwg. MurphyExpress DVille\TX LP 2025-02-22.dwg
drawn by
designed by
approved by

LANDSCAPE PLANTING

MURPHY USA
615 S COCKRELL HILL RD
DUNCANVILLE, TEXAS 75137

SHEET
LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

J. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-13-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 16" AWAY FROM THE SURFACE.
e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

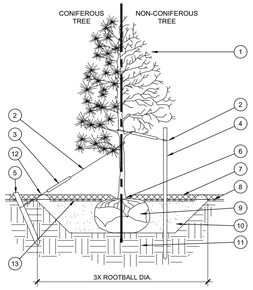
I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

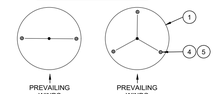
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

NOTE:
An automatic irrigation system will be provided for all landscaping." and "Required landscaping must be permanently maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other permanent maintenance of all plantings, as needed.



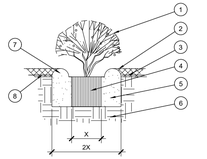
1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. WEED FABRIC UNDER MULCH.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



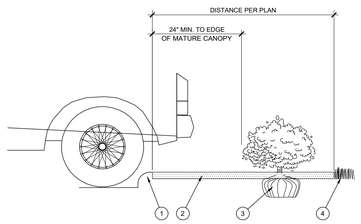
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
3. FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



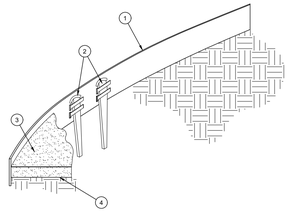
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

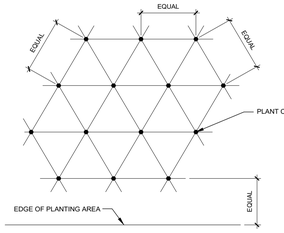
C HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

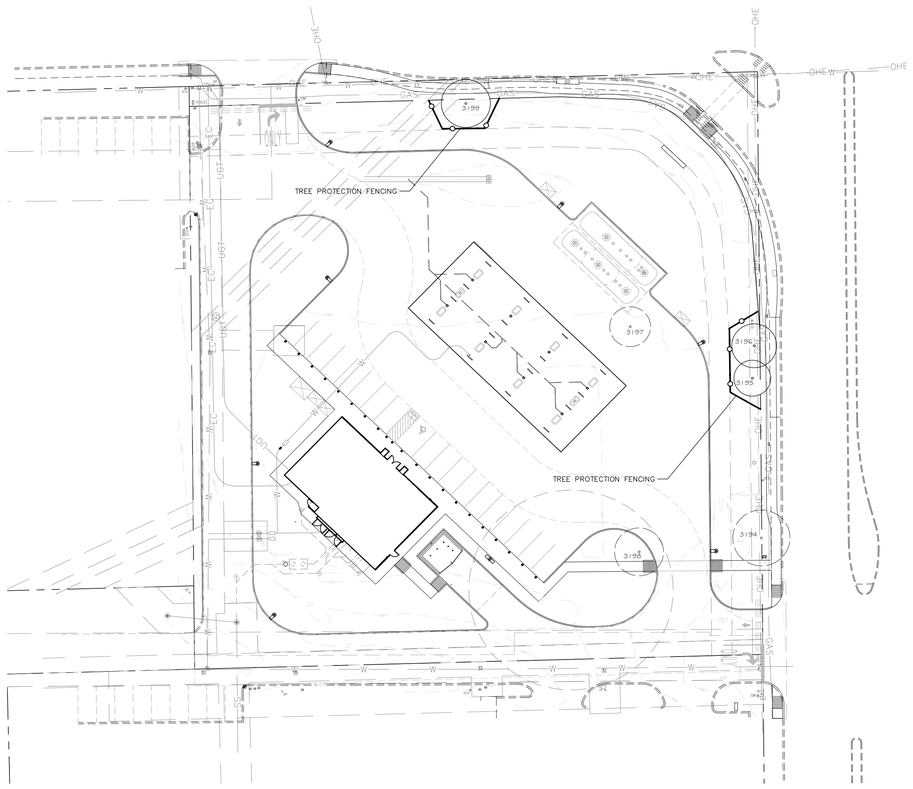
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

| PLANT S


OHE
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TREE PROTECTION FENCING
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TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "I" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE 'T-POSTS' TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

1. DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
2. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
3. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
4. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
5. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
6. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

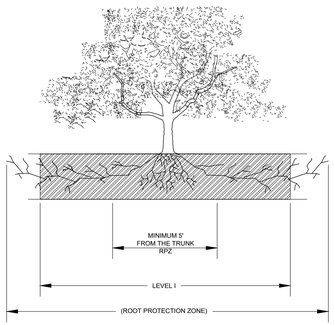
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

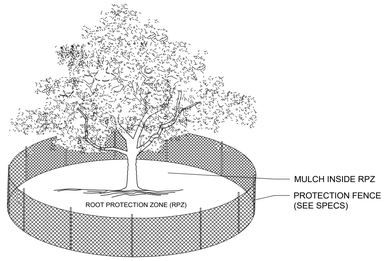
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION REQUIREMENTS

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
13. DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

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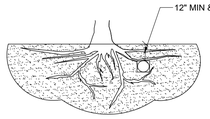
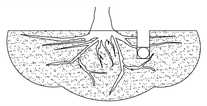
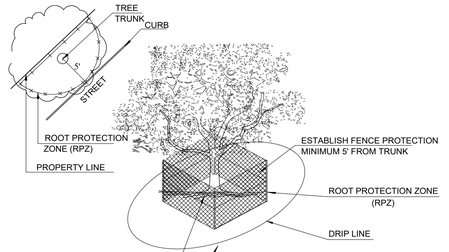


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
02/24/2025

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#	DATE	REVISION DESCRIPTION	BY

project no. 230-593
date 2/27/2025 - 2:15 pm
dwg. Murphy,Express Dville TX LP 2025-02-22.dwg
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designed by
approved by

TREE DISPOSITION DETAILS & SPECS

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DUNCANVILLE, TEXAS 75137

SHEET
TD-2

STAFF REPORT

MEETING: City Council - 15 Jul 2025

TITLE:
Conduct a public hearing (Case# ZONE-2024-00013) for consideration and action regarding the request of Brian Nelson, Applicant, representing Life School for a zoning change from SF-13 to Planned Development (PD) for the construction of a Educational Facility on Keystone Place, Block 1, Lots 1, ACS 6.005, more commonly known as 1600 South Cockrell Hill Road and Nel A Ayers, Abstract 11, Tract 9, ACS 99.265, more commonly known as 1000 East Daniedale Road, in the City of Duncanville, Dallas County, Texas.

Vision Statement:

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

STAFF RESPONSIBLE:
Brennan Kane, Lead Planner - Olsson

BACKGROUND/HISTORY:
Life School, a state-authorized open-enrollment public charter school, is seeking to rezone approximately 105.23 acres of property at the southeast intersection of E. Danieldale Road and S. Cockrell Hill Road from SF-13 Single-Family Residential to a Planned Development (PD) District. The purpose of this rezoning is to support the phased development of a new secondary school campus that includes a high school, middle school, stadium, associated infrastructure, and enhanced landscape and screening elements.

The proposed development is designed to serve Life School's long-term educational needs and will be constructed in two phases:

- Phase 1 will include the high school building, surface parking, internal drive infrastructure, and a stadium with a maximum capacity of 1,500 seats.
- Phase 2 will include the construction of a middle school building and additional site improvements to support circulation and future student population growth.

Key site features proposed under the PD include:

- A total maximum building area of 355,000 square feet
- Building heights of up to 36 feet with limited exceptions for functional educational design (e.g., clerestories, press box)
- Tailored parking standards (e.g., 8 spaces per high school classroom, 2 per middle school classroom, 1 per 4.5 stadium seats)
- Stadium lighting consistent with high-intensity uses, designed to reduce spillover impacts
- Enhanced screening, including 8-foot precast masonry walls and preserved tree canopies adjacent to residential properties

- Modified landscaping and architectural standards to reflect safety needs, traffic circulation, and site topography

Life School acquired the site in August 2023 from A.W. Brown Leadership Academy, which had owned the site since 2009 but never developed it. As a result, the property has been tax-exempt and inactive for approximately 16 years. Life School's acquisition marked a renewed intent to invest in the site for long-term educational use.

The current zoning designation—SF-13 Single-Family Residential—permits educational institutions only by Specific Use Permit (SUP). However, following a comprehensive zoning analysis by the City's consultant (Olsson), it was determined that the proposed school would not meet several base zoning requirements without multiple variances. These included building height limitations, façade articulation standards, and landscape buffer requirements. Consequently, staff recommended pursuing a Planned Development (PD) zoning designation to tailor the zoning framework to the project's unique context and Life School's operational needs.

From Fall 2023 through early 2025, Life School engaged with City staff, legal counsel, consultants, and community members to shape the proposal. Public outreach included a virtual town hall, presentations to City Council, and neighborhood notifications. In response to public concerns related to stadium impacts, traffic congestion, and neighborhood compatibility, the applicant withdrew an earlier PD request to allow time for revisions. Key updates to the plan include reduced lighting impact, increased buffer areas, and a phased site layout to minimize construction disruption.

Life School's status as a public charter school entitles it to legal protections under Texas Education Code §12.1058 (House Bill 1707), which requires cities to treat charter schools like independent school districts in matters of zoning, permitting, and development regulations. A legal opinion from Nichols Jackson confirms the City may regulate aesthetic and functional site elements—such as building height, lighting, screening, and traffic—but not the location or right to operate a school. These rights are further supported by court precedents and Attorney General opinions regarding the municipal treatment of educational institutions.

To ensure technical rigor, the City commissioned independent engineering and traffic reviews from Walter P. Moore and a third-party firm, WSB, who evaluated the Traffic Impact Analysis (TIA) and Traffic Management Plan (TMP). These reviews concluded that Life School's proposed traffic mitigations—estimated at approximately $3 million—would maintain acceptable Level of Service standards for peak school operations and special events. The applicant has also voluntarily committed to further intersection improvements at SH 67 and Cockrell Hill Road pending TxDOT coordination.

PLAN COMMISSION

The Plan Commission first reviewed the PD application at their May 12, 2025, meeting and received significant public input – both in support and opposition. Following discussion, staff and the Plan Commission engaged further with the applicant to clarify traffic and engineering concerns. Due to the amount of public comment received, the Plan Commission made a motion to table the application to their next available meeting to allow staff time to review public information that had been received but also directed staff to provide some additional information and request a legal opinion from the City's attorney on the legal rights of Charter Schools in the State of Texas. The Public Hearing was held open until the next meeting.

The Plan Commission continued the Public Hearing at their June 09, 2025, meeting. Staff proved a brief overview of additional information that was included within their packet, including additional

traffic information, summary of improvements that are being made by the applicant to support safe traffic movements for the proposed school, and the legal opinion by the City's Attorney on what the Plan Commission has the authority to regulate. The Plan Commission did take in additional public input that evening.

The Plan Commission made a recommendation to deny the Planned Development Application due to concerns raised by the residents with the increased traffic that may occur with the construction of a new school. The motion passed 5-1.

A

POLICY EXPLANATION:
Texas law requires that open-enrollment charter schools be treated the same as a public school district for zoning and land use purposes. Under Section 12.1058 of the Texas Education Code, open-enrollment charter schools must be treated the same as traditional public school districts when it comes to zoning, permitting, architectural design, landscaping, traffic analysis, and other site-related regulations.

This section also makes clear that "a political subdivision may not take any action that prohibits an open-enrollment charter school from operating a public school campus, education support facility, athletic facility, or administrative office within the political subdivision's jurisdiction." In the *City of Addison v. Dallas ISD*, the court concluded that a "school district may place any school facility within an area zoned residential, unless the school district action is unreasonable or a nuisance, because the school district authority is paramount."

While the City may not impose zoning regulations to prevent a school from operating, it can impose reasonable regulations related to safety and building codes. In *Austin ISD v. City of Sunset Valley,* theTexas Supreme Court emphasized that while a school district could be subject to municipal safety regulations and building codes, a municipality cannot use its zoning power to exclude school buildings from its boundaries. Similarly, the Texas Attorney General has also clarified in Opinion GA-0697 that cities may enforce land development regulations and ordinances for "aesthetics and the maintenance of property values" as long as those regulations do not prevent a school district from reasonably selecting a building site.

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	**Purchase Amount**	**After Encumber**
N/A	N/A	N/A

ACTION ALTERNATIVES:
The City Council has the following options to consider for the Planned Development application, taking into consideration the applicants submitted documents along with public comment that was received during May 12, 2025 and July 09, 2025 Plan Commission Public Hearings.

Option 1: Recommend Approval as Presented
The City Council may recommend approval of the Planned Development (PD) application as submitted if it finds that the proposed development meets the intent of the PD zoning district, provides

a superior design or community benefit compared to conventional zoning, and is consistent with the goals and policies of the Comprehensive Plan. This option is appropriate when the application addresses all key planning, design, and compatibility considerations without the need for additional modifications.

Option 2: Recommend Approval with Conditions
The City Council may recommend approval of the PD application with specific conditions if it determines that the overall concept is appropriate, but adjustments are needed to ensure consistency with the zoning ordinance, compatibility with adjacent development, or alignment with planning best practices. Conditions may include modifications to development standards, site design elements, permitted uses, phasing, or other components of the PD ordinance.

Option 3: Recommend Denial of the Application
The City Council may recommend denial of the Planned Development (PD) application if, after careful evaluation, it determines that the proposed development fails to meet the intent or objectives of the PD zoning process. Denial may be appropriate if the application does not demonstrate a measurable improvement or public benefit over development allowed under conventional zoning, is inconsistent with the goals and policies of the Comprehensive Plan, or raises significant concerns related to public health, safety, or general welfare.

A recommendation for denial must be accompanied by clear and specific findings of fact that articulate the rationale behind the decision. These findings should be evidence-based and derived from the complete application record, including the applicant's submittals, staff report, public comments, and any technical studies. The purpose of these findings is to ensure the recommendation is transparent, legally defensible, and grounded in the standards and expectations set forth by city policies and ordinances.

Option 4: Table the Application and Request Additional Information
The City Council may table the PD application to a future meeting if additional information, revisions, or clarifications are needed to complete its review. This option allows the applicant time to respond to specific concerns or requests identified by staff, the Council, or the public, and ensures the application is thoroughly evaluated before a recommendation is made.

ATTACHMENTS:
Attachment 1 - Life School_Plan Comission Staff Memo_06.03.2025
Attachment B - Life School Economic Study
Attachment C - HKS Life-Traffic-Summary-5-30-25
Attachment D - Life School Duncanville TMP
Attachment E - Life School TIA and TMP_Review Letter 3rd Party Review WSB
Attachment F - Public Comments Recieved (05.24.2025)
Attachment G - Presentation HKS
Attachment H - Presentation City
Attachment AA - Proposed Site Plan
Attachment BB - Olsson Zoning Analysis
Attachment CC - HKS Response to Olsson Analysis
Attachment DD - Life School PD Request
Attachment EE - Public Notification Letter
Attachment FF - Notification Buffer Map
Attachment GG - Walter P Moore Review Letter

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STAFF REPORT

To:	Planning & Zoning Commission
From:	Brennan Kane, Lead Planner (Olsson/On-Call Consultant)
Date:	June 03, 2025
RE:	**ZONING APPLICATION #2024-13** **LIFE SCHOOL PLANNED DEVELOPMENT (PD)**
Applicant:	Life School (Owner) Brian Nelson, HKS Inc. (Architect/Agent)

REQUEST:

- Establish a PD Zoning District for the development of a Public School and all associated infrastructure site needs.

LOCATION:

- Southeast Intersection of E. Daniedale Road and S. Cockrell Hill Road

EXISTING ZONING:

- SF-13 – Single-Family Residential (requires Specific Use Permit for educational facilities)

PROPOSED ZONING:

- Planned Development (PD) to allow educational facilities by right

SURROUNDING ZONING AND LAND USE:

- **NORTH**: SF-7 Single Family / PD – Planned Development (Residential)
- **SOUTH**: SF-13 Single Family
- **EAST**: PD – Planned Development (Residential) / Residential (City of DeSoto)
- **WEST**: SF-10 / SF-7 Single Family

COMPREHENSIVE PLAN DESIGNATION:

- Low Density Residential | 3-5 Dwelling Units/Acre

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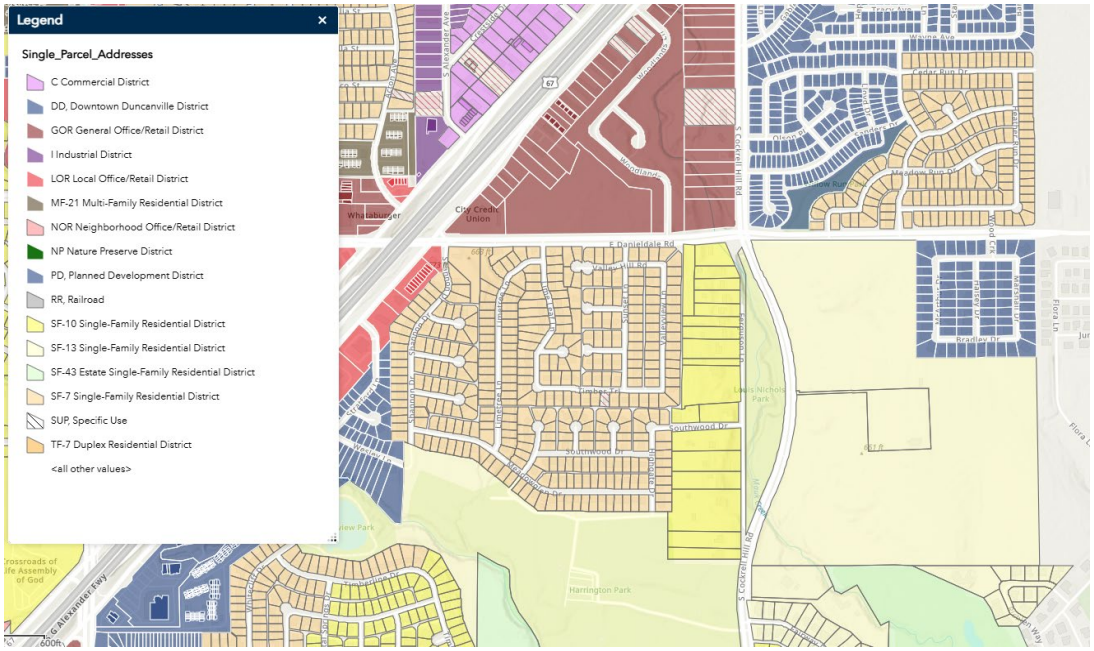
ZONING AND CONTEXT MAP:



PROJECT SUMMARY:

The applicant, Life School, proposes to rezone approximately 105.23 acres from SF-13 Single-Family Residential to a Planned Development (PD) district. The purpose of this PD is to accommodate the construction and operation of a new public charter school campus that will include both a middle school and high school, associated parking and infrastructure, and athletic facilities, including a stadium. The PD is intended to reflect the unique characteristics of the site, address operational needs for safety and future growth, and provide design flexibility while maintaining compatibility with adjacent residential areas.

The proposed PD establishes customized development standards for building height, floor area, parking requirements, lighting, landscaping, fencing, screening, and buffer yards. Key elements include:

- Maximum building area: 355,000 square feet
- Building height: Up to 36 feet (with limited exceptions)
- Stadium seating: Limited to a maximum capacity of 3,000 seats
- Parking: Tailored ratios for middle and high school use; stadium parking based on 1 space per 4.5 seats

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- Screening: Enhanced buffer zones and 8-foot masonry walls adjacent to residential uses
- Lighting: Compliance with City standards, with exceptions for stadium lighting as high-intensity use
- Phased development: High school and stadium in Phase 1; middle school in Phase 2

The applicant has provided a site development plan **(Attachment AA – Proposed Site Plan)** as part of the PD submittal. The plan also includes a landscape approach focused on preserving existing tree canopies and minimizing new shrub and tree planting requirements in certain buffer zones.

TIMELINE OF KEY EVENTS:

- October 2023 – Life School acquires the ±105-acre property from A.W. Brown Leadership Academy with the intent to construct a middle and high school campus.
- Fall 2023 – Preliminary discussions begin with City staff regarding the proposed development and appropriate zoning pathway.
- August 2023 – Life School submits a written certification in accordance with Texas Education Code § 12.1058(e), asserting its status as a public school and its eligibility to be treated as a school district under municipal development regulations.
- May 2024 – Life School hosts a public Zoom meeting to present its conceptual site plan and respond to questions from neighboring residents regarding traffic, lighting, and compatibility.
- June 2024 – Representatives from Life School attend a City Council meeting where the development is presented as an informational item. Community members express concerns, particularly about the stadium, lighting, and potential traffic congestion. Applicants acknowledge they withdrew their PD request to allow more time to address community concerns.
- Summer 2024 – In response to public feedback, Life School works with its architects and engineers to revise the site plan. Modifications include changes to stadium lighting design, buffer treatments, and overall site layout.
- August 2024 – Legal counsel for Life School submits a letter to the City of Duncanville, reaffirming the school's legal rights under House Bill 1707, outlining the statutory framework for municipal treatment of open-enrollment charter schools, and expressing a willingness to negotiate an interlocal development agreement under Local Government Code § 212.902.
- November 2024 - Olsson is engaged to conduct independent zoning analysis of PD application to identify bulk and development standards the application does not meet with current zoning ordinance. Walter P. Moore is engaged in reviewing civil engineering designs and applicants Traffic Impact Analysis (TIA) with proposed improvements to E. Daniedale Road and S, Cockrell Hill Road.
- January 2025 – A formal Planned Development application is submitted to the City for review and processing, including proposed development standards and supporting exhibits.

ZONING COMPLIANCE FOR EDUCATIONAL USES IN RESIDENTIAL DISTRICTS

In the City of Duncanville, both public and private schools are conditionally permitted within residential zoning districts, such as SF-13 (Single-Family Residential), through the application and approval of a Specific

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Use Permit (SUP). The SUP process, as outlined in Section 6.05 of the Zoning Ordinance, requires that proposed uses demonstrate compatibility with adjacent land uses, promote the general welfare of the community, and conform to the goals and objectives of the city's Comprehensive Plan. In addition to meeting these discretionary criteria, any applicant seeking approval through the SUP process is also required to comply with all applicable bulk standards and design requirements for the zoning district in which the project is located.

In November 2024, the City of Duncanville engaged Olsson to conduct an independent zoning analysis for the proposed public charter school. The purpose of this review was to determine which bulk and design standards would be met by the applicant and identify areas where deviations would be necessary.

Olsson's analysis found that while the proposed school generally conformed to many of the district's dimensional standards, it failed to meet several key zoning and design criteria. Notably, the proposed building exceeded the district's maximum building height, did not satisfy the required articulation standards for building façades, and lacked full compliance with landscape and screening regulations. These deficiencies would have required the applicant to seek multiple variances if pursuing an SUP alone.

- **See Attachment BB – Olsson Zoning Analysis**
- **See Attachment CC – HKS Response to Olsson Zoning Analysis**

Due to the unique characteristics of the site, the scale of the proposed development, and safety and operational considerations inherent to school facility design, City staff recommended the applicant pursue a Planned Development (PD) zoning designation instead of seeking multiple individual variances through the Zoning Board of Adjustment. The PD process allows for the customization of development standards in response to the specific needs of a complex or institutional use, such as a school campus, while maintaining alignment with the City's broader planning goals.

PURPOSE OF THE PLANNED DEVELOPMENT (PD)

The purpose of this Planned Development (PD) request is to establish a zoning framework that appropriately accommodates the development of a charter-school campus by Life School. The proposed PD is intended to provide the flexibility necessary to support a comprehensive educational campus—comprising a high school, middle school, stadium, and associated infrastructure—while addressing site-specific conditions, community considerations, and regulatory consistency.

Under the City of Duncanville's current zoning ordinance, educational facilities are permitted within the SF-13 Single-Family Residential District only through the issuance of a Specific Use Permit (SUP). However, following detailed discussions with City staff and legal counsel, it was determined that a Planned Development would be a more appropriate and effective zoning mechanism for this project. This recommendation was based on several key considerations:

- **Site Uniqueness:** The subject property is substantially larger than typical residential parcels and includes extensive existing tree canopy and topographical features. The scale and nature of the proposed school use—along with the need for internal circulation, stormwater management, and phased construction—require a level of flexibility not readily achievable under the base SF-13 + SUP framework.
- **Regulatory Clarity:** A PD allows for the clear establishment of tailored development standards for height, setbacks, lighting, parking, screening, and landscaping that are necessary to balance operational needs with community compatibility.

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Duncanville, TX 75116
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- **Legal Context:** Given Life School's status as an open-enrollment charter school and the legal protections afforded under House Bill 1707 (Texas Education Code §12.1058), the PD also offers a proactive and transparent means to codify development expectations consistent with the City's treatment of school districts.

Proceeding with a Planned Development, the City and the applicant can define a custom zoning district that reflects the site's educational use, respects neighborhood context, and provides long-term predictability for all parties involved. The PD route also allows for greater collaboration in aligning Life School's mission and design with the City's planning goals and community standards.

KEY FEATURES OF THE PD: (See Attachment DD – Life School PD Request)

The PD request proposes to rezone the site to accommodate a phased development including:

- Phase 1: High school, associated parking, and a stadium (initial seating capacity of 3,000)
- Phase 2: Middle school and additional parking and drive infrastructure

Key development parameters include:

- Maximum floor area: 355,000 sq. ft.
- Maximum building height: 36 feet (with limited exceptions for clerestories and stadium press box)
- Stadium lighting: Permitted without height restriction; designed to limit spillover in compliance with Section 4.05 of the City's lighting code
- Parking: Customized ratios for middle school (2 spaces per classroom), high school (8 spaces per classroom), and stadium (1 space per 4.5 seats)
- Landscaping: Modified tree preservation and landscaping standards to retain natural character and canopy
- Screening/Buffering: Enhanced 8' precast concrete walls and landscaping adjacent to residential properties
- Fencing: Up to 8' ornamental and/or chain link fencing to meet TEA safety requirements
- Exterior Design Standards: Modified to allow 80% masonry coverage in lieu of articulation requirements due to safety and functional considerations

LEGAL AND REGULATORY CONTEXT

Life School, as a Generation 2 open-enrollment charter school, is part of the State's public education system and is legally entitled to be treated the same as a public school district under Texas law. Per House Bill 1707 (Texas Education Code §12.1058), municipalities must treat charter schools like school districts for zoning, permitting, architectural standards, landscaping, traffic analysis, and related site development matters. Life School has provided the required certification under state law confirming its compliance and eligibility for this treatment.

Case law, including *Austin ISD v. City of Sunset Valley* and *City of Addison v. Dallas ISD*, confirms that school site selection by public schools cannot be overridden by municipal zoning unless shown to be arbitrary,

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unreasonable, or a nuisance. A 2021 Texas Attorney General opinion (KP-0373) affirms this applies equally to charter schools. Accordingly, the City must evaluate Life School's Planned Development application using the same standards and processes it would apply to a traditional school district proposal.

PUBLIC INPUT:

Public feedback has played a central role in the review and evolution of the Life School project. The applicant initiated early community outreach efforts, including a public town hall meeting held in May 2024 and an information presentation to the Duncanville City Council in June 2024, to introduce the concept and hear concerns directly from residents. These events generated significant public interest, with common concerns related to traffic congestion, stadium lighting and noise, compatibility with adjacent neighborhoods, and the overall scale of the proposed development.

In response to the feedback received, including numerous written comments submitted to City leadership, the applicant withdrew their original zoning request in mid-2024 to allow time for further design refinement and community consideration. Life School subsequently worked with its consultant team to revise the plan and resubmit it as a Planned Development (PD), incorporating adjustments related to buffer yards, screening, lighting controls, and phased development.

For the current application, City staff expanded the required public notification radius from 200 feet to 1,000 feet in an effort to ensure broader awareness among nearby neighborhoods. Approximately 500 +/- individual notification letters were mailed to surrounding property owners, far exceeding the statutory requirement.

- **See Attachment EE – Public Notification Letter**
- **See Attachment FF – Notification Buffer Map**

ENGINEERING AND TRAFFIC COMMENTS:

Walter P Moore was retained to complete an engineering and traffic impact review, including evaluation of proposed infrastructure, drainage, site access, circulation, and the submitted Traffic Impact Analysis (TIA), with attention to peak school operations and event conditions.

This independent consultant review was commissioned by the City and was separate from the applicant's submittals. The reviews were intended to supplement staff review and ensure that technical considerations and regulatory standards were thoroughly addressed.

The consultants' findings and recommendations are included in **Attachment G – Walter P Moore Review Letter** These documents provide review comments for the proposed development's compatibility, infrastructure readiness, and potential community impacts, and are available to the Plan Commission as part of the public record.

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JUNE 03, 2025, UPDATE:

After the May 12, 2025, Plan Commission meeting staff met with representatives of Life School to confirm the applicant's intent to continue forward with their application with its current design. Additionally, at the request of staff/city, some additional information has been provided for the Plan Commission to review/consider as park of the PD Application.

Ownership of Property:

- The property was originally owned by the A W Brown Fellowship Charter School which closed on the property in November 2009. The intention at that time was for a private charter school to be constructed on the property, however those plans never progressed. In August 2023 Life School bought the property from A W Brown for the proposed construction of a Middle School and High School as proposed within this PD. Therefore, the property has already been off the tax rolls for approximately 16 years not generating financial tax revenues to the city.

Attachment A: Legal Opinion Regarding Rights of Charter Schools

- Olsson, on behalf of the City and the Planning and Zoning Commission requested a Legal Opinion on the rights of Charter Schools in the State of Texas. Attached is the legal opinion from Nichols Jackson which outlines what the City Can and Can't Do. In Summary, The Plan Commission may regulate Building height and setbacks, lighting, parking, and screening, along with landscaping and other aesthetic or functional standards.

Attachment B: Life School Economic Study

- The applicant during the May 12, 2025, Planning and Zoning Commission meeting stated that a economic study was prepared by the Life School team to support/justify the construction of a private charter school and the overall economic benefits it would have to the community.
- *Note: Although the study has no bearing on the regulatory requirements of review for a Planned Development application, at the request of the Commission the report is attached for informational purposes only.*

Attachment C: HKS Letter – Traffic Summary

- Olsson and city staff met with the applicant and their traffic and engineering consultants on May 20, 2025, to review the submittal and seek clarification on questions that came forward during the May 12th Commission meeting. A summary of the traffic improvements was requested by staff and attached for review.

Attachment D: Life School Traffic Management Plan

- During the May 12th Commission meeting there was significant discussion on the overall traffic management plan for the proposed Charter Life School. The applicant during the meeting stated they were exceeding the required queuing distance and maintaining that on their property in lieu it is flowing out into the public streets. Confirmed by the city's consultant Walter P. Moore, and a third-party reviewer (WSB), the proposed traffic management plan meets or exceeds the requirements for traffic safety standards and City of Duncanville requirements.

Attachment E: WSB Third Party Review Letter of TIA and TMP

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- The applicant at their expense and request by the City had a third party review the proposed Traffic Impact Study (TIA) and the Traffic Management Plan (TMP) in October/November 2024. Their summary letter is attached for reference and concludes the mitigation factors that Life School is willing to take on as part of their overall construction project is being met or exceeded.
- It should be noted that the traffic mitigation items associated with the construction of the new charter school come at an expense of around $3 million dollars and the costs are being borne by the applicant and not the City of Duncanville or the residents. These improvements will maintain the current Traffic Level C when fulling built out.
- Additionally, the applicant has stated they are willing to pay for additional improvements at HWY 67/Cockerill Road with additional striping as outlined within the recommendations for the TIA. The intersection is currently at a Level E and would go to a Level C with these improvements. However, these improvements would require additional coordination with TxDOT.

Attachment F: Public Comments Received (To Date/05.24.2025)

- The City has received approximately 250 +/- individual public comments varying in response to individuals in support or opposition to the proposed Planned Development. Staff has compiled a spreadsheet indicating the individuals response. The spreadsheet is included in your packet for review.
- ***Note**, at time of report publication staff was working to update/compile additional responses received by the city. Under separate correspondence, staff will provide an updated list and copies of individual comments for review and consideration as part of the application process.*

203 E Wheatland Rd.
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PLANNING AND ZONING COMMISSION OPTIONS FOR CONSIDERATION:

Option 1: Recommend Approval as Presented
The Planning and Zoning Commission may recommend approval of the Planned Development (PD) application as submitted if it finds that the proposed development meets the intent of the PD zoning district, provides a superior design or community benefit compared to conventional zoning, and is consistent with the goals and policies of the Comprehensive Plan. This option is appropriate when the application addresses all key planning, design, and compatibility considerations without the need for additional modifications.

Option 2: Recommend Approval with Conditions
The Planning and Zoning Commission may recommend approval of the PD application with specific conditions if it determines that the overall concept is appropriate, but adjustments are needed to ensure consistency with the zoning ordinance, compatibility with adjacent development, or alignment with planning best practices. Conditions may include modifications to development standards, site design elements, permitted uses, phasing, or other components of the PD ordinance.

Option 3: Recommend Denial of the Application
The Planning and Zoning Commission may recommend denial of the Planned Development (PD) application if, after careful evaluation, it determines that the proposed development fails to meet the intent or objectives of the PD zoning process. Denial may be appropriate if the application does not demonstrate a measurable improvement or public benefit over development allowed under conventional zoning, is inconsistent with the goals and policies of the Comprehensive Plan, or raises significant concerns related to public health, safety, or general welfare.

A recommendation for denial must be accompanied by **clear and specific findings of fact** that articulate the rationale behind the decision. These findings should be evidence-based and derived from the complete application record, including the applicant's submittals, staff report, public comments, and any technical studies. The purpose of these findings is to ensure the recommendation is transparent, legally defensible, and grounded in the standards and expectations set forth by city policies and ordinances.

If the Plan Commission moves to recommend denial, the motion should explicitly cite the findings of fact that support this action. This ensures the City Council has a clear basis for understanding the Commission's recommendation and helps protect the City from potential legal challenges related to procedural fairness or substantive reasoning.

Option 4: Table the Application and Request Additional Information
The Planning and Zoning Commission may table the PD application to a future meeting if additional information, revisions, or clarifications are needed to complete its review. This option allows the applicant time to respond to specific concerns or requests identified by staff, the Commission, or the public, and ensures the application is thoroughly evaluated before a recommendation is made.

ATTACHMENTS:

NEW ATTACHMENTS:

- Attachment A: Legal Opinion Regarding Rights of Charter Schools
- Attachment B: Life School Economic Study
- Attachment C: HKS Letter – Traffic Summary
- Attachment D: Life School Traffic Management Plan

203 E Wheatland Rd.
Duncanville, TX 75116
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- Attachment E: WSB Third Party Review Letter of TIA and TMP
- Attachment F: Public Comments Received (To Date/05.24.2025)
- Attachment G: Presentation at May 12, 2025, Plan Commission Meeting (HKS)
- Attachment H: Presentation at May 12, 2025, Plan Commission Meeting (City)

PREVIOUS ATTACHMENTS:

- Attachment AA: Proposed Site Plan
- Attachment BB: Olsson Zoning Analysis
- Attachment CC: HKS Response to Olsson Analysis
- Attachment DD: Life School PD Request
- Attachment EE: Public Notification Letter
- Attachment FF: Notification Buffer Map
- Attachment GG: Walter P Moore Review Letter

Life School Duncanville
Economic Impact Study
11/13/2024

Introduction and Methodology

Economic Study Focused on Local Impact and Benefits

This economic impact study evaluates the proposed Life School Charter School relocation to Duncanville; analyzing the direct, indirect, and induced benefits to the local community over a multi-year period.

The study assesses the construction and operational phases of both the high school and middle school build-outs, highlighting key contributions to local employment, tax revenue, and economic activity.

