



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

**Tuesday, September 30, 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 speak during public comments, please complete a comment card and give it to the receptionist prior to the meeting.

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

- Submit a comment by 2:00 p.m. on Tuesday, September 30, 2025.
 - Email city.secretary@duncanvilletx.gov
 - Email title: Public Comment – Tuesday, September 30, 2025
 - First Name, Last Name, and Address
-

CALL TO ORDER

RECEIVE PUBLIC COMMENTS

“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.

If no request cards are received by the time the regular Council meeting begins, the Mayor will skip the Citizens Public Comment Period.

1. ITEMS FOR INDIVIDUAL CONSIDERATION

- | | | |
|----|--|-------|
| A. | Consider approval of Ordinance No. 2554 adopting the 2040 Duncanville Comprehensive Master Plan and Future Land Use Map.
Adoption of Duncanville 2024 Comprehensive Master Plan - Pdf 2040 Comprehensive Plan | 3 - 8 |
|----|--|-------|

2. STAFF PRESENTATIONS

- | | | |
|----|--|--------|
| A. | Briefing on the Comprehensive Plan Implementation Committee
Briefing on the Comprehensive Plan Implementation Committee | 9 - 14 |
|----|--|--------|

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 23, 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: Special Called Meetings - 30 Sep 2025

TITLE:

Consider approval of Ordinance No. 2554 adopting the 2040 Duncanville Comprehensive Master Plan and Future Land Use Map.

Vision Statement:

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

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 Agenda Item #1.
- 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.
- September 9, 2025 - The City Council held a workshop to review, discuss and edit the Comprehensive Plan

POLICY EXPLANATION:

The action today would be to approve the ordinance to adopt the Duncanville 2040 Comprehensive Plan and Future Land Use Map. Staff recommends approval.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

\$0.00

Purchase Amount

\$0.00

After Encumber

\$0.00

ACTION ALTERNATIVES:

1. Approved the ordinance adopting the 2040 Duncanville Comprehensive Plan.
2. Do not approve the ordinance adoption the 2040 Dunacanville Comprehensive Plan.
3. Other actions as directed by Council.

ATTACHMENTS:

[DUNCANVILLE CODE OF ORDINANCES - Duncanville 2040 Final
34x44 Future Land Use FNL](#)

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS

ORDINANCE NO. 2554

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER ADDING A NEW APPENDIX C, COMPREHENSIVE LAND USE PLAN ENTITLED, DUNCANVILLE 2040 - COMPREHENSIVE MASTER PLAN AND THE LAND USE MAP PROVIDING FOR NEW PLAN AND FUTURE LAND USE PLAN AND MAP; USE PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City staff, commissions, committees and outside consultants have worked to establish the “Duncanville 2040 – A Comprehensive Master Plan”, for the City of Duncanville, Texas; and

WHEREAS, said plan includes, but is not limited to, demographics, housing characteristics, strategic framework, 2040 Community Planning Goals and Objectives sustainability, land use, parks and open space, transportation and mobility, attractive and well maintained neighborhoods, safe and healthy neighborhoods, neighborhood planning, special area plans which support redevelopment, redevelopment area policies, and implementation of the such plan; and

WHEREAS, City Council desires to adopt a new Comprehensive Master Plan and

WHEREAS, on the City Council, after providing public engagement, hearing and upon recommendation by the Planning and Zoning Commission approved amendments the said new Comprehensive Plan, Duncanville 2040 Comprehensive Master Plan.

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

SECTION 1. That the Code of Ordinances of the City of Duncanville, Texas be, and the same is, hereby amended by adding a new Appendix C, Comprehensive Land Use Plan, which adopt the *Duncanville 2040 - Comprehensive Master Plan*, and Future Land Use Map which shall herein after read as follows:

“DUNCANVILLE CODE OF ORDINANCES

...
APPENDIX C – COMPRENENSIVE LAND USE PLAN

ARTICLE I Enacting Clause:

Section 1.01 Master Comprehensive Plan there is hereby adopted the Duncanville 2040 – Comprehensive Plan Economic Development Strategy, a copy of which shall be officially kept on file with the office of the city secretary. An may hereinafter be for those purposes under state law.

Section 1.02 Future Land Use Map that the new Future Land use map, dated September 2025 is hereby adopted officially a copy of said.

