



**Duncanville City Council  
Regular Meeting Agenda**  
City Council Briefing Room and City Council Chamber  
Duncanville City Hall, 203 E. Wheatland Road  
Duncanville, TX 75166

**Tuesday, April 21, 2026**  
5:00 PM - Work Session/Briefing  
7:00 PM - Regular Session

**or immediately following the 5:00 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](mailto: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 3:00 PM on Tuesday, April 21, 2026.
- Email [city.secretary@duncanvilletx.gov](mailto:city.secretary@duncanvilletx.gov)
- Email title: Public Comment – Tuesday, April 21, 2026.
- First Name, Last Name, and Address

## **WORK SESSION / BRIEFING**

### **1. DISCUSS AGENDA ITEMS**

### **2. CITY COUNCIL CALENDAR**

- A. April 2026 and May 2026 Calendars

### **3. BRIEFINGS / PRESENTATIONS**

- A. Briefing and Discussion on draft Letter of Intent (LOI) for a development proposal located at 100 E Wheatland Rd.
- B. Drainage Master Plan Summary and Results Briefing

- C. Renaming of Shady Trail Drive Briefing

## **EXECUTIVE SESSION**

- A. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.
- 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.
- C. 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 north Main Street, 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.

## **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 Calvin Funchess with Crossroads of Life Assembly

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. National Library Week Proclamation
- B. Bloomfest Event Briefing

### **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 March 31, 2026 Bond Workshop and the April 7, 2026 City Council Meeting.
- B. Consider a resolution for appointments to fill vacancies on the Boards and Commissions.
- C. Consider a Resolution authorizing a DCEDC expenditure of \$7,500.00 for a sponsorship for the 17th Annual Dallas County Sheriff's Office and Duncanville Police Department Fire Truck Pull.
- D. Consider a Resolution authorizing a DCEDC expenditure of \$5,000.00 for a sponsorship to the 2026 Property Improvement Program (PIP) Days.
- E. Consider a Resolution approving an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and JCTF Real Estate, LLC for the redevelopment, beautification and expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply Store located at 1014 S. Main Street, in the amount of \$200,000, categorizing this project as a business expansion and retention incentive.
- F. Consider an amendment to the Comprehensive Zoning Ordinance to amend Planned Development PD2535-R (PD 2535-R) to Planned Development 2535-R2 (PD 2535-R2), to adopt an amended site plan and development regulation for a 12-unit multi-family residential use, 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.

## 8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Consider a Resolution for Fiscal Year 2026 Hot Fund Grant to the Duncanville Chamber of Commerce
- C. Discuss and consider a resolution designating Mr. and Ms. Juneteenth to represent Duncanville at the 2026 Best Southwest Juneteenth event.

## 9. STAFF AND BOARD REPORTS

- A. Fire Department Bi-Annual Report
- B. Briefing about Master Fee Updates for Planning, Permitting,

Inspections, and Public Works.

## **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](http://www.duncanvilletx.gov) and said Notice was posted **by** the following date and time: **Tuesday, April 14, 2026, by 6:00 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."