

Duncanville City Council Meeting Minutes
Regular Meeting
Tuesday, August 1, 2023

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, August 1, 2023, at 6:00 p.m. in the Council Briefing Room at City Hall with a quorum to wit:

COUNCIL PRESENT:

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

COUNCIL ARRIVING AT:

COUNCIL ABSENT:

Mayor Barry L. Gordon

WORK SESSION / BRIEFING

Mayor Pro Tem Contreras called the meeting to order at 6:00p.m.

1. DISCUSS AGENDA ITEMS

Interim City Manager Brown introduced the new City Secretary, Chiquita Taylor and Interim Finance Director, Dennis Baldwin. He then read the items for the record.

2. CITY COUNCIL CALENDAR

A. *Updated 2023 City Council Calendar*

Presented by City Secretary Chiquita Taylor

3. BRIEFINGS / PRESENTATIONS

A. *Update on City Manager Search and Selection.*

T2 Professional Consulting provided an update on the City Manager search including recap and benchmarks. Council provided input on the residency requirements and competencies to be added to the job posting. Requested more time to review the job description and provide more feedback.

B. *Presentation and Discussion of the City Manager's Fiscal Year 2023-2024 Proposed Budget.*

Interim City Manager Brown gave an overview of the FY2024 Proposed Budget for council review. The scheduled budget workshop and meeting will be on August 10, 2023.

C. *Briefing to City Council regarding alcohol sale and consumption at parks during City events.*

Director of Parks and Recreation, Bart Stevenson presented this item to gain input from council on the possibility of adding alcohol sale and consumption during City events as opportunities to increase participation and attendance. Mr. Stevenson stated this would be reviewed on a case-by-case basis and would be dependent on the type of event. The council requested that this item be considered by the council event by event.

D. *Council to provide guidance on procuring services to develop a master plan for the nature preserve on the Ladd property.*

City Attorney Robert Hager stated we will need to a request for qualification to start the process for bidding on this project.

EXECUTIVE SESSION

No Executive Session

Briefing Session was adjourned at 7:15p.m.

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 7:21p.m. with Mayor Pro Tem Contreras presiding.

Former Fire Chief Terry Webb delivered the Invocation.

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

1. REPORTS

A. *Mayor's Report.*

No report

B. *Councilmembers' Reports*

Councilmember Gooden recognized Kristin Downs and commended her for performing her duties in the Police department as well as Interim City Secretary. She thanked her for her hard work in getting the city up to date on minutes as well as her professionalism.

C. *City Manager's Report.*

ICM Brown introduced the new City Secretary, Chiquita Taylor. He shared that pickleball and open play volleyball are at the recreation center. He recognized Deputy Fire Marshal David Carpenter on completing his inspector classes and hands on skill test as a step to be certified in the Fire Department. Mr. Brown gave an update on the Daniieldale Road reconstruction project as it comes to a close.

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

Tanya Benson 813 Link Dr. #47

Advocate for senior citizens at the recreation center.

Mark Graham 410 Santa Fe Trail Ladd
property master plan

Terry Webb 11708 CR4090 Scurry, TX
Reinstating cost of living and updated services credit for retirees

Jack Long 13220 Woodhaven Dr. Farmers Branch TX Reinstating
cost of living and updated service credit for retirees

4. **CONSENT AGENDA**

Mayor Pro Tem Contrares requested that City Secretary Chiquita Taylor read the Consent Agenda Items.

A. ***Consider the Minutes for the Date, Year City Council Regular Meeting.***

- ***April 4, 2023, City Council Regular Meeting***
- ***April 13, 2023, City Council Special Meeting***
- ***April 18, 2023, City Council Regular Meeting***
- ***May 2, 2023, City Council Regular Meeting***
- ***May 16, 2023, City Council Regular Meeting***
- ***June 20, 2023, City Council Regular Meeting***
- ***July 6, 2023, City Council Special Meeting***
- ***July 18, 2023, City Council Regular Meeting***

B. ***Consider a Resolution for the property located at 609 West Danieldale Road, Duncanville, Dallas County, Texas, described as Walnut Bend, Block A, Lot 1, ACS 42.419 as the Charles F. Ladd Nature Preserve; and, providing for erection and maintenance of signage; and providing for an effective date.***

Councilmember At-Large DeMonica Gooden made a motion to approve the item as stated, Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 0 against, with Mayor Barry L. Gordon absent.

