Duncanville City Council Meeting Agenda

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

Tuesday, August 17, 2021
6:00 P.M. - Work Session/Briefing
7:00 P.M. - Regular Session
or immediately following the 6:00 pm Work Session/Briefing

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

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

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.

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended, the City Council for the City of Duncanville, Texas will conduct a City Council Regular Meeting in person and by video conference at 6:00 pm on Tuesday, August 17, 2021, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by in-person and video conference.

Due to limited seating in council chambers, persons or participants may attend a via video conference to maintain safe social distance as provided in this notice.

To speak by video conference during Citizen Comments, you must register with the City Secretary before 4 pm on Tuesday, August 17, 2021, email citysecretary@duncanville.com and title the email. "Public Comment – August 17th. You will need to register with the link below to attend the meeting by video conference. During the Citizen Comments period of the agenda, the City Secretary will call your name and allow access to your camera and microphone. Feel free to email your citizen comment to the City Secretary when registering for the Mayor to read into the record if any unexpected technical issues arise. *The City Secretary will still set a two-minute time limit on the comments as they are read.*

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_LZGmT_AYQxuPcHXv4GtYrw

After registering, you will receive a confirmation email containing information about joining the webinar.

A recording of the video meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

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WORK SESSION / BRIEFING
Citizen comments will not be heard during the Work Session/Briefing but will be heard during the Regular Session.

1. DISCUSS AGENDA ITEMS

2. BRIEFINGS / PRESENTATIONS

A. Discussion of Kudzu Mitigation on Private Property. 6
Item requested by Councilmember Koontz.
Kudzu Mitigation

B. Discussion on Modifying Current Solid Waste Collection Contract. 7
Item requested by Councilmember Koontz.
Current Solid Waste Collection

C. Discussion on How Staff Monitors Performance of City Solid Waste Collection Contractor. 8
Item requested by Councilmember Cooks.
Performance of City Solid Waste Collection

D. Discuss the Independence Day Parade partnership with Duncanville Lions Club. 9
Item requested by Councilmember Cooks.
Independence Day Parade

E. Discuss appointment of a director and an alternate director to the North Central Texas Housing Finance Corporation as representative for the City of Duncanville. 10 - 20
Item requested by Councilmember Cooks.
North Central Texas Housing Finance Corporation

F. Discussion of the City's financial relationship with Wells Fargo. 21 - 22
Item requested by Mayor Gordon.
Wells Fargo

EXECUTIVE SESSION

1. City Council shall convene into closed executive session pursuant to Sections 551.071 and 551.072 Texas Government Code to:

1. Seek legal advice from the City Attorney regarding pending litigation to wit: City of Duncanville v. Tommy Winn, et al, Cause No. CC-21-00211 in the County Court of Law #5 of Dallas County Texas.

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

CALL TO ORDER
INVOCATION
PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

1. REPORTS

A. Mayor's Report.

Recognition of Champion of the City.

B. Councilmembers' Reports

C. City Manager's Report.

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 speak by video conference during Citizen Comments, you must register with the City Secretary before 4 pm on Tuesday, August 17, 2021, email citysecretary@duncanville.com and title the email. "Public Comment – August 17th. You will need to register with the link below to attend the meeting by video conference. During the Citizen Comments period of the agenda, the City Secretary will call your name and allow access to your camera and microphone. Feel free to email your citizen comment to the City Secretary when registering for the Mayor to read into the record if any unexpected technical issues arise.

The City Secretary will still set a two-minute time limit on the comments as they are read.

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 April 29, 2021 Town Hall, May 4, 2021 City Council Regular Meeting, and the May 12, 2021 City Council Special Meeting. 23 - 31

2021-04-29 - Special Meeting - Town Hall - Minutes - UNAPPROVED
2021-05-04 - City Council Minutes - UNAPPROVED
2021-05-12 - Special Meeting - Canvassing - Minutes - UNAPPROVED

B. Consider a Resolution rejecting all bids received for IFB-21-003-Renovations and Expansion Services for the property located at 330 Shady Trail, Duncanville, Texas 75137, Municipal Service Center; providing for appropriate notice, and providing for authorization to rebid. 32 - 36

Renovations and Expansion Services - Rejecting Bids

C. Consider a Resolution designating the additional structural repairs to the North and South Ground Storage Tanks at Danieldale Pump Station as emergency repairs; authorizing an increase of up to $100,000.00 to Professional Engineering Services Agreement #18-112; authorizing an increase of up to $1,000,000.00 to IFB 21-0010; authorizing an increase of up to $50,000.00 to Professional Engineer Services Agreement #21-032; authorizing the City Manager to negotiate the associated change orders; and, providing for an effective date. 37 - 47

Danieldale Pump Station

5. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Conduct a Public Hearing (2021-21) for consideration and action regarding a City-initiated request to rezone the following properties from Local Office/Retail District “LOR” to SF-7 Single-Family Residential District: 48 - 67

1. PELTS, BLOCK A, LOT 6A (1211 Highland Drive)
2. PELTS, BLOCK A, LOT 5A (1215 Highland Drive
3. PELTS, BLOCK A, LOT 4A (1219 Highland Drive)
4. PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 3A (1227 Highland Drive)
5. PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 1A (1231 Highland Drive)
6. DANIELDALE ACRES, BLOCK A, PT TRAIL 2 (1235 Highland Drive)
7. DANIELDALE ACRES, BLOCK A, PT TRAIL 2 (127 Jewell Lane)
8. DANIELDALE ACRES, ABSTRACT 1299 (126 Jewell Lane)
9. DANIELDALE ACRES, BLOCK B, LOT 2 (1303 Highland Drive)
10. DANIELDALE ACRES, BLOCK B, LOT 3 (1311 Highland Drive)
11. DANIELDALE ACRES, BLOCK B, LOT 4 (1315 Highland Drive)
12. DANIELDALE ACRES, BLOCK B, LOT 5 (1323 Highland Drive)
13. DANIELDALE ACRES, BLOCK B, LOT 6 (1331 Highland Drive)
14. DANIELDALE ACRES, BLOCK B, LOT 7 (125 Little Street)

Highland Drive

B. Consider and take action on the request of Julius Okunola, representing the Redeemers Christian Church of God Victory House, Owner and Applicant, for a Planned Development "PD" to allow for an Event Center with modified standards on Shekinah Glory Addition, Block A, Lot 1, approximately 3.910 acres, more commonly known as 515 W Center Street, City of Duncanville, Dallas County, Texas. Public Hearing (2021-10) was held on August 3, 2021. 68 - 104

Redeemers - Christian Church of God

C. Conduct a Public Hearing (2021-19) for consideration and action regarding the request of Nancy Kennedy, Applicant, representing the RF & Sons Properties, LLC, Owner, to include a Specific Use Permit "SUP" to allow the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main Street, City of Duncanville, Dallas County, Texas. 105 - 135

Fuel Pumps on Village South Shopping Center

D. Consider appointments to various Boards and Commissions including Board of Adjustment, City Planning & Zoning Commission, Duncanville Community and Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Multicultural Social Engagement Partnership, Park & Recreation Advisory Board, Sign Control Board, TIF (Tax Increment Financing Reinvestment Zone Number One), and Tri-Cities Animal Control Board. 136 - 137

Appointments to Various Boards and Commissions

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

6. STAFF AND BOARD REPORTS

None.

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 at the entrance to the City of Duncanville City Hall, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanville.com and said Notice was posted on the following date and time: **Friday, August 13, 2021 at 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Kristin Downs, City Secretary

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS MEETING ROOM WITH A HANDGUN THAT IS CARRIED OPENLY.

DE CONFORMIDAD CON LA SECCIÓN 30.07 DEL CÓDIGO PENAL (PREVARICACIÓN POR LICENCIATARIO CON UNA ARMA DE MANO LLEVADA ABIERTAMENTE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411, CÓDIGO DE GOBIERNO (LEY DE LICENCIAS PARA PORTAR ARMAS), NO PUEDEN ENTRAR A LA SALA DE REUNIONES CON UNA ARMA DE MANO QUE SE PRACTICA ABIERTAMENTE.

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"PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY HOLDER OF LICENSE TO CARRY A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUB-CHAPTER H, CHAPTER 411, GOVERNMENT CODE (CONCEALED HANDGUN LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN"

"DE ACUERDO CON LA SECCIÓN 30.06 DEL CÓDIGO PENAL (INGRESO SIN AUTORIZACIÓN DE UN PORTADOR DE UNA LICENCIA PARA LLEVAR UN ARMA CORTA OCULTA), UNA PERSONA CON LICENCIA SEGÚN EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DEL GOBIERNO (LEY PARA PORTAR ARMAS CORTAS OCULTAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UN ARMA CORTA OCULTA"

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Discussion of Kudzu Mitigation on Private Property.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Director of Public Works

BACKGROUND/HISTORY:
Councilmember Koontz requested a Briefing Session item to discuss Kudzu mitigation on private property.

Kudzu is a non-native, invasive vine that has a very high rate of growth - growing up to 12 inches a day. A resident on Falling Leaves Drive reported kudzu growing behind his home.

City Ordinance Section 12-49 requires property owners to cut and remove all weeds, brush, and other objectionable or unsightly vegetation as often as necessary to comply with City Ordinance and to use every precaution to prevent the same from growing on such premises.

Given the invasive nature of the plant, Councilmember Koontz wanted to discuss possible preventative action by the City.

POLICY EXPLANATION:
Any Councilmember may request to put an item on the City Council Meeting Agenda.

FUNDING SOURCE:
NA

Contract Log #:
NA

RECOMMENDATION:
Staff is only requesting guidance from Council following the briefing on how to proceed.

Duncanville
City of Champions

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Discussion on Modifying Current Solid Waste Collection Contract.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Director of Public Works
Jacqueline R. Culton, P.E., Assistant Director of Public Works
Sheila Baker, Purchasing Manager

BACKGROUND/HISTORY:
Councilmember Koontz requested a Briefing Session item to discuss modifying the current solid waste collection contract terms to replace trash bags with trash carts and recycle bins with recycle carts.

The current contract has the following level of service:

- Trash - Unlimited number of bags/boxes; collected twice per week
- Recycling - 13-gallon Bins; collected once per week

Staff will present City Council with a proposal from the City's solid waste collection contractor, Republic, to provide 96-gallon carts for both trash and recycling with collection once per week.

POLICY EXPLANATION:
Any Councilmember may request to put an item on the City Council Meeting Agenda.

FUNDING SOURCE:
NA

Contract Log #:
NA

RECOMMENDATION:
Staff is only requesting guidance from Council following the briefing on how to proceed.

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Discussion on How Staff Monitors Performance of City Solid Waste Collection Contractor.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Director of Public Works
Jacqueline R. Culton, P.E., Assistant Director of Public Works
Sheila Baker, Purchasing Manager

BACKGROUND/HISTORY:
Councilmember Cooks requested a Briefing Session item to discuss how City Staff monitors the performance of the City's solid waste collection contractor, Republic.

Both the City and Republic maintain call logs recording complaints related to trash, recycling, bulk, and brush. The City evaluates performance based on a monthly "Complaint Rate" which is calculated by dividing the number of complaints, by the number of households. When there is a spike in the "Complaint Rate", the City investigates the anomaly to determine the cause. For the most part, the "Complaint Rate" stays at or below 1% of the households with one spike in February 2021 due to Winter Storm Uri.

During the briefing session, staff will present a chart documenting "Complaint Rate" history since the start of the current contract with Republic in October 2019 (FY20).

POLICY EXPLANATION:
Any Councilmember may request to put an item on the City Council Meeting Agenda.

FUNDING SOURCE:
NA

Contract Log #:
NA

RECOMMENDATION:
Staff is only requesting guidance from Council following the briefing on how to proceed.

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Discuss the Independence Day Parade partnership with Duncanville Lions Club.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **N/A**
  - **Goal: N/A**

STAFF RESPONSIBLE:
Bart Stevenson, Director of Parks and Recreation

BACKGROUND/HISTORY:
Since the early 1980's, the Independence Day Parade has been facilitated by the Duncanville Lions Club. Every year, the Duncanville Lions Club selects a theme and a grand marshal to honor at the parade. The parade begins promptly at 9:00 am, weather permitting, on the morning of the scheduled Independence Day Celebration. The Parade route has remained the same throughout the years, it starts on Wheatland Road at Freeman Street, heads west and turns north on Main Street, then ends in the downtown area. The Lions Club is responsible for the planning and execution of the parade including registration, judging, line-up, and coordination with the City.

The City of Duncanville provides support of the joint event through Police Services (traffic safety), Fire Services (emergency services), Public Works/Streets (barricades and cones), and Parks and Recreation (coordination of the event). The City promotes the event along with the evening festivities via our traditional marketing efforts. Beyond staff time and advertising, the City's expenses for this event also includes rental of the golf carts and candy bags utilized by the City Council.

POLICY EXPLANATION:
There is not currently, nor in the past, a contract in place for the partnership of this event. Should the Council desire a contract or similar document to formalize the partnership, staff will work with our City Attorney and the Duncanville Lions Club to forward to the Council for future consideration.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
Staff is seeking direction from the City Council regarding this issue.

STAFF REPORT

MEETING: City Council - January 7, 2020

TITLE:
Discuss appointment of a director and an alternate director to the North Central Texas Housing Finance Corporation as representative for the City of Duncanville.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **WorkPlan Item N/A**

STAFF RESPONSIBLE:
Aretha R. Ferrell-Benavides, City Manager

BACKGROUND/HISTORY:
The North Central Texas Housing Finance Corporation (NCTHFC) is an organization incorporated in 1981 as a nonprofit corporation and a public instrument of the Counties of Ellis, Hunt, Kaufman, Navarro and Rockwall Counties, and the Cities of Cedar Hill, DeSoto, Duncanville, Lancaster, and Waxahachie. The NCTHFC is organized and exists under the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, for the public purpose of providing financing for the cost of residential ownership and development within the Counties that will provide decent, safe, and sanitary housing for persons of low and moderate-income at prices they can afford. The Act authorizes the Corporation to issue its revenue obligations to accomplish such a public purpose.

As per Section 2.01 of the attached bylaws of the NCTHFC, "each Sponsoring Local Government Unit ("Unit") shall appoint a director and may appoint up to two alternate directors, all of whom shall reside within the Unit that appointed them." Directors and alternate directors are removable only by the Unit which appointed them, and each Unit is allowed to set the length of term for the directors and alternate directors, but no term shall be in excess of six (6) years.

Former Councilmember Johnette Jameson was appointed as the director for the City of Duncanville. This agenda item is for City Council to discuss the appointment for director and possible appointment(s) for alternate directors to the NCTHFC Board of Directors. There is no requirement that the director or alternate director(s) be city council members.

POLICY EXPLANATION:
The City Council has the authority to appoint or remove members of boards and commissions. This item is for discussion by City Council as to whether to appoint a director and alternate director(s) to the North Central Texas Housing Finance Corporation as representatives of the City of Duncanville.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
It is recommended that City Council discuss whether to appoint a director or alternate director(s) to the North Central Texas Housing Finance Corporation as representatives of the City of Duncanville.

ATTACHMENTS:
Attachment 1 - N Central Tx_By_Laws_11.11.2016

ATTACHMENT 1

BY-LAWS OF

NORTH CENTRAL TEXAS HOUSING FINANCE CORPORATION

ARTICLE I

Powers and Purposes

SECTION 1.01: Purpose. The North Central Texas Housing Finance Corporation (the "Corporation") is duly incorporated under and pursuant to the Texas Housing Finance Corporation Act (the "Act") for the purpose of benefiting and accomplishing public purposes of, and on behalf of, those Local Governmental Units specified in Schedule A attached hereto and made part hereof (the "Sponsoring Local Governmental Units"), by financing the cost of residential ownership and development that will provide decent, safe and sanitary housing for residents of the Unit at prices they can afford. It has been determined and declared by the Legislature of the State of Texas that such residential ownership and development will (a) provide for and promote the public health, safety, morals, and welfare; (b) relieve conditions of unemployment and encourage the increase of industry and commercial activity and economic development so as to reduce the evils attendant upon unemployment; (c) provide for efficient and well-planned urban growth and development including the elimination and prevention of potential urban blight and proper coordination of industrial facilities with public services, mass transportation and residential development; (d) assist persons of low and moderate income in acquiring and owning decent, safe and sanitary housing which they can afford; and (e) preserve and increase ad valorem tax bases of local governmental units; and the foregoing have been determined and declared by the Legislature of the State of Texas to lessen the burden of government and to be public purposes and functions.

The Corporation is organized solely to carry out the purposes of the Act and specifically shall have the power to make or acquire home mortgages or make loans to lending institutions.

SECTION 1.02: Powers. The Corporation shall have all such powers as are conferred by the Articles of Incorporation and the Act.

SECTION 1.03. Exercise of Powers, and Authorization of Bonds. The exercise of any or all powers granted by the Act may be authorize, and the bonds may be authorized to be issued under the Act for the purposes set forth in the Act, by resolution of the Board of Directors of the Corporation, which shall take effect immediately upon adoption.

SECTION 1.04. Books and Records. The Corporation shall keep correct and complete books and records of account and shall keep minutes of proceedings of its Board of Directors. Such books and records may be stored electronically, in print or other form acceptable to the Board.

ATTACHMENT 1

ARTICLE II

Board of Directors

SECTION 2.01. Appointment, Removal, Number and Term of Office. Each Sponsoring Local Governmental Unit ("Unit") shall appoint a director and may appoint up to two alternate directors all of whom shall reside within the Unit that appointed them. All directors and alternate directors shall be entitled to attend any meeting; however each Unit shall be entitled to only one vote, which shall be cast by the director or, in the absence of the director by one of the alternate directors. The director shall have the power to vote, whenever present at a board meeting. The number of directors shall increase or decrease based upon the number of Units of the Corporation. Each director, including the initial directors, and each alternate director shall be eligible for reappointment. Directors and alternate directors are removable only by the Unit which appointed the director, for cause or at will. Any vacancy occurring on the Board of Directors through death, resignation, or otherwise, shall be filled by appointment by the Unit which appointed the vacating director and the appointed director or alternate director shall hold office until the expiration of the term for which the vacating director had been appointed. Each Unit shall set the length of term of the directors and alternate directors it appoints but no term shall be in excess of six (6) years. Each Unit shall notify the Corporation, in writing, of its appointed directors, alternate directors and their respective terms, and give written notice to the Corporation of any changes made thereto.

SECTION 2.02. Meeting of Directors. The directors may hold their meeting within or without the State of Texas as the Board of Directors may from time to time determine; provided, however, in the absence of any such determination by the Board of Directors, the meeting may be held at the registered office of the Corporation in the State of Texas. Meeting may also be held via telephone, in person, video conferencing or the method agreed upon by the Board of Directors.

SECTION 2.03. Regular Meetings. Regular Meetings of the Board of Directors shall be held without necessity of notice at such times and places as shall be designated, from time to time, by resolution of the Board of Directors.

SECTION 2.04. Special Meetings. Special Meetings shall be held whenever called by the, president, by the secretary, by a majority of the directors for the time being in office or upon advise of or request by the governing body of the local governmental unit.

The Secretary shall give notice to each director of each Special Meeting in person, or by mail, telephone or telegraph, at least two (2) hours before the meeting. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and voted upon at a Special Meeting. At any meeting at which every director shall be present, even though without any notice, any matter pertaining to the purpose of the Corporation may be considered and acted upon. Whenever any notice is required to be given to any director hereunder, a waiver thereof in writing signed by the person or persons entitled to

such notice, whether before or after the time stated therein, shall be equivalent to giving of such notice.

SECTION 2.05. Quorum. Quorum shall be a majority of the directors eligible to cast a vote at a meeting. Alternate directors not eligible to vote are not directors for purposes of quorum. When the quorum is present, action may be taken by a majority vote to the directors present who are eligible to vote.

SECTION 2.06. Conduct of Business. At the meeting of the Board of Directors, matters pertaining to the purposes of the Corporation shall be considered in such order as from time to time the Board of Directors may determine.

At all meetings of the Board of Directors, the president shall preside, and in the absence of the president, the vice president shall exercise the powers of the president.

The secretary of the Corporation shall act as secretary of all meeting of the Board of Directors, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting.

SECTION 2.07. Executive Committee. The Board of Directors, by resolution passed by a majority of the directors in office, may designate two or more directors to constitute an executive committee, which committee, to the extent provided in such resolution, shall have and may exercise all of the authority of the Board of Directors in the management of the Corporation, except where action of the Board of Directors is specified by law. The executive committee so designated shall keep regular minutes of the transactions of its meetings and shall cause such minutes to be recorded in books kept for that purpose in the office of the Corporation, and shall report the same to the Board of Directors from time to time.

SECTION 2.08. Compensation of Directors. Directors as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

ARTICLE III

Officers

SECTION 3.01. Titles and Term of Office. The officers of the Corporation shall be a president, a vice president, a secretary and a treasurer, and such other officers as the Board of Directors may from time to time elect or appoint. One person may hold more than one office, except that the president shall not hold the office of secretary. Terms of office shall not exceed three years. The President and Vice-President shall be chosen from the members of the Board of Directors. The Treasurer and Secretary may or may not be members of the Board. It is the

intention of the Board of Directors to conduct officer elections at the fourth quarter meeting of every third calendar year.

All officers shall be subject to removal from office, with or without cause, at any time by a vote of a majority of the entire Board of Directors.

A vacancy in the office of any officer shall be filled by a vote of a majority of the directors.

SECTION 3.02. Powers and Duties of the President. The president shall be the chief executive officer of the Corporation and, subject to the Board of Directors, he shall be in general charge of the properties and affairs of the Corporation; he shall preside at all meetings of the Board of Directors; in furtherance of the purposes of this Corporation, he may sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments in the name of the Corporation.

SECTION 3.03. Vice President. The vice president shall have such powers and duties as may be assigned to him by the Board of Directors and shall exercise the powers of the president during that officer's absence or inability to act. Any action taken by the vice president in the performance of the duties of the president shall be conclusive evidence of the absence or inability to act of the president at the time such action was taken.

SECTION 3.04. Treasurer. The treasurer shall have custody of all the funds and securities of the Corporation which come into his hands. When necessary or proper, he may endorse, on behalf of the Corporation, for collection, checks, notes and other obligations and shall deposit the same to the credit of the Corporation in such bank or banks or depositories as shall be designated in the manner prescribed by the Board of Directors; he may sign all receipts and vouchers for payment made to the Corporation, either alone or jointly with such other officer as is designated by the Board of Directors; whenever required by the Board of Directors, he shall render a statement of his cash account; he shall enter or cause to be entered regularly in the books of the Corporation to be kept by him for that purpose full and accurate accounts of all monies received and paid out on account of the Corporation; he shall perform all acts incident to the position of treasurer subject to the control of the Board of Directors; he shall, if required by the Board of Directors, give such bond for the faithful discharge of his duties in such form as the Board of Directors may require.

SECTION 3.05. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors in books provided for that purpose; he shall attend to the giving and serving of all notices; in furtherance of the purposes of this Corporation, he may sign with the president in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation; he shall have charge of the corporate books, records, documents and instruments, except the books of account and financial records and securities of which the treasurer shall have custody and charge, and such other books and papers as the Board of Directors may direct, all of

which shall at all reasonable times be open to inspection upon application at the office of the Corporation during business hours, and he shall in general perform all duties incident to the office of the secretary subject to the control of the Board of Directors.

ARTICLE IV

Provisions Regarding Articles of Incorporation and By-laws

SECTION 4.01. Effective Date. These By-laws shall become effective upon adoption by the Board of Directors.

SECTION 4.02. Amendments to Articles of Incorporation and By-laws. The Articles of Incorporation may at any time and from time to time be amended, provided that the Board of Directors files with the governing bodies of the Sponsoring Local Governmental Units a written application requesting that said governing body approve such amendment to the Articles of Incorporation, specifying in such application the amendment or amendments proposed to be made. If said governing bodies by appropriate resolutions find and determine that it is wise, expedient, necessary or advisable that the proposed amendment be made, authorize the same to be made and approve the form of the proposed amendment, the Board of Directors may proceed to amend the Articles as provided in the Act.

The Articles of Incorporation may also be amended at any time by the governing bodies of the Sponsoring Local Governmental Units at its sole discretion by adopting an amendment to the Articles of Incorporation of the Corporation by resolution of said governing bodies and delivering the Articles of Amendment to the Secretary of State as provided in the Act.

These By-laws may be amended by majority vote of the Board of Directors.

SECTION 4.03. Interpretation of By-laws. These By-laws and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these By-laws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these By-laws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these By-laws to any other person or circumstance shall not be affected thereby.

ATTACHMENT 1

ARTICILE V

Fiscal Provisions

SECTION 5.01. Non-profit Corporation -- Disposition of Earnings. The Corporation is a public non-profit corporation. No dividends shall ever be paid, and no part of the net earnings of the Corporation shall be distributed to, or inure to the benefit of, its directors, or officers, or other private person, association, or corporation, except in reasonable amount for services rendered, and except that in the event the Board of Directors of the Corporation shall determine that sufficient provision has been made for the full payment of the expenses, debts and other obligations of the Corporation, then any net earnings of the Corporation thereafter accruing shall be paid to the Sponsoring Local Governmental Units; provided, however, that nothing herein contained shall prevent the Board of Directors from transferring all or any part of its properties in accordance with the terms of any contract or agreement entered into by the Corporation.

SECTION 5.02. Fiscal Year. The fiscal year of the Corporation shall be as determined by the Board of Directors.

SECTION 5.03. Checks, Demands for Money, and Notes. All checks or demands for money and notes of the Corporation shall be signed by such officer or officers or such other person or persons as the Board of Directors may from time to time designate provided that in no event shall a check be negotiable until it is signed by at least one officer.

SECTION 5.04. Dissolution of Corporation -- Distribution of Funds and Properties. Upon dissolution of the Corporation, title to all funds and properties or interest in any real or personal property owned by the Corporation at the time of such dissolution shall vest in the Sponsoring Local Governmental Units, and possession of such funds and properties or interest in properties shall forthwith be delivered to the Sponsoring Local Governmental Units.

ARTICLE VI

General Provisions

SECTION 6.01. Principal Office. The principal office of the Corporation shall be City of DeSoto, 211 East Pleasant Run Road, DeSoto, TX 75115, Attention: Letitia Shelton.

The Corporation shall have and continuously maintain in the State of Texas a registered office (which may be, but need not be, the same as the principal office) and registered agent in accordance with the provisions of Article 2.05, Texas Non-Profit Corporation Act. The Corporation may change its registered office and registered agent in accordance with the provisions of Article 2.06., Texas Non-Profit Corporation Act. Process may be served on the Corporation in accordance with the provisions of Article 2.07, Texas Non-Profit Corporation Act.

SECTION 6.02. Seal. The seal of the Corporation shall be as determined by the Board of Directors.

SECTION 6.03. Resignations. Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time specified, at the time of its receipt by the president or secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

The amendment was adopted at a meeting of the Board of Directors held on November 12, 2016, and received the vote of a majority of the directors in office.

Dated: November 12, 2016

NORTH CENTRAL TEXAS HOUSING FINANCE CORPORATION

By: Camelia Browder
Name: Camelia Browder
Title: President

ATTACHMENT 1

Exhibit A
Sponsoring Units

City of Cedar Hill
City of DeSoto
City of Duncanville
City of Waxahachie
City of Lancaster
Hunt County
Ellis County
Kaufman County
Navarro County
Rockwall County

Duncanville
City of Champions

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Discussion of the City's financial relationship with Wells Fargo.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

STAFF RESPONSIBLE:
Edena J. Atmore, CPA, Interim Finance Director

BACKGROUND/HISTORY:
Mayor Gordon requested a Briefing Session item to discuss moving city bank accounts to another financial institution.

The City is currently under a depository agreement with Wells Fargo that the Council approved in November 2017. The agreement is currently in the 1st extension option of the agreement that expires January 2022, with an opportunity to extend an additional year.

Wells Fargo provides the City with an earnings credit/ allowance of .75% on all accounts. The rate is higher than the current rates offered by Logic and Texpool government pools and the most recent Certificate of Deposit offerings.

Services provided by Wells Fargo have been responsive, and they have equipped the City with technology that has increased efficiency in reconciling the bank statements to the general ledger.

The following is a list that includes, but is not limited to, the services provided by Wells Fargo:

- Three Main Accounts and seven sub-accounts to handle city operations.
- Lockbox services for Utility payments
- E-box services for Utility payments made through bank bill pay services at all banks
- Sub-account maintenance
- Cash deposit verification
- Desktop deposit services
- Purchasing Card Processing
- Positive Pay services
- Same-day ACH drafting
- Fraud detection services for accounts
- Check imaging
- Access to Dual control for Wires
- Daily file downloads
- Access to a convenient bank app

In addition, transferring accounts and services to a different bank would be a 3-6 month process.

POLICY EXPLANATION:
Any Councilmember may request to put an item on the City Council Meeting Agenda.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
Staff is only requesting guidance from Council following the briefing on how to proceed.

Duncanville City Council Meeting Minutes
Special Meeting
Town Hall Meeting
Thursday, April 29, 2021

CALL TO ORDER
A special meeting of the Duncanville City Council was called to order on Thursday, April 29, 2021, at 7:00 p.m. via videoconference with a quorum to wit:

COUNCIL VIA VIDEO CONFERENCING:	Mayor Barry L. Gordon Councilmember Joe Veracruz Councilmember Don McBurnett Mayor Pro Tem Mark D. Cooks Councilmember Johnette Jameson
STAFF VIA VIDEO CONFERENCING:	IT Director Tracy Beekman Interim Assistant City Manager Robert D. Brown Jr. Public Works Director Bryan "Greg" Ramey Fire Chief Sam Rohde Assistant Fire Chief Greg Chase City Secretary Kristin Downs City Manager Aretha R. Ferrell-Benavides

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended by Office of the Governor on June 12, 2020, the City Council for the City of Duncanville, Texas will conduct a City Council Special Meeting by video conference at 7:00 pm on Thursday, April 29, 2021, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by video conference. There will be no public access to a physical location.

To speak during the Town Hall Meeting after the presentation (Agenda Item #4), you will need to REGISTER in advance with the ZOOM link below. When it is time for questions, you will need to use the "raise your hand" option that is provided by ZOOM. If you are calling in and would like to speak, press *9 on your phone's dial paid to "raise your hand". You may also submit your comments in advance by emailing the City Secretary before 4pm on Thursday, April 29, 2021, citysecretary@duncanville.com and title the email "Public Comment – April 29th". You will need to register with the ZOOM link below and attend the meeting.

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_x5aK_VKRSZGoqrpqkl9qJA

After registering, you will receive a confirmation email containing information about joining the webinar.

A recording of the video meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

1. Call to Order

2. Welcome and Introductions.

3. Receive a presentation on New Fire Station Design.
Public Works Director Ramey and Fire Chief Rohde presented the item. BRW Architects Carol Kesler and Stephen Hilt were in attendance and spoke. Jeff Jackson with CORE Construction was also in attendance and spoke.

Issues with Current Fire Station #1:
- Built in 1966
- Too small for modern fire engines
- Open sleeping area
- Limited facilities for female fire fighters
- No fuel-water separator for washing fire engines

UNAPPROVED

Budget – Bond Funding:

Item	Budget
Design	$ 500,000.00
CMAR Pre-Construction	$ 20,000.00
Construction + CMAR Fee (4%)	$ 4,000,000.00
Furniture, Fixtures, and Equipment (FFE) – includes emer. generator	$ 480,000.00
Land Acquisition	$ 1,000,000.00
Total:	**$ 6,000,000.00**

Options Summary:

Option 1	Option 2
Contemporary Massing and Color Palette Exposed Pre-Engineered Metal Building Structure $300K less expensive than Option 2	Contemporary Massing and Color Palette Concealed Pre-Engineered Metal Building Structure Extra Volume - Potential Storage Space

Next Steps:

- 04/29 – 05/04/2021, Public Survey
- 05/04/2021, Brief Council on Feedback from Fire Station #1 Town Hall
- 05/18/2021, Council approves exterior design
- Fall 2021, Release Pricing Package to CMAR for final review and pricing
- Winter 2021, Council Approves CMAR contract; Construction Starts
- Spring 2023, Construction Complete

4. Citizen Input; Q&A of Staff.

Due to technical difficulties the citizens name was not clear – Citizen questioned if there were current plans to incorporate solar panels or wind turbines.

Public Works Director Ramey stated the design will have standard prime power through the electric, as well as natural gas and a back up generator. There are no solar panels or wind turbines in the current plans.

Derwin Broughton – Camp Wisdom corridor is a great opportunity to set the tone for redevelopment in Duncanville and to look forward.

ADJOURNMENT

The meeting was adjourned at 8:33 p.m.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

Duncanville City Council Meeting Minutes
Regular Meeting
Tuesday, May 4, 2021

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, May 4, 2021, at 6:00 p.m. via videoconference with a quorum to wit:

COUNCIL VIA VIDEO CONFERENCING:	Mayor Barry L. Gordon Councilmember At-Large Patrick Harvey Councilmember Joe Veracruz Councilmember Don McBurnett Councilmember Monte Anderson Mayor Pro Tem Mark D. Cooks
STAFF VIA VIDEO CONFERENCING:	IT Director Tracy Beekman Interim Chief of Police Mark LiVigni Public Works Director Bryan Greg Ramey City Secretary Kristin Downs Interim Assistant City Manager Chief Robert D. Brown Jr. City Manager Aretha R. Ferrell-Benavides City Attorney Robert E. Hager
COUNCIL ABSENT:	Councilmember Johnette Jameson

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended by Office of the Governor on June 12, 2020, the City Council for the City of Duncanville, Texas will conduct a City Council Regular Meeting by video conference at 6:00 pm on Tuesday, May 4, 2021, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by video conference. There will be no public access to a physical location.

To speak during Citizen Comments, you must register with the City Secretary before 4pm on Tuesday, May 4, 2021, email citysecretary@duncanville.com and title the email "Public Comment – May 4th". You will need to register with the link below and attend the meeting. During the Citizen Comments period of the agenda, the City Secretary will call your name and allow access to your camera and microphone for you to provide your comments. Feel free to email your comment to the City Secretary for the Mayor to read into the record for any unexpected technological issues that may arise.

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_0azJHsICQUi9grr8URv-PQ

After registering, you will receive a confirmation email containing information about joining the webinar.

