

Duncanville

2040



City of Duncanville, Texas

COMPREHENSIVE PLAN & ECONOMIC DEVELOPMENT STRATEGY

2040

ADOPTED SEPTEMBER 30, 2025

Acknowledgements

Prepared For

City of Duncanville, Texas

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To the Duncanville Community

To all the participants in the City's planning process.

Steering Committee



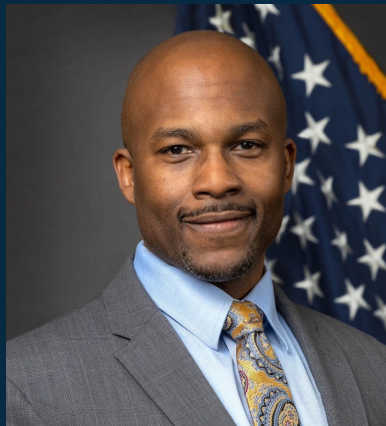
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Duncanville's Next Chapter

The Duncanville community finds itself at a crossroads. Choices made to be a bedroom community in decades prior to this plan have resulted in development patterns that are financially unsustainable, environmentally unsound, and that leave many residents disconnected from the very assets that our community boasts as a City of Champions.

The question before community leaders is – will we allow the practices of the past to shape the promise of the future?

This plan challenges leaders and the community to think differently.

Growing Inward

Duncanville doesn't have the vacant land resources of many of our neighbors. Leadership and residents use phrases like "land locked" and "built out". Many say this with a tone of low community esteem. These phrases imply that Duncanville's growth potential is behind it. That we're somehow at a disadvantage when compared to our neighbors.

But that's simply not the case.

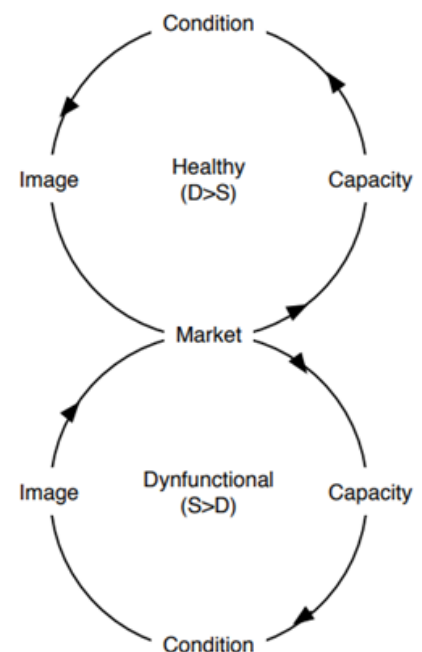
Development patterns that were typical during Duncanville's last phase of growth treated land as if it were an endless resource. Large-lot subdivisions, acres of asphalt parking lots, squat, single-storied shopping malls – all of these gobbled up available land at a pace not sustainable into the future and produced relatively little in terms of economic return.

This leaves the Duncanville of today with the need to pursue a new model.

The community must take this opportunity to evaluate every square foot of land and assess its future. This means not accepting what's in place as a permanent condition. Redevelopment becomes the name of the game. City leadership must work with existing and prospective property owners to re-think the lay of the land – to be creative, innovative, and inclusive in developing a new growth model. The City must build up, not build out.

Welcoming Investment

As part this new model, City leaders and staff will take customer service to a whole new level. Administrative and legislative review processes will be streamlined and predictable; and development regulations will be crystal clear – readable and understandable to the smallest business and the largest investor alike.



Entrants into the City's development processes – particularly those who share Duncanville's vision and core values - will feel welcomed and certain about their path toward City approvals. Incentive programs will be tailored and targeted to those investments that drive us most effectively and efficiently toward our vision. The murkiness and uncertainty typically associated with local government development processes will be a distant memory in Duncanville.

This doesn't mean we will lower our standards. In fact – quite the opposite.

Zoning regulations and design standards will be developed to explicitly state our intention for high-quality development – visually pleasing and reinforcing the character of our neighborhoods and public spaces.

These attractive new developments will make Duncanville the envy of the Best Southwest market. Our corridors – the front doors to our community – will be groomed on both the public and private side to reflect our Championship image. This highly polished appearance will attract investors who will create additional value. And on it goes.

A Financially Sustainable Model

City leadership will take care to marshal investment to those projects, programs, and services that deliver the most value to our taxpayers and stakeholders; and that reinforce Duncanville's position as a community of choice in the region.

Growth will be funneled to those areas where we can capitalize on existing infrastructure capacity. Similarly, in areas where we want to see growth, City leaders will invest in reinforcing infrastructure and enhancing capacity – always ensuring that the investments made are directed toward activities that will generate return.

Development will occur at a scale and intensity that maximizes taxpayer value as well. Mixed-use and gentle densification will provide for broader housing choice for the region's workforce, a reduced reliance on vehicular travel for minor trips, and ready access to parks, schools, and other civic and community assets.

Much of this means saying “no” more often than saying “yes”. All of this means more bang for the taxpayer buck in infrastructure investment.

Prioritization, Focus, Accountability

This plan contains dozens of recommendations to accelerate Duncanville toward its unified vision. The recommendations are meaningful, impactful, and achievable. The plan itself is developed to create a sense of prioritization and focus.



That said, even within the framework of the plan, local leaders must prioritize. We must focus our efforts on those items which will have the highest, earliest impact. This will create a momentum that makes the heaviest lifts in the plan much lighter.

The plan includes multiple points of accountability. As this is being written, City staff is brainstorming key performance indicators – measurements to determine how the community is progressing toward its vision – whether we are putting focus on the right things. A committee of engaged residents – diverse in background and skillsets – is envisioned to steer plan progress and hold leadership accountable to the vision, values, and action items in the plan.

And, while focus and prioritization are the most critical attributes toward success, leadership can use the vision and values contained herein to remain nimble and flexible in execution. As we tackle plan recommendations – if market conditions have made some action items irrelevant, set them aside. When new ideas emerge - measure them to ensure alignment with the vision and values. If new ideas appear more impactful than plan recommendations, adopt them and develop new work plans.

This plan is intended to be living and evergreen.

The Duncanville of Tomorrow

“The perfect blend of innovation and tradition...”

These words, which appear in the City's vision statement, represent the clearest possible picture of the Duncanville of tomorrow. The multiple assets that have evolved as a result of good leadership and good fortune in the foregoing decades can be celebrated, reinforced, and leveraged for future growth. New people, new ideas, and new ways of doing business will be welcomed with open arms and embraced for shining new light on old challenges.

The Duncanville of tomorrow is a leader in sustainable development practices. Sustainable in that land resources are appropriately allocated and managed to ensure the best possible return on this critical asset.

The Duncanville of tomorrow is financially and economically flourishing. The City's infrastructure and facilities are modern and well-maintained, and our books are balanced; creating more opportunities for growth. Our residents are financially stable – benefitting from the modest cost of services and a community where they feel connected to their neighbors, and to City leadership.

In short, the Duncanville of tomorrow is a community of choice – a premier location for residents in the Metroplex and beyond. A beacon of principled leadership, disciplined management, and an unmatched quality of life.

Welcome home.



1.0 EXECUTIVE SUMMARY



Planning for The Future of Duncanville

The City of Duncanville Comprehensive Plan is a forward-looking, strategic framework designed to guide the City's growth and redevelopment over the coming decades. This plan acknowledges the geographic position of the City within one of the largest metropolitan areas in the Country in one of the fastest growing states, and it recognizes the need to alter the growth patterns of the City to encourage smarter, more sustainable development and the cultivation of a unique cultural experience.

Purpose of the Plan

The Comprehensive Plan serves as the planning foundation for the City of Duncanville, providing clear direction for growth and development. It focuses on enhancing the quality of life for all residents, ensuring that Duncanville is a vibrant, connected, and resilient community with a strong economy and management practices. The plan will further provide specific and actionable direction to the City regarding a number of priority policy areas which will help realize the vision of the community.

Planning Principles

The vision is underpinned by the following planning principles:

- Innovation
- Fiscal Responsibility
- Inclusion
- Resiliency

The Vision

Duncanville is a forward-thinking, resident-focused community that welcomes all. The City builds on its unique position – proximity and ready access to the Dallas Metroplex, while preserving and promoting the connectedness and charm of a small town. Duncanville is home to a diverse, high-quality housing stock, thriving neighborhoods, expansive and accessible recreational amenities, world-class educational opportunities, and has access to a robust health care system. These assets combine to create a high quality of living for current and future residents.

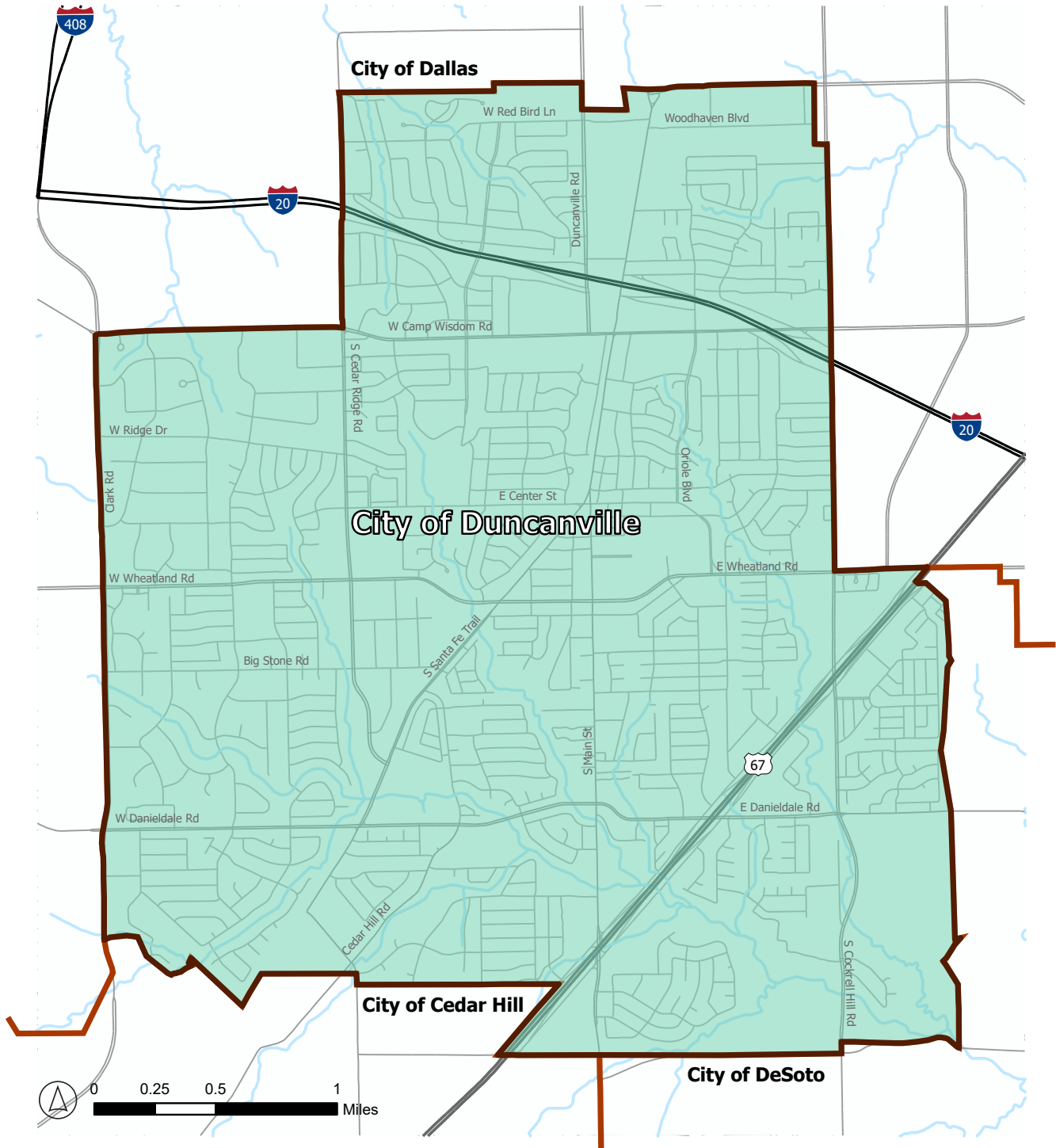
Downtown Duncanville is our civic, cultural, and commercial hub; walkable, with a distinctive mix of locally-owned shopping and dining experiences, and opportunities for meaningful work. The district is bustling and lively, with strong urban design and creative placemaking features interwoven with public art, live music, and theatrical performances.

Our corridors are the front doors to our community, and leave a lasting, positive impression of Duncanville. Like downtown, these key entries are marked by strong urban design – where infill and high-quality redevelopment are enhancing our community image; fostering new residential and commercial opportunities, while bolstering our economy.

Duncanville represents the perfect blend of innovation and tradition – embracing diversity and fostering trust and inclusion across local institutions to empower residents to lead healthy and prosperous lives and to distinguish the City as a unique community in the region.



Our Planning Geography





Executive Summary

Priority Policy Areas

The Comprehensive Plan identifies seven priority policy areas to guide future action:

- Healthy, Active, and Creative Communities
- Livable Neighborhoods
- Resilient Economic & Community Development
- Integrated Natural and Built Environments
- Downtown Vitality
- Equitable Transportation Networks and Mobility
- Fiscal Responsibility and Infrastructure Improvements

An eighth guide included in this plan is a Future Land Use map and action items that provides guidance for the geographic application of proposed land uses and strategies to achieve the types of desired land use and development within the Duncanville community.

Implementation

Consistent and intentional effort from elected officials, City staff, and community members is essential to ensure the vision for the City of Duncanville comes to fruition. Upon the adoption of this document, the City should follow the steps listed below to ensure successful plan implementation.

1. Establish a Comprehensive Plan Implementation Committee (CPIC) to lead plan implementation.

The CPIC should meet regularly (at least quarterly, recommended monthly) and convene local and regional partners as needed to ensure the implementation of the plan. The members of the CPIC should represent key constituent groups, organizations, businesses, and other leaders within the City of Duncanville. The CPIC should include people who can lend thoughtful insights into the community based on a diversity of thought and experiences. The CPIC will guide plan implementation, seeking best practices and innovative approaches to advance goals; advocate with local and regional leadership for funding; and provide community-wide advocacy and education on plan action items.

2. Identify potential grant opportunities that align with plan priorities and action items.

City leadership and staff should review the priority action items and identify priorities for funding applications to execute key plan elements. The City should be strategic in terms of which grants to apply for and when based on community support and funding capacity. The City must also recognize that grant applications take time to develop and developing an application usually must begin well in advance of the deadline.

3. Position the Comprehensive Plan as a daily decision-making guide for the City of Duncanville.

Decision making staff and officials should refer to the Comprehensive Plan in the regular course of their duties to ensure that all actions are coherent and are not contradictory to the vision of the community. Decision makers should also pursue training opportunities to best understand how their duties and areas of influence might impact the priority policies areas defined here.



2.0 INTRODUCTION



The Purpose of the Plan

The City of Duncanville's 2040 Comprehensive Plan is an official document intended to guide policy, decision-making, and development within the community. The plan includes a vision for the future of Duncanville, community planning principles, priority policy areas, and actionable strategies that take a 15 year look into the future of Duncanville, yet remain grounded in the realities of the present. By examining current conditions, but taking an aspirational approach to the future, the plan lays out the necessary steps to move the City forward.

Created by and for the community, the vision and goals established in this document will guide how elected leadership and City staff make decisions, prioritize funding, manage City staff capacity, and strengthen engagement with the community.

As such, the Comprehensive Plan will be a guidepost to ensure leadership remains focused on the priorities and issues facing the community as conditions change.

The City's last Comprehensive Plan was written in 2017. While many of the issues and themes remain relevant, changing community conditions necessitate an update to ensure the City has the most recent data to inform policy and decision-making.

Recognizing that community conditions are constantly changing, it is best planning practice to update the City's Comprehensive Plan at least every 5-7 years, as well as conduct at least annual audits regarding plan implementation.

The City Council, as well as Boards and Commissions, will leverage the recommendations in this plan to shape decisions on budget and resource allocation, to focus policymaking, and to align the City's organizational and regulatory landscape with plan policies. Zoning, development regulations, capital plans, and budgets should all align with the vision, planning principles, and priority policy areas of the plan.

The City's Comprehensive Plan will be consistently revisited and revised over the years to ensure alignment with evolving community needs.



Why the Plan Matters for Duncanville

The City of Duncanville 2040 Comprehensive Plan is a foundation document for the community. From City Council and staff to community organizations and residents, the plan is a functional community document.

Using the term functional emphasizes that the Comprehensive Plan will be practical and useful for governance and development decisions; a plan with value as a tool for the City to not be forgotten on a shelf until it is time for the next update.

If utilized and implemented correctly, the Comprehensive Plan will help the City accomplish a variety of governance, policy, community development, and land use decisions such as:

- Strategic infrastructure investment
- Orderly growth, development, and land use
- Coordination of public and private partnerships and investment
- Efficient and sustainable city services and programs
- Long-term resiliency planning

The why for developing the Comprehensive Plan hinges on the need to create a clear and actionable vision for the future of Duncanville. With several plans, studies, policies, and projects started since the prior plan's adoption, it is time to pull these ideas together into one document - an easy to understand strategy and decision-making guide for the future of the City.