5. **ITEMS FOR INDIVIDUAL CONSIDERATION**

A. ***Conduct a Public Hearing and consider an Ordinance amending the comprehensive zoning ordinance, as heretofore amended, by amending the Code of Ordinances by amending Appendix A, Article III, Section 3.03, Residential Uses, accessory and residential uses to add the land use temporary workforce housing.***

Senior Planner Nathan Warren presented the details and regulations for temporary workforce housing under the proposed ordinance change.

Public Hearing Opened at 7:48p.m. In

Favor
None

Opposed
None

Councilmember Don McBurnett made a motion to close the public hearing, Councilmember Joe Veracruz seconded the motion. The vote was cast 6 for, 0 against.

Public Hearing closed at 7:49p.m.

Councilmember Gooden asked who would be responsible for the program and how it would be regulated. Mr. Warren stated this program will work very similar to our short-term rental registration process. City staff will be monitoring the program as a team effort primarily by the Planning department. The program is for people who want to rent beyond thirty days.

and less than six months. Mayor Pro Tem Contreras requested to ensure that there is no abuse of the ordinance in the future by circumventing the boarding house ordinance. Mr. Warren stated this would be difficult with the parameters in place. With the parameters in place, there would be minimal risk of abuse. There would be annual inspections and monitoring of the applicants and the residents. Councilmember Koontz asked if there is a term for the specific use permit and will it expire if the residence is sold. Mr. Warren stated there could be terms set on the permit for use and a sunset clause. The intent of the ordinance is for use by traveling nurses or students.

Councilmember Don McBurnett made a motion to approve the item as stated, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 4 for, 2 against (Councilmember Jeremy Koontz and Councilmember At-Large DeMonica Gooden).

B. *Conduct a Public Hearing for consideration and action regarding the request of Juan Trejo, applicant, to include a Specific Use Permit (SUP) for School, Business, Trade or Vocational and adopt an ordinance to amend the Comprehensive Zoning Ordinance and map on Main Commons, Block 3, Lot 1A, ACS 0.617, more commonly known as 134 North Main Street, City of Duncanville, Dallas County, Texas.*

Nathan Warren presented the details of the Specific Use Permit requested by applicant Juan Trejo for a Barber College at 134 North Main Street.

Public Hearing Opened at 8:03p.m.

In Favor:

Chris Escobedo 212 N. Main St.
Brian Schaby 1022 Florence Dallas
Angelica Perez 1210 S Main Street
Xander Alvarez 1123 Oriole Blvd
Jose Dela Cruz 210 W. Fain Street
Ruby Pineda 446 E. Magnolia Lane
Derek Mendoza 7402 Elderberry Lane Dallas, TX

Motion to extend time for speakers in favor by five minutes due to not explaining the time limit before speakers began.

Christian Rivera 653 Parkwood Circle
Juan Trejo (owner/instructor) 212 North Main Street
Marion Johnson 423 Blueridge Drive

Opposed:

Emily Bridges 418 Oleander
Mary Meza 206 N. Hastings
Teresa Bryant 220 N. Main Street

Public hearing was closed at 8:25p.m.

Councilmember Don McBurnett made a motion to close the public hearing and approve the item as stated, Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 0 against.

Councilmember Veracruz stated he is in support of this business and the skills Mr. Trejo is teaching his students as it relates to business, customer service and entrepreneurial skills. Councilmember Cherry-Brown asked if there are any other barber colleges in Duncanville. Mr. Warren was not aware of any other college in the city. Ms. Cherry-Brown was impressed with the shop and the services they are teaching the students. Councilmember Koontz stated he is impressed with what has been said about the applicant. However, he wanted to speak to the use at this location. He would like to have more discussion about the vision for the downtown area. This use does not fit the comp plan. Mayor Pro Tem Contreras asked about the term of the Special Use Permit. Mr. Warren stated there is not a term limit on this permit.

Mr. Contreras stated he is in agreement with Councilmember Koontz regarding the vision for the downtown area. He does not want to lock in a prime space with a service-oriented business. Councilmember Gooden thinks the applicant is doing a great job and brings value to the community. Her concern is that this may not be a location for this type of business for the downtown area as it relates to the downtown plan. Councilmember McBurnett stated he liked what the applicant is trying to do but would like the highest and best use for this location.