A recording of the video meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

UNAPPROVED

I. WORK SESSION / BRIEFING

I.1. DISCUSS AGENDA ITEMS

Mayor Gordon read the item into record, and City Manager Ferrell-Benevides reviewed each item. Item 4C - a Resolution to confirm the appointment of Assistant Chief of Police Mark LiVigni as Interim Police Chief effective May 4, 2021. The Chief of Police is appointed by the City Manager however, Local Govt. Code 143.013 requires confirmation by the Elected Body.

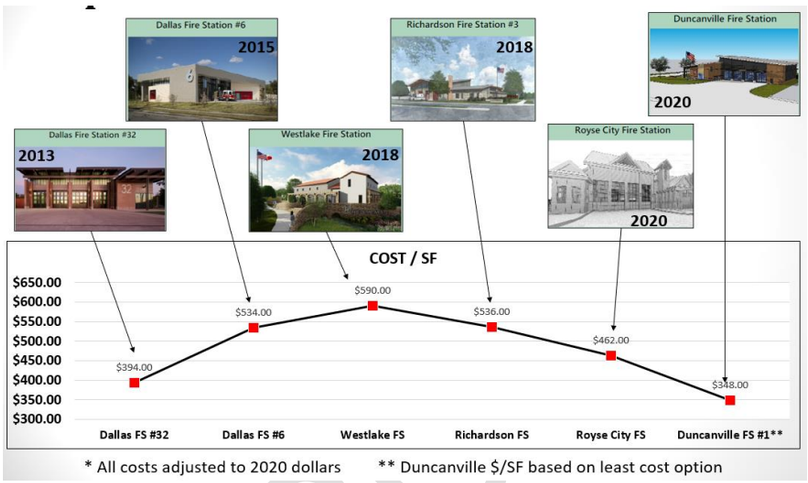
I.2. BRIEFINGS / PRESENTATIONS

I.2.A. ***Discussion of Feedback Following Fire Station Public Forum.***
Public Works Director Ramey presented the item.

Budget:

Item	Budget	Actual / Estimate	(Over) / Under	Notes
Design	$500,000.00	$525,630.00	($25,630.00)	
CMAR Pre-Construction	$20,000.00	$20,000.00	$0.00	
Construction + CMAR Fee (4%)	$4,000,000.00	$5,391,477.00	($1,391,477.00)	Assumes Least Expensive Option, Option #1
Furniture, Fixtures, and Equipment (FFE) - includes emer. generator	$480,000.00	$340,000.00	$140,000.00	Use existing radio equip and workout equip
Land Acquisition	$1,000,000.00	$600,000.00	$400,000.00	Only purchase two parcels
Total	**$6,000,000.00**	**$6,877,107.00**	**($877,107.00)**	
Cost Savings from Roof Project	$1,637,250.00	$760,500.00	$876,750.00	

Comparable Fire Station Costs:



Options:

Option 1 (47%)	**Option 2 (53%)**
Contemporary Massing and Color Palette Exposed Pre-Engineered Metal Building Structure Most Cost Effective **$5,391,477 ($348/SF)**	Contemporary Massing and Color Palette Concealed Pre-Engineered Metal Building Structure Extra Volume - Potential Storage Space **$5,525,122 ($357/SF)**

Council had a consensus of Option 2 and instructed staff to reexamine the budget and see if the additional costs associated with Option 2 can be covered.

I.2.B. ***Discuss Annual City Council Calendar.***
City Secretary Downs presented the item.

Council concluded:

- May 12, 2021, Canvassing of May 1, 2021 General Election
- May 18, 2021, In Person Council Meeting
-

I.2.C. **Discussion on Ordinance No. 2262 Sign Guidelines.**
Item requested by Councilmember Jameson.

Councilmember Jameson was not in attendance to present.

Briefing Session was adjourned at 7:02 p.m.

II. EXECUTIVE SESSION

No Executive Sessions were held.

III. 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 7:03 p.m. with Mayor Gordon presiding.

The Invocation was delivered by Mayor Pro Tem Cooks.

The Pledge of Allegiance and Texas Pledge were led by Mayor Gordon.

III.1. REPORTS

III.1.A. ***Mayor's Report.***

Mayor Gordon spoke on National Day of Prayer on May 6, 2021 and commended City Secretary Downs on receiving the Municipal Clerk's Office of Achievement of Excellence Award.

Mayor Gordon and Mayor Pro Tem Cooks helped pass out caps and gowns to the 910 Graduating Seniors.

Mayor Gordon thanked all citizens who voted during the May 1, 2021 General Election.

III.1.B. ***Councilmembers' Reports***

Councilmember Veracruz spoke on the Collegiate Academy and congratulated the graduating Seniors on being the 1st class to graduate with their High School Diploma and an Associate's degree.

Mayor Pro Tem Cooks thanked everyone who participated in the Meet, Greet, and Learn and congratulated all teachers for National Teacher's Day.

III.1.C. ***City Manager's Report.***

City Manager Ferrell-Benavides encouraged all citizens to attend:

Police Memorial Day
May 14, 2021
In front of the Police Department

Fire Truck Pull
May 22, 2021
In the Senior Center parking lot

Memorial Day Celebration
May 31, 2021
Memorial Park

City Manager Ferrell-Benavides welcomed new Economic Development Director Agustin "Gus" Garcia.

III.2. PROCLAMATIONS AND PRESENTATIONS

III.2.A. ***Presentation of the Keep Duncanville Beautiful May 2021 Business Beautification Award Plaque and Proclamation to Pappas Bar-B-Q located at 230 W. Hwy 67.***

Mayor Pro Tem Cooks presented the proclamation.

III.2.B. ***A Proclamation recognizing May 15, 2021, as Police Memorial Day and May 9 - 15, 2021 as National Police Week.***

Mayor Gordon presented the proclamation.

III.2.C. ***A Proclamation to designate the Week of May 16-22, 2021, as Emergency Medical Services Week.***

Councilmember Veracruz presented the proclamation.

UNAPPROVED

III.2.D. ***Proclamation recognizing May 16-22, 2021, as National Public Works Week.***
Councilmember McBurnett presented the proclamation.

III.2.E. ***Proclamation recognizing May 2 - 8, 2021, as American Water Works Association Drinking Water Week.***
At-Large Councilmember Harvey presented the item.

III.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"

To speak during Citizen Comments, you must register with the City Secretary before 4pm on Tuesday, May 4, 2021, email citysecretary@duncanville.com and title the email "Public Comment – May 4th. You will need to register with the link below and attend the meeting. During the Citizen Comments period of the agenda, the City Secretary will call your name and allow access to your camera and microphone for you to provide your comments. Feel free to email your comment to the City Secretary for the Mayor to read into the record for any unexpected technological issues that may arise.

The City Secretary will still set a two-minute time limit on the comments as they are read.

No comments were submitted.

III.4. CONSENT AGENDA

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

III.4.A. ***Consider a Resolution authorizing a Cooperative Purchasing Agreement with Vortex Companies Vortex, LLC using The Interlocal Purchasing System (TIPS), Contract 20110401 Water Improvements – Pipe bursting the Water Main on Briarmeade Drive, for the Public Works Department, with an estimated expenditure amount of $224,150.00.***

III.4.B. ***Consider a Resolution finding that Oncor Electric Delivery Company LLC's application for approval to amend its Distribution Cost Recovery Factor to increase distribution rates within the City should be denied; authorizing participation with ONCOR Cities Steering Committee; authorizing the hiring of legal counsel and consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; 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.***

III.4.C. ***Consider a Resolution to confirm the appointment of Assistant Chief of Police Mark LiVigni as Interim Police Chief effective May 4, 2021.***

III.4.D. ***Consider a Resolution authorizing an Interlocal Purchase for Emergency Medical Billing and Collections Services from Emergicon LLC., through the City of Desoto RFP-FDA-2001-RFP, for pricing services, software and equipment for an estimated cost of $71,800.***

Councilmember Don McBurnett made a motion to approve the item as stated, Councilmember Joe Veracruz seconded the motion. The vote was cast 6 for, 0 against, with Councilmember Johnette Jameson absent. Items passed.

III.5. ITEMS FOR INDIVIDUAL CONSIDERATION

III.5.A. ***Conduct a Public Hearing (2021-07) to consider an Ordinance to revoke a Specific Use Permit for an Indoor Sports Complex (Batting Facility) under Ordinance 2308 and retain the existing Commercial "C" District***

UNAPPROVED

Zoning on Woodhaven Block 2, Lot 3, more commonly known as 410 E Red Bird Lane.

City Planner Skye Thibodeaux presented the item.

- Applicant and Owner: Jose L. Garcia
- The request is to rescind a Specific Use Permit for an indoor/outdoor sports complex (batting facility) under Ordinance No. 2308 and retain the existing Commercial "C" District zoning, on Woodhaven Addition, Block 2, Lot 3, more commonly known as 410 E. Red Bird Lane, in the City of Duncanville.

Comprehensive Plan:

- The future land use designation associated with the subject property is Retail/Commercial.
- The request to rescind the Specific Use Permit and maintain the base Commercial "C" District on the subject property is in conformance with the Comprehensive Plan.

Background:

- The subject site was formerly used as an indoor/outdoor pitching & batting complex.
- The property has a base zoning of Commercial "C" District.
- The SUP (Ordinance No. 2308) for the indoor/outdoor pitching & batting complex use would be removed from the zoning map if approved.
- A conforming use of auto repair and services, minor, is proposed to occupy the subject property.

Recommendation:

- Planning and Zoning recommends approval to rescind the Specific Use Permit for Indoor/Outdoor Sports Complex (Ordinance No. 2308) and retain the existing Commercial "C" District zoning, on Block 2, Lot 3, Woodhaven Addition, approximately 0.92 acres, more commonly known as 410 E. Red Bird Lane, Duncanville, Texas.

The Public Hearing was opened at 7:36 p.m. for anyone in favor of:

No one spoke

Councilmember At-Large Harvey made a motion to close the Public Hearing, Mayor Pro Tem Cooks seconded the motion. The vote was cast 6 for, 0 against, with Councilmember Johnette Jameson absent.

The Public Hearing was closed at 7:38 p.m.

The Public Hearing was opened at 7:38 p.m. for anyone opposed:

No one spoke

Councilmember At-Large Harvey made a motion to close the Public Hearing, Mayor Pro Tem Cooks seconded the motion. The vote was cast 6 for, 0 against, with Councilmember Johnette Jameson absent.

The Public Hearing was closed at 7:39 p.m.

Councilmember Don McBurnett made a motion to approve the item as stated, Councilmember Joe Veracruz seconded the motion. The vote was cast 6 for, 0 against, with Councilmember Johnette Jameson absent. Item passed.

III.6. STAFF AND BOARD REPORTS

III.6.A. ***Receive the Monthly Financial Report as of March 31, 2021.***

III.6.B. ***Receive the Fiscal Year 2021 Second Quarter Investment Report as of March, 2021.***

III.6.C. ***Receive the Parks & Recreation Quarterly Report.***

UNAPPROVED

III.6.D. ***Receive the Fieldhouse Quarterly Report.***

IV. **ADJOURNMENT**

The meeting was adjourned at 8:27 p.m.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

UNAPPROVED

Duncanville City Council Meeting Minutes
Special Meeting
Wednesday, May 12, 2021

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Wednesday, May 12, 2021, at 2:02 p.m. via videoconference with a quorum to wit:

COUNCIL VIA VIDEO CONFERENCING:	Mayor Barry L. Gordon
	Councilmember Don McBurnett
	Mayor Pro Tem Mark D. Cooks
STAFF VIA VIDEO CONFERENCING:	City Secretary Kristin Downs
	City Manager Aretha R. Ferrell-Benavides
	City Attorney Robert E. Hager

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.

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended by Office of the Governor on June 12, 2020, the City Council for the City of Duncanville, Texas will conduct a City Council Special Meeting by video conference at 2:00 pm on Wednesday, May 12, 2021, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by video conference. There will be no public access to a physical location.

To speak during Citizen Comments, you must register with the City Secretary before 12pm on Wednesday, May 12, 2021, email citysecretary@duncanville.com and title the email "Public Comment – May 12th". You will need to register with the link below and attend the meeting. During the Citizen Comments period of the agenda, the City Secretary will call your name and allow access to your camera and microphone for you to provide your comments. Feel free to email your comment to the City Secretary for the Mayor to read into the record for any unexpected technological issues that may arise.

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_jBdaoOzwRdqpgWcSJpZnxg

After registering, you will receive a confirmation email containing information about joining the webinar.

A recording of the video meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

1. CALL TO ORDER

2. CITIZENS' INPUT

No comments were submitted.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Consider a Resolution Canvassing and Declaring the results of the May 1st, 2021, General Election for Councilmember At-Large and Councilmembers for Districts one (1), three (3) and five (5).

City Attorney Hager read the resolution.

Mayor Pro Tem Mark D. Cooks made a motion to accept the Canvass and Election for May 1, 2021 as stated, Councilmember Don McBurnett seconded the motion. The vote was cast 3 for, 0 against. Item passed.

ADJOURNMENT

The meeting was adjourned at 2:10 p.m.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

UNAPPROVED

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Consider a Resolution rejecting all bids received for IFB-21-003-Renovations and Expansion Services for the property located at 330 Shady Trail, Duncanville, Texas 75137, Municipal Service Center; providing for appropriate notice, and providing for authorization to rebid.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**
    - **WorkPlan Item N/A**

STAFF RESPONSIBLE:
Bart Stevenson, Director of Parks and Recreation
Sheila Baker, Purchasing Manager

BACKGROUND/HISTORY:
The Service Center Renovation and Expansion project was approved in the 2018 Bond Election for $2.4M. The Duncanville Service Center was initially constructed in 1987 and housed five divisions, including Utilities, Traffic Operations, Street Maintenance, Equipment Services, and Park Maintenance. The Facility Condition Index (FCI) for the building is 11.79, which is borderline considered "Poor" based on industry standards. The Facility Needs Assessment has determined that the Service Center lacks the necessary space and amenities to meet the organization's needs. Additional staff space is needed, along with expanding the fleet maintenance area. The City contracted with consultant Huitt Zollars, Inc. to provide design services and bid specifications.

POLICY EXPLANATION:
The Invitation for Bid IFB-21-003 was advertised in the Focus Daily News on Friday, January 15, 2021, and Friday, January 22, 2021. The bid request was also advertised through the bidding notification system for Public Purchase, Black Chamber of Commerce, Hispanic Chamber of Commerce, Regional Hispanic Contractors, Black Contractors Association, North Texas Regional Certification Agency, 987 Historically Utilized Business (HUB) vendors from the State of Texas Centralized Master List were notified via email. The City received eight (8) completed bids prior to bid closing on May 28, 2021.

After review by staff and Consultant Huitt-Zollars, it was determined that all bids received were non-responsive due to gross errors in each bid.

Texas Local Government Code Sec. 252.043, Award of Contract, provides that when a project is bid through a competitive sealed bidding process, the contract must be awarded to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the municipality. Texas

Local Government Code Sec. 252.043 also permits a governing body to reject any and all bids. In accordance with the City's specifications and per Texas Local Government Code Sec. 252.043, Award of Contract, Staff is requesting the City Council reject all bids received for IFB-21-003 Renovation and Expansion Services so staff can re-evaluate the appropriate procurement process or re-advertise for new bids.

FUNDING SOURCE:
Renovations and expansion services costs will be funded out of the 2018 Bond Election fund.

Contract Log #:
N/A

RECOMMENDATION:
Staff recommends approval of a Resolution rejecting all bids received for IFB-21-003-Renovations and Expansion Services for the property located at 330 Shady Trail, Duncanville, Texas 75137, Municipal Service Center; providing for appropriate notice, and providing for authorization to rebid.

ATTACHMENTS:
Attachment 1 - Bid Tab - IFB No. 21-003 Service Center Bid
Attachment 2 - Resolution No. - 2021-050 - Reject IFB No. 21-003 Municipal Service Center Bids

Attachment 1

Owner: / Project:			City of Duncanville, Dallas County, Texas Municipal Service Center Renovations and Expansion IFB NO. 21-003	Bidders Name & Address Alpha Building Corporation 24850 Blanco Road Dallas TX/ San Antonio TX 78260 210-491-9925 210-491-9932 fax		Bidders Name & Address SDB, Inc. 4951 Airport Parkway, Ste 800 Addison TX 75001 469-619-3753		Bidders Name & Address Mart Inc. 1503 Perry Street Irving TX 75060 972-721-1522		Bidders Name & Address Northridge Construction Group LLC 6904 NE Loop 820 North Richland Hills TX 76180 817-520-2300 817-520-2301 fax		Bidders Name & Address METCO Engineering Inc. 3333 Lee Pkwy Ste 600 Dallas TX 75219 214-334-3724		Bidders Name & Address Phillips/May Corporation 1125 Longpoint Avenue Dallas TX 75247 214-631-3331 214-630-5607 fax		Bidders Name & Address SCM Construction Service LLC 2240 Great House Rd Waxahachie TX 75167 972-274-5151 972-274-5157 fax		Bidders Name & Address Reeder General Contractors, Inc. 6600 Hawks Creek Ave Ste 200 Fort Worth TX 76114 817-439-2022 817-439-2024 fax	
Bid Opens			May 28, 2021 @ 2:00 PM																		
Item #	Est. Qty.	Unit	Description	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension	Unit Bid Price Materials	Total Bid Extension
			PART A																		
A-1	1	LS	Provide for all Demolition and Cleanup for designated areas of the Service Center Building and site. Cleanup shall be continuous throughout the duration of the project.	$ 12,700.00	$ 12,700.00	$ 29,764.41	$ 29,764.41	$ 23,283.00	$ 23,283.00	$ 33,715.33	$ 33,715.33	$ 157,117.00	$ 157,117.00	$ 45,566.00	$ 45,566.00	$ 121,160.00	$ 121,160.00	$ 871,506.00	$ 871,506.00
A-2	1	LS	Furnish and Install all Concrete Work for proposed building work (piers, beams, slabs, ect) and site paving work (sidewalks, stairs, driveways and parking areas.) This includes all subgrade prep, under slab or gravel, forming, reinforcing steel, jointing, ties and other elements as defined in the contract documents.	$ 105,054.00	$ 105,054.00	$ 191,012.69	$ 191,012.69	$ 122,539.95	$ 122,539.95	$ 1,554.00	$ 1,554.00	$ 92,154.00	$ 92,154.00	$ 196,638.00	$ 196,638.00	$ 238,825.00	$ 238,825.00	$ 132,263.00	$ 132,263.00
A-3	1	LS	Furnish and Install all Masonry for the building improvements and expansion.	$ 47,300.00	$ 47,300.00	$ 122,779.87	$ 122,779.87	$ 66,456.00	$ 66,456.00	$ 47,494.13	$ 47,494.13	$ 13,683.00	$ 13,683.00	$ 48,860.00	$ 48,860.00	$ 85,627.50	$ 85,627.50	$ 38,900.00	$ 38,900.00
A-4	1	LS	Furnish and Install all Metals for the building improvements and expansion, which includes Structural Steel Framing, Steel Joists, Steel Decking and miscellaneous metals with shop prime and/or painting as specified.	$ 85,000.00	$ 85,000.00	$ 165,858.81	$ 165,858.81	$ 158,382.90	$ 158,382.90	$ 186,078.00	$ 186,078.00	$ 365,303.00	$ 365,303.00	$ 149,712.00	$ 149,712.00	$ 215,525.00	$ 215,525.00	$ 138,870.00	$ 138,870.00
A-5	1	LS	Furnish and Install all Wood, Plastics, and Composites as specified.	$ 4,437.00	$ 4,437.00	$ 8,732.18	$ 8,732.18	$ 10,662.21	$ 10,662.21	$ 16,680.00	$ 16,680.00	$ 9,335.00	$ 9,335.00	$ 15,333.00	$ 15,333.00	$ 29,125.00	$ 29,125.00	$ 14,000.00	$ 14,000.00
A-6	1	LS	Furnish and Install all Thermal and Moisture Protection systems and components as specified.	$ 250,268.00	$ 250,268.00	$ 151,058.08	$ 151,058.08	$ 133,699.41	$ 133,699.41	$ 187,286.00	$ 187,286.00	$ 130,192.00	$ 130,192.00	$ 218,197.00	$ 218,197.00	$ 174,750.00	$ 174,750.00	$ 257,592.00	$ 257,592.00
A-7	1	LS	Furnish and provide all systems and components for Openings for Doors, windows and entrances, including hardware for those items.	$ 147,868.00	$ 147,868.00	$ 123,908.31	$ 123,908.31	$ 166,592.79	$ 166,592.79	$ 178,932.00	$ 178,932.00	$ 118,045.00	$ 118,045.00	$ 142,451.00	$ 142,451.00	$ 134,976.90	$ 134,976.90	$ 103,880.00	$ 103,880.00
A-8	1	LS	Furnish and Install all Finishes which includes all interior drywall, metal fabrications, tile, carpet, resilient tile flooring, acoustical ceiling systems, base and accessors, insulation, wall coverings, and painting (interior and exterior).	$ 280,377.00	$ 280,377.00	$ 253,774.88	$ 253,774.88	$ 197,566.20	$ 197,566.20	$ 265,652.00	$ 265,652.00	$ 495,465.00	$ 495,465.00	$ 275,337.00	$ 275,337.00	$ 428,720.00	$ 428,720.00	$ 222,313.00	$ 222,313.00
A-9	1	LS	Furnish and Install all Specialty Items which includes signage, partitions, wall and door protection, toilet and bath accessories, and fire protection specialties.	$ 26,337.00	$ 26,337.00	$ 31,159.94	$ 31,159.94	$ 24,621.48	$ 24,621.48	$ 25,972.00	$ 25,972.00	$ 26,426.00	$ 26,426.00	$ 21,074.00	$ 21,074.00	$ 35,765.50	$ 35,765.50	$ 24,941.00	$ 24,941.00
A-10	1	LS	Furnish and Install all Furnishings to include window treatments, counterlops, and floor accessories.	$ 10,136.00	$ 10,136.00	$ 4,794.31	$ 4,794.31	$ 3,215.16	$ 3,215.16	$ 8,497.00	$ 8,497.00	$ 2,211.00	$ 2,211.00	$ 3,273.00	$ 3,273.00	$ 16,310.00	$ 16,310.00	$ 5,064.00	$ 5,064.00
A-11	1	LS	Furnish and Install all Plumbing systems	$ 78,270.00	$ 78,270.00	$ 84,065.19	$ 84,065.19	$ 74,767.68	$ 74,767.68	$ 81,585.00	$ 81,585.00	$ 23,829.00	$ 23,829.00	$ 45,997.00	$ 45,997.00	$ 99,025.00	$ 99,025.00	$ 72,877.00	$ 72,877.00
A-12	1	LS	Furnish and Install all Heating, Ventilating, and Air Conditioning systems, includes testing, adjusting and balancing for Hvac systems upon their completion.	$ 237,432.00	$ 237,432.00	$ 505,050.31	$ 505,050.31	$ 431,379.00	$ 431,379.00	$ 509,692.00	$ 509,692.00	$ 28,844.00	$ 288,444.00	$ 466,627.00	$ 466,627.00	$ 535,900.00	$ 535,900.00	$ 435,129.00	$ 435,129.00
A-13	1	LS	Furnish and Install all Electrical systems, Work includes all conductors and cables, panelboards, devices, grounding, bonding, supports, raceways and cable trays, lighting systems and other items as specified.	$ 201,293.00	$ 201,293.00	$ 197,164.49	$ 197,164.49	$ 340,177.50	$ 340,177.50	$ 292,346.00	$ 292,346.00	$ 221,776.00	$ 221,776.00	$ 288,441.00	$ 288,441.00	$ 244,650.00	$ 244,650.00	$ 307,328.00	$ 307,328.00
A-14	1	LS	Furnish and Install all Low Voltage, Data, and Communications systems, Work includes all pathways and cables, racks, frames, enclosures, and other items as specified.	$ 44,950.00	$ 44,950.00	$ 22,605.42	$ 22,605.42	$ 19,831.50	$ 19,831.50	$ 47,419.00	$ 47,419.00	$ 41,157.00	$ 41,157.00	$ 53,049.00	$ 53,049.00	$ 110,675.00	$ 110,675.00	$ 44,519.00	$ 44,519.00
A-15	1	LS	Furnish and Install all Electronic Safety and Security systems. Work includes the addressable fire alarm system and its integration into the existing building system.	$ 16,750.00	$ 16,750.00	$ 15,682.89	$ 15,682.89	$ 30,101.76	$ 30,101.76	$ 24,469.00	$ 24,469.00	$ 16,157.00	$ 16,157.00	$ 31,061.00	$ 31,061.00	$ 32,037.50	$ 32,037.50	$ 12,800.00	$ 12,800.00
A-16	1	LS	Perform Exterior Sitework Improvements consisting of earthwork, termite control, site utilities, (drainage, water, electric power, communications, ect,) west side fence and gate work (including operator and their control systems), planting and irrigation, pavement markings and signs, all other items identified on the civil plans, (Note: Work in this bid item does not include the 8" water line extension and 6" fire service line into the existing building. This is covered in Bid Item D-1)	$ 122,456.00	$ 122,456.00	$ 106,118.64	$ 106,118.64	$ 157,669.20	$ 157,669.20	$ 213,675.00	$ 213,675.00	$ 66,048.00	$ 66,048.00	$ 81,029.00	$ 81,029.00	$ 107,587.75	$ 107,587.75	$ 131,137.00	$ 131,137.00
A-17	1	LS	Integrated Exterior Mock-up: Refer to Spec Section 012300 Alternates- Alternate 1	$ 7,500.00	$ 7,500.00	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 6,475.00	$ 6,475.00	$ 8,158.00	$ 8,158.00	$ 15,000.00	$ 15,000.00	$ 20,387.50	$ 20,387.50	$ 5,000.00	$ 5,000.00
			PART A SUBTOTAL (BID ITEMS A-1 THRU A-16)		**$ 1,678,128.00**		**$ 2,016,030.42**		**$ 1,960,945.74**		**$ 2,127,521.46**		**$ 2,075,500.00**		**$ 2,097,645.00**		**$ 2,631,047.65**		**$ 2,818,119.00**
			PART B																		
B-1	1	LS	Provide the Fueling Facility Upgrade, This item includes removal of the existing components (tanks, pumping equipment, ect), performing paving removals and repairs, providing a new above ground fuel tank and constructing its concrete support and slab, fencing work, modifying and upgrading utility systems (electric power, lighting, communications, ect) for the new components, and providing all required accessories for a fully functional facility. See drawings C-04, C-07, C-P-111,E-502, and referenced details, sections and schedules shown on other drawings.	$ 312,539.00	**$ 312,539.00**	$ 237,469.58	**$ 237,469.58**	$ 362,578.32	**$ 362,578.32**	$ 312,874.00	**$ 312,874.00**	$ 401,390.00	**$ 401,390.00**	$ 420,000.00	**$ 420,000.00**	$ 419,400.00	**$ 419,400.00**	$ 464,638.00	**$ 464,638.00**
			PART A SUBTOTAL (BID ITEMS A-1 THRU A-16)		**$ 1,678,128.00**		**$ 2,016,030.42**		**$ 1,960,945.74**		**$ 2,127,521.46**		**$ 2,075,500.00**		**$ 2,097,645.00**		**$ 2,631,047.65**		**$ 2,818,119.00**
			PART B SUBTOTAL FUELING FACILITY UPGRADE		**$ 312,539.00**		**$ 237,469.58**		**$ 362,578.32**		**$ 312,874.00**		**$ 401,390.00**		**$ 420,000.00**		**$ 419,400.00**		**$ 464,638.00**
			TOTAL BASE BID (PARTS A AND B)		**$ 1,990,667.00**		**$ 2,253,500.00**		**$ 2,323,524.06**		**$ 2,440,395.46**		**$ 2,476,890.00**		**$ 2,517,645.00**		**$ 3,050,447.65**		**$ 3,282,757.00**
			ADD ALTERNATE BID ITEMS:																		
			PART C : PRE-ENGINEERED METAL BUILDING GARAGE (NEW CONSTRUCTION)																		
C-1	1	LS	Provide and perform Garage Site Improvements for and surrounding the 3-bay garage. Work includes demolition and disposal of existing pavement and other designated items, extending utility lines from the existing building to the new pre-engineered metal building, new fence construction including the automated gate and its controls, new pavement construction around the garage, and all other site items around the proposed garage. See Civil drawings C-03 and C-06 for work limits.	$ 27,545.00	$ 27,545.00	$ 106,656.75	$ 106,656.75	$ 67,134.60	$ 67,134.60	$ 44,833.00	$ 44,833.00	$ 159,150.00	$ 159,150.00	$ 85,000.00	$ 85,000.00	$ 43,687.50	$ 43,687.50	$ 154,153.00	$ 154,153.00
C-2	1	LS	Furnish and Install the Garage Pre-Engineered Metal Building system for the 3-bay garage. This item includes its Concrete Foundation and slab, utility systems (electric power, communications, compressed air, water, ect) doors and hardware, operators, HVAC systems, and accessories for a fully working and complete facility. Garage work principally shown on drawings A-11, A-211, S-111, M-102, P-103, E-501 and referenced details, sections and schedules shown on other drawings.	$ 145,930.00	$ 145,930.00	$ 333,327.00	$ 333,327.50	$ 223,897.05	$ 223,897.05	$ 278,400.00	$ 278,400.00	$ 507,712.00	$ 507,712.00	$ 240,000.00	$ 240,000.00	$ 371,635.00	$ 371,635.00	$ 417,171.00	$ 417,171.00
			PART C : PRE-ENGINEERED METAL BUILDING GARAGE (NEW CONSTRUCTION) TOTALS		**$ 173,475.00**		**$ 439,984.25**		**$ 291,031.65**		**$ 323,233.00**		**$ 666,862.00**		**$ 325,000.00**		**$ 415,322.50**		**$ 571,324.00**
			PART D																		
			PART D: FIRE PROTECTION SYSTEM FOR THE MUNICIPAL SERVICE CENTER (EXISTING BUILDING)																		
D-1	1	LS	Furnish and Install a new Fire Suppression System into the existing and new addition of the Municipal Service Building. Work includes the integration of sprinkler controls into the existing building fire alarm system, extension of the existing 8" water line, and 6" fire service into the building. Work is shown on drawings C-15, F-101 thru F-901, and referenced details, sections, and schedules shown on other drawings.	$ 54,291.00	$ 54,291.00		$ 86,779.35		$ 19,305.00		$ 64,332.00		$ 88,790.00	$ 110,000.00	$ 110,000.00	$ 104,850.00	$ 104,850.00		$ 103,421.00
			PART C SUBTOTAL: PRE ENGINEERED METAL BUILDING GARAGE (BID ITEMS C-1 THRU C-2)		**$ 173,475.00**		**$ 439,984.25**		**$ 291,031.65**		**$ 323,233.00**		**$ 666,862.00**		**$ 325,000.00**		**$ 415,322.50**		**$ 571,324.00**
			PART D SUBTOTAL: FIRE PROTETIONSYSTEM FOR SERVICE CENTER (BID ITEM D-1)		**$ 54,291.00**		**$ 86,779.35**		**$ 19,305.00**		**$ 64,332.00**		**$ 88,790.00**		**$ 110,000.00**		**$ 104,850.00**		**$ 103,421.00**
			TOTAL ASS ALTERNATE BID ITEMS (PART C AND D)		**$ 227,766.00**		**$ 526,763.60**		**$ 310,336.65**		**$ 387,565.00**		**$ 755,652.00**		**$ 435,000.00**		**$ 520,172.50**		**$ 674,745.00**
											$ -										

RESOLUTION NO. 2021-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, REJECTING ALL BIDS RECEIVED FOR RENOVATION AND EXPANSION SERVICES FOR THE PROPERTY LOCATED AT 330 SHADY TRAIL, DUNCANVILLE, TEXAS 75137, MUNICIPAL SERVICE CENTER; PROVIDING FOR APPROPRIATE NOTICE; PROVIDING FOR AUTHORIZATION TO REBID; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is desired to reject all IFB No. 21-003 Renovation and Expansion Services bids for the for property located at 330 Shady Trail, Duncanville, Texas 75137; and

WHEREAS, the City reserves the right to reject any and all bids as per Request for IFB No. 21-003 Renovation and Expansion Services; and

WHEREAS, the City Council of the City of Duncanville, Texas, desires to reject all bids received for IFB No. 21-003 Renovation and Expansion Services.

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

SECTION 1. That the City Council of the City of Duncanville does hereby reject all bids received for IFB No. 21-003 Renovation and Expansion Services for the property located at 330 Shady Trail, Duncanville, Texas.

SECTION 2. That the City Council of the City of Duncanville hereby authorizes the City Manager, or his designee, to send the appropriate notice of rejection in accordance with State Law and local purchasing requirements.

SECTION 3. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 17th day of August, 2021.

APPROVED:

_____

Barry L. Gordon, Mayor

ATTEST:

_____

Kristin Downs, City Secretary

APPROVED AS TO FORM:

_____

Robert E. Hager, City Attorney

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Consider a Resolution designating the additional structural repairs to the North and South Ground Storage Tanks at Danieldale Pump Station as emergency repairs; authorizing an increase of up to $100,000.00 to Professional Engineering Services Agreement #18-112; authorizing an increase of up to $1,000,000.00 to IFB 21-0010; authorizing an increase of up to $50,000.00 to Professional Engineer Services Agreement #21-032; authorizing the City Manager to negotiate the associated change orders; and, providing for an effective date.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Director of Public Works
Sheila Baker, Procurement Manager

BACKGROUND/HISTORY:
On 14 September 2018, the City of Duncanville awarded Professional Engineering Services Agreement #18-112 to RJN Group to design Danieldale Pump Station and Ground Storage Tanks in the amount of $246,472.00. Due to design complexities and associated construction costs this project was divided into two phases - Phase 1: Rehabilitation of the Ground Storage Tanks and Phase 2: Rehabilitation of the Pump House and surrounding area.

On 19 January 2021, the City of Duncanville awarded IFB 21-0010 to Nova Paintings, LLC to rehabilitate the Danieldale North and South Ground Storage Tanks in the amount of $1,146,800.00 (Phase 1 of the Rehabilitation). Following receipt of bonding and other documentation from the Contractor, City Staff issued the Notice to Proceed to the Contractor in May 2021.

On 16 June 2021, the City of Duncanville awarded Professional Engineering Services Agreement #21-032 to RJN Group to perform construction administration services related to the rehabilitation of the Danieldale North and South Ground Storage Tanks in the amount of $47,998.06.