Section 1.03 Effect on Other Municipal Plans:

- (a) That the adopted Comprehensive Plan as provided in this Article shall be a guide for development and redevelopment of the City of Duncanville but shall not replace or supersede other adopted plan such Park Master Plan, Land Use Consumptions-Capital Improvements, Charles Ladd Nature Preserve Plan, or other adopted land use regulations.
- (b) The Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

Section 1.04 Amendments:

The city council may, by ordinance, amend the Comprehensive Land Use Plan and/or after providing public notice, hearing and upon recommendation by the planning and zoning commission.

...”

SECTION 2. That all provisions of the Ordinances of the City of Duncanville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Duncanville, Texas, on this the 30th day of September 2025.

APPROVED:

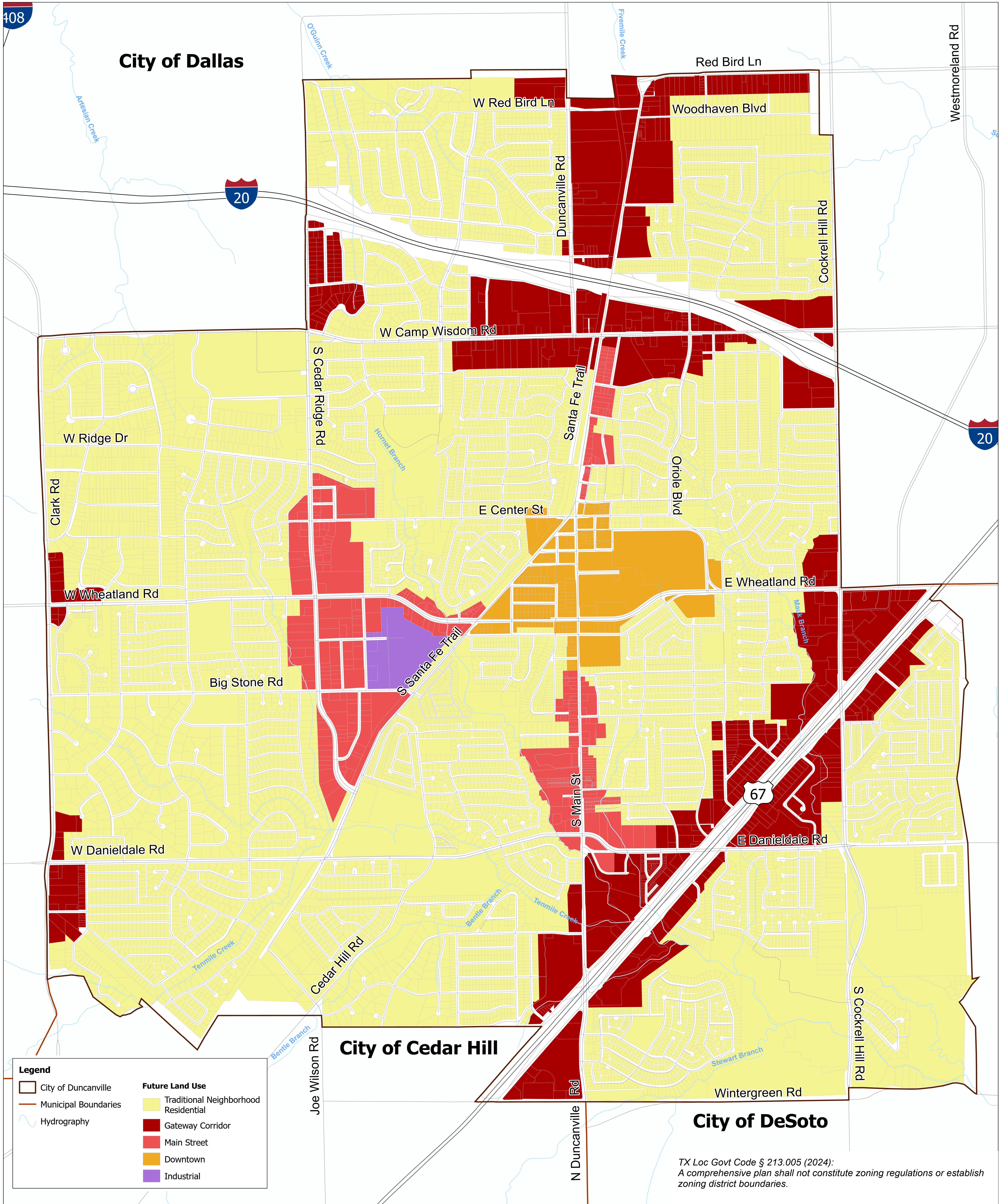
Greg Contreras, Mayor

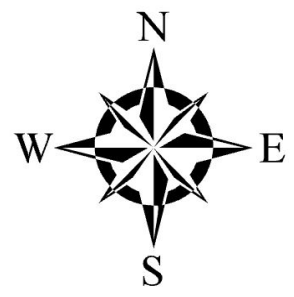
ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager City Attorney
4929-2034-6218



PROJECT	0401.24003.000		Drawn By:	EAC		COMPREHENSIVE PLAN
			Scale:	1" = 7,460'		CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS
SHEET	1 of 1		Date:	SEPT 2025		FUTURE LAND USE MAP



STAFF REPORT

MEETING: Special Called Meetings - 30 Sep 2025

TITLE:

Briefing on the Comprehensive Plan Implementation Committee

Vision Statement:

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

STAFF RESPONSIBLE:

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

BACKGROUND/HISTORY:

As a follow-up to the September 9, 2025 City Council Comprehensive Plan Workshop, staff is providing a briefing on the proposed Comprehensive Plan Implementation Committee. The presentation will include an overview of the committee’s purpose, roles, and responsibilities, as well as the proposed representation. In addition, the briefing will outline recommended next steps.