Councilmember Don McBurnett made a motion to approve the item as stated, Councilmember Joe Veracruz seconded the motion. The vote was cast 2 for, 4 against (Councilmember Don McBurnett, Councilmember Jeremy Koontz, Mayor Pro Tem Greg Contreras, and Councilmember At-Large DeMonica Gooden).

Item failed.

[Texas Fadez](#)

- C. ***Conduct a Public Hearing for consideration and action regarding the request of Navdeep Dhaliwal, applicant and owner, for a Zoning Change from C, Commercial District to I, Industrial District and adopt an ordinance to amend the Comprehensive Zoning Ordinance and map on Block 3, Lot 4, Woodhaven, more commonly known as 1414 North Main Street, in the City of Duncanville, Dallas County, Texas.***

Mr. Warren gave details of this zoning change request for 1414 N. Main Street.

Public Hearing opened at 8:47p.m.

In favor:

Vipul Raval 729 San Gabriel Ave. Garland, TX

Opposed:

None

Councilmember Don McBurnett made a motion to close public hearing, Councilmember At-Large DeMonica Gooden seconded the motion. The vote was cast 6 for, 0 against.

Public Hearing Closed at 8:50p.m.

Councilmember Koontz asked where the applicant resides. Mr. Raval stated that the applicant lives in Las Vegas, NV and would like to move to Texas. Mr. Koontz wanted to clarify the reason for the zoning change and expansion of the business as it is being zoned lite industrial. He also asked if there is a difference between lite industrial and regular industrial. Mr. Warren stated there is not real difference between to two. Councilmember Gooden asked how often the owner comes to visit and manage the maintenance of the property. Mr. Raval stated he usually comes down every fifteen days as he has family in the area, though he is the property manager. Ms. Gooden asked how the property was planned to be used and whether it would be subdivided. Mr. Raval stated it will have about eleven tenants and hoping to get a large tenant who will take more space. Mayor Pro Tem Contreras asked about additional uses for the property if it is zoned lite industrial. Mr. Warren stated auto-related businesses, print shops, truck repair, and others are allowed in this type of zoning.

Councilmember Don McBurnett made a motion to approve the item as stated, Councilmember Joe Veracruz seconded the motion. The vote was cast 0 for, 6 against (Councilmember Joe Veracruz, Councilmember Don McBurnett, Councilmember Jeremy Koontz, Councilmember Karen Cherry-Brown, Mayor Pro Tem Greg Contreras, and Councilmember At-Large DeMonica Gooden).

Item failed.

- D. ***Take any necessary action as a result of the Executive Session.***
No action

Councilmember Don McBurnett made a motion to suspend the rules and allow citizen comments that were missed during the citizen comments; Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 0 against.

Patrick Harvey 1010 Huntington Drive
Audit and public access to the budget

6. **STAFF AND BOARD REPORTS**

- A. ***Receive the revised Fiscal Year 2022-2023 First Quarter Investment Report as of December 31, 2022.***
Interim Finance Director Dennis Baldwin and Finance Manager Denise Hickman introduced Tim Pinyon from Valleyview Investments who reviewed the 2022 Investment Report and the Second Quarter Report.
- B. ***Receive the Fiscal Year 2022-2023 Second Quarter Investment Report as of March 31, 2023.***
- C. ***City Council to receive an update on the Annual Comprehensive Financial Report (ACFR) / Audit for Fiscal Year 2022.***
Mr. Baldwin presented the details of this item.

ADJOURNMENT

The meeting was adjourned at 10:08 p.m.