Plan Structure

The Comprehensive Plan is divided into 16 primary chapters across four sections.

In the Plan Foundation and Process section of the plan, the first four chapters provide the background on the purpose and process of the City's Comprehensive Plan. Chapter 1 is the Executive Summary, Chapter 2 provides an introduction to the plan, Chapter 3 outlines Duncanville's planning process, and Chapter 4 describes the City's vision statement, community values, and priority policy areas.

The Strategies and Recommendations section includes eight (8) chapters that focus on land use and policy recommendations for the plan. Chapter 5 describes the City's current and future land use priorities, and the following Chapters 6 - 12 provide background, strategies, and action items for each of the priority policy areas.

The Implementation section of the plan provides an action plan to advance the objectives and strategies discussed in the prior section. It includes distinct action items for the City to undertake and identifies potential priority levels, partners, and funding sources.

The final section, Background Information includes three chapters which outline the demographic, socio-economic, and conditions of the Duncanville community as well as detail the public engagement process for plan development.

PLAN FOUNDATION & PROCESS

Executive Summary

Introduction

Planning Process

Vision, Values, & Priorities

STRATEGIES & RECOMMENDATIONS

Current & Future Land Use

Healthy, Active, & Creative Communities

Livable Neighborhoods

Resilient Economic & Community Development

Integrated Natural & Built Environment

Downtown Vitality

Equitable Transportation Networks & Mobility

Fiscal Responsibility & Infrastructure Improvements

IMPLEMENTATION

Action Plan

BACKGROUND INFORMATION

Community Snapshot

Economic Base Report

Public Engagement



3.0 PLANNING PROCESS



Our Planning Phases

The City's Comprehensive Plan was developed over the course of a year with extensive input from the plan's steering committee, City leadership, and community engagement.

Phase 1

Existing Conditions

Examination and assessment of the demographic, economic, physical conditions of the community as well as a review of municipal operations and governance.

Phase 2

Discovery & Community Engagement

Discovery of key issues and opportunities facing the Duncanville community through a variety of public engagement methods. Developed a unified future vision and community planning values for the City.

Phase 3

Strategy Development & Action Planning

Developed goals and objectives, policy recommendations, strategies and action items to advance Duncanville's vision and values. Prepared plan elements to complete the draft Comprehensive Plan.

The planning process unfolded over five phases which are detailed below:

Phase 4

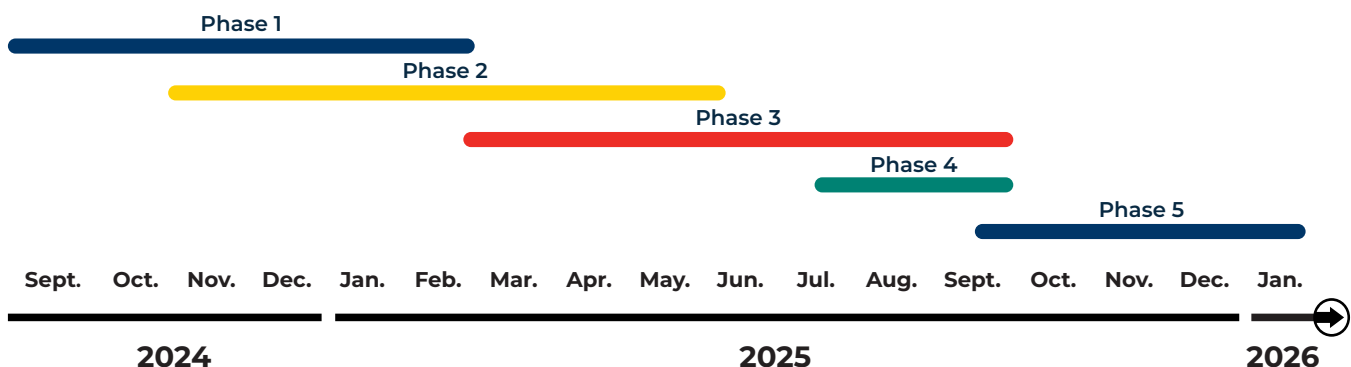
Plan Review & Refinement

Presented the draft plan to the City Council and Duncanville community for review. Incorporated feedback from City leadership and residents for revisions and consensus building around the complete draft.

Phase 5

Activation & Implementation

The City Council adopted the Comprehensive Plan including core values and strategic pillars on September 30, 2025. Following adoption, the City will establish a citizen-led implementation committee to hold the City accountable for execution of the plan's action items. The City will also establish a procedure and timeline for tracking and reporting on the progress towards completing the items within the implementation matrix.

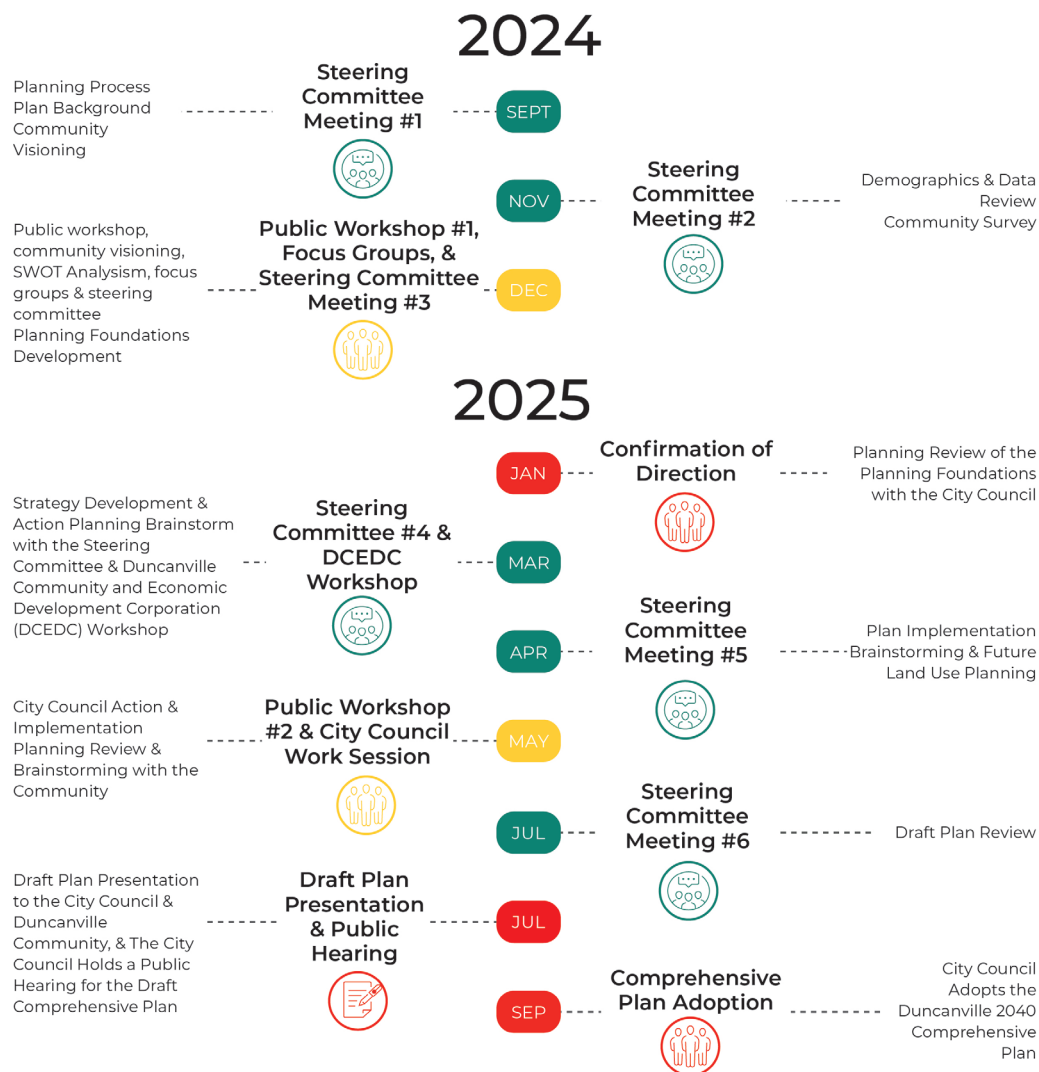


PLANNING PROCESS PHASES

Our Planning Timeline

Duncanville's comprehensive planning process began in the fall of 2024 with the steering committee kick off meeting. During the following months, the steering committee, City leadership, and the consultant team examined existing conditions of the City, engaged with the community regarding issues

and opportunities, and developed strategies to advance toward the future of the City. The timeline outlines the major planning events that took place during the planning process:





Public Engagement

The City's Comprehensive Plan was developed over the course of a year with extensive input from the plan's steering committee, City leadership, and community engagement.

The community engagement events and tools are detailed below:

Public Engagement Prep

To cultivate engagement throughout the planning process, the steering committee created a community engagement plan that detailed goals, schedules, and strategies for outreach.

Steering Committee

Throughout the planning process, open meetings were led by a group of residents, staff, elected officials, and stakeholders who guided the development of public events and draft documents.

Comprehensive Plan Website

A website was created to host documents for public viewing, share engagement opportunities, and allowed people to sign up for updates on the plan's development.

Social Media & Press

The City proactively utilized media strategies to reach a wide audience by posting on Facebook, Instagram, NextDoor, and distributed press releases to the media.



Comprehensive plan Website



Comprehensive Plan Brochure



Public Workshop #1 Flyer



Social Media Post

Comprehensive Plan Website

Social Media & Press

Public Engagement Prep

Community Survey

Interviews/Focus Groups

Workshop 1



Pop Up Event



Public Plan Review

Public Hearing



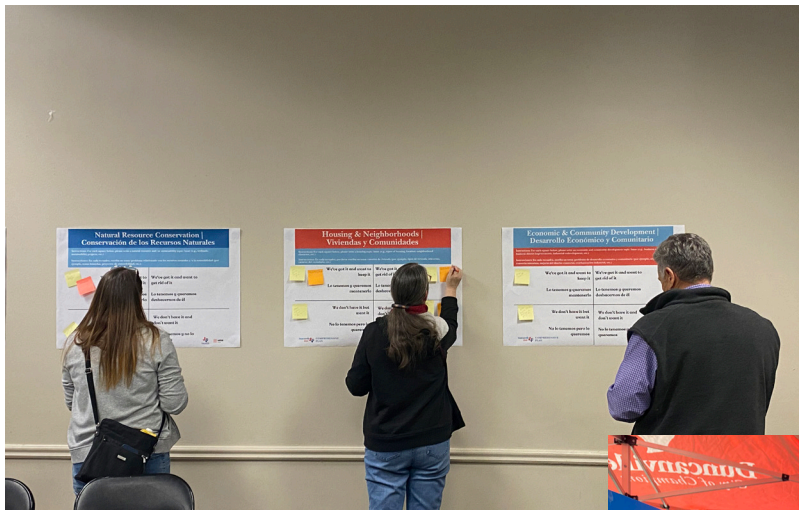
Plan Activation

Sept. Oct. Nov. Dec. Jan. Feb. Mar. Apr. May. Jun. Jul. Aug. Sept. Oct. Nov. Dec.

2024

2025

PUBLIC ENGAGEMENT PHASES



Top Left: 1st Public Forum

Top Right: Community Survey Flyer

Bottom Right: Bloomfest Pop-Up

CITY OF DUNCANVILLE, TX

Comprehensive Plan

Community Survey!

Help us kick off the planning process by taking our survey and sharing your thoughts about issues, opportunities, and priorities for the community.

Survey feedback will help inform the priorities of the comprehensive plan!

Visit the comprehensive plan website www.duncanvillecompplan.com to learn more & sign up for updates!

DEADLINE Take the surveys by Dec. 30th, 2024!

High School Senior Survey!

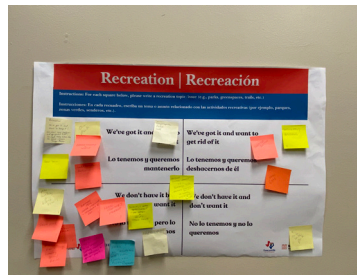
Youth engagement is a vital part of the planning process! Take the High School Senior Survey to share your thoughts about the future of Duncanville & priorities for the community!

Take the survey at: <https://tinyurl.com/DuncanvilleCompPlanISSurvey>



Community Survey

A community survey was prepared to gain insight directly from the public. The survey was available online and in paper and was available between November 2024 and March 2025. 850 people responded to the survey. A visual preference survey was released in Summer 2025 to understand the physical characteristics desired by the community. This was advertised at Bloomfest and received 63 responses.



Public Workshop #1

Public Workshops

A public workshop was held to overview the preliminary inventory & analysis and to solidify the plan's vision statement and planning principles.



Public Workshop #2

Interviews/Focus Groups

Working from core topics of Economic Development, Culture and Recreation, Housing, and Infrastructure, MRB Group interviewed identified stakeholders to facilitate a better understanding of these issues.

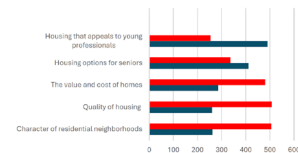
Plan Review & Public Hearing

Following the completion of a full draft plan, MRB Group presented the draft plan to the City Council and associated Boards and Commissions for review and facilitated the public hearing for the adoption process.



City Council

2. When considering existing housing and residential areas, identify if each of the following is a strength or weakness for the City of Duncanville today.



Community Survey



4.0 STRATEGIC FRAMEWORK



Our Decision-Making Framework

The Duncanville 2040 Comprehensive Plan creates a framework to guide short- and long-term decision-making in the community. From small, everyday tasks to large project implementation, City staff, elected officials, appointed bodies, and community members must make hard choices about how and where to allocate time and resources in Duncanville.

While the outcomes of some decisions can be anticipated, the unpredictability of the future creates challenges to how communities prioritize amidst an ever-evolving world. The City must remain focused and grounded in the values and needs of the community.

The Comprehensive Plan provides stability for the City – outlining a strategic framework to guide decision-making across all levels of government.

The strategic framework delves into Duncanville’s vision, values, and priorities – foregrounding what the City hopes to become and accomplish over the next 15 years.

The strategic framework contains the following:

Vision Statement

The community’s shared expression of our hopes and desires for the future of Duncanville.

Planning Principles

Our shared values and how we intend to operate as a community and municipality.

Priority Policy Areas

Key areas that will have the greatest impact on advancing Duncanville toward our shared vision of the future.



Vision Statement

The Duncanville 2040 vision statement is an aspirational, yet authentic description of the ideal City of Duncanville 15 years in the future. It identifies what the community hopes to become over the planning horizon with enough detail to guide local leadership without diving into discrete action steps to achieve it.

A vision statement is intentionally written in the present and reveals what the Duncanville community cares about, key aspects of resident identity, and how the City wants to function. It should be used to represent the community's hopes for the future, guide short- and long-term decision-making for City staff and elected officials, and challenge decision-makers to examine how every action advances Duncanville toward the shared community vision of the future.

Our vision for Duncanville

Duncanville is a forward-thinking, resident-focused community that welcomes all. The City builds on its unique position – proximity and ready access to the Dallas Metroplex, while preserving and promoting the connectedness and charm of a small town. Duncanville is home to a diverse, high-quality housing stock, thriving neighborhoods, expansive and accessible recreational amenities, world-class educational opportunities, and has access to a robust health care system. These assets combine to create a high quality of living for current and future residents.

Downtown Duncanville is our civic, cultural, and commercial hub; walkable, with a distinctive mix of locally-owned shopping and dining experiences, and opportunities for meaningful work. The district is bustling and lively, with strong urban design and creative placemaking features interwoven with public art, live music, and theatrical performances.

Our corridors are the front doors to our community, and leave a lasting, positive impression of Duncanville. Like downtown, these key entries are marked by strong urban design – where infill and high-quality redevelopment are enhancing our community image; fostering new residential and commercial opportunities, while bolstering our economy.

Duncanville represents the perfect blend of innovation and tradition – embracing diversity and fostering trust and inclusion across local institutions to empower residents to lead healthy and prosperous lives and to distinguish the City as a unique community in the region.

»» Planning Principles



Planning principles are the beliefs and values the City of Duncanville seeks to uphold. While the City is comprised of people with diverse backgrounds, opinions, and priorities, several shared community values were identified as part of the planning process. The planning principles are these shared community values translated into the context of the Comprehensive Plan.

The planning principles should be used to create a strong sense of a shared mission in advancing Duncanville toward the future.

Duncanville's planning principles should be front of mind when the City makes decisions related to land use, development, policy changes, placemaking, and other investments in the community.



To be FISCALLY RESPONSIBLE, we will...

- Prioritize and think strategically to aim our fiscal resources toward catalytic investment.
- Direct growth to be in proximity to existing services, amenities, and infrastructure to reduce sprawl, emissions, and maintenance costs.
- Use data to recognize and weigh the long-term costs of near-term convenience to protect the financial well-being of future generations.
- Invest in initiatives that diversify our local economy, reducing reliance on single industries and creating a resilient, sustainable economic base for the community.

To be INNOVATIVE, we will...