In June 2021, after draining the Danieldale North Tank and gaining access to the interior of the tank, significant corrosion to the roof structure, supporting central column, and the tank floor/foundation was discovered. Between June and July 2021, City Staff and engineers from RJN Group determined the extend of the damage and started planning the structural repairs for North Tank. City Staff and engineers also removed the roof vent of South Tank and identified similar corrosion damage at that tank. (Attachment 1)

The design engineers based their tank rehabilitation design on tank inspection reports provided by City Staff and their experience from previous tank rehabilitation projects. The RJN Senior Project Manager stated that the condition of the North Tank was the worst he had seen in his career. (Attachment 2)

The City of Duncanville water storage infrastructure consists of 3.0 Million Gallons in elevated storage for water distribution and 14.5 Million Gallons in ground storage for water supply. The Danieldale North and South Ground Storage Tanks total 4.5 Million Gallons and represents 31% of the City's ground storage capacity. The City peak water demand is 9.5 Million Gallons per day. Because of the extensive structural deterioration observed at North Tank and assumed at South Tank, and the significant amount of water storage represented by these two tanks, the Director of Public Works believes these required repairs represent an emergency. (Attachment 3)

The South Tank and the Pump House are still in operation; however, due to South Tank deterioration, it needs to be rehabilitated as soon as possible. Therefore, completing the rehabilitation of the North Storage Tank in a timely manner is critical.

The City is finalizing negotiations with RJN Group for the change orders associated with the additional structural engineering designs under Agreement #18-112 and additional construction administration under Agreement #21-032. Due the emergency situation, Staff is requesting Council's authorization to negotiate change orders of up to $100,000.00 to #18-112 and up to $50,000.00 to #21-032 based on initial proposals from RJN Group. Staff is also requesting Council authorization to negotiate a change order of up to $1,000,000.00 to IFB 21-0010 for the associated construction work based on the Opinion of Probable Cost of Construction provided by RJN Group. Any funds not used under this authorization will be returned to the Utility CIP Fund.

The additional cost of the structural repairs will extend the design life of the ground storage tanks by 30 years and is still cost significantly less than constructing new tanks to replace the existing ones.

The $1,150,000.00 required for these repairs are available in the Utility CIP Fund. City Staff will either defer the start of a future Utility CIP construction project, or potentially use Federal American Rescue Plan funds to offset this additional cost.

POLICY EXPLANATION:
The Texas Local Government Code establishes procurement rules for municipalities regarding competitive bidding; however, under Section 252.022, there are several exceptions:

- Paragraph (3), there is an exception to the competitive bidding procurement rules when there is "unforeseen damage to public machinery, equipment, or other property". The significant level of corrosion evident in North Tank and suspected in South Tank based on initial inspection constitutes unforeseen damage to public property, as a result, the City can increase the existing tank rehabilitation construction contract without having to go out for a new bid.

- Paragraph (4), there is an exception to the competitive bidding procurement rules when the procurement is for "personal, professional, or planning services". As a result, we can increase the existing design contract and the existing construction administration contract as they are for professional services.

FUNDING SOURCE:
$1,150,000.00 is available in the Utility CIP Fund for this project.

Contract Log #:
1537

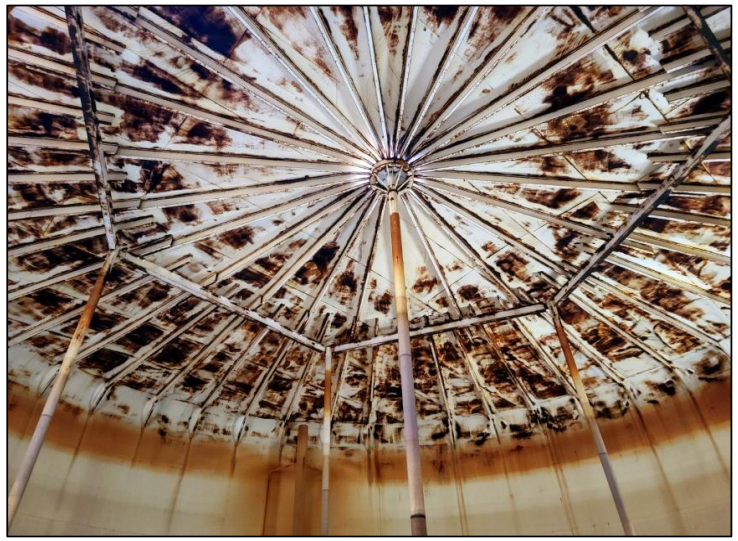
RECOMMENDATION:
Staff recommends approval of a resolution designating the additional structural repairs to the North and South Ground Storage Tanks at Danieldale Pump Station as emergency repairs; authorizing an increase of up to $100,000.00 to Professional Engineering Services Agreement #18-112; authorizing an increase of up to $1,000,000.00 to IFB 21-0010; authorizing an increase of up to $50,000.00 to Professional Engineer Services Agreement #21-032; authorizing the City Manager to negotiate the associated change orders; and, providing for an effective date.

ATTACHMENTS:
Attachment 1 - Danieldale Tank Corrosion Pictures, 2021-08-05
Attachment 2 - Senior Project Manager Letter to City, 2021-08-05
Attachment 3 - PW Director Letter, 2021-08-05
Attachment 4 - Resolution No. - 2021-059 - Additional Funds to design and perform emergency structural repairs to the North and South Ground Storage Tanks at Danieldale Pump Station. - Pdf

Danieldale North Tank Corrosion Pictures (1 of 2)

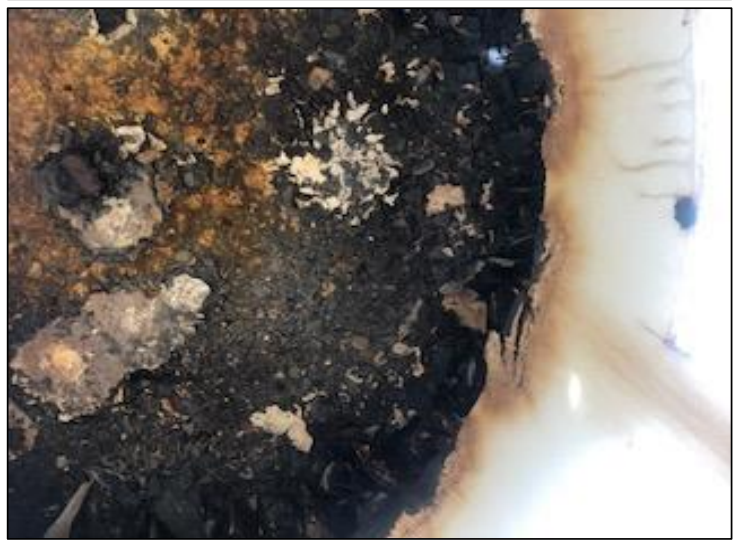
Pictures of the roof vent from the top of the tank

Danieldale North Tank Corrosion Pictures (2 of 2)



Pictures of the tank interior

Danieldale South Tank Corrosion Pictures (1 of 1)



Pictures of the roof vent from the top of the tank

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August 5, 2021

Mr. Greg Ramey, P.E.
Public Works Director
City of Duncanville
203 E. Wheatland Road
Duncanville, TX 75116

Subject: Danieldale Pump Station Rehabilitation – Phase 1

General Assessment of Structural Findings to date

Dear Mr. Ramey,

The Contractor, Nova Paintings, LLC, cut off the roof vent at the top of the North Ground Storage Tank (GST), and observed severe corrosion at the top ends of the rafters, and at the solid center support ring upon which they rest.

After emptying the tank, significant corrosion and metal loss was found in other structural members, especially near the ceiling. Also, once the floor was blasted and cleaned, extensive pitting and heaving was found. An onsite walk-through was conducted on the tank floor which revealed that significant loss of subgrade had occurred throughout the tank structure.

With the recent findings at the North GST in mind, the Inspector on our Project Team inspected the South GST and took photos through holes that had corroded through the body of the roof vent. Based on our review of those recently collected photos, those roof rafters and center support ring were unfortunately also found to be severely corroded as well. At this point it is reasonably prudent to assume that when the South GST is eventually emptied, structural and foundation damage similar to that in the North GST will be present.

During my engineering career, I have been involved in the rehabilitation of five steel water tanks. The degree of corrosion and resultant structural damage observed in these tanks far exceeds anything I've encountered on those past projects.

Although the process has started, ultimately it will take several months to 1) quantitatively assess the tank foundation and structural conditions; 2) produce detailed engineering plans and specifications of rehabilitation measures; and 3) fabricate, ship, and retrofit in new structural members. Those steps need to precede the application of the top two coats of paint on the tank interior, so in the meantime the North GST unfortunately has to remain empty. Having a two-million-gallon water tank empty during the peak water demand period severely compromises the capacity and reliability of the City's water system and its ability to meet

citizens' needs. Thus RJN views this situation as an emergency that should be addressed immediately.

Sincerely,

James B. Jenks, P.E.
Senior Project Manager

City of Duncanville
Public Works
203 E. Wheatland Rd
Duncanville, TX 75116
(p) 972-780-5015

Duncanville
City of Champions

MEMORANDUM FOR RECORD

FROM: Bryan G. Ramey II, P.E., Director of Public Works

DATE: 05 August 2021

SUBJECT: Emergency Project – Danieldale Ground Storage Tank Rehabilitation

1. The City of Duncanville awarded a contract to Nova Paintings, LLC to rehabilitate the North and South Ground Storage Tanks at Danieldale Pump Station. During the rehabilitation of the North Storage Tank, significant corrosion affecting the roof structure, support column, and the floor/foundation. Investigation of the South Storage Tank reveals similar corrosion at that tank as well.

2. The level of deterioration observed was unforeseen. The City contracts for routine tank inspections annually and the divers performing the inspections did not see the corrosion.

3. The City of Duncanville water storage infrastructure consists of 3.0 Million Gallons in elevated storage for water distribution and 13.5 Million Gallons in ground storage for water supply. The Danieldale North and South Ground Storage Tanks total 4.5 Million Gallons and represents 31% of the City's ground storage capacity. The City peak water demand is 9.5 Million Gallons per day.

4. I believe the rehab of the Danieldale Ground Storage Tanks is an Emergency project. The City of Duncanville water storage and distribution infrastructure is critical to the health and safety of our residents. Any time water storage tanks and pump stations are offline represents a risk to the City. As a result, the City tries to minimize the amount of time this infrastructure is offline. Unlike the water lines, there is limited redundancy and storage capacity within the City water storage infrastructure.

5. Point of Contact for this action is Greg Ramey, Public Works Director, at 972-780-5015 or bramey@duncanville.com.

Bryan G Ramey II

BRYAN G. RAMEY II, P.E.
Director of Public Works

RESOLUTION NO. 2021-059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, DESIGNATING THE ADDITIONAL STRUCTURAL REPAIRS TO THE NORTH AND SOUTH GROUND STORAGE TANKS AT DANIELDALE PUMP STATION AS EMERGENCY REPAIRS; AUTHORIZING AN INCREASE OF UP TO $100,000.00 TO PROFESSIONAL ENGINEERING SERVICES AGREEMENT #18-112; AUTHORIZING AN INCREASE OF UP TO $1,000,000.00 TO IFB 21-0010; AUTHORIZING AN INCREASE OF UP TO $50,000.00 TO PROFESSIONAL ENGINEERING SERVICES AGREEMENT #21-032; AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE ASSOCIATED CHANGE ORDERS; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Duncanville authorized award of Professional Engineering Services Agreement #18-112 to RJN Group to design Danieldale Pump Station and Ground Storage Tank Improvements on 14 September 2018, and

WHEREAS, The City of Duncanville authorized award of bid IFB 21-0010 to Nova Paintings, LLC for the rehabilitation of the Danieldale North and South Ground Storage Tanks on 19 January 2021, and

WHEREAS, The City of Duncanville authorized award of Professional Engineering Services Agreement #21-032 to RJN Group for construction administration services related to the rehabilitation of the Danieldale North and South Ground Storage Tanks on 16 June 2021, and

WHEREAS, The City of Duncanville identified significant unforeseen corrosion damage to the structures of Danieldale North and South Ground Storage Tanks in June and July 2021, and

WHEREAS, The identified damage to the City's critical water infrastructure due to corrosion constitutes an emergency.

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

SECTION 1. The City Council of the City of Duncanville authorizes an increase of up to $100,00.00 to the Professional Engineering Services Agreement #18-112 to RJN Group to design Danieldale Pump Station and Ground Storage Tank Improvements.

SECTION 2. The City Council of the City of Duncanville authorizes an increase of up to $1,000,000.00 to IFB 21-0010 to Nova Paintings, LLC for the rehabilitation of the Danieldale North and South Ground Storage Tanks.

SECTION 3. The City Council of the City of Duncanville authorizes an increase of up to $50,000.00 to the Professional Engineering Services Agreement #21-032 to RJN Group for construction administration services related to the rehabilitation of the Danieldale North and South Ground Storage Tanks.

SECTION 4. The City Council of the City of Duncanville authorizes the City Manager to negotiate change orders with RJN Group and Nova Paintings, LLC up to the amounts authorized in this resolution.

SECTION 5. That this Resolution shall take effect immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 17th day of August, 2021.

APPROVED:

_____

Barry L. Gordon, Mayor

ATTEST:

_____

Kristin Downs, City Secretary

APPROVED AS TO FORM:

_____

Robert E. Hager, City Attorney

Duncanville
City of Champions

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Conduct a Public Hearing (2021-21) for consideration and action regarding a City-initiated request to rezone the following properties from Local Office/Retail District "LOR" to SF-7 Single-Family Residential District:

1. PELTS, BLOCK A, LOT 6A (1211 Highland Drive)
2. PELTS, BLOCK A, LOT 5A (1215 Highland Drive
3. PELTS, BLOCK A, LOT 4A (1219 Highland Drive)
4. PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 3A (1227 Highland Drive)
5. PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 1A (1231 Highland Drive)
6. DANIELDALE ACRES, BLOCK A, PT TRAIL 2 (1235 Highland Drive)
7. DANIELDALE ACRES, BLOCK A, PT TRAIL 2 (127 Jewell Lane)
8. DANIELDALE ACRES, ABSTRACT 1299 (126 Jewell Lane)
9. DANIELDALE ACRES, BLOCK B, LOT 2 (1303 Highland Drive)
10. DANIELDALE ACRES, BLOCK B, LOT 3 (1311 Highland Drive)
11. DANIELDALE ACRES, BLOCK B, LOT 4 (1315 Highland Drive)
12. DANIELDALE ACRES, BLOCK B, LOT 5 (1323 Highland Drive)
13. DANIELDALE ACRES, BLOCK B, LOT 6 (1331 Highland Drive)
14. DANIELDALE ACRES, BLOCK B, LOT 7 (125 Little Street)

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Director of Public Works
Skye Thibodeaux, AICP, City Planner

BACKGROUND/HISTORY:
Comprehensive Plan
The subject property has a Future Land Use Designation of Low Density Residential. The Plan states that low density residential represents a traditional single-family detached neighborhood and includes housing and living units for people with a range of incomes and needs. Low density residential areas generally range between three and five dwelling units per acre.

The Plan goes on to list the following policies to guide low density areas:

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

This request is in conformance with the Comprehensive Plan.

Zoning Ordinance Update/Project Scope
As part of the joint meetings between the Planning & Zoning Commission and City Council leading up to the March 2021 Zoning Ordinance update the subject area was part of a discussion along with two (2) other areas of interest regarding P&Z and Council's desire to maintain existing zoning or to rezone.

It was decided that the subject area be rezoned from LOR to SF-7 to be compatible with both the designated future land use classification of low-density residential and the existing residential aesthetic of Highland Drive.

Surrounding Land Use
Adjacent to the north and east of the subject area is existing residential, zoned SF-7 Single-Family Residential District. To the south, across Little Street, is vacant property zoned LOR. Adjacent to the west is existing residential and commercial development zoned LOR.

POLICY EXPLANATION:
Eighty-eight (88) notices were sent out for this public hearing. As of this writing, no responses have been received.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
At the July 26, 2021 Planning & Zoning Commission Meeting, the Commission recommended approval (5-0) of the proposed rezoning.

ATTACHMENTS:
Attachment 1 - Legal Advertisement for Public Hearing
Attachment 2 - Subject Property Maps
Attachment 3 - Letter to Property Owners within 200' buffer
Attachment 4 - List of Property Owners within 200' buffer
Attachment 5 - Unapproved Minutes from Planning & Zoning Meeting
Attachment 6 - Ordinance 2408 - Change in Zoning

ATTACHMENT 1

Advertise 1 time - By July 9

NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
ZONING FILE #2021-21

A public hearing will be held before the Planning & Zoning Commission on Monday, July 26, 2021, at 7:00 p.m., and before City Council on Tuesday, August 17, 2021, at 7:00 p.m. in the Council Chambers, City Hall, 203 E. Wheatland Road, Duncanville, Texas, for a city-initiated request to rezone the following properties located in the City of Duncanville, Dallas County, Texas, from Local Office Retail "LOR" to Single Family Residential "SF-7" on the following properties:

Legal Description	Commonly known as
Pelts, Block A, Lot 6A	1211 Highland Drive
Pelts, Block A, Lot 5A	1215 Highland Drive
Pelts Block A, Lot 4A	1219 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 3A	1227 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 1A	1231 Highland Drive
Danieldale Acres, Block A, Pt Trail 2	1235 Highland Drive
Danieldale Acres, Block A PT Trail 2	127 Jewell Lane
Danieldale Acres, Abstract 1299	126 Jewell Lane
Danieldale Acres, Block B, Lot 2	1303 Highland Drive
Danieldale Acres, Block B, Lot 3	1311 Highland Drive
Danieldale Acres, Block B, Lot 4	1315 Highland Drive
Danieldale Acres, Block B	1323 Highland Drive
Danieldale Acres Block B Lot 6 & Lot 7	1331 Highland Drive
Danieldale Acres, Block B Lot 7	125 Little Street

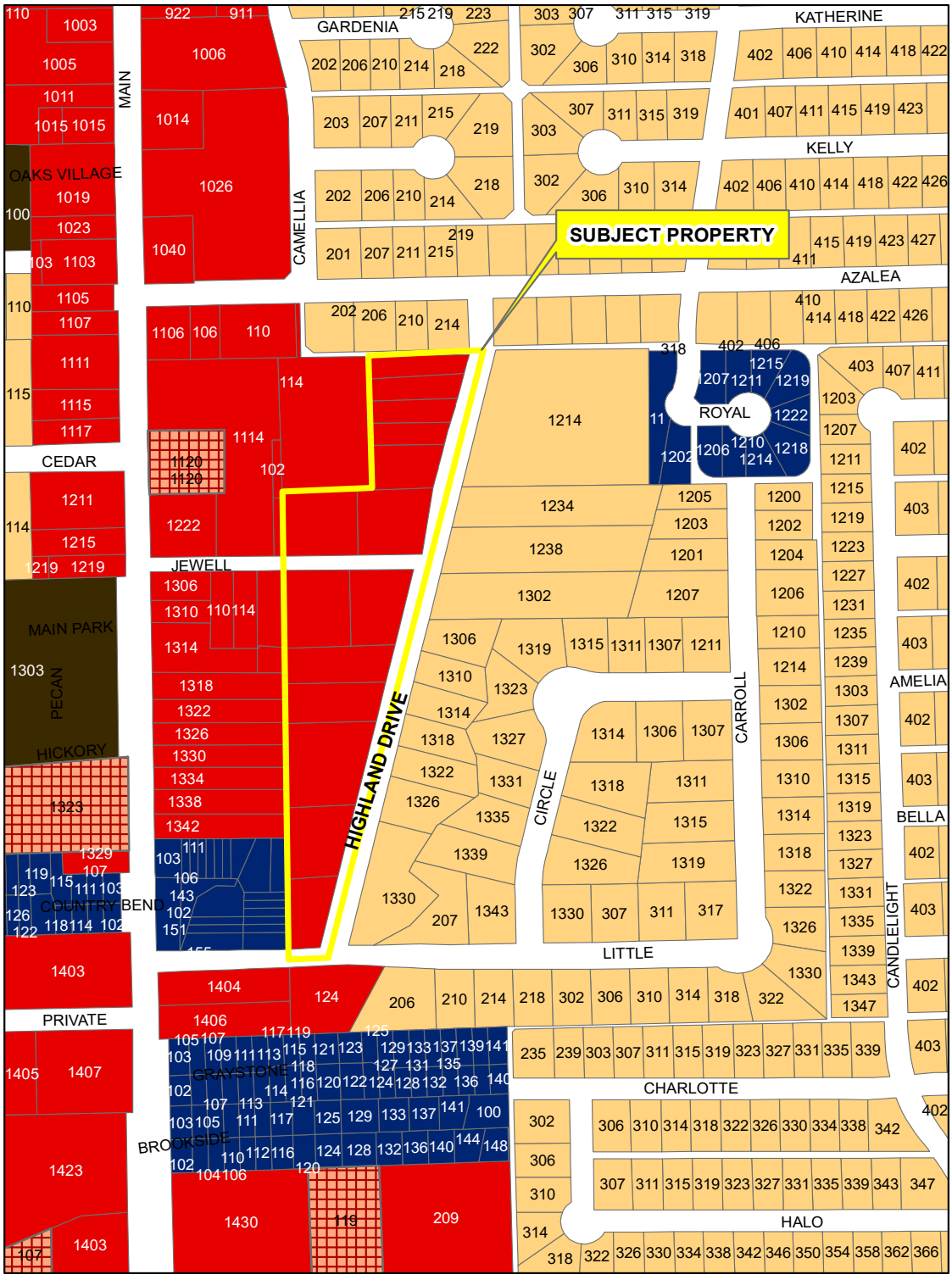
As an interested citizen, you may submit public comments to either the City Secretary or to Skye Thibodeaux, Secretary of the Planning and Zoning Commission, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email sthibodeaux@duncanville.com stating your position.

CITY OF DUNCANVILLE
Kristin Downs
City Secretary

Skye Thibodeaux
Secretary, Planning and Zoning Commission

ATTACHMENT 2

CASE 2021-21
AERIAL VIEW



CASE 2021-21
REZONE FROM LOR TO SF-7

ATTACHMENT 3

City of Duncanville Planning Division
Public Works Department
203 E. Wheatland Road
P. O. Box 380280
Duncanville, TX 75138-0280
(p) 972-707-3871; (f) 972-780-6426
(e) sthibodeaux@duncanville.com

Duncanville
City of Champions

July 9, 2021

Zoning File: 2021-21

Dear Property Owner:

A city-initiated request to rezone the following properties located in the City of Duncanville, Dallas County, Texas, from Local Office Retail "LOR" to Single Family Residential "SF-7" on the following properties:

Legal Description	Commonly known as
Pelts, Block A, Lot 6A	1211 Highland Drive
Pelts, Block A, Lot 5A	1215 Highland Drive
Pelts Block A, Lot 4A	1219 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 3A	1227 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 1A	1231 Highland Drive
Danieldale Acres, Block A, Pt Trail 2	1235 Highland Drive
Danieldale Acres, Block A PT Trail 2	127 Jewell Lane
Danieldale Acres, Abstract 1299	126 Jewell Lane
Danieldale Acres, Block B, Lot 2	1303 Highland Drive
Danieldale Acres, Block B, Lot 3	1311 Highland Drive
Danieldale Acres, Block B, Lot 4	1315 Highland Drive
Danieldale Acres, Block B	1323 Highland Drive
Danieldale Acres Block B Lot 6 & Lot 7	1331 Highland Drive
Danieldale Acres, Block B Lot 7	125 Little Street

Your property is being rezoned. You have been sent this notice because you are the owner or within the required 200-foot notification area of property that is being considered for rezoning for this particular public hearing. Please refer to the enclosed map that indicates which property is being rezoned.

The Planning and Zoning Commission will hold a public hearing on Monday, July 26, 2021, at 7:00 p.m. and a City Council public hearing will be held on Tuesday, August 17, 2021, at 7:00 p.m. in the City Hall 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 change. If you oppose the zoning change, however, the attached survey must be completed and returned by August 11, 2021, to fulfill legal requirements for a written formal protest.

City of Duncanville Planning Division
Public Works Department
203 E. Wheatland Road
P. O. Box 380280
Duncanville, TX 75138-0280
(p) 972-707-3871; (f) 972-780-6426
(e) sthibodeaux@duncanville.com

As an interested citizen, you may submit public comments to either the City Secretary or to Skye Thibodeaux, Secretary of the Planning and Zoning Commission, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email sthibodeaux@duncanville.com stating your position. You are encouraged to participate in the public hearing and offer comments.

Sincerely,

Skye Thibodeaux, AICP
Secretary, Planning and Zoning Commission

Enclosures

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

Case No. 2021-21 A city-initiated request to rezone the following properties located in the City of Duncanville, Dallas County, Texas, from Local Office Retail "LOR" to Single Family Residential "SF-7" on the following properties:

Legal Description	Commonly known as
Pelts, Block A, Lot 6A	1211 Highland Drive
Pelts, Block A, Lot 5A	1215 Highland Drive
Pelts Block A, Lot 4A	1219 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 3A	1227 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 1A	1231 Highland Drive
Danieldale Acres, Block A, Pt Trail 2	1235 Highland Drive
Danieldale Acres, Block A PT Trail 2	127 Jewell Lane
Danieldale Acres, Abstract 1299	126 Jewell Lane
Danieldale Acres, Block B, Lot 2	1303 Highland Drive
Danieldale Acres, Block B, Lot 3	1311 Highland Drive
Danieldale Acres, Block B, Lot 4	1315 Highland Drive
Danieldale Acres, Block B	1323 Highland Drive
Danieldale Acres Block B Lot 6 & Lot 7	1331 Highland Drive
Danieldale Acres, Block B Lot 7	125 Little Street

Your property is being rezoned. You have been sent this notice because you are the owner or within the required 200-foot notification area of property that is being considered for rezoning for this particular public hearing.

The Planning and Zoning Commission will hold a public hearing on Monday, July 26, 2021, at 7:00 p.m. and a City Council public hearing will be held on Tuesday, August 17, 2021, at 7:00 p.m. in the City Hall 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 change.

If you oppose the zoning change, however, the attached survey must be completed and returned by August 11, 2021, to fulfill legal requirements for a written formal protest.

Please check one: _____ ***In favor*** *of granting the zoning request.*
_____ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

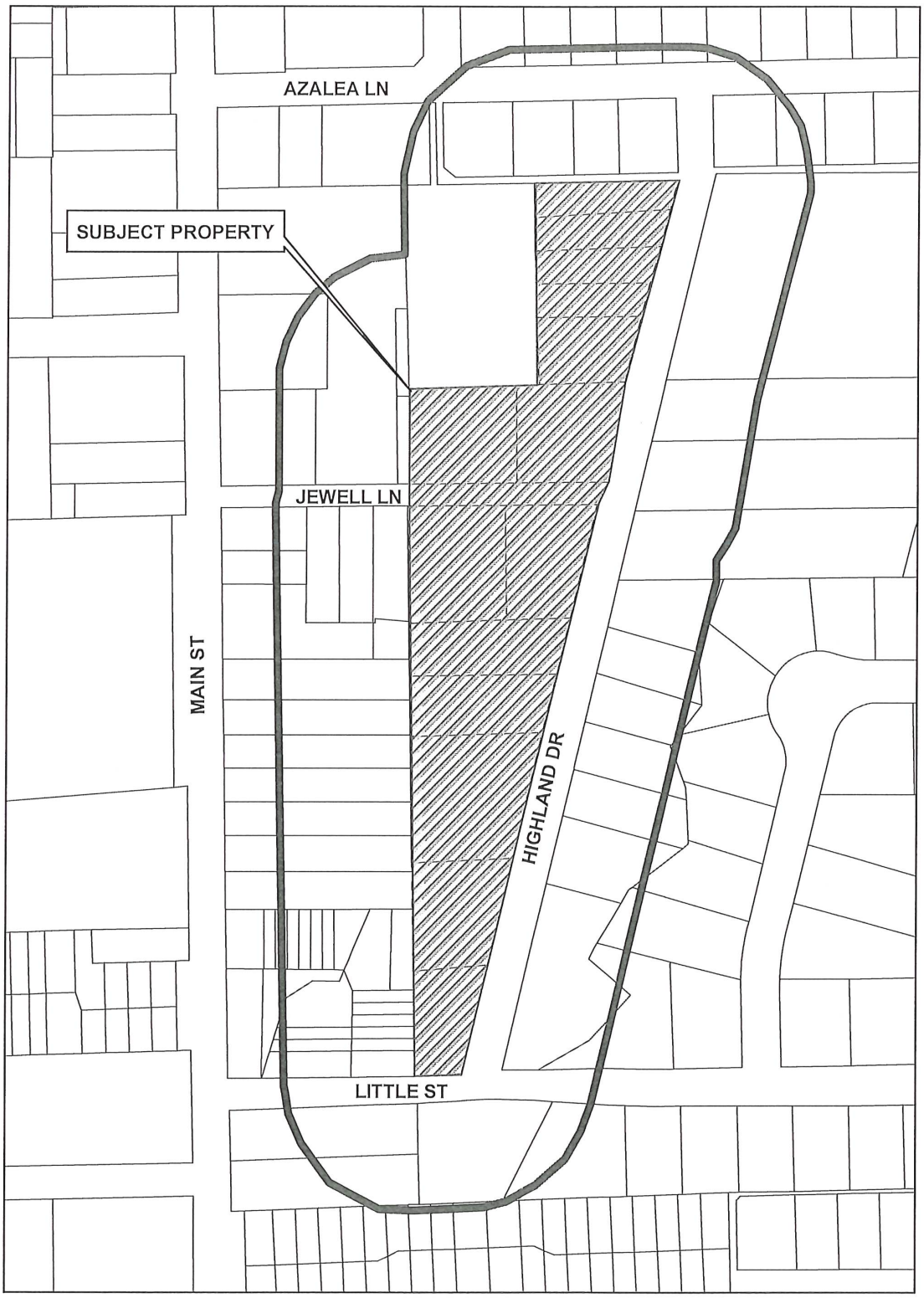
1).

2).

3).