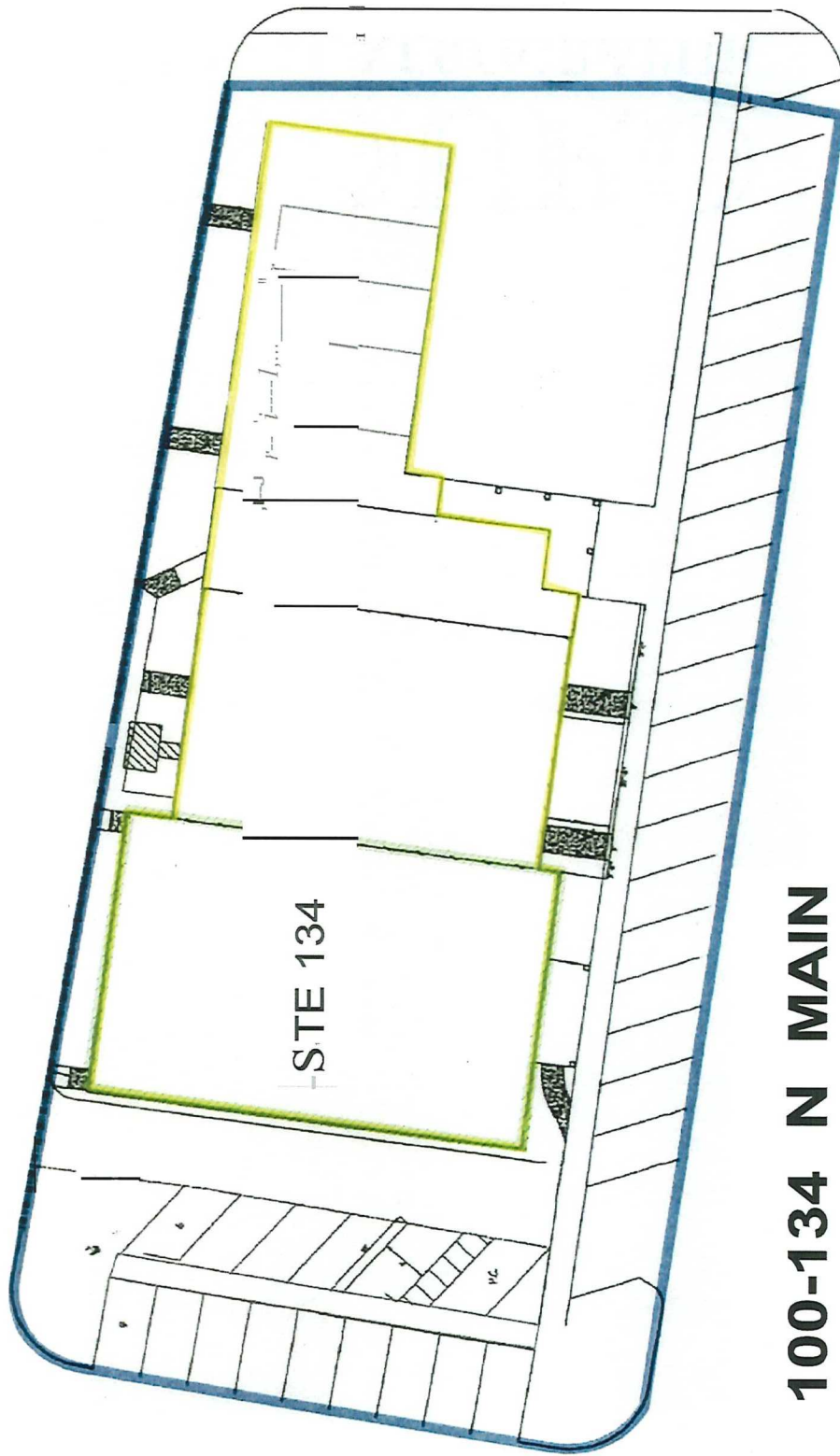
APPROVED:


CITY SECRETARY

134 N MAIN STREET
MAIN
COMMONS

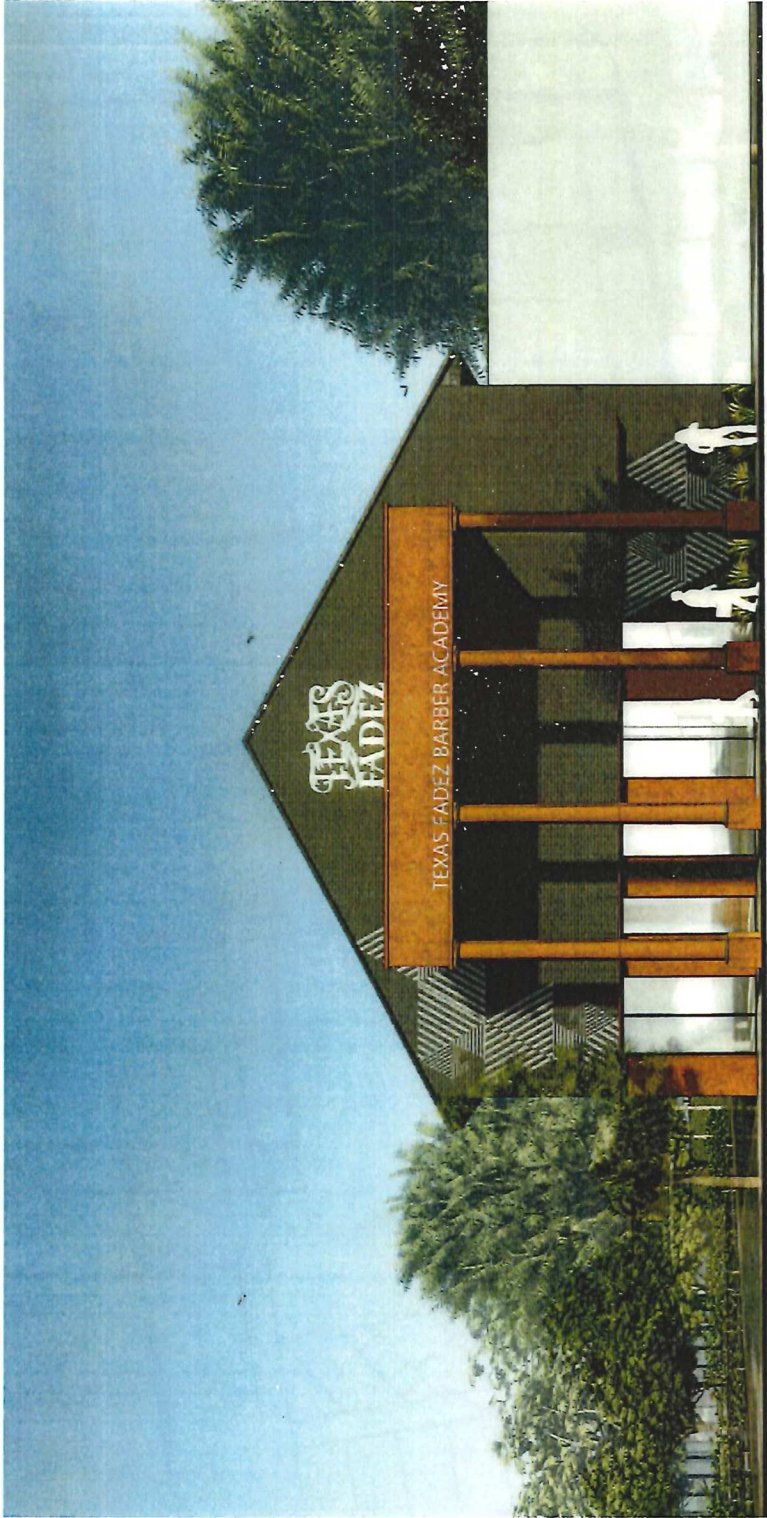






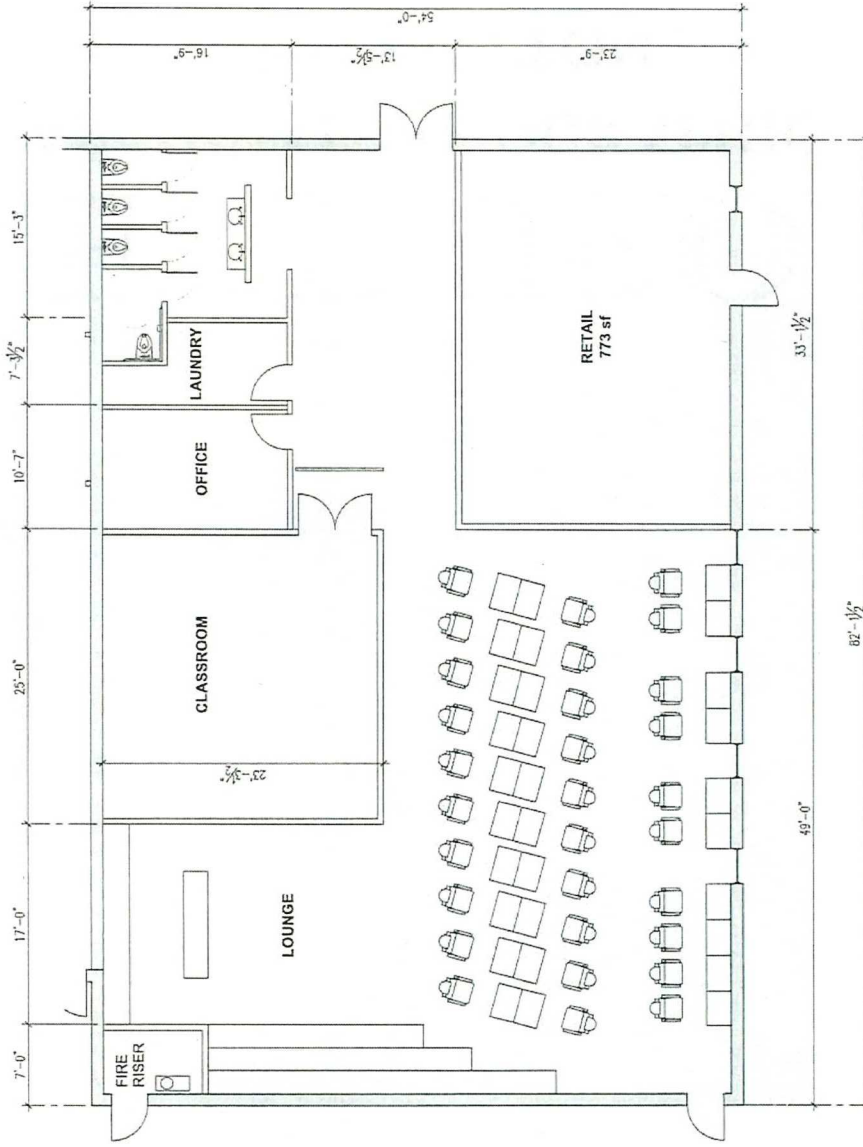
**100-134 N MAIN
DUNCANVILLE**