- Encourage innovative and creative approaches to local governance, exploring new ways to improve efficiency, customer service, and community engagement.
- Strive for continuous learning, seeking opportunities to incorporate best practices from our community and beyond.
- Create a culture of experimentation to empower local government leaders and community members to try new ideas and find creative solutions to community challenges.
- Invest in collaborative and sustainable partnerships that advance forward-thinking ideas, models, and practices that benefit our natural environment and community.

We ask the QUESTIONS...

- How does this action contribute to the City's desirability as a community of choice?
- How does this decision impact the City's short- and long-term fiscal sustainability?
- How will this allocation of resources have a catalytic impact on the community?

We ask the QUESTIONS...

- Are we supporting a culture of experimentation by being open to new ideas and opportunities?
- How does this decision encourage creative local governance?
- Is this policy or project supporting long-term, sustainable growth while fostering innovation?

Inclusion



To be INCLUSIVE, we will...

- Actively promote and celebrate the rich cultural diversity of our community through events, programs, and policies that recognize and honor the traditions, customs, and contributions of all residents.
- Build and maintain strong relationships with local community groups, institutions, and organizations that support the health, safety, and well-being of the community.
- Prioritize clear, consistent, and open communication, ensuring that local government actions are transparent and residents are welcomed and involved in decision-making processes.
- Build a culture of local governance that fosters diverse, attractive, and safe business districts where local businesses can thrive.

We ask the QUESTIONS...

- How is this policy or project actively contributing toward building a culture of inclusive governance?
- How is this policy or decision advancing Duncanville's identity as a community welcoming to residents and businesses?
- Does this action align with our goals for open, clear, and consistent communication with the public?
- Does this action or project recognize and celebrate our community's cultural diversity?

Resiliency



To be RESILIENT we will...

- Take a holistic approach to resiliency, examining how decisions impact the environmental, social, and financial health of our community.
- Support the controlled growth of our residential population by creating attractive housing opportunities, promoting job creation, and supporting local businesses, to build a stable and resilient local economy.
- Foster community connectivity through multimodal transportation networks, ensuring residents have easy access to services, amenities, and each other.
- Prioritize strategies that enhance climate resilience by incorporating green infrastructure, renewable energy sources, and eco-friendly practices into development projects and public spaces to reduce negative environmental impacts and increase sustainability.

We ask the QUESTIONS...

- How does this policy or project balance the need for growth with the preservation of our community's natural environment and resources?
- How does this decision incorporate best practices that promote short and long-term sustainability?
- Does this strategy or policy help Duncanville prepare for, respond to, or recover from manmade and/or natural disasters?

»» Priority Policy Areas

The priority policy areas are the identified issues and opportunities that will advance Duncanville toward our shared vision of the future. Addressing these policy areas will encourage catalytic investment and policy decisions to create a thriving community.

The policy areas represent priority issues Duncanville faces today as well as identified potential issues the community may encounter over the planning horizon. Each priority policy area has goals that outline how the City intends to address needs and opportunities in the community.



Priority Policy Area #1

Healthy, Active, and Creative Communities



Goals

1. Create an inviting and beautiful community where residents and businesses take pride in living in Duncanville.
2. Support a strong parks and recreation system through the maintenance and improvement of recreational facilities and resources.
3. Advance active recreation opportunities and connectivity to regional recreational amenities.
4. Curate a culture of creativity and support of the arts to encourage placemaking and other community vibrancy initiatives.
5. Build partnerships with local organizations and institutions that support community health and well-being.

Priority Policy Area #2

Livable Neighborhoods



Goals

1. Provide a diversity of quality and affordable housing opportunities to support residents of all life stages.
2. Maintain and repair existing housing stock to support neighborhood and community vitality.
3. Promote changes in zoning that allow for compact building design and creative infill development to support gentle density and missing middle housing and reduce sprawl.
4. Preserve and enhance community character through proactive code enforcement and community design standards.
5. Ensure neighborhood street and road networks encourage multimodal transportation connectivity and enable residents to easily access community resources.

Priority Policy Area #3

Resilient Economic & Community Development



Goals

1. Promote the attraction, retention, and expansion of local businesses that provide employment opportunities to support high quality of life for residents.
2. Encourage strategic infill development to maximize tax value per acre and reduce underutilized industrial and commercial sites.
3. Balance the impacts of growth and development on social diversity, community character, economic vitality, and environmental quality.
4. Develop policies that support a diverse economic base and a local spirit of entrepreneurialism.
5. Foster a civic culture grounded in customer service to facilitate development projects in the community.
6. Improve Duncanville's image and identity as a desirable location within the Dallas-Fort Worth Metroplex.

Priority Policy Area #4

Integrated Natural and Built Environments



Goals

1. Develop policies and programs that enable the natural and built environments to work in harmony to create livable environments for humans and wildlife.
2. Ensure policies and projects concentrate development in strategic locations to reduce sprawl, maintenance costs, and the degradation of the natural environment.
3. Maintain and improve public infrastructure to enhance community resilience to extreme weather events and other natural disasters.
4. Utilize green infrastructure to promote best practices in sustainability for (re)development projects.

Priority Policy Area #5

Downtown Vitality



Goals

1. Create a Downtown District that is a vibrant commercial and civic center for the community.
2. Attract and support a variety of small, locally owned businesses to cultivate a thriving downtown environment while maintaining Duncanville's small-town charm.
3. Promote creative infill opportunities to reduce underutilized space along Main Street.
4. Foster urban design and streetscape improvements that enhance the walkability and connectivity of the downtown.
5. Encourage public art and other placemaking initiatives to create inviting public and private spaces.
6. Build partnerships with local and regional partners to develop events and programming that support downtown vitality.

Priority Policy Area #6

Equitable Transportation Networks and Mobility



Goals

1. Encourage safe multimodal transportation networks to increase connectivity and walkability throughout Duncanville.
2. Reduce road sizes to meet demand, create safer roads for users, promote resilience through green infrastructure installations, and ensure compliance with the City's Complete Streets policy.
3. Ensure connectivity to regional mobility systems including highways, public transportation, freight, and trail and bicycle networks.
4. Advance streetscape and road designs that promote safety and accessibility for all road users.

Priority Policy Area #7

Fiscal Responsibility and Infrastructure Improvements



Goals

1. Invest in infrastructure maintenance and upgrades to enhance local capacity, sustainability, and resilience.
2. Consider the long-term operational costs of capital projects and other infrastructure improvements.
3. Encourage innovative and holistic sustainability approaches to capital improvement projects.
4. Identify opportunities for creative service delivery opportunities via public-private partnerships, non-profit collaborations, and other vehicles to improve existing services and deliver greater value for taxpayer investment.



5.0 CURRENT & FUTURE LAND USE



Current Land Use

As the City of Duncanville evolves, land use throughout the community must be approached with intentional thought and strategy. Examining the composition of the City's current land use provides the foundation from which the Comprehensive Plan can provide future land use recommendations. The future land use framework presents recommendations for land use to reinforce community priorities to encourage stable growth that maximizes the use of existing resources and minimizes negative environmental impacts.

The following section provides a high-level overview of the primary land use categories in the City of Duncanville.

Residential Uses

Single-Family Detached

Single-family detached homes are the predominant land use and embody much of the residential character of Duncanville. This land use includes the range of single-family detached homes such as single-family homes on small- to medium-sized lots as well as larger single-family estates and buildings such as ranch houses, two story homes and all others.

Two-Family

The Two-Family land uses account for duplexes or structures in which two adjacent dwelling units share a common wall. Two-family homes are primarily concentrated along Silver Creek Drive, Wildwood Drive, Taylor Court, and Fouts Avenue.

Townhomes

Townhomes account for attached single-family dwelling units in which three or more dwelling units share a wall. Townhomes in Duncanville are primarily concentrated along Wyndham Drive, Windsor Drive, and Watwick Lane.

Multi-Family

Multi-family residential uses include higher-density developments such as apartments or condominiums. In Duncanville, multi-family residential uses are typically lower-rise 2-4 story structures. Multi-family apartment buildings and other multi-family structures are primarily located along Main Park Lane, Center Ridge Drive, W Center Road, Westwood Court, Plaza Lane, Link Drive, and Jellison Boulevard.

Nonresidential Uses

Commercial

Commercial land uses include a range of intensities such as small-scale downtown retail structures, medium-scale strip malls, and large-scale commercial centers. Commercial uses include commercial businesses such as food and beverage, entertainment, and accommodations. In Duncanville, commercial uses are concentrated along major transportation corridors such as Route 67, West and East Camp Wisdom Road, South and North Main Street, South Cedar Ridge Drive, and South Cockrell Hill Road.

Retail

Retail uses primarily include businesses that focus on the direct-to-consumer sales of goods and services. Retail services uses are closely intertwined with commercial uses in the City of Duncanville. Retail areas are primarily concentrated along major transportation routes such as South Cedar Ridge Drive, Duncanville Road, North Main Street, South Cockrell Hill Road, and Route 67.

Office

Office land uses include space for administrative, clerical, and professional services. In Duncanville, these uses are primarily concentrated around West and East Wheatland Road, South Cedar Ridge Drive, South Main Street, and Route 67. Office uses are typically in or adjacent to shopping plazas, business parks, or adjacent to industrial uses.

Industrial

Industrial uses include activities such as manufacturing, warehousing, assembly facilities, and distribution services. The City's main industrial areas are located along Big Stone Gap Road, South Cedar Ridge Drive, and West Wheatland Road. This area is easily accessible via the City's major transportation corridors to facilitate the distribution and transfer of goods.

Education (Duncanville ISD)

Education uses include schools and learning institutions which serve the Duncanville community. The majority of educational uses are associated with the Duncanville Independent School District (ISD).

Parks & Open Space

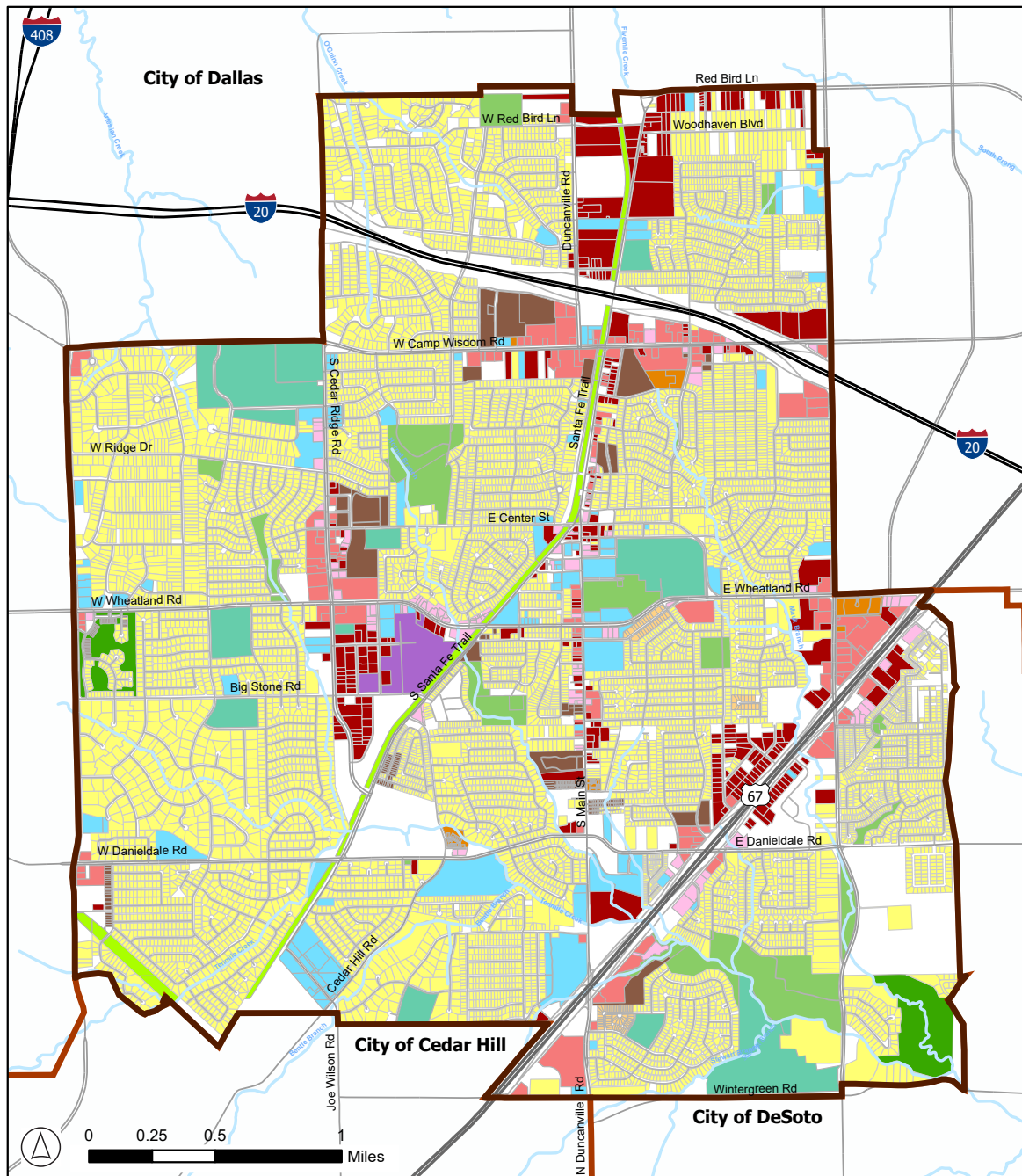
Land uses in this category include parks, walking trails, and other open space areas that serve neighborhoods and the broader Duncanville community. Park uses consist of public parks and spaces maintained by the City of Duncanville and other private parks maintained by planned development areas.

Key Takeaways

The predominant land use is Single-Family Residential which occupies around 60% of the land within the City. No other land use category occupies greater than 10% share of the land. For residents looking for other housing options, the choices are limited in number and in location within the City.

The greatest mix between commercial and residential uses occurs in the center of the City. This area offers residents proximity to commercial uses, parks, and public or school uses in a distance that is walkable. The western side of the City has few mixed use areas within a reasonable walking distance of housing units.

Current Land Use Map



Legend

 City of Duncanville	 Retail	 Public/Semi-Public
 Municipal Boundaries	 Office	 Duncanville - ISD
 Hydrography	 Industrial	 Single Family
Land Use	 Private Recreation	 Two-Family (Duplex)
 Unclassified	 Parks and Open Space	 Townhouse
 Commercial	 Greenbelt Easement	 Multi-Family



Current Zoning

Chapter 22 of the City of Duncanville's Municipal Code outlines the City's Zoning Ordinance, which establishes zoning regulations and districts. The City's most recent Zoning Ordinance was established in 2021 in accordance with the 2017 Comprehensive Plan and intends to promote the health, safety, and general welfare of Duncanville. The City's current Zoning Ordinance recognizes seven residential zoning districts, five nonresidential zoning districts, and two special zoning districts.

The following section provides a high-level overview of the City's current zoning districts taken from the City's Zoning Ordinance. Review sections 2.01-2.05 of the City's Zoning Ordinance for more information.

Nonresidential Zoning Districts

Neighborhood Office/Retail District (NOR)

The NOR Neighborhood Office/Retail District is established to create a flexible district for low-intensity office and professional uses, and also to serve as a limited retail category intended for the use of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, freestanding structures, and neighborhood-oriented personal service establishments. Permitted uses should be compatible with adjacent residential areas. This district can be used as a transition district between residential uses and more intense uses.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
6,000 SF	60'	100'	30'	10'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
30'	25'	50%	1 Story	5,000 SF

Local Office/Retail District (LOR)

The LOR Local Office/Retail District is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
10,000 SF	70'	100'	25'	25' or 0' when next to other retail

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
25"	25'	40%	2 Stories	4,000 SF

General Office/Retail District (GOR)

The GOR General Office/Retail District is established to provide for the development of regional-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
10,000 SF	70'	100'	25'	0'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
25"	25'	50%	4 Stories	-

Commercial District (C)

The C Commercial District is intended to provide a centrally located and convenient location for service and commercial-related establishments, and other heavy commercial uses. The uses envisioned for the district typically utilize larger sites and/or have operational characteristics that are incompatible with residential zoning or uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
7,000 SF	60'	100'	20'	15'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
20'	15'	60%	Determined by proximity	-

Industrial (I)

The I Industrial District is intended to provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. The uses permitted in the district should not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and should produce no noise exceeding the average intensity of noise of street traffic, as stated in performance standards, at that point and provided that such use does not create fire hazards on surrounding property.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
7,000 SF	60'	100'	25'	15'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
25'	20'	70%	Determined by proximity	-

Residential Zoning Districts

Estate Single-Family District (SF-43)

The SF-43 Estate Single-Family Residential District is intended for residential areas with more rural settings and larger lots. This district is also intended to protect areas that may be unsuitable for development because of physical constraints, or potential health or safety hazards such as flooding, as well as providing preservation of natural open space areas.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
1 Acre	200'	100'	50'	30'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
50'	50'	20%	3 Stories	2,500 SF

Single-Family Residential District (SF-13)

The SF-13 Single-Family Residential District is intended primarily for suburban-style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
13,000	90'	120'	30'	7.5'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
10'	10'	50%	3 Stories	2,000 SF

Single-Family Residential Districts (SF-10)

The SF-10 Single-Family Residential District is intended primarily for suburban-style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
10,000	75'	100'	25'	7.5'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
10'	10'	50%	2 1/2	1,800 SF

Single-Family Residential District (SF-7)

The SF-7 Single-Family Residential District is intended primarily for urban style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
7,000	65'	100'	25'	5'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
10'	10'	50%	2 1/2	1,400 SF

Duplex Residential District (TF-7)

The TF-7 Duplex Residential District is intended to promote quality duplex and townhome residential development. Individual ownership of the two-family or duplex unit is encouraged. This district may include neighborhoods consisting entirely of duplexes, or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower-density residential areas and more intense residential, nonresidential areas, or major roadways. Just 0.12% of the City (~6.8 Acres) is zoned TF-7.