Printed Name: _____ Address: _____

Signature: _____ Date: _____



Duncanville
City of Champions

PROPOSED REZONING
CASE #2021-021
FROM LOR TO SF-7

ATTACHMENT 4

2021-21
Property Owners 200'

GUILLEN NORBERTO 903 GREENBAIR LN DUNCANVILLE, TX 751373713		
BRANDENBURG VICTOR 1031 NOTTINGHAM DR CEDAR HILL, TX 751041830	GUILLEN RENTAL PROPERTIES LLC 903 GREENBRIAR LN DUNCANVILLE, TX 751373713	COX FARMS NURSERY LLC 1401 SAGEWOOD DRIVE DESOTO, TX 751157711
COX FARMS NURSERY LLC 1401 SAGEWOOD DRIVE DESOTO, TX 751157711	PETERS DANIEL & TASCHA 1725 WEILER BLVD FORT WORTH, TX 761123966	RICHARD DEADRIE M 123 GRAYSTONE PL DUNCANVILLE, TX 751373250
BOYER LAURIE LYNNE PO BOX 624 SEAGOVILLE, TX 751590624	SPIRO DAVID ALAN & MARIA J 119 GRAYSTONE PL DUNCANVILLE, TX 751373245	HENDERSON RODERICK B 1200 ASHFORD DR DESOTO, TX 751153748
SWIFT JOHN 115 GRAYSTONE PL DUNCANVILLE, TX 751373245	ABDULLAH ELVIRA G 113 GRAYSTONE PL DUNCANVILLE, TX 751373244	MORALES ERVEY & SANDRA 214 AZALEA LN DUNCANVILLE, TX 751372434
DAVILA KARINA ALEXANDRA 210 AZALEA LN DUNCANVILLE, TX 751372434	MOSCONI JEAN 206 AZALEA LN DUNCANVILLE, TX 751372434	XUE YOUDE & 202 AZALEA LN DUNCANVILLE, TX 751372434
DEGARMO GUADALUPE S 201 AZALEA LN DUNCANVILLE, TX 751372433	GUILLEN RENTAL PROPERTIES 903 GREENBRIAR LN DUNCANVILLE, TX 751373713	GUILLEN NORBERTO 903 GREENBRIAR LN DUNCANVILLE, TX 751373713
SMALLWOOD MARGIE 215 AZALEA LN DUNCANVILLE, TX 751372433	FETROW DAVID & KELLY 219 AZALEA LN DUNCANVILLE, TX 751372433	CONTRERAS PERLA 606 WREN AVE DUNCANVILLE, TX 751162814
COHETO MARIA L & JOSE R 4211 GREAT TRINITY FOREST WAY DALLAS, TX 752417805	1318 S MAIN LLC 1318 S MAIN ST NO 103 DUNCANVILLE, TX 751373299	REYES ALEJANDRO A 1342 S MAIN ST DUNCANVILLE, TX 751373210
TORRES MONICA REY 1338 S MAIN ST DUNCANVILLE, TX 751373210	GUERRERONERI BRADLEY J 1334 S MAIN ST DUNCANVILLE, TX 751373210	GARCIA IRMA L 1330 S MAIN ST DUNCANVILLE, TX 751373210

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Repliez à la hachure afin de révéler le rebord Pop-up™

Pat: avery.com/patents

COHETO MARIA L & JOSE R
538 W DANIELDALE RD
DESOTO, TX 751152204

JAMMOR LTD PARTNERSHIP
P.O. BOX 140795
DALLAS, TX 752140795

CHRISMAN JEFFREY ROSS
1310 S MAIN ST
DUNCANVILLE, TX 751373210

WALTON WILLIE &
919 KENSINGTON DR
DUNCANVILLE, TX 751372139

IVAHNEKO VICTOR &
5620 HERITAGE CT
MIDLOTHIAN, TX 760656952

WRIGHT FRANK F JR
2604 SUMMIT DR
IRVING, TX 750625321

DUNCANVILLE CITY OF ET AL
PO BOX 380280
DUNCANVILLE, TX 751380280

LEMONS KELTON
721 SPICE ST
DESOTO, TX 751150000

MILLIORN MICHAEL ETAL
1327 CIRCLE DR
DUNCANVILLE, TX 751373217

ESTRADA JOSE LUIS
1335 CIRCLE DR
DUNCANVILLE, TX 751373217

DIAZ SERGIO &
1339 CIRCLE DR
DUNCANVILLE, TX 751373217

YANEZ SALVADOR
207 E LITTLE ST
DUNCANVILLE, TX 751373227

REED BOBBY W & TERESA R
1330 CIRCLE DR
DUNCANVILLE, TX 751373218

ROHOL LTD
AHUEHUETES SUR #10 A-501
11700 CIUDAD DE MEXICO, DISTRITO FEDERAL - DF 000000000

XUE YOUDE
1115 S MAIN ST
DUNCANVILLE, TX 751373201

LEVINS JOAN
1234 HIGHLAND DR
DUNCANVILLE, TX 751373220

FRIAS SANTOS & VALENTINA
1238 HIGHLAND DR
DUNCANVILLE, TX 751373220

GARCIA MARVELIA
1302 HIGHLAND DR
DUNCANVILLE, TX 751373222

MOSES PATRICIA F
1306 HIGHLAND DR
DUNCANVILLE, TX 751373222

MACIAS ALICIA
1310 HIGHLAND DR
DUNCANVILLE, TX 751373222

DOWNING EDWARD
1314 HIGHLAND DR
DUNCANVILLE, TX 751373222

BANKS MARY E
5003 RACQUET CLUB DR
ARLINGTON, TX 760172637

CANSINO BLANCA &
1322 HIGHLAND DR
DUNCANVILLE, TX 751373222

SALAZAR SUSANA &
1326 HIGHLAND DR
DUNCANVILLE, TX 751373222

LEON KEVIN E
1330 HIGHLAND DR
DUNCANVILLE, TX 751373222

BRADLEY MICHAEL R &
125 E LITTLE ST
DUNCANVILLE, TX 751373225

OSORIO SIXTOS FLORES
1331 HIGHLAND DR
DUNCANVILLE, TX 751373221

SHAWVER JANET LEE
1323 HIGHLAND DR
DUNCANVILLE, TX 751373221

NOLD CHRISTANYA N
1315 HIGHLAND DR
DUNCANVILLE, TX 751373221

MONTOYA BEATRIZ
66 PECAN ACRES
MIDLOTHIAN, TX 760654334

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AGUIRRE ANDRES & MARGARITA 7239 SUMMIT PARC DR DALLAS, TX 752494000	WATKINS CHRIS 126 JEWELL DR DUNCANVILLE, TX 751373224	RANGEL OLIVA EST OF 1235 HIGHLAND DR DUNCANVILLE, TX 751373219
GUILLIEN NORBERTO 903 GREENBRIAR LN DUNCANVILLE, TX 751373713	PANDO DAVID JR 302 AZALEA LN DUNCANVILLE, TX 751372436	CATHEY ROBERT L & 1114 S MAIN ST DUNCANVILLE, TX 751373202
ROHOL LTD AHUEHUETES SUR #10 A-501 11700 CIUDAD DE MEXICO, DISTRITO FEDERAL - DF 000000000	ROHOL LTD AHUEHUETES SUR #10 A-501 11700 CIUDAD DE MEXICO, DISTRITO FEDERAL - DF 000000000	CATHEY ROBERT L & 1114 S MAIN ST DUNCANVILLE, TX 751373202
SEPULVEDA RAY ROY & 511 CORONADO LN DUNCANVILLE, TX 751373049	NWEKE PAUL 4501 ROSEDALE DR GRAND PRAIRIE, TX 750523535	CATHEY ROBERT L & LOIS 1114 S MAIN ST DUNCANVILLE, TX 751373202
HOLLOWAY FELICIA J 445 E FM 1382 STE 3-173 CEDAR HILL, TX 751046047	DUNCANVILLE APT LLC 1215 S MAIN ST DUNCANVILLE, TX 751373203	DUNCANVILLE APT LLC 1215 S MAIN ST DUNCANVILLE, TX 751373203
DUNCANVILLE APT LLC 1215 S MAIN ST DUNCANVILLE, TX 751373203	DUNCANVILLE APT LLC 1215 S MAIN ST DUNCANVILLE, TX 751373203	FARHAN RASHAD PAUL 4948 EYRIE CT GRAND PRAIRIE, TX 750523061
QUIGLEY KEN & ANITA 15725 NE 110TH ST REDMOND, WASHINGTON 980522618	LIMU REALTY CO LLC 1015 S MAIN ST DUNCANVILLE, TX 751372319	TNT HOME DESIGN LLC 14707 CHERRY HILLS DR FARMERS BRANCH, TX 752342539
LIMU REALTY CO LLC 1015 S MAIN ST DUNCANVILLE, TX 751372319	CHAN FRANK & JUDY 5620 LEVEN LN MCKINNEY, TX 750708866	OLDHAM SHARON 139 AUSTIN STONE DR DUNCANVILLE, TX 751373277
WATTS DIANNE 135 AUSTIN STONE DR DUNCANVILLE, TX 751373251	PORTER TAMMY 131 AUSTIN STONE DUNCANVILLE, TX 751373251	DUNCANVILLE APT LLC 1215 S MAIN ST DUNCANVILLE, TX 751373203
GEORGE ALEX E JR 6020 DANNY KAYE DRIVE #2303 SAN ANTONIO, TX 782402356	CENTAURI HOLDINGS LLC 419 SWAN RIDGE DUNCANVILLE, TX 751373129	MOLINE ROBYN 425 SUGAR MILL RD CEDAR HILL, TX 751045417

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AVERY® 5960™

ATTACHMENT 5

PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
203 E WHEATLAND ROAD
MONDAY, JULY 26, 2021 @ 7:00 P.M.

A meeting for the Planning and Zoning Commission was held on Monday, July 26, 2021, at 7:00 p.m. with the following present:

Planning and Zoning Commission Members:

Greg Zylka	Chairman	
Betty Culbreath	Vice-Chairman	
Eric Pena	Commissioner	Excused absence
Jana McBroom	Commissioner	
George Turner	Commissioner	Excused absence
Elias Rodriguez	Commissioner	
Richard Shaw	Commissioner	

Staff present:
Skye Thibodeaux, AICP, City Planner

The meeting was called to order at 7:02 p.m. by Chairman Zylka.

Item No. 1 – Receive Public Comments

Due to recent changes in state legislation, public comments have been added to the agendas of all boards and commissions subject to the Open Meetings Act, with time allocated at the beginning of each meeting. Comments are limited to two minutes per speaker.

No comments were received.

Item No. 2 – Approval of meeting minutes for the special meeting on July 19, 2021.

Commissioner Culbreath made a motion as seconded by Commissioner Rodriguez to approve the minutes. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Item No. 3 – Consider a request (2021-24) for approval of a Final Plat by Scott Davis, Applicant, representing Frances Nance, Owner, to plat a portion of property out of the Anthony Bledsoe Survey, Abstract No. 112, Page 790, Tract 16, approximately 2.964 acres, more commonly known as 1301 N Main Street, City of Duncanville, Dallas County, Texas.

Skye Thibodeaux presented background information regarding the proposed Final Plat.

Commissioners received clarification regarding location of existing site features in relation to proposed property boundaries.

Unapproved

Commissioner Culbreath made a motion, seconded by Commissioner Shaw to approve the Final Plat as presented. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Item No. 4 – Conduct a public hearing (2021-19) for consideration and action regarding the request of Nancy Kennedy, Applicant, representing the RF & Sons Properties, LLC, Owner, to include a Specific Use Permit "SUP" to allow the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main Street, City of Duncanville, Dallas County, Texas.

Skye Thibodeaux presented background information regarding the proposed SUP.

Discussion followed regarding proposed ingress and egress to the property, intended tenants, and intended site features.

Public hearing opened at 7:14 pm.

Nancy Kennedy, representing the applicant, explained details of the site plan and provided information regarding intended tenants.

Commissioner Culbreath made a motion to close the public hearing at 7:21 pm, with motion seconded by Commissioner Shaw. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Commissioner Rodriguez made a motion, seconded by Commissioner Culbreath to approve the SUP as presented with no additional conditions. The vote was 4-1 in favor with Chairman Zylka voting against and with Commissioner Turner and Commissioner Pena absent.

Item No. 5– Conduct a public hearing (2021-21) for consideration and action regarding a City-initiated request to rezone the following properties from Local Office/Retail District "LOR" to SF-7 Single-Family Residential District:

LEGAL DESCRIPTION	COMMONLY KNOWN AS
PELTS, BLOCK A, LOT 6A	1211 HIGHLAND DRIVE
PELTS, BLOCK A, LOT 5A	1215 HIGHLAND DRIVE
PELTS BLOCK A, LOT 4A	1219 HIGHLAND DRIVE
PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 3A	1227 HIGHLAND DRIVE
PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 1A	1231 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK A, PT TRAIL 2	1235 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK A PT TRAIL 2	127 JEWELL LANE
DANIELDALE ACRES, ABSTRACT 1299	126 JEWELL LANE
DANIELDALE ACRES, BLOCK B, LOT 2	1303 HIGHLAND DRIVE

Unapproved

DANIELDALE ACRES, BLOCK B, LOT 3	1311 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK B, LOT 4	1315 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK B	1323 HIGHLAND DRIVE
DANIELDALE ACRES BLOCK B LOT 6 & LOT 7	1331 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK B LOT 7	125 LITTLE STREET

Skye Thibodeaux presented background information regarding the proposed rezone.

No discussion followed.

Public hearing opened at 7:26 pm.

Dianne Walker, owner of 135 Austin Stone Drive, had general questions regarding the intent of the case. Skye Thibodeaux provided a response. There were no further questions.

Commissioner Culbreath made a motion to close the public hearing at 7:29 pm, with motion seconded by Commissioner Shaw. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Commissioner Culbreath made a motion, seconded by Commissioner Rodriguez to approve the proposed rezoning. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Item No. 6 – Adjourn
Being no further business, the meeting adjourned at 7:32 pm.

_____ _____

Skye Thibodeaux, Secretary Greg Zylka, Chairman

Unapproved

ORDINANCE NO. 2408

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM LOCAL OFFICE/RETAIL "LOR" DISTRICT TO SF-7 SINGLE-FAMILY RESIDENCE "SF-7" DISTRICT ON PELTS, BLOCK A, LOT 6A (COMMONLY KNOWN AS 1211 HIGHLAND DRIVE), PELTS, BLOCK A, LOT 5A (COMMONLY KNOWN AS 1215 HIGHLAND DRIVE), PELTS, BLOCK A, LOT 4A (COMMONLY KNOWN AS 1219 HIGHLAND DRIVE), PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 3A (COMMONLY KNOWN AS 1227 HIGHLAND DRIVE), PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 1A (COMMONLY KNOWN AS 1231 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK A, PT TRAIL 2 (COMMONLY KNOWN AS 1235 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK A PT TRAIL 2 (COMMONLY KNOWN AS 127 JEWELL LANE), DANIELDALE ACRES, ABSTRACT 1299 (COMMONLY KNOWN AS 126 JEWELL LANE), DANIELDALE ACRES, BLOCK B, LOT 2 (COMMONLY KNOWN AS 1303 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK B, LOT 3 (COMMONLY KNOWN AS 1311 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK B, LOT 4 (COMMONLY KNOWN AS 1315 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK B, LOT 5 (COMMONLY KNOWN AS 1323 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK B, LOT 6 (COMMONLY KNOWN AS 1331 HIGHLAND DRIVE), DANIELDALE ACRES, BLOCK B, LOT 7 (COMMONLY KNOWN AS 125 LITTLE STREET), CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE DESCRIBED IN EXHIBT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, and the same are hereby amended by

granting a change in zoning from Local Office/Retail "LOR" District to SF-7 Single-Family Residence "SF-7" District on Pelts, Block A, Lot 6A (commonly known as 1211 Highland Drive), Pelts, Block A, Lot 5A (commonly known as 1215 Highland Drive), Pelts Block A, Lot 4A (commonly known as 1219 Highland Drive), Pelts/Colonnade/Slayback Rep, Block A, Lot 3A (commonly known as 1227 Highland Drive), Pelts/Colonnade/Slayback Rep, Block A, Lot 1A (commonly known as 1231 Highland Drive), Danieldale Acres, Block A, Pt Trail 2 (commonly known as 1235 Highland Drive), Danieldale Acres, Block A, Pt Trail 2 (commonly known as 127 Jewell Lane), Danieldale Acres, Abstract 1299 (commonly known as 126 Jewell Ln), Danieldale Acres, Block B, Lot 2 (commonly known as 1303 Highland Drive), Danieldale Acres, Block B, Lot 3 (commonly known as 1311 Highland Drive), Danieldale Acres, Block B, Lot 4 (commonly known as 1315 Highland Drive), Danieldale Acres, Block B, Lot 5 (commonly known as 1323 Highland Drive), Danieldale Acres, Block B, Lot 6 (commonly known as 1331 Highland Drive), Danieldale Acres, Block B, Lot 7 (commonly known as 125 Little Street), City of Duncanville, Dallas County, Texas, and being more particularly described in Exhibit “A”, attached hereto and made a part hereof for all purposes (the “Property”).

SECTION 2. That the above-described property shall be used and developed only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended.

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

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

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

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

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 17th day of August, 2021.

APPROVED:

_____

Barry L. Gordon, Mayor

ATTEST:

_____

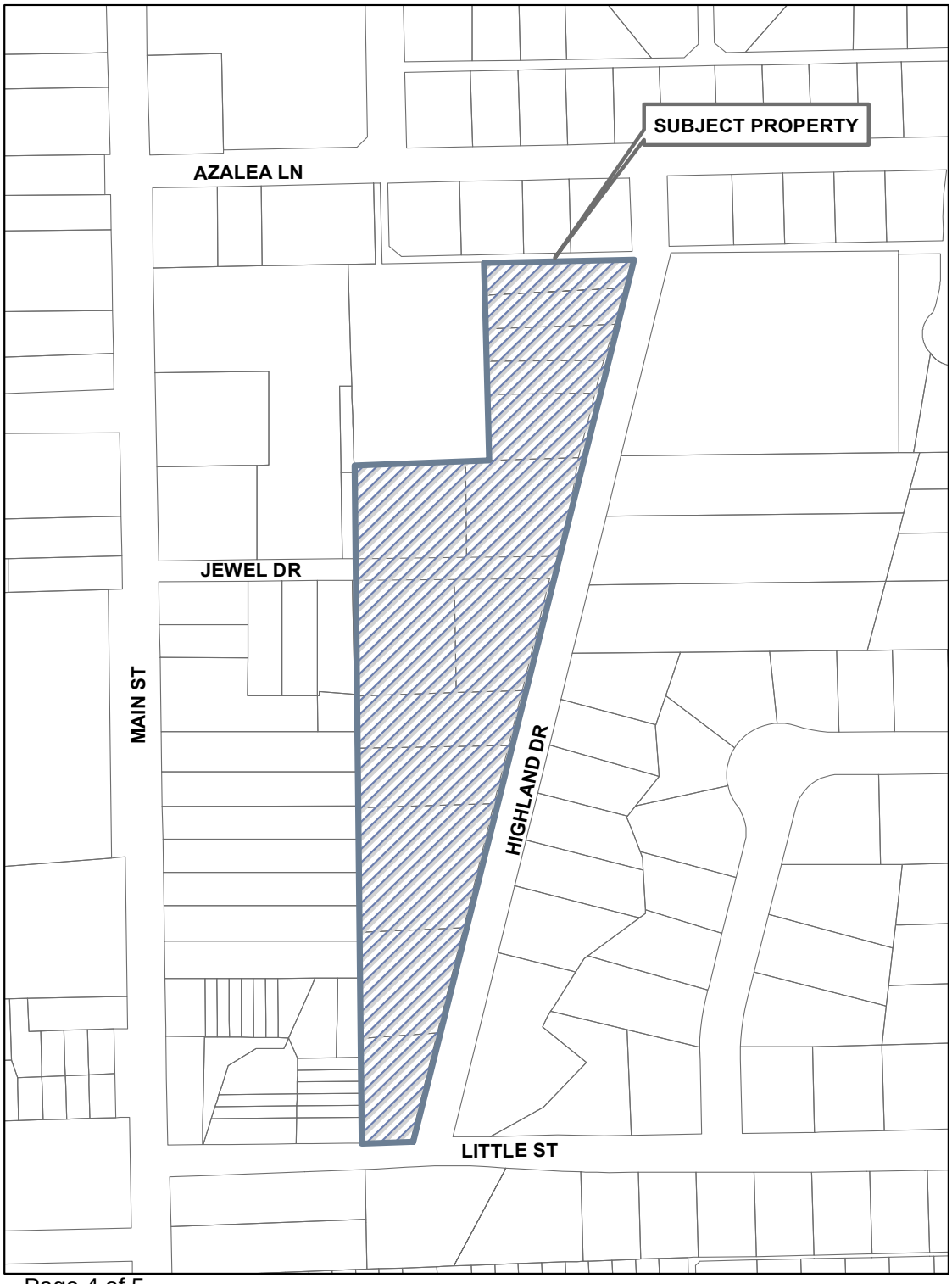
Kristin Downs, City Secretary

APPROVED AS TO FORM:

_____

Robert E. Hager, City Attorney

EXHIBIT A



PROPOSED ZONING CHANGE
CASE #2021-021
LOR TO SF-7

Legal Description	Commonly known as
Pelts, Block A, Lot 6A	1211 Highland Drive
Pelts, Block A, Lot 5A	1215 Highland Drive
Pelts, Block A, Lot 4A	1219 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 3A	1227 Highland Drive
Pelts/Colonnade/Slayback Rep, Block A, Lot 1A	1231 Highland Drive
Danieldale Acres, Block A, Pt Trail 2	1235 Highland Drive
Danieldale Acres, Block A, Pt Trail 2	127 Jewell Lane
Danieldale Acres, Abstract 1299	126 Jewell Lane
Danieldale Acres, Block B, Lot 2	1303 Highland Drive
Danieldale Acres, Block B, Lot 3	1311 Highland Drive
Danieldale Acres, Block B, Lot 4	1315 Highland Drive
Danieldale Acres, Block B, Lot 5	1323 Highland Drive
Danieldale Acres, Block B, Lot 6	1331 Highland Drive
Danieldale Acres, Block B, Lot 7	125 Little Street

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Consider and take action on the request of Julius Okunola, representing the Redeemers Christian Church of God Victory House, Owner and Applicant, for a Planned Development "PD" to allow for an Event Center with modified standards on Shekinah Glory Addition, Block A, Lot 1, approximately 3.910 acres, more commonly known as 515 W Center Street, City of Duncanville, Dallas County, Texas. Public Hearing (2021-10) was held on August 3, 2021.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **2. Create high quality neighborhoods and parks**
  - **Goal 2: Maximize city and community resources to improve quality of life in a sustainable manner.**

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Public Works Director
Skye Thibodeaux, AICP, City Planner

BACKGROUND/HISTORY:
Planned Development and Determined Use
A Planned Development "PD" District is a type of zoning used to permit new or innovative concepts in land use not permitted by other zoning districts in these regulations or to permit development projects that existing districts cannot easily accommodate. The purpose of the PD is to provide land for uses and developments that promote development that is more sensitive to the natural environment, create a significantly enhanced natural setting or sense of place, or otherwise enhance the standard pattern of development in the City.

In determining an appropriate use based on the applicant's description, staff used the methodology provided as outlined in Section 3.02 (Classification of New and Unlisted Uses) because an explicit use for the proposed retreat center activity, along with other described events such as weddings, was not specifically listed in the Zoning Ordinance's Permitted Use Chart (Section 3.03). So, as discussed in Section 3.02.A. (City Planner Classification as a Similar Use), staff analyzed multiple existing uses listed in the Permitted Use Chart to determine an appropriate use most similar to the proposed project and associated activity.

Initially, as discussed in Attachment 8, staff explored institutionally-categorized uses that are permitted by right in the subject property's current zoning district of "SF-10" Single Family Residence that may be simply viewed as an extension to the existing church, which would eliminate the need to rezone. However, when analyzing respective definitions, it was determined the proposed project and activity was more commercial in nature and did not adequately align with these types of uses.

Staff then explored uses that are commercially-categorized in the Permitted Use Chart. The use of Event Center was analyzed, which is defined in the Zoning Ordinance as "a building, facility, room, or portion thereof, that is rented, leased or otherwise made available to any person or group for a private event function that is not open to the general public, regardless of whether a fee is charged. Includes reception facilities and wedding venues." Staff determined the listed use of Event Center is most similar to the proposed project and intended activities and, though not permitted in the SF-10 District, could be written in as a permitted use which can be customized to the proposed development via the PD zoning-mechanism.

Comprehensive Plan

The subject property has a Future Land Use Designation of Public/Semi-Public (ISD). The Plan states that public/semi-public/institutional are uses that generally serve a public purpose, including government facilities, educational facilities, and institutions of worship. Schools and worship facilities are often located adjacent to or within neighborhood areas. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along arterial roadways. The following are policies to guide public/semi-public areas:

- Public and semi-public uses should generally observe similar development standards as retail and office uses.
- They should be convenient and accessible to all residents while providing buffering where appropriate.

While the use of Event Center is typically associated with commercial developments, in this case, the use is proposed to be in conjunction with the existing Place of Worship use. Per staff's understanding of the intended clientele following discussions with the applicant, the Event Center use is designed to function as a retreat center. However, it's the commercial function of the retreat center as a for-profit activity associated with the existing Place of Worship that creates the requirement for zoning approval. In understanding the intended clientele, staff believes this request is still in conformance to the Comprehensive Plan.

Project Scope

As shown on the site plan exhibit, the proposed Event Center (retreat center) area is designed to be oriented in the rear of the property. Proposed structures in the subject area include a prayer chalet, gazebo, chapel, and several small private meditation structures designed in conjunction with a meditation trail.

Parking

The Zoning Ordinance requires one (1) off-street parking space for every four (4) fixed seats in the main assembly area (in this case, the chapel). With 90 fixed seats, the requirement for additional parking is 23 spaces. The applicant is proposing to provide 39 additional parking spaces.

Landscaping and Screening

Proposed landscaping and screening, as shown on the landscape plan exhibit, generally conform with Section 4.08.(Landscape Requirements) and Section 4.07. (Screening and Buffering Requirements) of the Zoning Ordinance, with exception of providing a full 15-foot buffer along the west side of the new parking area and the east and west sides of the existing parking lot fronting center street.

Additionally, the applicant is not proposing additional solid vegetative screening along the east and west sides of the existing parking lot and area between the church structure and the adjacent single-family residences as required by Section 4.07.D.4.b.(Buffer Type B).

Signage
The site must comply with Chapter 16A Sign Guidelines of the Code of Ordinances regarding attached and freestanding signage.

Surrounding Land Use
Adjacent to the north is Lakeside Park, owned and maintained by the City, zoned SF-10 Single-Family Residential District. To the south, across Center Street, are existing single-family residences and Hastings Elementary School, zoned SF-10 Single-Family Residential District. To the east is Hornet Branch Creek and an existing single-family residence, zoned SF-10 Single-Family Residential District. Adjacent to the west are single-family homes, zoned SF-10 Single-Family Residential District.

POLICY EXPLANATION:
The Planning & Zoning Commission recommended approval of the proposed Planned Development per the conditions noted in Ordinance No. 2405 by a vote of 6-0. At the August 3, 2021 City Council meeting, a public hearing was held and the item was tabled by City Council to the August 17, 2021 City Council meeting.

Twenty-seven (27) notices were sent out for the public hearing held on August 3, 2021. Six (6) letters were received in opposition of the request.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
The Planning & Zoning Commission recommends approval of the proposed Planned Development to allow for an Event Center with modified standards on Shekinah Glory, Block A, Lot 1, City of Duncanville, Dallas County, Texas, subject to the following conditions:

1. Event Center be a permitted use in association with the existing Place of Worship use.
2. A full 15' landscape buffer with a solid, irrigated living screen be provided along the western property boundary as required by Section 4.07.D.4.b.(Buffer Type B) of the Zoning Ordinance.
3. Overnight lodging for event center-guests be permitted. Note, City noise and other nuisance-related standards must be followed.

At the August 3, 2021 City Council Meeting, the following items were discussed as potentially being formulated into conditions to be added to the PD:

- Alcohol sales and consumption. Councilman McBurnett and Councilman Contreras discussed adding language that would prohibit alcohol sales and consumption on the subject property. If Council makes the decision to add an associated condition, Staff recommends a condition that states "Any activity associated with sales and consumption of alcohol must adhere to all relative State and local regulations and permitting processes."

- Occupancy associated with the "Prayer Chalet" structure as labeled on the Elevation Exhibit. Councilman Contreras discussed adding language regarding limiting occupancy for the "Prayer Chalet" structure. Staff recommends a condition that states "Maximum occupancy

for all structures shall be determined by the Building Official upon review of future building plans in accordance with adopted International Building Codes at the time such plans are submitted."

- Hours of operation and language for intended users. Councilman Contreras discussed potentially adding language limiting hours of operation along with adding language regulating what type of users can rent the property and what events can the property be rented for. As noted above, the P&Z Commission recommended Condition #3 that touches on this subject. Regarding hours of operation, if Council deems appropriate, staff recommends adding language to Condition #3 that addresses hours of operation associated with non-overnight lodging activities. In regard to language for intended users, staff believes this may be somewhat difficult to both accurately and comprehensively address as there are numerous hypothetical events and types of retreats that could take place on the property. Further, staff is concerned with how to properly enforce such language if deemed appropriate. Staff recommends that this item be discussed with the City Attorney to determine if placing special conditions regulating users beyond what is defined in the associated use would be advisable.

- Language for noise abatement. Mayor Gordon and Councilman Contreras discussed potential language related to the abatement of noise. Currently, Chapter 12, Section 12-3 (Loud and raucous noise), in the City's general Code of Ordinances regulates noise. Staff recommends adding language that refers to this section of the City's Code of Ordinances if City Council deems appropriate.

In addition to the Commission's recommendation above along with the items brought up by Council at the August 3, 2021 City Council Meeting, Staff recommends Council consider adding the following conditions:

- A stipulation that states the subject property shall be developed according to the adopted site plan, landscape plan, and elevation exhibits. Any potential changes to the plans considered to be significant, as determined by the City Planner, shall require an amendment to the Planned Development to be considered and approved by the Planning & Zoning Commission and by City Council.
- A condition that places a time limit or trigger event (such as a potential future change of ownership) to the subject PD.

ATTACHMENTS:

Attachment 1 - Legal Advertisement for Public Hearing
Attachment 2 - Area of Request Maps
Attachment 3 - Site Plan Exhibit
Attachment 4 - Landscape Plan Exhibit
Attachment 5 - Elevation Exhibit
Attachment 6 - Letter to Property Owners within 200' buffer and responses
Attachment 7 - Unapproved P&Z Minutes
Attachment 8 - Methodology for Determining Use
Attachment 9 - Ordinance No. 2405 - 515 W Center Street

ATTACHMENT 1

Advertise 1 time - By July 4

NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING AND ZONING COMMISSION
ZONING FILE #2021-10

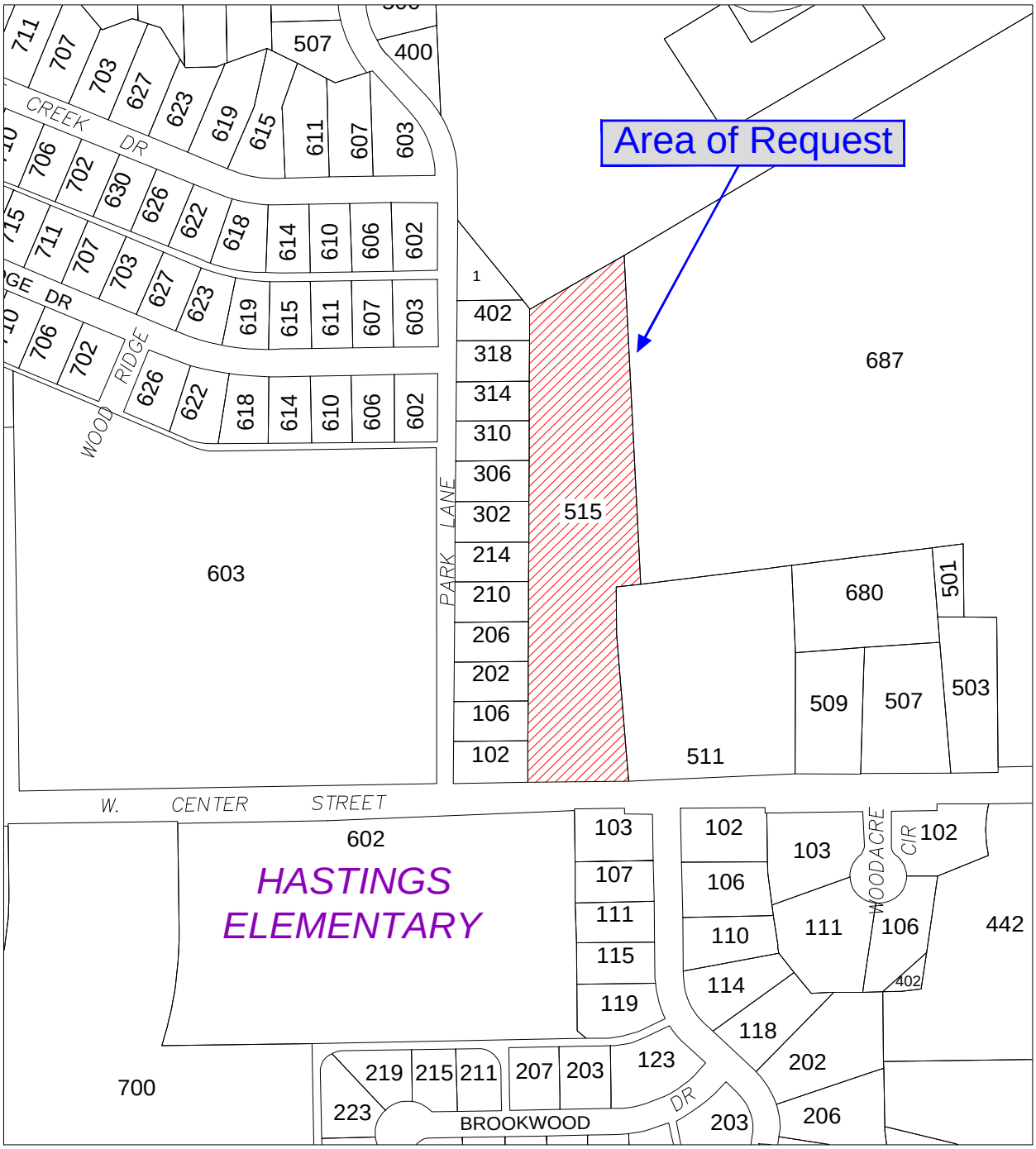
A public hearing will be held before the Planning & Zoning Commission for a Special Meeting on Monday, July 19, 2021, at 7:00 p.m., and before the City Council on Tuesday, August 3, 2021, at 7:00 p.m., in the Council Chambers, City Hall, 203 E. Wheatland Road, Duncanville, Texas,, to hear the request of Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, for a Planned Development "PD" to allow for an Event Center on Shekinah Glory Addition, Block A, Lot 1, City of Duncanville, Dallas County, Texas, approximately 3.910 acres, more commonly known as 515 W Center Street.