With a focus on quantifying job creation, tax generation, and overall economic impact, this study provides a comprehensive overview of the long-term and annual benefits that these projects will deliver to the city of Duncanville and its residents.

While this study quantifies the overall impact along with the benefit to Duncanville specifically, these projects will also benefit the Best Southwest Community (beyond Duncanville) significantly.

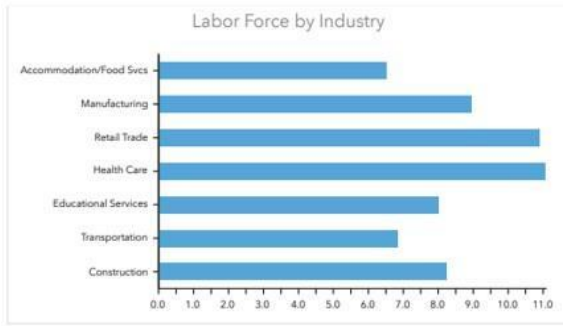
HKS

Regional Facts

Key Takeaways:

- Median Household income and Median Home Value in Duncanville is 24% lower than the DFW area.
- Duncanville leads Dallas in labor force in Education Services and Manufacturing but falls lower in portion of labor force in Construction and Retail.
- Unlike the DFW area, who's Median income is growing only in higher income brackets, Duncanville is growing income in many mid range income brackets.

DFW Area



2024 Households by income (Esri)

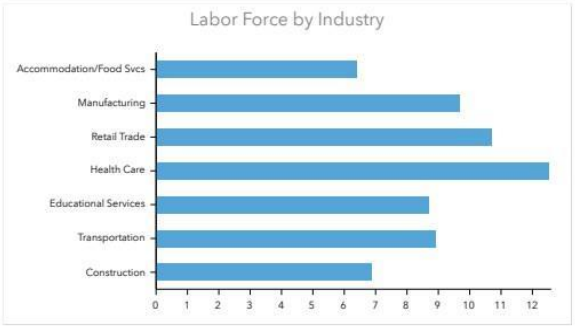
The largest group: $100,000 - $149,999 (18.4%)

The smallest group: $15,000 - $24,999 (4.7%)

Indicator ▲	Value	Diff
<$15,000	6.4%	-2.0%
$15,000 - $24,999	4.7%	-1.3%
$25,000 - $34,999	6.3%	-0.9%
$35,000 - $49,999	9.5%	-0.9%
$50,000 - $74,999	15.4%	-1.2%
$75,000 - $99,999	12.6%	-0.2%
$100,000 - $149,999	18.4%	+1.5%
$150,000 - $199,999	11.4%	+1.7%
$200,000+	15.1%	+3.2%

Bars show deviation from Texas

Duncanville



2024 Households by income (Esri)

The largest group: $100,000 - $149,999 (16.9%)

The smallest group: <$15,000 (6.9%)

Indicator ▲	Value	Diff
<$15,000	6.9%	-1.7%
$15,000 - $24,999	7.1%	+0.9%
$25,000 - $34,999	7.9%	-0.3%
$35,000 - $49,999	15.1%	+3.2%
$50,000 - $74,999	16.6%	+0.6%
$75,000 - $99,999	14.0%	+2.4%
$100,000 - $149,999	16.9%	+0.6%
$150,000 - $199,999	7.8%	-0.7%
$200,000+	7.7%	-4.8%

Bars show deviation from Dallas County

Study Assessed Various Economic Contributors Across Each Phase

Construction Phase

Direct Impact

The immediate economic activity generated by the actual construction of the project.

Includes:

- Expenditures on labor (construction workers, engineers, architects)
- Materials (such as steel, concrete, and other building supplies) directly related to building the school or retail development.

These direct costs contribute to the local economy by employing workers and purchasing materials, both of which have an immediate and measurable impact on the local economic landscape.

Indirect Impact

Economic activity generated by businesses and suppliers that provide goods and services to the project.

Includes:

- Suppliers of construction materials (like steel, concrete, and equipment)
- Businesses providing services such as architectural design, transportation, and logistics.

The spending by contractors on these materials and services supports additional businesses in the local economy, leading to increased economic activity beyond the immediate construction site.

Induced Impact

Economic activity generated when workers employed during the construction phases spend their wages in the local economy.

Includes:

- Expenditures
- Housing
- Groceries
- Transportation
- Healthcare
- Other personal needs.

As these employees spend their earnings, local businesses (such as restaurants, retail stores, and service providers) benefit, creating a ripple effect throughout the economy.

The induced impact measures the further-reaching economic benefits that result from these personal consumption patterns, supporting a broad range of sectors within the local economy.

HKS

Study Assessed Various Economic Contributors Across Each Phase

Operational Phase

Direct Impact

Based on ongoing expenses associated with running the facility.

For the school, this includes
- Staff salaries (teachers, administrators, maintenance personnel)
- Day-to-day operational expenses.

For the retail development, the direct impact would include:
- Employment and wages for retail staff
- Management, and operational costs such as inventory purchases and rent.

These direct expenditures represent the core economic contribution of the project's ongoing operations to the local economy.

Indirect Impact

The indirect impact here comes from ongoing purchases by the school or retail development for its daily functions.

This includes goods and services such as:
- Maintenance
- School supplies
- Professional services (like accounting and IT support)
- Other operational needs

These expenditures support jobs and business activity in the local economy, as companies providing these goods and services experience increased demand.

Induced Impact

Economic activity generated when workers employed during the operational phases spend their wages in the local economy.

Includes:
- Expenditures
- Housing
- Groceries
- Transportation
- Healthcare
- Other personal needs.

As these employees spend their earnings, local businesses (such as restaurants, retail stores, and service providers) benefit, creating a ripple effect throughout the economy.

The induced impact measures the further-reaching economic benefits that result from these personal consumption patterns, supporting a broad range of sectors within the local economy.

HKS

Spin-Off Effects Were Also Considered

Increased Property Taxes

The development of a new, high-quality school often leads to an increase in property values in the surrounding area, as families seek to live near better educational facilities. Studies have shown that homes in desirable schools can command a premium, with **property values increasing by as much as 10%** compared to similar homes in less sought-after areas. This rise in property values results in higher property tax revenues for the city, which can be used to fund local services such as public safety, infrastructure, and further educational improvements, creating a positive feedback loop for the community.

Families Relocating and Increased Local Spending

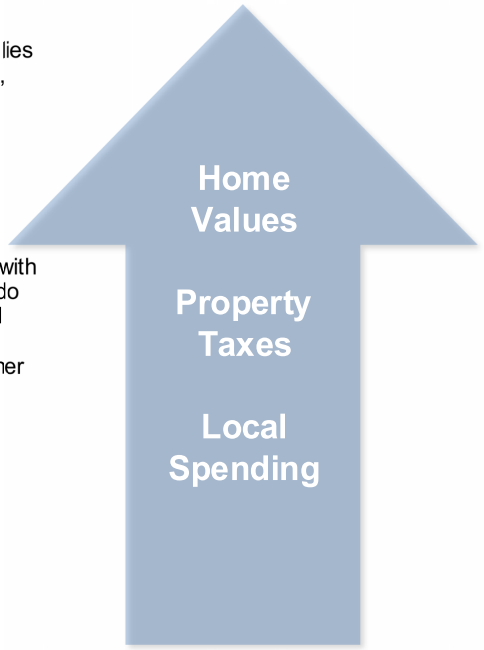
The presence of a new, high-quality school often attracts families seeking better educational opportunities for their children, with some choosing to relocate to the area to be closer to the school. Additionally, families whose children attend the school but do not live in the immediate community often spend time in the area, shopping at local stores, dining at nearby restaurants, and using other services while attending school events or picking up their children. This increased local spending, both from relocated families and those visiting the area regularly, provides a boost to the local economy and supports businesses, further enhancing the community's vibrancy and growth.

New Homes Being Built

To accommodate the influx of families relocating to the area, developers may respond by building new homes. New home construction increases the property tax base, further contributing to local tax revenues and helping fund public services.

Limitations

Costs to the city, including; utilities and government services were not assessed as a part of this body of work.



HKS

LIFE HIGH SCHOOL
VISITORS
Economic Impact Summary

Key Driving Assumptions

Three Critical Assumptions Drive Overall Impact

The overall project impact is substantial, but a smaller portion of the total benefit is specifically attributed to Duncanville.

Only municipal sales tax rate (2%) is factored into the city's direct financial benefit from the project.

Studies indicate that high quality schools can increase property values by 10%.

This study applies a conservative property value increase of 2%.

HKS

Assumptions

Phase I, High School

	Assumption
Total Enrollment	1,200
Total Project Cost	$100M
Salary of Const. Worker	$50K
Salary of School Staff	$65K
Property Tax Rate	1.8%
# of Students Coming from Outside of Duncanville	1,123
Total Families Coming from Outside Duncanville	562
New Homes	1.1
Property Tax Increase	2%
Municipal Sales Tax	2%
Local Construction Induced Impact	10%
Operational Local Induced Impact	60%
Discount Rate for NPV	5%

Phase II, Middle School

	Assumption
Total Enrollment	750
Total Project Cost	$60M
Salary of Const. Worker	$50K
Salary of School Staff	$65K
Property Tax Rate	1.8%
# of Students Coming from Outside of Duncanville	702
Total Families Coming from Outside Duncanville	351
New Homes	Incl in HS.
Property Tax Increase	Incl in HS.
Municipal Sales Tax	2%
Local Construction Induced Impact	10%
Operational Local Induced Impact	60%
Discount Rate for NPV	5%

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Local Economic Impact, at 10-Years of Maturity

10-Year Total Benefit: $8.1M
10-Year Net Present Value: $6.2M
Annual Benefit at Maturity: $854K

	High School			Middle School		
	Direct	Indirect	Induced	Direct	Indirect	Induced
CONSTRUCTION*	$30M	$5M	$1.5M	$18M	$3M	$900k
OPERATIONS*	$87.6M	$42M	$13.1M	$56.9M	$27.3M	$8.5M

BENEFIT TO DUNCANVILLE

Further additional benefit to Best Southwest Region (beyond Duncanville) to be expected.

$0	$787K	$7.4M
Indirect Tax Revenue	Sales Tax Revenue	Residential Property Tax

HKS

10

*Includes salaries estimated for workers from the city of Duncanville and goods and services spent within the city. Tax revenue assumes municipal tax rate (2%)

LIFE HIGH SCHOOL
VISITORS
Appendix

Reference Tables: Total Project Impacts

Total Economic Impact Through 10-Years	Phase I: High School	Phase II: Middle School	Total School Project
	Construction Phase		
Jobs: Number of Jobs Created	600	360	**960**
Direct: Worker Salaries	$30,000,000	$18,000,000	**$48,000,000**
Indirect: Supplier and Service Provider Spending	$5,000,000	$3,000,000	**$8,000,000**
Induced: Local Taxable Spending by Workers	$1,500,000	$900,000	**$2,400,000**
	Operational Phase		
Jobs: Number of Jobs Created	140	91	**231**
Direct: Worker Salaries	$87,572,333	$56,922,017	**$144,494,350**
Indirect: Supplier and Service Provider Spending	$42,034,720	$27,322,568	**$69,357,288**
Induced: Local Taxable Spending by Workers	$13,135,850	$8,538,303	**$21,674,153**
	Total		
Jobs: Number of Jobs Created	740	451	**1,191**
Direct: Worker Salaries	$117,572,333	$74,922,017	**$192,494,350**
Indirect: Supplier and Service Provider Spending	$47,034,720	$30,322,568	**$77,357,288**
Induced: Local Taxable Spending	$14,635,850	$9,438,303	**$24,074,153**

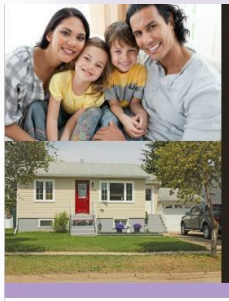
HKS

Reference Tables: Benefit to Duncanville

Total Economic Duncanville Economic Benefit	Total Through 10-Years	Annual at Maturity
Indirect Project Tax Revenue	$0	$0
Generated Sales Tax from Induced Spending [1]	$445,993	$45,045
Generated Sales Tax from Increased Families in Community	$341,232	$34,123
Incremental Residential Property Tax (Due to increase)	$7,306,625	$769,118
Incremental Residential Property Tax (New Homes)	$54,797	$5,768
Incremental Property Tax (Retail) [1]	$0	$0
Generated Sales Tax from Retail Spending	$0	$0
Total Benefit	**$8,148,648**	**$854,055**

[1] Some portion of this spending would be at the new retail development on the 10 Acres. The benefit has not been adjusted for this assumption.

HKS



LifeMode Group: Sprouting Explorers

Urban Edge Families

7C

Households: 1,824,900

Average Household Size: 3.19

Median Age: 32.5

Median Household Income: $50,900

Comprises 42.2% of Duncanville Households

WHO ARE WE?

Located throughout the South and West, most *Urban Edge Families* residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable. Median household income is slightly below average (Index 91). The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the internet.

TAPESTRY SEGMENTATION
esri.com/tapestry

OUR NEIGHBORHOOD

- *Urban Edge Families* residents residents are family-centric. Most are married couples with children of all ages or single parents; multi-generational homes are common (Index 201).
- Average household size is higher at 3.19 (Index 123).
- Residents tend to live farther out from urban centers—more affordable single-family homes and more elbow room.
- Tenure is slightly above average with 64% owner occupancy; primarily single-family homes with more mortgages (Index 114) and slightly higher monthly costs (Index 115).
- Three quarters of all housing were built 1970 or later.
- Many neighborhoods are located in the urban periphery of the largest metropolitan areas across the South and West.
- Most households have one or two vehicles available and a longer commute to work.

SOCIOECONOMIC TRAITS

- Nearly 17% have earned a college degree, and 63% hold a high school diploma only or have spent some time at a college or university.
- Labor force participation is higher at 66%.
- Most *Urban Edge Families* residents derive income from wages or salaries.
- They tend to spend money carefully and focus more on necessities.
- They are captivated by new technology, particularly feature-rich smartphones.
- Connected: They use the internet primarily for socializing but also for convenience, like paying bills online.

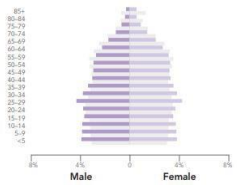
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

LifeMode Group: Sprouting Explorers
7C
Urban Edge Families

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX

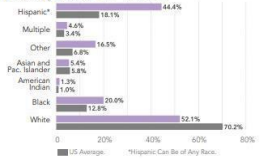
Median Age: 32.5 US: 38.2



RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 84.1 US: 64.0

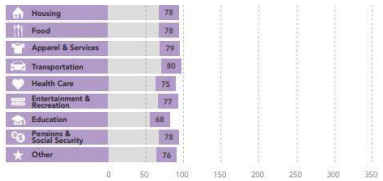


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

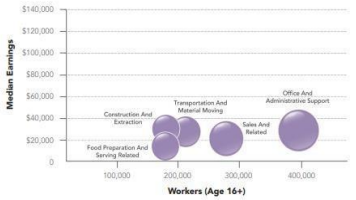
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



HKS

7C

LifeMode Group: Sprouting Explorers

Urban Edge Families

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- When dining out, these residents favor fast-food dining places such as Taco Bell or Little Caesar's, as well as family-friendly restaurants like Olive Garden, Denny's, or IHOP.
- Cell phones are preferred over landlines.
- Favorite channels include Animal Planet, MTV, Freeform, Bravo, and Nick Jr., as well as programming on Spanish TV.
- Residents listen to urban or Hispanic radio.
- During the summer, family outings to theme parks are especially popular.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

Median Value:
$145,900
US Median: $207,300

POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.

ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

HKS

LifeMode Group: Family Landscapes

Home Improvement

4B

Households: 2,114,500

Average Household Size: 2.88

Median Age: 37.7

Median Household Income: $72,100

Comprises 14.3% of Duncanville Households

WHO ARE WE?

Married-couple families occupy well over half of these suburban households. Most *Home Improvement* residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

OUR NEIGHBORHOOD

- These are low-density suburban neighborhoods.
- Eight of every 10 homes are traditional single-family dwellings, owner occupied.
- Majority of the homes were built between 1970 and 2000.
- More than half of the households consist of married-couple families; another 12% include single-parent families.

SOCIOECONOMIC TRAITS

- Higher participation in the labor force; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and home mortgages.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

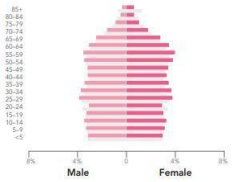
4B
LifeMode Group: Family Landscapes
Home Improvement

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 37.7 US: 38.2

Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 65.7 US: 64.0

INCOME AND NET WORTH

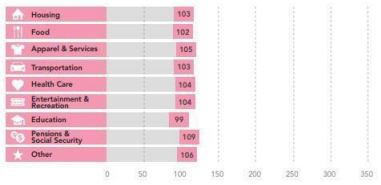
Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

Median Net Worth

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



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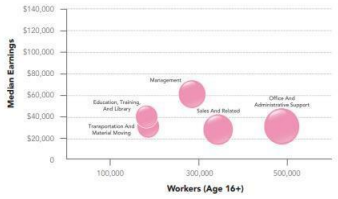

HKS

4B

LifeMode Group: Family Landscapes

Home Improvement

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Enjoy working on home improvement projects and watching DIY networks.
- Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV.
- Own a giant screen TV with fiber-optic connection and premium cable; rent movies from Netflix.
- Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device.
- Enjoy dining at Chili's, Chick-fil-A, and KFC.
- Frequently buy children's clothes and toys.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

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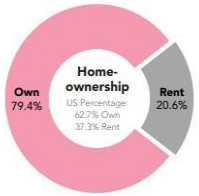
US Median: $207,300



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ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

HKS

LifeMode Group: GenXurban

Comfortable Empty Nesters

5A

Households: 3,024,200

Average Household Size: 2.52

Median Age: 48.0

Median Household Income: $75,000

Comprises 11.5% of Duncanville Households

WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly higher at 2.52.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 131).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education.
- Average labor force participation at 61%.
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

LifeMode Group: GenXurban

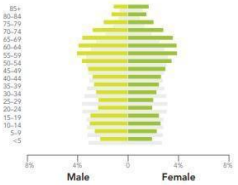
5A Comfortable Empty Nesters

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 48.0 US: 38.2

Indicates US



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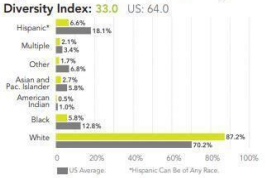

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Median Household Income

Median Net Worth

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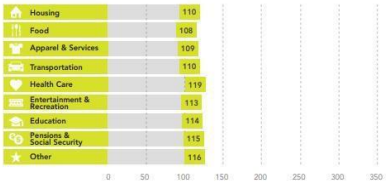

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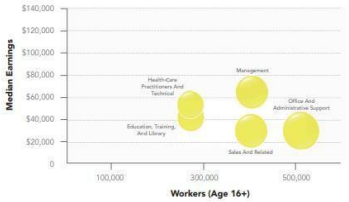
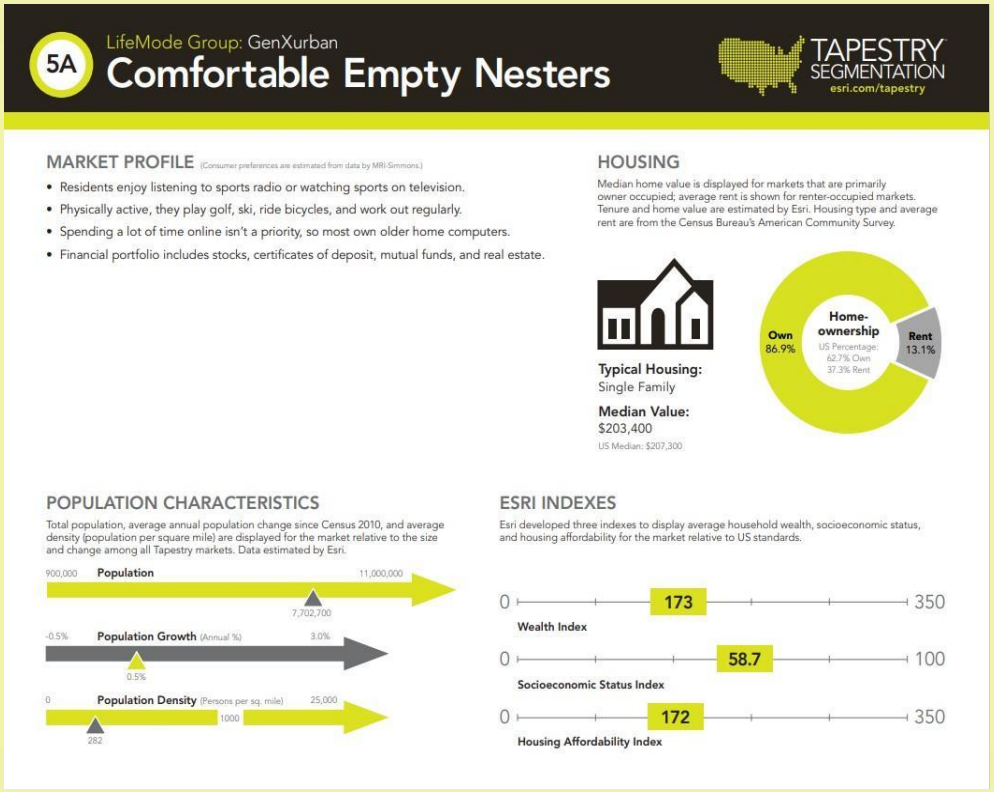


HKS


5A
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esri.com/tapestry
MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)
• Residents enjoy listening to sports radio or watching sports on television.
• Physically active, they play golf, ski, ride bicycles, and work out regularly.
• Spending a lot of time online isn't a priority, so most own older home computers.
• Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.
HOUSING
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.
Typical Housing:
Single Family
Median Value:
$203,400
US Median: $207,300
Home-ownership
US Percentage: 62.7% Own 37.3% Rent
Own 86.9%
Rent 13.1%
POPULATION CHARACTERISTICS
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.
900,000 Population 11,000,000
7,702,700
-0.5% Population Growth (Annual %) 3.0%
0.5%
0 Population Density (Persons per sq. mile) 25,000
1000
282
ESRI INDEXES
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.
0 173 350
Wealth Index
0 58.7 100
Socioeconomic Status Index
0 172 350
Housing Affordability Index

HKS

HKS

May 30, 2025

Dr. Brent Wilson
Life School
Superintendent

Re: **Life School Duncanville**

Dr. Wilson:

I wanted to give you a specific review of the traffic issues/items for the Duncanville project that you may share with City Council members. Life School is obviously creating increased traffic for the localized area during the AM hours and late afternoon hours on days school is in session. The school did an in-depth traffic study and looked at existing conditions and future conditions with and without the school. After this review, Life School's traffic engineer and design team developed several physical mitigation elements. These items are needed to ensure that the school traffic does not decrease the level of service (LOS) of the existing intersections below a required threshold.
Below is a summary of the traffic mitigation items that Life School is proposing.

As you may know, the traffic mitigation items proposed have been reviewed and approved three times by officials or requests by the city of Duncanville. More than one review and approval is highly unusual and demonstrates an extraordinary review and approval level of our traffic study and mitigation items.

1. City of Duncanville staff in May 2024.
2. By WSB traffic engineers, November 2024, third party hired traffic engineer hired by Life School as requested by the city of Duncanville.
3. By Walter P. Moore Traffic engineers in April, 2025.

Below are the mitigation items and estimated cost:

- Construction of new turn lanes at the intersection of Danieldale and Cockrell Hill ($360k).
- Re-striping, including proposed re-striping at the HW67 and Danieldale intersection ($50k)
- Addition of 2 single turn lights at Danieldale and Cockrell Hill ($20k)
- Phase 2 Traffic Signal to improve Willow Run at Danieldale ($700k)
- Construction of new turn lanes for school driveways – ($880K)
- Construction of a Traffic Signal at HS Driveway – ($700K)

In addition to the required mitigation items Life School is improving the sidewalks along the school side property of Cockrell Hill and Daineldale street frontages as part of the project. 5' ft sidewalks are required of any new development, but Life School is providing a 10' sidewalk at the Danieldale street frontage because of an ask from the city manager to connect to a future bike path.

- Sidewalks on Cockrell Hill ($88k) and Danieldale ($104K) - $52k for required 5' and $52k for widened 10' portion)

Finally, in addition to the traffic mitigation and sidewalks Life school will have to pay Oncor to put in 10 new streetlights due to Life School new turn lanes disturbing existing lights at a

HKS, Inc.
350 N Saint Paul St #100
Dallas, TX 75201

cost of approximately $80K. Oncor feels the existing lights can not be moved successfully so will require new lights which will be the latest LED standard lights.

In summary, Life School estimates that it will bear approximately $3 Min traffic-related construction costs that will provide a benefit to the entire community and mitigate the school-related traffic to acceptable levels. Out of this $3M in total traffic/improvement related construction costs, almost 1/2 or $1.4M are items that we have identified as "community benefit" items. These items will mitigate the school traffic during school drop-off and pick-up traffic hours but also benefit the community at all other times. Some of these elements like new streetlights and perimeter sidewalks will benefit the community almost exclusively. The "community benefit" items include:

- Construction of new turn lanes at the intersection of Danieldale and Cockrell Hill ($360k).
- Re-striping, including proposed re-striping at the HW67 and Danieldale intersection ($50k)
- Addition of 2 single turn lights at Danieldale and Cockrell Hill ($20k)
- Phase 2 Traffic Signal to improve Willow Run at Danieldale ($700k)
- Sidewalks on Cockrell Hill ($88k) and Danieldale ($104K) - $52k for required 5' and $52k for widened 10' portion)
- 10 new streetlights - $80K.

Community Traffic Benefits

As part of the Life School Traffic mitigation are several items that will improve the function of the intersection at Daineldale and Cockrell Hill and the intersection of HW 67 and Daineldale (provided TXDOT accepts our request for improvement). While the traffic engineer is still developing the exact reduction in delay times, the community benefit traffic items will reduce the intersection wait times at the intersections during non-school drop-off and pick-up hours by a probable minimum of 15 seconds. 15 seconds does not sound like a long time in a day, but when waiting at a stopped light it can have a significant feeling of less time and frustration. 15 seconds may be enough to improve a letter grade Level of Service for the overall intersection. Again, these community benefit traffic items will improve the quality of life for the residents at all non-school days (weekends, summer, holiday weeks) and at hours during school days that fall outside of the drop-off and pick-up hours. The design team will submit the exact reduction as soon as available. This is not typically done in a traffic study as the concern is with added development traffic, not improved conditions without the added development.

Sincerely,

Brian Nelson, AIA Studio Practice Leader,

HKS, Inc.
350 N Saint Paul St #100
Dallas, TX 75201

LAMBETH
ENGINEERING
ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508

Traffic Management Plan
Life School Duncanville

November 8, 2024

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for a new school named Life School Duncanville (LS Duncanville). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Observations were conducted at Life Middle School Waxahachie and Life High School Waxahachie (LS Waxahachie). Below is general information about the new LS Duncanville campus and current LS Waxahachie campus.

School:

- Observed Locations:
  - Life Middle School Waxahachie: 3295 N Hwy 77, Waxahachie, TX 75165
  - Life High School Waxahachie: 170 W. Butcher Road, Waxahachie, TX 75165
- Future Location: Located southeast of the S Cockrell Hill Road/E Danieldale Road intersection in Duncanville, Texas
- School District: Charter School
- Current LS Waxahachie School Times:
  - Middle School: 7:25 AM – 3:45 PM, Monday - Thursday
  - High School: 7:50 AM – 4:10 PM, Monday - Thursday
- Planned LS Duncanville School Times:
  - Middle School: 7:25 AM – 3:45 PM, Monday - Thursday
  - High School: 7:50 AM – 4:10 PM, Monday - Thursday

Zoning:

- Existing Zoning: SF-13 Single-Family Residential District
- Proposed Zoning: SUP to accommodate charter school

Students:

- Current Student Enrollment at Waxahachie Life Schools
  - Middle School: 597 students (7^{th} – 8^{th} grade)
  - High School: 1,105 students (9^{th} – 12^{th} grade)

- Planned Student Enrollment:
    - Life Middle School Duncanville: 800 students (7th – 8th grade)
    - Life High School Duncanville: 1,200 students (9th – 12th grade)

Table 1 summarizes the planned student enrollment by grade.

Table 1. Planned Student Enrollment

Grades	LS Duncanville Planned Student Enrollment
7th	400
8th	400
7th - 8th	**800**
9th	300
10th	300
11th	300
12th	300
9th - 12th	**1,200**
Total:	**2,000**

School Access:

- Surrounding Roadways:
    - E Danieldale Road: Six-lane, divided roadway
    - S Cockrell Hill Road: Six-lane, divided roadway

Traffic Management Plan

Queue

Lambeth Engineering met with Life School staff and Shawn Thomas, Director of Operations, Life School during the process of developing the TMP. Traffic observations were conducted on the following dates and times, and summarizes the observations with the maximum queue. A detailed summary is included in the **Appendix**.

- Tuesday, December 5, 2023 – Life Middle School Waxahachie – PM Dismissal
- Tuesday, December 5, 2023 – Life High School Waxahachie – PM Dismissal
- Wednesday, December 6, 2023 – Life Middle School Waxahachie – PM Dismissal
- Wednesday, December 6, 2023 – Life High School Waxahachie – PM Dismissal
- Thursday, December 7, 2023 – Life Middle School Waxahachie – AM Arrival
- Thursday, December 7, 2023 – Life High School Waxahachie – AM Arrival
- Thursday, December 7, 2023 – Life Middle School Waxahachie – PM Dismissal
- Thursday, December 7, 2023 – Life High School Waxahachie – PM Dismissal

The peak queue of parent vehicles picking up students at Life Middle School Waxahachie was observed to be about 119 vehicles (2,796 LF.).

For planning purposes, a rate of one parent vehicle per five and a half (5.5) students is used for the High School TMP.

The peak queue of parent vehicles picking up students at Life High School Waxahachie was observed to be about 199 vehicles (4,676 LF.).

For planning purposes, a rate of one parent vehicle per five (5) students is used for the Middle School TMP.

As expected, the peak period of parent vehicles accumulating at the schools occurred during the afternoon dismissal period. Most of the traffic clears the campus within ten (10) minutes once school is dismissed. The current LS Waxahachie traffic patterns are summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2** and **Table 3** below. As shown, the proposed site plan has adequate space to accommodate all parent vehicles on-site.

Mitigation plans are provided in the **Appendix** to allow for additional parent vehicle queuing space, if parent vehicles begin backing near or onto E. Danieldale Road or S. Cockrell Hill Road.

Table 2. High School TMP Summary

Grades	School Times	Planned Student Enrollment	Minimum Required Queue Space	Provided Queue Space	Surplus/ Deficit
9th - 12th	Beginning: 7:50 AM Dismissal: 4:10 PM	1,200	218 Veh. (5,150 Feet)	247 Veh. (5,807 Feet)	29 Veh. (657 Feet)

*** Provides enough queueing space on-site**

Table 3. Middle School TMP Summary

Grades	School Times	Planned Student Enrollment	Minimum Required Queue Space	Provided Queue Space	Surplus/ Deficit
7th - 8th	Beginning: 7:25 AM Dismissal: 3:45 PM	800	160 Veh. (3,760 Feet)	202 Veh. (4,752 Feet)	42 Veh. (992 Feet)

*** Provides enough queueing space on-site**

Recommendations

The TMP recommendations are described below and shown in **Exhibits 1 & 2**.

Students

1. 7th – 8th Grade Students: Drop off and pick up in the North building.
2. 9th – 12th Grade Students: Drop off and pick up in the South building.
3. Students waiting for parents to pick them up should remain in the designated area and wait for their parents' arrival.

Parents

4. Parents pick up students in the following locations:
    a. On-site:
        i. 9th – 12th grade parents enter/exit via the S Cockrell Hill Road driveway. Parents follow designated queueing lanes through the school driveway and student parking lot to the loading area. Parents then exit via the S Cockrell Hill Road driveway.
        ii. 7th – 8th grade parents enter/exit via the E Danieldale Road driveway. Parents follow designated queueing lanes through the school driveway to the loading area. Parents then exit via the E Danieldale Road driveway.
    b. Parents may not park in the students' parking spaces during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.
    c. Parents may not park in the visitors' parking spaces during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.

Buses

5. Nine (9) buses are planned to serve LS Duncanville.

Staff

6. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
7. Staff should communicate via microphone (or walkie talkie) to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence. This can be determined by staff asking parent vehicles for the name of the students they are picking up when they arrive or by the school using an identifier system for parent vehicles to know which students to call for.