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
7,000	60'	100'	25'	5'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
10'	10'	50%	2 1/2	1,000 SF for 1-family, 1,600 for SF Duplex

Multi-Family Residential District (MF-14)

The MF-14 Multi-Family Residential District is intended to meet the needs for medium and high density residential areas where such development is in concert with area aesthetics, is environmentally sound, is compatible to the neighborhood, and promotes the character of the community. Though this zoning district exists within the zoning code, no parcels are currently zoned MF-14.

Max. Dwelling Unit Per Acre (DUA)	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
14 DUA	14,000 SF for multi-family	60'	100'	30'	10'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
15'	30'	60%	2 Stories	800 SF avg. 450 SF smallest unit

Multi-Family Residential District (MF-21)

The MF-21 Multi-Family Residential District is intended to meet the needs for the highest density residential areas where such development is in concert with area aesthetics, is environmentally sound, is compatible to the neighborhood, and promotes the character of the community. Just 1.2% of the City is zoned MF-21.

Max. Dwelling Unit Per Acre (DUA)	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback
21 DUA	16,000	60'	110'	30'	10'

Min. Exterior Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	Min. Living Area
15'	30'	60%	3 Stories	800 SF avg. 450 SF smallest Unit

Special Zoning Districts

Downtown Duncanville District (DD)

The purpose of the DD Downtown Duncanville District is to support a pedestrian-oriented, mixed-use urban development environment, with convenient access to rail transit, shopping, employment, housing, and

neighborhood retail services. The intent is to revitalize Duncanville's Main Street to be the center of life in the community. Therefore, an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; promoting a more functional and attractive community through the use of recognized principles of urban design; and allowing property owners flexibility in land use, while prescribing a high level of detail in building design and form are encouraged by the Downtown Duncanville District. This district is intended to implement the vision laid out in the Downtown Duncanville Master Plan including maximizing development opportunities in the vicinity of the future rail transit stop at Center Street. Specifically, the zoning district will guide the private development decisions on a market-based approach with flexibility in use and density.

The DD Downtown Duncanville District is further broken into three frontage types: Core Main Street (CMS), Urban Living (UL), and General Main Street (GMS). These three frontage types are further differentiated through the uses allowed, façade elements, and dimensional requirements.

Planned Development District (PD)

The Planned Development District is intended to permit new or innovative concepts in land utilization not permitted by other zoning districts in these regulations. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, the PD district procedures are established to ensure against misuse of increased flexibility.

Other Development Standards

Parking

The zoning ordinance provides a minimum number of off-street parking spaces required for proposed uses within the City. Generally, requirements are on the basis of the square footage of the use if commercial or industrial and per dwelling unit or bedrooms for residential uses. The requirements are applied

uniformly throughout the City, except for within the Downtown Duncanville District where fewer off-street parking spaces are required.

While parking can be an asset to a community and business, the overproliferation of parking can increase the cost of living, reduce tax returns for the City, and increases stormwater loads among many other adverse impacts. As such, ensuring that parking is not excessive can improve community outcomes and align with the policy goals of this Comprehensive Plan. According to the Institute of Transportation Engineers Parking Generation Manual “Right-sizing parking supply is a critical decision that is specific to each site based on various factors that are dictated by the designer, planner, owner, operator, and/or community.” The City may wish to adopt a parking code that provides flexibility parking regulations such as the City of Dallas’ recent reforms.

Design Standards

The City broadly applies design standards which require height and depth articulation along a building's facade. Additional architectural requirements are provided within the DD Downtown Duncanville District which detail building transparency, projections, and other features.

The visual preference survey results showed that residents preferred a building that had limited height and depth articulation. The required articulation in the design standards is generally incompatible with a historic style building shown below - note that it does not present the required articulation.



Texas Farm and Ranch Building - Dallas, TX
Photo via City of Dallas

Subdivision Regulations

Though technically outside of zoning, subdivision regulations play a critical role in the built form of the City and how residents operate within. The City's subdivision regulations establish requirements such as block dimensions, street widths, public sites, and infrastructure improvements, among other requirements.

Of note, the City currently requires sidewalks to be provided on both sides of streets which supports the multimodal policy goals of this Comprehensive Plan. However, the block length requirements - which currently require between 500 ft. and 1,600 ft. - and generally between 1,000 to 1,200 ft. - could be reduced to encourage walkability and promote safe streets. The subdivision regulations do not currently mention bicycling which could be included to promote alternative transportation options.

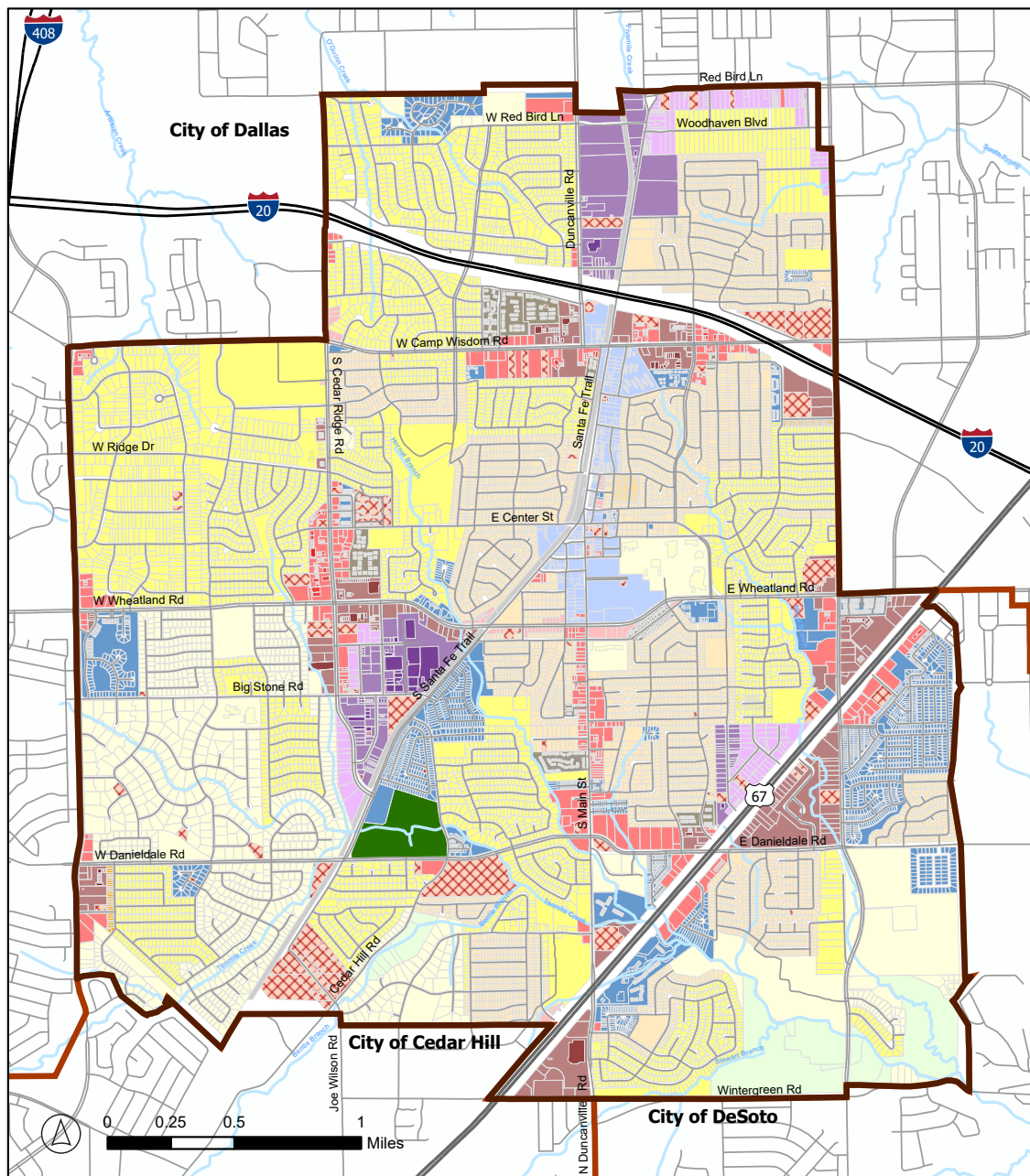
Key Takeaways

Zoning and subdivision regulations are critical tools the City can employ to realize the vision of this Comprehensive Plan. These regulations ultimately impact the sustainability and livability of the community and strongly influence investment or transportation decisions.




















The current zoning map districts generally follow the current land use of each parcel. Though the City has tools such as PD Districts that might allow creative development concepts, the current zoning code limits the by-right ability to develop affordable, small lot developments and mixed-use neighborhood scale businesses. Development standards such as minimum off-street parking, extensive block lengths, wide lots, and large setbacks have the effect of reducing walkability, increasing costs, and reducing the vitality of neighborhoods.

The regulations could be improved to align more closely with the priority policy areas by allowing a more diverse mix of building types and uses and providing flexibility for created development patterns.

Current Zoning Map



Legend

 City of Duncanville	 Local Office/Retail District (LOR)	 Single-Family Residential District (SF-13)
 Municipal Boundaries	 Multi-Family Residential District (MF-21)	 Estate Single-Family Residential District (SF-43)
 Hydrography	 Neighborhood Office/Retail District (NOR)	 SF-7 Single-Family Residential District (SF-7)
Zoning District	 Nature Preserve District (NP)	 Specific Use (SUP)
 Commercial District (C)	 Planned Development District (PD)	 Duplex Residential District (TF-7)
 Downtown Duncanville District (DD)	 Railroad (RR)	
 General Office/Retail District (GOR)	 Single-Family Residential District (SF-10)	
 Industrial District (I)		



Future Land Use

The Future Land Use section of the plan provides guidance for the geographic application of proposed land uses and strategies to achieve the types of desired land use and development within the Duncanville community.

This section includes descriptions of proposed land use character areas that outline the examples of ideal land use and development characteristics for each area and an accompanying land use map depicting the identified geographic location for each character area.

The ensuing action plans charge the City with updating zoning and development regulations to align with the recommended policies of this plan. Care should be taken to ensure that any provisions that are inconsistent with plan elements are addressed with clear and productive languages that achieve plan objectives. When reviewing projects under new codes, staff and associated Boards, Commissions, and the City Council should take care to ensure that the end product of development aligns with the comprehensive plan.

THIS SECTION CONTAINS THREE COMPONENTS

Future Land Use Map:

The future land use map is a visual representation of the geographic allocation of the character areas. The future land use map shall not constitute zoning regulations or establish zoning district boundaries. It is intended to act as a reference to guide future updates to the City of Duncanville's Zoning Ordinance.

Character Areas:

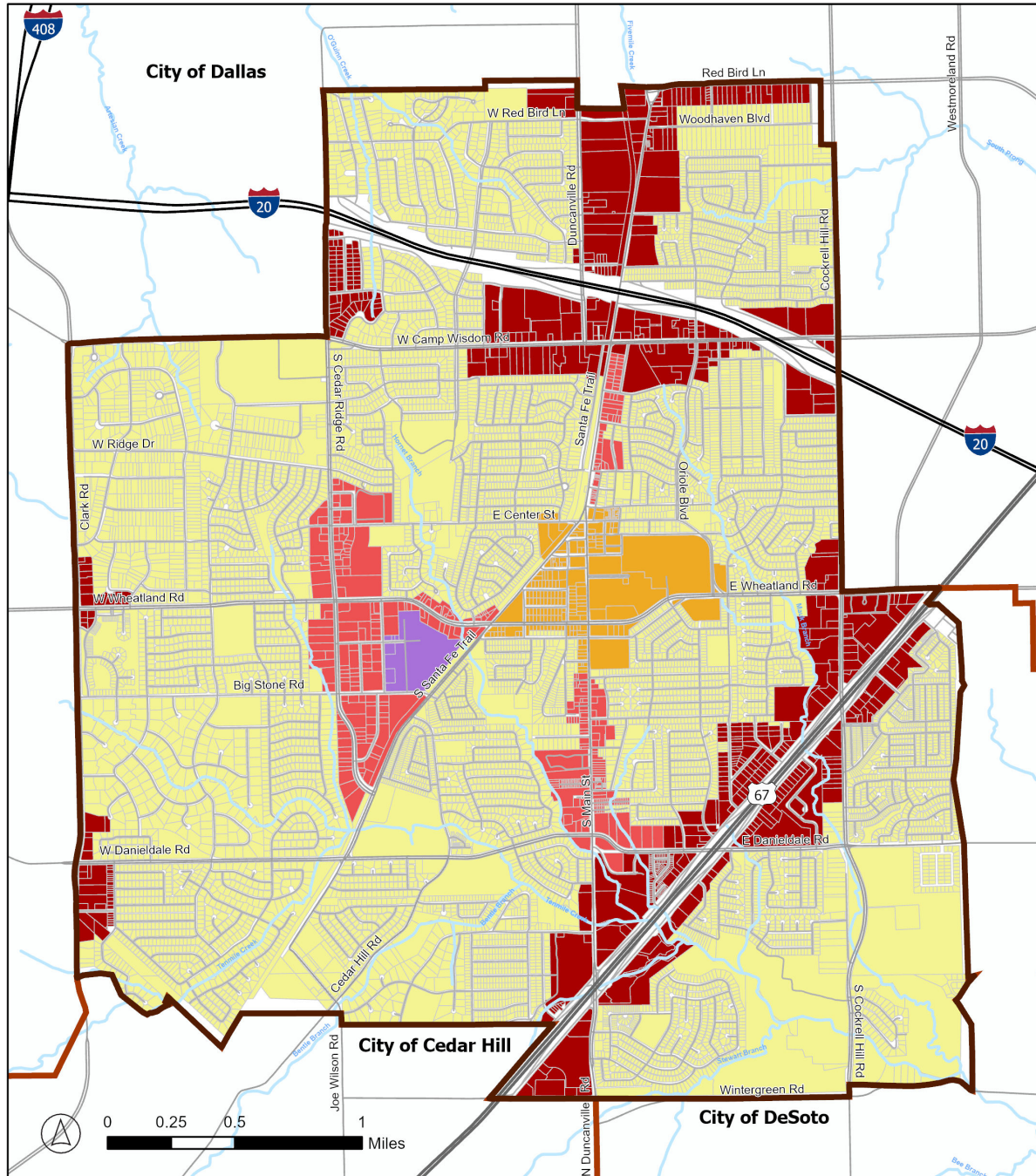
Character areas are descriptions of potential land uses assigned to specific geographies in the City of Duncanville. These suggested land uses are meant to conceptualize a high-level description of typical potential development within the identified geographic areas. Character areas will guide future zoning updates and development regulations to advance the vision and goals outlined in the Comprehensive Plan.

Action Plan:




To activate the future land use map and character areas, an action plan is provided to identify the critical steps for implementation.

Future Land Use Map






TX Loc Govt Code § 213.005 (2024):
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

-  Traditional Neighborhood Residential
-  Gateway Corridor
-  Main Street
-  Downtown
-  Industrial

» Future Land Use Character Areas

Gateway Corridor

The Gateway Corridor character area intends to allow for a diversity of commercial, industrial, office, civic, and residential uses to foster vibrant districts along major gateways and transportation corridors in the City. Target areas for this character area include Highway 67, Highway 20, South Cedar Ridge Drive, East and West Wheatland Road, South and North Main Street, East and West Danieldale Road, and South Cockrell Hill Road. Development in this character area should seek to optimize underutilized land through strategic infill that cultivates a mix of commercial uses with nearby residential housing. This type of development seeks to activate the City's existing commercial space and add a greater diversity of residential housing offerings to meet current and future housing needs. Ensuring pedestrian and multimodal connectivity to the downtown and other surrounding neighborhoods should be prioritized and encouraged.



Modern Office Building - Austin, TX



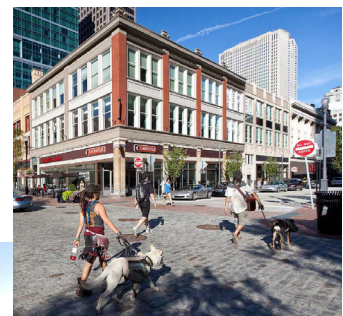
Mixed-Use Building -
Charleston, SC

Downtown District

Land uses within this character area provide for a diversity of commercial, retail, office, civic, and residential uses to foster a vibrant downtown atmosphere in Duncanville. The Downtown District is anchored by an Arts and Culture District, consisting generally of Armstrong Park and surrounding areas. There should be a variety of medium- and higher-density residential offerings mixed with local businesses and community anchor institutions. Land uses in this area should focus on creating a thriving downtown district that prioritizes walkability and compact design. Future development should focus on infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Intentional mixed-use development and revitalization strategies will contribute to a threefold impact of addressing blight and underutilized space, increasing the housing stock, and encouraging economic development



Mixed-Use Building



Pedestrian Activity in Downtown

in the City. Ensuring pedestrian and multimodal connectivity to the downtown, surrounding neighborhoods, and community amenities should be prioritized and encouraged.