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

CITY OF DUNCANVILLE
Kristin Downs
City Secretary

Skye Thibodeaux, AICP
Secretary, Planning and Zoning Commission

ATTACHMENT 2

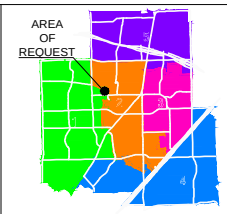


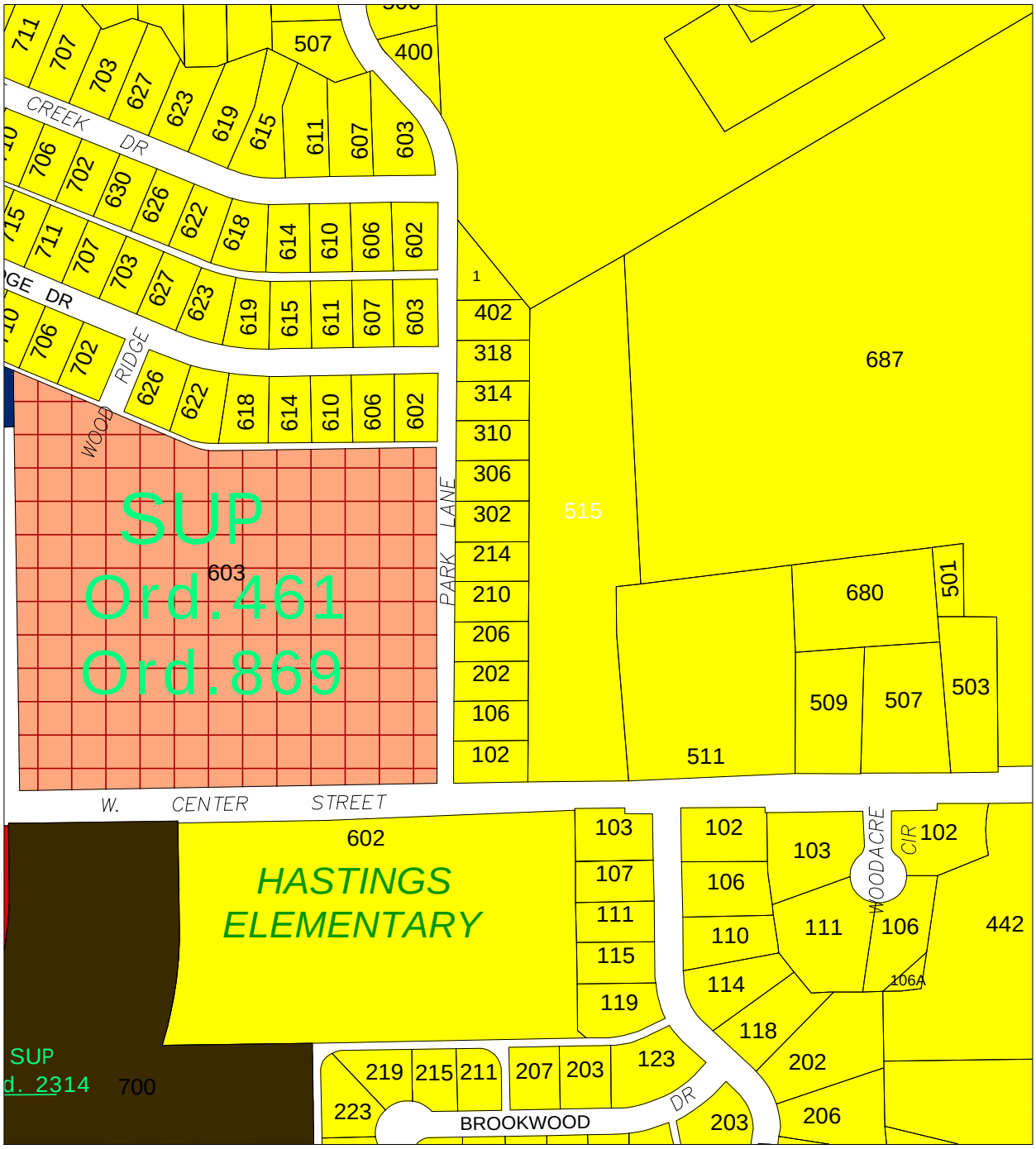
Proposed Zoning Change

Case # 2021-10

Area of Request

515 W. Center Street





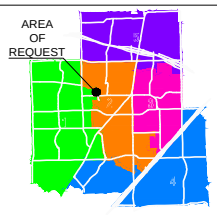
Duncanville
City of Champions

Proposed Zoning Change

Case # 2021-10

Current Zoning Area

515 W. Center Street



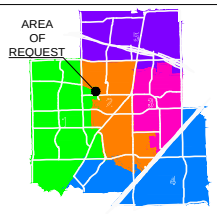
Duncanville
City of Champions

Proposed Zoning Change

Case # 2021-10

Aerial Location

515 W. Center Street



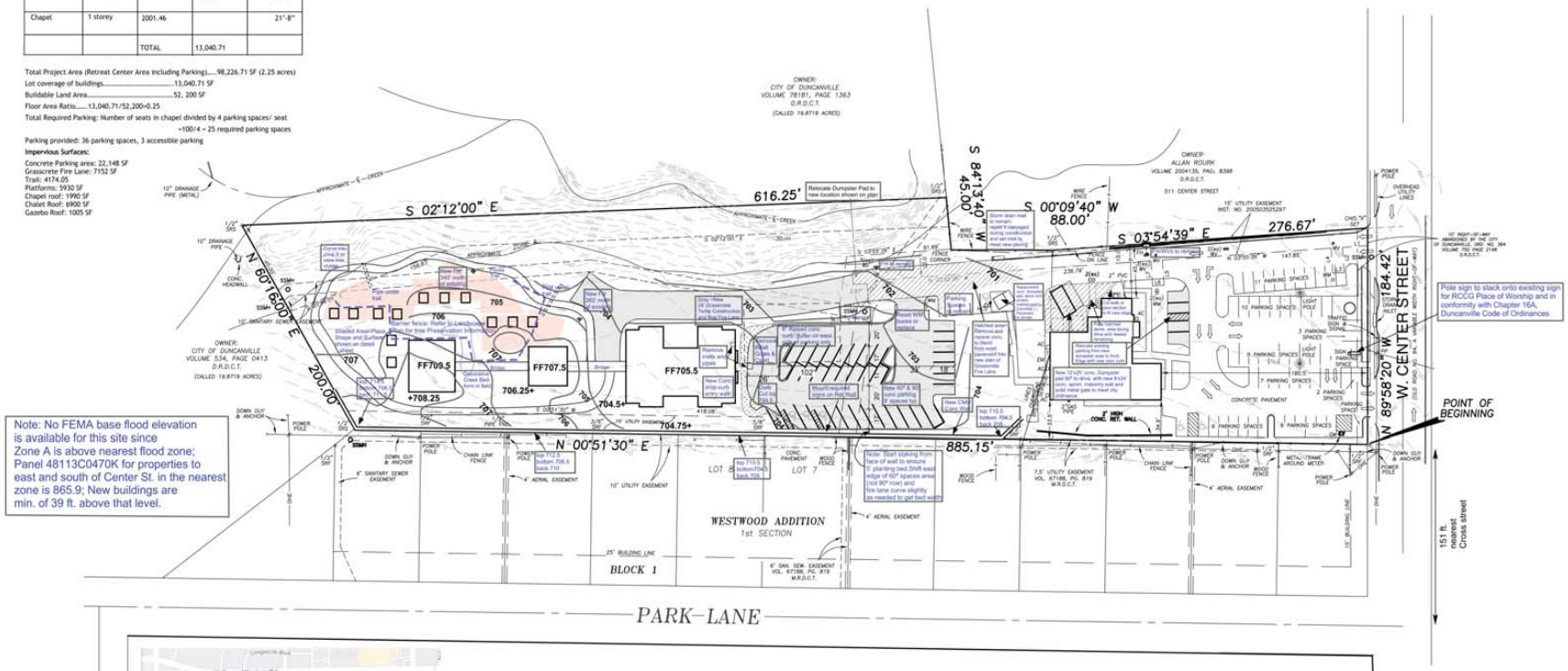
ATTACHMENT 3

SITE PLAN

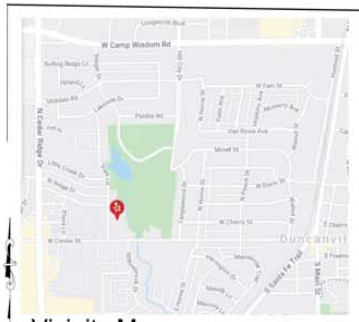
BUILDING	GROSS FLOOR AREA /SF		TOTAL GFA/SF	HEIGHT/FT
Prayer Chalet	1st floor	5929.45		
	2nd floor	5060.94	10,990.39	25'- 8"
Prayer Cube	1 storey	70.84 x12 cubes	850.08	12'-2"
Gazebo	1 storey	1200.24	1200.24	17'-3"
Chapel	1 storey	2001.46		21'-8"
		TOTAL	13,040.71	

Total Project Area (Retreat Center Area including Parking).....98,226.71 SF (2.25 acres)
Lot coverage of buildings.....13,040.71 SF
Buildable Land Area.....52, 200 SF
Floor Area Ratio.....13,040.71/52,200=0.25
Total Required Parking: Number of seats in chapel divided by 4 parking spaces/ seat
=100/4 = 25 required parking spaces
Parking provided: 36 parking spaces, 3 accessible parking

Impervious Surfaces:
Concrete Parking area: 22,148 SF
Grasscrete Fire Lane: 7152 SF
Trail: 4174.05
Platforms: 5930 SF
Chapel roof: 1990 SF
Chalet Roof: 6900 SF
Gazebo Roof: 1005 SF



Note: No FEMA base flood elevation is available for this site since Zone A is above nearest flood zone; Panel 48113C0470K for properties to east and south of Center St. in the nearest zone is 865.9; New buildings are min. of 39 ft. above that level.



Vicinity Map

Note: Sanitary, Storm Design,and site details are in phases to follow. Water main is to be extended to new FHs and new buildings. There will be replacements of existing fence around new project area, with 2 gates, one each on the east and north sides of the property for access to park land. The east will be a 6' coated wire perimeter fence, the north a 6 ft. slatted wood fence, and the west a 6 ft. masonry perimeter wall (partially retaining on lower portion). Meditation trail surface to be of Bonded Wood Carpet or Engineered wood fiber mulch (EWF), and terraces of fitted pavers.

Proposed Victory House Retreat & Prayer Center
Site Plan
May 21, 2021

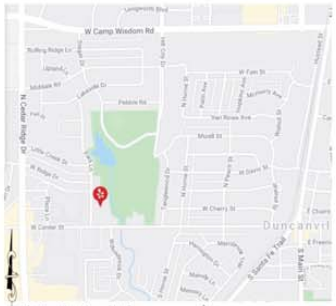
Scale 1" = 40'

Landscape Architect:
Leslie B. Wagle
ph. (336) 697-9716

Owner: Redeemed Christian Church of God-Victory House
515 W. Center Street, Duncanville, TX 75116 Lot 1 Block A Total Lot 3.91 Acres, 170,335 SF
Developed area: 2.5 Acres, 98,226.7 SF Project Area 1.6 Acres, 67,750 SF
(214) 454-4621

Current Zoning: ~~SF-10~~ Single Family District Residential (church)
Predevelopment Case # 10082020-02

LANDSCAPING PLAN



Vicinity Map

Plant List

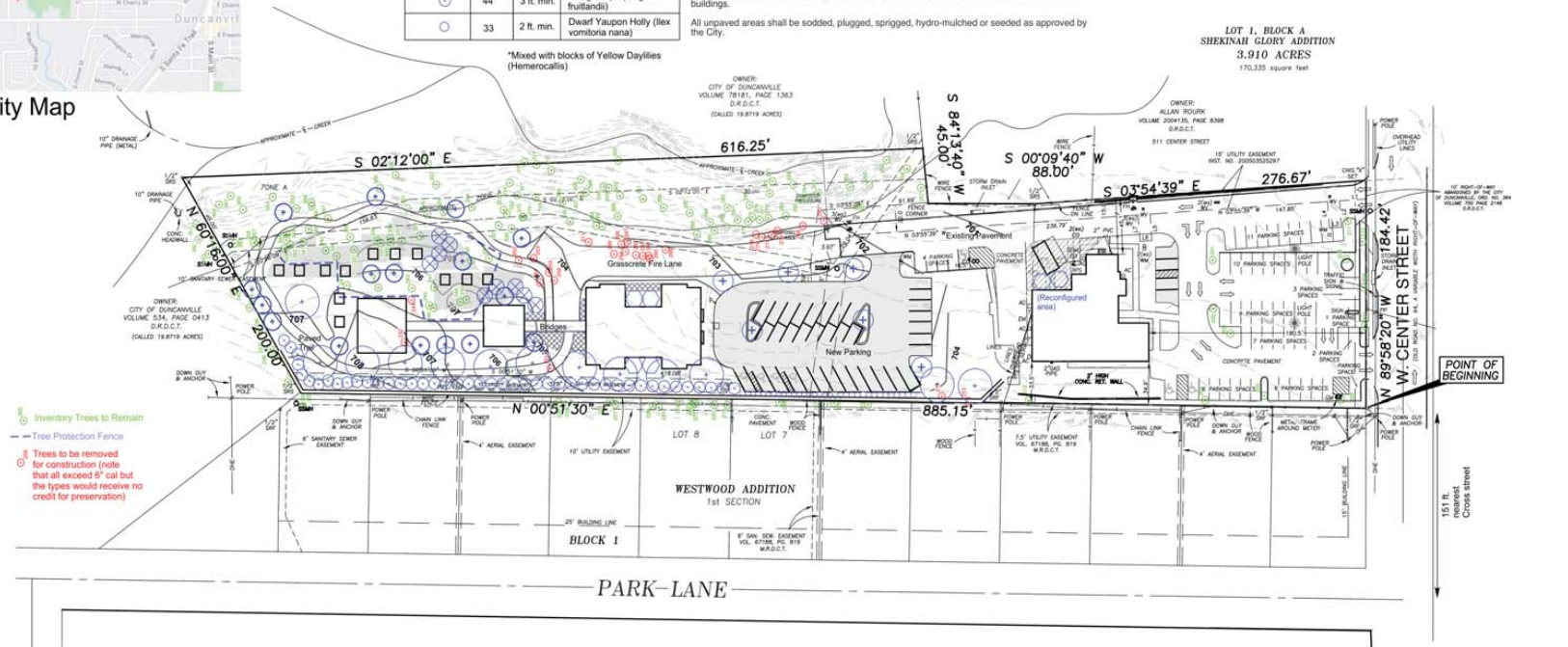
Symbol	Quantity	Size	Name	Required/Provided
	11	3" caliper 7 ft. height	Texas Ash (Fraxinus texensis)	One large tree per 30 ft. of perimeter on sides adjacent to a residential district. (Requirement met with 10 trees on west side lawn between trail and buildings outside utility easement line)
	6	1" caliper 5 ft. height	Oklahoma Redbud (Cercis reniformis)	One small tree within 60 feet of every parking space located in an island parallel to the parking spaces. There shall be a minimum of one small tree planted in the parking area for every ten parking spaces &at terminus of parking rows. (Requirement Met)
	16	3 ft. min.	Desert Willow (Chilopsis linearis)	
	9	2 ft. min.	Texas Sage /Ceniza (Leucophyllum frutescens)	
	162	1-2 gal. 2 ft. o.c.	Mexican Honeysuckle* (justicia spicigera)	
	6	3 ft. min.	Hardy Red Oleander (Nerium Oleander)	
	44	3 ft. min.	Eleagnus (E. pungens fruitlandii)	
	33	2 ft. min.	Dwarf Yaupon Holly (Ilex vomitoria nana)	

*Mixed with blocks of Yellow Daylilies (Hemerocallis)

All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.
Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die within one year of being planted shall be replaced with plant material of similar variety and size, within 30 days of notification of the city.

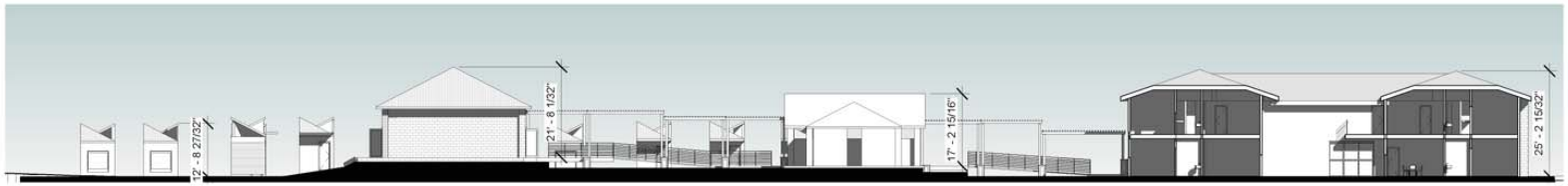
Sprinkler Irrigation is not part of this project; however, hose bibs for use of occasional moveable sprinklers and foundation soaking tube watering will be required at the base of each of the new buildings.

All unpaved areas shall be sodded, plugged, sprigged, hydro-mulched or seeded as approved by the City.



| TREE TABLE | | |

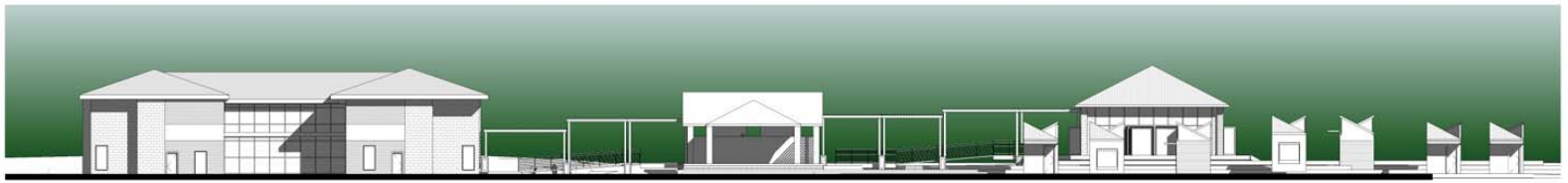
ATTACHMENT 5



5 Site Section
1" = 20'-0"

SITE SECTION & ELEVATIONS

4 West Site Elevation
1" = 20'-0"



3 East Site Elevation
1" = 20'-0"

2 North Site Elevation
1" = 20'-0"

1 South Site Elevation
1" = 20'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

8

CRE. ALLI
DESIGN GROUP LLC
817-609-7817
crealli@yahoo.com

5/26/2021 4:09:35 PM

ATTACHMENT 6

City of Duncanville Planning Division
Public Works Department
203 E. Wheatland Road
P. O. Box 380280
Duncanville, TX 75138-0280
(p) 972-707-3871; (f) 972-780-6426
(e) sthibodeaux@duncanville.com

July 2, 2021

Zoning File: 2021-10

Dear Property Owner:

Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, requesting a Planned Development "PD" to allow for an Event Center with modified development standards on Shekinah Glory Addition, Block A, Lot 1, City of Duncanville, Dallas County, Texas, approximately 3.910 acres, more commonly known as 515 W Center Street.

Your property is NOT being rezoned. You have been sent this notice because you are within the required 200-foot notification area of property that is being considered for rezoning for this particular public hearing. Please refer to the enclosed map that indicates which property is being rezoned.

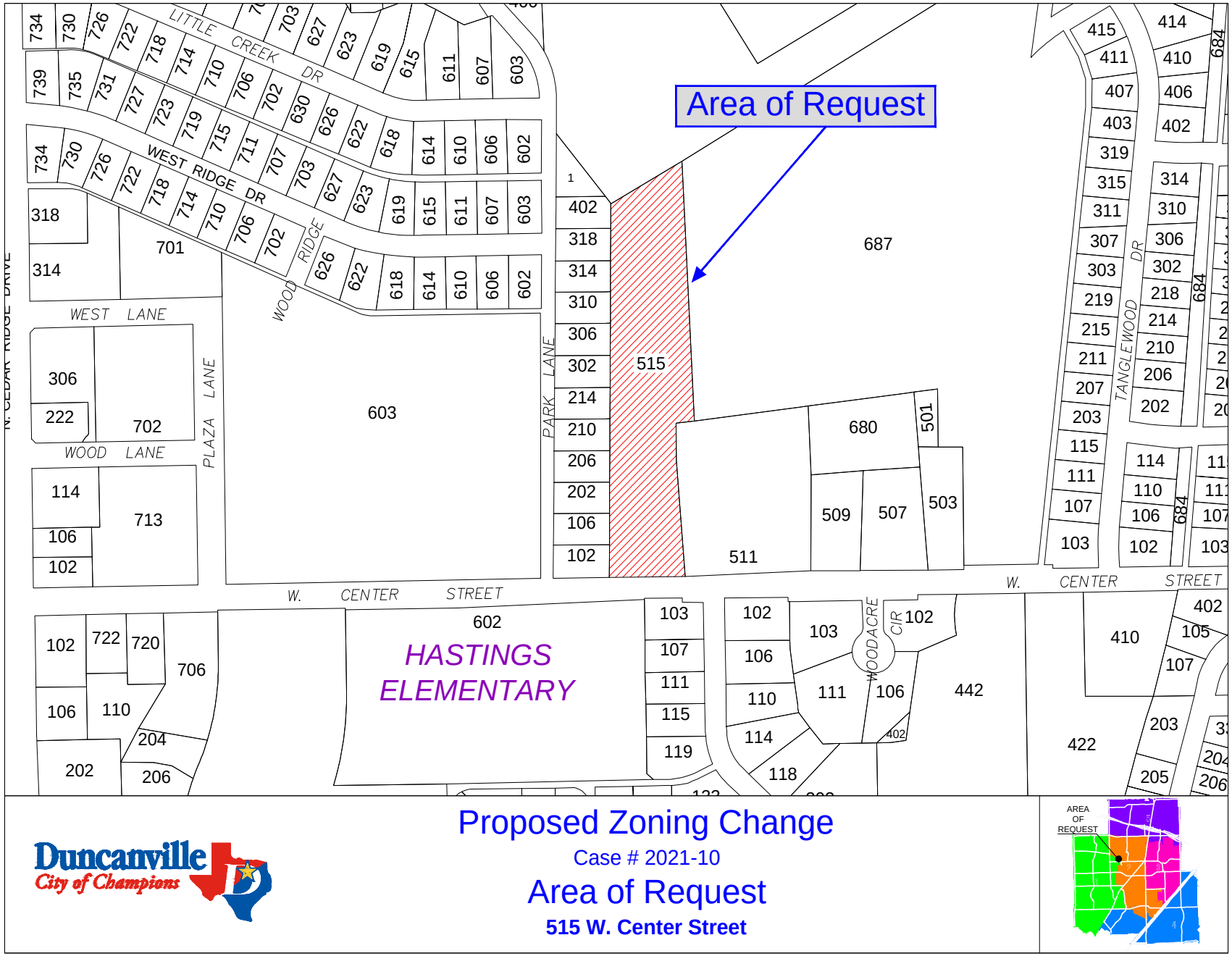
The Planning and Zoning Commission will hold a public hearing on Monday, July 19, 2021, at 7:00 p.m. and a City Council public hearing will be held on Tuesday, August 3, 2021, at 7:00 p.m. in the City Hall Council Chambers, 203 E. Wheatland Road. Public hearings are held to allow interested persons the opportunity to state their opinion directly to the Planning & Zoning Commission either for or against the proposed zoning change. If you oppose the zoning change, however, the attached survey must be completed and returned by July 28, 2021, to fulfill legal requirements for a written formal protest.

As an interested citizen, you may submit public comments to either the City Secretary or to Skye Thibodeaux, Secretary of the Planning and Zoning Commission, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email sthibodeaux@duncanville.com stating your position. You are encouraged to participate in the public hearing and offer comments.

Sincerely,

Skye Thibodeaux, AICP
Secretary, Planning and Zoning Commission

Enclosures


Area of Request
LITTLE CREEK DR
WEST RIDGE DR
WOOD RIDGE
WEST LANE
WOOD LANE
PLAZA LANE
PARK LANE
TANGLEWOOD DR
WOODACRE CIR
W. CENTER STREET
HASTINGS ELEMENTARY
687
515
603
701
702
713
680
511
509
507
503
501
602
442
422
410
Proposed Zoning Change
Case # 2021-10
Area of Request
515 W. Center Street
Duncanville
City of Champions
AREA OF REQUEST

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

Case No. 2021-10 Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, requesting a Planned Development "PD" to allow for an Event Center with modified development standards on Shekinah Glory Addition, Block A, Lot 1, City of Duncanville, Dallas County, Texas, approximately 3.910 acres, more commonly known as 515 W Center Street. This is the first of two public hearings that have been scheduled to receive further input on the requested zoning change.

You have been sent this notice since your property is within the 200-foot notification area of the property being requested for a zoning change. **Your property is not being rezoned.**

The Planning and Zoning Commission will hold a public hearing on Monday, July 19, 2021, at 7:00 p.m. and a City Council public hearing will be held on Tuesday, August 3, 2021, at 7:00 p.m. in the City Hall 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 change.

If you oppose the zoning change, however, the attached survey must be completed and returned by July 28, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

_____ ***In favor*** *of granting the zoning request.*

_____ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1).

2).

3).

Printed Name: _____ Address: _____

Signature: _____ Date: _____

The following form may be filled out and mailed to:

RECEIVED
JUL 12 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

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If you oppose the zoning change, however, the attached survey must be completed and returned by July 28, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

_____ ***In favor*** *of granting the zoning request.*

__X__ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). The value of our property will decrease due to having an event center adjacent to it.

2). Having an event center next to our property will affect negatively our quality of life.

3). The increase in noise from the event center will affect negatively our well-being, as well as the well-being of the animal species that live in the adjacent area by the creek.

Printed Name: Luis Alcocer Address: 310 Park Ln Duncanville, TX 75116

Signature: [signature] Date: 7-7-2021

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

RECEIVED
JUL 08 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

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Please check one:

_____ ***In favor*** *of granting the zoning request.*

_X_ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). TOO Crowded

2). TOO noisy

3).

Printed Name: Martin Mendoza Address: 103 Willowbrook Dr.

Signature: Martin Mendoza Date: 7-7-21

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

RECEIVED
JUN 22 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

Case No. 2021-10 Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, requesting a Planned Development "PD" to allow for an Event Center with modified development standards on Shekinah Glory Addition, Block A, Lot 1, City of Duncanville, Dallas County, Texas, approximately 3.910 acres, more commonly known as 515 W Center Street. This is the first of two public hearings that have been scheduled to receive further input on the requested zoning change.

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If you oppose the zoning change, however, the attached survey must be completed and returned by July 14, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

_____ ***In favor*** *of granting the zoning request.*

__✓__ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). PASTOR OKUNOLA STATED HE PLANNED TO BUILD A WALL BEHIND THE HOUSES ON PARK LANE, HE DID NOT REPLY WHEN ASKED MORE THAN ONCE HOW HIGH THIS "WALL" WAS GOING TO BE.
2). THE PASTOR DID NOT STATE WHEN ASKED HOW MANY PEOPLE (OCCUPANCY RATE) THIS FACILITY WOULD GENERATE.

3). THE PASTOR STATED THAT IF HE GETS TURNED DOWN BY THE CITY, HE WOULD BUILD SOMETHING ELSE LIKE AN APARTMENT HOUSE. TO ME, IT SOUNDS LIKE HE IS TRYING TO GENERATE A REVENUE STREAM, ONE WAY OR ANOTHER.

Printed Name: GALE & NANCY WERNER Address: 214 PARK LANE, DUNCANVILLE

Signature: Nancy Werner Date: 6-22-21

THIS PROPERTY IS ALREADY ZONED SINGLE FAMILY RESIDENTIAL. WHY WAS THE ~~EAST~~ CURRENT EXISTING BUILDING (COMMERCIAL) ALLOWED TO BE BUILT.

RECEIVED
JUN 28 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

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If you oppose the zoning change, however, the attached survey must be completed and returned by July 14, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

____ ***In favor*** *of granting the zoning request.*

__✓__ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). The noise that such place will bring to the area will affect negatively the value of our homes.
2). The traffic of cars and people will increase in detriment of the quality of life for us.
3). The extra noise will alter negatively the life of the animals that live in the adjacent area by the creek.

Printed Name: Leris Garza Address: 310 Park Ln. Duncanville, TX 75116

Signature: L Garza Date: 6/23/2021

RECEIVED
JUL 12 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

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If you oppose the zoning change, however, the attached survey must be completed and returned by July 28, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

_____ ***In favor*** *of granting the zoning request.*

__✓__ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). Increased traffic and the lack of parking at 515 will lead to people parking on Willowbrook Dr. This has
2). happened in the past with events at 515 and having an events Center will increase that happening. When people park
3). on ~~Oak~~ Willowbrook Dr. they block the flow of traffic and it is a safety issue. Also people leaving the "event center" will sometimes have been drinking and this is a safety issue for the neighborhood.

Printed Name: Scott Marks Address: 106 Willowbrook Dr.

Signature: [signature] Date: 7/10/21

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

Case No. 2021-10 Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, requesting a Planned Development "PD" to allow for an Event Center with modified development standards on Shekinah Glory Addition, Block A, Lot 1, City of Duncanville, Dallas County, Texas, approximately 3.910 acres, more commonly known as 515 W Center Street. This is the first of two public hearings that have been scheduled to receive further input on the requested zoning change.

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If you oppose the zoning change, however, the attached survey must be completed and returned by July 28, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

This church started their own zoning 8 months ago without the city knowing!

_____ ***In favor*** *of granting the zoning request.*

__X__ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). This church started construction 8 months ago from friday night to Sunday night. Saturdays starting @ 5am as well as Sunday mornings until midnight.

2). This church DOESN'T Respect that their neighbors SLEEP once a month this church hold church with LOUAD MUSIC until 2am VERY LOUAD! They have All their door open

3). This church runs a side hussel with a Towing company that taws vehicles All hours of the night! Going in and out!

Printed Name: Javier Osorio Address: 208 Park Ln. Duncanville, TX 75116

Signature: Javier Osorio Date: 06-18-2021

City of Duncanville Planning Division
Public Works Department
203 E. Wheatland Road
P. O. Box 380280
Duncanville, TX 75138-0280
(p) 972-707-3871; (f) 972-780-6426
(e) sthibodeaux@duncanville.com

Duncanville
City of Champions

July 2, 2021

Zoning File: 2021-10

Dear Property Owner:

Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, requesting a Planned Development "PD" to allow for an Event Center with modified development standards on Shekinah Glory Addition, Block A, Lot 1, City of Duncanville, Dallas County, Texas, approximately 3.910 acres, more commonly known as 515 W Center Street.

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As an interested citizen, you may submit public comments to either the City Secretary or to Skye Thibodeaux, Secretary of the Planning and Zoning Commission, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email sthibodeaux@duncanville.com stating your position. You are encouraged to participate in the public hearing and offer comments.

Sincerely,

Skye Thibodeaux, AICP
Secretary, Planning and Zoning Commission

Enclosures

ATTACHMENT 7

PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
203 E WHEATLAND ROAD
MONDAY, JULY 19, 2021 @ 7:00 P.M.

A meeting for the Planning and Zoning Commission was held on Monday, July 19, 2021, at 7:00 p.m. with the following present:

Planning and Zoning Commission Members:

Greg Zylka	Chairman	
Betty Culbreath	Vice-Chairman	
Eric Pena	Commissioner	
Jana McBroom	Commissioner	
George Turner	Commissioner	Excused absence
Elias Rodriguez	Commissioner	
Richard Shaw	Commissioner	Arrived 7:40pm

Staff present:
Skye Thibodeaux, City Planner
Athena Seaton, Planning Technician

The meeting was called to order at 7:00 p.m. by Chairman Zylka.

Item No. 1 – Receive Public Comments

Due to recent changes in state legislation, public comments have been added to the agendas of all boards and commissions subject to the Open Meetings Act, with time allocated at the beginning of each meeting. Comments are limited to two minutes per speaker.

No comments were received.

Item No. 2 – Approval of meeting minutes for the regular meeting on May 24, 2021 and cancelled regular meeting on June 28, 2021.

Commissioner Culbreath made a motion as seconded by Commissioner Rodriguez to approve the minutes. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Shaw absent.

Item No. 3 – Conduct a public hearing (2021-09) and consider approval regarding the request of Roland Ako, representing Italy Family Pharmacy, Inc, Owner and Applicant, to include a Specific Use Permit "SUP" to allow the use of Drive Thru on Hopco Wedge Tr 1, City of Duncanville, Dallas County, approximately 1.710 Acres, more commonly known as 102 E Danieldale Road, Duncanville, Texas.

Skye Thibodeaux presented background information regarding the proposed SUP.

Unapproved

Commissioners received clarification regarding driveways and elevations.

Public hearing opened at 7:13 pm.

Matthew Williamson, MBW Engineering, LLC, explained driveway entrance construction.

Commissioner Culbreath made a motion to close the public hearing at 7:14 pm, with motion seconded by Commissioner McBroom. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Shaw absent.

No discussion followed.

Commissioner Culbreath made a motion, seconded by Commissioner McBroom to approve the Specific Use Permit as presented with no additional conditions. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Shaw absent.

Item No. 4 – Conduct a public hearing (2021-10) for consideration and action regarding the request of Julius Okunola, representing the Redeemers Christian Church of God (Victory House), Owner and Applicant, to include a Planned Development "PD" for an Event Center with modified standards on Shekinah Glory, Block A, Lot 1, City of Duncanville, Dallas County, approximately 3.910 acres, more commonly known as 515 W Center Street, Duncanville, Texas.

Skye Thibodeaux presented background information regarding the proposed PD.

Discussion followed regarding intended activities, hours of operation, locations of substandard landscape buffers adjacent to residential property and meeting development standards with new zoning ordinance.

Public hearing opened at 7:35 pm.

Kharrol Amissah-Aidoo, architect with Cre Alli Design Group, explained details of the site plan and provided information regarding the landscaping buffer, walking path, ADA compliance, building features and prayer rooms, and hours of operation.

Commissioner Culbreath made a motion to close the public hearing at 7:44 pm, with motion seconded by Commissioner Rodriguez. The vote was unanimous 6-0 in favor with Commissioner Turner absent.

Discussion continued regarding development standards.

Commissioner Culbreath made a motion, seconded by Commissioner McBroom to approve the PD as presented with the condition that a conforming 15-foot landscape buffer be provided along the western property boundary. The vote was unanimous 6-0 in favor with Commissioner Turner absent.

Item No. 5– Conduct a public hearing (2021-10) for consideration and action regarding the request of James Wilkins, Applicant and Owner, to include a Specific Use Permit "SUP" for a Bed and

Unapproved

Breakfast on J.H. Spruce Survey, Abstract No. 1297, Page 50, City of Duncanville, Dallas County, Texas, approximately 0.51 acre, more commonly known as 415 Hustead Street, Duncanville, Texas.

Skye Thibodeaux presented background information regarding the proposed PD.

No discussion followed

Public hearing opened at 8::06 pm.

Alla Wilkins, co-owner and manager, presented on behalf of the bed and breakfast the business, awards guests and features.

Commissioner Culbreath made a motion to close the public hearing at 8:11 pm, with motion seconded by Commissioner McBroom. The vote was unanimous 6-0 in favor with Commissioner Turner absent.

No discussion followed

Commissioner McBroom made a motion, seconded by Commissioner Pena to approve the renewal of the SUP with removal of the special condition Section 2, number 5, specifying time period renewals in Ordinance 1990. The vote was unanimous 6-0 in favor with Commissioner Turner absent.

Item No. 6– Conduct a public hearing (2021-10) for consideration and action regarding the request of William Self, Applicant and Owner, to include a Specific Use Permit "SUP" for a Carport on Town and Country Estates Rep, Block A, Lot 26, approximately 0.21 acre, City of Duncanville, Dallas County, Texas, more commonly known as 710 Timber Trail, Duncanville, Texas.

Skye Thibodeaux presented background information regarding the proposed SUP for a carport.

No discussion followed

Public hearing opened at 8::17 pm.

Commissioner McBroom made a motion to close the public hearing at 8:18 pm, with motion seconded by Commissioner Culbreath. The vote was unanimous 6-0 in favor with Commissioner Turner absent.

No discussion followed

Commissioner McBroom made a motion, seconded by Commissioner Culbreath to approve the SUP as presented. The vote was unanimous 6-0 in favor with Commissioner Turner absent.

Item No. 6 – Adjourn
Being no further business, the meeting adjourned at 8:18 p.m.

Unapproved

_____	_____
Athena Seaton, Interim Secretary	Greg Zylka, Chairman

Unapproved

ATTACHMENT 8

Methodology for Determining Use

From time to time, in any given City or Town, developments are proposed that involve intended activities that do not exactly line up with the uses and associated definitions found in that City or Town's zoning ordinance. In these cases, planning staff should follow the direction and methodology provided by the relative language in their respective ordinance.

The City of Duncanville's current Zoning Ordinance provides such direction, as outlined in Section 3.02 (Classification of New and Unlisted Uses). Subsection A. (City Planner Classification as a Similar Use) states "the new or unlisted use will be referred to the City Planner to determine whether the new or unlisted use should be classified as a similar existing use." If this determination cannot be made, then the City Planner must refer to Subsection B. (Zoning Text Amendment for New or Unlisted Use) which means the Zoning Ordinance must be opened up and modified through the Zoning Text Amendment process.

Here is a snapshot of Section 3.02 of the Zoning Ordinance:

Section 3.02. Classification of New and Unlisted Uses

It is recognized that new types of land use will develop, and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted use shall be made as follows:

A. City Planner Classification as a Similar Use

The new or unlisted use will be referred to the City Planner to determine whether the new or unlisted use should be classified as a similar existing use.