TEXAS FADEZ BARBER ACADEMY - EXTERIOR



CREATE A LIER

FLOOR PLAN



REIDBERG



CJ/ CREATE ATELIER

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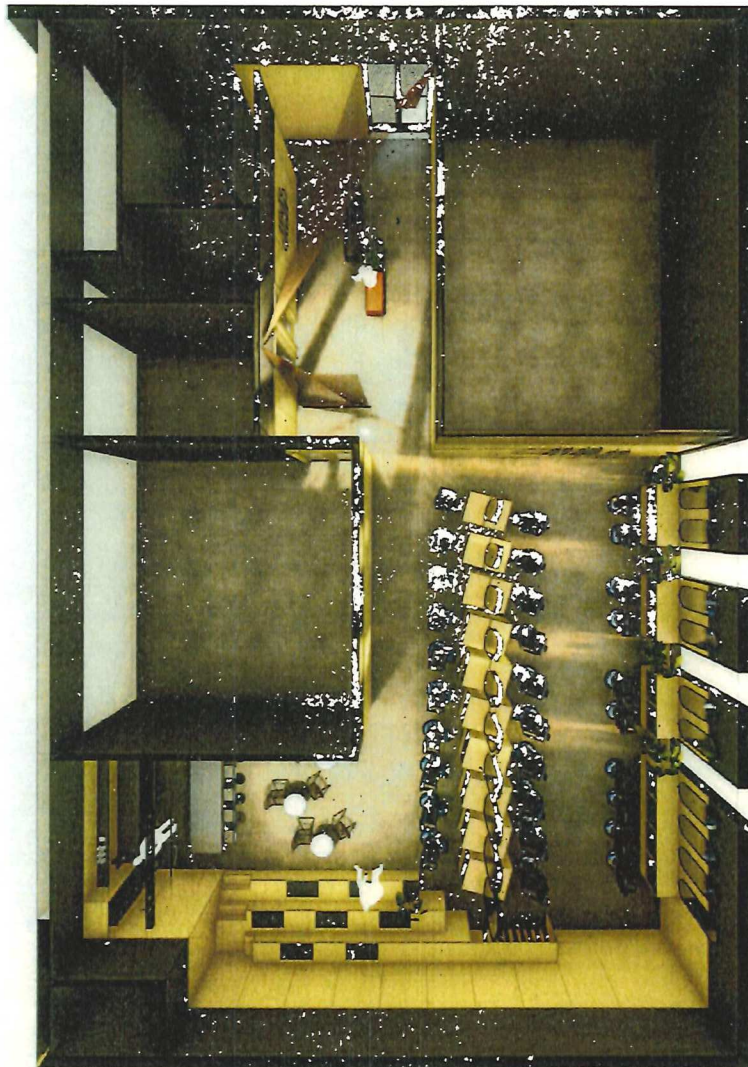
RENDERING