Main Street District

Land uses within this character area should provide connectivity between the surrounding neighborhoods and the Downtown and Main Street Districts. Uses in this district should encourage a diversity of commercial, retail, office, civic, and residential uses to create a lively Main Street corridor with connectivity to the City's other primary destinations and community amenities. There should be a variety of medium- and higher-density residential offerings mixed with vibrant businesses and community anchor institutions. Future development should prioritize infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Ensuring multimodal connectivity through sidewalks, bike lanes, transit, and other public space amenities should be prioritized and encouraged.



Typical Main Street



Modern Mixed-Use - Charleston, SC



Main Station

Traditional Neighborhood Residential

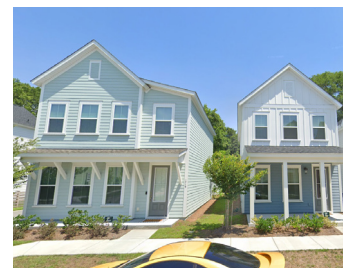
Future development within this character area should reinforce community connectivity through neighborhood-scale infrastructure in residential areas in the City. Vibrant neighborhoods should offer a mixture of housing types and small-scale mixed-use neighborhood commercial areas coupled with greenspaces and recreational amenities to promote social connectivity and community health. Non-residential areas are intended to serve the residents and build the social fabric of the neighborhoods. Future development in these areas should be carefully considered to ensure they align with existing uses and add to the general character and vitality of the neighborhoods.



Rowhouse



Neighborhood Cafe and Residence



Single-Family Homes

Industrial

The Industrial character area encompasses the City's existing industrial space and designates future space for manufacturing, assembly, production, storage, distribution, warehousing, research and development, and other activities associated with industrial uses. These areas are also appropriate for light industrial uses such as computer and electronics production, medical equipment, and similar clean tech production facilities. The City's industrial land is concentrated along major transportation routes with easy on and off-ramp access. Industrial uses are located near the intersections of Big Stone Gap Road and South Cedar Ridge Road and West Wheatland Road and South Santa Fe Trail. There is also the potential for industrial uses north of Highway 20 along Duncanville Road. Important considerations for the siting of industrial land include community health and safety, transportation access, utility and infrastructure access, site development needs, market demand, and access to workforce.



Great Southwest Industrial Park



BAE Systems Facility - Austin, TX

Note Regarding Parks and Civic Uses

There are no character areas solely for parks, recreation, public, and/or institutional uses. It is intended that these uses be community assets and should be located throughout Duncanville in proximity to neighborhoods and integrated with the identified character areas. Parks should be within walking distance of neighborhoods and business districts, and schools or religious institutions should be easily accessible for facility users. It should not be viewed as the desire to see existing parks or institutional uses developed into residences or office spaces, for example, but rather that they should be protected as integral parts of the surrounding private land uses. Community connectivity elements such as walking and biking trails as well as public greenspaces should be encouraged and prioritized as an important action to support this.





Action Plan

Future Land Use

#	Action Items	Key Partners	Type	Time Frame	Cost
FLU.1	<p>Revise the City's Zoning Code to align with the Comprehensive Plan's land use and development recommendations.</p> <ul style="list-style-type: none">» Conduct a thorough review of the City's existing Zoning Ordinance to identify a comprehensive list of changes needed to align the City's zoning with the goals of the Comprehensive Plan.» Develop and adopt zoning and associated development ordinance changes. Consider the use of form-based and/or hybrid concepts; or the use of prescribed design districts in key corridors and character areas.» As part of the Zoning Ordinance update, consider the designation of an Arts and Culture District for the area including and bounded by Armstrong Park. This should include uses and design elements (public and private) that advance the City's goals relative to arts-driven economic development.» Explore options to reduce or eliminate parking requirements; particularly in Downtown and the Main Street corridor.» Work with City staff to identify opportunities to utilize incentive zoning to advance the land use and development goals of the plan.» The Planning and Zoning Commission, CPIC, and City Staff should work together to identify regular updates to zoning and development regulations. Consider quarterly reviews and updates to keep regulations fresh and relevant.	City, Staff, City Council, Planning and Zoning Commission	Policy	Immediate	\$\$



6.0 PRIORITY POLICY AREA #1

**Healthy, Active, & Creative
Communities**

Healthy, Active, & Creative Communities

»» Goals

- Goal 1 - Create an inviting and beautiful community where residents and businesses take pride in living in Duncanville.
- Goal 2 - Support a strong parks and recreation system through the maintenance and improvement of recreational facilities and resources.
- Goal 3 - Advance active recreation opportunities and connectivity to regional recreational amenities.
- Goal 4 - Curate a culture of creativity and support of the arts to encourage placemaking and other community vibrancy initiatives.
- Goal 5 - Build partnerships with local organizations and institutions that support community health and well-being.

»» Big Ideas

The City of Duncanville will be the place within the Dallas-Fort Worth Metroplex to find community spaces that encourage active lifestyles, and it will be a hub for the arts and culture within the region.

This plan seeks to improve the physical, mental, and spiritual well being of residents and visitors by providing the spaces and events needed for sports, trails, arts and music festivals and other amenities. Residents will be easily able to access trails in their neighborhoods to make attaining their exercise goals a convenient part of their day. Also, visitors will come to the City to see live music and vendors to enhance their lives with the art needed to express one's personality. As the City of Duncanville has become more diverse, the City will celebrate the culture of all residents and support the events, food, music, art and all other expressions of that culture.

The planning process revealed a desire for civic art like sculptures in parks. These sculptures can encourage residents to

dream big or focus on core issues like justice or liberty as an outward expression to the community that these are important ideals.

The committee also expressed a desire to grow a cultural district within the City which might begin as humble street art and grow to neighborhood festivals. Cultural centers and arts districts are expressions of the creative community in the City, and so people must be free to experiment with diverse mediums



and concepts, within reason. The City of Nashville and the Metro Nashville Arts Commission prepared a strategic plan, *Crafting a Creative City*, to provide direction to cultivate a more creative and dynamic city. This could be a model strategy for Duncanville.

Further, parks and recreation facilities must be dispersed throughout the community and connected to neighborhoods with safe infrastructure for toddlers through seniors. All residents need parks to grow through play and build bonds with neighbors. Parks are the lifeblood of a happy city.

Currently, the City does have a number of sizeable parks dispersed throughout the community. Duncanville also owns and maintains a fieldhouse and recreation center

which are two tremendous assets. The City takes great pride in its parks and in 2017 created a Parks and Recreation Master Plan which is now at the end of its useful life. An updated Parks and Recreation Master Plan will plan for major and minor park improvements, methods to increase accessibility, improve amenities, and plan for connectivity between City resources and greenspaces.

Finally, there are numerous other organizations working within this realm already. The City must not duplicate this work inefficiently and must collaborate with others already doing great work to benefit the community and improve lives.





Action Plan

Healthy, Active, & Creative Communities

#	Action Items	Key Partners	Type	Time Frame	Cost
1.1	Develop an Arts and Culture Programming and Operations Plan to activate the Arts & Culture District. » The City should identify opportunities to enhance arts and cultural programs and attractions within the community.	City, Staff, Arts Commission	Plan	Short-Term	\$\$
1.2	Increase coordination and collaboration with the Duncanville Independent School District (DISD) to optimize the use of City and DISD recreational facilities. » Efforts should be made to ensure the City and the DISD coordinate recreational programming to ensure all assets are fully utilized.	City, Staff, DISD	Partnership	Continuous	\$
1.3	Update the Parks, Trails, and Recreation Master Plan. » The update should examine existing recreational resources, identify maintenance needs, and opportunities to enhance existing facilities. » The Master Plan should examine opportunities to create a City trail network and enhance connectivity between community resources. » The plan should outline a range of improvements to address critical maintenance concerns as well as quality of life upgrades to create state-of-the-art facilities. Specific attention should be given to opportunities to increase ADA accessibility and other upgrades that enhance the usability of the City's recreational resources for people of all ages and abilities.	City, Staff, Parks and Recreation Advisory Board	Plan	Short-Term	\$\$
1.4	Develop a Public Art Program to create and install public art throughout the City. » Coordinate efforts with the Duncanville Independent School District (DISD) and other community organizations to involve as many local artists as possible.	City, Arts Commission, Staff	Program	Medium-Term	\$\$
1.5	Create a Preventative Parks Maintenance Program to proactively address park maintenance and improvements in Duncanville.	City, Staff, Parks and Recreation Advisory Board	Program	Medium-Term/ Continuous	\$



Action Plan

Healthy, Active, & Creative Communities

#	Action Items	Key Partners	Type	Time Frame	Cost
1.6	Complete an Arts & Culture District Master Plan to create a unified vision and strategic policies and projects » The Master Plan should create a unified vision for the District and outline policies, potential projects, and implementation needs to advance arts and culture in Duncanville.	City, Staff, Arts Commission	Plan	Long-Term	\$\$



7.0 PRIORITY POLICY AREA #2

Livable Neighborhoods

Livable Neighborhoods



Goals



- Goal 1 - Provide a diversity of quality and affordable housing opportunities to support residents of all life stages.
- Goal 2 - Maintain and repair existing housing stock to support neighborhood and community vitality.
- Goal 3 - Promote changes in zoning that allow for compact building design and creative infill development to support gentle density and missing middle housing and reduce sprawl.
- Goal 4 - Preserve and enhance community character through proactive code enforcement and community design standards.
- Goal 5 - Ensure neighborhood street and road networks encourage multimodal transportation connectivity and enable residents to easily access community resources.



Big ideas

A city is more than its buildings, infrastructure, or economy—it is a collection of neighborhoods, each with identity and character. Livable neighborhoods are the foundation of a healthy, prosperous, and resilient city, and they shape the daily experiences of residents far beyond individual homes. When neighborhoods are designed with people in mind—offering safe streets, accessible amenities, green spaces, and vibrant public areas—they enhance well-being, economic stability, and social connectivity.

At the heart of livability is accessibility. Walkable and bike-friendly streets provide alternative, cheaper transportation options that improve air quality and promote a healthier, more active lifestyle. Transportation throughout the neighborhood must be safe and simple so that these options are convenient for small children and for aging adults. A well-planned neighborhood considers the needs of diverse populations,

ensuring affordability and inclusivity that prevents displacement and encourages long-term investment.

Housing is a cornerstone of livable neighborhoods. A diverse mix of housing options—ranging from single-family homes to multi-unit dwellings—ensures that people of different income levels, backgrounds, and life stages can find a place to call home that fits their needs. Affordable and well-maintained housing contributes to community stability, preventing the displacement of neighbors and encouraging long-term investment decisions. When cities prioritize abundant housing options, they create neighborhoods where all people can thrive, regardless of socioeconomic status.

Compared to other communities in the region, Duncanville has a relatively diverse and affordable housing stock. However, the housing is relatively older and lacking the “middle housing”. The City will ensure

affordability by encouraging the creation of abundant housing options. To accomplish this, the City's land use regulations must be revised to be more permissive for housing options beyond detached single-family residences, and dimensional standards must be relaxed to create an interesting human scale environment. When permitted easily, these types of developments can easily turn underutilized parcels into assets.

Livable neighborhoods also drive local economic growth. When businesses thrive in commercial corridors or are ingrained into the neighborhoods they serve, the businesses create jobs and foster a dynamic economy. Vibrant streetscapes, well-maintained parks, and cultural hubs attract visitors and encourage a strong sense of pride among residents, which increases local engagement and investment.

Additionally, neighborhoods play a critical role in climate resilience. Thoughtful urban planning integrates green infrastructure, mitigates flooding, and enhances environmental sustainability, ensuring

that cities can adapt to the challenges of a changing climate. By prioritizing shaded walkways, tree-lined streets, and low impact building design, neighborhoods contribute to a healthier City while providing comfortable spaces for residents to enjoy.

Most importantly, livable neighborhoods foster connection and community. They provide spaces where people gather—whether at a local café, a playground, or a neighborhood garden—building relationships that strengthen the social fabric of the city. Safety, inclusion, and opportunities for civic engagement empower residents to take ownership of their surroundings, creating a shared commitment to the city's long-term success. Increased connections also improve long-term economic outlook for residents.

To realize Duncanville's vision, livability must be at the forefront. Investing in strong neighborhoods will create a thriving, equitable, and resilient city for the generations to come.





Action Plan

Livable Neighborhoods

#	Action Items	Key Partners	Type	Time Frame	Cost
2.1	<p>Revise the City's Zoning Code to enable more diverse housing opportunities and neighborhood scale mixed-use development to facilitate sprawl repair.</p> <ul style="list-style-type: none"> » Identify appropriate conditions and districts or areas within the City to permit day care center, institutional uses, small restaurants, cafes, boutique retail and similar uses within neighborhoods to support multimodal livability. » Evaluate authorization of Accessory Commercial Units (ACUs) in homes with Homestead status to promote neighborhood scale commercial use and enhance value to homeowners » The future land use map identifies strategic areas to increase density and diversification of housing stock. This strategy intends to optimize land value per acre and the City's existing infrastructure. 	City, Staff, DCEDC, Neighborhood Vitality Commission	Initiative	Short-Term	\$\$
2.2	<p>Explore opportunities to utilize incentive zoning to enable creative housing solutions that create public benefits for the City.</p> <ul style="list-style-type: none"> » The City should design incentive zoning opportunities that encourage developers to enhance water, sewer, and transportation infrastructure; and create public amenities such as bike lanes, greenspaces, trails in exchange for density bonuses and other development incentives. » The City should be intentional regarding strategic parcels to prioritize incentive zoning that optimizes connectivity to community resources and current infrastructure. 	City, Staff, DCEDC, Local Developers, Neighborhood Vitality Commission	Initiative / Program	Short-Term/ Continuous	\$
2.3	City Council will orient the charge and mission of the Neighborhood Vitality Commission to address the goals of this Priority Policy Area.	City, Neighborhood Vitality Commission	Initiative	Long-Term/ Continuous	\$



Action Plan

Livable Neighborhoods

#	Action Items	Key Partners	Type	Time Frame	Cost
2.4	<p>Create neighborhood revitalization strategies to encourage community pride and relationship building.</p> <p>» The strategies/programs should examine the physical, social, and cultural aspects of relationship and capacity building. Efforts should be made to empower residents to create neighborhood specific plans and projects that meet their needs.</p>	<p>City, Staff, Community Organizations, Residents, Neighborhood Vitality Commission</p>	<p>Initiative</p>	<p>Long-Term/Continuous</p>	<p>\$\$</p>



8.0 PRIORITY POLICY AREA #3

**Resilient Economic &
Community Development**

Resilient Economic & Community Development



Goals



- Goal 1 - Encourage strategic infill development and redevelopment to maximize tax value per acre and reduce underutilized industrial and commercial sites.
- Goal 2 - Promote the attraction, retention, and expansion of local businesses that provide employment opportunities to support high quality of life for residents.
- Goal 3 - Balance the impacts of growth and development on social diversity, community character, economic vitality, and environmental quality.
- Goal 4 - Develop policies that support a diverse economic base and a local spirit of entrepreneurialism.
- Goal 5 - Foster a civic culture grounded in customer service to facilitate development projects in the community.
- Goal 6 - Improve Duncanville's image and identity as a desirable location within the Dallas-Fort Worth Metroplex.



Big ideas

Duncanville is a city with a vision to embrace growth, opportunity, and a sense of community. As the City of Champions, Duncanville has long been committed to excellence in education, business, and governance. Creating lasting excellence demands a resilient approach to economic and community development that balances expansion with sustainability, and revitalization with innovation.

At the heart of Duncanville's goals are a commitment to fostering local entrepreneurship, strengthening employment opportunities, and revitalizing underutilized spaces. Duncanville's Community and Economic Development Corporation actively works on business retention, expansion, and recruitment strategies to support sustainable economic growth. These efforts ensure that growth will create lasting opportunities for residents and will ensure that Duncanville remains a vibrant place to live, work, and raise a family.