B. Zoning Text Amendment for New or Unlisted Use

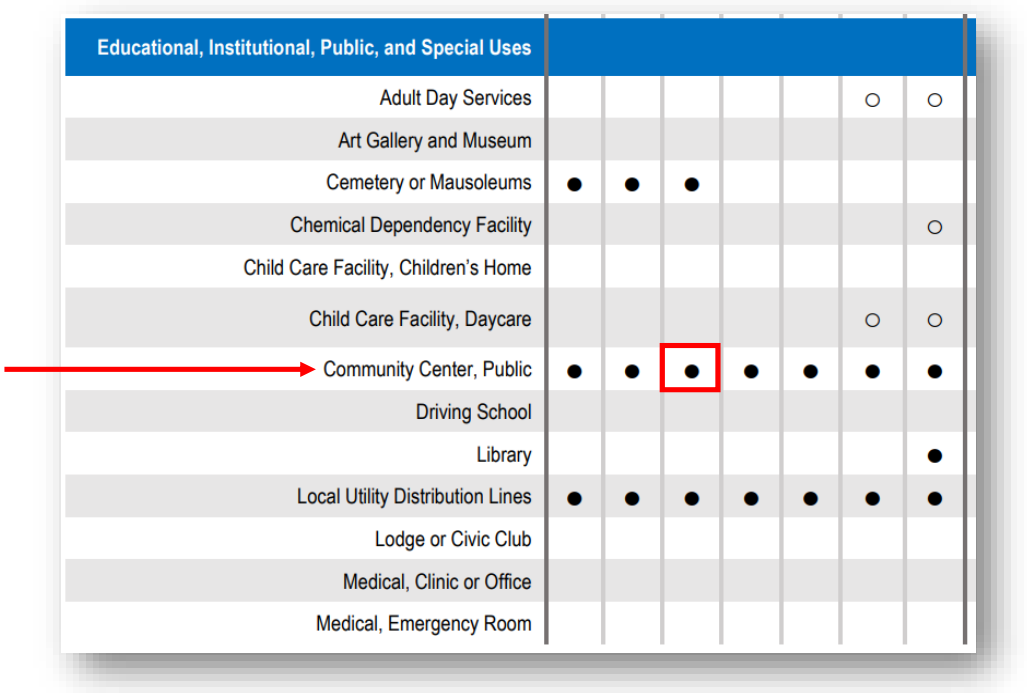
If the City Planner is unable to classify the new or unlisted use as similar to an existing use, the use shall be processed as a Zoning Text Amendment, which requires a recommendation from the Planning and Zoning Commission and approval from the City Council to amend the Permitted Use Chart.

C. Factors for Consideration

The determination shall be based on findings in relation to the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, amount of noise, odor, fumes, light, dust, toxic material, and vibration likely to be generated and the general requirements for public utilities.

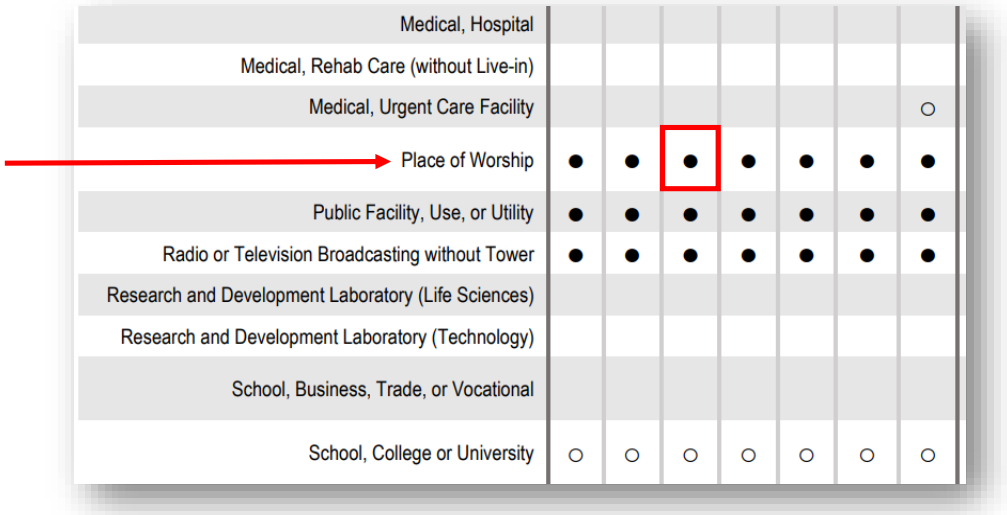
For Zoning Case 2021-10, the applicant presented staff with a proposed project that fell into this scenario as a "retreat center" (also intended to accommodate other non-retreat center events such as weddings) is not listed in the Permitted Use Chart (Section 3.03) of the Zoning Ordinance. Once fully analyzed in the context of the appropriate process in assigning a use for the proposed project, it was determined that the direction provided in Subsection A. of the Ordinance could be utilized. The following details how staff found the use of Event Center to be the use most similar to the proposed project.

First, staff looked at uses contained in the "Educational, Institutional, Public, and Special Uses" category of the Permitted Use Chart to see if a listed use could be determined as being most similar to the proposed project. The uses "Community Center, Public" and "Place of Worship" were analyzed to basically see if the proposed project could be considered as being an extension to the existing church which, if determined to be appropriate, would eliminate the need for zoning-approval as both uses are permitted by right within the subject property's existing zoning district of "SF-10" Single-Family Residence.



Educational, Institutional, Public, and Special Uses							
Adult Day Services						○	○
Art Gallery and Museum							
Cemetery or Mausoleums	●	●	●				
Chemical Dependency Facility							○
Child Care Facility, Children's Home							
Child Care Facility, Daycare						○	○
Community Center, Public	●	●	●	●	●	●	●
Driving School							
Library							●
Local Utility Distribution Lines	●	●	●	●	●	●	●
Lodge or Civic Club							
Medical, Clinic or Office							
Medical, Emergency Room							

Note: the red box in the above image indicates the column associated with the SF-10 Zoning District, the black dot within the cell indicates the use is permitted by right in that District.



Medical, Hospital							
Medical, Rehab Care (without Live-in)							
Medical, Urgent Care Facility							○
Place of Worship	●	●	●	●	●	●	●
Public Facility, Use, or Utility	●	●	●	●	●	●	●
Radio or Television Broadcasting without Tower	●	●	●	●	●	●	●
Research and Development Laboratory (Life Sciences)							
Research and Development Laboratory (Technology)							
School, Business, Trade, or Vocational							
School, College or University	○	○	○	○	○	○	○

Note: the red box in the above image indicates the column associated with the SF-10 Zoning District, the black dot within the cell indicates the use is permitted by right in that District.

However, it was apparent after looking at the respective definitions (see below) that these uses would not be suitable to the proposed project as the retreat center is not intended for the general public and is a "for-profit" commercial venture; therefore, the proposed project could not be categorically considered in an institutional/public context.

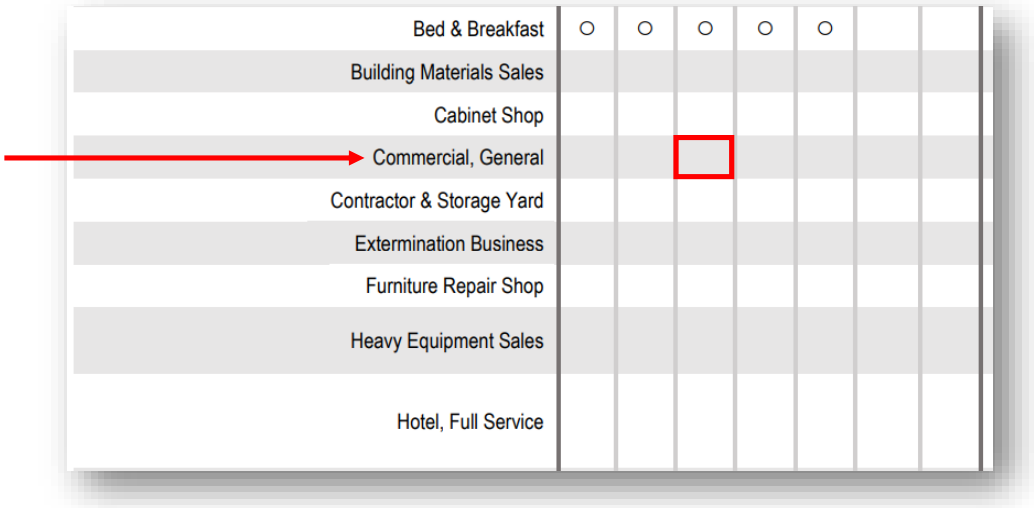
Community Center, Public

A building dedicated to social or recreational activities, serving the City or neighborhood and owned and operated by the City, or by a non-profit organization dedicated to promoting the health, safety and general welfare of the City.

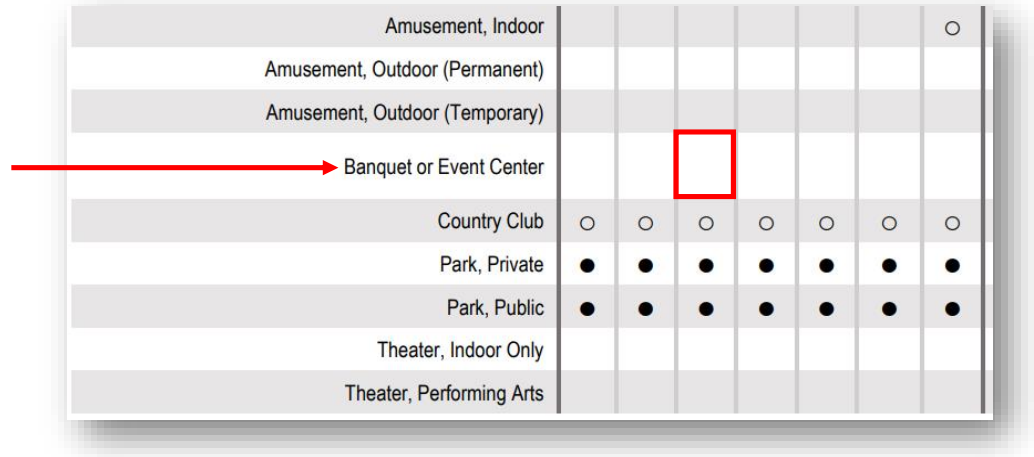
Place of Worship

A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for ministers, priests, nuns or rabbis on the premises, and that is tax exempt as defined by State law.

Staff then explored the listed uses contained in the commercially categorized portions of the Permitted Use Chart for a use that could be determined as being most similar to the proposed project. The uses "Commercial, General" and "Banquet or Event Center" were analyzed.



Bed & Breakfast	○	○	○	○	○		
Building Materials Sales							
Cabinet Shop							
Commercial, General							
Contractor & Storage Yard							
Extermination Business							
Furniture Repair Shop							
Heavy Equipment Sales							
Hotel, Full Service							



Amusement, Indoor							○
Amusement, Outdoor (Permanent)							
Amusement, Outdoor (Temporary)							
Banquet or Event Center							
Country Club	○	○	○	○	○	○	○
Park, Private	●	●	●	●	●	●	●
Park, Public	●	●	●	●	●	●	●
Theater, Indoor Only							
Theater, Performing Arts							

Note: the red boxes in the above images indicate the column associated with the SF-10 Zoning District, the empty cells indicate the uses are not permitted in that District.

As shown below, the definition for “Commercial, General” is vague (purposefully) but could be considered in this case. However, once the definition for “Event Center” was analyzed by staff it was determined to be most similar to the intended activity of proposed project.

Commercial, General

Commercial establishments that are engaged in commercial activity not elsewhere classified.

Banquet or Event Center

A building, facility, room, or portion thereof, that is rented, leased or otherwise made available to any person or group for a private event function that is not open to the general public, regardless of whether a fee is charged. Includes reception facilities and wedding venues.

ORDINANCE NO. 2405

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING SINGLE-FAMILY RESIDENTIAL "SF-10" DISTRICT ZONING TO INCLUDE A PLANNED DEVELOPMENT "PD" PERMIT FOR AN EVENT CENTER WITH MODIFIED STANDARDS ON SHEKINAH GLORY ADDITION, BLOCK A, LOT 1, MORE COMMONLY KNOWN AS 515 W CENTER STREET, CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE PLAN EXHIBITS WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended the Single-Family Residential "SF-10" District zoning to include a Planned Development "PD" for an Event Center with modified standards on Shekinah Glory Addition, Block A, Lot 1, an addition to the City of Duncanville, Dallas County Texas more commonly known as 515 W Center Street, City of Duncanville, Dallas County, Texas, and particularly depicted in Exhibit "A" and Exhibit "B", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the above-described property shall be used and developed only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended, and in conformance with the site plan, Landscape Plan and Building Elevations, as set for in Exhibit C through E, as development regulations and as amended herein, subject to the following additional development regulations:

1. Event Center use shall be an accessory use ancillary to the existing primary use as a Church.

2. A full 15' landscape buffer with a solid, irrigated living screen be provided along the western property boundary as required by Section 4.07.D.4.b.(Buffer Type B) of the Zoning Ordinance as set forth in Exhibit C.

3. Overnight lodging for event center-guests be permitted. Note, City noise and other nuisance-related standards must be followed.

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

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

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

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

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

DULY ORDAINED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 17th day of August, 2021.

APPROVED:

_____

Barry L. Gordon, Mayor

ATTEST:

_____

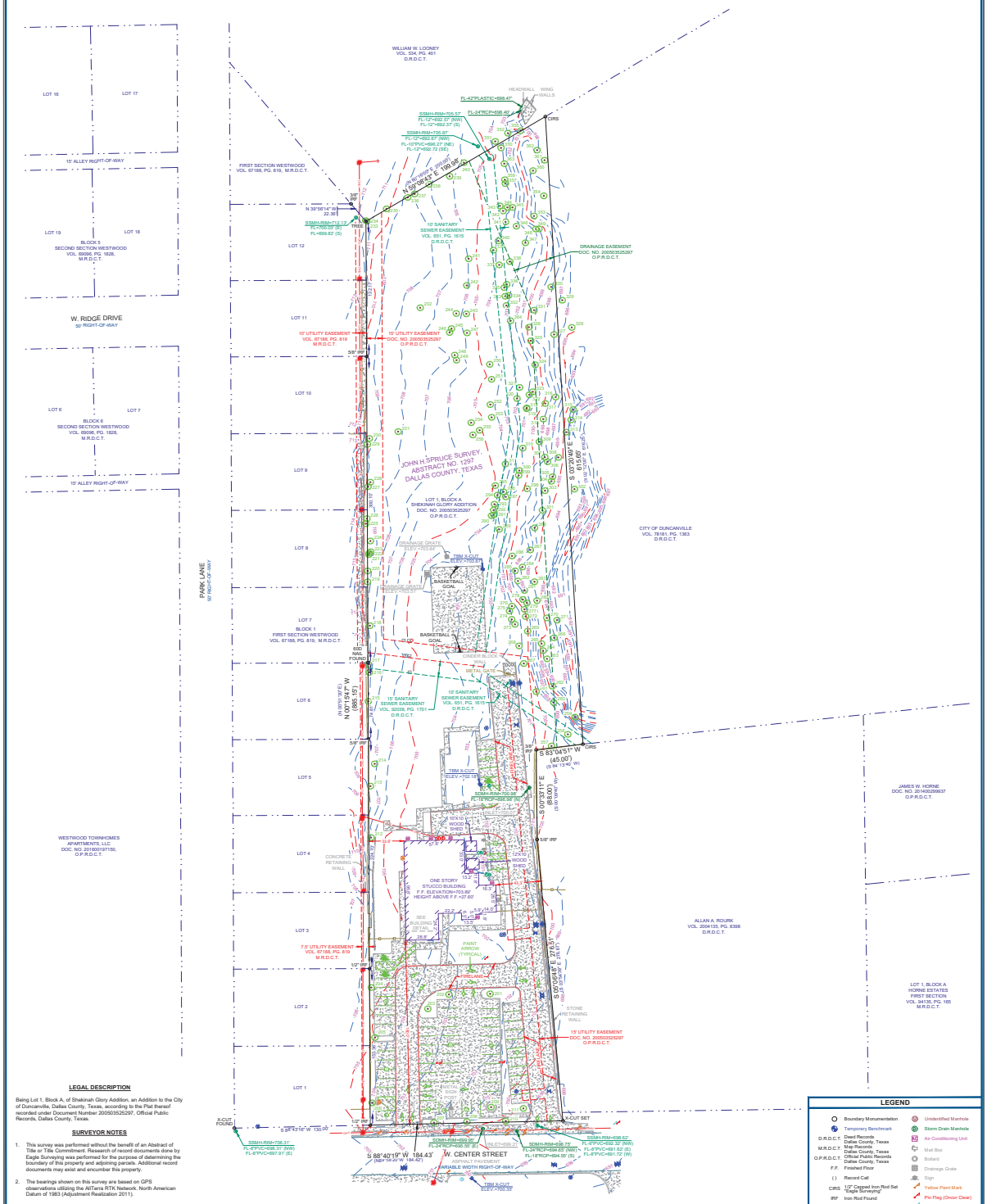
Kristin Downs, City Secretary

APPROVED AS TO FORM:

_____

Robert E. Hager, City Attorney

EXHIBIT A



LEGAL DESCRIPTION

Being Lot 1, Block A, of Shekinah Glory Addition, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded under Document Number 200903525297, Official Public Records, Dallas County, Texas.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
3. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
4. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "Eagle Surveying".
5. This document represents an accurate on the ground survey of 515 West Center Street in the City of Duncanville, Dallas County, Texas, on April 7, 2021.
6. 67 parking spaces counted (64 regular and 3 ADA accessible).

LEGEND

Boundary Monumentation	Unidentified Manhole
Temporary Benchmark	Storm Drain Manhole
D.R.D.C.T. Deed Records Dallas County, Texas	Air Conditioning Unit
M.R.D.C.T. Map Records Dallas County, Texas	Mail Box
O.P.R.D.C.T. Official Public Records Dallas County, Texas	Bollard
F.F. Finished Floor	Drainage Grate
( ) Record Call	Sign
CIRS 1/2" Capped Iron Rod Set "Eagle Surveying"	Yellow Paint Mark
IRF Iron Rod Found	Pin Flag (Oncor Clear)
Electric Meter	Pin Flag (Fiber Clear)
Electric Vault	2" Gas Line
Guy Wire	Gas Meter
Power Pole	Sanitary Manhole
Light Pole	Sanitary Clean Out
Telecommunications Manhole	Water Meter
Tree Trunk	Water Valve
Tree Canopy	Fire Hydrant
Tree I.D.	Building
Regular Parking Space Count	Concrete
ADA Parking Space	Wood Fence
	Chain Link Fence
	Iron Fence
	Wire Fence
	OHU Overhead Utilities

BUILDING DETAIL (NO SCALE)

JOB NUMBER	2011.060
DATE	04-09-2021
REVISION	-
DRAWN BY	CHM

EAGLE SURVEYING

Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

N

1" = 40'

0 20 40

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Ted A. Caswell
R.P.L.S. # 5991

Date 04/09/2021

5991

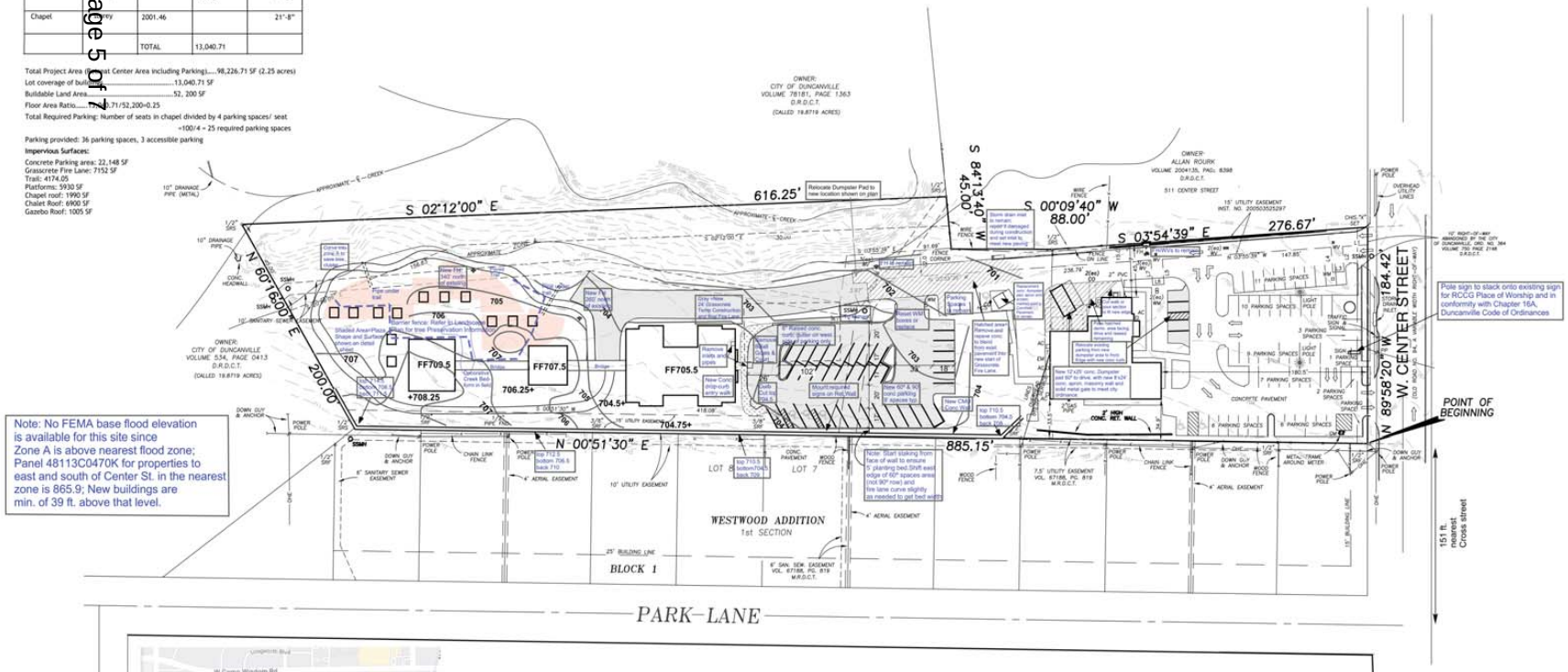
EXHIBIT B

SITE PLAN

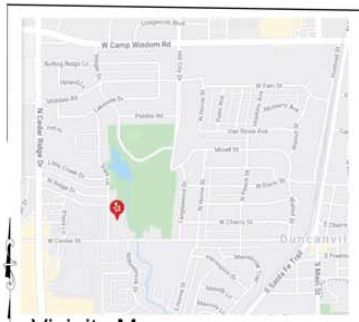
BUILDING	GROSS FLOOR AREA /SF		TOTAL GFA/SF	HEIGHT/FT
Prayer Chalet	1st floor	5929.45		
	2nd floor	5060.94	10,990.39	25'- 8"
Prayer Cube	1 storey	70.84 x12 cubes	850.08	12'-2"
Gazebo	1 storey	1200.24	1200.24	17'-3"
Chapel	1 storey	2001.46		21'-8"
		TOTAL	13,040.71	

Total Project Area (Retreat Center Area including Parking)....98,226.71 SF (2.25 acres)
Lot coverage of buildings.....13,040.71 SF
Buildable Land Area.....52, 200 SF
Floor Area Ratio.....13,040.71/52,200=0.25
Total Required Parking: Number of seats in chapel divided by 4 parking spaces/ seat
=100/4 = 25 required parking spaces
Parking provided: 36 parking spaces, 3 accessible parking

Impervious Surfaces:
Concrete Parking area: 22,148 SF
Grasscrete Fire Lane: 7152 SF
Trail: 4174.05
Platforms: 5930 SF
Chapel roof: 1990 SF
Chalet Roof: 6900 SF
Gazebo Roof: 1005 SF



Note: No FEMA base flood elevation is available for this site since Zone A is above nearest flood zone; Panel 48113C0470K for properties to east and south of Center St. in the nearest zone is 865.9; New buildings are min. of 39 ft. above that level.



Vicinity Map

Note: Sanitary, Storm Design,and site details are in phases to follow. Water main is to be extended to new FHs and new buildings. There will be replacements of existing fence around new project area, with 2 gates, one each on the east and north sides of the property for access to park land. The east will be a 6' coated wire perimeter fence, the north a 6 ft. slatted wood fence, and the west a 6 ft. masonry perimeter wall (partially retaining on lower portion). Meditation trail surface to be of Bonded Wood Carpet or Engineered wood fiber mulch (EWF), and terraces of fitted pavers.

Proposed Victory House Retreat & Prayer Center
Site Plan
May 21, 2021

Scale 1" = 40'

Landscape Architect:
Leslie B. Wagle
ph. (336) 697-9716

Owner: Redeemed Christian Church of God-Victory House
515 W. Center Street, Duncanville, TX 75116 Lot 1 Block A Total Lot 3.91 Acres, 170,335 SF
Developed area: 2.5 Acres, 98,226.7 SF Project Area 1.6 Acres, 67,750 SF
(214) 454-4621

Current Zoning: ~~SF-10~~ Single Family District Residential (church)
Predevelopment Case # 10082020-02

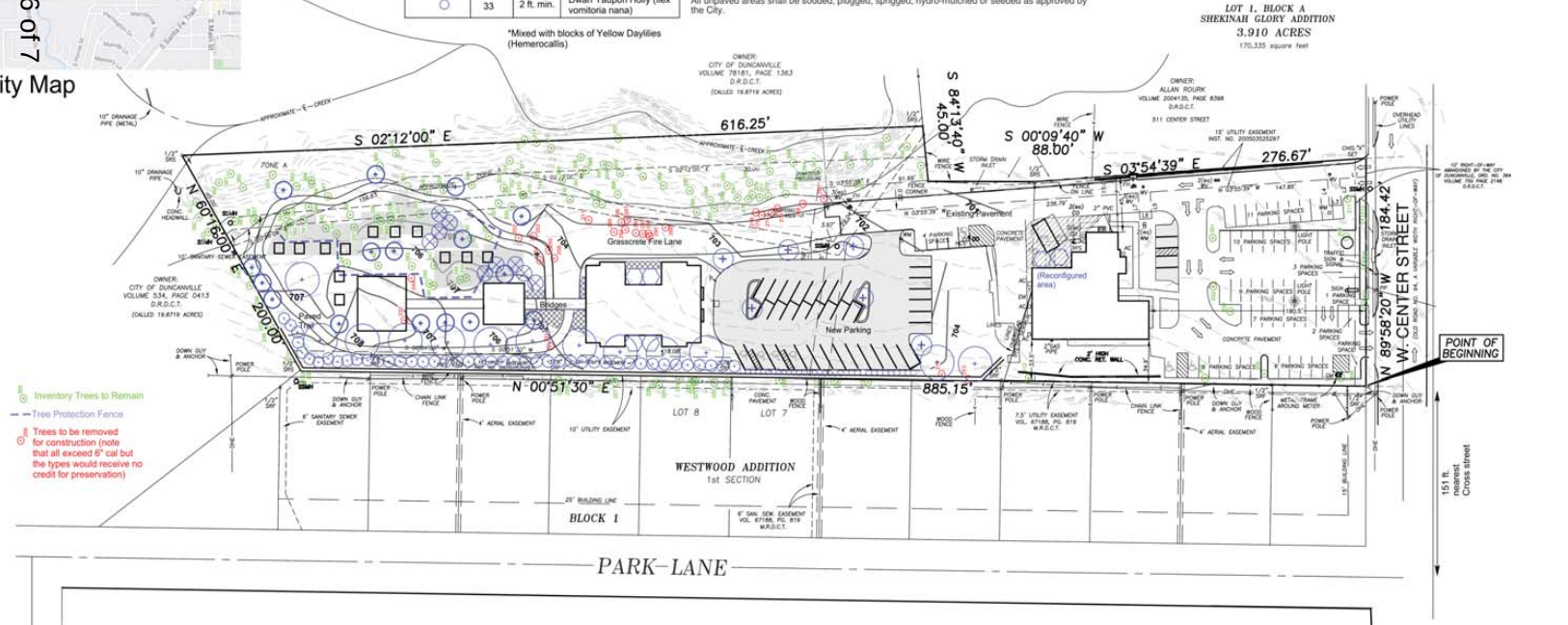
LANDSCAPING PLAN

Vicinity Map

Plant List

Symbol	Quantity	Size	Name	Required/Provided
	11	3" caliper 7 ft. height	Texas Ash (Fraxinus texensis)	One large tree per 30 ft. of perimeter on sides adjacent to a residential district. (Requirement met with 10 trees on west side lawn between trail and buildings outside utility easement line)
	6	1" caliper 5 ft. height	Oklahoma Redbud (Cercis reniformis)	One small tree within 60 feet of every parking space located in an island parallel to the parking spaces. There shall be a minimum of one small tree planted in the parking area for every ten parking spaces &at terminus of parking rows. (Requirement Met)
	16	3 ft. min.	Desert Willow (Chilopsis linearis)	All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die within one year of being planted shall be replaced with plant material of similar variety and size, within 30 days of notification of the city.
	9	2 ft. min.	Texas Sage /Ceniza (Leucophyllum frutescens)	
	162	1-2 gal. 2 ft. o.c.	Mexican Honeysuckle* (justicia spicigera)	
	6	3 ft. min.	Hardy Red Oleander (Nerium Oleander)	Sprinkler Irrigation is not part of this project; however, hose bibs for use of occasional moveable sprinklers and foundation soaking tube watering will be required at the base of each of the new buildings.
	44	3 ft. min.	Eleagnus (E. pungens fruitlandii)	All unpaved areas shall be sodded, plugged, sprigged, hydro-mulched or seeded as approved by the City.
	33	2 ft. min.	Dwarf Yaupon Holly (Ilex vomitoria nana)	

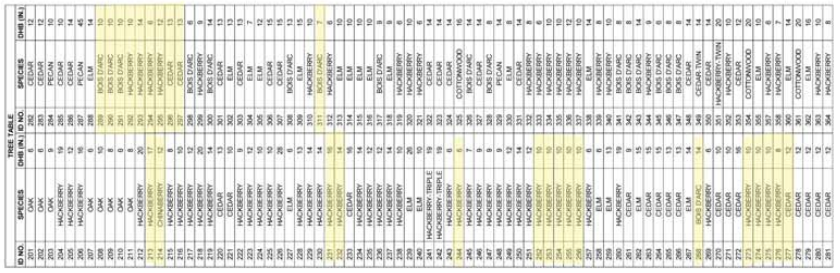
*Mixed with blocks of Yellow Daylilies (Hemerocallis)



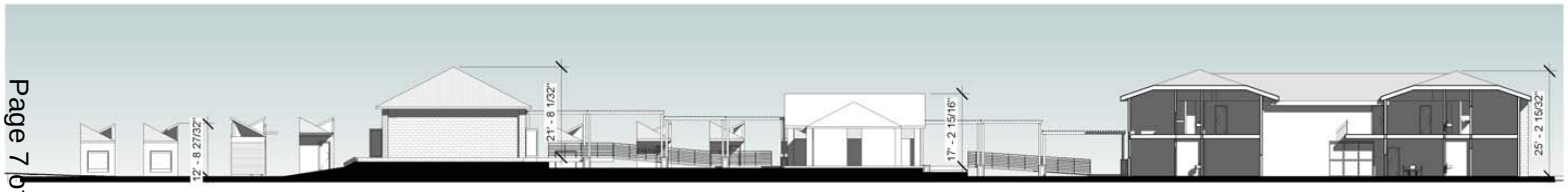
Inventory Trees to Remain

Tree Protection Fence

Trees to be removed for construction (note that all exceed 6" cal but the types would receive no credit for preservation)



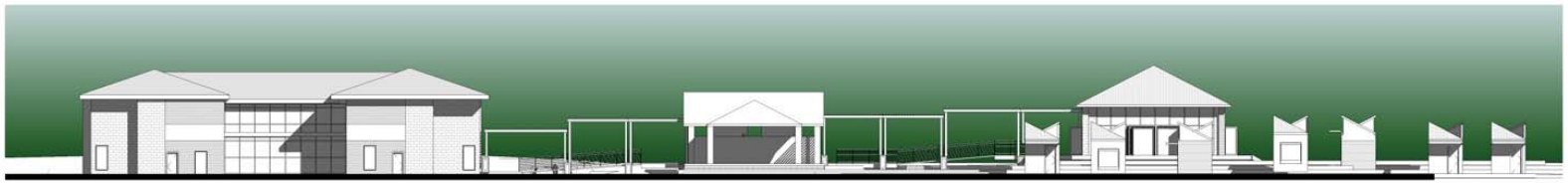
| TREE TABLE | | |



5 Site Section
1" = 20'-0"

SITE SECTION & ELEVATIONS

4 West Site Elevation
1" = 20'-0"



3 East Site Elevation
1" = 20'-0"

2 North Site Elevation
1" = 20'-0"

1 South Site Elevation
1" = 20'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

8

CRE. ALLI
DESIGN GROUP LLC
817-609-7817
crealli@yahoo.com

5/26/2021 4:09:35 PM

STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Conduct a Public Hearing (2021-19) for consideration and action regarding the request of Nancy Kennedy, Applicant, representing the RF & Sons Properties, LLC, Owner, to include a Specific Use Permit "SUP" to allow the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main Street, City of Duncanville, Dallas County, Texas.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

STAFF RESPONSIBLE:
Bryan G. Ramey II, P.E., Director of Public Works
Skye Thibodeaux, AICP, City Planner

BACKGROUND/HISTORY:
Comprehensive Plan
The subject property has a Future Land Use Designation of Main Street District. The Plan envisions the Main Street District as being a mixed-use activity hub, but more auto-oriented and serving two primary purposes:

1. High quality commercial, particularly restaurants, to capitalize on the Fieldhouse.
2. Develop a hub of community activity like the Downtown District, but smaller in scale and more oriented towards neighborhoods than the region, specifically neighborhood and boutique retail/commercial, through the rest of the Main Street District.

This request involves a development with a mix of convenience store with fuel pumps, office, and restaurant.

Project Scope
The applicant is seeking approval to allow for the accessory use of Fuel Pumps at the subject property to be utilized with a convenience store, as shown on the associated site plan exhibit. The rest of the development is intended to function as a traditional commercial strip center with inline tenant spaces.

In an effort to distinguish the development from others with a mix of uses that include traditional convenience stores with fuel pumps, as shown on the landscape plan exhibit and concept renderings, the applicant is proposing increased landscaping along with other on-site amenities such as a landscaped open area with water fountain for employees and patrons of the various businesses oriented in the northeast portion of the property.

Parking
The applicant is proposing to provide 75 parking spaces, 13 more than the 65 required parking spaces associated with the convenience store, restaurant, laundromat, and office uses.

Landscaping and Screening
Landscaping is proposed to be in conformance with Section 4.08.(Landscape Requirements) and proposed screening is to be in conformance to Section 4.07. (Screening and Buffering Requirements). Additionally, as noted in the project scope above, the applicant is proposing landscape and open space amenities in addition to standard.

