



Duncanville Special Called Meetings Meeting Agenda Comprehensive Plan Workshop

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

**Tuesday, September 9, 2025
4:00 P.M.**

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

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

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

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

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

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

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

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

- Submit a comment by 2:00 p.m. on Tuesday, September 9, 2025.
 - Email city.secretary@duncanvilletx.gov
 - Email title: Public Comment – Tuesday, September 9, 2025
 - First Name, Last Name, and Address
-

CALL TO ORDER**RECEIVE PUBLIC COMMENTS****1. REPORTS**

- A. Present, discuss, and deliberate the Comprehensive Plan. City Council may direct staff to make additions, deletions or corrections to the proposed Comprehensive Plan Document.

3 - 4

[Comprehensive Plan Workshop - Pdf](#)

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Tuesday, September 2, 2025, by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Chiquita Taylor, City Secretary

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

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



STAFF REPORT

MEETING: Comprehensive Plan Workshop - 09 Sep 2025

TITLE:

Present, discuss, and deliberate the Comprehensive Plan. City Council may direct staff to make additions, deletions or corrections to the proposed Comprehensive Plan Document.

Vision Statement:

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

Pillar:

- **Develop: Infrastructure Improvement Strategy**
 - Ensure the viability and adaptability of the city’s infrastructure, facilities, and transportation network through thoughtful financial and long-term planning.
- **Promote: Innovative Ideas for Development and Re-development**
 - Pursue a diverse and robust economy through various business, housing, and employment opportunities that encourage forward-thinking community and economic development.
- **Re-Imagine: High Quality of Life**
 - Develop, maintain, and encourage safe, attractive, viable family-oriented neighborhoods that embrace diversity and pride, promoting economic vitality.

STAFF RESPONSIBLE:

Richard B. Abernethy, Interim City Manager
Mark Rauscher, Assistant City Manager

BACKGROUND/HISTORY:

Over the last year the City has been working to develop the City's Comprehensive Plan. A timeline of the development of this plan is below:

- July 2024 – City Council awarded contract to MRB Group
- August 2024 – Steering Committee formed
- September 2024 – Official project kick-off
- December 2024 – Community workshops held
- January 2025 – Joint Council/EDC strategy meetings
- April 2025 – Second round of community workshops
- June 2025 – First draft of Comprehensive Plan released
- July 22, 2025 – Joint City Council & P&Z meeting to unveil plan and hold public hearing
- August 5, 2025 - City Council was briefed on the remaining schedule

- August 11, 2025 - Comprehensive Plan presented to the Planning and Zoning Commission
- August 25, 2025 - the Duncanville Community and Economic Development Corporation recommended approval of the plan with suggested edits
- September 8, 2025 - the Planning and Zoning Commission reviewed the plan.

POLICY EXPLANATION:

The next step was to present the Comprehensive Plan to the City Council on September 9th. The presentation included all recommendations and suggestions from the Planning and Zoning Commission and the Duncanville Community and Economic Development Corporation as well public comments. Based on City Council's feedback and suggestion at the workshop, staff will present the plan for adoption at a special called City Council meeting on September 30th.

FUNDING SOURCE:

ORG and Object Number

N/A

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

ACTION ALTERNATIVES:

1. Provide feedback, suggestions, or edits on the Comprehensive Plan.
2. Other actions as directed by Council.