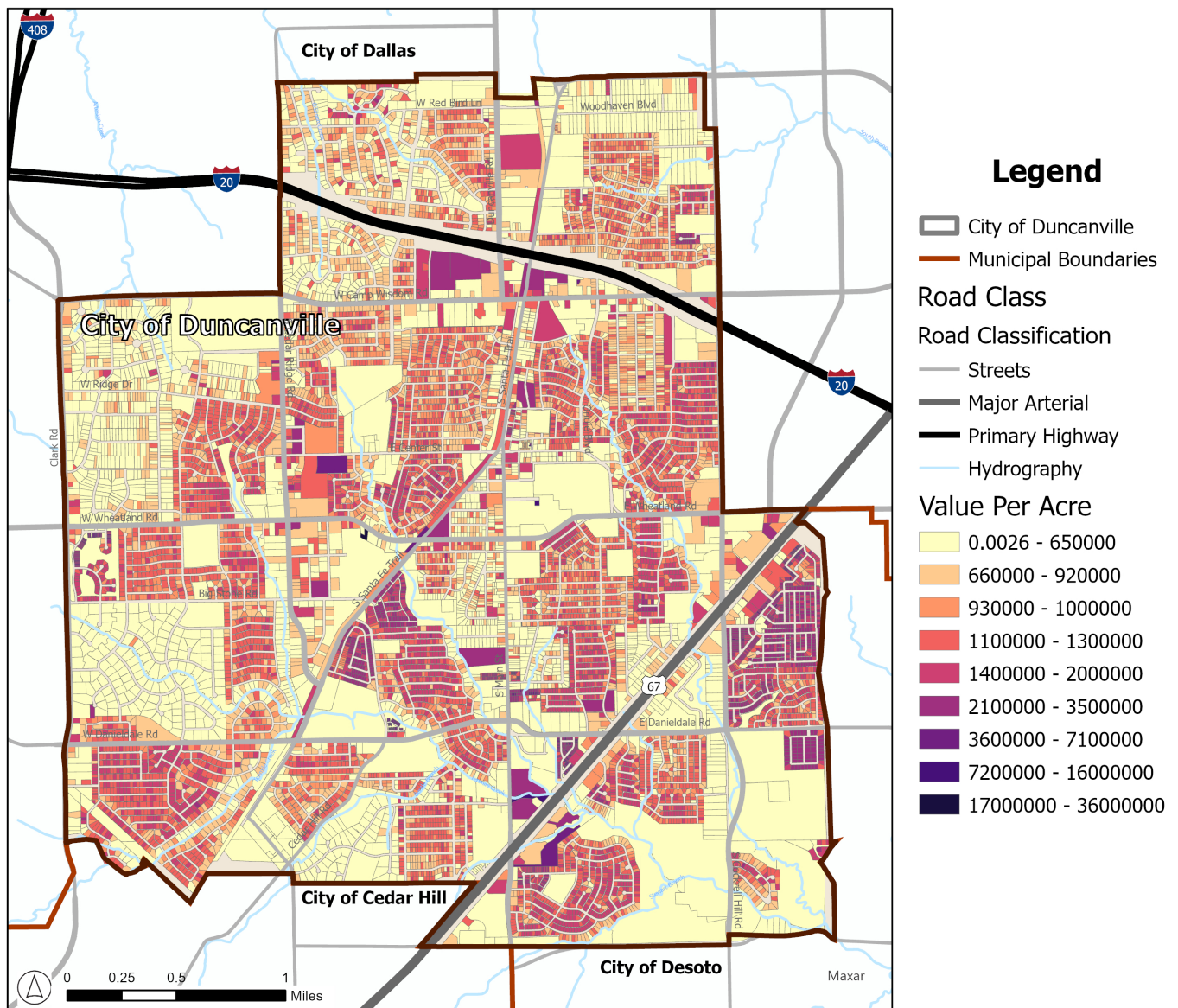
Over 50% of the General Fund revenue budget is generated from property tax receipts. However, the total property - the geographic size - is limited. The City can maximize property tax returns and therefore improve services or reduce taxes by ensuring that the tax value per acre is high. The map on the following pages roughly shows this information and depicts where infill may be appropriate (low value per acre) or what type of development may be fiscally sustainable (high value per acre). This data can and should be joined with other data such as sales tax receipts, infrastructure expenses, and other data to create the most complete picture.

Smart development plays a crucial role in this strategy. Infill projects and the reuse of existing spaces help optimize infrastructure, reduce sprawl, and reinforce the City's identity. This Comprehensive Plan is designed to guide future growth while preserving the character of the community. By prioritizing responsible land use and adaptive development, the City

ensures that progress enhances quality of life rather than undermining it.

Resilient development also means balancing the benefits of growth with its challenges. Traffic congestion, environmental concerns, and equitable access to resources must be carefully managed to ensure that prosperity reaches all residents.

Most importantly, Duncanville's approach to economic development empowers its people. A thriving local economy isn't just about attracting businesses—it's about fostering a culture of innovation and self-sufficiency. By supporting local entrepreneurs and encouraging investment, Duncanville builds resilience that lasts for generations.



»» Redevelopment Target Areas

As part of discussions with focus group members and observations of the community, locations were identified for possible improvements such as redevelopment opportunity sites, areas for beautification, streetscaping improvements, and public investment in recreational spaces.

Sites for potential improvement were those identified as being currently vacant, underutilized, or in a state of disrepair such that their existing state might deter investment. Ultimately, the redevelopment of

the sites would be subject to the review of the appropriate City body, though the City desires to see investment at these sites. Due to the strategic location of many of these sites, the City is particularly interested in their utilization to create more housing opportunities and diverse mixed-use spaces.



Action Plan

Resilient Economic & Community Development

#	Action Items	Key Partners	Type	Time Frame	Cost
3.1	Develop an annual Work Plan to guide DCEDC priorities and funding resources.	City, Staff, DCEDC	Policy	Immediate/Continuous	\$
3.2	<p>Work with the DCEDC to repair the City's reputation as a "business-friendly" community.</p> <ul style="list-style-type: none"> » City Departments, including DPW and Economic Development, should collaborate to assess and streamline the permitting process - ensuring that development processes are smooth without compromising community standards » The City should proactively engage with County and regional economic development stakeholders to address Duncanville's image and reputation. 	City, Staff, DCEDC	Initiative	Immediate/Continuous	\$
3.3	Work with local developers and property owners to pursue the redevelopment of underutilized areas in the City to create more housing opportunities and diverse mixed-use spaces.	City, Staff, DCEDC, Local Developers	Partnership	Medium-Term/Continuous	\$
3.4	<p>Work with the City, DCEDC, and other community partners to encourage and facilitate Main Street revitalization efforts.</p> <ul style="list-style-type: none"> » The DCEDC and City should work together to integrate the property strategy, corridor and streetscaping improvements, and other revitalization efforts to create a vibrant and inviting downtown. 	City, Staff, DCEDC	Partnership	Medium-Term/Continuous	\$\$
3.5	<p>Work with the DCEDC, Chamber, and other regional stakeholders to support small business development in Duncanville.</p> <ul style="list-style-type: none"> » Efforts should be made to support the retention and expansion of existing businesses, in addition to new business attraction. 	City, Staff, DCEDC, Local Business Community	Initiative/Program	Medium-Term/Continuous	\$\$



Action Plan

Resilient Economic & Community Development

#	Action Items	Key Partners	Type	Time Frame	Cost
3.6	<p>Develop a property strategy for City-owned properties and take an active role in real estate development to implement the strategy.</p> <ul style="list-style-type: none"> » Utilize public-private partnerships to bolster economic development capacity and advance the development of strategic City-owned property. » The property development strategy should focus on sprawl repair and encouraging redevelopment of underutilized properties in key locations throughout the City. » The property development strategy should also identify key locations to encourage strategic housing development to increase density appropriately, optimize existing resources, and provide for a diversity of housing types to meet the needs of current and future residents. 	City, Staff, DCEDC	Plan/Initiative	Short-Term/Continuous	\$\$
3.7	<p>Create District Strategic Plans to lend specific, targeted focus to redevelopment efforts in the TIF/TIRZ District and the Route 67 Corridor. Plan elements should include:</p> <ul style="list-style-type: none"> » Targeted market analysis to determine highest and best use of key real estate in the Districts » Engagement with key property owners in the Districts to determine revitalization preferences and opportunities » Development of urban design guidelines and zoning updates to ensure a high quality of design in the Districts » Engagement with the DCEDC and Dallas County to coordinate marketing and incentive opportunities » Development of marketing materials specific to redevelopment opportunities in the Districts 	City, DCEDC, P&Z, Dallas County	Initiative	Near-Term	\$\$



Action Plan

Resilient Economic & Community Development

#	Action Items	Key Partners	Type	Time Frame	Cost
3.8	<p>Examine existing tax incentives and identify target strategies to allocate associated funding to implement the Comprehensive Plan and other identified community projects/initiatives.</p> <ul style="list-style-type: none"> » The DCEDC should complete an annual review of the tax allocation and track funding and implementation progress and adjust the target strategies and geographies accordingly. » Tax incentives should support the strategic allocation of funding to existing and new businesses that strengthen the City as a destination (including retail, commercial, and recreational businesses and facilities); business retention and expansion efforts, strategic beautification projects along the City's gateways and key corridors; and strategic planning projects identified in the Comprehensive Plan. » Tax incentive funding should be considered for strategic planning efforts to support downtown revitalization and other economic development enhancement plans. Example strategic planning efforts include Corridor Studies and Master Plans, Small Area Plans, Signage and Wayfinding Plans, Multimodal Transportation Plans, Parks and Recreation Plans, etc. 	City, Staff, DCEDC	Initiative	Short-Term/Continuous	\$\$\$
3.9	<p>Work with the City to identify maintenance needs and upgrades to maximize use of the Duncanville Fieldhouse as a destination.</p> <ul style="list-style-type: none"> » Coordinate with the Parks and Recreation Committee to streamline efforts and maximize resources. 	City, Staff, DCEDC, Parks and Recreation Advisory Board	Initiative/Project	Medium-Term	\$\$
3.10	<p>Develop a Branding and Communications Strategy that builds on Duncanville's unique identity.</p> <ul style="list-style-type: none"> » Ensure the Communications Strategy permeates all external City communication to ensure alignment in messaging. » Utilize the new branding as an opportunity to create a community event that celebrates Duncanville's history and culture. 	City, Staff, DCEDC	Initiative/Policy	Short-Term	\$\$



Action Plan

Resilient Economic & Community Development

#	Action Items	Key Partners	Type	Time Frame	Cost
3.11	<p>In partnership with the DCEDC, develop a property strategy for City-owned properties and take an active role in real estate development to implement the strategy.</p> <ul style="list-style-type: none"> » Identify and acquire strategic properties to support (re)development of key sites and corridors throughout the City to advance the revitalization and land use goals of the plan. » Identify and acquire funding to support site acquisition to advance the property development strategy. » Work with the DCEDC to prepare market incentive and assistance packages to support (re)development of target properties in the City. 	City, Staff, DCEDC	Initiative	Continuous	\$\$
3.12	<p>Develop and maintain an accessible ESRI ArcGIS Online map of vacant and underutilized sites that are available for development, infill, and redevelopment.</p> <ul style="list-style-type: none"> » Potential sites include vacant lots, surface parking lots, and buildings near the downtown and along commercial corridors that are strategically located to enhance development and revitalization in Duncanville. 	City, Staff, DCEDC	Initiative	Short-Term/ Continuous	\$
3.13	<p>Create an action plan for the identification, protection, enhancement, and marketing of the City's cultural and historic assets as part of the overarching economic development strategy.</p>	City, Staff, DCEDC	Initiative	Short-Term	\$



9.0 PRIORITY POLICY AREA #4

**Integrated Natural & Built
Environment**

Integrated Natural & Built Environment



Goals



- Goal 1 - Develop policies and programs that enable the natural and built environments to work in harmony to create livable environments for humans and wildlife.
- Goal 2 - Ensure policies and projects concentrate development in strategic locations to reduce sprawl, maintenance costs, and the degradation of the natural environment.
- Goal 3 - Maintain and improve public infrastructure to enhance community resilience to extreme weather events and other natural disasters.
- Goal 4 - Utilize green infrastructure to promote best practices in sustainability for (re)development projects.



Big ideas

Duncanville's vision is built on the idea that urban growth and nature can flourish together, creating spaces that not only support economic vitality but also nurture ecological well-being. Central to this vision is the understanding that quality of life is inseparable from a healthy environment. Duncanville is intentionally steering development to reduce urban sprawl by concentrating growth in targeted, well-served areas.

This deliberate strategy preserves vital open spaces and ensures that development is both sustainable and community-focused. By curbing expansive sprawl, the City will prevent the unnecessary consumption of green lands and safeguard areas that serve as natural sanctuaries. By concentrating growth within already developed areas, the City will maximize resource efficiency and minimize ecological disruption.

This City of Duncanville is blessed with amazing natural resources including the streams that flow throughout the community. However, these channels are subject to flooding and many existing structures lie within the FEMA flood hazard area. The City has experienced significant flooding events in the recent past and understands the hazardous weather events are likely to become more frequent.

Innovative green infrastructure remains a cornerstone of Duncanville's resiliency strategy to address modern challenges. By integrating features like permeable pavements, urban tree canopies, bioswales, and green roofs, the City can combat extreme weather and enhance the everyday aesthetics and livability of its urban spaces. These green solutions will reduce stormwater loads, moderate urban heat, and improve air and water quality, all while offering residents



*Photo:
Charles F. Ladd
Nature Preserve*

visually appealing public areas to relax and connect with nature or one another. By creating design manuals or identifying appropriate species and soil conditions, the City can provide tools for developers and the Planning Commission to work together to create the best projects for the community.

Duncanville will champion the fusion of green spaces with urban environments. Businesses and institutions located close to well-maintained green spaces will benefit from a healthier, more aesthetically pleasing environment. This strategy is intended to attract investment and stimulate local entrepreneurship, proving that environmental and economic interests can be mutually reinforcing.

An example of Duncanville's integrated approach is the Charles F. Ladd Nature Preserve. Spanning 42 acres along 10-Mile Creek, the preserve has become a treasured retreat and a testament to the City's commitment to conservation. The preserve is now a vibrant ecosystem that supports local

wildlife and provides community members with opportunities for outdoor recreation, environmental education, and relaxation.

The benefits of this vision extend beyond the immediate aesthetic appeal. As Duncanville faces the growing challenges of unpredictable weather events and rising temperatures, the resilience of its infrastructure and built environment offers vital protection. The incorporation of green infrastructure elements creates natural systems capable of absorbing shocks, ensuring that when extreme weather strikes, the community is better prepared to endure and recover. This mindset represents a commitment to the safety and welfare of all residents.



Action Plan

Integrated Natural & Built Environment

#	Action Items	Key Partners	Type	Time Frame	Cost
4.1	<p>Create and implement Site Design Standards to ensure new and redevelopment projects enhance the long-term health and sustainability of the community.</p> <p>» The Site Design Standards should incorporate best practices in green infrastructure and other LEED and SITES certification guidance to encourage appropriate nature-based solutions to enhance and protect biodiversity, mitigate climate change, and preserve the City's critical ecosystems.</p>	City, Staff	Plan/Policy	Short-Term	\$\$
4.2	<p>As part of the Complete Streets Master Plan, identify streetscaping improvements to address stormwater retention, greenway development, and urban heat island effect.</p> <p>» The Complete Streets Plan should enhance the City's overall safety and walkability through balancing the needs of different modes of transportation, pedestrian safety, user age and ability, and land use.</p>	City, Staff	Plan/Policy	Medium-Term	\$\$
4.3	<p>Develop a Green Infrastructure Playbook to guide public and private development in the City.</p> <p>» The Playbook should incorporate best practices in green infrastructure and other sustainability mechanisms to improve stormwater capture, reduce urban heat island effect, and improve urban greening throughout Duncanville.</p> <p>» Incorporate the Playbook into the development review process and adopt necessary legislation to enforce sustainability measures for public and private development in the City.</p>	City, Staff, Community Organizations	Plan/Policy	Long-Term	\$\$
4.4	<p>Develop an Urban Forest Master Plan to identify opportunities to incorporate urban greening and forestry efforts into the City's stormwater management plan and other sustainability initiatives.</p>	City, Staff	Plan/Policy	Long-Term	\$\$



Action Plan

Integrated Natural & Built Environment

#	Action Items	Key Partners	Type	Time Frame	Cost
4.5	Revise the City's Zoning Code to enable strategic densification and diversification in targeted areas. » The revised zoning code should incorporate strong urban design elements, and encourage connectivity between the City's commercial, retail, and strategic residential areas to create vibrant mixed-use districts.	City, Staff, DCEDC, Planning and Zoning Commission	Initiative	Short-Term	\$\$
4.6	Establish a working group to identify and assess existing green space in the City and to create recommendations for Council to preserve, protect, and enhance existing green space.	City, Staff	Initiative	Short-Term/ Continuous	\$



10.0 PRIORITY POLICY AREA #5

Downtown Vitality

Downtown Vitality



Goals



- Goal 1 - Create a Downtown District that is a vibrant civic, commercial, and cultural center for the community.
- Goal 2 - Attract and support a variety of small, locally owned businesses to cultivate a thriving downtown environment while maintaining Duncanville's small-town charm.
- Goal 3 - Promote creative infill opportunities to reduce underutilized space along Main Street.
- Goal 4 - Foster urban design and streetscape improvements that enhance the walkability and connectivity of the downtown.
- Goal 5 - Encourage public art and other placemaking initiatives to create inviting public and private spaces.
- Goal 6 - Build partnerships with local and regional partners to develop events and programming that supports downtown vitality.



Big Ideas

Downtown vitality is a foundational element in realizing Duncanville's vision within this Comprehensive Plan. The downtown corridor, reimagined as a vibrant community activity and commercial district, is expected to serve as a nexus for economic activity, cultural activities, and community bonding.

The Comprehensive Plan envisions adaptive reuse projects that transform vacant or underperforming properties along Main Street into dynamic spaces supporting a range of local enterprises. Existing structures and neglected lots are encouraged to be redeveloped to accommodate boutique shops, eateries, and creative offices. These redevelopments must also contribute to an appealing and engaging public realm to create the charming aesthetic to encourage continued investment.