Signage
The site must comply with Chapter 16A Sign Guidelines of the Code of Ordinances regarding attached and freestanding signage.

Surrounding Land Use
To the south of the subject property, across Danieldale Road, is undeveloped property zoned Local Office/Retail (LOR). Adjacent to the north, is existing residential zoned Planned Development (PD). To the west, across Main Street, is an existing convenience store with fuel pumps and minor automotive repair and services zoned LOR. To the east is an existing place of worship with an associated SUP.

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

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

POLICY EXPLANATION:
Thirty-nine (39) notices were sent out for this public hearing. As of this writing, two (2) letters have been received in favor and one (1) letter has been received in opposition of the request.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
At the July 26, 2021 Planning & Zoning Commission Meeting, the Commission recommended approval (4-1) of the requested SUP.

ATTACHMENTS:
Attachment 1 - Legal Advertisement for Public Hearing
Attachment 2 - Subject Property Maps
Attachment 3 - Site Plan Exhibit
Attachment 4 - Landscape Plan Exhibit
Attachment 5 - Concept Renderings
Attachment 6 - Letter from Applicant
Attachment 7 - Letter to Property Owners within 200' buffer and responses
Attachment 8 - List of Property Owners within 200' buffer
Attachment 9 - Unapproved Minutes from Planning & Zoning Meeting
Attachment 10 - Ordinance No. - 2407 - 1430 S Main Street

ATTACHMENT 1

Advertise 1 time - By July 9

NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
ZONING FILE #2021-19

A public hearing will be held before the Planning & Zoning Commission on Monday, July 26, 2021, at 7:00 p.m., and before the City Council on Tuesday, August 17, 2021, at 7:00 p.m. in the Council Chambers, City Hall, 203 E. Wheatland Road, Duncanville, Texas, to hear a request of Nancy Kennedy, applicant, representing Shane Nandial, owner of RF & Sons Properties, LLC, to include a Specific Use Permit "SUP" to allow for the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main St, Duncanville, Dallas County, Texas.

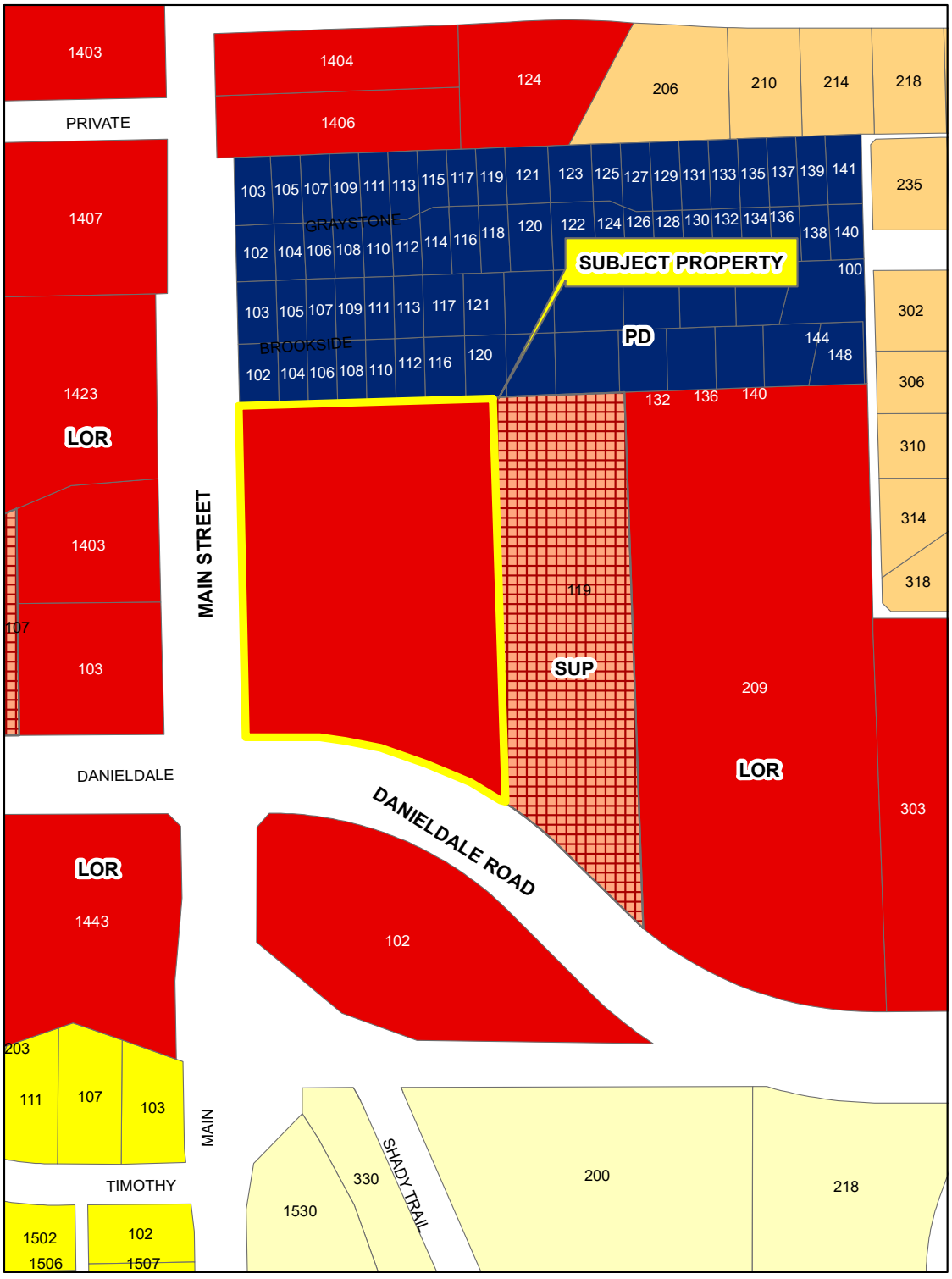
As an interested citizen, you may submit public comments to either the City Secretary or to Skye Thibodeaux, Secretary of the Planning and Zoning Commission, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email sthibodeaux@duncanville.com stating your position.

CITY OF DUNCANVILLE
Kristin Downs
City Secretary

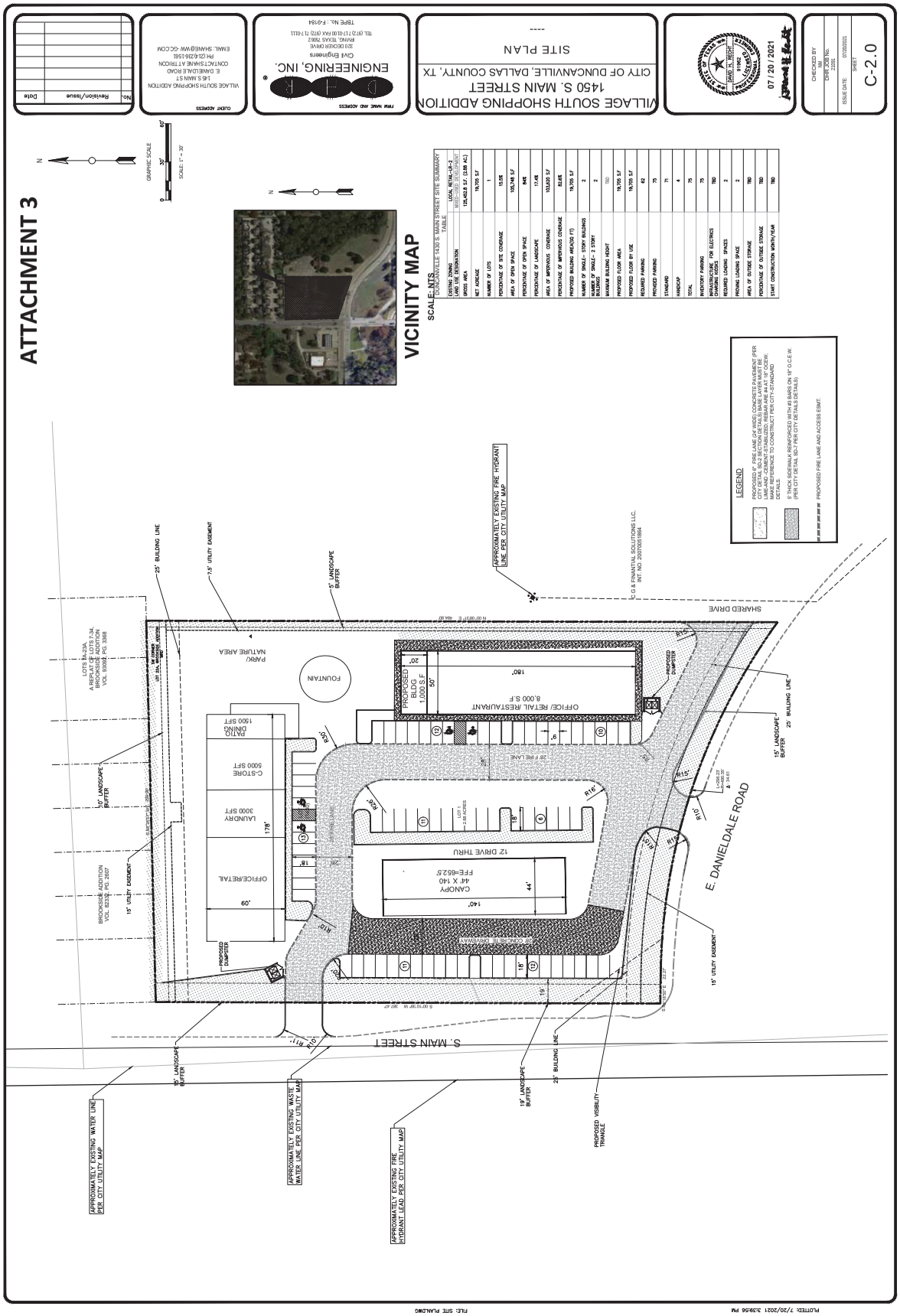
Skye Thibodeaux
Secretary, Planning and Zoning Commission

ATTACHMENT 2

CASE 2021-19
AERIAL VIEW



CASE 2021-19
SUP REQUEST FOR FUEL PUMPS


ATTACHMENT 3
VILLAGE SOUTH SHOPPING ADDITION
1450 S. MAIN STREET
CITY OF DUNCANVILLE, DALLAS COUNTY, TX
SITE PLAN
07 / 20 / 2021
C-2.0
ENGINEERING, INC.
Civil Engineers
TBPE No.: F-9184
VILLAGE SOUTH SHOPPING ADDITION
E. DANIELDALE ROAD
S. MAIN STREET
SHARED DRIVE
OFFICE/ RETAIL /RESTAURANT
8,000 S.F
PROPOSED BUILDING 1,000 S.F
CANOPY
44' X 140
FFE=652.5'
12' DRIVE THRU
OFFICE/RETAIL
LAUNDRY
3000 SFT
C-STORE
5000 SFT
PATIO DINING
1500 SFT
FOUNTAIN
PARK/ NATURE AREA
VICINITY MAP
SCALE: NTS
LEGEND
PROPOSED 6" FIRE LANE (AT WIDE) CONCRETE PAVEMENT (PER CITY DETAIL 8A) SECTION DETAILS BASE LAYER MUST BE UNDERCUT AND RE-COMPACTED BEFORE PAVING. MAKE REFERENCE TO CONSTRUCT PER CITY-STANDARD DETAILS
5' THICK SIDEWALK REINFORCED WITH #3 BARS ON 18" O.C.E.W. (PER CITY DETAIL 8G-7 PER CITY DETAILS DETAILS)
PROPOSED FIRE LANE AND ACCESS ESMT.
APPROXIMATELY EXISTING WATER LINE PER CITY UTILITY MAP
APPROXIMATELY EXISTING WASTE WATER LINE PER CITY UTILITY MAP
APPROXIMATELY EXISTING FIRE HYDRANT LEAD PER CITY UTILITY MAP
APPROXIMATELY EXISTING FIRE HYDRANT LINE PER CITY UTILITY MAP
PROPOSED VISIBILITY TRIANGLE
15' UTILITY EASEMENT
25' BUILDING LINE
15' LANDSCAPE BUFFER
10' LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
C.G & FINANTIAL SOLUTIONS LLC.
INST. NO. 20070051664
LOTS 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, 10R, 11R, 12R, 13R, 14R, 15R, 16R, 17R, 18R, 19R, 20R, 21R, 22R, 23R, 24R, 25R, 26R, 27R, 28R, 29R, 30R, 31R, 32R, 33R, 34R, 35R, 36R, 37R, 38R, 39R, 40R,

ATTACHMENT 4

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BC	Taxodium distichum	Bald Cypress	12 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
BO	Quercus macrocarpa	Bur Oak	1 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	19 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CP	Pistachio chinensis	Chinese Pistache	8 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	10 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Oak	6 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
RB	Cercis canadensis 'Oklahoma'	Redbud 'Oklahoma'	6 EA.	#45, 10' Ht.Min., 6' spread Min.	Container, Single trunk., Well Branched
RS	Hibiscus syriacus	Rose of Sharon	21 EA.	#15, 5' min. Ht., 4' min. spread	Container, Well branched, Speciman
SH	Ilex opaca 'Savannah'	Savannah Holly	8 EA.	#45, 10' Ht.Min., 6' spread Min.	Container, Single trunk., Well Branched, Tree Form
TY	Ilex vomitoria	Tree Yaupon	2 EA.	#45, 10' Ht.Min., 6' Spread Min.	Container, 3 to 5 canes, 1" cal. Cane min., Well Branched, Berried
Shrubs					
AEG	Abelia grandiflora 'Edward Goucher'	Abelia 'Edward Goucher'	96 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Speciman, Plant 30" O.C.
AJ	Juniperus horizontalis 'Youngstown'	Andorra Juniper	58 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Plant 42" O.C.
ALL	Abelia grandiflora 'Lemon-Lime'	Abelia 'Edward Goucher'	106 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Speciman, Plant 30" O.C.
CB	Berberris thunbergii 'Concorde'	Barberry 'Concorde'	116 EA.	#1, 12" min. Ht., 12" min. spread	Container, Well branched, Full to ground, Plant 24" O.C.
DBH	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	146 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" O.C.
DTS	Leucophyllum candidum 'Thunder Cloud'	Texas Sage 'Thunder Cloud'™	3 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 48" O.C.
EL	Elaeagnus macrophylla 'Ebbenij'	Elaeagnus	82 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 60" O.C.
FQ	Chaenomeles japonica	Flowering Quince	20 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 60" O.C.
IH	Raphiolepis indica 'Enchantress'	Indian Hawthorn 'Enchantress'	92 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Speciman, Plant 36" O.C.
MS	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	16 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 60" O.C.
NRS	Ilex 'Nellie R. Stevens' Holly	Nellie R. Stevens Holly	15 EA.	#7. 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 60" O.C.
OLH	Ilex x 'Conaf'	Oakleaf Holly	4 EA.	#7. 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 8 Ft. O.C.
RY	Hesperaloe parviflora	Red Yucca	15 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 48" O.C.
SLY	Yucca gloriosa	Soft Leaf Yucca	16 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" O.C.
TJ	Juniperus virginiana 'Taylor'	Taylor Juniper	14 EA.	#7. 48" min. Ht., 24" min. spread	Container, Well branched full to ground, Speciman, Plant 36" O.C.
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	* Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
Misc					
DG	Decomposed Granite		* Sq. Ft.	4" depth	Install per detail
SE	Steel Edging Reyerson		* Ln. Ft.	1/8" x 4"	Install per detail, 1" above adjacent grade. Install with metal stakes

Landscape Requirements

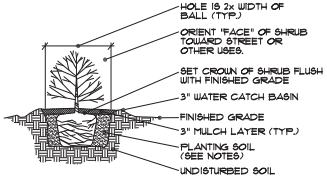
ITEM	REQUIRED	PROVIDED
Landscape Area:		
20% of Total Area (125,452.8 Sq. Ft.)	25,090 Sq. Ft.	46,490 Sq. Ft.
1 Shade Tree or 2 Ornamental Trees per 400 Sq. Ft. of required Landscape Area (25,090 Sq. Ft.)	63 EA.	56 Ea. Shade Trees / 37 Ea. Ornamental Trees
1 Shrub per 25 Sq. Ft. of required Landscape Area	1004 Ea	573 Ea.
Parking Lot Landscape		
9 Ft. Min Width, 150 Sq. Ft. Min.	Yes	Yes
25 Sq. Ft. per parking space (75 Ea.)	1,875 Sq. Ft.	3,405 Sq. Ft.
1 Shade Tree or 2 Ornamental Trees per15 parking spaces	5 Ea.	10 Ea.
1 Shade Tree within 60 Ft of parking space	Yes	Yes
Terminus Island	Yes	Yes
Landscape Buffer		
15 Ft. Wide Landscape Buffer along Street Frontage		
Danieldale	15 Ft.	15 Ft.
South Main Street	15 Ft.	19 Ft.
1 Shade Tree per 40 Ln. Ft. of R.O.W		
Danieldale: 318.5 Ln. Ft.	8 Ea.	10 Ea
South Main Street: 387.47 Ln. Ft.	10 Ea.	17 Ea.
Parking Lot Screening		
Continuous Shrub Buffer	Yes	Yes

Maintenance

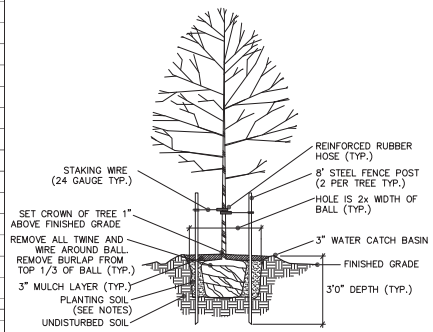
1. The Owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. The Owner, tenant and/or their agent is responsible for regular mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping.
2. All required landscaping shall be maintained in a neat and orderly manner at all times. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
3. Replacement of Dead Plant Materials. Plant materials which die shall be removed and replaced with plant material of similar variety and size with sixty (60) days. Tree with a trunk diameter in excess of six inches (6") measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk caliper of no less than three inches (3") measured twenty-four inches (24") above the ground. A time extension my be granted by the building official for conditions relating to a season of the year per the requirements of the Landscape Ordinance.
4. Enforcement. Failure to maintain any landscape area in compliance with the Landscape Ordinance is considered a violation of this Ordinance and shall be subject to penalties of this Ordinance. If at any time after the issuance of a certificate of occupancy the approved landscaping is found to be in nonconformance to the standards and criteria of the Landscape Ordinance, the building official or designee shall issue notice to the owner, tenant and/or their agent citing the violation and describing the section required to comply with the Landscape Ordinance.
5. Utility Lines and Rights-of-Way. Any damage to utility lines resulting from the negligence of the property owner, his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscape area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nevertheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

PLANTING NOTES:

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
15. All landscape areas to be watered by an automatic landscape irrigation system.



1 SHRUB PLANTING
SCALE: NONE



2 TREE PLANTING
SCALE: NONE

PLANT LEGEND

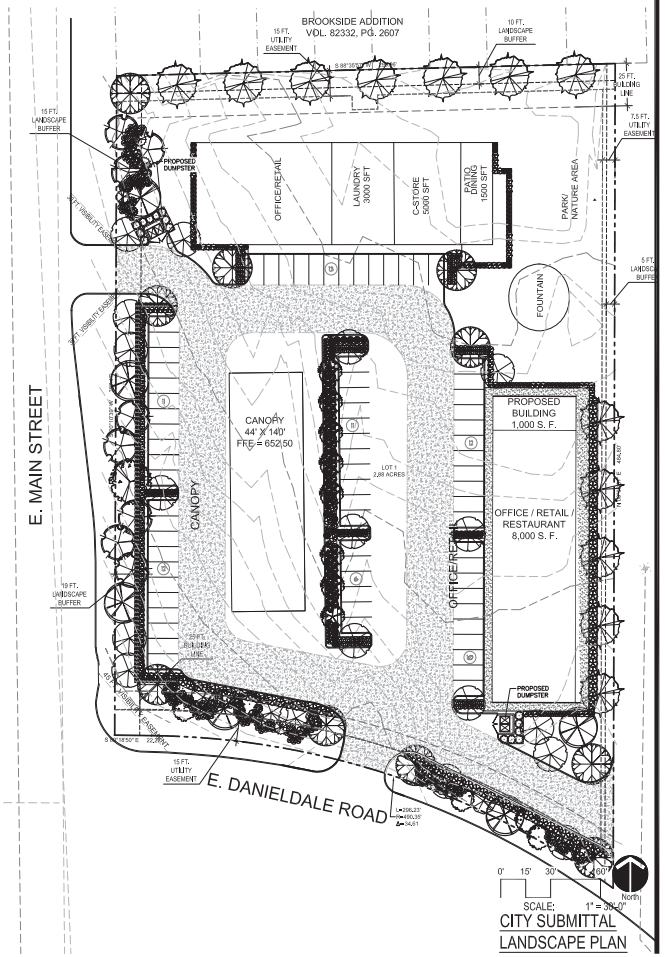
SHADE TREES
- Bur Oak
- Cedar Elm
- Chinese Pistache
- Live Oak
- Shumard Red Oak

ORNAMENTAL TREES
- Redbud
- Rose of Sharon
- Savannah Holly
- Yaupon Holly

SHRUBS
- Abelia 'Edward Goucher'
- Abelia 'Lemon Lime'
- Andorra Juniper
- Concorde Barberry
- Dwarf Burford Holly
- Dwarf Texas Sage
- Eleagnus
- Flowering Quince
- Indian Hawthorn
- Mexican Salvia
- Nellie R. Stevens Holly
- Oakleaf Holly
- Taylor Juniper

LAWN GRASSES
- Bermuda

MISCELLANEOUS
- Decomposed Granite



CITY SUBMITTAL
LANDSCAPE PLAN

VILLAGE SOUTH SHOPPING ADDITION
1450 SOUTH MAIN STREET
DUNCANVILLE, TEXAS

PROJECT NAME	VILLAGE SOUTH
PROJECT NUMBER	21-040
REVISIONS	OWNER'S COMMENTS 7/2021

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-0265
e-mail: ricky@rdpetty.com

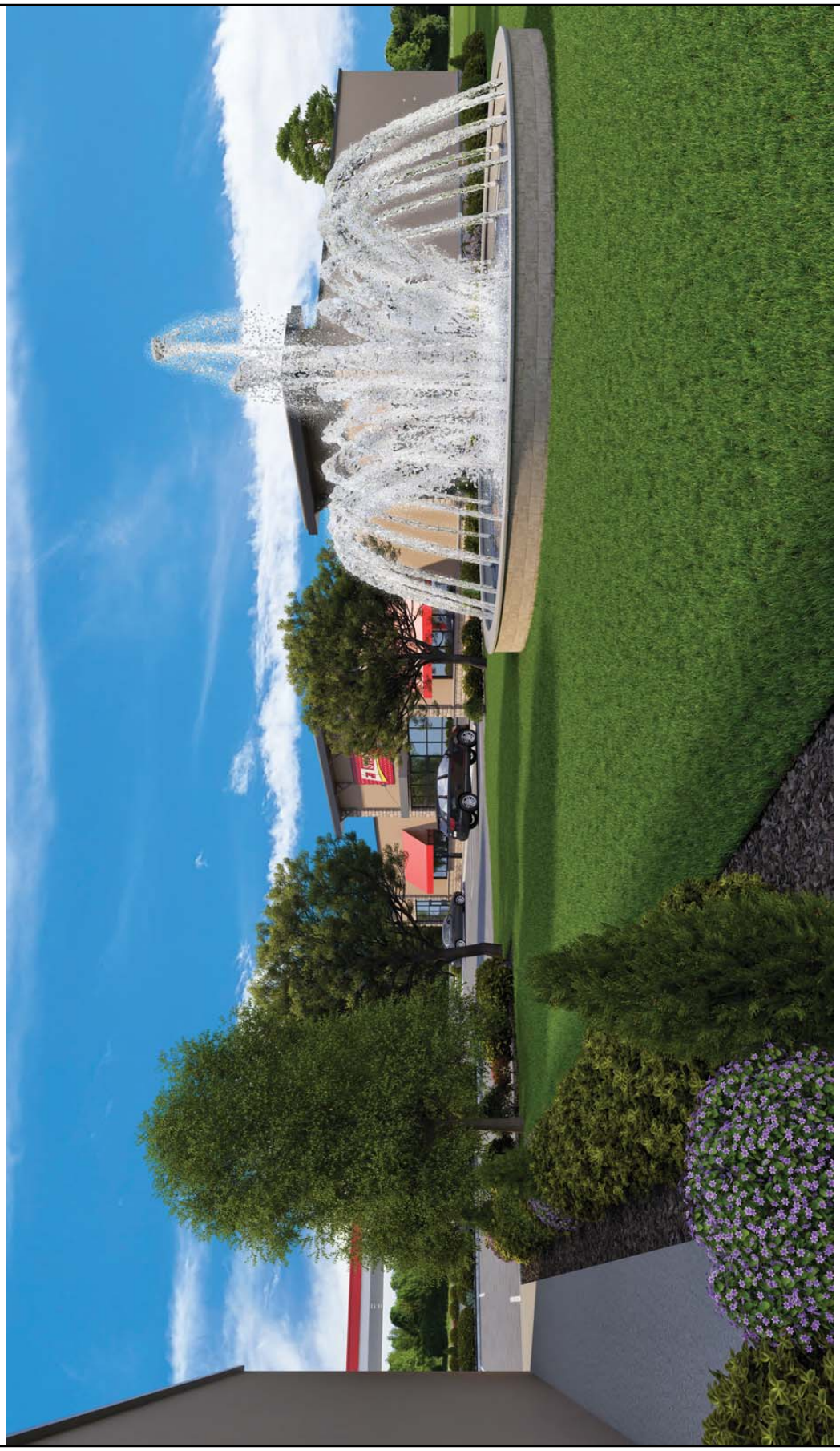
6/23/2021

PROJECT NAME
VILLAGE SOUTH
SHOPPING ADDITION
1450 S. MAIN ST.
DUNCANVILLE
TEXAS

TITLE	LANDSCAPE
DATE	JUNE 23, 2021
SCALE	1" = 30'-0"
SHEET	L-1

ATTACHEMENT 5
EXXON

EXXON



ATTACHMENT 6

7800 N Stemmons Fwy #735 | Dallas, TX 75247
(972) 897-3243 | (214) 236-1561 | Fax: (888) 420-3284

June 22, 2021

RE: SUP
1430 S Main Street

To Whom It May Concern:

In regards to the aforementioned property, we are proposing the following:

1. Construct 2 separate buildings (Building 1= appx 10,680 Sqft, and Building 2= appx. 11,077 Sq Ft.).
   Building 1 will be facing south and will contain a Convenience Store, Small Restaurant, Laundromat, and spec Office/Retail Space.
   Building 2 will face the West and will contain Retail/Office/Restaurant usage (TBD).

2. Construct Fuel Canopy with 10 Fuel Pumps. Canopy will be appx 140' x 44' in size.

3. Convenience store hours will be 6am to 11pm

4. Construct 6'-8' high masonry screen wall across the northern perimeter of the lot (to screen the residential area from commercial property.

5. Construct a fountain on the property for aesthetic features, as well as other landscape/monuments on site.

We will work with the City of Duncanville in all capacities to ensure that all proposed businesses to this site will be allowable, and beneficial to the community.

If you have any questions or concerns please feel free to reach us at 214-236-1561.

Thank you

Shane Nandlal
Tricon Group

ATTACHMENT 7

City of Duncanville Planning Division
Public Works Department
203 E. Wheatland Road
P. O. Box 380280
Duncanville, TX 75138-0280
(p) 972-707-3871; (f) 972-780-6426
(e) sthibodeaux@duncanville.com

Duncanville
City of Champions

July 9, 2021

Zoning File: 2021-19

Dear Property Owner:

Nancy Kennedy, applicant, representing Shane Nandial, owner of RF & Sons Properties, LLC, requesting to include a Specific Use Permit "SUP" to allow for the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main St, Duncanville, Dallas County, Texas.

Your property is NOT being rezoned. You have been sent this notice because you are within the required 200-foot notification area of property that is being considered for rezoning for this particular public hearing. Please refer to the enclosed map that indicates which property is being rezoned.

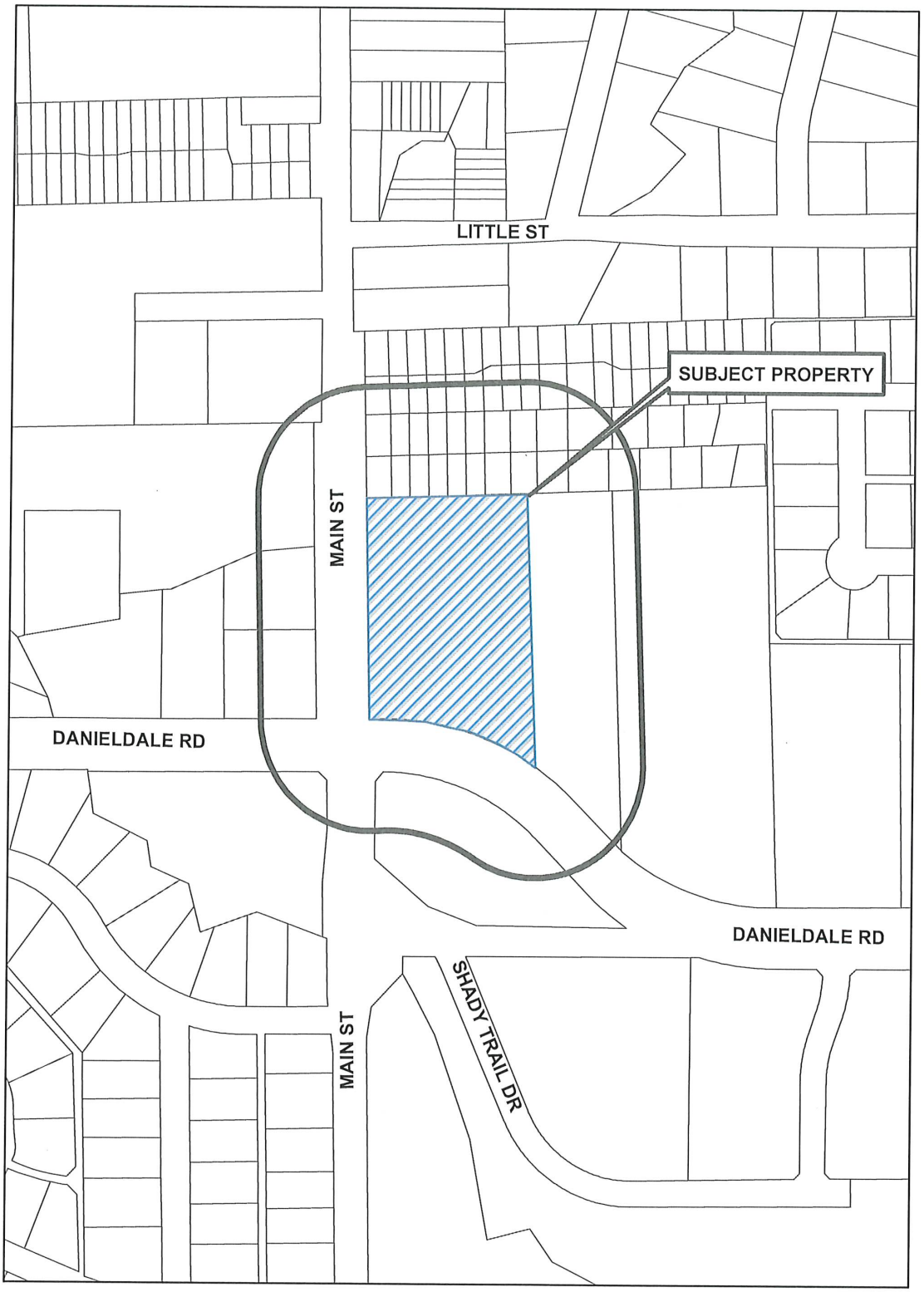
The Planning and Zoning Commission will hold a public hearing on Monday, July 26, 2021, at 7:00 p.m. and a City Council public hearing will be held on Tuesday, August 17, 2021, at 7:00 p.m. in the City Hall Council Chambers, 203 E. Wheatland Road. Public hearings are held to allow interested persons the opportunity to state their opinion directly to the Planning & Zoning Commission either for or against the proposed zoning change. If you oppose the zoning change, however, the attached survey must be completed and returned by August 11, 2021, to fulfill legal requirements for a written formal protest.

As an interested citizen, you may submit public comments to either the City Secretary or to Skye Thibodeaux, Secretary of the Planning and Zoning Commission, P.O. Box 380280, Duncanville, Texas, 75138-0280 or email sthibodeaux@duncanville.com stating your position. You are encouraged to participate in the public hearing and offer comments.

Sincerely,

Skye Thibodeaux, AICP
Secretary, Planning and Zoning Commission

Enclosures



Duncanville
City of Champions

PROPOSED SUP
CASE #2021-019
1430 S MAIN ST

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

Case No. 2021-19 Nancy Kennedy, applicant, representing Shane Nandial, owner of RF & Sons Properties, LLC, is requesting to include a Specific Use Permit "SUP" to allow for the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main St, Duncanville, Dallas County, Texas. This is the first of two public hearings that have been scheduled to receive further input on the requested zoning change.

You have been sent this notice since your property is within the 200-foot notification area of the property being requested for a zoning change. **Your property is not being rezoned.**

The Planning and Zoning Commission will hold a public hearing on Monday, July 26, 2021, at 7:00 p.m. and a City Council public hearing will be held on Tuesday, August 17, 2021, at 7:00 p.m. in the City Hall 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 change.

If you oppose the zoning change, however, the attached survey must be completed and returned by August 11, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

_____ ***In favor*** *of granting the zoning request.*

_____ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1).

2).

3).

Printed Name: _____ Address: _____

Signature: _____ Date: _____

RECEIVED
JUL 21 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

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Please check one:

✓ ***In favor*** *of granting the zoning request.*

_____ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1).

2).

3).

Printed Name: Brandy Christy / George Christy Address: 114 Graystone Pl. / 120 Graystone Pl.

Signature: George Christy / Brandy Christy Date: 09-16-21

RECEIVED
JUL 22 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

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If you oppose the zoning change, however, the attached survey must be completed and returned by August 11, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

__✓__ ***In favor*** *of granting the zoning request.*

_____ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). More Business Activity

2). Safety Concerns –

3).

Printed Name: Sal Varela Address: 209 & 217 E Danieldale Duncanville 75137

Signature: [signature] Date: 7/12/21

RECEIVED
JUL 22 2021
CITY OF DUNCANVILLE
PUBLIC WORKS DEPT.

