



**Duncanville City Council
Regular Meeting Agenda**
City Council Briefing Room and City Council Chamber
Duncanville City Hall, 203 E. Wheatland Road
Duncanville, TX 75166
(972) 780-5017

Tuesday, April 7, 2026
6:00 PM - Work Session/Briefing
7:00 PM - Regular Session

or immediately following the 6:00 PM Work Session/Briefing

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

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

- Submit a comment by 4:00 PM on Tuesday, April 7, 2026.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, April 7, 2026.
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

2. CITY COUNCIL CALENDAR

- A. April 2026 & May 2026 Calendars

3. BRIEFINGS / PRESENTATIONS

- A. Briefing on General Fund Balance and Fund Balance Policy
- B. Briefing on Blue Dot Open Rewards Program for local businesses in preparation for National Small Business Week.

C. Briefing on the Axon FUSUS Community Connect Program

D. Briefing on Health Inspection Procedures

EXECUTIVE SESSION

A. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of Santa Fe Trail, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

B. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

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

CALL TO ORDER

INVOCATION - Pastor Demarco Owens with Central Pointe Church of Christ

PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

4. REPORTS

- A. Mayor's Report
- B. Councilmembers' Report
- C. City Manager's Report

5. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation for Earth Day on April 22, 2026.
- B. Crime Victims' Rights Week

6. CITIZENS' INPUT

In-person citizen comments will be heard during the Regular Session. In keeping with the City Council's Rules of Procedure adopted on June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes. "Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all persons addressing are subject to council adopted rules and limitations permitted by law" At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

7. 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 March 10, 2026, Special Called Meeting and the March 17, 2026, City Council Meeting.
- B. Consider a Resolution to approve an agreement with On Duty Health for annual police officer medical assessments in the expenditure amount not to exceed \$225,556.27 over 5 years.
- C. Consider a Resolution authorizing the renewal of Microsoft 365 subscription from CDW-G, through cooperative TIPS: 230105, for a three year term with a total estimated expenditure of \$255,000.00
- D. Consider a Resolution authorizing an expenditure not to exceed \$450,000 with Tyler Technologies Incorporated, for Annual Software Support and Maintenance over a 3-year term.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Consider a Resolution for Hotel Occupancy Tax FY2026 for The Duncanville Chamber of Commerce
- C. Consider a resolution approving a Second Amendment to the incentive agreement by the Duncanville Community and Economic Development Corporation (DCEDC) with BCVCR Holdings, LLC and Pegasus Bank for the Project located at 220 N. Main Street (Project Encina); Extending the project completion and reimbursement deadline to July 31, 2026.
- D. Conduct a public hearing for consideration and action regarding ZONE-2025-00007 request of Yasmine Leal (applicant/owner) for a Specific Use Permit (SUP) to allow for Short-Term Rental (STR) in a residential neighborhood on real property located at 314 E. Center Street, legally described as Block 1, Lot 3, Freeman Addition, on 0.262 acres, City of Duncanville, Dallas County, Texas.
- E. Conduct a public hearing for consideration and action regarding ZONE-2026-00008 request of DuWest Realty (applicant/owner) for a Specific Use Permit (SUP) to allow for a drive-thru on real property located at 102 N. Cedar Ridge Drive, legally described as Block A, Lot 1, Cedar Ridge Center, on 0.268 acres, City of Duncanville, Dallas County, Texas.
- F. Conduct a public hearing for consideration and action regarding ZONE-2025-00006 request of Monte Anderson (owner) to amend the current Planned Development (PD-2535) and site plan for the residential development on real property located at 402 E. Wheatland Road, legally described as Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres, City of Duncanville, Dallas County, Texas.
- G. Consider an ordinance repealing and replacing Section 16A-39, "Murals," of Ordinance No. 1909, § 1, 10-5-04, to remove restrictions on branded

content and business identification in murals

- H. Consider a resolution approving a mural at Xela Bistro, 1117 S. Main Street, Duncanville, TX 75137.

9. STAFF AND BOARD REPORTS

- A. Briefing on an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and JCTF Real Estate, LLC for the redevelopment, beautification and business expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply Store located at 1014 S. Main Street.

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, March 31, 2026, 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.”