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RENDERING



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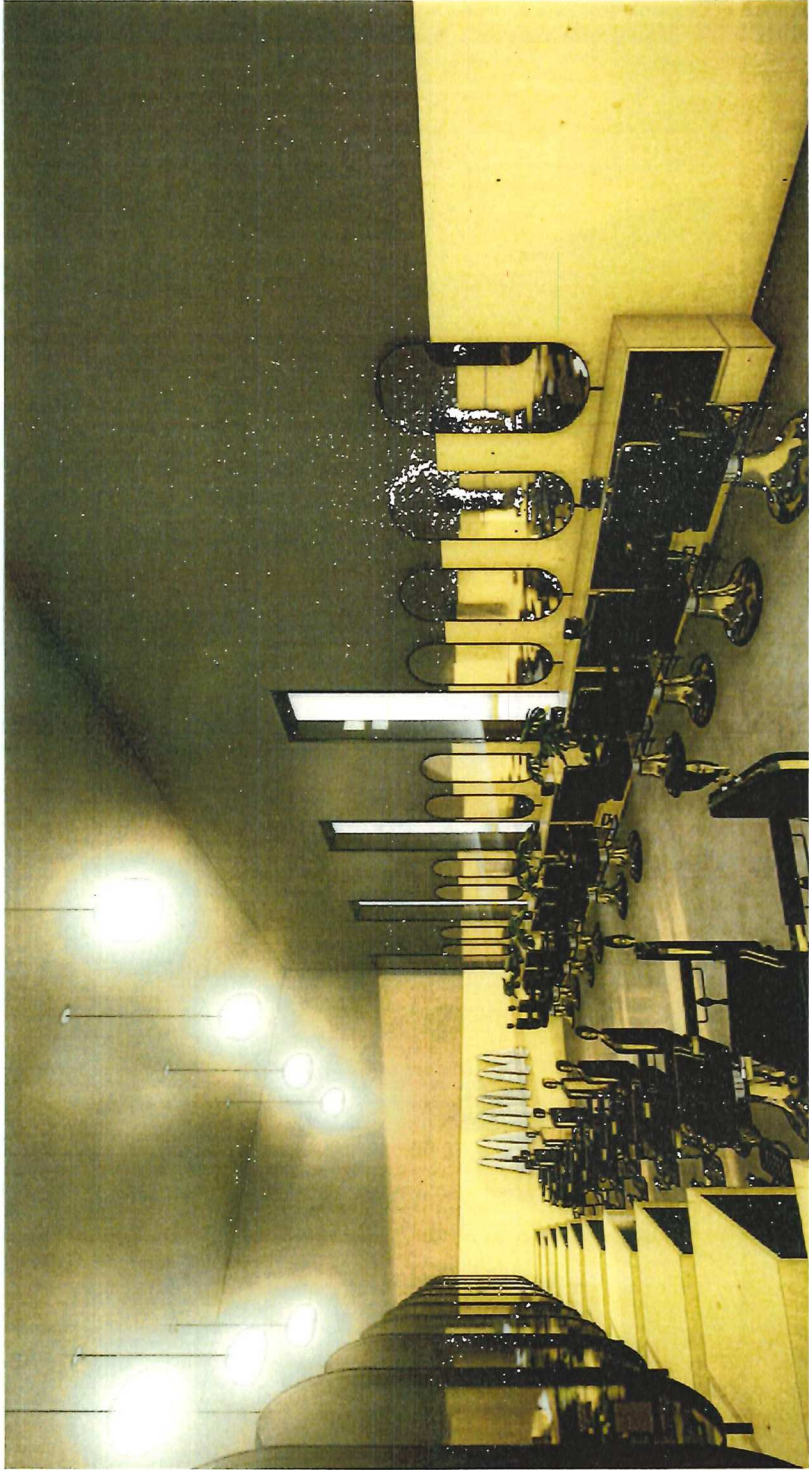
RENDERING