Integral to the downtown revitalization is the enhancement of pedestrian connectivity and

urban accessibility. Duncanville will improve sidewalks, create pedestrian-friendly zones, and establishing multimodal corridors that seamlessly link key civic, commercial, and recreational areas. By fostering a more walkable environment, Duncanville aims to reduce vehicular dependence, elevate public safety, and cultivate a sense of community identity.



Photo: Pedestrian Friendly Streetscape with Shade Trees, Plantings, Lighting, Trash Cans, Wide Sidewalks, and other elements to develop a people friendly and inviting sense of place.

Moreover, public art and placemaking will be woven into the fabric of the downtown to cultivate a vibrant arts and cultural district. Public spaces will be enriched with art installations and performances that invite resident engagement and reflect the City's cultural narrative. The arts and cultural district will be a place for civic expression of the diversity and passions of the community.

Complementing these physical enhancements are a series of downtown events. Organized through public-private partnerships, these events—festivals and farmers' markets to open-air concerts—will be poised to activate the downtown environment and stimulate both social and economic dynamism. These gatherings serve as opportunities for residents to congregate, celebrate local talent, and engage with the community in meaningful ways, further solidifying the downtown area as the heart of Duncanville.

To encourage the investment necessary to transform Main Street, the City will need to revise the zoning for the district. The revisions should focus on encouraging mixed-uses, densification, and strong urban design to create spaces that are more than just a place to reside.

Through the adaptive reuse of existing structures, infill of underutilized parcels, enhancements to connectivity, and the deliberate integration of public art and community programming, downtown will emerge as a resilient, dynamic, and vibrant hub. A strong downtown, densely occupied with shops and residences will provide revenues to the City to increase the type and quality of services.



*Above Photo:
Asphalt Art
Syracuse, NY*

*Below Photo:
Best Southwest
Juneteenth
Celebration*





Action Plan

Downtown Vitality

#	Action Items	Key Partners	Type	Time Frame	Cost
5.1	<p>Update the Main Street Master Plan</p> <ul style="list-style-type: none"> » The update should incorporate the existing conditions of Main Street and explore opportunities to pursue innovative redevelopment strategies. » The update should integrate redevelopment strategies, complete street and streetscaping improvements, placemaking and public space activation, and other best practices to create an inviting mixed-use Downtown District. 	City, Staff, DCEDC	Plan	Medium-Term	\$\$
5.2	<p>Provide Resources to advance Design Guideline Implementation</p> <ul style="list-style-type: none"> » Create an incentive program to leverage the DCEDC sales tax; encouraging and facilitating adherence to the City's Design Guidelines to create a cohesive urban form throughout the downtown. » City Council and the DCEDC should work together to identify specific focus areas and geographies for the Incentive Program. » The DCEDC should contract with an urban design professional to provide technical assistance in design for any project receiving DCEDC support for physical improvements to buildings and sites. 	City, Staff, DCEDC	Program	Medium-Term/ Continuous	\$\$
5.3	<p>Work with local partners to activate public spaces and create an inviting downtown atmosphere.</p> <ul style="list-style-type: none"> » Work with the DCEDC to identify target parcels/spaces. » Collaborate and coordinate efforts with existing community groups to host events downtown. » Work with community organizations to support public space improvements, public art, outdoor dining, and other placemaking initiatives to create an inviting downtown environment. 	City, Staff, DCEDC, Community Organizations	Partnership	Continuous	\$



11.0 PRIORITY POLICY AREA #6

Equitable Transportation
Networks & Mobility

Equitable Transportation Networks & Mobility



Goals



- Goal 1 - Encourage safe multimodal transportation networks to increase connectivity and walkability throughout Duncanville.
- Goal 2 - Reduce road sizes to meet demand, create safer roads for users, and promote resilience through green infrastructure installations.
- Goal 3 - Ensure connectivity to regional mobility systems including highways, public transportation, freight, and trail and bicycle networks.
- Goal 4 - Advance streetscape and road designs that promote safety and accessibility for all road users.



Big ideas

Duncanville will redefine mobility throughout the City by creating a network of safe, multimodal transportation systems that connect each neighborhood and district. During the plan implementation, Duncanville will take action to transform the City's transportation landscape into an interconnected, resilient, and inclusive network. By focusing on increased connectivity and walkability, the City will ensure that every arterial corridor and neighborhood street contributes to a cohesive and accessible urban environment for all.

10% of the Duncanville population is below the poverty level, an estimated 1,600 people do not have access to a vehicle, and over 1 out of every 4 households have disabilities which might mean they are physically incapable of driving. These residents deserve a transportation system that provides them options and freedom too. Furthermore, a transportation system that allows residents to live car-free or car-light represents a significant monetary savings - around \$12,000 according to AAA - that can be reinvested

in the community or can simply provide a household financial breathing room.

Duncanville will invest in projects aimed at increasing transportation options along key corridors. Road diets—where excessive lanes are reallocated to widen sidewalks, add bike lanes, and integrate green buffers—will be implemented to create safer, more resilient, and more attractive streets. The City will prioritize designing roads that are safe for all users, including pedestrians, cyclists, transit riders, and motorists. This reconfiguration will foster healthier lifestyles, and as a result, Duncanville will witness a future where active travel becomes normal rather than the exception.

Currently, Duncanville is divided by numerous arterial streets and two major highways. These road types are typically where the highest concentration of roadway injuries or fatalities occur for all road users due to traffic volumes and speed. Because these streets are so prevalent in Duncanville, design changes are necessary to ensure that all road users,

including those who are most vulnerable road like pedestrians, cyclists, kids, and older adults are able to safely navigate from their homes on one side to school, work, or shopping options on the other side.

In its pursuit of enhanced connectivity, Duncanville will create a dense network of pedestrian-friendly zones that link residential neighborhoods with commercial centers, recreational facilities, and civic needs. As these improvements come to fruition, local travel will become more efficient and enjoyable, and bolster environmental sustainability.

One hindrance to connectivity currently is the legacy of suburban subdivision design that dead ends in culs-de-sac or otherwise does not create interconnections between neighborhoods. The result is an inability to walk between neighborhoods and transforming a nominal straight line distance into a circuitous, long distance along collector streets. While introducing new streets may be infeasible, interconnecting existing developments with walkable paths can be a practical solution to create neighborhood interconnectivity. Furthermore, the City intends to connect the active transportation networks with the Parks and Recreation Master Plan to advance a broader vision for the integration of greenspace and

transportation to support mobility, equity, and community health.

Duncanville will also integrate its local transportation framework with critical regional mobility infrastructure. The City will establish robust linkages to major highways, freight routes, and expansive trails, ensuring that Duncanville remains an integral part of the broader Dallas-Fort Worth metro ecosystem. These strategic connections will support industrial growth, promote regional commerce, and enhance access to employment, education, and healthcare opportunities beyond the City's borders.

Duncanville will embark on a transformative journey as it reimagines its transportation network. Though there are limited transit options in Duncanville today, the City seeks to expand routes and frequency to encourage greater use. Through strategic interventions—including multimodal transit solutions, enhanced walkability, human scale designs, and strengthened regional linkages—the City will create a dynamic urban mobility framework. As Duncanville moves forward, it will establish itself as a model of innovative, equitable, and resilient transportation planning for other Texas communities.

*Below Photos:
Example Road Diets*





Action Plan

Equitable Transportation Networks & Mobility

#	Action Items	Key Partners	Type	Time Frame	Cost
6.1	<p>Develop a Complete Streets Master Plan</p> <ul style="list-style-type: none"> » The Complete Streets Plan should enhance the City's overall safety and walkability through balancing the needs of different modes of transportation, pedestrian safety, user age and ability, and land use. » As part of the Complete Streets Plan, examine the existing pedestrian and multimodal transportation network and identify areas that need repairs and enhancements to improve usability, safety, and enjoyment. » Consider retrofit projects along corridors like West Center Street and Big Stone Gap Road to provide for traffic calming, on-street parking, and multimodal options 	City, Staff	Plan	Short-Term	\$\$
6.2	<p>Enhance key City gateways and transportation corridors with design, streetscaping, and other road improvement measures.</p> <ul style="list-style-type: none"> » Gateway improvements should focus on the major entrances to the City such as the intersections of South Main Street and Route 67, West Wheatland Road and Clark Road, and North Main Street and I-20. » Efforts should be made so that the major entrances create a positive visual and aesthetic impression of the City. » Road improvements should focus on the City's main transportation corridors including South and East Main Street, Camp Wisdom Road, West and East Wheatland Road, and Route 67. 	City, Staff	Project	Medium-Term	\$\$\$
6.3	<p>Complete a Route 67 Corridor Study and Master Plan</p> <ul style="list-style-type: none"> » The corridor study and plan should incorporate the City's Complete Streets policies and best land use practices to increase road safety, improve multimodal transportation connectivity, and encourage development that prioritizes sprawl repair. 	City, Staff	Plan/Project	Long-Term	\$\$\$



Action Plan

Equitable Transportation Networks & Mobility

#	Action Items	Key Partners	Type	Time Frame	Cost
6.4	Work with regional transit and associated organizations, as well as potential private sector partners to expand mass transit options in Duncanville. » Coordinate with community partners to increase public education about existing public transportation services with the long-term goal of increasing service throughout the City.	City, Staff, Agency Partners	Partnership	Long-Term	\$
6.5	Create a Master Plan for Electric Vehicle charging infrastructure installation, and include installations as part of Capital Improvement Plan.	City Staff	Plan/Project	Mid-Term	\$\$



12.0 PRIORITY POLICY AREA #7

**Fiscal Responsibility &
Infrastructure Improvements**

Fiscal Responsibility & Infrastructure Improvements



Goals



- Goal 1 - Invest in infrastructure maintenance and upgrades to enhance local capacity, sustainability, and resilience.
- Goal 2 - Consider the long-term operational costs of capital projects and other infrastructure improvements.
- Goal 3 - Encourage innovative and holistic sustainability approaches to capital improvement projects.
- Goal 4 - Identify opportunities for creative service delivery opportunities via public-private partnerships, non-profit collaborations, and other vehicles to improve existing services and deliver greater value for taxpayer investment.



Big ideas

Ultimately, the realization of the numerous goals and actions of this Comprehensive Plan will be possible only through intelligent and conservative fiscal practices. Strategies to identify waste and unnecessary spending or that focus on big picture impacts will ensure that scarce financial resources are stretched to more projects and that they are used in a manner with the greatest marginal benefit to the community.

As a community that grew significantly in the 1970's and 1980's, the capital stock of infrastructure in the City is likely at the end of its effective life and in need of repair or replacement. These investments must be made to retain the high quality of life residents desire and to have in place infrastructure that can handle extreme weather events.

Duncanville will make sure that investments are appropriately identified by evaluating projects holistically to understand the costs and benefits of certain actions. As this Comprehensive Plan provides numerous actions to encourage infill or maximize tax

value per acre, these actions are intended to ensure that the investments in infrastructure which the City has undertaken are creating the best returns. If the City has invested significant sums to upsize a sewer main, for instance, a vacant parcel in the service area is a missed opportunity for another paying customer and increases cost on other users.

Managing the capital stock of the City - whether it's buildings, infrastructure or specialized vehicles - requires intensive capital planning. It also requires a detailed management plan faithfully executed to ensure that pumps, vehicles, mechanical equipment, and other items receive timely maintenance to extend their service life.

Infrastructure is the backbone for future growth; this priority policy area will support the realization of the others.

*Photo:
Operation Clean
Duncanville*





Action Plan

Fiscal Responsibility & Infrastructure Improvements

#	Action Items	Key Partners	Type	Time Frame	Cost
7.1	Complete system assessments and master plans for water, sewer, and stormwater infrastructure in Duncanville. » The studies should examine critical water and stormwater management needs and identify solutions to increase capacity and resiliency.	City, Staff	Plan/Project	Immediate	\$\$
7.2	Continue to allocate the necessary funds to complete projects identified in the Capital Improvement Plan (CIP).	City, Staff	Initiative/Program	Continuous	\$\$\$
7.3	As growth accelerates, allocate appropriate investment in City facilities to ensure a high service level to residents. » Continue to assess, plan for, and execute improvements to City facilities; particularly City Hall, public safety facilities, the library, senior center, and other facilities with direct impact on quality of life.	City, Staff	Initiative/Program	Continuous	\$\$\$
7.4	Evaluate the use of public-private partnerships to enhance and optimize existing services and provide for additional services; creating strong value for taxpayer investment. » Engage private sector partners where appropriate to manage the increasing cost of service delivery, while providing a high level of service to residents and other investors.	City, Staff, Private Partners	Initiative/Program	Continuous	\$
7.5	Conduct public outreach and information sharing regarding strategic infrastructure investment and the need to create a thriving tax base to maintain quality of life. » The outreach efforts should include information that discusses maximizing value per acre to optimize existing infrastructure and land use in the City.	City, Staff, Community Organizations	Initiative/Program	Short-Term	\$
7.6	Develop engineering design standards to ensure consistent and high quality design and construction of City-owned infrastructure and any private development that will impact public facilities.	City, Staff, Private Partners	Plan/Project	Near-Term	\$\$



13.0 PLAN IMPLEMENTATION



Plan Implementation

Following the adoption of the plan, the City should begin to focus on implementation. As the creation of this plan was guided by a steering committee of local leaders, staff, and government officials, its implementation should include a similar group process.

To guide this process, the City should create a Comprehensive Plan Implementation Committee (CPIC). While the CPIC will not be directly responsible for implementing the entirety of the plan, this committee will be charged with guiding and advising the City Councilmembers and staff who will eventually implement the plan and incorporate it into the daily operations of the City.

The CPIC should include stakeholders that represent the diversity of the City's residents and community organizations - People who can lend their experience and knowledge of the community to guide the advancement of this plan for the betterment of the City. The CPIC should consist of 6 to 10 members and meet regularly (such as monthly or quarterly) to strategize plan implementation.

The CPIC will be independent of existing City boards, councils, and commissions, as implementing the plan necessitates dedicated stewards who can ensure implementation items are brought before decision-making bodies. The City Council, as well as the Planning and Zoning Commission, already have numerous responsibilities and may get caught up in the day-to-day management of municipal needs. As such, the CPIC will have the capacity to prioritize long-term strategic action planning for the community to ensure the plan's goals and action items are not forgotten on a shelf.

However, the City's elected bodies should be kept informed of the comprehensive plan implementation progress through annual reviews and as-needed meetings to discuss action items and the allocation of resources. It is essential that elected officials, City staff, and CPIC members are on the same page and all working together for the long-term health and resiliency of Duncanville.



Action Plan

Plan Implementation

#	Action Items	Key Partners	Type	Time Frame	Cost
G.1	<p>Position the Comprehensive Plan as a daily decision-making guide for the City of Duncanville.</p> <p>» Utilize the Comprehensive Plan to evaluate all proposed development, projects, and initiatives to ensure alignment with the community's vision and values.</p>	City, Staff, CPIC	Initiative	Continuous	\$
G.2	<p>Educate City staff, elected officials, and the broader community about the value and role of the Comprehensive Plan in shaping the future of Duncanville.</p> <p>» Following the adoption of the plan, City staff should host a work session with the City Council and Planning and Zoning Commission to discuss the implementation of the plan.</p> <p>» Ensure that new elected officials, board members, and City staff are informed of the role and value of the Comprehensive Plan.</p> <p>» Engage in a series of "Comprehensive Road Show" meetings with civic organizations, neighborhood associations, POAs, business groups, and others to share the goals and strategies of the Comprehensive Plan and build plan champions.</p>	City, Staff, CPIC	Initiative	Immediate	\$
G.3	<p>Create the Community Planning Implementation Committee (CPIC) to guide the advancement of the Comprehensive Plan and other community planning efforts.</p> <p>» The CPIC should reflect the broader community and include a variety of stakeholders such as residents, local business owners, City staff, elected officials, local leaders, and other stakeholders that represent the needs and priorities of the Duncanville community.</p> <p>» The CPIC should work with City staff and elected leadership to create Key Performance Indicators; enabling an objective measure of performance toward plan goals.</p>	City, Staff, CPIC	Initiative	Immediate	\$



Action Plan

Plan Implementation

#	Action Items	Key Partners	Type	Time Frame	Cost
G.4	<p>Conduct at least annual reviews of the Comprehensive Plan implementation progress.</p> <ul style="list-style-type: none">» Prepare an annual progress report to present to City Council, the Planning and Zoning Commission, and the DCEDC that celebrates implementation successes, identifies any necessary amendments, and outlines the implementation goals for the following year.» Complete an update to the Comprehensive Plan at least every 5 years to ensure the plan aligns with the needs and priorities of the community.» Ensure the City's communication strategy celebrates plan implementation successes and effectively communicates plan implementation progress to the community.	City, Staff, CPIC	Protocol	Continuous	\$



14.0 COMMUNITY SNAPSHOT



Duncanville Geography

Planning Geography

The City of Duncanville is located in southwestern Dallas County, Texas. The City has a total area of 11.3 square miles. U.S. Route 67 and Interstate 20 run east-west through the southeastern and north-south through the northern portions of the City, respectively.