Summary

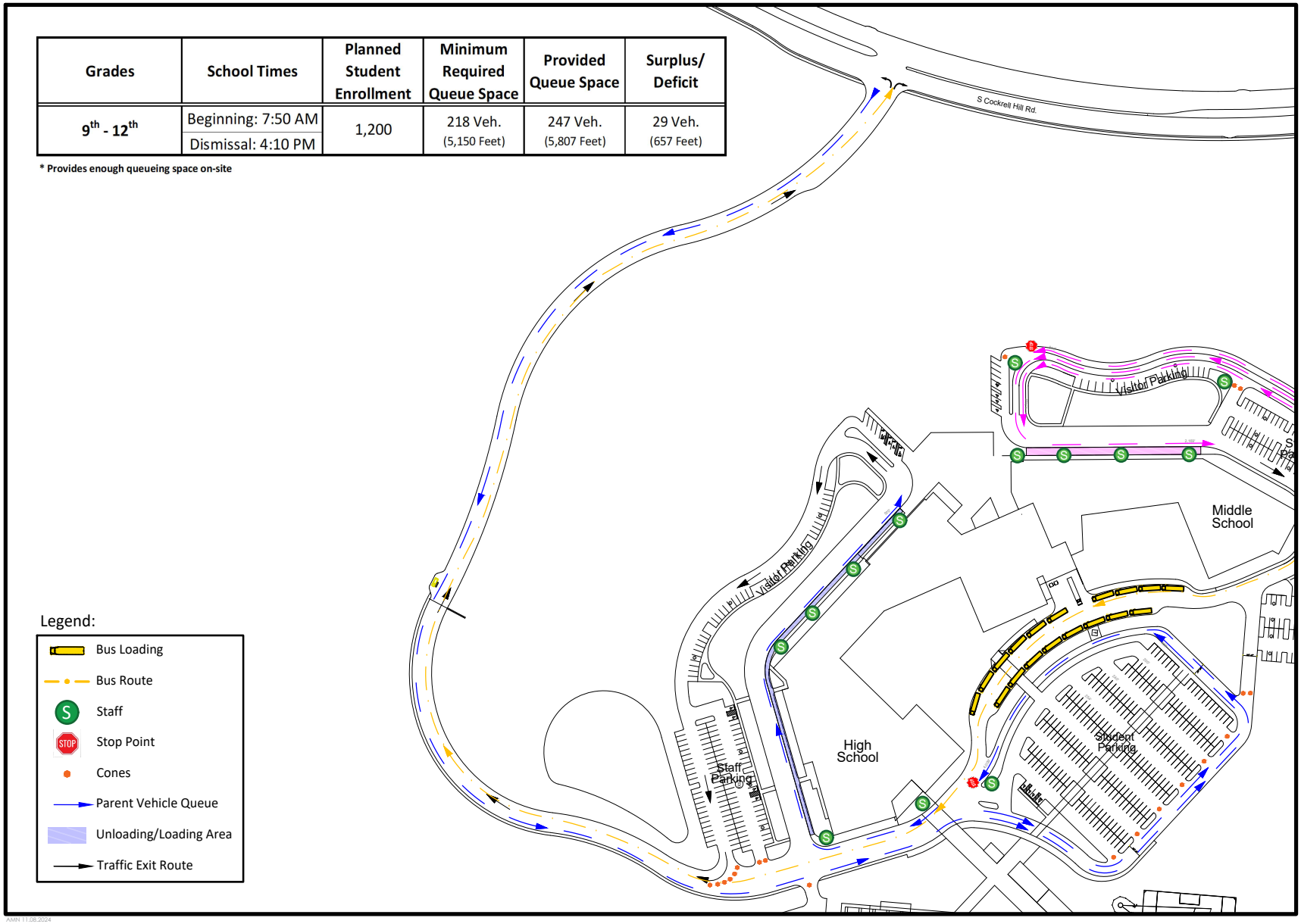
The LS Duncanville Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and without blocking through traffic.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

END

Grades	School Times	Planned Student Enrollment	Minimum Required Queue Space	Provided Queue Space	Surplus/ Deficit
9th - 12th	Beginning: 7:50 AM Dismissal: 4:10 PM	1,200	218 Veh. (5,150 Feet)	247 Veh. (5,807 Feet)	29 Veh. (657 Feet)

* Provides enough queueing space on-site



AMN 11.08.2024

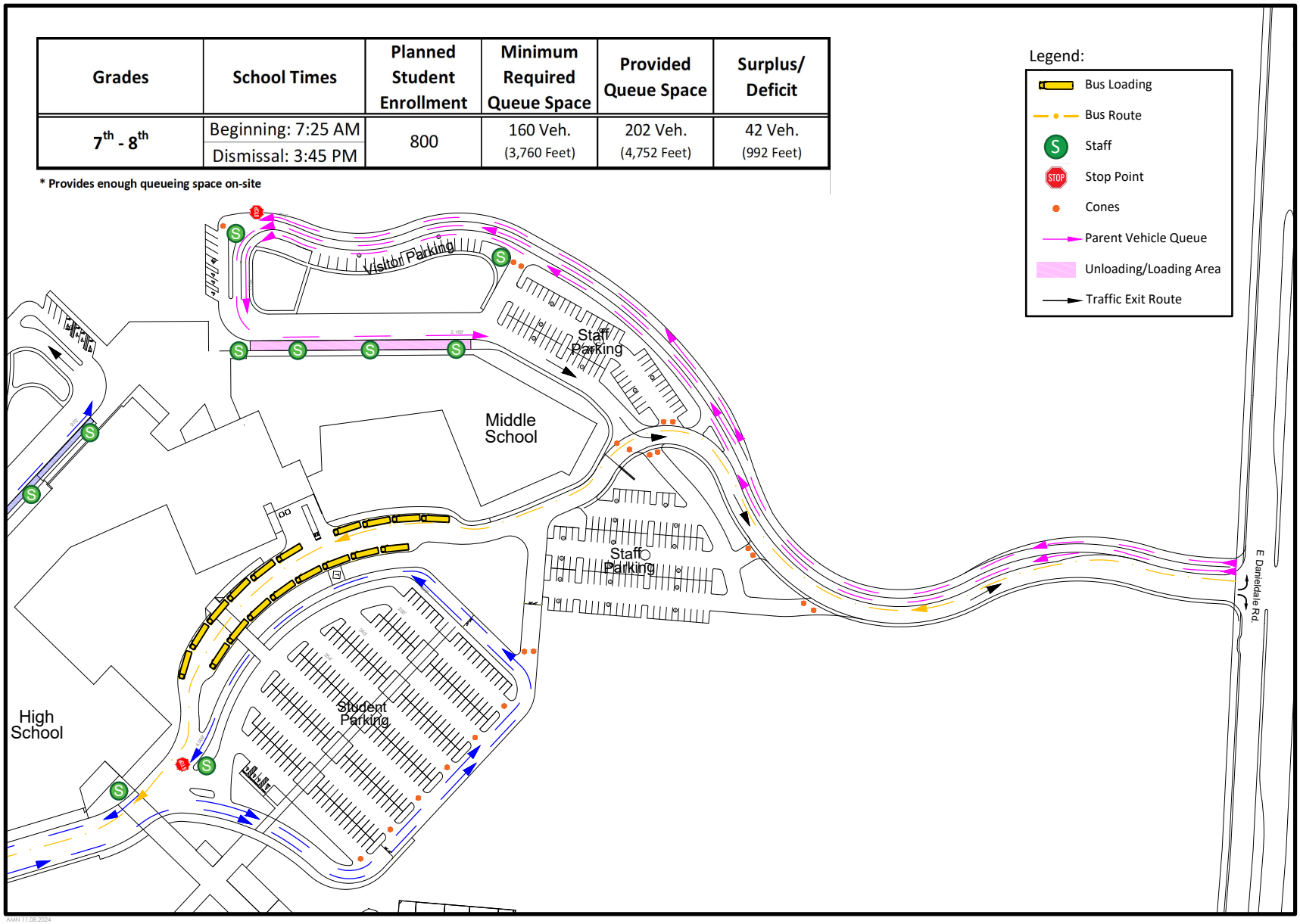
1 Life School Duncanville TMP - High School

LAMBETH ENGINEERING TEXAS REGISTERED ENGINEERING FIRM F-19508

Site Plan Received from Patrick Nedley on 08.19.24

Grades	School Times	Planned Student Enrollment	Minimum Required Queue Space	Provided Queue Space	Surplus/ Deficit
7th - 8th	Beginning: 7:25 AM Dismissal: 3:45 PM	800	160 Veh. (3,760 Feet)	202 Veh. (4,752 Feet)	42 Veh. (992 Feet)

* Provides enough queueing space on-site



2 Life School Duncanville TMP - Middle School

LAMBETH ENGINEERING

Site Plan Received from Patrick Nedley on 08.19.24

Appendix

LAMBETH ENGINEERING ASSOCIATES

Life School Duncanville Mitigation Options

High School Mitigation TMP Summary

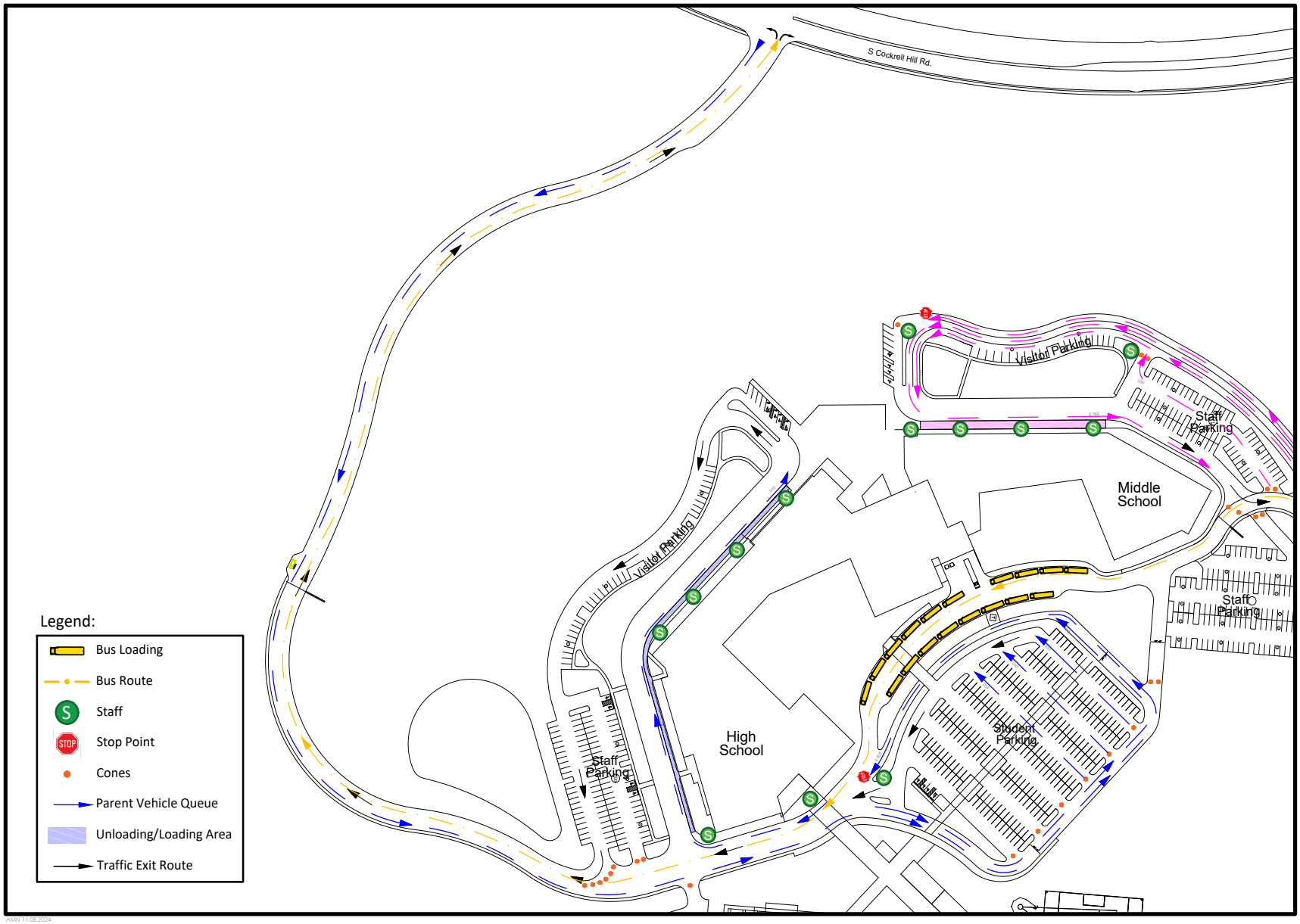
Grades	School Times	Planned Student Enrollment	Minimum Required Queue Space	Provided Queue Space	Surplus/ Deficit
9th - 12th	Beginning: 7:50 AM Dismissal: 4:10 PM	1,200	218 Veh. (5,150 Feet)	277 Veh. (6,501 Feet)	59 Veh. (1,351 Feet)

*** Provides enough queueing space on-site**

Middle School Mitigation TMP Summary

Grades	School Times	Planned Student Enrollment	Minimum Required Queue Space	Provided Queue Space	Surplus/ Deficit
7th - 8th	Beginning: 7:25 AM Dismissal: 3:45 PM	800	160 Veh. (3,760 Feet)	224 Veh. (5,258 Feet)	64 Veh. (1,498 Feet)

*** Provides enough queueing space on-site**



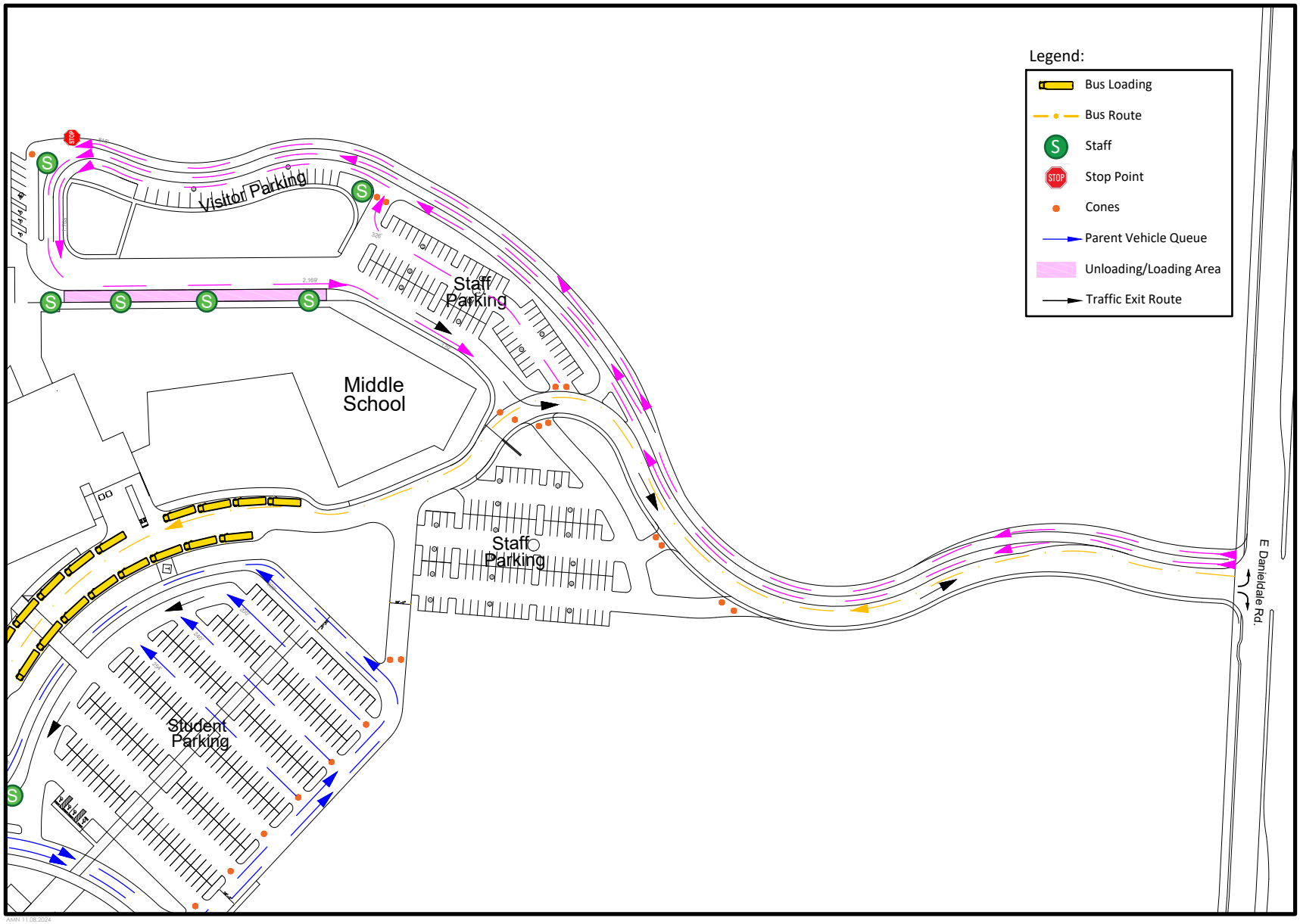
NORTH

A Life School Duncanville TMP - High School - Mitigation

LAMBETH ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-19508

Site Plan Received from Patrick Nedley on 08.19.24



B Life School Duncanville TMP - Middle School - Mitigation

LAMBETH ENGINEERING

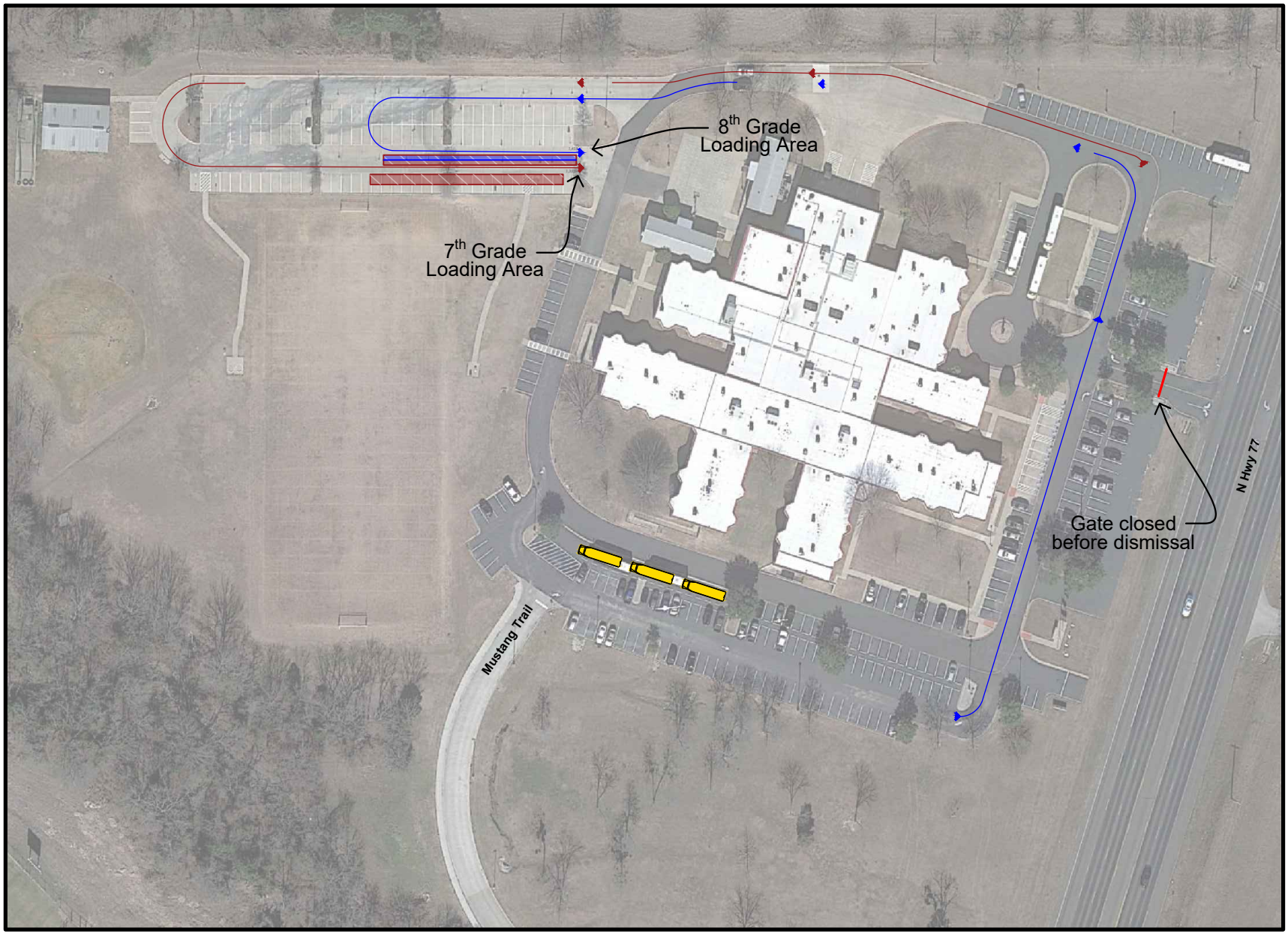
Site Plan Received from Patrick Nedley on 08.19.24

Queue Observation Summary – Life School Waxahachie

Day	Date	Time of Day	Type of Observation	Max Peak Queue
Tuesday	12/5/2023	PM	Middle School/Dismissal	114 vehicles (2,679 LF.)
Tuesday	12/5/2023	PM	High School/Dismissal	95 vehicles (2,233 LF.)*
Wednesday	12/6/2023	PM	Middle School/Dismissal	119 vehicles (2,797 LF.)
Wednesday	12/6/2023	PM	High School/Dismissal	92 vehicles (2,162 LF.)*
Thursday	12/7/2023	AM	Middle School/Arrival	~10 vehicles (235 LF.) (Consistent flow of traffic with quick unloading, no back ups)
Thursday	12/7/2023	AM	High School/Arrival	~5 vehicles (118 LF.) (Consistent flow of traffic with quick unloading, no back ups)
Thursday	12/7/2023	PM	Middle School/Dismissal	107 vehicles (2,515 LF.)
Thursday	12/7/2023	PM	High School/Dismissal	199 vehicles (4,677 LF.)**

* Does not include parent vehicles queuing in student parking section or east parking section.

** Includes parent vehicles queuing in student parking section, east parking section, and double queue lanes around campus.



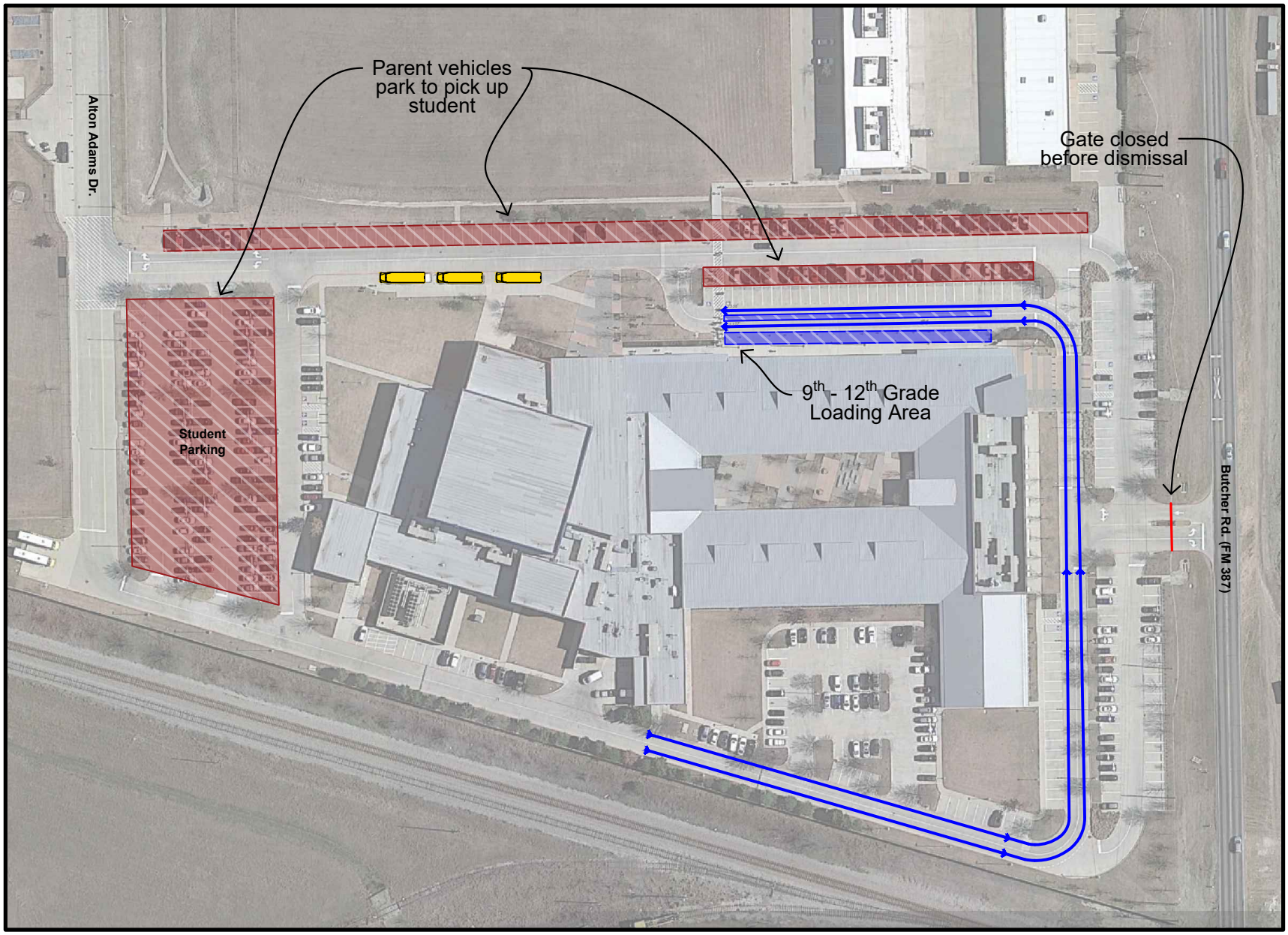
Life School Waxahachie MS Existing Conditions

Not to Scale

LAMBETH ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-19508

Map Obtained from Google Earth 12.05.23



D Life School Waxahachie HS Existing Conditions

Not to Scale

LAMBETH ENGINEERING

Map Obtained from Google Earth 12.05.23

November 7, 2024

Shawn Thomas
Director of Operations
Life School
132 East Ovilla Road, Suite A
Red Oak, TX 75154

RE: Traffic Impact Analysis (TIA) and Traffic Management Plan (TMP) Review for Life Charter School

Dear Mr. Thomas:

These are our notes from the review of the TIA and TMP submissions for Life Charter School submitted via email on September 25, 2024. These comments and a few additional markups are provided in the enclosed PDF. Note that no scoping documentation was provided or reviewed, only information provided in the TIA and TMP. These comments should not have a significant impact on the mitigation measures recommended in the TIA. All comments have been addressed with the TIA and TMP submissions for the Life Charter School submitted via email on November 7, 2024.

TIA Review

List of Tables

- Tables 4-6: Fix table names so that the full name is included before the page number is listed. Completed.

Executive Summary (Page i-iii):

- Include the planned school hours. Will the High School and Middle School have similar start/end times? Completed.
- Specify what peak hours were used (school or roadway). Completed.
- Why wasn't a 2028 Background Scenario analyzed? Completed.
- Confirm high school trips are represented accurately based on land use (see further comments in trip generation section). Completed.
- Include "Willow Run Drive" at E Danieldale Road at Middle School Driveway intersection name throughout the whole report. Completed.
- Confirm sight distances are met at site driveways. Completed.

Introduction (Page 1):

- Site plan is not shown in Exhibit 2, exhibit is missing. Completed.

Exhibit 1 (Page 2):

- Can the exhibit be rotated so that north is up to match other exhibits? Completed.
- Add traffic signal to the legend. Completed.
- Why is the traffic control shown at three other intersections that were not analyzed? For reference only.

Exhibit 1 (Page 3):

- Why are there two Exhibit 1 Maps? Missing blown up exhibit of site plan. Completed.

Study Parameters (Page 4):

- The roadway PM peak hour is also included in the analysis. Completed.
- Why wasn't a 2028 Background Scenario analyzed? Completed.
- Identify which site driveway is for each school. Completed.

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Roadway Network (Page 4):

- East Danieldale Road: East of the site in the two-lane undivided section it changes to 30 mph. Completed.
- Exhibit 3 would be easier to understand if it only showed the existing roadway geometry. Completed.

Exhibit 3 (Page 5):

- There are a lot of different scenarios in this exhibit, it would be easier to understand if they were separated into different exhibits. Completed.
- Legend: Should "Mitigation Options 1-4" instead be "Mitigation Options 1-3"? Completed.

Existing Traffic Volumes (Page 6):

- Include street PM peak hour (4:45-5:45 PM). Specify what exhibits related to this are provided in the Appendix. Completed.

Site-Generated Traffic Volumes (Page 6):

- With this site only including a middle school and high school, is the K-12 Charter school land use the most applicable ITE code? It appears to be more conservative than an independent middle school and high school. Completed.
- Was there any assumption about type of trips: bus, parent drop off/pick up, or high school kids driving themselves to school? Completed.

Exhibit 7 (Page 11):

- Are the Middle School and High School sites connected? Is it only High School buses that can enter at the Middle School access? Completed.

Exhibit 15 (Page 19):

- E Danieldale Rd & S Cockrell Hill Rd intersection: Check WBL volumes. Completed.

Intersection Capacity Analysis (Page 23):

- Note the assumed lane configuration changes at the site driveway intersections. Completed.
- Was the PHF reduced for EBR, NBR, WBL, WBR, or SBL movements at the S Cockrell Hill Rd/ E Danieldale Rd intersection? Or the EBT/WBT movements at E Danieldale Rd/Meadow Run Dr? A large amount of those volumes are also school-related and will be concentrated into a smaller period of time. Completed.
- Was the signal timing modified for future scenarios? Completed.
- Tables 2-4:
    - E Danieldale Rd & S Cockrell Hill Rd intersection: What do the westbound left-turn queues look like? Why aren't the queues reported for this intersection? Completed.
    - E Danieldale Rd & MS Driveway intersection: Why are the queues not reported for the eastbound left-turn? Completed.

Intersection Analysis Results and Recommended Mitigations (Page 25-28):

- Option 1: Restriping (spelling) Completed.
- Tables 5-7 (Page 26-27): Should Option 2 be Option 1+2? Should Option 3 be Option 1+2+3? Completed.
- S Cockrell Hill Rd at High School Driveway (page 27-28):
    - Is a southbound left-turn lane and a northbound left-turn lane going to be constructed with the High School? Completed.
    - It should be noted that the southbound left-turn movement operates at a LOS F. Completed.

- Table 9. Preliminary TSWA Summary (Page 28): Should these be labeled as 2028 Background + Life Charter School if it includes the high school and middle school? Completed.

Roadway Link Capacity Analysis - Methodology (Page 29):

- Note what roadway link capacity was used for the analysis. Completed.

Roadway Link Capacity Analysis (Page 30):

- Should buildout year be 2028 (instead of 2026)? Completed.

Auxiliary Lane Analysis (Page 31-33):

- High School Driveway Right-Turn: Will vehicles be able to enter the turn lane without being blocked by mainline through vehicles? Completed.
- Northbound right-turn lane on S Cockrell Hill at E Danieldale Road: Will vehicles be able to enter the turn lane without being blocked by mainline through vehicles? Completed.
- Middle School Driveway Right-Turn: Will vehicles be able to enter the turn lane without being blocked by mainline through vehicles? Completed.

Sight Distance Analysis (Page 33):

- Was a site review completed? Based on Google, it appears there are many trees in the median or side of the road that may block sight lines. An exhibit with sight triangles would make it easier to review. Completed.

Access Spacing Review (Page 34):

- Missing access spacing between Meadow Run Drive and the Middle School driveway. Completed.
- Check access spacing between High School driveway and Ferguson Lane. Completed.
- Check access spacing between High School driveway and next median opening to the north. Completed.

Conclusions and Recommendations (Page 35-36):

- S Cockrell Hill Rd at High School Driveway:
  - Missing “Hill” in Road name Completed.
  - The southbound left-turn lane will operate at a LOS F Completed.
- Deceleration Lanes at Middle School Driveway: A shorter westbound left-turn lane doesn’t make sense if a full length one is needed two years later. Completed.
- AASHTO sight-distances: Verify that sight distances are met at both driveways (see previous comment about trees and sight triangles).
- AASHTO sight-distances: Verify that sight distances are met at both

Appendix C: Year 2028 Background Traffic Volume:

- Exhibit A: Check PM peak hour volumes. Should these be the school or road PM peak hour traffic volumes? Completed.

Appendix D: NCHRP Reports:

- E Danieldale Road is not a two-lane roadway, review input roadway geometry (all applicable worksheets). NCHRP worksheets not applicable, removed from report.
- S Cockrell Hill Road is not a two-lane roadway, review input roadway geometry (all applicable worksheets). NCHRP worksheets not applicable, removed from report.
- E Danieldale Rd at MS Driveway (Phase II HS +MS) (Eastbound Approach) – Right-Turn AM & PM graph: Can the vertical axis be adjusted so that the data point shows up on the graph? NCHRP worksheets not applicable, removed from report.

- S Cockrell Hill Rd at HS Driveway (Phase II HS +MS) (Northbound Approach) – Right-Turn AM graph: Can the vertical axis be adjusted so that the data point shows up on the graph? NCHRP worksheets not applicable, removed from report.

Appendix E.1 Synchro Analysis Results

- All HS Build scenarios: Does the Peak Hour Factor (PHF) need to be reduced for the eastbound right-turn, westbound left-turn, and northbound right-turn movements at the S Cockrell Hill Rd & E Danieldale Rd intersection? High School-related traffic accounts for a significant portion of these volumes. Completed.
- All Full Site Build scenarios: Does the PHF need to be reduced for the eastbound right-turn, westbound left-turn, westbound right-turn, southbound left-turn, and northbound right-turn movements at the S Cockrell Hill Rd & E Danieldale Rd intersection? High School and Middle School-related traffic accounts for a significant portion of these volumes. Completed.
- All Full Site Build scenarios: Does the PHF need to be reduced for the eastbound through and westbound through movements at the E Danieldale Rd & Meadow Run Dr intersection? High School and Middle School-related traffic accounts for a significant portion of these volumes. Completed.

Appendix F: Traffic Signal Warrant Analysis:

- Middle School Projected Hourly Traffic Volumes: The PM in/ AM out numbers are significantly less than what the trip generation table shows on page 6 of the TIA. Which ones would be more accurate for a middle school? Completed.
- High School Projected Hourly Traffic Volumes: The PM in/ AM out numbers are significantly less than what the trip generation table shows on page 6 of the TIA. The numbers shown here likely make more sense for a school, where students are able to drive themselves and park at school. Completed.
- Traffic Signal Warrant Analysis – 2026 Bkgd + Life Charter School:
    - Danieldale Rd at Willow Run Drive/Middle School Driveway: The major road has a speed limit of over 40 mph, the higher speed reduction is applied. Speed limit is actually 40- warrant spreadsheet has been updated.
    - Cockrell Hill Rd at High School Driveway: The major road has a speed limit of over 40 mph, the higher speed reduction is applied. Speed limit is actually 40- warrant spreadsheet has been updated.

Appendix G: PM Street Peak Hour Traffic Volumes:

- Is the custom trip generation for adjacent street traffic based on other similar Charter Schools? Completed.

TMP Review

Introduction (Page 1):

- Students: What is the current enrollment at the Waxahachie middle and high schools? Completed.

Traffic Management Plan (Page 2-3):

- Queue:
    - Is there a summary of observations taken during the AM arrival and PM dismissals at Life Middle School and High School Waxahachie? Completed.
    - Include approximate queue length in feet for the Waxahachie Middle and High Schools. Completed.
    - What are the parent vehicle per students rates based on? Completed.

- Have any mitigation measures been identified in case there is no surplus of queuing space? Completed.

Recommendations (Page 3-4):

- Staff: How is it known which parents are arriving? Are license plates being identified? Completed.

Life School Duncanville TMP – High School (Page 5):

- Label student, staff, and visitor parking areas. Completed.
- What do the blue dots represent? Completed.
- Show bus circulation route. Completed.
- Is the Loading area shown both unloading and loading area? Completed.

Life School Duncanville TMP – Middle School (Page 6):

- Label staff and visitor parking areas. Completed.
- Show bus circulation route. Completed.
- Is the Loading area shown both unloading and loading area? Completed.

Appendix:

- Life School Waxahachie MS Existing Conditions: Label roads. Completed.
- Life School Waxahachie HS Existing Conditions
  - Where is student parking? Completed.
  - Label roads. Completed.