CREATE ATELIER

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RENDERING



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RENDERING



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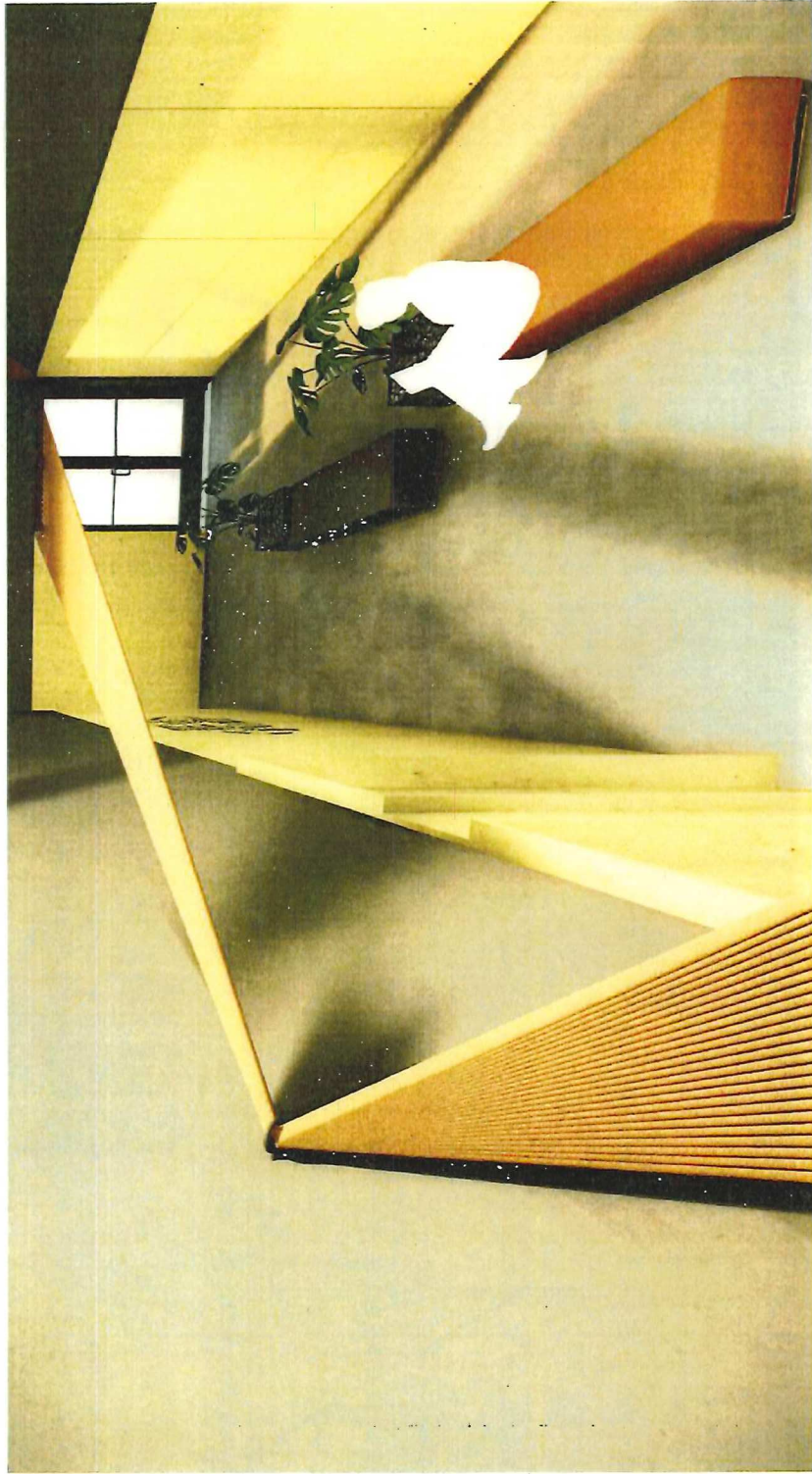
RENDERING



CREATE ATELIER

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RENDERING



CA CREATE ATELIER

11



August 1, 2023

RE: Property Owner Authorization

To whom it may concern:

This letter, issued by Main Commons Duncanville, Ltd - Monte Anderson hereby gives Juan Trejo authorization to use our parking spaces at our property located at 102-134 N. Main St., Duncanville, Tx 75116.

Should you require any additional information, please contact our office at 972-283-1111.

Sincerely,

A handwritten signature in black ink, appearing to be "MA", is written over the printed name.

Monte Anderson
President

cc: File

11.1 E. Davis St., Ste. 101, Duncanville TX 75116 972-283-1111