POLICY EXPLANATION:

This is just a briefing and no action is recommended at this time. Staff will present a recommendation at the October 21, 2025 City Council meeting based on the feedback received from the presentation.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

\$0.00

Purchase Amount

\$0.00

After Encumber

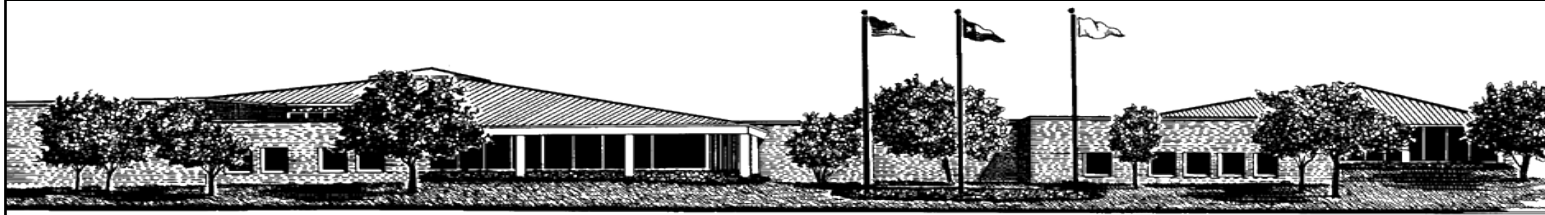
\$0.00

ACTION ALTERNATIVES:

1. Provide feedback to staff on the Comprehensive Plan Implementation Committee.
2. Other actions as directed by Council.

ATTACHMENTS:

[CPIC Committee PresentationFNL](#)



COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE

SEPTEMBER 30, 2025

RICHARD B. ABERNETHY, INTERIM CITY MANGER

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

City of Duncanville



1

Overview and Purpose

- Develop and maintain a working knowledge of the comprehensive plan and partner with City staff in prioritization of plan implementation efforts.
- Composed of approximately seven local residents, business owners, civic stakeholders; City Council liaison.
- Meet quarterly to discuss implementation progress with staff. Serve as a sounding board for implementation prioritization, and a communications link with the community on plan activation.
- Report out to City Council on progress.
- Would not be a formal board or commission.

Proposed Board Representation

- Small Business Owner
- Medium to Large Size Business Owner
- Real Estate Professional or Developer
- Duncanville Resident
- Duncanville Community and Economic Development Corporation Board Member
- Planning and Zoning Commission Member
- Member of the Steering Committee

A representative from City Administration, Planning and Development and Economic Development
Would provide staff support to the committee.

Next Steps

- Receive Feedback from City Council.
- Provide recommendations at the October 21, 2025 City Council meeting.



THANK YOU

Any questions?