Date Received	First name	Last Name	Address_Street	Address_City	For or Against
3/14/2024	Virginia	Brown	1135 Nimitz Dr.		Against
3/14/2024	Angela	Halton	1115 Nimitz Dr.		Against
5/21/2024	Kay	Bateman	422 Blanco St		For
5/22/2024	Charlene	Bartley	1218 Fawn Ridge		For
5/22/2024	Anette	Story	319 Cathrine Ct		For
5/22/2024	Dana	Story	319 Cathrine Ct		For
5/23/2024	William	Maye	1515 McArthur Dr.		Against
5/23/2024	Angela	Maye	1515 McArthur Dr.		Against
5/24/2024	Debra	Lowrance	1238 Lady Ln		For
5/24/2024	Shemela	Miller	1511 McAurthur Dr.		Against
5/25/2024	Sharon	Williams	1511 Crescent Ln.		For
5/26/2024	Jeffery	Hartford	1531 McArthur Dr.		Against
5/26/2024	Nesa	Hartford	1531 McArthur Drive		Against
5/26/2024	LaToya	Thomas	1535 McArthur Drive		Against
5/26/2024	Richard	Thomas	1535 McArthur Drive		Against
5/27/2024	Hugh	Belton	1530 Halsey Dr.		Against
5/27/2024	Shirley	Lacey	1126 Bradley Dr.		Against
5/28/2024	Jason	Barton	1114 Bradley Dr.		Against
5/28/2024	Christian	Everage	1506 Marshall Dr.		Against
5/28/2024	Tonya	Lewis	1502 McArthur Drive		Against
5/28/2024	Lafayette	Tilford	1103 Nimitz Dr.		Against
5/29/2024	Delores	Brown	1134 Bradley Drive		Against
5/29/2024	Elizabeth	Isaac	1526 Halsey Drive		Against
5/29/2024	Brian	Moore	1003 Meador Run Drive		Against
5/29/2024	Fred	Smith	203 Linda Ln.		Against
5/29/2024	Edith	Smith	203 Linda Ln.		Against
5/30/2024	Sharon	Grey	503 Town Pl		For
5/30/2024	Cherrie	Jackson	1519 Marshall Dr.		Against
5/30/2024	Debra	Kensong			Against
5/30/2024	Mary	Scales	958 Cambridge Dr.		Against
5/31/2024	Roger	Boykin			Against
5/31/2024	Shonteye	Brisco			Against
5/31/2024	Ron	Calhoun			Against
5/31/2024	Loretta	Calhoun			Against
5/31/2024	William	Dinkie	1829 Richlen Way		Against
5/31/2024	C	Garcia			Against
5/31/2024	Chandler	Magann	1118 Bradley Dr.		Against
5/31/2024	Kevin	McQueen	1215 Pleasant Run Rd		Against
5/31/2024	Hope	McQueen	1215 Pleasant Run Rd		Against
6/2/2024	Darlene	Jessie			Against
6/3/2024	Erica	Condori			Against
6/3/2024	Steve	Madison	514 Shelly Ct.		For
6/3/2024	Sharon	McGlover			Against
6/6/2024	Patricia	Davis			Against
6/6/2024	Shannon	Oconner			For
7/8/2024	Shayla	Beck-Smith	1019 Stanwyck Ave.		Against

7/8/2024	Hazel	Ingram	950 Fairway Dr.		Against
7/8/2024	Dr.	Simmonds	939 Fairway Dr.		Other
7/8/2024	James	Tetteh	939 Fairway Dr.		Against
8/28/2024	Peter	Cosens	1431 Aaron Pl.		Against
8/28/2024	Kelli	DeNovellis	1005 Wilson Rd.		For
9/1/2024	Chad	Fields	1146 Heathwood Dr.		Against
9/5/2024	Janet	Madison	514 Shelly Ct.		For
9/11/2024	Jared	Gills			Against
2/24/2025	Angela	Pouncil	129 Cliff Heights Cir.		For
2/28/2025	Josephine	Brown			Against
3/6/2025	Blenda	Johnson	930 Fiarway Dr.		Against
3/14/2025	Eddie	Jackson	1519 Marshall Dr.		Against
3/14/2025	Angela	Maye			Against
3/14/2025	Melanie	Miller			Against
3/14/2025	Kendra	Peoples	1511 Marshall Dr.		Against
3/14/2025	Nessa	Sasser	1531 McArthur Dr.		Against
3/14/2025	Stephanie	Smith	1507 Halsey Dr.		Against
3/14/2025	Lawrence	Smith	1507 Halsey Dr.		Against
3/14/2025	Camaron	Wynn			Against
3/14/2025	Terri	Wynn	129 Cliff Heights Cir.		Against
3/14/2025	Alicia	Young			Against
3/16/2025	Angie	Glover	918 Fairway Dr.		Against
3/17/2025	Joneice	Preston	1503 McArthur Dr.		Against
3/18/2025	Tonya	Mcgee	1511 Halsey Dr.		Against
3/19/2025	Katt	Runnels	922 Fairway Dr.		Against
5/5/2025	Nichelous	Gardner	1514 Halsey Drive		Against
5/6/2025	Alicia	Brown Young	1503 Halsey Dr.		Against
5/6/2025	Otha	Jackson	1106 Heatherwood Dr.		Against
5/7/2025	Richard	Pineda	923 Fairway Dr.		Against
5/7/2025	Petra	Pineda	923 Fairview Dr.		Against
5/8/2025	Charlotte	Branch	1515 Marshall Dr		Against
5/8/2025	Alan	Branch	1515 Marshall Dr		Against
5/8/2025	Debra	Hester	1610 Valleyview Ln		Against
5/9/2025	Shendolyn	Anderson	1526 McArthur Dr		Against
5/9/2025	Anita	Maki	926 Olson Place		Against
5/10/2025	Darnell	Anderson	1526 McArthur Dr		Against
5/10/2025	Michelle	Belton	1530 Halsey Drive		Against
5/10/2025	Arvis	Miller	1510 Halsey Drive		Against
5/11/2025	Brenda	Cosens	1431 Aaron Pl		Against
5/12/2025	Tonya	Kirkendoll	1502 McArthur Drive		Against
5/12/2025	Derwin	Lewis	1522 McArthur Drive		Against
5/12/2025	Johnson Properties		1751 Crescent Lane		For
5/12/2025					Other
5/28/2025	Sutrulor	Gardner	1514 Halsey Dr.		Against
5/29/2025	Naimah	Harris	1510 Marshall Drive		Against
5/29/2025	Stacey	McGee	1511 Halsey Dr.		Against
5/12/2025	Keith	Potts	947 Fairway		Against

5/12/2025	Marsha	Potts	947 Fairway		Against
5/12/2025	Monique	Murknell	1030 Barrymore Lane		Against
5/12/2025	Dorothy	Coss	1323 Cedar Run Dr		Against
5/12/2025	Pepper	Brown	1135 Nimitz Dr		Against
5/12/2025	Gonzalo	Aillon	1138 Bradley Dr.		Against
5/12/2025	Myesha	Brown	1135 Nimitz dr		Against
5/14/2025	Veronica	Pelton	1728 Chacon Canyon Drive		For
5/15/2025	Lacey	Freeman	1109 Panorama Loop	Waxahachie	For
5/17/2025	Odalys	Gonzalez-Rod	818 Penn Place	Cedar Hill	For
5/17/2025	James	Hall			For
5/19/2025	Samuel	Cavazos	1047 Hollow Creek Drive	Cedar Hill	For
5/19/2025	Debby	Hudson	1222 Elmwood Dr.	Cedar Hill	For
5/20/2025	Miriam	Lopez	1007 Countryside Dr	Cedar Hill	For
5/20/2025	Jose	Cantu	544 Majestic Park Lane	Cedar Hill	For
5/20/2025	Shawn	Kent	729 Chelsea Dr	Midlothian	For
5/20/2025	Shaquitha	Kirven	6968 Clarkridge Dr	Dallas	For
5/20/2025	Tiffany	Stanmore	PO Box 1846	Red Oak	For
5/20/2025	Robert	Lee	316 Brook Hollow Dr	Desoto	For
5/20/2025	Jennifer	Wilson	200 Lake Creek Dr	Mabank	For
5/20/2025	Ernesto	Soto			For
5/20/2025	Lucy	Alvarez	7326 Larchway Dr	Dallas	For
5/20/2025	Celentria	Dabbs			For
5/20/2025	Deja	Fields	1358 Kentucky Ave	Lancaster	For
5/20/2025	Angela	Guevara		4800 W Illinois Ave	For
5/20/2025	Rebecca	McDowell	615 Sherrill Blvd	Duncanville	For
5/20/2025	Gregory	Payne	5900 S Interstate 45	Wilner	For
5/20/2025	Brent	Wilson	1417 Plum Creek Dr	Midlothian	For
5/20/2025	Daneisha	Garner	6855 Clarkwood Dr	Dallas	For
5/20/2025	Lisa	Vargas	807 Water Oak Dr	Allen	For
5/20/2025	Viviana	Villalobos	3719 Legendary Lane	Dallas	For
5/20/2025	Monica	Lugo	401 Fairweather St	Desoto	For
5/20/2025	Tracey	Burkley			For
5/20/2025	Erica	Williams	918 Belclaire Cir	Cedar Hill	For
5/20/2025	Stephanie	Colwell	418 Victorian Drive	Waxahachie	For
5/20/2025	Debbie	Lindeman	541 Kelsie Ct	Desoto	For
5/20/2025	Jamillah	Seaberry	2406 Avenue J	Fort Worth	For
5/20/2025	Elizabeth	Gonzalez	1526 Presidio Ave	Dallas	For
5/20/2025	Karen	Frizarim		Dallas	For
5/20/2025	Melinda	Woodard			For
5/20/2025	Lizett	Cayente	9203 Metz		For
5/20/2025	Erica	Solis	1518 Drury Dr	Dallas	For
5/20/2025	Adriana	Pettis	7116 Chinaberry Rd	Dallas	For
5/20/2025	Chadarria	Avery	2722 Meadow Gate Ln	Dallas	For
5/20/2025	John	Chobany	2505 Overcreed Dr	Richardson	For
5/20/2025	Jailynn	Smiley			For
5/20/2025	Reachel	Mason	3033 Amber Waves Ln	Lancaster	For

5/20/2025	Elle	Belle			Against
5/20/2025	Yaxaira	Moreno			For
5/20/2025	Latonia	Walker-Jacks	1516 Dutchman Creek D	Desoto	For
5/20/2025	Jose	Hernandez	8833 Beckley View Ave	Dallas	For
5/20/2025	Koletha	Taylor	PO Box 2824	Cedar Hill	For
5/20/2025	Eric	Vance	613 Kimberly Dr	Desoto	Against
5/20/2025	Derlena	Young	1423 Adam Place	DeSoto	For
5/20/2025	Simone	Beaver	2101 Crouch Rd	Dallas	For
5/20/2025	Sabrina	Phillip	7656 Texridge Dr	Dallas	For
5/20/2025	Ayodeji	Oyewumi	228 Rosewood Dr	Glenn Heights	For
5/20/2025	Monika	Bray	1133 Planters Way	Waxahachie	For
5/20/2025	Anime	Clicker			For
5/20/2025	Ruth	Kirk			For
5/20/2025	Miguel	Briano	612 Keysville Ave	Desoto	For
5/20/2025	Brandy	Thomas	326 Fouts Ave		For
5/20/2025	Teodoro	Morales	5409 N Arcadia	Dallas	For
5/20/2025	Nancy	Flores	2414 Lyola St	Dallas	For
5/20/2025	Michael	Johnson	105 Chapel Hill Dr	Desoto	For
5/20/2025	Nancy	Griggs	712 Hawthorn Dr	Cedar Hill	For
5/20/2025	Yolanda	Aguinaga			For
5/21/2025	Denise	Bush	7407 Bluestem Rd	Dallas	For
5/21/2025	Mary	Jones	216 Cotton View Ln	Red Oak	For
5/21/2025	Tierah	Hall			For
5/21/2025	Brandee	Morris	323 Covington Ln	Ovilla	For
5/21/2025	Nykia	Aldredge	832 Mayfield Dr	Cedar Hill	For
5/21/2025	Candice	Nash	1204 Sylvia St	Desoto	For
5/22/2025	Bryan	Craun	114 Forest Park Ln	Red Oak	For
5/22/2025	Jacqueline	Anderson	832 Mayfield Dr	Cedar Hill	For
5/22/2025	Whitney	Williams	644 Mineral Drive	Waxahachie	For
5/22/2025	Azaria	Smith			For
5/22/2025	Paige	Crocker	5150 Murr Rd	Venus	For
5/22/2025	Mackenzie	Woods	671 Horseshoe Meadow	Waxahachie	For
5/22/2025	Yemi	Ogunoye	1223 Castleman Dr	Cedar Hill	For
5/22/2025	Cheryl	Sessums	116 Valley View	Waxahachie	For
5/22/2025	Matthew	Pearce	1833 Olympus Dr	Lancaster	For
5/22/2025	Tiffany	Nylund	2436 Sagebrush Dr	Glenn Heights	For
5/22/2025	Coriel	Sims	7660 Clayton Dr	Waxahachie	For
5/22/2025	Amberluv	Lambert	924 Donlee Rd	Lancaster	For
5/22/2025	Lisa	Pitt	504 Nightinggale Ln	Red Oak	For
5/22/2025	Troy	Mooney	6030 Castle Way	Midlothian	For
5/22/2025	Camillia	Malone	1313 Mockingbird Ln	Desoto	For
5/22/2025	Kendra	Miles	3022 Limestone Hill Ln	Rockwall	For
5/22/2025	Jerry	Messer	378 Lakeview Circle	Duncanville	For
5/22/2025	Romelia	Kelley	221 Stable Dr	Waxahachie	For
5/22/2025	Charlotte	Graham	906 Blewitt Dr	Cedar Hill	For
5/22/2025	Racheryl	Barnes-Durka	217 Newcastle St	Waxahachie	For

5/22/2025	Ronda	Johnson	160 Berkshire Lane	Waxahachie	For
5/22/2025	Melinda	DeZeeuw	100 Brushy Way	Red Oak	For
5/22/2025	Jeremy	Hairston	200 Arborside Dr	Waxahachie	For
5/22/2025	Latisha	Jones	4900 Windhaven Pkwy	Lewisville	For
5/22/2025	Deb	Garton	1122 McAlpin Rd	Midlothian	For
5/22/2025	Ronda	Dixon	304 Etta Ave	Waxahachie	For
5/22/2025	Melanie	Coleman	210 Rock Springs Ct	Waxahachie	For
5/22/2025	Stockton	Mallett	2990 Wilson Rd	Palmer	For
5/22/2025	Meredith	Velazquez	902 FM 85	Ennis	For
5/22/2025	Sherkia	Conwright	3331 Dasher	Lancaster	For
5/22/2025	Amanda	Andrews	2704 Hawthorne Dr	Glenn Heights	For
5/22/2025	Tracie	Perkins	1230 Stockton Trail	Red Oak	For
5/22/2025	Sherry	Garcia	105 Sperry Ln	Red Oak	For
5/22/2025	Daneille	Dillard	3010 Timber Rock Ln	Midlothian	For
5/22/2025	Kelly	Jackson	7117 Main Street	Alvarado	For
5/22/2025	Joseph	Hairston			For
5/22/2025	Kelsey	Whiteley			For
5/22/2025	Sharon	Messer	378 Lakeview Circle	Duncanville	For
5/22/2025	Ariel	DeZeeuw	5110 Spruce View Dr	Dallas	For
5/22/2025	Christopher	Murry	6300 Fairlane Dr	Arlington	For
5/22/2025	Jennifer	Wolfe	7912 Hunter Glen Dr	Watauga	For
5/22/2025	Viola	Chapa	1303 Dynamic Dr	Desoto	For
5/22/2025	Ronda	Ramos	2900 S I-35 E	Waxahachie	For
5/22/2025	Marcus	Nash	1204 Sylvia St	Desoto	For
5/22/2025	Stephanie	Garcia	109 Abbey Road	Waxahachie	For
5/22/2025	Tim	White	170 Butcher Rd	Waxahachie	For
5/23/2025	Jerry	Messer	378 Lakeview Circle	Duncanville	For
5/23/2025	Chase	Bishop			For
5/23/2025	Sabrina	Garcia			
5/24/2025	Dawn	Cain	501 Houston St	Waxahachie	For
5/24/2025	Dolores	Swanzy	1919 Purdue Dr	Glenn Heights	For
5/24/2025	Michelle	Parker	1213 Linkwood Ln	Lancaster	For
5/22/2025	Joy	Medina	228 Chesterfield Cir	Waxahachie	For
5/24/2025	Ayesha	Roark			For

LIFE SCHOOL DUNCANVILLE
PLANNING AND ZONNING MEETING 5-12-2025

QUICK FACTS
LIFE SCHOOL - PUBLIC CHARTER SCHOOL NETWORK

PUBLIC SCHOOL, OPEN ENROLLEMENT, FUNDED, INCLUDING CONSTRUTION BY TAX DOLLARS

2 PHASES
PHASE 1 - HIGH SCHOOL - 1,200 STUDENTS

PHASE 2 MIDDLE SCHOOL - 800 STUDENTS

790 PARKING SPACES - FULL BUILDOUT
10,000 LINEAR FT OF CAR QUEING

MULTIPLE TRAFFIC IMPROVEMENTS THAT WILL BENIFIT COMMUNITY AT NON-SCHOOL HOURS

1,000 SEAT GYM AND 1,500 BLEACHER SEATS - PHASE 1

HKS | Life School Duncanville Campus

ENTRY VIEW

SD3 DEVELOPMENT

Site Plan

FEATURES

- **A** 171,530 SF High School
- **B** MAX 150,000 SF Middle School
- **C** HS Traffic Entry and Exit / Buss Exit
- **D** MS Traffic Entry and Exit / Buss Entry
- **E** 120 Space HS Staff Parking
- **F** 30 Space HS Visitors Parking
- **G** HS Student Drop Off
- **H** 269 Space HS Student and Stadium / Events Parking
- **I** 197 Space MS Staff Parking
- **J** 30 Space MS Visitors Parking
- **K** MS Student Drop Off
- **L** Bus Drop-Off
- **M** Entry Plaza

SITE PLAN 1"=300'

SD3 DEVELOPMENT

Site Athletics

LEGEND

01 Home and Visitor Parking Entrance

02 Athletic Bus Parking

03 UIL Football / Soccer Field

04 8 lane UIL Track

05 1,500 Seat Home Side Bleachers

06 1,000 Seat Visitor Bleachers

07 Press Box

08 2,415 SF Restrooms

09 680 SF Consessions

10 High School Practice Field

11 Middle School Practice Field (Phase 2)

12 High Jump

13 Long Jump / Triple Jump

14 Pole Vault

15 Shot Put

16 Discuss

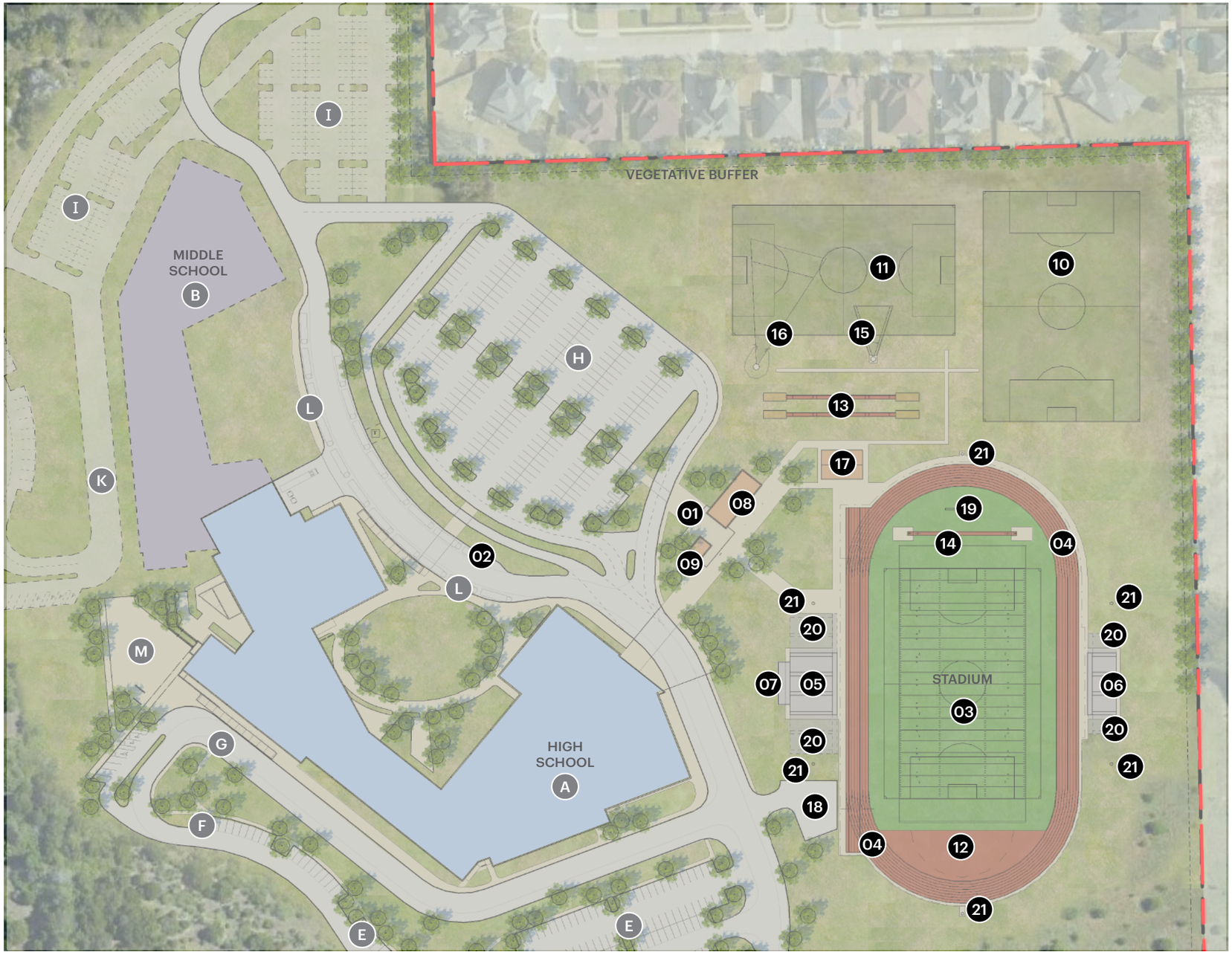
17 1 Story - 1,800 SF Storage Building

18 Ambulance Parking

19 Stadium Scoreboard

20 2,000 Seat Future Bleacher Expansion

21 Stadium Lights

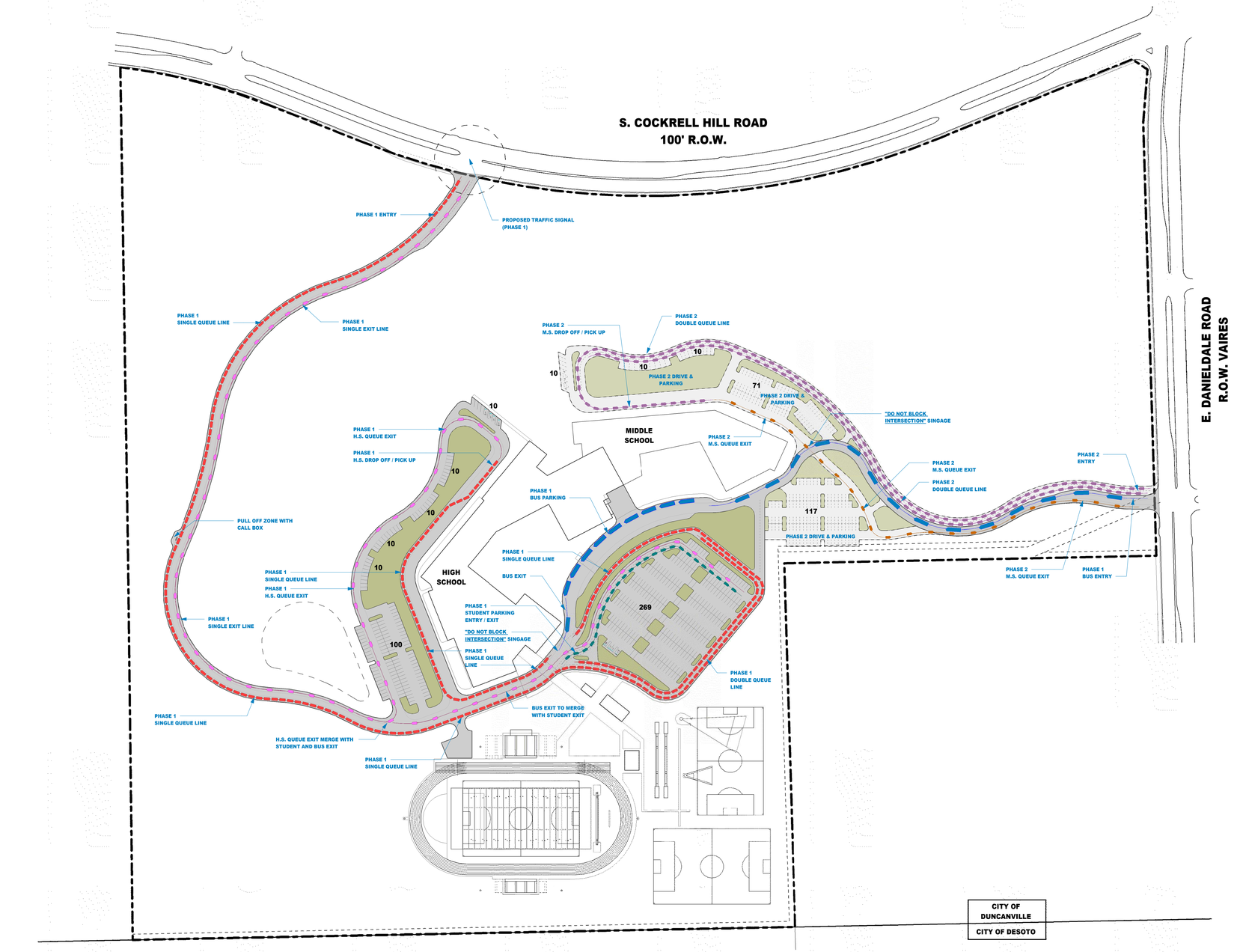


SITE PLAN 1"=100'

SD3 DEVELOPMENT

Grading Plan

SITE PLAN 1"=300'



01 Site QUEUE
1 : 1440

PARKING - SPACES AT 18' LONG X 9' WIDE TYP.

SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HIGH SCHOOL PHASE 1	41 HOME ROOM	328 8 PER CLASS	419
MIDDLE SCHOOL PHASE 2	28 HOME ROOM	56 2 PER CLASS	218
TOTAL		384	637
HC	404 HS (PHASE 1)	301-400 = 8 HC	8
	227 MS (PHASE 2)	301-300 = 7 HC	8

CAR QUEUE LENGTH

	REQUIRED	PROVIDED
PHASE 1 - HIGH SCHOOL =	5,150 LF	5,885 LF
PHASE 2 - MIDDLE SCHOOL =	3,760 LF	3,760 LF
TOTAL PROPOSED QUEUE =	8,910 LF	9,645 LF

HIGH SCHOOL *DROP OFF / PICK UP*

HIGH SCHOOL *STUDENT DRIVE*

HIGH SCHOOL *EXIT LINE*

HIGH SCHOOL *BUS ACCESS*

MIDDLE SCHOOL *DROP OFF / PICK UP*

MIDDLE SCHOOL *EXIT LINE*

LIFE SCHOOL DUNCANVILLE (CHARTER) FOR LIFE SCHOOL

SOUTHEAST CORNER
E. DANIELDALE ROAD & S. COCKRELL HILL ROAD
DUNCANVILLE, TEXAS 75137

JULY 17, 2024

LIFE SCHOOL

OWNER:
LIFE SCHOOL
132 EAST OVILLA ROAD
SUITE A
RED OAK, TEXAS 75154

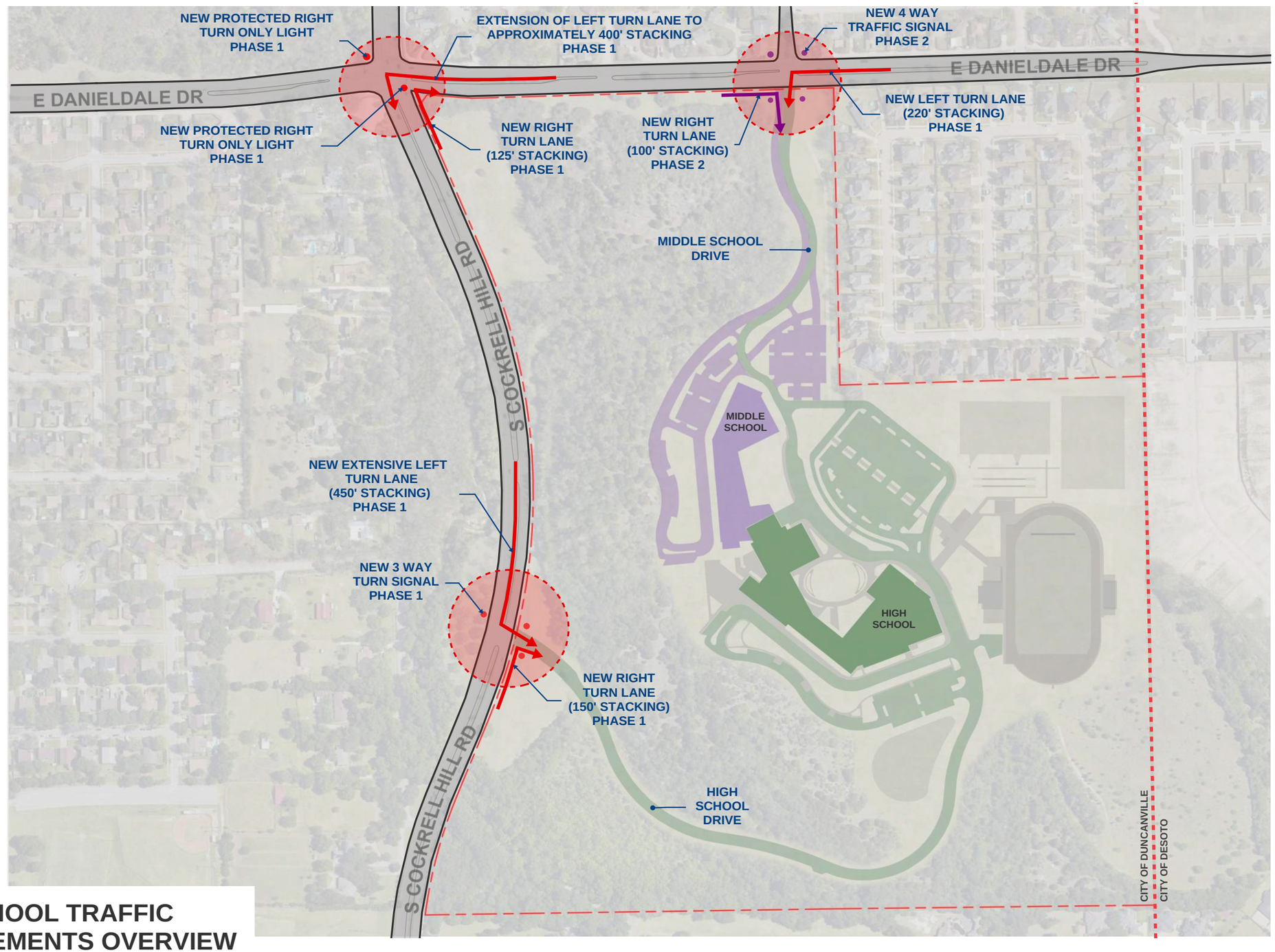
HKS

ARCHITECT:
HKS, INC.
350 N. SAINT PAUL ST.
SUITE 100
DALLAS, TX 75201

SCALE = 1" = 120'

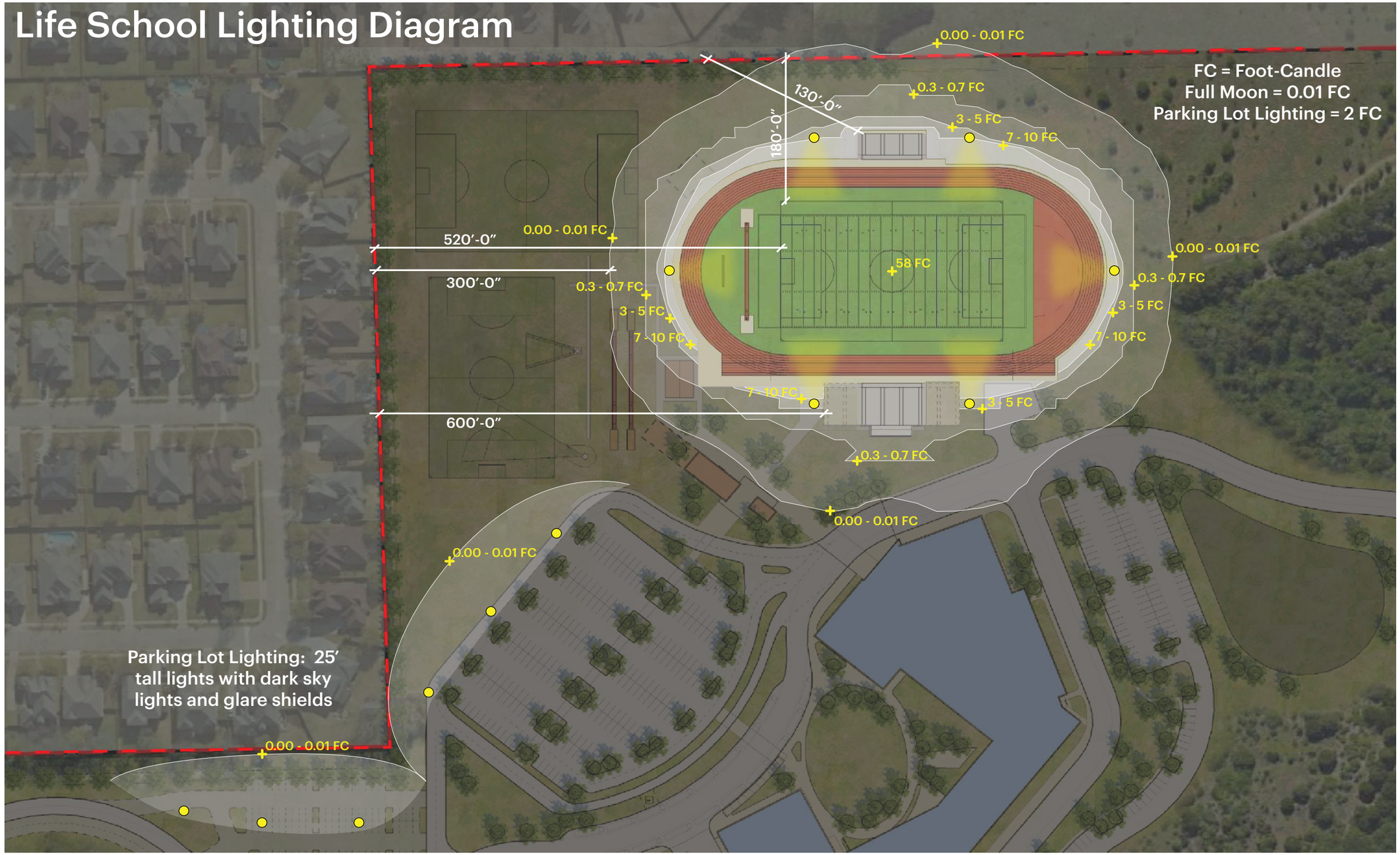
SITE PLAN

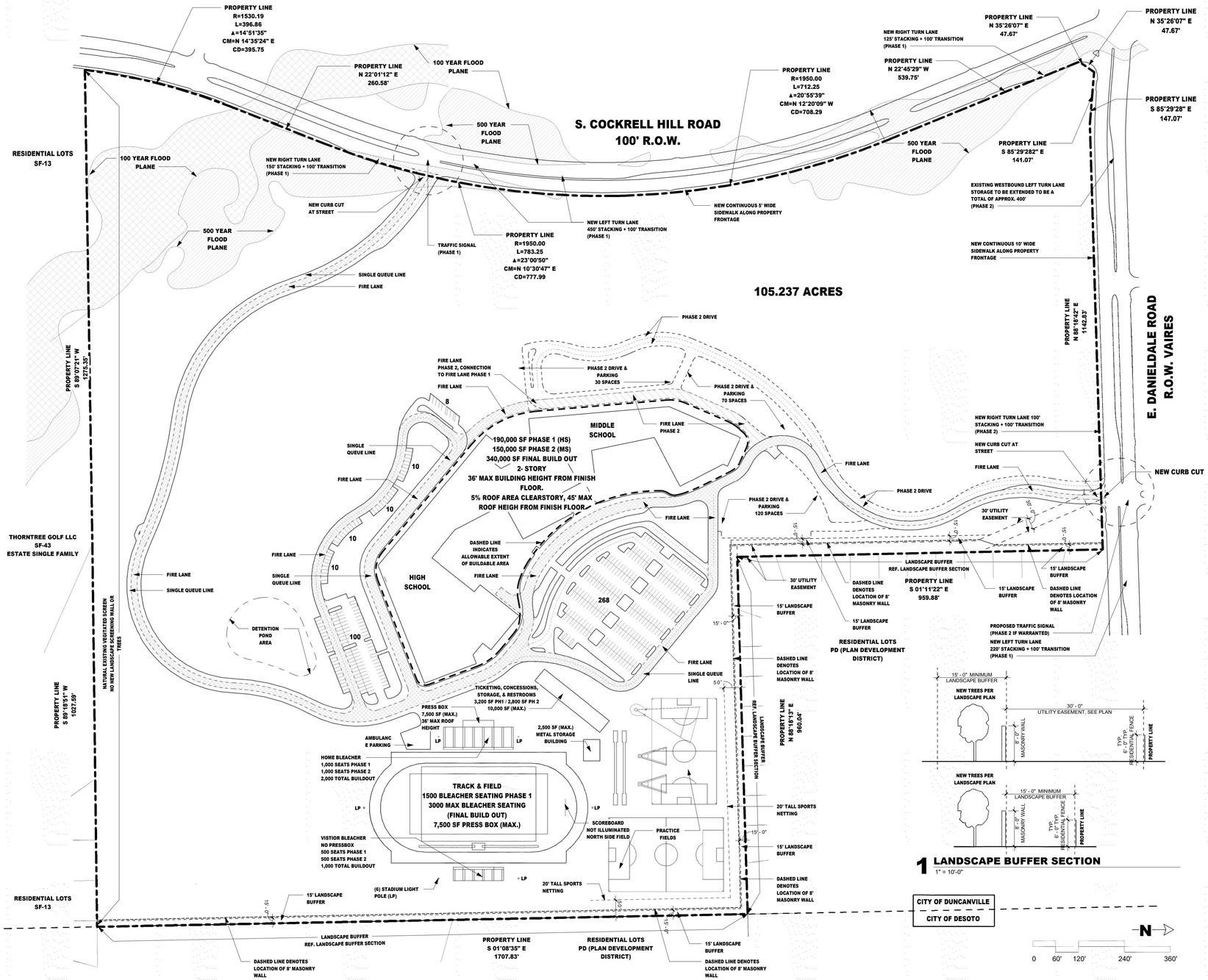
© 2024 HKS INC.