The following form may be filled out and mailed to:

Planning and Zoning Commission
City of Duncanville
Attn: Public Works Department
P.O. Box 380280
Duncanville, TX 75138-0280

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If you oppose the zoning change, however, the attached survey must be completed and returned by August 11, 2021, to fulfill legal requirements for a written formal protest.

Please check one:

_____ ***In favor*** *of granting the zoning request.*

_X_ ***Not in favor*** *of granting the zoning request.*

My reasons are as follows:

1). UNCLEAR TYPE OF PUMP & FUEL TO BE PUMPED

2). LOCATION OF PUMPS/EQUIPMENT ON LOT NOT SPECIFIED

3). STORAGE LOCATION/CAPACITY/TYPE NOT SPECIFIED

Printed Name: LARRY STEGALL

AFFECTED Address: 118 GRAYSTONE PL, DUNCANVILLE

Signature: [signature]

Date: 2/19/21

ATTACHMENT 8

FARHAN RASHAD PAUL
4948 EYRIE CT
GRAND PRAIRIE, TX 750523061

CAVAZOS MARTHA M & VARELA SALVADOR
PO BOX 22444
DALLAS, TX 752220000

BILHARTZ MANAGEMENT GROUP LLC THE
PO BOX 381759
DUNCANVILLE, TX 751381759

BILHARTZ MANAGEMENT GROUP LLC THE
PO BOX 381759
DUNCANVILLE, TX 751381759

LIMU REALTY CO LLC
1015 S MAIN ST
DUNCANVILLE, TX 751372319

BOLLIN CAMERON L
5311 CLUBVIEW DR
DALLAS, TX 752321909

CHRISTY GEORGE R &
902 FAIRWAY DR
DUNCANVILLE, TX 751374612

MCCONNELL JULIA N
5048 EDGECLIFF DR
WICHITA FALLS, TX 763024828

STEGALL FAMILY TRUST THE
1511 GREEN TREE LN
DUNCANVILLE, TX 751373717

SADLER ROBERT LESLIE &
1407 MAIN ST
DUNCANVILLE, TX 751373211

FOX LEWIS DAVID
1850 CIMARRON TRL
MIDLOTHIAN, TX 760659497

JEFFERSON DEWAYNE MICHAEL
124 GRAYSTONE PL
DUNCANVILLE, TX 751373241

C G & J FINANCIAL SOLUTIONS LLC
2611 N VERMONT AVE
LOS ANGELES, CALIFORNIA 900271244

INNOVATIVE DEVELOPERS INC
930 W 1ST ST STE 201
FORT WORTH, TX 761022730

SAI SAANVI INC
3732 EDGEWOOD CT
GRAND PRAIRIE, TX 750526698

TOXIC ASSETS LLC
1504 FALCON
DESOTO, TX 751152414

SHEFFIELD TOM WAYNE
1423 S MAIN ST
DUNCANVILLE, TX 751373211

RF & SONS PROPERTIES LLC
533 COYOTE RD
SOUTHLAKE, TX 760921979

TSING STEPHEN
5435 LEEWAY DR
DALLAS, TX 752362265

WASHINGTON CYNTHIA
120 BROOKSIDE DR
DUNCANVILLE, TX 751373248

LEVITT HOMES INC
14785 PRESTON RD STE 275
DALLAS, TX 752547876

GOMEZ JAQUELINE SERNA
129 BROOKSIDE DR
DUNCANVILLE, TX 751373249

JORDAN MONA
132 BROOKSIDE DR
DUNCANVILLE, TX 751373248

MUNOZ ANTONIO & JUANA GOMEZ
129 BROOKSIDE DR
DUNCANVILLE, TX 751373249

GOMEZ JUANA &
129 BROOKSIDE DR
DUNCANVILLE, TX 751373249

LEVITT HOMES INC
7777 GLADES RD STE 410
BOCA RATON, FLORIDA 334344193

DUBOSE LISA M
PO BOX 171181
ARLINGTON, TX 760031181

CORE JAMES III
8503 CAPE ROYAL DR
CYPRESS, TX 774336676

CRUZ EFRAIN & GUADALUPE
102 BROOKSIDE DR
DUNCANVILLE, TX 751373248

LIEU LINDA &
926 CAMBRIDGE DR
DUNCANVILLE, TX 751374602

GURRY LLC
8718 SADDLEHORN DR
IRVING, TX 750634223

ITALY FAMILY PHARMACY INC
2549 MARINA DR
GRAND PRAIRIE, TX 750546852

TELLEZ LEONEL & ANAHI
110 BROOKSIDE
DUNCANVILLE, TX 751373248

OJI DONALD N &
2221 LAUREL FOREST DR
FORT WORTH, TX 761773510

DILLARD CAROL
113 BROOKSIDE DR
DUNCANVILLE, TX 751373249

REID JUANITA
103 BROOKSIDE DR
DUNCANVILLE, TX 751373249

BEAVERS PAMELA
109 BROOKSIDE DR
DUNCANVILLE, TX 751373249

MARTINEZ VALENTIN & DIANA
1910 DUNCANVILLE RD
OVILLA, TX 751541471

PERKINS ANDRE LAMARR & AMBER
105 BROOKSIDE DR
DUNCANVILLE, TX 751373249

ATTACHMENT 9

PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
203 E WHEATLAND ROAD
MONDAY, JULY 26, 2021 @ 7:00 P.M.

A meeting for the Planning and Zoning Commission was held on Monday, July 26, 2021, at 7:00 p.m. with the following present:

Planning and Zoning Commission Members:

Greg Zylka	Chairman	
Betty Culbreath	Vice-Chairman	
Eric Pena	Commissioner	Excused absence
Jana McBroom	Commissioner	
George Turner	Commissioner	Excused absence
Elias Rodriguez	Commissioner	
Richard Shaw	Commissioner	

Staff present:
Skye Thibodeaux, AICP, City Planner

The meeting was called to order at 7:02 p.m. by Chairman Zylka.

Item No. 1 – Receive Public Comments

Due to recent changes in state legislation, public comments have been added to the agendas of all boards and commissions subject to the Open Meetings Act, with time allocated at the beginning of each meeting. Comments are limited to two minutes per speaker.

No comments were received.

Item No. 2 – Approval of meeting minutes for the special meeting on July 19, 2021.

Commissioner Culbreath made a motion as seconded by Commissioner Rodriguez to approve the minutes. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Item No. 3 – Consider a request (2021-24) for approval of a Final Plat by Scott Davis, Applicant, representing Frances Nance, Owner, to plat a portion of property out of the Anthony Bledsoe Survey, Abstract No. 112, Page 790, Tract 16, approximately 2.964 acres, more commonly known as 1301 N Main Street, City of Duncanville, Dallas County, Texas.

Skye Thibodeaux presented background information regarding the proposed Final Plat.

Commissioners received clarification regarding location of existing site features in relation to proposed property boundaries.

Unapproved

Commissioner Culbreath made a motion, seconded by Commissioner Shaw to approve the Final Plat as presented. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Item No. 4 – Conduct a public hearing (2021-19) for consideration and action regarding the request of Nancy Kennedy, Applicant, representing the RF & Sons Properties, LLC, Owner, to include a Specific Use Permit "SUP" to allow the use of Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, more commonly known as 1430 S Main Street, City of Duncanville, Dallas County, Texas.

Skye Thibodeaux presented background information regarding the proposed SUP.

Discussion followed regarding proposed ingress and egress to the property, intended tenants, and intended site features.

Public hearing opened at 7:14 pm.

Nancy Kennedy, representing the applicant, explained details of the site plan and provided information regarding intended tenants.

Commissioner Culbreath made a motion to close the public hearing at 7:21 pm, with motion seconded by Commissioner Shaw. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Commissioner Rodriguez made a motion, seconded by Commissioner Culbreath to approve the SUP as presented with no additional conditions. The vote was 4-1 in favor with Chairman Zylka voting against and with Commissioner Turner and Commissioner Pena absent.

Item No. 5– Conduct a public hearing (2021-21) for consideration and action regarding a City-initiated request to rezone the following properties from Local Office/Retail District "LOR" to SF-7 Single-Family Residential District:

LEGAL DESCRIPTION	COMMONLY KNOWN AS
PELTS, BLOCK A, LOT 6A	1211 HIGHLAND DRIVE
PELTS, BLOCK A, LOT 5A	1215 HIGHLAND DRIVE
PELTS BLOCK A, LOT 4A	1219 HIGHLAND DRIVE
PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 3A	1227 HIGHLAND DRIVE
PELTS/COLONNADE/SLAYBACK REP, BLOCK A, LOT 1A	1231 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK A, PT TRAIL 2	1235 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK A PT TRAIL 2	127 JEWELL LANE
DANIELDALE ACRES, ABSTRACT 1299	126 JEWELL LANE
DANIELDALE ACRES, BLOCK B, LOT 2	1303 HIGHLAND DRIVE

Unapproved

DANIELDALE ACRES, BLOCK B, LOT 3	1311 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK B, LOT 4	1315 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK B	1323 HIGHLAND DRIVE
DANIELDALE ACRES BLOCK B LOT 6 & LOT 7	1331 HIGHLAND DRIVE
DANIELDALE ACRES, BLOCK B LOT 7	125 LITTLE STREET

Skye Thibodeaux presented background information regarding the proposed rezone.

No discussion followed.

Public hearing opened at 7:26 pm.

Dianne Walker, owner of 135 Austin Stone Drive, had general questions regarding the intent of the case. Skye Thibodeaux provided a response. There were no further questions.

Commissioner Culbreath made a motion to close the public hearing at 7:29 pm, with motion seconded by Commissioner Shaw. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Commissioner Culbreath made a motion, seconded by Commissioner Rodriguez to approve the proposed rezoning. The vote was unanimous 5-0 in favor with Commissioner Turner and Commissioner Pena absent.

Item No. 6 – Adjourn
Being no further business, the meeting adjourned at 7:32 pm.

_____ _____

Skye Thibodeaux, Secretary Greg Zylka, Chairman

Unapproved

ORDINANCE NO. 2407

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING LOCAL OFFICE/RETAIL "LOR" DISTRICT ZONING TO INCLUDE A SPECIFIC USE PERMIT "SUP" FOR FUEL PUMPS ON VILLAGE SOUTH SHOPPING CENTER ADDITION, LOT 1, APPROXIMATELY 2.88 ACRES, MORE COMMONLY KNOWN AS 1430 S MAIN STREET, DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE EXHIBITS WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended the Local Office/Retail "LOR" District zoning to include a Specific Use Permit "SUP" for Fuel Pumps on Village South Shopping Center Addition, Lot 1, approximately 2.88 acres, City of Duncanville, Dallas County, Texas, more commonly known as 1430 S Main Street, and being more particularly described in Exhibit "A" and Exhibit "B", attached hereto and made a part hereof for all purposes (the "Property").

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

- No additional special conditions.

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

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

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

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

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 17th day of August, 2021.

APPROVED:

_____

Barry L. Gordon, Mayor

ATTEST:

_____

Kristin Downs, City Secretary

APPROVED AS TO FORM:

_____

Robert E. Hager, City Attorney

EXHIBIT A

Know what's below. Call before you dig.

SURVEY PLAT

RHODES Surveying ©
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1430 S. MAIN STREET, in the city of DUNCANVILLE Texas. Lot No. 1, Block No. –
of VILLAGE SOUTH SHOPPING CENTER ADDITION, an addition in the city of DUNCANVILLE, DALLAS COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME 85223 at PAGE 7698 of the MAP records of DALLAS COUNTY, TEXAS.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

THIS PLAT IS NOT LEGIBLE. BOUNDARY IS PER EVIDENCE FOUND ON SITE MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

1529 E. I-30, STE. 106 – GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY TRICON GROUP

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 02/03/2021
G. F. No.: –
Job no.: 108592
Drawn by: CR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TRICON GROUP

LEGEND

WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING

MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET 'X'
FOUND 'X'
5/8" IRON ROD FOUND
PK NAIL FOUND
C – CABLE
CO – CLEAN OUT
GM – GAS METER
FH – FIRE HYDRANT
LP – LIGHT POLE
MH – MANHOLE
GW – GUY-WIRE
E – ELECTRIC
PP – POWER POLE
T – TELEPHONE
WM – WATER METER
WV – WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

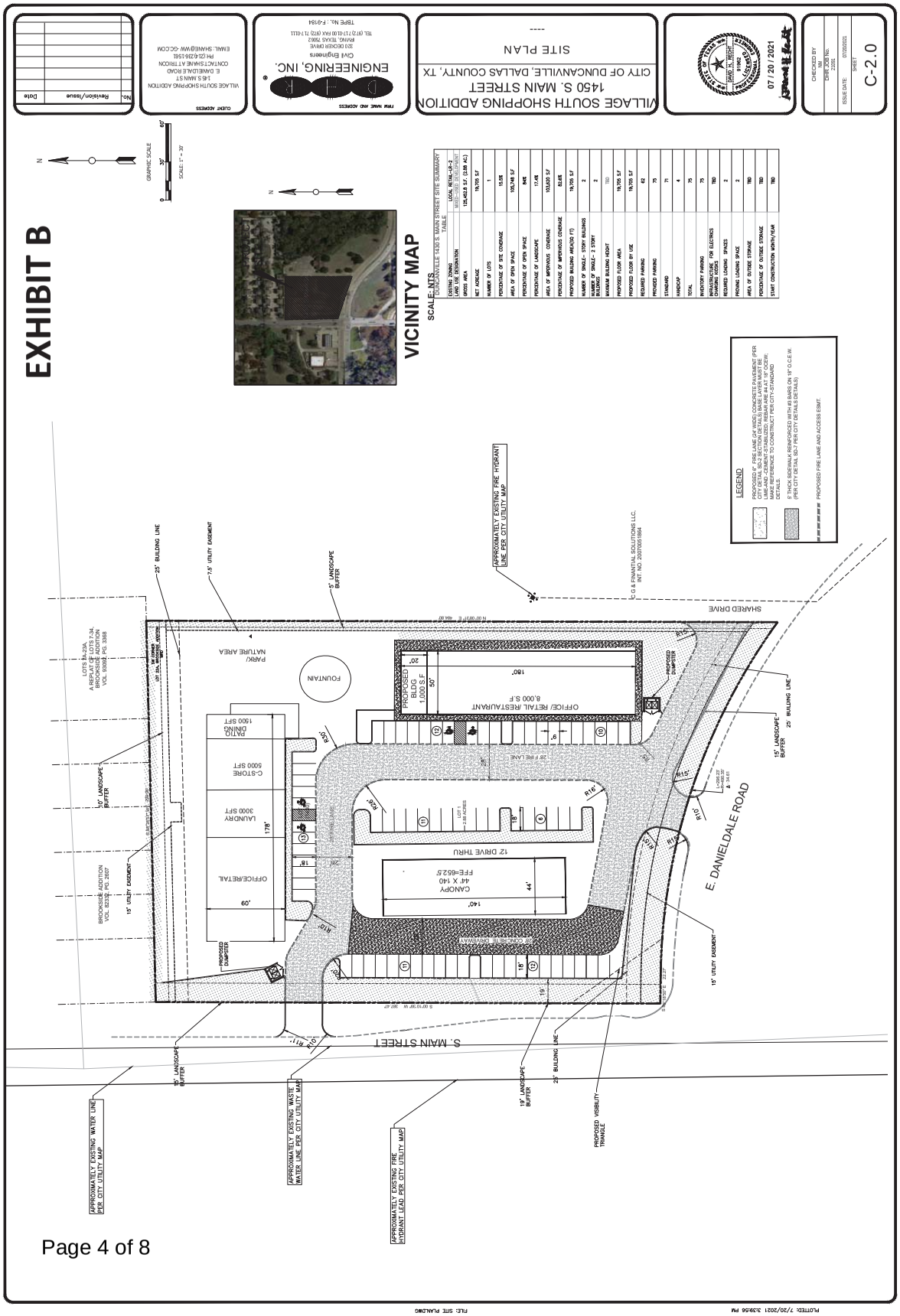


EXHIBIT B
VILLAGE SOUTH SHOPPING ADDITION
1450 S. MAIN STREET
CITY OF DUNCANVILLE, DALLAS COUNTY, TX
SITE PLAN
07 / 20 / 2021
ENGINEERING, INC.
Civil Engineers
TBPE No.: F-9184
VILLAGE SOUTH SHOPPING ADDITION
E. DANIELDALE ROAD
S. MAIN STREET
SHARED DRIVE
VICINITY MAP
SCALE: NTS
DUNCANVILLE 1450 S. MAIN STREET SITE SUMMARY TABLE
LEGEND
PROPOSED 6" FIRE LANE (44' WIDE) CONCRETE PAVEMENT (PER CITY DETAIL 6A-2 SECTION DETAILS BASE LAYER MUST BE LIME STABILIZED TO ENSURE PROPER SUPPORT. MAKE REFERENCE TO CONSTRUCT PER CITY-STANDARD DETAILS
5' THICK SIDEWALK REINFORCED WITH #3 BARS ON 18" O.C.E.W. (PER CITY DETAIL 6G-7 PER CITY DETAILS DETAILS)
PROPOSED FIRE LANE AND ACCESS ESMT.
PROPOSED BUILDING 1,000 S.F
OFFICE/ RETAIL /RESTAURANT 8,000 S.F
CANOPY 44' X 140 FFE=652.5'
OFFICE/RETAIL 5000 SFT
C-STORE 5000 SFT
LAUNDRY 3000 SFT
PATIO DINING 1500 SFT
FOUNTAIN
PARK/ NATURE AREA
12' DRIVE THRU
20' FIRE LANE
PROPOSED DUMPSTER
APPROXIMATELY EXISTING FIRE HYDRANT LINE PER CITY UTILITY MAP
APPROXIMATELY EXISTING WATER LINE PER CITY UTILITY MAP
APPROXIMATELY EXISTING WATER LINE PER CITY UTILITY MAP
APPROXIMATELY EXISTING FIRE HYDRANT LEAD PER CITY UTILITY MAP
PROPOSED VISIBILITY TRIANGLE
25' BUILDING LINE
15' UTILITY EASEMENT
5' LANDSCAPE BUFFER
10' LANDSCAPE BUFFER
15' LANDSCAPE BUFFER
C & G FINANTIAL SOLUTIONS LLC. INST. NO. 20070051664
LOTS 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, 10R, 11R, 12R, 13R, 14R, 15R, 16R, 17R, 18R, 19R, 20R, 21R, 22R, 23R, 24R, 25R, 26R, 27R, 28R, 29R, 30R, 31R, 32R, 33R, 34R, 35R, 36R, 37R, 38R, 39R, 40R,

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BC	Taxodium distichum	Bald Cypress	12 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
BO	Quercus macrocarpa	Bur Oak	1 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	19 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CP	Pistachio chinensis	Chinese Pistache	8 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	10 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Oak	6 EA.	#100, 4" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
RB	Cercis canadensis 'Oklahoma'	Redbud 'Oklahoma'	6 EA.	#45, 10' Ht.Min., 6' spread Min.	Container, Single trunk., Well Branched
RS	Hibiscus syriacus	Rose of Sharon	21 EA.	#15, 5' min. Ht., 4' min. spread	Container, Well branched, Speciman
SH	Ilex opaca 'Savannah'	Savannah Holly	8 EA.	#45, 10' Ht.Min., 6' spread Min.	Container, Single trunk., Well Branched, Tree Form
TY	Ilex vomitoria	Tree Yaupon	2 EA.	#45, 10' Ht.Min., 6' Spread Min.	Container, 3 to 5 canes, 1" cal. Cane min., Well Branched, Berried
Shrubs					
AEG	Abelia grandiflora 'Edward Goucher'	Abelia 'Edward Goucher'	96 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Speciman, Plant 30" O.C.
AJ	Juniperus horizontalis 'Youngstown'	Andorra Juniper	58 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Plant 42" O.C.
ALL	Abelia grandiflora 'Lemon-Lime'	Abelia 'Edward Goucher'	106 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Speciman, Plant 30" O.C.
CB	Berberris thunbergii 'Concorde'	Barberry 'Concorde'	116 EA.	#1, 12" min. Ht., 12" min. spread	Container, Well branched, Full to ground, Plant 24" O.C.
DBH	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	146 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" O.C.
DTS	Leucophyllum candidum 'Thunder Cloud'	Texas Sage 'Thunder Cloud'™	3 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 48" O.C.
EL	Elaeagnus macrophylla 'Ebbenij'	Elaeagnus	82 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 60" O.C.
FQ	Chaenomeles japonica	Flowering Quince	20 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 60" O.C.
IH	Raphiolepis indica 'Enchantress'	Indian Hawthorn 'Enchantress'	92 EA.	#3, 18" min. Ht. 18" min. spread	Container, Well branched full to ground, Speciman, Plant 36" O.C.
MS	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	16 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 60" O.C.
NRS	Ilex 'Nellie R. Stevens' Holly	Nellie R. Stevens Holly	15 EA.	#7. 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 60" O.C.
OLH	Ilex x 'Conaf'	Oakleaf Holly	4 EA.	#7. 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 8 Ft. O.C.
RY	Hesperaloe parviflora	Red Yucca	15 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 48" O.C.
SLY	Yucca gloriosa	Soft Leaf Yucca	16 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" O.C.
TJ	Juniperus virginiana 'Taylor'	Taylor Juniper	14 EA.	#7. 48" min. Ht., 24" min. spread	Container, Well branched full to ground, Speciman, Plant 36" O.C.
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	* Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
Misc					
DG	Decomposed Granite		* Sq. Ft.	4" depth	Install per detail
SE	Steel Edging Reyerson		* Ln. Ft.	1/8" x 4"	Install per detail, 1" above adjacent grade. Install with metal stakes

Landscape Requirements

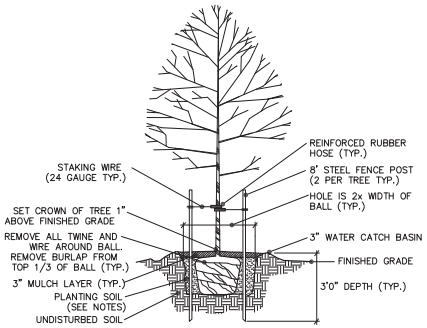
ITEM	REQUIRED	PROVIDED
Landscape Area:		
20% of Total Area (125,452.8 Sq. Ft.)	25,090 Sq. Ft.	46,490 Sq. Ft.
1 Shade Tree or 2 Ornamental Trees per 400 Sq. Ft. of required Landscape Area (25,090 Sq. Ft.)	63 EA.	56 Ea. Shade Trees / 37 Ea. Ornamental Trees
1 Shrub per 25 Sq. Ft. of required Landscape Area	1004 Ea	573 Ea.
Parking Lot Landscape		
9 Ft. Min Width, 150 Sq. Ft. Min.	Yes	Yes
25 Sq. Ft. per parking space (75 Ea.)	1,875 Sq. Ft.	3,405 Sq. Ft.
1 Shade Tree or 2 Ornamental Trees per15 parking spaces	5 Ea.	10 Ea.
1 Shade Tree within 60 Ft of parking space	Yes	Yes
Terminus Island	Yes	Yes
Landscape Buffer		
15 Ft. Wide Landscape Buffer along Street Frontage		
Danieldale	15 Ft.	15 Ft.
South Main Street	15 Ft.	19 Ft.
1 Shade Tree per 40 Ln. Ft. of R.O.W		
Danieldale: 318.5 Ln. Ft.	8 Ea.	10 Ea
South Main Street: 387.47 Ln. Ft.	10 Ea.	17 Ea.
Parking Lot Screening		
Continuous Shrub Buffer	Yes	Yes

Maintenance

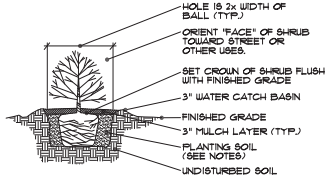
1. The Owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. The Owner, tenant and/or their agent is responsible for regular mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping.
2. All required landscaping shall be maintained in a neat and orderly manner at all times. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
3. Replacement of Dead Plant Materials. Plant materials which die shall be removed and replaced with plant material of similar variety and size with sixty (60) days. Tree with a trunk diameter in excess of six inches (6") measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk caliper of no less than three inches (3") measured twenty-four inches (24") above the ground. A time extension my be granted by the building official for conditions relating to a season of the year per the requirements of the Landscape Ordinance.
4. Enforcement. Failure to maintain any landscape area in compliance with the Landscape Ordinance is considered a violation of this Ordinance and shall be subject to penalties of this Ordinance. If at any time after the issuance of a certificate of occupancy the approved landscaping is found to be in nonconformance to the standards and criteria of the Landscape Ordinance, the building official or designee shall issue notice to the owner, tenant and/or their agent citing the violation and describing the section required to comply with the Landscape Ordinance.
5. Utility Lines and Rights-of-Way. Any damage to utility lines resulting from the negligence of the property owner, his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscape area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nevertheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

PLANTING NOTES:

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
15. All landscape areas to be watered by an automatic landscape irrigation system.



2 TREE PLANTING
SCALE: NONE



1 SHRUB PLANTING
SCALE: NONE

PLANT LEGEND

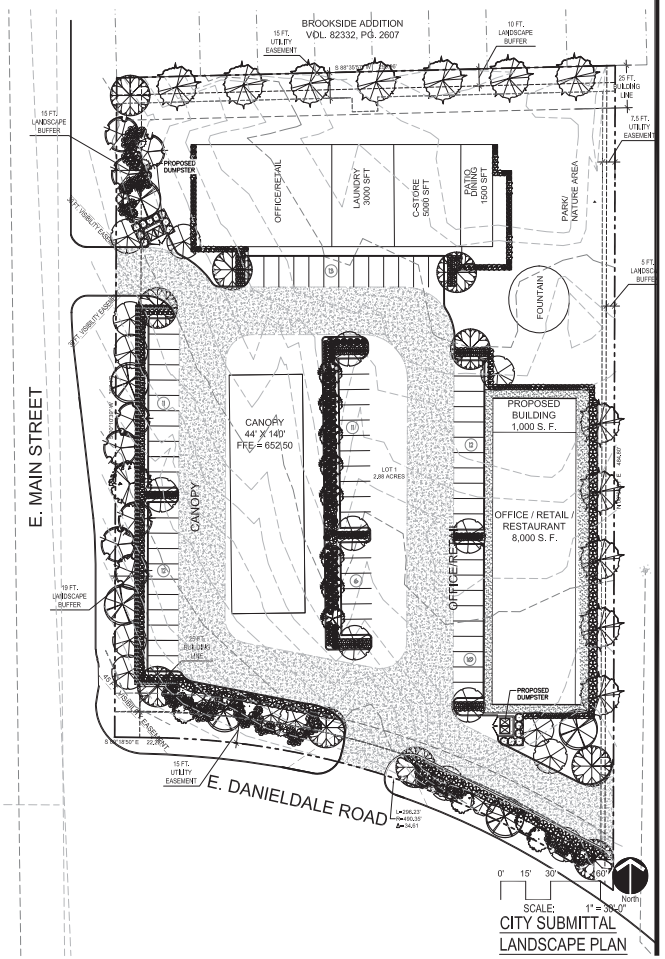
SHADE TREES
- Bur Oak
- Cedar Elm
- Chinese Pistache
- Live Oak
- Shumard Red Oak

ORNAMENTAL TREES
- Redbud
- Rose of Sharon
- Savannah Holly
- Yaupon Holly

SHRUBS
- Abelia 'Edward Goucher'
- Abelia 'Lemon Lime'
- Andorra Juniper
- Concorde Barberry
- Dwarf Burford Holly
- Dwarf Texas Sage
- Eleagnus
- Flowering Quince
- Indian Hawthorn
- Mexican Salvia
- Nellie R. Stevens Holly
- Oakleaf Holly
- Taylor Juniper

LAWN GRASSES
- Bermuda

MISCELLANEOUS
- Decomposed Granite



CITY SUBMITTAL
LANDSCAPE PLAN

VILLAGE SOUTH SHOPPING ADDITION

1450 SOUTH MAIN STREET
DUNCANVILLE, TEXAS

PROJECT NAME	VILLAGE SOUTH
PROJECT NUMBER	21-040
REVISIONS	OWNER'S COMMENTS 7/2021

REGISTERED LANDSCAPE ARCHITECT RICKY D. PETTY 2426 STATE OF TEXAS

6/23/2021

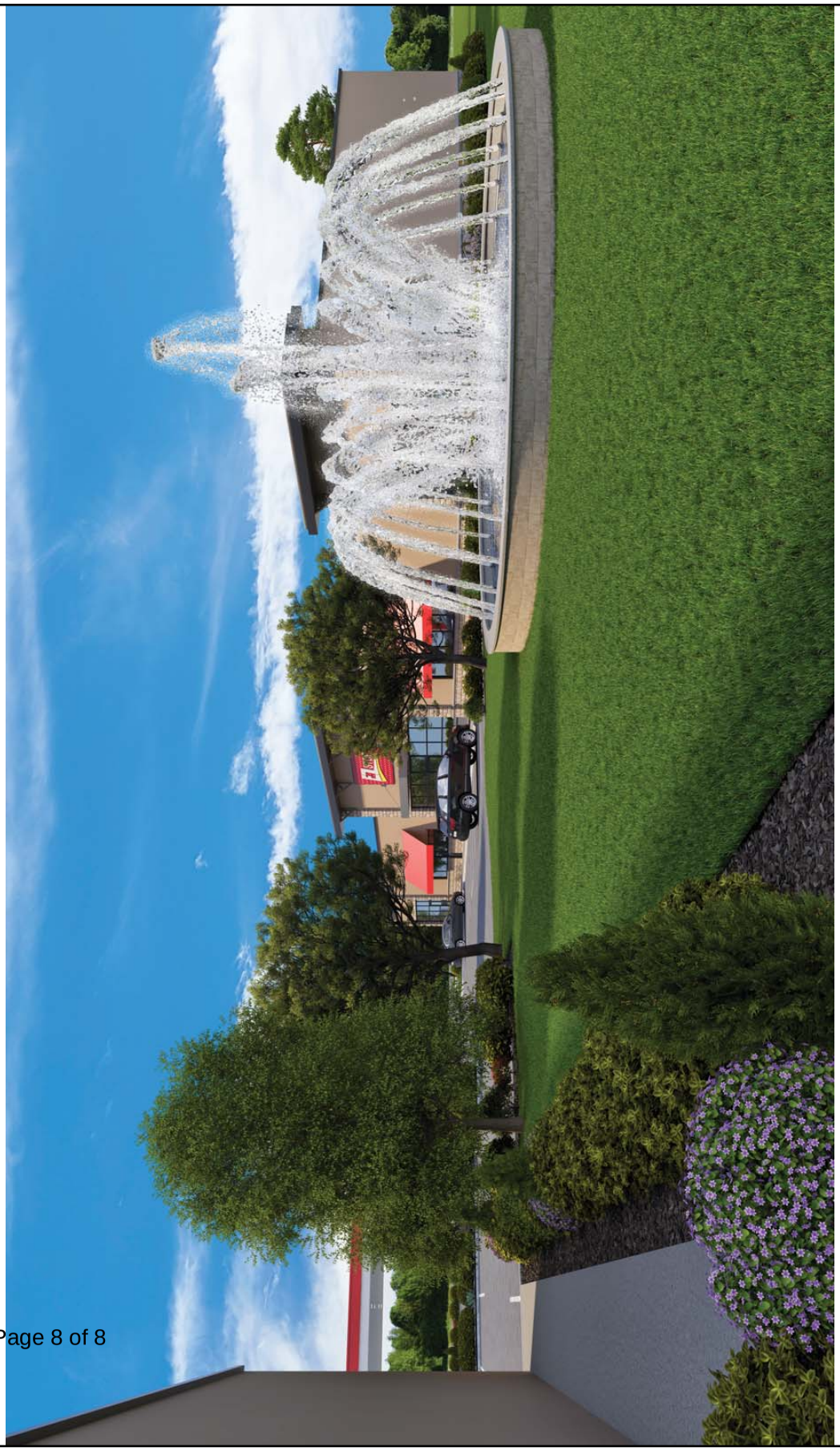
PROJECT NAME
VILLAGE SOUTH SHOPPING ADDITION
1450 S. MAIN ST.
DUNCANVILLE
TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-0265
e-mail: ricky@rdpetty.com

TITLE	LANDSCAPE
DATE	JUNE 23, 2021
SCALE	1" = 30'-0"
SHEET	L-1

Exxon

EXXON



STAFF REPORT

MEETING: City Council - 17 Aug 2021

TITLE:
Consider appointments to various Boards and Commissions including Board of Adjustment, City Planning & Zoning Commission, Duncanville Community and Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Multicultural Social Engagement Partnership, Park & Recreation Advisory Board, Sign Control Board, TIF (Tax Increment Financing Reinvestment Zone Number One), and Tri-Cities Animal Control Board.

FY 2019 CITY COUNCIL ORGANIZATIONAL WORKPLAN:

- **1. Most engaged citizens in America**
  - **Goal 1: Foster a values-based environment where employees are supported and encouraged to develop, in order to achieve and sustain a healthy relationship between the organization's stakeholders.**

STAFF RESPONSIBLE:
Kristin Downs, City Secretary

BACKGROUND/HISTORY:
Each year the board and commission members whose terms are ending in August of that year are allowed to request reappointment to their current board or commission. In addition, the City advertises the need for new board and commission applicants through various media sources, including the City's website, the Champion monthly newsletter, announcements during City Council meetings, the City's LED Sign located at the corner of Main and Wheatland, weekly newsletters, and social media.

The City Council held a Special Meeting to interview each new applicant and current board members whose terms ends in August. Once City Council has made appointments, the new terms for each will begin on September 1, 2021.

POLICY EXPLANATION:
City Council will need to formally appoint citizens to the Board of Adjustment, City Planning & Zoning Commission, Duncanville Community and Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Multicultural Social Engagement Partnership, Park & Recreation Advisory Board, Sign Control Board, TIF (Tax Increment Financing Reinvestment Zone Number One), and Tri-Cities Animal Control Board to fill the vacancies created by terms ending in August 2021 as well as resignations over the past year.

FUNDING SOURCE:
N/A

Contract Log #:
N/A

RECOMMENDATION:
Staff recommends approval of appointments to various Boards and Commissions including Board of Adjustment, City Planning & Zoning Commission, Duncanville Community and Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Multicultural Social Engagement Partnership, Park & Recreation Advisory Board, Sign Control Board, TIF (Tax Increment Financing Reinvestment Zone Number One), and Tri-Cities Animal Control Board.