LIFE SCHOOL TRAFFIC IMPROVEMENTS OVERVIEW

Life School Lighting Diagram





1 LANDSCAPE BUFFER SECTION

1" = 10'-0"

PLAN DEVELOPMENT

SITE INFORMATION

TOTAL SITE = 105.2373 ACRES (4,584,136.7 SF)

BUILDING: 355,000 SF

2-STORY
40' BUILDING HEIGHT

FLOOR AREA RATION : .0774

LOT COVERAGE : 07.7%

IMPERVIOUS COVERAGE

BUILDING =	205,000 SF
SURFACE LOTS AND DRIVES =	712,000 SF
TOTAL IMPERVIOUS COVERAGE =	918,000 SF
PERCENT COVERAGE =	20%

CAR QUEUE LENGTH

	QUEUE REQUIRED	QUEUE PROVIDED
PHASE 1 - HIGH SCHOOL =	5,150 LF	5,885 LF
PHASE 2 - MIDDLE SCHOOL =	3,760 LF	4,495 LF
TOTAL QUEUE =	8,910 LF	10,350 LF

SITE PARKING

PARKING - SPACES AT 18' LONG X 9' WIDE TYP.

SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HIGH SCHOOL PHASE 1	41 HOME ROOM	328 8 PER CLASS	**416**
MIDDLE SCHOOL PHASE 2	28 HOME ROOM	56 2 PER CLASS	**220**
TOTAL		384	**636**
HC	404 HS (PHASE 1)	301-400 = 8 HC	**12**
	227 MS (PHASE 2)	301-300 = 7 HC	**8**

EVENT PARKING (STADIUM)

	1:4 SPACES PER SEATING	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
STADIUM PHASE 1	1,500	**375**	**417+86 = 503 (128 OVER)**
STADIUM PHASE 2	1,500 (ADDED)	**375**	**221+85 = 306**
PARKING			
PARKING LOT	PHASE 1		**416**
	PHASE 2		**220**
PARALLEL	PHASE 1		**80**
	PHASE 2		**75**
TOTAL		**750**	
PARKING LOT			**636**
PARALLEL			**155**
		750 REQUIRED	**791 PROVIDED**

NOTE:
FENCING TO BE SHOWN AS PART OF PERMIT APPROVAL DOCUMENTS. FENCING TO MEET PARAMETER OF THE PD REQUIREMENTS.

LIFE SCHOOL DUNCANVILLE (CHARTER) FOR LIFE SCHOOL

SOUTHEAST CORNER
E. DANIELDALE ROAD & S. COCKRELL HILL ROAD
DUNCANVILLE, TEXAS 75137

MARCH 4, 2025

LIFE SCHOOL

OWNER:
LIFE SCHOOL
132 EAST OVILLA ROAD
SUITE A
RED OAK, TEXAS 75154

HKS

ARCHITECT:
HKS, INC.
350 N. SAINT PAUL ST.
SUITE 100
DALLAS, TX 75201

SCALE = 1" = 120'

SITE PLAN

© 2024 HKS INC.

30' UTILITY EASEMENT

15' LANDSCAPE BUFFER

DASHED LINE DENOTES LOCATION OF 8' MASONRY WALL

15' LANDSCAPE BUFFER

PROPERTY LINE
S 01°11'22" E
959.88'

15' LANDSCAPE BUFFER

DASHED LINE DENOTES LOCATION OF 8' MASONRY WALL

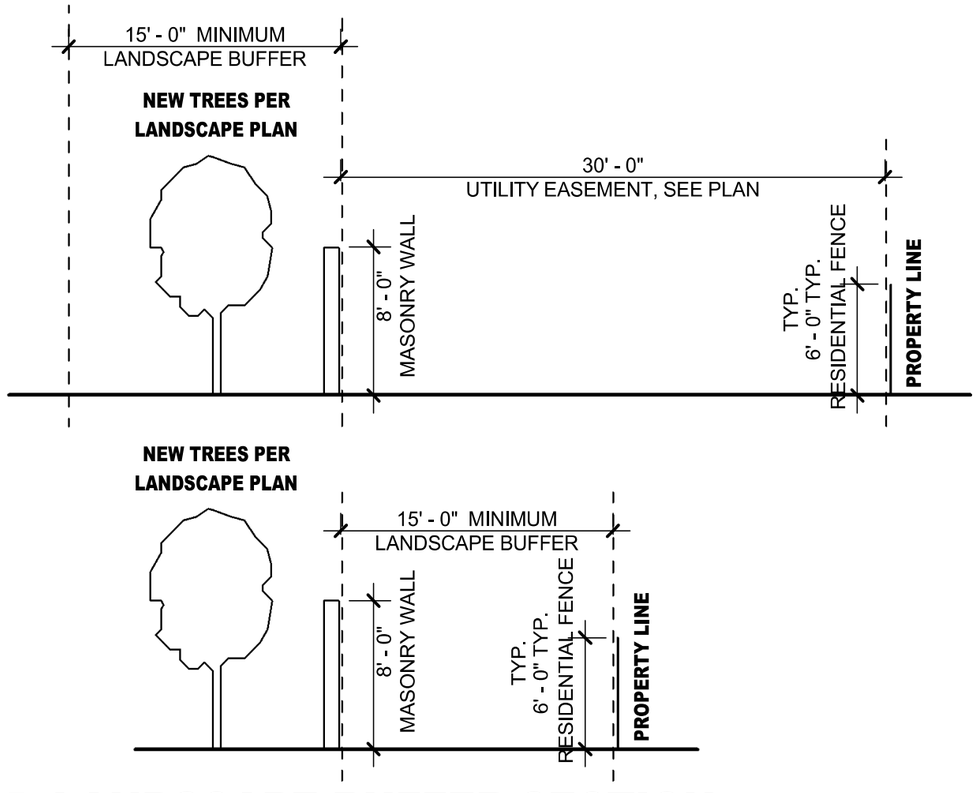
PROPOSED TRAFFIC SIGNAL
(PHASE 2 IF WARRANTED)

NEW LEFT TURN LANE
220' STACKING + 100' TRANSITION
(PHASE 1)

RESIDENTIAL LOTS
PD (PLAN DEVELOPMENT DISTRICT)

DASHED LINE DENOTES LOCATION OF 8' MASONRY WALL

PROPERTY LINE
N 88°18'13" E
960.04'



1 LANDSCAPE BUFFER SECTION
1" = 10'-0"

20' TALL SPORTS NETTING

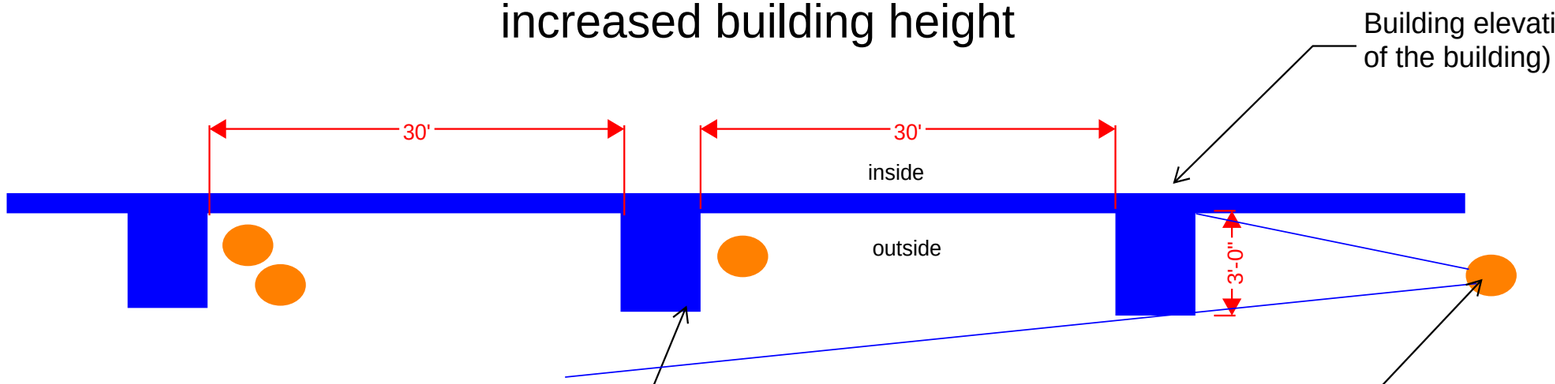
15' LANDSCAPE BUFFER

DASHED LINE DENOTES LOCATION OF 8' MASONRY WALL

CITY OF DUNCANVILLE

CITY OF DESOTO

Elevation Articulation Diagram illustrating safety concerns for school and increased building height

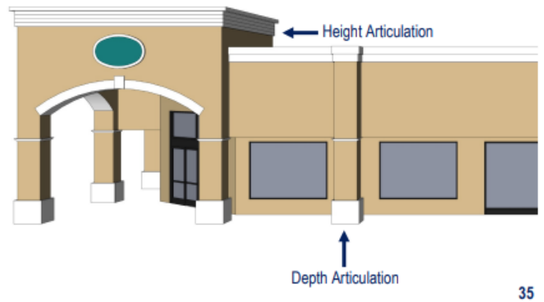


Height articulation results in 5 ' additional building height.

B. Building Articulation

1. Height and depth articulation shall be provided as follows:
   a. Height articulation for flat roofs of at least five (5) feet shall be required for every fifty (50) feet of building façade length. Pitched roofs do not require height articulation.
   b. Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building façade length. Depth articulation applies only below the roofline.
2. The rear façade is exempt from the articulation requirements unless it is visible from a public right-of-way or residential property.

Figure 4.03.1. Examples of Height and Depth Articulation



35

LIFE HIGH SCHOOL
VISITORS ▶
HKS
Life School
Duncanville Campus
ENTRY VIEW

HKS | Life School Duncanville Campus

ATHLETICS LOBBY VIEW

HKS | Life School
Duncanville Campus

PLAZA VIEW

LIFE HIGH SCHOOL
HKS
Life School
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GYMNASIUM VIEW

HKS
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Duncanville Campus
CAFETORIUM VIEW

HKS
Life School
Duncanville Campus
LOBBY VIEW

LIFE HIGH SCHOOL
VISITORS ▶
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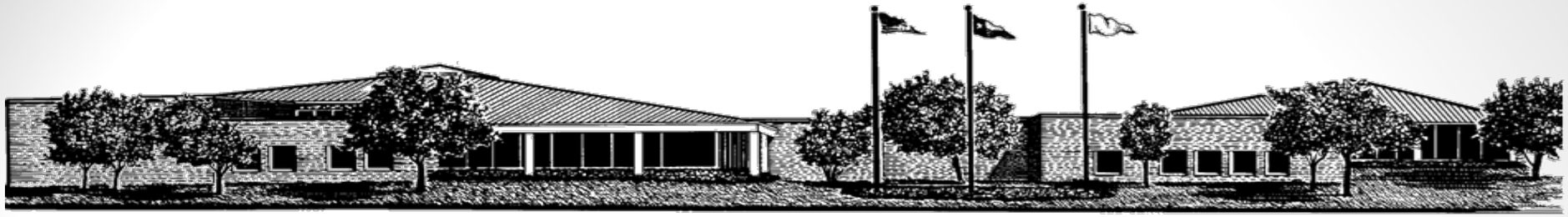
ENTRY VIEW

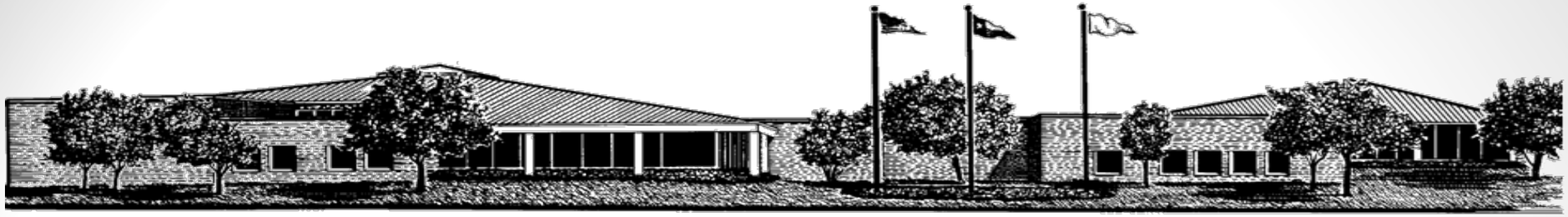


City of Duncanville

CITY OF DUNCANVILLE
STAFF PRESENTATION TO
PLANNING AND ZONING COMMISSION

MAY 12, 2025

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



City of Duncanville

CONDUCT A PUBLIC HEARING (2024-13) FOR A ZONING CHANGE FROM SF-13 TO A PD PLANNED DEVELOPMENT (EDUCATIONAL FACILITY) BY BRIAN NELSON, APPLICANT, REPRESENTING LIFE SCHOOL OF DALLAS, OWNER, FOR REVIEW AND (APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLE) ON KEYSTONE PLACE, BLOCK 1, LOTS 1, ACS 6.005, MORE COMMONLY KNOWN AS 1600 SOUTH COCKRELL HILL ROAD AND NEL A AYERS, ABSTRACT 11, TRACT 9, ACS 99.265, MORE COMMONLY KNOWN AS 1000 EAST DANIELDALE ROAD, IN THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS.

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

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Purpose for the request**
  - The applicant intends to develop an Educational Facility for a public charter school that will include a middle school, high school, associated parking and infrastructure, and athletic facilities, including a stadium.
  - According to Section 3.03 of the current zoning ordinance, an Educational Facility is permitted in the SF-13 (Single-Family Residential District) with review and approval of a Specific Use Permit (SUP). However, a Planned Development (PD) was determined to be a more appropriate and effective path for this project, due to the following key considerations:

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Request**
  - A zoning change to allow for new development of an Educational Facility (Life School – Public Charter School)
- **Future Land Use Map Designation**
  - The subject properties have a Future Land Use Designation of Low Density Residential.
- **Current Zoning District**
  - SF-13, Single-Family Residential District
- **Proposed Zoning District**
  - PD, Planned Development District

City of Duncanville

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Purpose for the request (continued)**
  1. **Site Uniqueness:** The subject property is substantially larger than typical residential parcels and includes extensive tree canopy and topographical features. The scale and nature of the proposed development – along with the need for internal circulation, stormwater management, and phased construction- require a level of flexibility not readily achievable under the base SF-13 and Specific Use Permit process.
  2. **Regulatory Clarity:** A PD allows for the clear establishment of tailored development standards for height, setbacks, lighting, parking, screening, and landscaping that are necessary to balance operational needs with community compatibility.

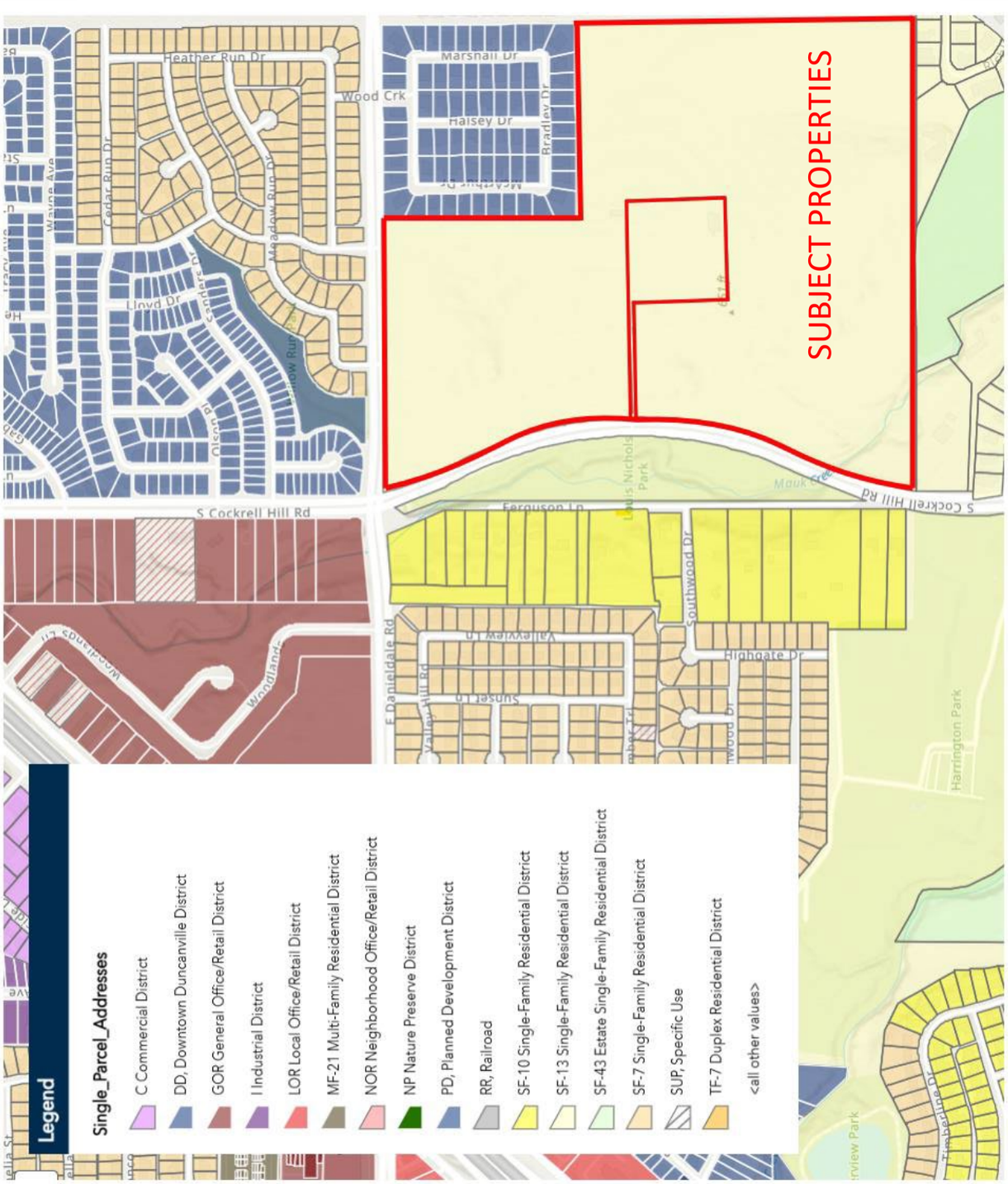
1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Purpose for the request (continued)**

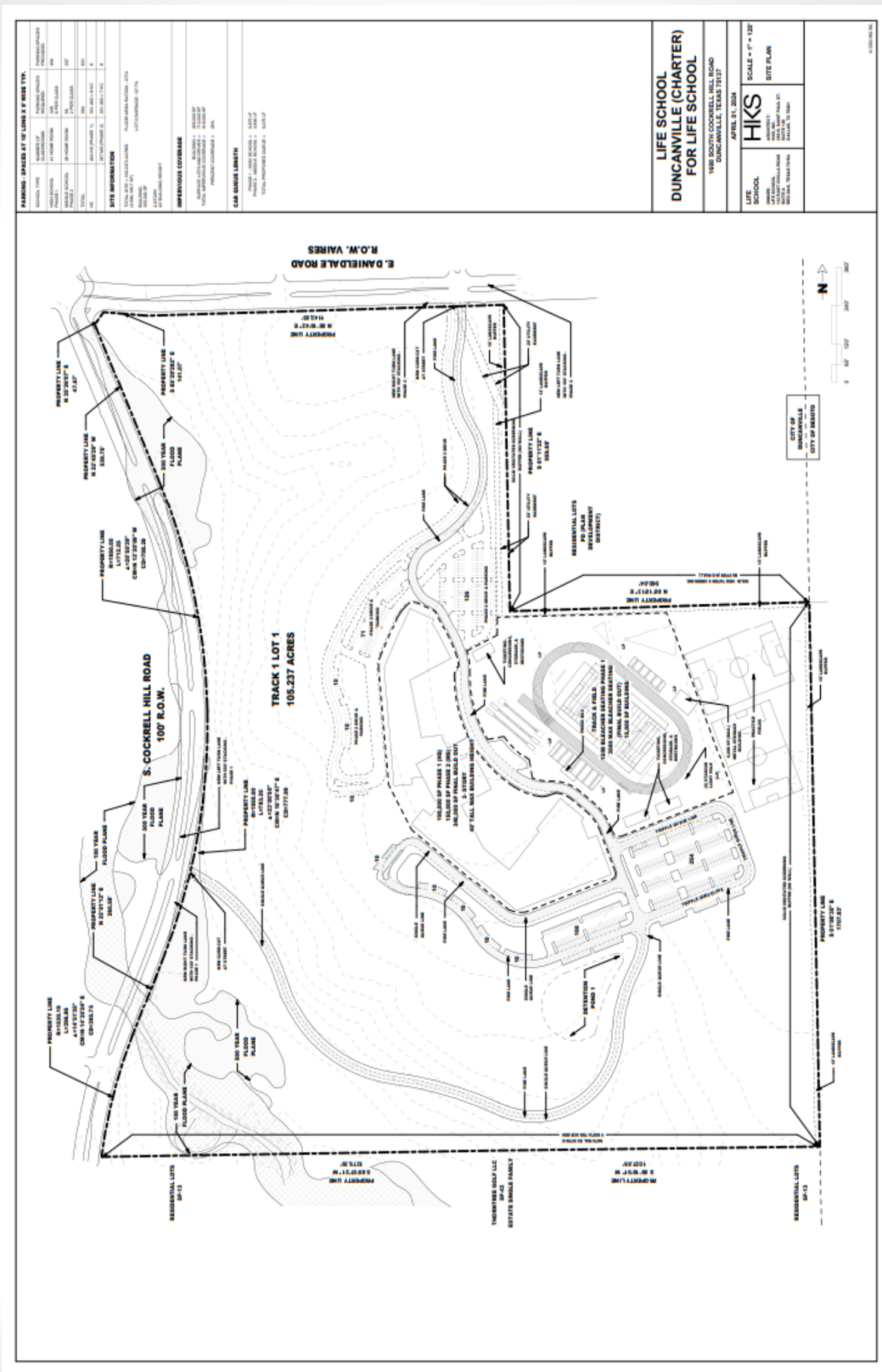
  3. Legal Context: Given Life School's status as an open-enrollment charter school and the legal protections afforded under House Bill 1707 (Texas Education Code §12.1058), the PD also offers a proactive and transparent means to codify development expectations consistent with the City's treatment of school districts.

  Through the Planned Development process, the applicant and City can work to define a custom zoning district that reflects the sites use, respects the neighborhood context, and provides long-term predictability for all parties involved. The PD process also allows for collaboration in aligning the design and mission of the development with the City's planning goals and standards.

City of Duncanville



City of Duncanville



1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Project Scope**
  - Phase 1: High School, associated parking, and a stadium (initial seating capacity of 3,000)
  - Phase 2: Middle School and additional parking and drive infrastructure.

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Key Development Parameters:**
  - **Maximum Floor Area:** 355,000 sq. ft.
  - **Maximum Building Height:** 36 feet (with limited exceptions for clerestories and stadium press box)
  - **Stadium Lighting:** Permitted without height restriction; designed to limit spillover in compliance with Section 4.05 of the City's lighting code.
  - **Parking:** Customized Ratios for
    - Middle School – 2 spaces per classroom
    - High School – 8 spaces per classroom
    - Stadium – 1 space per 4.5 seats

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- **Key Development Parameters (Continued):**
  - **Landscaping:** Modified tree preservation and landscaping standards to retain natural character and canopy.
  - **Screening/Buffering:** Enhanced 8’ precast concrete walls and landscaping adjacent to residential properties.
  - **Fencing:** Up to 8’ ornamental and/or chain link fencing to meet TEA safety requirements.
  - **Exterior Design Standards:** Modified to allow 80% masonry coverage in lieu of articulation requirements due to safety and functional considerations.

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

- 561 notices mailed to property owners of properties within a 1,000 ft radius of the subject property.
  - 13 replied in favor
  - 88 replied in opposition

City of Duncanville

1600 S. Cockrell Hill Rd. & 1000 E. Danieldale Rd.

Options for Consideration:

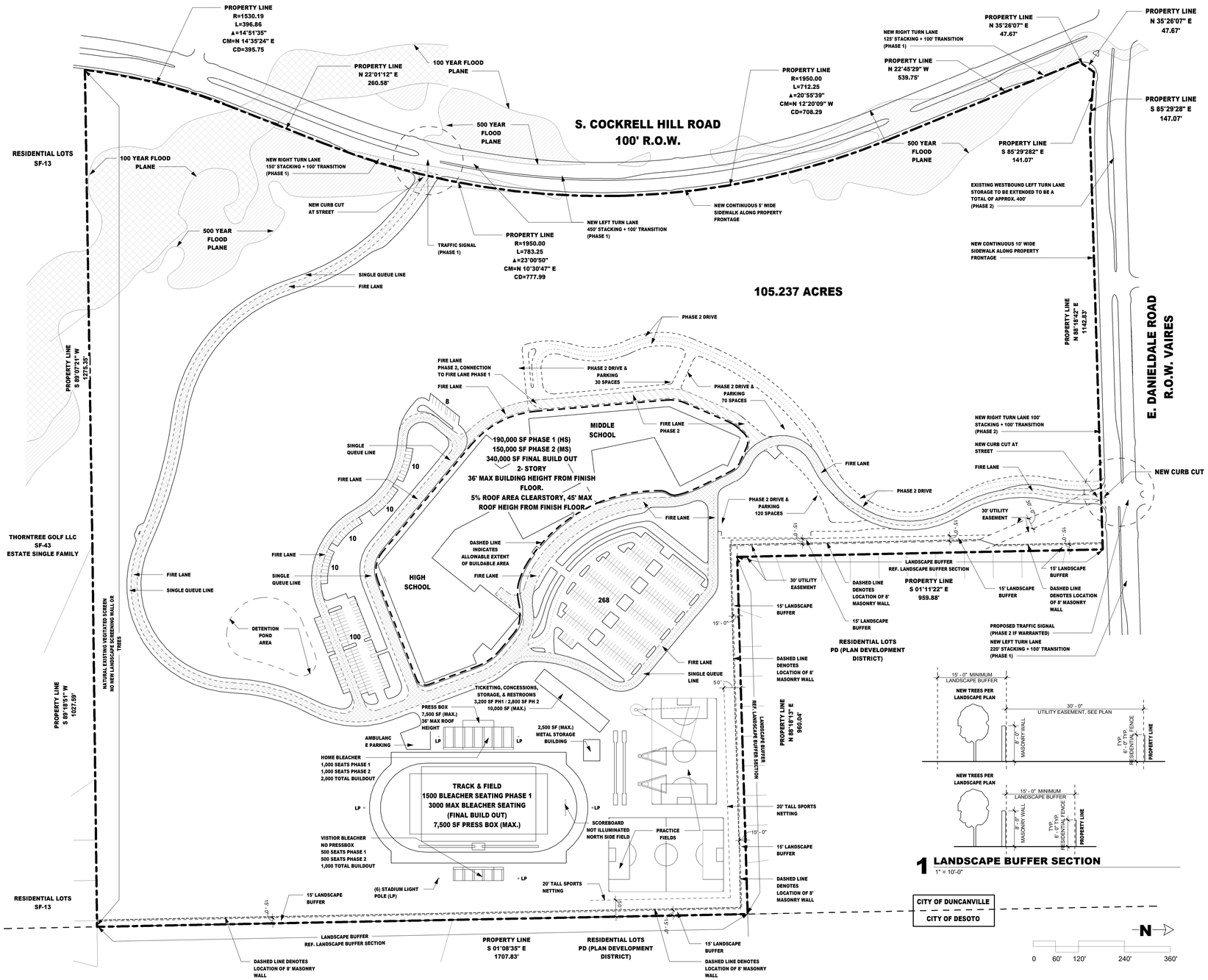
1. **Approve** – Approval of the Planned Development as submitted.
2. **Approve with Conditions** – Approval of the Planned Development with conditions or adjustments that are needed to ensure compliance and compatibility.
3. **Deny**- Denial of the Planned Development if the application does not demonstrate a public benefit , is inconsistent with the spirit and intent of the Comprehensive Plan, and/or raises concern related to public health, safety or general welfare.
4. **Table** – Continue the item to the next regularly scheduled Planning and Zoning Commission Meeting

City of Duncanville

Thank you

Any questions?

City of Duncanville



1 LANDSCAPE BUFFER SECTION
1" = 10'-0"

PLAN DEVELOPMENT

SITE INFORMATION

TOTAL SITE = 105.2373 ACRES (4,584,136.7 SF)

BUILDING: 355,000 SF

2-STORY
40' BUILDING HEIGHT

FLOOR AREA RATION : .0774

LOT COVERAGE : 07.7%

IMPERVIOUS COVERAGE

BUILDING =	205,000 SF
SURFACE LOTS AND DRIVES =	712,000 SF
TOTAL IMPERVIOUS COVERAGE =	918,000 SF
PERCENT COVERAGE =	20%

CAR QUEUE LENGTH

	QUEUE REQUIRED	QUEUE PROVIDED
PHASE 1 - HIGH SCHOOL =	5,150 LF	5,885 LF
PHASE 2 - MIDDLE SCHOOL =	3,760 LF	4,495 LF
TOTAL QUEUE =	8,910 LF	10,350 LF

SITE PARKING

PARKING - SPACES AT 18' LONG X 9' WIDE TYP.

SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HIGH SCHOOL PHASE 1	41 HOME ROOM	328 8 PER CLASS	**416**
MIDDLE SCHOOL PHASE 2	28 HOME ROOM	56 2 PER CLASS	**220**
TOTAL		384	**636**
HC	404 HS (PHASE 1)	301-400 = 8 HC	**12**
	227 MS (PHASE 2)	301-300 = 7 HC	**8**

EVENT PARKING (STADIUM)

	1:4 SPACES PER SEATING	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
STADIUM PHASE 1	1,500	**375**	**417+86 = 503 (128 OVER)**
STADIUM PHASE 2	1,500 (ADDED)	**375**	**221+85 = 306**
PARKING			
PARKING LOT	PHASE 1		**416**
	PHASE 2		**220**
PARALLEL	PHASE 1		**80**
	PHASE 2		**75**
TOTAL		**750**	
PARKING LOT			**636**
PARALLEL			**155**
		750 REQUIRED	**791 PROVIDED**

NOTE*
FENCING TO BE SHOWN AS PART OF PERMIT APPROVAL DOCUMENTS. FENCING TO MEET PARAMETER OF THE PD REQUIREMENTS.

LIFE SCHOOL DUNCANVILLE (CHARTER) FOR LIFE SCHOOL

SOUTHEAST CORNER
E. DANIELDALE ROAD & S. COCKRELL HILL ROAD
DUNCANVILLE, TEXAS 75137

MARCH 4, 2025

LIFE SCHOOL

OWNER:
LIFE SCHOOL
132 EAST OVILLA ROAD
SUITE A
RED OAK, TEXAS 75154

HKS

ARCHITECT:
HKS, INC.
350 N. SAINT PAUL ST.
SUITE 100
DALLAS, TX 75201

SCALE = 1" = 120'

SITE PLAN

© 2024 HKS INC.

SD3 DEVELOPMENT

Site Plan

FEATURES

- **A** 171,530 SF High School
- **B** MAX 150,000 SF Middle School
- **C** HS Traffic Entry and Exit / Buss Exit
- **D** MS Traffic Entry and Exit / Buss Entry
- **E** 120 Space HS Staff Parking
- **F** 30 Space HS Visitors Parking
- **G** HS Student Drop Off
- **H** 269 Space HS Student and Stadium / Events Parking
- **I** 197 Space MS Staff Parking
- **J** 30 Space MS Visitors Parking
- **K** MS Student Drop Off
- **L** Bus Drop-Off
- **M** Entry Plaza

SITE PLAN 1"=300'

SD3 DEVELOPMENT

Site Athletics

LEGEND

01 Home and Visitor Parking Entrance

02 Athletic Bus Parking

03 UIL Football / Soccer Field

04 8 lane UIL Track

05 1,500 Seat Home Side Bleachers

06 1,000 Seat Visitor Bleachers

07 Press Box

08 2,415 SF Restrooms

09 680 SF Consessions

10 High School Practice Field

11 Middle School Practice Field (Phase 2)

12 High Jump

13 Long Jump / Triple Jump

14 Pole Vault

15 Shot Put

16 Discuss

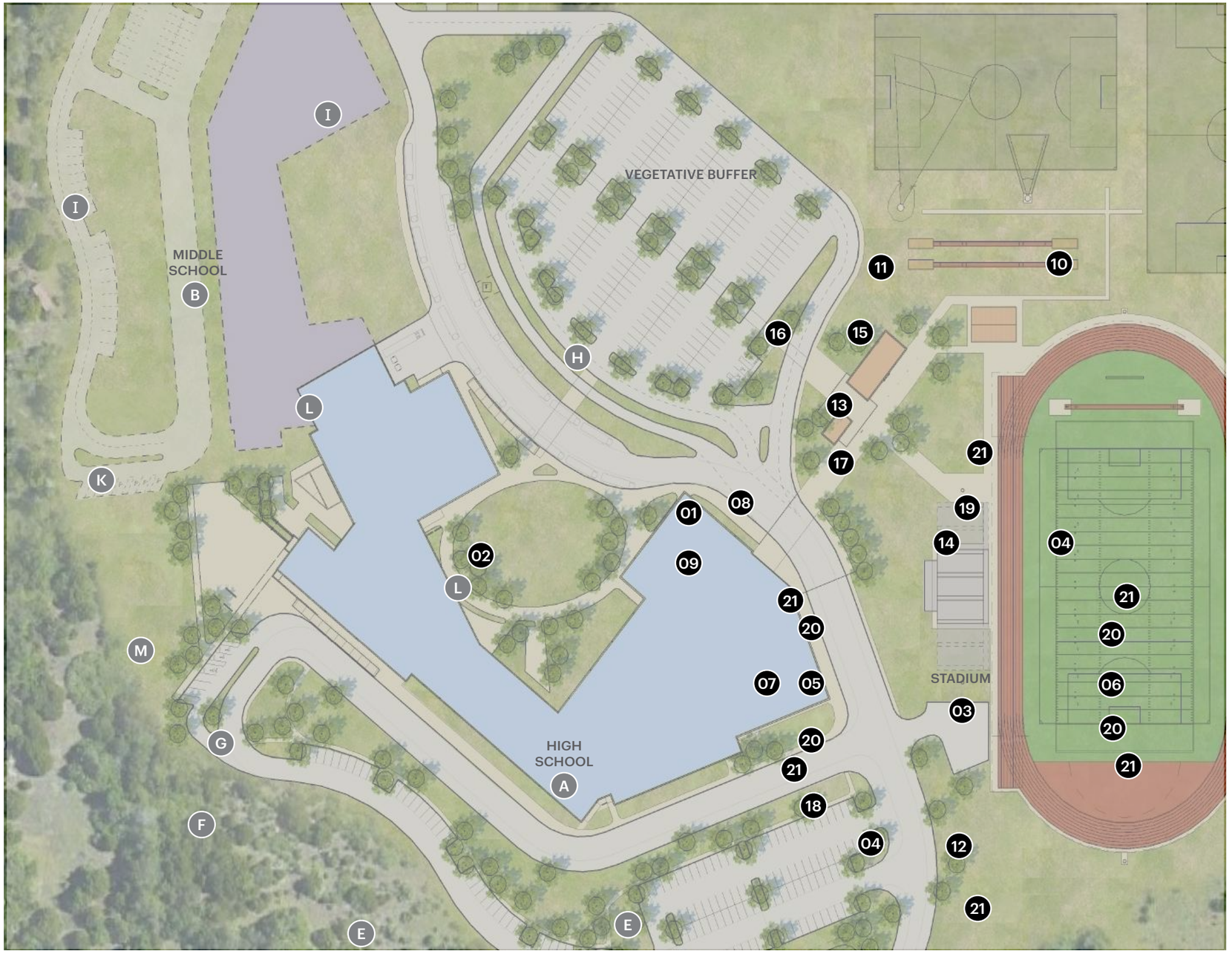
17 1 Story - 1,800 SF Storage Building

18 Ambulance Parking

19 Stadium Scoreboard

20 2,000 Seat Future Bleacher Expansion

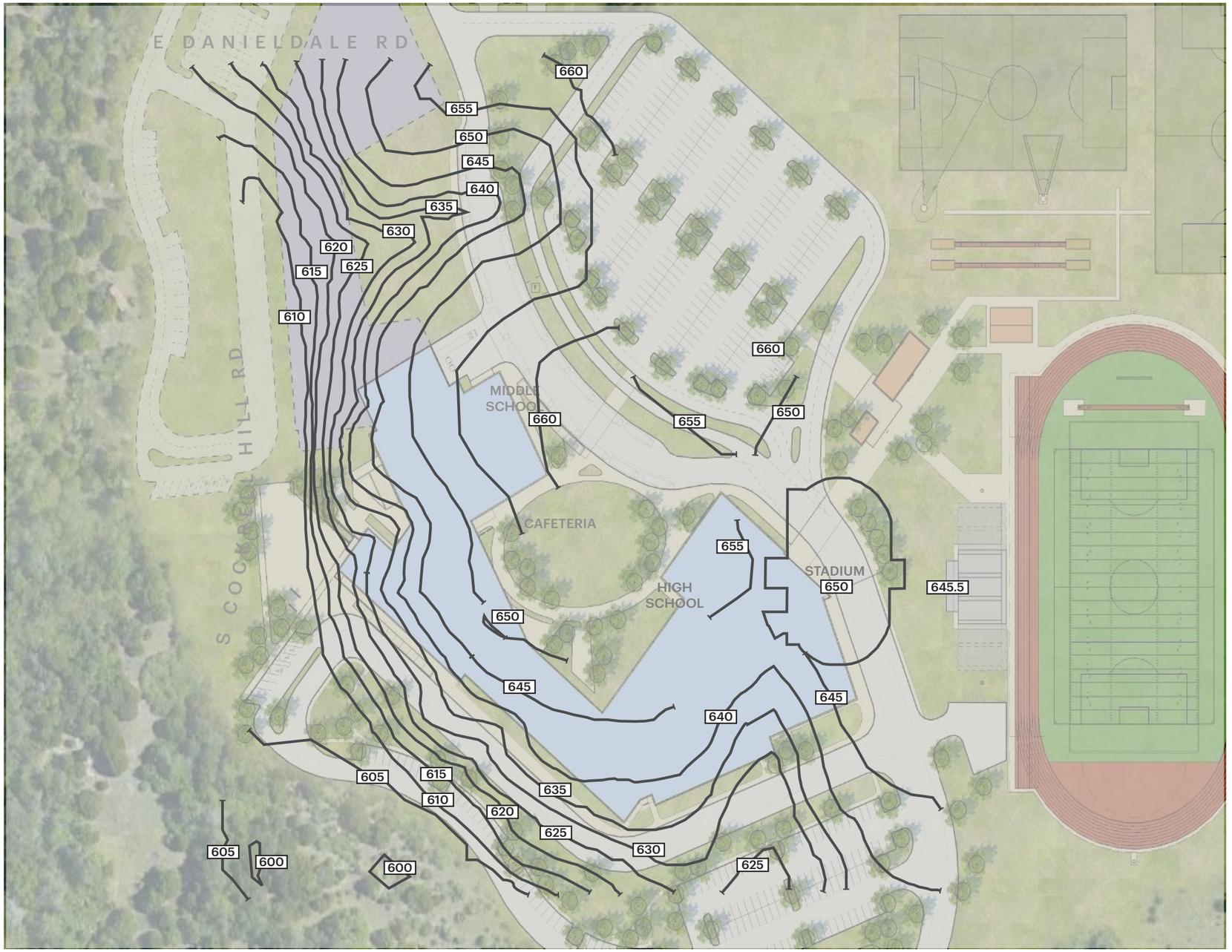
21 Stadium Lights



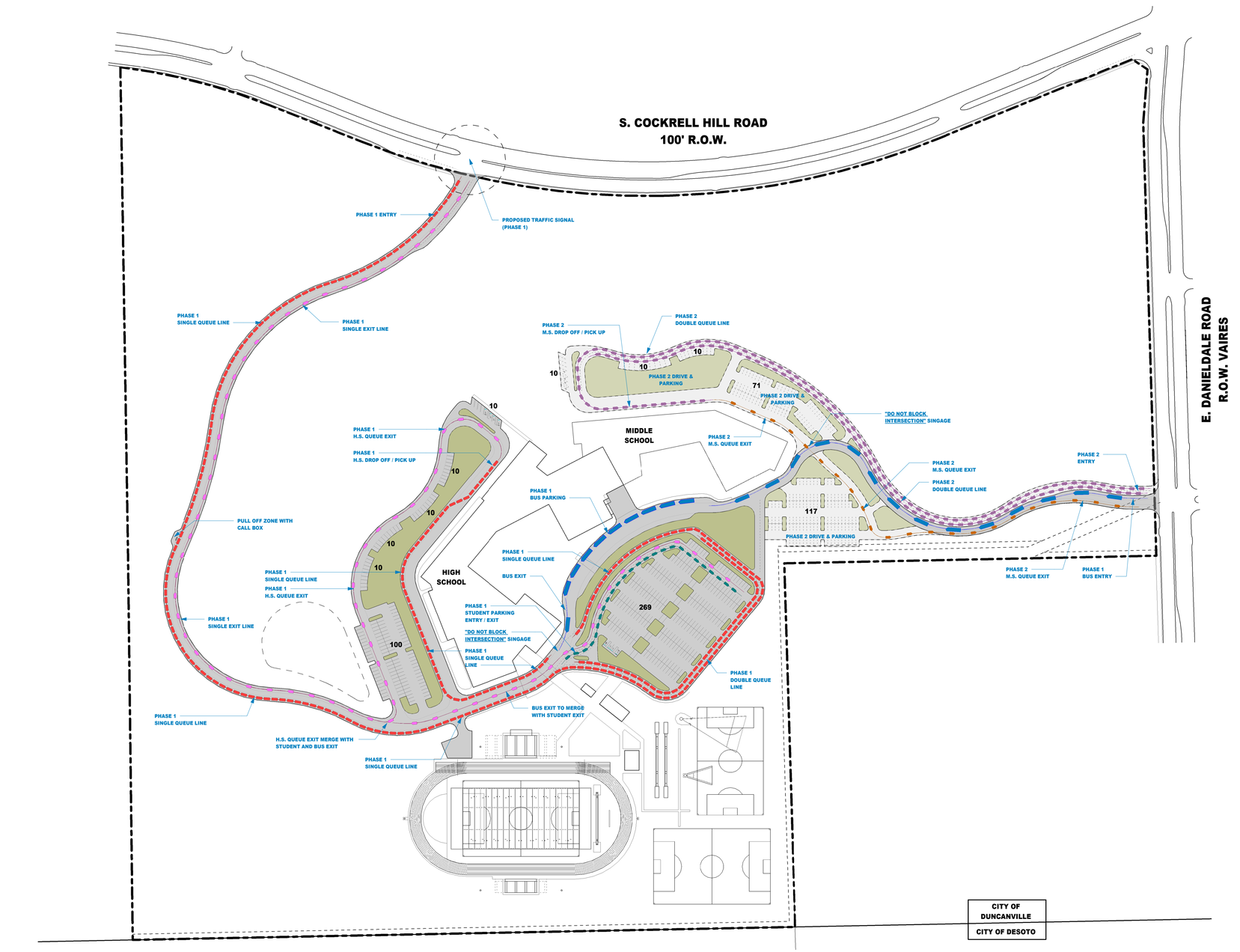
SITE PLAN 1"=100'

SD3 DEVELOPMENT

Grading Plan



SITE PLAN 1"=300'



01 Site QUEUE
1 : 1440

PARKING - SPACES AT 18' LONG X 9' WIDE TYP.

SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HIGH SCHOOL PHASE 1	41 HOME ROOM	328 8 PER CLASS	419
MIDDLE SCHOOL PHASE 2	28 HOME ROOM	56 2 PER CLASS	218
TOTAL		384	637
HC	404 HS (PHASE 1)	301-400 = 8 HC	8
	227 MS (PHASE 2)	301-300 = 7 HC	8

CAR QUEUE LENGTH

	REQUIRED	PROVIDED
PHASE 1 - HIGH SCHOOL =	5,150 LF	5,885 LF
PHASE 2 - MIDDLE SCHOOL =	3,760 LF	3,760 LF
TOTAL PROPOSED QUEUE =	8,910 LF	9,645 LF

HIGH SCHOOL
DROP OFF / PICK UP

HIGH SCHOOL
STUDENT DRIVE

HIGH SCHOOL
EXIT LINE

HIGH SCHOOL
BUS ACCESS

MIDDLE SCHOOL
DROP OFF / PICK UP

MIDDLE SCHOOL
EXIT LINE

LIFE SCHOOL DUNCANVILLE (CHARTER) FOR LIFE SCHOOL

SOUTHEAST CORNER
E. DANIELDALE ROAD & S. COCKRELL HILL ROAD
DUNCANVILLE, TEXAS 75137

JULY 17, 2024

LIFE SCHOOL

OWNER:
LIFE SCHOOL
132 EAST OVILLA ROAD
SUITE A
RED OAK, TEXAS 75154

HKS

ARCHITECT:
HKS, INC.
350 N. SAINT PAUL ST.
SUITE 100
DALLAS, TX 75201

SCALE = 1" = 120'

SITE PLAN

© 2024 HKS INC.

FLOOR PLANS

Overall Level 01

LEGEND

- Administration
- Cafetorium
- Kitchen
- Visual Arts
- Performing Arts
- Leadership/Mentor
- SPED
- CTE Tech
- CTE Health
- Core Classrooms
- Athletics
- Science Classroom
- Building Support

HKS | Life School Duncanville

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FLOOR PLANS

Overall Level 02

LEGEND

- Administration
- Cafetorium
- Kitchen
- Visual Arts
- Performing Arts
- Leadership/Mentor
- SPED
- CTE Tech
- CTE Health
- Core Classrooms
- Athletics
- Science Classroom
- Building Support

HKS | Life School Duncanville

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LIFE HIGH SCHOOL
VISITORS ▶
HKS
Life School
Duncanville Campus
ENTRY VIEW

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ATHLETICS LOBBY VIEW

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Duncanville Campus

PLAZA VIEW

LIFE HIGH SCHOOL
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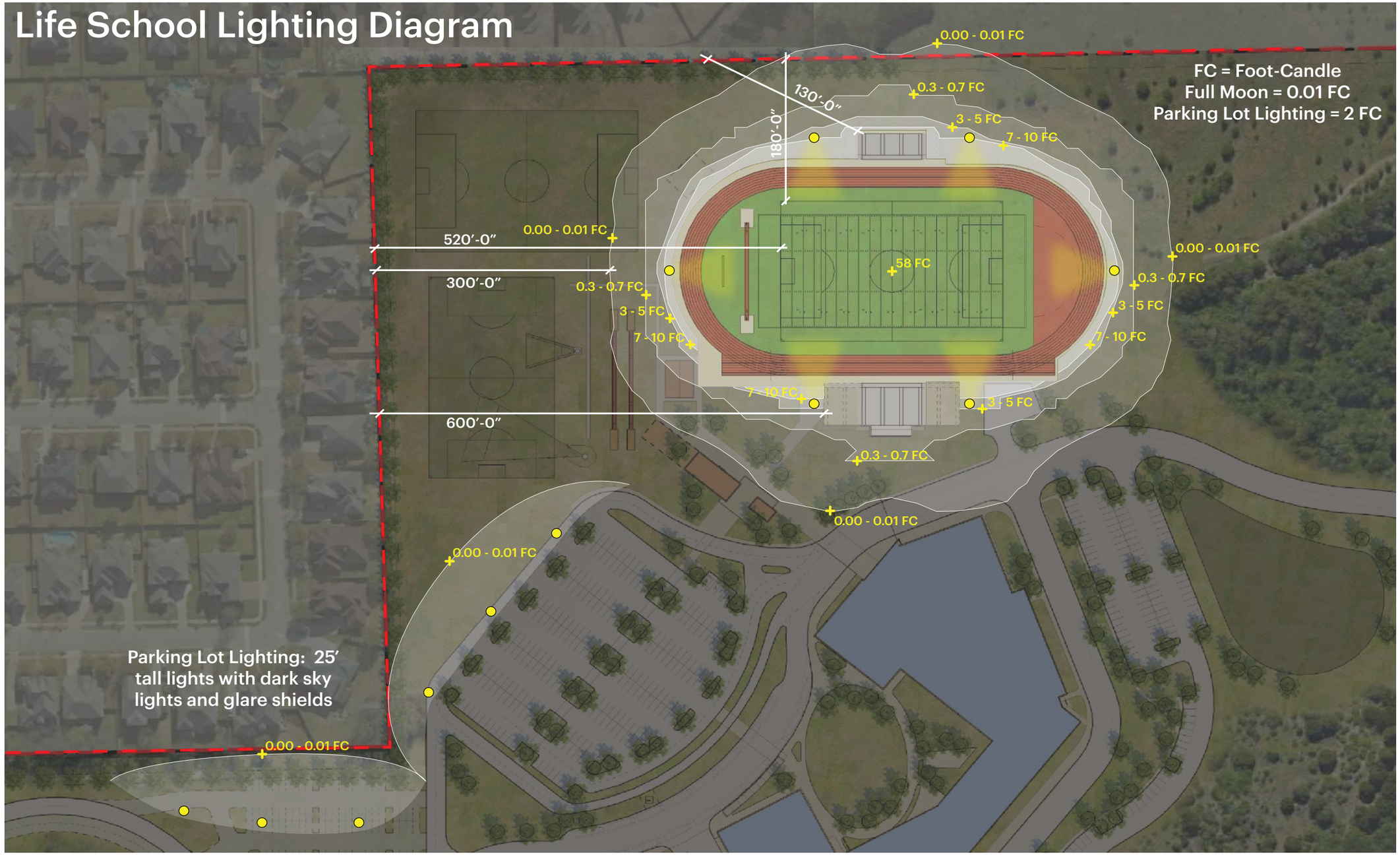
Life School
Duncanville Campus
GYMNASIUM VIEW

HKS
Life School
Duncanville Campus
CAFETORIUM VIEW

HKS
Life School
Duncanville Campus
LOBBY VIEW

Life School Lighting Diagram



December 23, 2024

Mr. Victor M. Barrera
Economic Development Director
City of Duncanville
203 East Wheatland Road
Duncanville, TX 75116

Subject: Submission of Zoning Analysis for 1000 East Danieldale Road | Life Charter School

Dear Mr. Barrera

Thank you for engaging Olsson to conduct a zoning analysis for the property located at 1000 East Danieldale Road, Duncanville, TX 75137. We understand the importance of this analysis in evaluating the proposed development of a public charter school and its alignment with the City's zoning ordinances, Comprehensive Plan, and development goals.

Enclosed, you will find the Zoning Analysis Report, which includes:

1. **Executive Summary:**
    - It offers an overview of the proposed development request, and the application submitted to the city for review. Additionally, it outlines guidance on the Specific Use Permit versus Planned Development process and includes a concise summary of Texas statutes governing schools and the regulation of zoning ordinances related to educational institutions.
2. **Detailed Zoning Review:**
    - A thorough evaluation of the current zoning designation (SF-13 Single-Family Residential District) and the Planned Development (PD) application submitted by the applicant.
    - Analysis of the submitted documents and their conformance to the current SF-13 Single Family Residential District regulations, design standards, and other applicable municipal code regulations.

We trust that this report will assist the City in making an informed and balanced decision that addresses community concerns, aligns with local planning goals, and complies with applicable legal and regulatory requirements. Please note that our recommendations are based on professional expertise and are not intended to serve as legal advice. We strongly encourage the City to consult with its legal counsel for further interpretation of relevant laws and statutes.

We appreciate the opportunity to assist the City of Duncanville with this analysis. If you have any questions or require additional information, please do not hesitate to contact me at 214.894.7019 or bkane@olsson.com.

Sincerely,

Brennan P Kane

Brennan P. Kane
Lead Planner

Attachments: Zoning Analysis Report

5700 Tennyson Pkwy / Suite 100 / Plano, TX 75024
olsson.com

EXECUTIVE SUMMARY:

This zoning analysis addresses the proposed development of a public charter school on an approximately 105-acre property located at 1000 East Danieldale Road in Duncanville, TX, currently zoned as SF-13 Single-Family Residential. The proposed development has sparked community interest and concerns, particularly regarding its potential impact on the quality of life and local roadways.

In August 2024, Life School, the project sponsor, held a town hall meeting that attracted over 100 residents. During this meeting, community members voiced concerns about traffic congestion, safety, and the potential effects on neighboring properties. The project sponsor also indicated a desire for a future commercial development site on the property, although this component is not included in the current request and will require separate consideration at a later date.

The current proposal outlines a phased approach for the development:

1. **Phase One**: Construction of a 195,000 SF high school and supplemental athletic fields to serve the educational and recreational needs of the initial student population.
2. **Future Phase**: Addition of a middle school to the campus, expanding the site's capacity and programming to accommodate younger students.

At the direction of city staff, Life School has submitted a Planned Development (PD) application, including civil drawings and a traffic study, for review. The city has engaged a separate consultant to assess the submitted traffic study, ensuring compliance with local regulations and addressing community concerns.

This analysis focuses on determining whether the proposed development meets the requirements of the current zoning and identifying any additional municipal code relief necessary for approval. By evaluating zoning compliance, potential variances, and broader implications, this report aims to support the City's review process and ensure the project aligns with Duncanville's Zoning Ordinance, Comprehensive Plan, and community goals.

Specific Use Permit (SUP) vs. Planned Development (PD)

Chapter 22, Article 03 of the Duncanville Zoning Ordinance identifies Public Schools, (Primary or Secondary) as an allowable use under a Specific Use Permit (SUP). The SUP process allows specific land uses that are not permitted by right in a zoning district but may be compatible under certain conditions. It is a case-by-case consideration to ensure compatibility with surrounding land uses and adherence to city policies.

In considering an application for an SUP, the Planning and Zoning Commission and the City Council shall consider the following:

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

The applicant, at the direction of city staff, submitted a PD application due to the potential for future commercial development on the approximately 105-acre property. The PD process allows for the creation of a customized zoning district with tailored development standards and permitted uses. It is specifically designed for projects requiring flexibility beyond the base zoning regulations, especially for larger or more complex developments.

At the time of this review and project application, the applicant is seeking approval solely for the construction of a 195,000-square-foot high school, including supplementary outdoor athletic facilities. Future phases of development would come at a later date. However, based on the current Comprehensive Plan, this area is designated for Low-Density Residential development and is not intended for commercial uses or development.

The absence of a detailed site plan or identified end user for the proposed commercial component further complicates the PD process. Without these critical elements, accepting or reviewing a PD application at this stage would be premature and speculative. Additionally, to facilitate future commercial development, the applicant would need to undertake a comprehensive set of actions, including:

- Rezoning the property for commercial use.
- Submitting a land division request.
- Seek an amendment to the Comprehensive Plan to align with the proposed commercial land use.

Given these factors, **Olsson recommends that the applicant submit a Specific Use Permit (SUP) application** for the current phase of development. The SUP process is more appropriate for evaluating the high school and athletic facilities within the context of the existing zoning requirements, allowing for a focused review of the proposed educational use while deferring consideration of commercial development until a more detailed proposal is presented. This approach aligns with the intent of the zoning code and the Comprehensive Plan, ensuring a responsible and incremental planning process.

Texas Statutes Pertaining to Regulation of Schools and Zoning

In Texas, the authority of municipalities to regulate charter schools through local zoning ordinances and Special Use Permits (SUPs) is a nuanced area shaped by a balance between state-level policies promoting educational access and local governments' powers to regulate land use. This authority is defined by a combination of state statutes, particularly the Texas Education Code and the Texas Local Government Code, as well as legal opinions and court decisions that interpret these statutes in the context of charter schools' operations.

The interplay of these statutes and legal interpretations creates a framework where municipalities can regulate charter schools but within a limited scope. While municipalities may enforce zoning standards to address community concerns, they must do so in a manner that respects the statutory protections afforded to charter schools under state law. Any overly restrictive or targeted regulation may be subject to legal challenge, emphasizing the need for municipalities to craft zoning and SUP requirements that align with state policies while balancing local priorities.

Attorney General Opinions and Court Decisions

1. Attorney General Opinion GA-0697 (2009):
    - This opinion clarified that charter schools are subject to municipal regulations only if the regulations are generally applicable and do not interfere with the operation of the school.
    - Municipalities cannot adopt zoning ordinances or other regulations that single out charter schools for disparate treatment.
2. Case Law:
    - Court decisions have reinforced the principle that municipal regulations must be reasonable and not unduly restrictive. For example, if a zoning ordinance or SUP process effectively prevents a charter school from opening, it may be deemed preempted by state.

RECOMMENDATION SUMMARY

Based on the professional opinion provided by Olsson, we recommend that the City of Duncanville take the following steps to ensure a balanced and thorough review of the proposed Life Charter School development:

1. **Direct the Applicant to Submit a Specific Use Permit (SUP) Application**:
   The applicant should pursue an SUP application instead of the Planned Development (PD) process. This approach is more suitable for evaluating the proposed high school within the context of existing zoning regulations and defers consideration of speculative commercial development. The existing Land Use Matrix clearly identifies the required process for permitting schools (public or private) within existing single family zoning districts. This would be consistent with the current Future Land Use Map and not require any additional amendments to be considered at this time for the application.
2. **Limit Review to the High School Development:**
   The City should focus on the proposed high school and associated athletic facilities as outlined in the current application. Supplemental amendments or reviews should be required for any future phases, including the proposed middle school or other site expansions, to ensure compliance with current standards and regulations at the time of submission.
3. **Exclude Commercial Development from Current Consideration:**
   Given the absence of detailed site plans or traffic impact studies addressing commercial uses, any consideration of commercial development should be removed from the present review. Future proposals for such uses must include additional studies and undergo separate evaluations to align with zoning requirements and community goals.
4. **Evaluate Site Plan and Address Variance Needs:**
   As outlined in Section 6.05 of the zoning ordinance, the Planning and Zoning Commission and City Council should review the application with appropriate considerations for compatibility, community welfare, and city objectives. The submitted site plan requires several variances to meet compliance, including those related to building height, articulation standards, and landscaping. The City should apply appropriate conditions to the SUP application and determine any waivers it may be willing to grant, ensuring that deviations align with the intent of zoning and land development standards.

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ZONING ANALYSIS REPORT

1000 EAST DANIEDALE ROAD, DUNCANVILLE, TEXAS 75137

PLANS REVIEWED:

- Civil Plans: Dated October 23, 2024
- Landscape Plans: Dated October 23, 2024
- Architectural Plans: Dated October 07, 2024
- MEP Plans: Dated October 23, 2024

APPLICATION REVIEWED:

- Planned Development Narrative: Dated April 02, 2024
- Zoning Change Application: Dated April 01, 2024
- Planned Development Site Plan Exhibit: Dated August 16, 2024
- Exhibit C-Stadium Lighting Plan: Dated April 01, 2024

ZONING ORDINANCE REVIEW:

- **Current Zoning Classification**: SF-13 Single Family Residential
    - *Purpose*: The SF-13 Single-Family Residential District is intended primarily for suburban style single-family dwellings and related recreational and ***educational facilities*** normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.
- **Adjacent Zoning Districts**:
    - West: SF-10 Single Family Residential
    - South: SF-13 Single Family Residential
    - North: Planned Development / SF-7 Single Family Residential
    - East: Planned Development / City of Desoto (PD-160 – Residential Development)
- **Future Land Use Plan**: Low Density Residential
    - *Description*: 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.

REVIEW & ANALYSIS

The proposed land use has been analyzed within the context of the current SF-13 Single Family District zoning regulations and adopted Comprehensive Plan. Olsson recognizes the city is currently updating their Comprehensive Plan and the future land use of this property and area may change, Under this designation, the proposed use would

be permitted, contingent upon the applicant obtaining a Specific Use Permit (SUP). This requirement ensures that the use aligns with zoning objectives while providing an additional layer of review to address potential impacts.

Furthermore, the proposed use is consistent with the character and functionality of adjacent land uses, promoting a integration with the surrounding neighborhood. It also aligns with the goals and policies of the current Comprehensive Plan, reflecting the city's vision for balanced growth and sustainable development in this area. As such, the proposal demonstrates compatibility with both local planning objectives and broader community priorities.

USE ANALYSIS:

- **Primary Use**: School, Primary or Secondary (Public)
    - *Definition*: A school under the sponsorship of a public organization, which provides primary, and/or secondary school curricula. The school shall be accredited by the state to provide academic instruction for any of grades, kindergarten through 12.
- **Permitted Use Requirements**: Specific Use Permit (SUP)
    - *Purpose*: The uses that require a Specific Use Permit (SUP) according to **Section 3.03. Permitted Use Chart** are so classified because they are more likely to have potential impacts on the area in which they are located than other uses that are permitted by-right.

REVIEW & ANALYSIS

The proposed use has been determined to be in conformance with **Section 3.03: Permitted Use Chart**, which governs allowable land uses within the specified zoning district. As outlined in the chart, the proposed use is conditionally permitted, subject to the submission of an application for a Specific Use Permit (SUP).

The SUP process requires review and recommendation by the City Plan Commission, followed by final approval from the City Council. This ensures that the proposed use is carefully evaluated for compatibility with surrounding properties and alignment with city policies and regulations.

2.03.2 | SF-13 DIMENSIONAL STANDARDS

- Minimum Standards
    - Lot Area: 13,000 SF
    - Lot Width: 90’
    - Lot Depth: 120’
    - Front Setback: 30’
    - Interior Side Setback: 7.5’
    - Exterior Side Setback: 10’
    - Rear Setback: 10’
    - Living Area: 2,000 SF
- Maximum Standards
    - Building Coverage: 50%
    - Building Height: 3 Stories

REVIEW & ANALYSIS

The proposed development has been found to conform to the dimensional standards established for the SF-13 Single Family Zoning District. These include compliance with minimum setback requirements, lot area standards, and maximum building coverage limits. Notably, the proposed buildout, including the middle school, occupies approximately 14% of the total property area, which is well within the allowable maximum building coverage.

However, the proposed development exceeds the maximum height allowance specified in the bulk standards for the SF-13 District. The district permits a maximum building height of three stories, with an assumed story height of 10 feet, for a total allowable height of 30 feet. The proposed total height of 40 feet exceeds this limit by 10 feet.

To address this discrepancy, the applicant will need to either seek a variance for the maximum height requirement or modify the proposed design to reduce the building height to comply with the 30-foot maximum. This step is necessary to ensure full conformance with the zoning district's standards while allowing the project to proceed within the adopted regulatory requirements.

4.03 | DESIGN STANDARDS

- Building Articulation
  - Height articulation for flat roofs of at least five (5) feet shall be required for every fifty (50) feet of building façade length. Pitched roofs do not require height articulation.
  - Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building façade length. Depth articulation applies only below the roofline.
  - The rear façade is exempt from the articulation requirements unless it is visible from a public right-of-way or residential property.

REVIEW & ANALYSIS

The proposed development has been found not to meet the building articulation standards outlined in **Section 4.03 Design Standards**. These standards are intended to ensure aesthetically pleasing and context-sensitive building designs that enhance the surrounding community's visual character.

The applicant has stated in their Planned Development (PD) Narrative that compliance with these articulation standards is not feasible due to considerations of safety and security for students, staff, and visitors. While these concerns are acknowledged as valid and important, it is noted that Texas Statutes permit municipalities to regulate the character of building design to maintain consistency with local planning goals and standards.

As the proposed development does not meet the established building articulation requirements, the applicant would be required to seek a variance from this specific standard. This variance process will allow for a detailed evaluation of the applicant's reasoning while ensuring that any deviation aligns with the overall vision and regulatory framework of the city.

4.04 | OFF-STREET PARKING & LOADING REQUIRMENTS

- Stacking Requirements: 1 space per 10 students, located in a circular drive configuration
- Parking Spots: Senior High School - 8 per classroom
- Off-Street Loading: 3 spaces/berths

REVIEW & ANALYSIS

The proposed development appears to provide sufficient stacking distance and parking stalls to meet the anticipated needs of the project. The design reflects an effort to accommodate vehicular circulation and parking demands effectively.

However, the city's Land Development Code does not explicitly specify the number of parking spaces required for stadiums. To address this, the applicant has proposed a parking ratio of one stall for every 4.5 people, aligning closely with the requirement for event spaces, which stipulates one stall for every four patrons. This approach demonstrates a reasonable effort to estimate parking needs based on comparable uses.

To further clarify the parking strategy, the applicant will need to provide additional details regarding whether they plan to utilize a shared parking arrangement. Such an arrangement could potentially reduce the amount of impervious surface required for the development, contributing to more sustainable site design and alignment with city goals for environmental stewardship. The application does indicate they are exceeding the minimum parking stalls required.

4.05 | LIGHTING REQUIRMENTS

- Mounting Height Regulations
  - Parking Area Dimension 0-60’ – 14’ Maximum
  - Parking Area Dimension 61-100’ – 20’ Maximum
  - Parking Area Dimension 101’ or Greater – 30’ Maximum

REVIEW & ANALYSIS

Olsson's review of the proposed development was unable to confirm conformance with the exterior lighting requirements outlined in Section 4.05 of the Land Development Code, as detailed exterior lighting plans were not submitted for review. Without these plans, it cannot be determined whether the proposed development complies with the maximum height allowance for lighting fixtures.

However, the applicant did include a lighting plan as part of their Planned Development (PD) application for the proposed stadium facility. This plan indicates that the height of the proposed lights exceeds the allowable maximum height established in Section 4.05. As such, the applicant would need to seek a variance to permit the installation of taller lights as proposed.

4.06 | ACCESSORY BUILDING REQUIREMENTS

- Maximum Floor Area of All Accessory Buildings Combined: 30% of lot area
- Maximum Height: Not to exceed height of main building
- Maximum number of accessory buildings: 3
- Maximum Building Area Coverage: Main Buildings and Accessory Buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.
- Minimum Front Setback: Behind façade of the main building
- Minimum Side Setback: 10’
- Minimum Rear Setback: 10’

REVIEW & ANALYSIS

The proposed accessory structures, including the skybox and bleachers for the athletic field, have been reviewed for compliance with the zoning standards for the SF-13 Single Family District. Our review determines that, while these

structures conform to the district's setback requirements and building lot coverage standards, they do not comply with the maximum allowed building height of 30 feet.

Additionally, the proposed skybox does not meet the requirements of Section 4.03 Building Design as it pertains to height and depth articulation standards. Due to the nature of the intended use, our recommendation is for the planning staff to waive this requirement. Furthermore, the proposed skybox is not required to meet the exterior wall covering requirements outlined in Section 4.13, given Texas HB 2439.

To address the height non-compliance, the applicant would need to seek a variance for the proposed height or revise the design to bring it into conformance with the height restriction. Other than these issues, the proposed accessory buildings align with the district's remaining dimensional and design requirements.

4.07 | SCREENING AND BUFFERING REQUIREMENTS

SCREENING

- Waste Container Areas:
  - Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the City Planner.
  - Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
  - Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the City Planner.

- Rooftop Equipment:
  - Any rooftop mechanical or utility equipment shall be screened from view by the public or within any right-of-way by a parapet wall.
  - Such screening must be present on all façades, excluding the rear.
  - Parapet walls shall be constructed of the same building material as the façades and shall be undistinguishable from the remainder of the façade.

- Ground Mounted Equipment:
  - Mechanical or utility equipment shall be located out of public view to the extent practicable as determined by the City Planner.
  - Any equipment visible to the public or from any Right-of-Way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

BUFFERING

- A buffer shall be located along the shared lot line and located on the property of the more intensive use (according to Table 4.07.1). The more intensive use shall be responsible for installing and maintaining the buffer.

- The required landscaping shall be provided within the buffer area adjacent to the more intensive use. Buffer area landscaping is in addition to landscaping requirements established in Section 4.08.

- Buffer Type B:
  - Buffer Depth: 15’ abutting the shared lot line
  - Screening Wall within Buffer: Minimum 6’ solid masonry wall or solid vegetative screen.
  - Required Landscaping:
    - Continuous Groundcover

- 1 Shade Tree for every 50’ of shared lot line, unless a vegetative screen is used
- 3 Shrubs per 40’ of shared lot line, unless a vegetative screen is used

REVIEW & ANALYSIS

The proposed project has been reviewed for compliance with the screening requirements outlined in Section 4.07 of the Land Development Code. However, insufficient information has been provided to conduct a complete analysis of whether the project conforms to these standards.

The applicant’s submitted Planned Development (PD) narrative states that the waste container, rooftop equipment, and ground-mounted equipment screening requirements do not apply due to the significant distance of the building from public rights-of-way or adjacent properties. While this rationale has been presented, Olsson disagrees with the assertion that views of rooftop or ground-mounted facilities would not be visible. To address these concerns, Olsson recommends that the city require the applicant to submit plans that detail site perspectives, including visual representations of these equipment locations relative to nearby public and private viewpoints.

Additionally, the submitted landscape plans have been evaluated to determine conformance with buffering requirements under Section 4.07. At this time, Olsson recommends resubmission of these plans for further review. The landscape plans dated October 23, 2024, do not meet the minimum requirements for a masonry wall or the required landscaping, such as shade trees or shrubs. Notably, the site plan submitted with the PD application dated August 16, 2024, indicates the inclusion of an 8-foot masonry wall adjacent to the residential properties along the eastern boundary of the property but not along the southern boundary, where the applicant proposes utilizing the existing tree canopy.

This discrepancy indicates that the plans submitted do not align with the requirements of Section 4.07. Additional revisions and clarifications will be necessary to ensure compliance with the screening and buffering standards.

4.08 | LANDSCAPE REQUIREMENTS

- Required Landscaped Areas on a Lot
  - A minimum of twenty (20) percent of the lot area shall be landscaped.
  - Any area of a lot not used for buildings or site improvements shall be landscaped.
  - One (1) Shade Tree or two (2) Ornamental Trees shall be provided per four hundred (400) square feet of required landscaped area.
  - One (1) Shrub shall be provided per twenty-five (25) square feet of required landscaped area.

- Required Landscaped Areas within Parking Lots:
  - Landscaped areas within parking lots shall be provided in addition to the requirements in Required Landscaped Areas on a Lot above.
  - Landscaped areas within parking lots shall be at least nine (9) feet wide and one hundred fifty (150) square feet in area.
  - At least twenty-five (25) square feet of landscaped area shall be provided per parking space.
  - There shall be a minimum of one (1) Shade Tree or two (2) Ornamental Trees planted in the parking area for every fifteen (15) parking spaces.
  - There shall be a landscaped area with at least one (1) Shade Tree or two (2) Ornamental Trees within sixty (60) feet of every parking space.
  - A landscape island shall be located at the terminus of all parking rows and shall contain at least one (1) Ornamental Tree.

- Required Landscape Buffer:
  - A minimum 15-foot landscape buffer adjacent to the right-of-way of any existing or proposed major thoroughfare street is required.
  - Corner lots fronting two major thoroughfares shall be required to observe the 15-foot buffer on both street frontages.

REVIEW & ANALYSIS

The proposed landscape plans have been reviewed and found not to meet the requirements outlined in Section 4.08 Landscape Requirements. Specifically, as shown on Sheet L1.17, the plans do not provide the minimum number of trees and shrubs required for the 20% landscaped area of the lot, as stipulated by the code.

The existing site does, however, have considerable tree canopy coverage, and the applicant is requesting to utilize portions of this existing canopy to meet the buffering and landscape ratios. While this approach may contribute to meeting some of the landscaping goals, it does not fully satisfy the prescribed standards for new landscaping.

Given the size of the site and the extent of the landscaping requirements, the city must determine how to proceed. Options include requesting the applicant to seek a variance from the landscaping standards or placing conditions as part of the Specific Use Permit (SUP) approval process. Such conditions could waive specific requirements or establish an approved alternative solution that aligns with the intent of the landscaping regulations while addressing the unique circumstances of the site.

4.13 | EXTERIOR WALL COVERING REQUIRMENTS

Under Texas HB 2439, municipalities are prohibited from regulating building materials for construction projects, effectively removing specific material requirements from local development codes. However, municipalities retain the authority to regulate the character, bulk standards, and articulation of exterior building facades. This ensures that proposed projects align with the spirit, intent, and character of their surrounding land uses and contribute to the overall aesthetic and functional harmony of the area. These regulations provide municipalities the ability to guide development that respects and enhances the context of its environment without imposing material-specific restrictions.

ADDITIONAL REGULATIONS

The proposed site plan has been reviewed and is subject to additional requirements beyond those outlined in the Land Development Code. These requirements may include compliance with state or federal regulations, city engineering or utility standards, and other applicable codes or ordinances not addressed within the standard zoning and land development framework. In particular the following articles may apply to the review of the proposed development:

ARTICLE X | FENCE REGULATIONS

In reviewing the proposed development, it has been determined that the project does not meet the front yard fence requirements outlined in Chapter 12, Article X. The applicant proposes constructing an 8-foot chain link fence within the front yard setback of the project site. Within their Planned Development (PD) application, the applicant asserts that TEA (Texas Education Agency) guidelines should govern the site's fencing requirements.

The city will need to determine whether a variance is required to address the non-conformance or if an alternative solution can be proposed and incorporated as conditions of approval for the Specific Use Permit (SUP).

ARTICLE XVII | TREE PRESERVATION

The applicant has indicated that they are proposing tree replacement in accordance with the provisions outlined in Chapter 12, Article XVII - Tree Preservation and Replacement Ordinance. While the proposal includes a plan for tree replacement, further analysis is required to ensure compliance with the ordinance's specific requirements.

To confirm that the proposed replacement plan meets the standards set forth in the ordinance, a detailed review by a licensed and registered landscape architect is recommended. This additional analysis will verify whether the species, size, quantity, and placement of replacement trees fulfill the requirements and align with the intent of the ordinance.

CHAPTER 16A | SIGN GUIDELINES

The applicant has not submitted any plans or documentation for proposed signage as part of the current application. As a result, Olsson is unable to confirm whether any future signage associated with the development will comply with the regulations set forth in Chapter 16A - Sign Ordinance.

It is recommended that the applicant provide detailed signage plans for review to ensure compliance with the ordinance. This review will address factors such as size, placement, materials, and illumination to determine conformity with applicable standards.

DISCLAIMER

The opinions and recommendations provided by Olsson in this report are based on professional expertise and industry best practices. These recommendations are intended to guide city decision-making and planning processes; however, they do not constitute legal advice.

Olsson advises the City of Duncanville to consult with its legal counsel for further interpretation of applicable laws, statutes, and regulations, as well as for the resolution of any legal questions or disputes that may arise. This ensures that all municipal actions align with current legal standards and the City's broader objectives.

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December 23, 2024

Mr. Victor M. Barrera
Economic Development Director
City of Duncanville
203 East Wheatland Road
Duncanville, TX 75116

Subject: Submission of Zoning Analysis for 1000 East Danieldale Road | Life Charter School

Dear Mr. Barrera

Thank you for engaging Olsson to conduct a zoning analysis for the property located at 1000 East Danieldale Road, Duncanville, TX 75137. We understand the importance of this analysis in evaluating the proposed development of a public charter school and its alignment with the City's zoning ordinances, Comprehensive Plan, and development goals.

Enclosed, you will find the Zoning Analysis Report, which includes:

1. **Executive Summary:**
    - It offers an overview of the proposed development request, and the application submitted to the city for review. Additionally, it outlines guidance on the Specific Use Permit versus Planned Development process and includes a concise summary of Texas statutes governing schools and the regulation of zoning ordinances related to educational institutions.
2. **Detailed Zoning Review:**
    - A thorough evaluation of the current zoning designation (SF-13 Single-Family Residential District) and the Planned Development (PD) application submitted by the applicant.
    - Analysis of the submitted documents and their conformance to the current SF-13 Single Family Residential District regulations, design standards, and other applicable municipal code regulations.

We trust that this report will assist the City in making an informed and balanced decision that addresses community concerns, aligns with local planning goals, and complies with applicable legal and regulatory requirements. Please note that our recommendations are based on professional expertise and are not intended to serve as legal advice. We strongly encourage the City to consult with its legal counsel for further interpretation of relevant laws and statutes.

We appreciate the opportunity to assist the City of Duncanville with this analysis. If you have any questions or require additional information, please do not hesitate to contact me at 214.894.7019 or bkane@olsson.com.

Sincerely,

Brennan P Kane

Brennan P. Kane
Lead Planner

Attachments: Zoning Analysis Report

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EXECUTIVE SUMMARY:

This zoning analysis addresses the proposed development of a public charter school on an approximately 105-acre property located at 1000 East Danieldale Road in Duncanville, TX, currently zoned as SF-13 Single-Family Residential. The proposed development has sparked community interest and concerns, particularly regarding its potential impact on the quality of life and local roadways.

In August 2024, Life School, the project sponsor, held a town hall meeting that attracted over 100 residents. During this meeting, community members voiced concerns about traffic congestion, safety, and the potential effects on neighboring properties. The project sponsor also indicated a desire for a future commercial development site on the property, although this component is not included in the current request and will require separate consideration at a later date.

The current proposal outlines a phased approach for the development:

1. **Phase One**: Construction of a 195,000 SF high school and supplemental athletic fields to serve the educational and recreational needs of the initial student population.
2. **Future Phase**: Addition of a middle school to the campus, expanding the site's capacity and programming to accommodate younger students.

At the direction of city staff, Life School has submitted a Planned Development (PD) application, including civil drawings and a traffic study, for review. The city has engaged a separate consultant to assess the submitted traffic study, ensuring compliance with local regulations and addressing community concerns.

This analysis focuses on determining whether the proposed development meets the requirements of the current zoning and identifying any additional municipal code relief necessary for approval. By evaluating zoning compliance, potential variances, and broader implications, this report aims to support the City's review process and ensure the project aligns with Duncanville's Zoning Ordinance, Comprehensive Plan, and community goals.

Specific Use Permit (SUP) vs. Planned Development (PD)

Chapter 22, Article 03 of the Duncanville Zoning Ordinance identifies Public Schools, (Primary or Secondary) as an allowable use under a Specific Use Permit (SUP). The SUP process allows specific land uses that are not permitted by right in a zoning district but may be compatible under certain conditions. It is a case-by-case consideration to ensure compatibility with surrounding land uses and adherence to city policies.

In considering an application for an SUP, the Planning and Zoning Commission and the City Council shall consider the following:

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

The applicant, at the direction of city staff, submitted a PD application due to the potential for future commercial development on the approximately 105-acre property. The PD process allows for the creation of a customized zoning district with tailored development standards and permitted uses. It is specifically designed for projects requiring flexibility beyond the base zoning regulations, especially for larger or more complex developments.

At the time of this review and project application, the applicant is seeking approval solely for the construction of a 195,000-square-foot high school, including supplementary outdoor athletic facilities. Future phases of development would come at a later date. However, based on the current Comprehensive Plan, this area is designated for Low-Density Residential development and is not intended for commercial uses or development.

The absence of a detailed site plan or identified end user for the proposed commercial component further complicates the PD process. Without these critical elements, accepting or reviewing a PD application at this stage would be premature and speculative. Additionally, to facilitate future commercial development, the applicant would need to undertake a comprehensive set of actions, including:

- Rezoning the property for commercial use.
- Submitting a land division request.
- Seek an amendment to the Comprehensive Plan to align with the proposed commercial land use.

Given these factors, **Olsson recommends that the applicant submit a Specific Use Permit (SUP) application** for the current phase of development. The SUP process is more appropriate for evaluating the high school and athletic facilities within the context of the existing zoning requirements, allowing for a focused review of the proposed educational use while deferring consideration of commercial development until a more detailed proposal is presented. This approach aligns with the intent of the zoning code and the Comprehensive Plan, ensuring a responsible and incremental planning process. Response: Life School would like to clarify that the City of Duncanville staff did not request the PD vs SUP because of potential commercial development. Staff asked for a PD due to the unique nature of the site and building type (as shown in this letter and items requiring action) in order that the PD plan could be approved as agreed upon by the parties and not require variances for ultimate approval thus possibly violating GA-0697. Life School would like to discuss with their legal team submitting a SUP or a PD.

Texas Statutes Pertaining to Regulation of Schools and Zoning

In Texas, the authority of municipalities to regulate charter schools through local zoning ordinances and Special Use Permits (SUPs) is a nuanced area shaped by a balance between state-level policies promoting educational access and local governments' powers to regulate land use. This authority is defined by a combination of state statutes, particularly the Texas Education Code and the Texas Local Government Code, as well as legal opinions and court decisions that interpret these statutes in the context of charter schools' operations.

The interplay of these statutes and legal interpretations creates a framework where municipalities can regulate charter schools but within a limited scope. While municipalities may enforce zoning standards to address community concerns, they must do so in a manner that respects the statutory protections afforded to charter schools under state law. Any overly restrictive or targeted regulation may be subject to legal challenge, emphasizing the need for municipalities to craft zoning and SUP requirements that align with state policies while balancing local priorities.

Attorney General Opinions and Court Decisions

1. Attorney General Opinion GA-0697 (2009):
    - This opinion clarified that charter schools are subject to municipal regulations only if the regulations are generally applicable and do not interfere with the operation of the school.
    - Municipalities cannot adopt zoning ordinances or other regulations that single out charter schools for disparate treatment.
2. Case Law:
    - Court decisions have reinforced the principle that municipal regulations must be reasonable and not unduly restrictive. For example, if a zoning ordinance or SUP process effectively prevents a

charter school from opening, it may be deemed preempted by state.

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RECOMMENDATION SUMMARY

Based on the professional opinion provided by Olsson, we recommend that the City of Duncanville take the following steps to ensure a balanced and thorough review of the proposed Life Charter School development:

1. **Direct the Applicant to Submit a Specific Use Permit (SUP) Application**:
   The applicant should pursue an SUP application instead of the Planned Development (PD) process. This approach is more suitable for evaluating the proposed high school within the context of existing zoning regulations and defers consideration of speculative commercial development. The existing Land Use Matrix clearly identifies the required process for permitting schools (public or private) within existing single family zoning districts. This would be consistent with the current Future Land Use Map and not require any additional amendments to be considered at this time for the application.
2. **Limit Review to the High School Development:**
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3. **Exclude Commercial Development from Current Consideration:**
   Given the absence of detailed site plans or traffic impact studies addressing commercial uses, any consideration of commercial development should be removed from the present review. Future proposals for such uses must include additional studies and undergo separate evaluations to align with zoning requirements and community goals.
4. **Evaluate Site Plan and Address Variance Needs:**
   As outlined in Section 6.05 of the zoning ordinance, the Planning and Zoning Commission and City Council should review the application with appropriate considerations for compatibility, community welfare, and city objectives. The submitted site plan requires several variances to meet compliance, including those related to building height, articulation standards, and landscaping. The City should apply appropriate conditions to the SUP application and determine any waivers it may be willing to grant, ensuring that deviations align with the intent of zoning and land development standards.

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ZONING ORDINANCE REVIEW:

- **Current Zoning Classification**: SF-13 Single Family Residential
    - *Purpose*: The SF-13 Single-Family Residential District is intended primarily for suburban style single-family dwellings and related recreational and ***educational facilities*** normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.
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    - West: SF-10 Single Family Residential
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- **Future Land Use Plan**: Low Density Residential
    - *Description*: 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.

REVIEW & ANALYSIS

The proposed land use has been analyzed within the context of the current SF-13 Single Family District zoning regulations and adopted Comprehensive Plan. Olsson recognizes the city is currently updating their Comprehensive Plan and the future land use of this property and area may change, Under this designation, the proposed use would

be permitted, contingent upon the applicant obtaining a Specific Use Permit (SUP). This requirement ensures that the use aligns with zoning objectives while providing an additional layer of review to address potential impacts.

Furthermore, the proposed use is consistent with the character and functionality of adjacent land uses, promoting a integration with the surrounding neighborhood. It also aligns with the goals and policies of the current Comprehensive Plan, reflecting the city's vision for balanced growth and sustainable development in this area. As such, the proposal demonstrates compatibility with both local planning objectives and broader community priorities.

USE ANALYSIS:

- **Primary Use**: School, Primary or Secondary (Public)
    - *Definition*: A school under the sponsorship of a public organization, which provides primary, and/or secondary school curricula. The school shall be accredited by the state to provide academic instruction for any of grades, kindergarten through 12.
- **Permitted Use Requirements**: Specific Use Permit (SUP)
    - *Purpose*: The uses that require a Specific Use Permit (SUP) according to **Section 3.03. Permitted Use Chart** are so classified because they are more likely to have potential impacts on the area in which they are located than other uses that are permitted by-right.

REVIEW & ANALYSIS

The proposed use has been determined to be in conformance with **Section 3.03: Permitted Use Chart**, which governs allowable land uses within the specified zoning district. As outlined in the chart, the proposed use is conditionally permitted, subject to the submission of an application for a Specific Use Permit (SUP).

The SUP process requires review and recommendation by the City Plan Commission, followed by final approval from the City Council. This ensures that the proposed use is carefully evaluated for compatibility with surrounding properties and alignment with city policies and regulations.

2.03.2 | SF-13 DIMENSIONAL STANDARDS

- Minimum Standards
    - Lot Area: 13,000 SF
    - Lot Width: 90’
    - Lot Depth: 120’
    - Front Setback: 30’
    - Interior Side Setback: 7.5’
    - Exterior Side Setback: 10’
    - Rear Setback: 10’
    - Living Area: 2,000 SF
- Maximum Standards
    - Building Coverage: 50%
    - Building Height: 3 Stories

The proposed development has been found to conform to the dimensional standards established for the SF-13 Single Family Zoning District. These include compliance with minimum setback requirements, lot area standards, and maximum building coverage limits. Notably, the proposed buildout, including the middle school, occupies approximately 14% of the total property area, which is well within the allowable maximum building coverage.

However, the proposed development exceeds the maximum height allowance specified in the bulk standards for the SF-13 District. The district permits a maximum building height of three stories, with an assumed story height of 10 feet, for a total allowable height of 30 feet. The proposed total height of 40 feet exceeds this limit by 10 feet. Response: the standards do not specifically call out an allowable height. The standards call out a height of 3 stories. Life School does not agree with the assumption that a residential story would be 10'. Many single-family residential developments may have stories that are more than 10' plus high roofs. Life School would ask that this item be clarified to the actual code language and not assume a story height.

To address this discrepancy, the applicant will need to either seek a variance for the maximum height requirement or modify the proposed design to reduce the building height to comply with the 30-foot maximum. This step is necessary to ensure full conformance with the zoning district's standards while allowing the project to proceed within the adopted regulatory requirements. Response: Based on the response above, Life School does not feel that a variance is required for the building height.

4.03 | DESIGN STANDARDS

- Building Articulation
  - Height articulation for flat roofs of at least five (5) feet shall be required for every fifty (50) feet of building façade length. Pitched roofs do not require height articulation. Response: This section does not indicate the width of the articulation. It also does not indicate the requirement is 5 foot above the surrounding parapet but from the roof level. Life School feels there is vagueness in the code and would like to discuss this item in further detail for a solution that that would be agreeable without a variance.
  - Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building façade length. Depth articulation applies only below the roofline. Response: This section is unclear if this a depth or width requirement of the articulation. If the 3 ft is meant to be depth a width is not indicated. This section also does not indicate height of the articulation. Life School would contend that the offset could be 3 ft wide and ½" or even ¼" depth and be 1" high and meet the requirement of the written code. These items were discussed with Duncanville city staff and the vagueness of this section is one of the reasons they suggested that Life School pursue a PD vs SUP. Finally 3-foot-deep articulation every 30 feet does compromise the school and student security, providing a hiding (from cameras, or observation) element for a person every 30 ft. Life School feels there is vagueness in the code and would like to discuss this item in further detail for a solution that would be agreeable without a variance.
  - The rear façade is exempt from the articulation requirements unless it is visible from a public right-of-way or residential property.

REVIEW & ANALYSIS

The proposed development has been found not to meet the building articulation standards outlined in **Section 4.03 Design Standards**. These standards are intended to ensure aesthetically pleasing and context-sensitive building designs that enhance the surrounding community's visual character.

The applicant has stated in their Planned Development (PD) Narrative that compliance with these articulation standards is not feasible due to considerations of safety and security for students, staff, and visitors. While these concerns are acknowledged as valid and important, it is noted that Texas Statutes permit municipalities to regulate the character of building design to maintain consistency with local planning goals and standards. Response: a 3-foot-deep articulation (if this is what is required – see above clarification) every 30 feet does compromise the school and student security, providing a hiding (from cameras, or observation) element for a person every 30 ft. Duncanville code section 4.05 D describes Crime Prevention through Environmental Design (CPTED) as a desired element for projects. Life School feels 3-foot-deep deep articulation at 30 ft would not be adhering to the CPTED requirements/goals.

- The rear façade is exempt from the articulation requirements

As the proposed development does not meet the established building articulation requirements, the applicant would be required to seek a variance from this specific standard. This variance process will allow for a detailed evaluation of the applicant's reasoning while ensuring that any deviation aligns with the overall vision and regulatory framework of the city. Response: Based on the vagueness of the written articulation description Life School would prescribe the city accept the articulation that is provided on the project without a variance as allowed in Section 6.05 and Section 6.06. Life school believes that architectural design accomplishes the desired effect of the articulation standards without complying specifically. Life School would also ask if these building articulations are being required on 2023 Duncanville ISD Bond projects.

4.04 | OFF-STREET PARKING & LOADING REQUIRMENTS

- Stacking Requirements: 1 space per 10 students, located in a circular drive configuration
- Parking Spots: Senior High School - 8 per classroom
- Off-Street Loading: 3 spaces/berths

The proposed development appears to provide sufficient stacking distance and parking stalls to meet the anticipated needs of the project. The design reflects an effort to accommodate vehicular circulation and parking demands effectively.

However, the city's Land Development Code does not explicitly specify the number of parking spaces required for stadiums. To address this, the applicant has proposed a parking ratio of one stall for every 4.5 people, aligning closely with the requirement for event spaces, which stipulates one stall for every four patrons. This approach demonstrates a reasonable effort to estimate parking needs based on comparable uses.

To further clarify the parking strategy, the applicant will need to provide additional details regarding whether they plan to utilize a shared parking arrangement. Such an arrangement could potentially reduce the amount of impervious surface required for the development, contributing to more sustainable site design and alignment with city goals for environmental stewardship. The application does indicate they are exceeding the minimum parking stalls required. Response: Life School does not understand the comment. Life School provides the required number of spaces and is using the car-queuing lane as parallel parking to help accommodate the stadium parking and reduce paving. Life school does not feel a shared parking arrangement is warranted and would also not be possible. Life School does not feel the third paragraph is warranted as a comment.

4.05 | LIGHTING REQUIRMENTS

- Mounting Height Regulations
  - Parking Area Dimension 0-60’ – 14’ Maximum
  - Parking Area Dimension 61-100’ – 20’ Maximum
  - Parking Area Dimension 101’ or Greater – 30’ Maximum

REVIEW & ANALYSIS

Olsson's review of the proposed development was unable to confirm conformance with the exterior lighting requirements outlined in Section 4.05 of the Land Development Code, as detailed exterior lighting plans were not submitted for review. Without these plans, it cannot be determined whether the proposed development complies with the maximum height allowance for lighting fixtures.

However, the applicant did include a lighting plan as part of their Planned Development (PD) application for the proposed stadium facility. This plan indicates that the height of the proposed lights exceeds the allowable maximum height established in Section 4.05. As such, the applicant would need to seek a variance to permit the installation of taller lights as proposed. Life School contends that Section 4.05 and specifically Table 4.05.1 only indicates the height of parking area lighting and not height of site, or accessory lighting. Life School does not believe a variance for field lighting is required by Section 4.05 and could be permitted by Section 6.05 or 6.06

Life School would also like to refer to the Attorney General opinions and Court Decisions section that Athletics and team competition is an essential operation of the school and prohibiting field lighting would be interfering with the

operation of the school.

Life School would also like to point out that Duncanville ISD has 2 locations with Field Lighting that is in closer or equal proximity to Duncanville residential properties than Life School is proposing. These would include Duncanville ISD Panther stadium and Old Panther field.

4.06 | ACCESSORY BUILDING REQUIREMENTS

- Maximum Floor Area of All Accessory Buildings Combined: 30% of lot area
- Maximum Height: Not to exceed height of main building
- Maximum number of accessory buildings: 3
- Maximum Building Area Coverage: Main Buildings and Accessory Buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.
- Minimum Front Setback: Behind façade of the main building
- Minimum Side Setback: 10'
- Minimum Rear Setback: 10'

REVIEW & ANALYSIS

The proposed accessory structures, including the skybox and bleachers for the athletic field, have been reviewed for compliance with the zoning standards for the SF-13 Single Family District. Our review determines that, while these structures conform to the district's setback requirements and building lot coverage standards, they do not comply with the maximum allowed building height of 30 feet.

Additionally, the proposed skybox does not meet the requirements of Section 4.03 Building Design as it pertains to height and depth articulation standards. Due to the nature of the intended use, our recommendation is for the planning staff to waive this requirement. Furthermore, the proposed skybox is not required to meet the exterior wall covering requirements outlined in Section 4.13, given Texas HB 2439.

To address the height non-compliance, the applicant would need to seek a variance for the proposed height or revise the design to bring it into conformance with the height restriction. Other than these issues, the proposed accessory buildings align with the district's remaining dimensional and design requirements. Response: the standards do not specifically call out an allowable height. The standards call out a height of 3 stories. It is not necessarily an assumption that a residential story would be 10'. Many single-family residential developments may have stories that are more than 10' plus high roofs. Life School would ask that this item be clarified to the actual code language and not assume a story height.

4.07 | SCREENING AND BUFFERING REQUIREMENTS

SCREENING

- Waste Container Areas:
  - Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the City Planner.
  - Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
  - Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the City Planner.

- Rooftop Equipment:
  - Any rooftop mechanical or utility equipment shall be screened from view by the public or within any right-of-way by a parapet wall.
  - Such screening must be present on all façades, excluding the rear.

- Parapet walls shall be constructed of the same building material as the façades and shall be undistinguishable from the remainder of the façade.

- Ground Mounted Equipment:
  - Mechanical or utility equipment shall be located out of public view to the extent practicable as determined by the City Planner.
  - Any equipment visible to the public or from any Right-of-Way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

BUFFERING

- A buffer shall be located along the shared lot line and located on the property of the more intensive use (according to Table 4.07.1). The more intensive use shall be responsible for installing and maintaining the buffer.

- The required landscaping shall be provided within the buffer area adjacent to the more intensive use. Buffer area landscaping is in addition to landscaping requirements established in Section 4.08.

- Buffer Type B:
  - Buffer Depth: 15’ abutting the shared lot line
  - Screening Wall within Buffer: Minimum 6’ solid masonry wall or solid vegetative screen.
  - Required Landscaping:
    - Continuous Groundcover
    - 1 Shade Tree for every 50’ of shared lot line, unless a vegetative screen is used
    - 3 Shrubs per 40’ of shared lot line, unless a vegetative screen is used

REVIEW & ANALYSIS

The proposed project has been reviewed for compliance with the screening requirements outlined in Section 4.07 of the Land Development Code. However, insufficient information has been provided to conduct a complete analysis of whether the project conforms to these standards.

The applicant’s submitted Planned Development (PD) narrative states that the waste container, rooftop equipment, and ground-mounted equipment screening requirements do not apply due to the significant distance of the building from public rights-of-way or adjacent properties. While this rationale has been presented, Olsson disagrees with the assertion that views of rooftop or ground-mounted facilities would not be visible. To address these concerns, Olsson recommends that the city require the applicant to submit plans that detail site perspectives, including visual representations of these equipment locations relative to nearby public and private viewpoints. Response Life School will provide site sections to show the roof top mechanical units and their ability to be seen and determine if they need to have additional screening.

Additionally, the submitted landscape plans have been evaluated to determine conformance with buffering requirements under Section 4.07. At this time, Olsson recommends resubmission of these plans for further review. The landscape plans dated October 23, 2024, do not meet the minimum requirements for a masonry wall or the required landscaping, such as shade trees or shrubs. Notably, the site plan submitted with the PD application dated August 16, 2024, indicates the inclusion of an 8-foot masonry wall adjacent to the residential properties along the eastern boundary of the property but not along the southern boundary, where the applicant proposes utilizing the existing tree canopy. Life School would like to discuss the alternate compliance path as mentioned in item 4.07.D.5 Due to the existing soil conditions shrubs will be difficult to maintain and with an 8’ tall solid wall, the shrubs will not be visible from the residential properties. Life school is accepting of the tree requirement but would like consideration for alternate compliance for a taller than required wall, and wider than required buffer in some areas. Life School believes the existing southern border has an existing vegetative screen that satisfies the requirements for buffering. Life School will provide photos.

This discrepancy indicates that the plans submitted do not align with the requirements of Section 4.07. Additional revisions and clarifications will be necessary to ensure compliance with the screening and buffering standards.

4.08 | LANDSCAPE REQUIREMENTS

- Required Landscaped Areas on a Lot
  - A minimum of twenty (20) percent of the lot area shall be landscaped.
  - Any area of a lot not used for buildings or site improvements shall be landscaped.
  - One (1) Shade Tree or two (2) Ornamental Trees shall be provided per four hundred (400) square feet of required landscaped area.
  - One (1) Shrub shall be provided per twenty-five (25) square feet of required landscaped area.

- Required Landscaped Areas within Parking Lots:
  - Landscaped areas within parking lots shall be provided in addition to the requirements in Required Landscaped Areas on a Lot above.
  - Landscaped areas within parking lots shall be at least nine (9) feet wide and one hundred fifty (150) square feet in area.
  - At least twenty-five (25) square feet of landscaped area shall be provided per parking space.
  - There shall be a minimum of one (1) Shade Tree or two (2) Ornamental Trees planted in the parking area for every fifteen (15) parking spaces.
  - There shall be a landscaped area with at least one (1) Shade Tree or two (2) Ornamental Trees within sixty (60) feet of every parking space.
  - A landscape island shall be located at the terminus of all parking rows and shall contain at least one (1) Ornamental Tree.
- Required Landscape Buffer:
  - A minimum 15-foot landscape buffer adjacent to the right-of-way of any existing or proposed major thoroughfare street is required.
  - Corner lots fronting two major thoroughfares shall be required to observe the 15-foot buffer on both street frontages.

REVIEW & ANALYSIS

The proposed landscape plans have been reviewed and found not to meet the requirements outlined in Section 4.08 Landscape Requirements. Specifically, as shown on Sheet L1.17, the plans do not provide the minimum number of trees and shrubs required for the 20% landscaped area of the lot, as stipulated by the code.

The existing site does, however, have considerable tree canopy coverage, and the applicant is requesting to utilize portions of this existing canopy to meet the buffering and landscape ratios. While this approach may contribute to meeting some of the landscaping goals, it does not fully satisfy the prescribed standards for new landscaping.

Given the size of the site and the extent of the landscaping requirements, the city must determine how to proceed. Options include requesting the applicant to seek a variance from the landscaping standards or placing conditions as part of the Specific Use Permit (SUP) approval process. Such conditions could waive specific requirements or establish an approved alternative solution that aligns with the intent of the landscaping regulations while addressing the unique circumstances of the site. Response: Life School would like to have a detailed discussion about this item due to the unique nature of the existing vegetation and trees on the site and develop a path of compliance that does not waste resources.

4.13 | EXTERIOR WALL COVERING REQUIRMENTS

Under Texas HB 2439, municipalities are prohibited from regulating building materials for construction projects, effectively removing specific material requirements from local development codes. However, municipalities retain the authority to regulate the character, bulk standards, and articulation of exterior building facades. This ensures that proposed projects align with the spirit, intent, and character of their surrounding land uses and contribute to the overall aesthetic and functional harmony of the area. These regulations provide municipalities the ability to guide development that respects and enhances the context of its environment without imposing material-specific restrictions. Response: No Response needed.

ADDITIONAL REGULATIONS

The proposed site plan has been reviewed and is subject to additional requirements beyond those outlined in the Land Development Code. These requirements may include compliance with state or federal regulations, city engineering or utility standards, and other applicable codes or ordinances not addressed within the standard zoning and land development framework. In particular the following articles may apply to the review of the proposed development:

ARTICLE X | FENCE REGULATIONS

In reviewing the proposed development, it has been determined that the project does not meet the front yard fence requirements outlined in Chapter 12, Article X. The applicant proposes constructing an 8-foot chain link fence within the front yard setback of the project site. Within their Planned Development (PD) application, the applicant asserts that TEA (Texas Education Agency) guidelines should govern the site's fencing requirements.

The city will need to determine whether a variance is required to address the non-conformance or if an alternative solution can be proposed and incorporated as conditions of approval for the Specific Use Permit (SUP).
Response: The chain link fence in the front yard is only located where not visible in the front yard from the street due to being located on the school side of the extensive trees and underbrush which the school plans to leave as an existing condition. If the City of Duncanville will not grant relief from the fence material where blocked by the sites existing trees, Life School will comply with ornamental fencing.

However, Life School does request that they be allowed to erect a 6 ft to 8 ft high ornamental fence in the front yard so they can comply with the Texas Education Commissioner's Rules Concerning School Facilities – Chapter 61. Subsection CC §61.1031. Item 2 (B) – "if enclosed by a fence or wall, utilizes a fence or wall at least 6 feet high with design features that prevent it from being easily scalable, such as stone, wrought iron, chain link with slats or wind screen, or chain link topped with an anti-scaling device, or utilizes a fence or wall at least 8 feet high"

ARTICLE XVII | TREE PRESERVATION

The applicant has indicated that they are proposing tree replacement in accordance with the provisions outlined in Chapter 12, Article XVII - Tree Preservation and Replacement Ordinance. While the proposal includes a plan for tree replacement, further analysis is required to ensure compliance with the ordinance's specific requirements.

To confirm that the proposed replacement plan meets the standards set forth in the ordinance, a detailed review by a licensed and registered landscape architect is recommended. This additional analysis will verify whether the species, size, quantity, and placement of replacement trees fulfill the requirements and align with the intent of the ordinance.

Response: Life School would like to have a detailed discussion about this item due to the unique nature of the existing vegetation and trees on the site. Life School would like to discuss a path of compliance that is not reasonable due to the thick nature of the existing vegetation and the non disturbance of the area.

CHAPTER 16A | SIGN GUIDELINES

The applicant has not submitted any plans or documentation for proposed signage as part of the current application. As a result, Olsson is unable to confirm whether any future signage associated with the development will comply with the regulations set forth in Chapter 16A - Sign Ordinance.

It is recommended that the applicant provide detailed signage plans for review to ensure compliance with the ordinance. This review will address factors such as size, placement, materials, and illumination to determine conformity with applicable standards.

Response: Life School feels that signage can be designed to satisfy the signage requirements

5700 Tennyson Pkwy / Suite 100 / Plano, TX 75024
olsson.com

DISCLAIMER

The opinions and recommendations provided by Olsson in this report are based on professional expertise and industry best practices. These recommendations are intended to guide city decision-making and planning processes; however, they do not constitute legal advice.

Olsson advises the City of Duncanville to consult with its legal counsel for further interpretation of applicable laws, statutes, and regulations, as well as for the resolution of any legal questions or disputes that may arise. This ensures that all municipal actions align with current legal standards and the City's broader objectives.

5700 Tennyson Pkwy / Suite 100 / Plano, TX 75024
olsson.com

Development Services
Planning Divsion
City Hall Annex - 103 E. Wheatland Rd., Duncanville, TX 75116
P.O. Box 380280, Duncanville, TX 75137
972-780-5057, 972-707-3878
planningandzoning@duncanvilletx.gov

Duncanville
City of Champions

ZONING CHANGE APPLICATION

CONTACT INFORMATION

Applicant/ Agent Brian Nelson **Contact:** Bnelson@hksinc.com

☐ **Engineer** ☑ **Architect** ☐ **Surveyor** ☐ **Owner** ☐ **Other**

Applicant/Agent Address: 325 N. Saint Paul St **City:** Dallas **State:** Dallas **Zip:** 75201

Agent Email: Bnelson@hksinc.com **Telephone:** 214-969-3197 **(Fax)** NA

Property Owner: Life School Contact: Shawn Thomas

Owner Address 132 East Ovilla Road, Suite A City: Red Oak State: Texas Zip: 75154

Owner Email: shawn.thomas@lifeschool Telephone: 469-850-5433 (Fax) NA

REQUIRED

PROPERTY INFORMATION

Property Address: 1000 East Danieldale Road, Duncanville Texas 75137

Legal Description of Property: Nel A Ayers Survey, Abstract No. 11 in the city of Duncanv

Lot No. 1 Block No. 1 Acreage: 105.237 Existing Zoning District: SF-13

REQUIRED

REQUEST TYPE

☐ Specific Use Permit - Commercial
For _____

☐ Specific Use Permit - Residential
For _____

☑ Change in Zoning
From SF-13 To Planned Development

☑ Planned Development (PD)
☐ Amend PD Approval
☐ Development Plan Approval
☐ Conceptual Plan Approval
☐ Alternative Compliance Request
☐ Text Amendment

REQUIRED

SUBMITTAL DOCUMENTS

ALL ZONING REQUESTS MUST CONTAIN THE FOLLOWING DOCUMENTATION

☑ Completed application
☑ Application fee
☑ Property survey, or site plan or electronic copy of the metes and bounds legal description Microsoft word format or plat
☑ Written description of request (associated variance requests require justification), business statement or business plan with detailed description of proposed operation
☑ Electronic copies of all submittals via email

REQUIRED

Completed applications may be emailed to planningandzoning@duncanvilletx.gov.

1

Rev. - 06.2023

Acknowledgments

I understand that all required information and plans must be submitted with this application or the application be deemed incomplete.

I hereby authorize the placing of a sign on subject property indicating a zoning change is under consideration.

I understand the requirements of the zoning classifications as stated in the City of Duncanville Zoning Ordinance related to this request and will comply with all necessary requirements of the City codes. I am aware that the City Council has the power to zone land as most appropriate in their wisdom, to promote the health, safety, and morals and for the protection and preservation of places of historical or cultural importance, and the general welfare of the community.

I have read and understand this application and certify that all information and attachments are true and correct. I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the request described. Applicants (or a representative) are expected to be present at all public hearings concerning this application to justify and explain their request and to answer questions posed by the City Planning and Zoning Commission and City Council.

Barry West
Signature of Current Property Owner

4/1/24
Date

Notarization

BEFORE ME, Mary Lou Walker, on this day personally appeared Barry West, known to or proved to me on the oath of _____ or through TX Drivers Lic (description of identity card or other document) to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of April, 2024.

(Seal)

MARY LOU WALKER
Notary Public, State of Texas
Comm. Expires 07-29-2024
Notary ID 5698391

Mary Lou Walker
Notary Public in and for the State of Texas
My Commission Expires: 7-29-2024

2

Following is to be completed only if a person other than the owner is submitting this application.

Owner Validation

Applicant has permission to pursue a zoning change on the property located at 1600 S. COCKRELL HILL RD. with the City of Duncanville.

Barry West — 4/1/24

Signature of Owner/Agent — Date

BEFORE ME, Mary Lou Walker, on this day personally appeared Barry West, known to or proved to me on the oath of — or through TX Drivers Lic (description of identity card or other document) to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of April, 2024.

(SEAL)

MARY LOU WALKER
Notary Public, State of Texas
Comm. Expires 07-29-2024
Notary ID 5698391

Mary Lou Walker

Notary Public in and for the State of Texas

My Commission Expires: 7-29-2024

3

SUBMITTAL CHECKLIST

Specific Use Permit - Commercial

Please check if applicable

YES	N/A	
☐	☐	Written Letter with detailed description of proposed operation
☐	☐	Site Plan
☐	☐	Building Elevation and Signage Plan
☐	☐	Landscape Plan
☐	☐	Floor Plans
☐	☐	Other _____

Specific Use Permit - Residential

Please check if applicable

YES	N/A	
☐	☐	Written Letter of Intent with detailed description of request
☐	☐	HOA approval letter (if applicable)
☐	☐	Drawings, spec sheets, diagrams or other documents in electronic format (PDF)
☐	☐	Letter from owner (if applicant is not owner) and/or approval letter from HOA (if applicable)
☐	☐	Other _____

Planned Development

YES	N/A	
☑	☐	Written Letter with detailed description of proposed development with proposed conditions
☐	☑	Conceptual Plan

(The purpose of a Conceptual Plan is to provide a general layout of the proposed development prior to a more specific Development Plan being submitted. A Conceptual Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed.)

☑ ☐ Development Plan with proposed PD Conditions

(The purpose of a Development Plan is to specifically illustrate the proposed location and arrangement of uses and structures, the relationship of such uses to base zoning districts, development phasing, planned public improvements, open space, proposed amenities and the overall design of the development. Development Plan shall be incorporated into the regulations of the PD ordinance, shall be construed in conjunction with the authorized uses and development standards set forth in such regulations, and shall be in general conformity with the approved Conceptual Plan for the PD (if applicable).

REQUIRED

Development Plan Submittal includes the following:

- [x] Site plan
- [x] Building Elevations
- [x] Landscape plan
- [x] Floor Plans
- [x] Other Traffic Management Plan, Stadium Lighting Plan

Amendment of Planned Development

YES	N/A	
☐	☐	Written Letter with Detailed Description of proposed operation including list of proposed changes.
☐	☐	Revised Development Plan

Development Plan

YES	N/A	
☐	☐	Proposed PD Conditions
☐	☐	Site plan
☐	☐	Building Elevations
☐	☐	Landscape Plan
☐	☐	Floor Plans
☐	☐	Other _____

Change of Zoning

☐ ☐ Written Detailed Description of request including how the request considers the following factors:

- Whether the proposed change of zoning change implements the policies of the adopted Comprehensive Plan
- Whether the uses allowed by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole;
- Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- The amount of and development absorption (or redevelopment) rate of vacant or underutilized land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstance which may make a substantial part of such vacant land unavailable for development;
- How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also; and any other factors which substantially affect the public health, safety, morals, or general welfare.

REQUIRED

January 29, 2025

LIFE SCHOOL – PLAN DEVELOPMENT

Life School Plan Development to comply with City of Ordinances City of Duncanville as of January 29,2025

A plan development is being proposed for the following reasons:
The uniqueness of this site in relation to size and existing natural elements.
The development of a school and supporting elements including athletic facilities.
Providing for school safety
To insure accommodation for future growth on the site of a middle school.

All elements of a proposed middle school and increase stadium seating as noted shall meet the requirements of this PD.

LIFE SCHOOL PLAN DEVELOPMENT

1) Location: established on property located on the Northwest corner of the intersection of E. Danieldale Road and S. Cockrell Hill Road.
2) Size: 105.2373 Acres.

PROPERTY OWNER:

The property owner for the Life School Plan Development is:
Life School
132 East Ovilla Road, Suite A
Red Oak, Texas 75154

EXHIBITS.

The following exhibits are incorporated into this article:
1) Exhibit A: Architectural Site Development Plan

ZONING DISTRICT

The existing SF-13 Single Family District to be changed to Plan Development.
The Plan Development shall change the current zoning from SF-13 requiring a SUP (Specific Use Permit) for Education facilities, to Plan Development and to allow for Education Facility type by right.

DEVELOPMENT PLAN DESCRIPTION

The Plan Development as outlined, is to establish a Zoning District for the development of a Public School, and all associated infrastructure and site needs.
1) Site Area: 105.23 Acres.

YARD, LOT, AND SPACE REGULATIONS.

Except as provided in this section, the yard, lot, and space regulations for the SF-13 Single Family District apply.

1) Floor area.
   a) The maximum floor area for all buildings combined is 355,000 sf.
2) Height. **The height of buildings is not defined other than stories in SF-13 district. To clarify the following will be permitted:**
   a) 2 stories maximum with a maximum structure height is 36 feet from finished floor, not excluding raised clearstory areas of less than 5% of roof area and maximum height of 42 ft above finish floor.
   b) Stadium Press Box, 1 story maximum with top of roof (not including rails) is 36 feet from adjacent grade.
   c) Stadium Lighting, no maximum light pole height, poles to be designed as required for stadium lighting needs.

OFF-STREET PARKING AND LOADING.
Parking for the site will be per the development code.
Education Facility.

Off-street parking and loading must be provided as shown on the development plan.

1) Parking Space Requirements:
   a) Middle School:
      i) 2 spaces per Homeroom Classroom
   b) High School:
      i) 8 spaces per Homeroom Classroom
   c) **Stadium parking is not defined in the zoning ordinance, below is typical stadium parking requirements from other municipalities in the state of Texas**. Stadium Parking:
      i) 1 space per 4.5 seats
2) During non-school hours, parallel parking permitted in drive aisles outside of designated fire lanes.
3) Individual parallel parking spaces in drive aisle will not be striped.

LANDSCAPING AND TREE PRESERVATION.
Due to the unique and extensive landscaping features of this site, much of which will remain, the landscape requirements have been modified as below.

1) Tree survey will include protected trees within anticipated disturbed areas of the site only. All other undisturbed areas of the site will show approximate existing tree canopy mass only.
2) Existing trees will only be removed to the minimal practical extent possible for construction of the project.

3) Existing trees that conflict with overhead or underground utilities, traffic mitigation requirements, or those located within required visibility easements, are exempt from tree removal and mitigation requirements.
4) Existing trees will satisfy street tree requirements along S. Cockrill Hill Road and E. Danieldale Road.
5) Existing trees will satisfy residential buffer requirements where present along east and south property boundaries adjacent to residential zoning.
6) Non-native Pear trees, Cedars, Hackberries and other undesirable or invasive species shall be considered non-protected trees and therefore not subject to tree removal and mitigation requirements.
7) All newly planted trees in parking, buffer or general site areas shall count toward mitigation replacement.
8) There shall be no minimum requirement for shrubs in Landscape or Buffer areas.
9) There shall be no minimum requirement for new site trees in Landscape or Buffer areas.

SITE LIGHTING

Due to the nature of the stadium high intensity lighting the site lighting code section is not being modified but simply stated as complying.

Except as noted in this section, the site will comply with City of Duncanville Lighting Requirements Section 4.05

1) Exception as noted:
   a) Stadium Lighting shall be considered High intensity lighting and comply with section 4.05.C.1.B light levels at adjacent properties and not be limited on height in order to limit light spread.

Section 4.07 - SCREENING AND BUFFERING.

Screening and buffering adjustments are being made due to the location of the buildings from residential and due to the increased buffer requirements being provided by 8 ft solid concrete wall at residential properties.

Shall comply except as noted:
Section 4.07.1. Not required.

Section 4.07.2 Screen wall of 10’ to be provided on North side of delivery area as shown on in plan no other screening required.

4.07.3 Not required except - Screen wall of 10’ to be provided on North side of delivery area as shown on plan and screening doors immediately in front of containers to be provided.

4.07 D. Residential buffer shall be provided in locations shown on plan but generally the west and north adjacent residential areas of the site. The buffer shall provide a depth of a minimum of 15’ with grass groundcover, 8’-0” precast concrete wall with masonry pattern and 3 trees provided at each immediately adjacent residential property on the school side of screen wall. The area between the residential fence and school wall shall be maintained as to not become

overgrown. Solid wood composite gates shall be provided for access to the buffer area.
At areas of residential zoning adjacent to City of Desoto but not immediatly residential properties at the time of approval, buffer trees will be provided at a spacing of 1 each 50'.
No shrubs to be provided at residential buffer.

The South property buffer area shall maintain existing conditions of trees and underbrush and shall provide a 8' chain link fence at school side perimeter of the existing buffer.

FLAGS

Due to the nature of 2 school buildings and a stadium the number of flags is increasing.
Number of flags shall be limited to 6 flag poles for entire property. 2 at High School, 2 at Middle School and 2 at Stadium. Stadium flags to be permitted only during events at the stadium. Each flagpole shall be permitted to have 2 flags.

FENCING.

Due to the requirements of TEA for school safety fencing and to provide increased school safety fencing requirements are being modified.

1) Fencing up to 8 ft shall be allowed in the front yard. Fencing shall be ornamental where visible from ROW or where adjacent to open space (not against existing trees and underbrush). Where fencing is blocked from view of ROW (by trees and underbrush) fencing shall be allowed to be 8'-0" tall and chain link material.

2) Chain link or ornamental fencing up to a height of 8'-0" shall be allowed without restriction at any areas not in the front yard.

ATHLETIC NETTING.

In order to prevent errant athletic balls from falling into residential yards athletic netting is being proposed adjacent to the practice field areas. Netting is not specifically addressed in the development code.
Athletic netting up to 20'-0" tall shall be allowed 45' minimum from residential properties.
Netting shall always be properly maintained .

EXTERIOR DESIGN STANDARDS.

The design standards are not required due to the following:

- **The design standards are not suitable for a public-school building.**
- **On this site, the buildings are located long distances from residential properties and ROWs and have limited to no view from the ROW.**
- **Horizontal roof line articulation - The design standards would increase the overall typical building height from 36' to 41'. Due to proximity to residential properties limits in building height helps keep the building closer to a residential scale.**
- **Building façade articulation – a 3 '-0" deep façade articulation every 30' would greatly decrease school safety by creating visual barriers that persons would be difficult to**

view easily by sight or video.

- **A design standard of building material has been added to offset the articulation standards.**

Design standards complying with 4.03 shall not be required. Exterior of non-accessory buildings shall be 80% masonry (brick or integral color cmu) excluding glazed areas and shall have a variation of brick colors and minor ½"off sets

SEQUENCE OF DEVELOPMENT.

The Sequence of Development is outlined as follows:

1) Phase 1:
   a) High School
   b) Associated Parking
   c) Stadium with bleachers
      i) Parking Spaces will be adequately provided for Phase 1 bleacher count.
2) Phase 2:
   a) Middle School
   b) Associated Parking and drives
   c) Stadium with bleachers
      i) Parking Spaces will be adequately provided for Phase 1 bleacher count.

City of Duncanville
Planning Division
103 E. Wheatland Rd., Duncanville, TX 75116
P. O. Box 380280, Duncanville, TX 75138-0280
(p) 972-780-5057, 972-707-3878
(e) planningandzoning@duncanvilletx.gov

April 30, 2025

Zoning File: **2024-13**

Dear Property Owner:

Brian Nelson, Applicant, representing Life School of Dallas, Owner, is requesting approval of a **change of zoning from SF-13 to a PD Planned Development (Educational Facility)** on Keystone Place, Block 1, Lots 1, ACS 6.005, more commonly known as **1600 South Cockrell Hill Road** and Nel A Ayers, Abstract 11, Tract 9, ACS 99.265, more commonly known as **1000 East Danieldale Road**, in the City of Duncanville, Dallas County, Texas.

Your property is NOT being rezoned. You have been sent this notice because you are within the 1,000-foot notification area of property that is being considered for the granting of a **change of zoning** for this public hearing. Please refer to the enclosed map that indicates which property is being considered for the change of zoning.

The Planning and Zoning Commission will hold a public hearing on Monday, May 12, 2025, at 7:00 p.m. in the City of Duncanville Council Chambers, 203 E. Wheatland Road. Public hearings are held to allow interested persons the opportunity to state their opinion directly to the Planning & Zoning Commission either for or against the proposed zoning request. If you oppose the zoning request, however, the attached survey must be completed and returned by **May 12, 2025**, to fulfill legal requirements for a written formal protest.

As an interested citizen, you may submit public comments to either the City Secretary, Chiquita Taylor, or to the Director of Economic Development, Victor Barrera, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email planningandzoning@duncanvilletx.gov stating your position. You are encouraged to participate in the public hearing and offer comments.

Please reach out to me directly at (972) 780-5007 with any questions pertaining to this request.

Sincerely,

Victor Barrera

Victor Barrera
Director of Economic Development

Enclosures

City of Duncanville
Planning Division
103 E. Wheatland Rd., Duncanville, TX 75116
P. O. Box 380280, Duncanville, TX 75138-0280
(p) 972-780-5057, 972-707-3878
(e) planningandzoning@duncanvilletx.gov

Archivo de zonificación: **2024-13**

Estimado propietario:

Brian Nelson, Aplicante, representando a Life School of Dallas, propietario, esta solicitando la aprobacion de un **cambio de zonificacion de SF-13 a PD Desarrollo Planeado (Facilidad Educativa)** en Keystone Place, Block 1, Lotes 1, ACS 6.005, mas comunmente conocido como **1600 South Cockrell Hill Road** y Nel A Ayers, Abstract 11, Tract 9, ACS 99.265, mas comunmente conocido como **1000 East Danieldale Road**, en la Ciudad de Duncanville, Condado de Dallas, Texas.

Su propiedad NO está siendo rezonificada. Se le ha enviado este aviso porque se encuentra dentro del área de notificación requerida de 1,000 pies de la propiedad que se está considerando para el otorgamiento de un **cambio de zonificación** para esta audiencia pública en particular. Consulte el mapa adjunto que indica qué propiedad se está considerada para el otorgamiento de un **cambio de zonificación.**

La Comisión de Planificación y Zonificación llevará a cabo una audiencia pública el Lunes 12 de Mayo de 2025, a las 7:00 p.m. en las Cámaras del Consejo de la Ciudad de Duncanville, 203 E. Wheatland Road. Las audiencias públicas se llevan a cabo para permitir a las personas interesadas la oportunidad de expresar su opinión directamente a la Comisión de Planificación y Zonificación, ya sea a favor o en contra de la solicitud de zonificación. Sin embargo, si se opone a la solicitud de zonificación, la encuesta adjunta debe completarse y devolverse antes del **12 de Mayo de 2025**, para cumplir con los requisitos legales para una protesta formal por escrito.

Como ciudadano interesado, puede enviar comentarios públicos al Secretaria de la Ciudad, Chiquita Taylor, o al Director de Desarrollo Económico, Victor Barrera, P.O. Box 380280, Duncanville, Texas, 75138-0280 o enviar un correo electrónico planningandzoning@duncanvilletx.gov indicando su posición. Se le anima a participar en la audiencia pública y ofrecer comentarios.

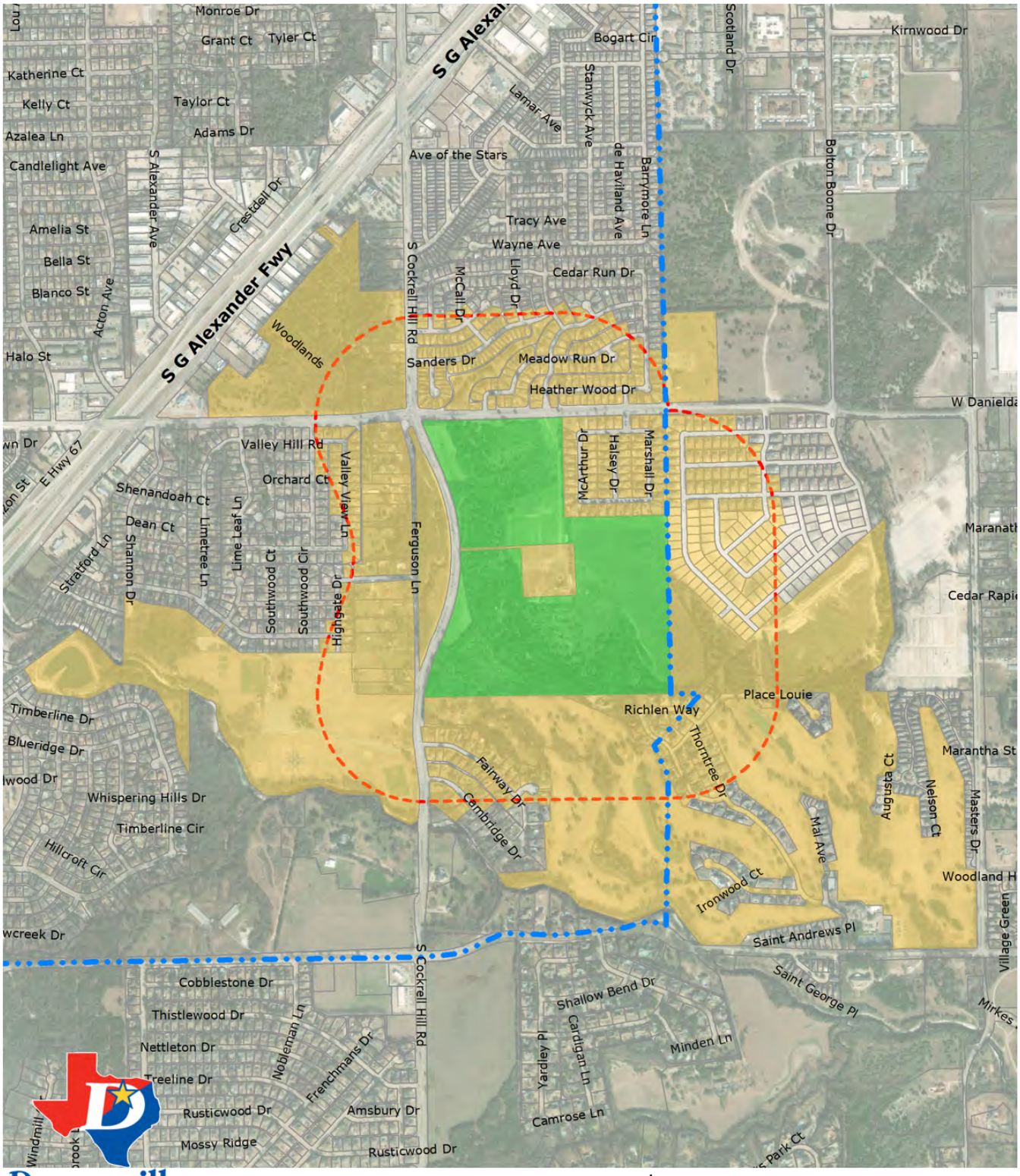
Por favor de comunicarse conmigo directamente al (972) 780-5007 con cualquier pregunta relacionada con esta solicitud.

Sinceramente

Victor Barrera

Victor Barrera
Asistente del Director de la Ciudad

Recintos



Duncanville
City of Champions

Southeast Corner of Danieldale Rd & Cockrell Hill Rd
1000ft Property Address Buffer Map

walter p moore

214.740.6200 main

March 4, 2025

Mr. Victor Barrera
Economic Development Director
City of Duncanville
203 E. Wheatland Road
Duncanville, TX 75116

Re: **Life School Duncanville Design Review**
Walter P Moore Project Number M04.24014.00

Dear Victor:

We have completed our 1st Additional Review of the proposed Life School Duncanville development project. The purpose of our work was to review the studies and plans submitted and provide comments on the design to the City of Duncanville.

Reviewed Information

To perform this study, we utilized the following:

- Civil Construction Plans for Life Charter School Phase 1 dated February 4, 2025
- Architectural Sheer A100 dated October 23, 2024
- Architectural Sheet A116 dated February 4, 2025
- Duncanville Life School City Comments Response dated February 5, 2025
- Duncanville Life School Landscape Drawings dated February 5, 2025
- Exhibit C dated July 19, 2024
- Duncanville Municipal Code of Ordinances
- Duncanville Zoning Ordinance
- 2015 International Fire Code (2015 IFC), NCTCOG 2015 Regional Amendments, Local Amendments
- City of Duncanville Department of Public Works Standard Details
- iSWM Criteria Manual for Site Development and Construction City of Duncanville April, 2011
- Manual of Uniform Traffic Control Devices 2011 Edition
- NCTCOG Public Works Construction Standards 5th Edition
- Dallas 2019 Street Design Manual
- Traffic Signal Plans for Life School Duncanville dated January 30, 2025
- Traffic Impact Analysis dated February 28, 2025
- Traffic Management Plan dated February 28, 2025

Observations

Walter P Moore has the following questions or comments related to the Life School Duncanville design (instructions to the designers are in ***bold italics***):

A. Life School – Civil Drawings

1. Sheet C05.01 – This sheet is missing.
2. Sheet C07.07 – Walter P Moore does not have enough information to conclude that runoff will not migrate off-site to the east during a storm event. Lateral D3.2 shows grate inlets not situated within low spots in the proposed grading, and the profile in sheet C09.16 shows the HGLs exceeding the Top of Grate elevation in the area immediately east of the stadium. Further, the miscellaneous overland flow bypassing the on-grade inlets and the potential surcharge during significant events would prevent a portion of site runoff from entering the Detention system. ***Please provide a narrative or calculations explaining how runoff is being managed at this location.***
3. Sheet C08.01 – Walter P Moore would like to note that the as-designed detention pond only accounts for the improvements made as part of Phase 1. Any subsequent development, including Phase 2 improvements, will require either new detention facilities or the expansion of the proposed Phase 1 system to mitigate increased runoff from the future Phase 2 impervious area. This applies to Drainage Areas 2.2, 3.2 and 5.10.
4. Sheets C05.02, C12.00, ES1.12 and A1.00 – The Design Team provided an updated Overall Fire Lane Plan with an Approved stamp from the Duncanville Fire Department dated January 28, 2025 that provided 13' & 16' wide fire lanes on the North and West driveways respectively. The signed and dated stamp states "Approval of plans or specifications shall not be construed to sanction any violation of code." Walter P Moore acknowledges this issue has been reviewed and considered approved by the City; however, we recommend making sure, if not already, that final documentation for this deviation from Fire Code formally allows for it.
5. Sheets C06.08 – The signalized intersection being created at S. Cockrell Hill Road will require pedestrian crossings. ***Please pull back the median noses and add the required appurtenances to enable pedestrian crossing.***
6. Sheet C06.14 – The signalized intersection that will be created as part of the Phase 2 improvements will require pedestrian crossings. Since the eastern median is being

modified as part of this sheet, Walter P Moore recommends pulling back the median as part of the Phase 1 project to avoid future rework at the median.

7. Sheet C07.01 - Paving Section A shows a dimension of 36'. ***Update paving sections to reflect the wider pavement.***

B. Traffic Signal Plans

1. Sheet C1.07 - The word "LIGHT" is spelled incorrectly. ***Fix spelling.***
2. Sheet C1.08 - ***Freeze background to prevent tree symbols from showing in the roadway.***
3. Sheet C1.08 - Legend Symbol for signal poles does not match designation on the layout. ***Fix legend symbols to match what is on sheet.***
4. Sheet C1.08 - Missing roadway/driveways names. ***Add roadway/driveway name to school driveway.***
5. Sheet C1.08 - Note below Item 682- Signal Heads table designated by "*" is incomplete. ***Check for plotting errors.***
6. Sheet C1.08 - ***Add note stating that sign details can be found on Sheet C1.11.***
7. Sheet C1.09 - **Increase conduit quantities to match lengths on layout**
8. Sheet C1.10 - Missing roadway/driveways names. **Add roadway/driveway name to school driveway.**
9. Sheet C1.10 - ***Differentiate between ground mounted signs and mast arm signs in the legend.***
10. Sheet C1.10 - Missing crosswalk striping on the north side of the intersection, as requested by Jim Dulac in an email dated 1/17/2025. ***Add crosswalk striping on North side of the intersection***
11. Sheet C1.11 - ***Update Sign E dimensions in the Summary to match the sign design.***
12. Sheet C1.11 - For Sign G, consider using an R3-8 with "Left Only" and "Right Only" arrows. See example on attached markups.
13. Sheet C1.12 - ***Add "E-1", etc. to legend***.
14. Sheet C1.12 - ***Screen the large red sign symbol on the right side of the layout.***
15. Sheet C1.13 - ***Update sign symbol for Sign A to appear as proposed***
16. Sheet C1.13 - ***Screen the large red sign symbol on the right side of the layout.***
17. Sheet C1.14 - Consider showing only proposed pavement edges to avoid confusion

18. Sheet C1.15 - ***Screen unnecessary symbols (sign and arrows).***
19. City Comments – John Borchardt with the City of Duncanville provided comments, specifications, and standards to be included in the plan set. Please address all outstanding items in the attached summary of comments and markups received from John Borchardt with the City of Duncanville Signal Department, dated 2/6/2025.

C. Traffic Impact Analysis

Walter P. Moore is in agreement with the recommended mitigations outlined for each intersection in the TIA dated 2/28/2024. Each intersection mitigation is addressed as follows:

E Danieldale Rd at S Cockrell Hill Rd – Options 1 and 3 are addressed on sheets C1.12 and C1.13 of the Kimley-Horn signal plan set. Option 2 is to be implemented in the field.

S Cockrell Hill Rd at US 67 NBFR – Further coordination with TxDOT, the City of Duncanville, and Life School will be required for the recommended mitigation to be implemented. This could include, but is not limited to, a pro-rata funding agreement for the installation of the mitigation measures.

E Danieldale Rd at Willow Run Drive/Middle School Driveway – The recommended traffic signal will need to be installed in conjunction with the future construction of the proposed Middle School.

S Cockrell Hill Rd at High School Driveway – The recommended traffic signal design is included in the Kimley-Horn signal plan set.

The following comments for the TIA need to be addressed:

1. Sheet i – Typo in the second paragraph. “at” is incorrectly spelled as “bat”. ***Fix spelling***
2. Page 1 - Typo in the second paragraph. “at” is incorrectly spelled as “bat”. ***Fix spelling***
3. Page 32 – Typo in the third paragraph. “striped” is incorrectly spelled as “stripped”. ***Fix spelling***
4. Page 44 – Phase 1 and Phase 2 bullets appear to be two different types of bullets overlapped. ***Fix Formatting***
5. Page 44/45/46 – No conclusions/recommendations shown for E Danieldale Rd @ US 67 NBFR and SBFR. ***Summarize conclusions and recommendations for this intersection or specify if no mitigation is needed at this intersection.***

6. All previous comments have been addressed. The TIA dated 2-28-2025 was conducted using sound engineering principles, and the recommendations are appropriate mitigations to improve the projected LOS to acceptable levels.

D. Traffic Management Plan

1. All previous comments have been addressed. The TMP as submitted is appropriate for the proposed conditions and prevents the projected traffic from encroaching onto the public streets. No further comments

Let me know if you have any questions or comments.

Sincerely,

WALTER P. MOORE AND ASSOCIATES, INC.

James C Dulac

James C. Dulac, PE
Senior Associate

STAFF REPORT

MEETING: City Council - 15 Jul 2025

TITLE:
Duncanville Fire Department Quarterly Report - 3rd Quarter of FY25

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:
Chris Connealy, Fire Chief

BACKGROUND/HISTORY:
Fire Department Quarterly Report for the 3rd quarter of FY25.

POLICY EXPLANATION:
N/A

FUNDING SOURCE:

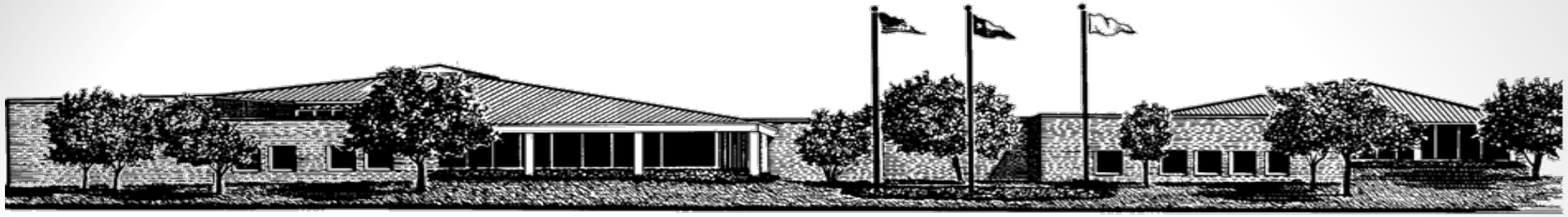
ORG and Object Number
N/A

Available Budget	Purchase Amount	After Encumber
$0.00	$0.00	$0.00

ACTION ALTERNATIVES:

1. Receive Fire Departments Quarterly Report for the 3rd Quarter of FY25.
2. Do not receive Fire Departments Quarterly Report for the 3rd Quarter of FY25.
3. Other actions as directed by Council.

ATTACHMENTS:
FD Quarterly Update 07152025



City of Duncanville

FIRE DEPARTMENT QUARTERLY UPDATE

JULY 15, 2025

CHRIS CONNEALY, FIRE CHIEF

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

1

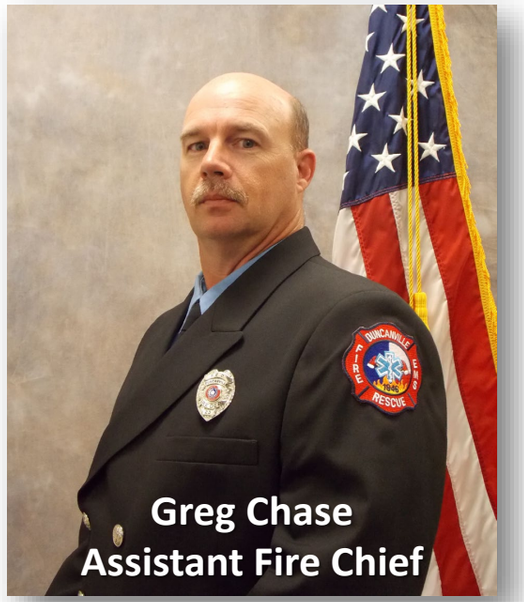
Staffing

- **New Hires**
  - Brenden Villanueva, Firefighter/EMT
  - Caleb Stith, Firefighter/EMT
  - Casey Sneed, Firefighter/EMT

- **Vacancies**
  - (1) Vacancy

Accomplishments:

- **Retirement of Assistant Chief, Greg Chase**
  - Assistant Fire Chief, Greg Chase, retired on June 27, 2025. Congratulations to Chief Chase on his retirement after 32 years of selfless and dedicated service to the Duncanville Fire Department and citizens of Duncanville.



Staffing

- **Paramedic School**
  - FF/EMT Colton Broeske is currently attending Paramedic School at Cedar Valley College and is scheduled to graduate on August 1, 2025.
  - FF/EMT Casey Vincent and FF/EMT Riley Deaton are currently attending Paramedic School at Cedar Valley College. They're scheduled to graduate in late November 2025.
- **Promotional Test**
  - The Fire Marshal and Deputy Fire Marshal promotional test are scheduled for July 29, 2025.

Accomplishments:

- **Emergency Medical Services SOGs**
  - The Department Emergency Medial Services Standard Operating Guidelines (SOGs) have been updated.
- **Department Policies**
  - The Department policies have been updated.
- **Regional Fire Training**
  - Chief Connealy taught a class to all Firefighters in Duncanville, DeSoto, Cedar Hill and Lancaster on lessons learned with his experiences with Houston Fire Department Line of Duty Deaths in June.

Accomplishments:

- **Emergency Operation Center Exercise**
  - Emergency Management conducted an Emergency Operations Center (EOC) tabletop exercise for City of Duncanville staff.
- **BloomFest**
  - Facilitated Incident Command with Duncanville Police Department for Bloomfest.
- **4th of July Celebration**
  - Facilitated Incident Command with Duncanville Police Department for the 4th of July Celebration.

City of Duncanville

Projects Underway:

- **First Due Fire Records Management System**
  - City Council approved the purchase of a new fire service records management software program on 5-6-25 that will facilitate improved tracking of data related to recommendations in the Matrix Report and other information reporting in the department. Training on this new software gets underway on 6-23-25.
- **Texas Fire Chiefs Association – Best Practices**
  - Continue working on the Fire Department on attaining the Texas Fire Chiefs Association Best Practices Designation.
- **Insurance Services Office – Class 1**
  - Continue working on the City of Duncanville attaining the Insurance Services Office Class 1 designation.

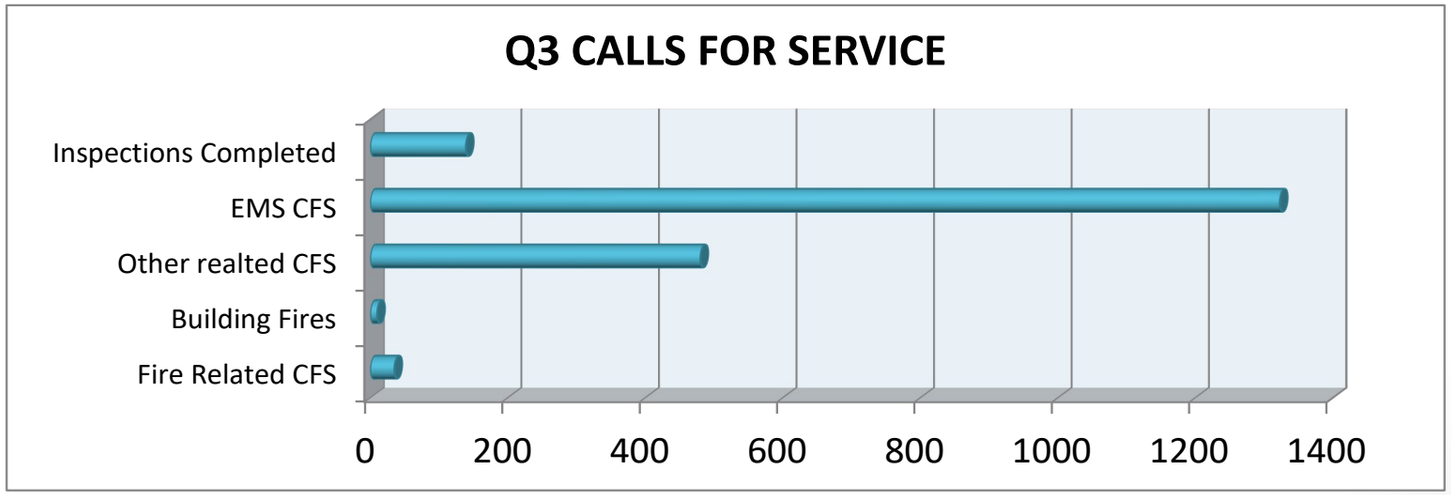
Projects Underway:

- **Assistant Chief Interviews**
  - Interview officer candidates for the vacant Assistant Fire Chief position.

City of Duncanville

Performance Indicators

- **Total Calls for Service (Q3) 1,848**
  - Fire Related CFS: 35
  - Building Fires: 10
  - Other related CFS: 480
  - EMS CFS: 1,323
  - Inspections Completed: 95



City of Duncanville

STAFF REPORT

MEETING: City Council - 15 Jul 2025

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:
Matthew Stogner, Chief of Police

BACKGROUND/HISTORY:
Police quarterly report.

POLICY EXPLANATION:
Police quarterly report.

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	Purchase Amount	After Encumber
$0.00	$0.00	$0.00

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