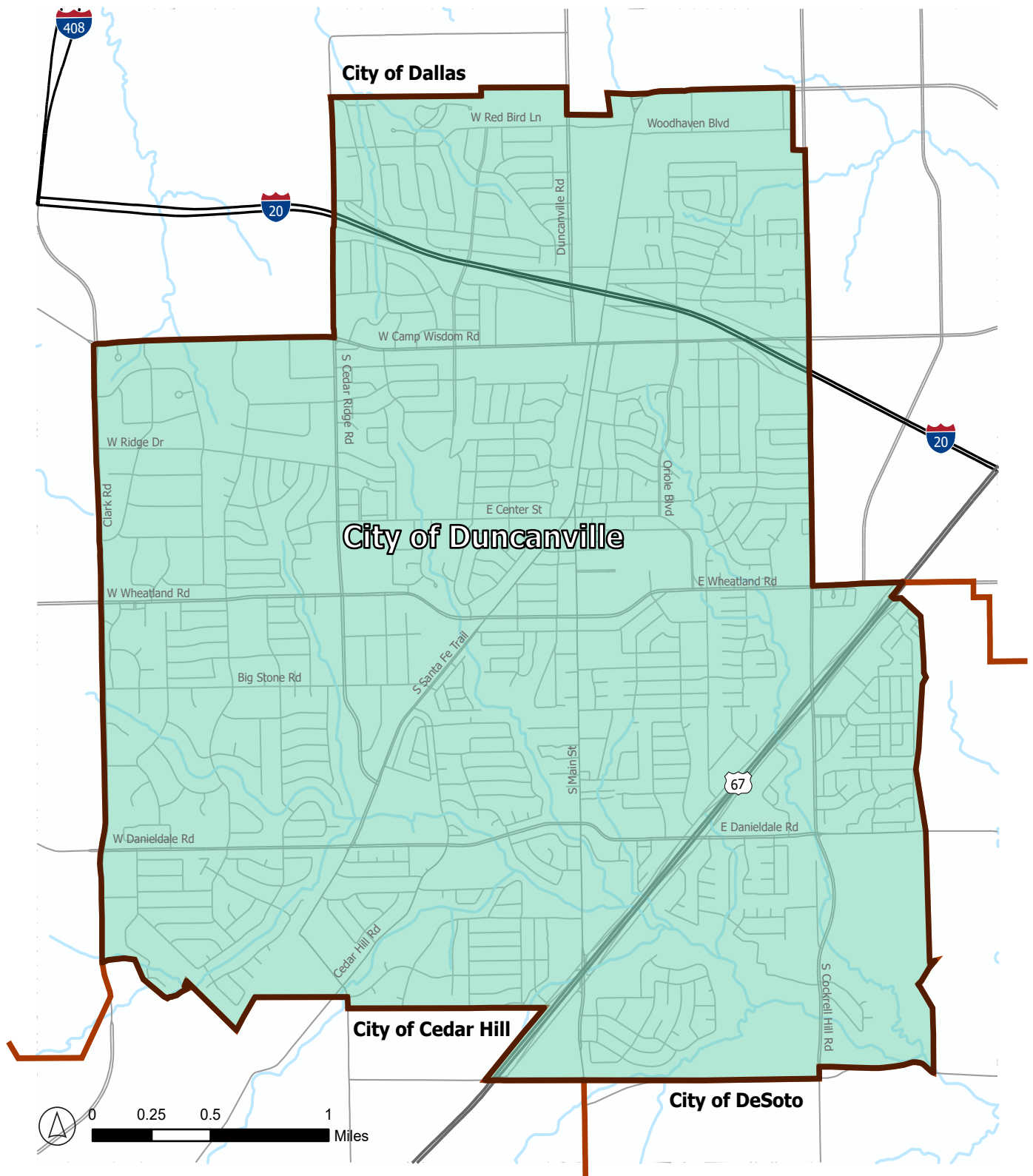
Regional Geography

Located approximately 30 minutes from downtown Dallas, Duncanville is part of the Best Southwest Partnership, which was formed in 1986 by the four cities of Duncanville, Cedar Hill, DeSoto, and Lancaster. As one of the founding Best Southwest partners, Duncanville is an active member in intermunicipal and interregional cooperation with its partners and associated organizations.

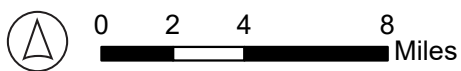
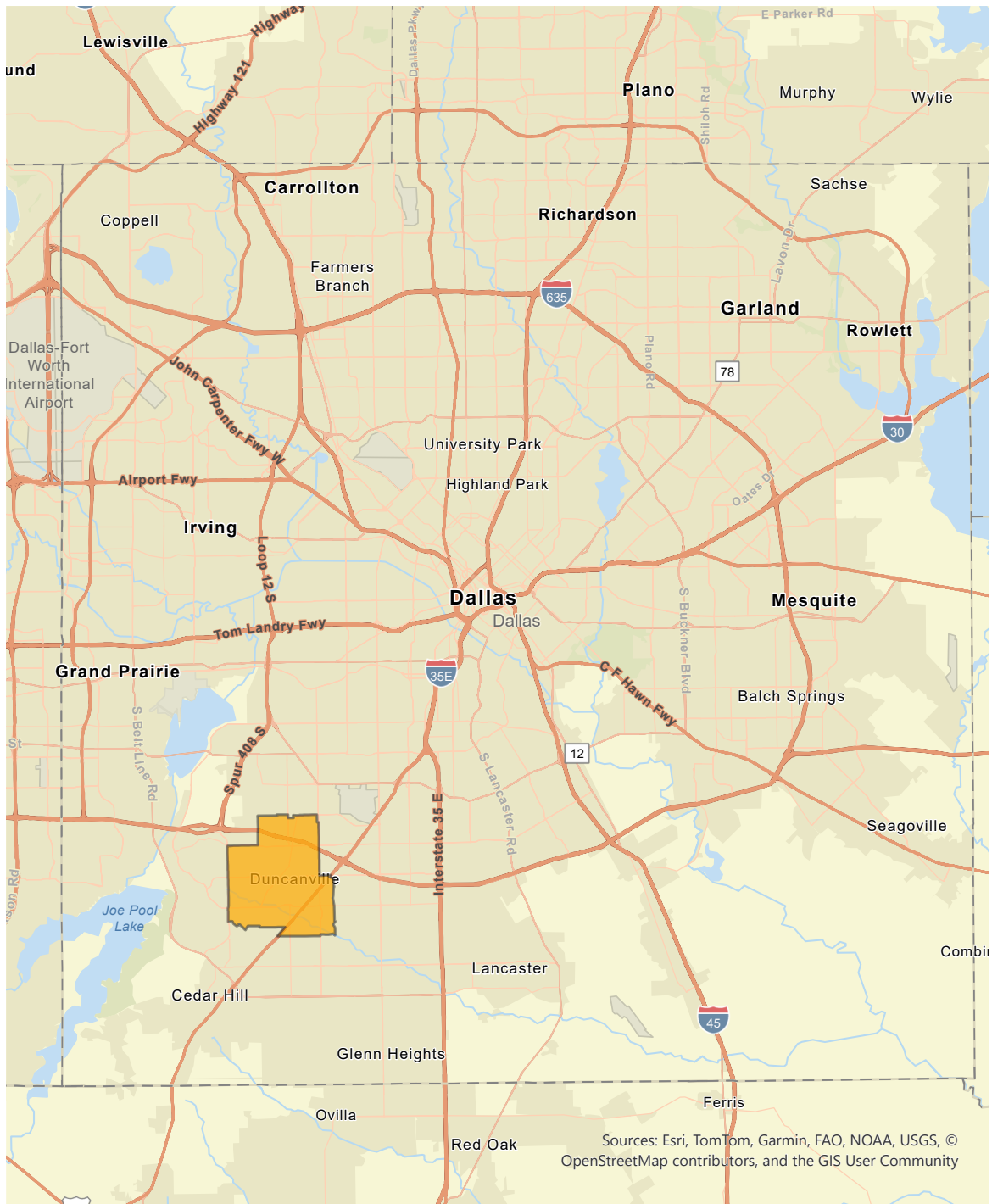
From a broader regional perspective, Duncanville is located within the Dallas-Fort Worth metroplex. The metroplex encompasses 11 counties, with the dominant core cities of Dallas and Fort Worth. This area is the economic and cultural hub of North Texas and is the most populous metropolitan statistical area in Texas and the southern United States.




Planning Geography Map



Regional Map



Legend

 City of Duncanville



Demographic Analysis

To plan for the future, the City must examine the historical, current, and projected demographic data for the community. Data used in this and following sections was sourced from the U.S. Decennial Census, US Census American Community Survey 5-Year Estimates, Esri Business Analyst Online (Esri), and Lightcast. For more in-depth analysis please see the Economic Base Report.

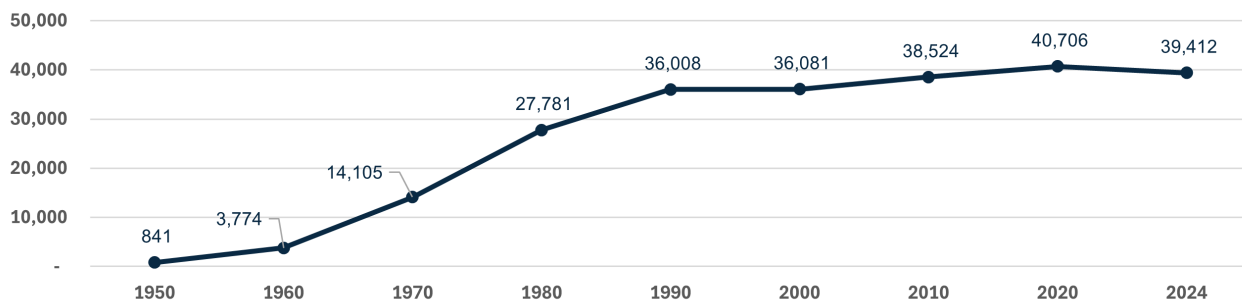
Historic population trends indicate that Duncanville experienced substantial population growth between 1970 and 2000, more than doubling the population from 14,105 to 36,081. The City's population growth has slowed since the early 2000s. However, estimates project continued population growth throughout Dallas County, yet Duncanville may only see a small fraction of that growth.

Populations Trends

Total Population

In 2024, the City of Duncanville's population was estimated at 39,412. This is a slight decrease from the population peak of 40,706 in 2020. Since 2010, the City's population grew approximately 2.3%.

**City of Duncanville Population
1950-2024**



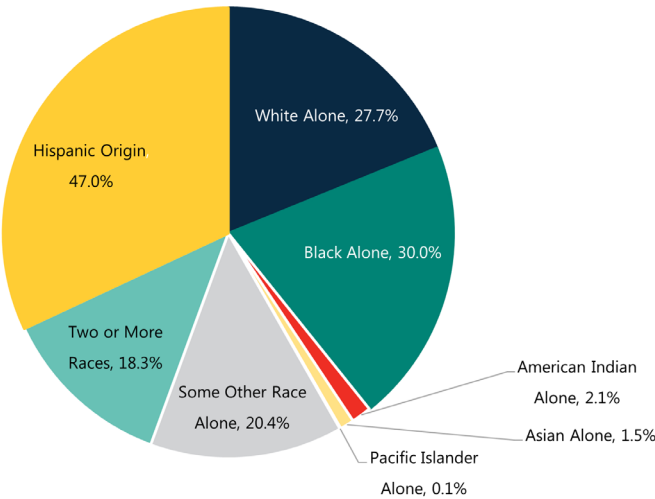
Race and Ethnicity

The City of Duncanville has a diverse population and is the most diverse of the comparison communities in the Economic Base Report. The figures below visualize the 2024 racial composition of the City and comparison communities. Since 2000, the City has become increasingly diverse and contributes to the City’s desire to celebrate the variety of histories and cultures that comprise the community.

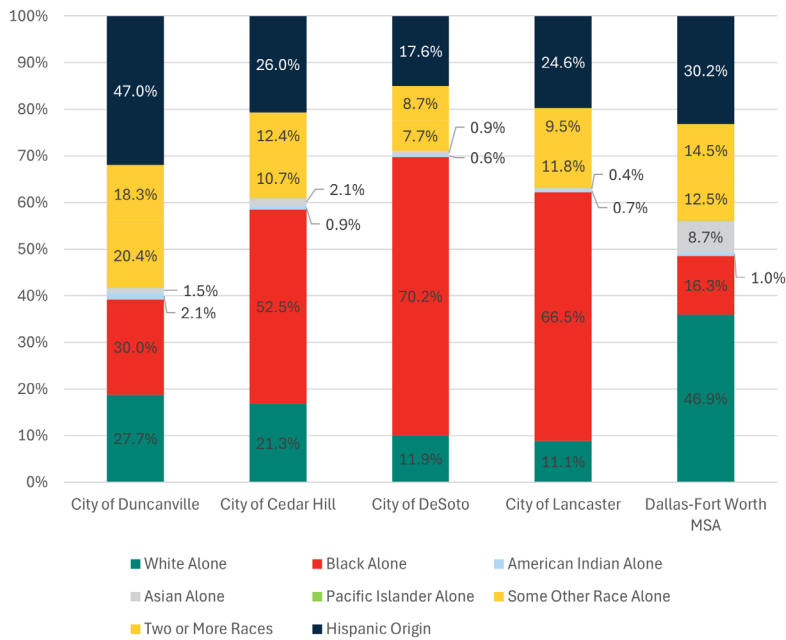
It’s important to note that race and ethnicity are not the same. Race refers to genetic and physical traits whereas ethnicity refers to cultural customs and traditions.

The US Census Bureau recognizes the following races: Caucasian (White), African American, American Indian/Native Alaskan, Asian, and Native Hawaiian/Pacific Islander. The US Census Bureau only identifies the two ethnicities of Hispanic/Latino which refers to persons of Cuban, Mexican, Puerto Rican, South and Central America, and other Spanish culture or origin and Non-Hispanic/Latino.

City of Duncanville Racial Composition 2024



Racial Composition 2024



At-Risk Communities

In Duncanville, 10% of households live below the poverty level. This is similar to other comparison geographies, which range from 8% to 13%. Duncanville has the largest share of households with a disability at 27.5%.¹ Duncanville also has the second-highest share of the population over 65 years of age, at 16.4%. The share of households without a vehicle in Duncanville is 3.9%, which is in the middle of the geographies' range of 2.5% to 4.3%. This is a fairly small percentage, indicating that the communities are car dependent.

At-Risk Populations 2024

	City of Duncanville	Dallas-Fort Worth MSA
Households Below the Poverty Level (%)	10.0%	10.0%
Households Below the Poverty Level (#)	1,381	277,576
Households with Disability	27.5%	19.4%
Population 65+	6.4%	13.0%
Households without a Vehicle	3.9%	4.3%

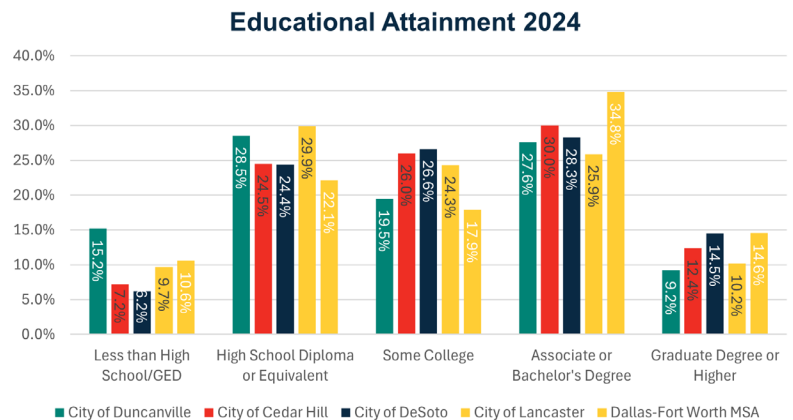
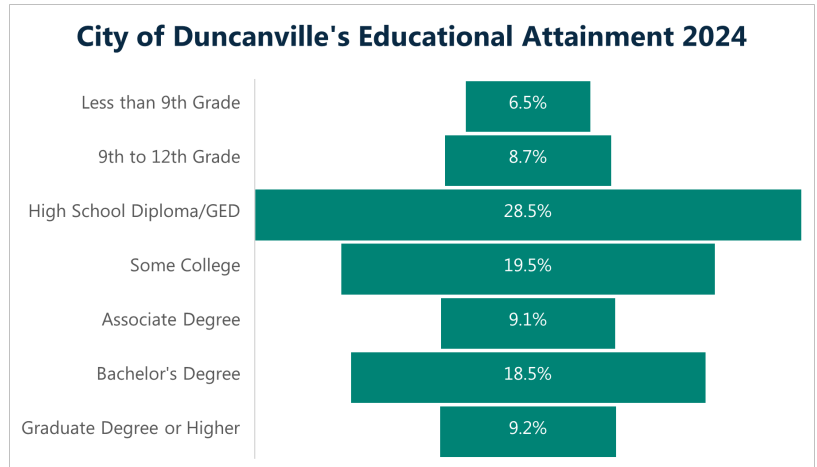
¹ The American Community Survey asks about six types of disabilities: serious difficulty with hearing, vision, cognition, walking or climbing stairs, and difficulty with self-care and independent living.



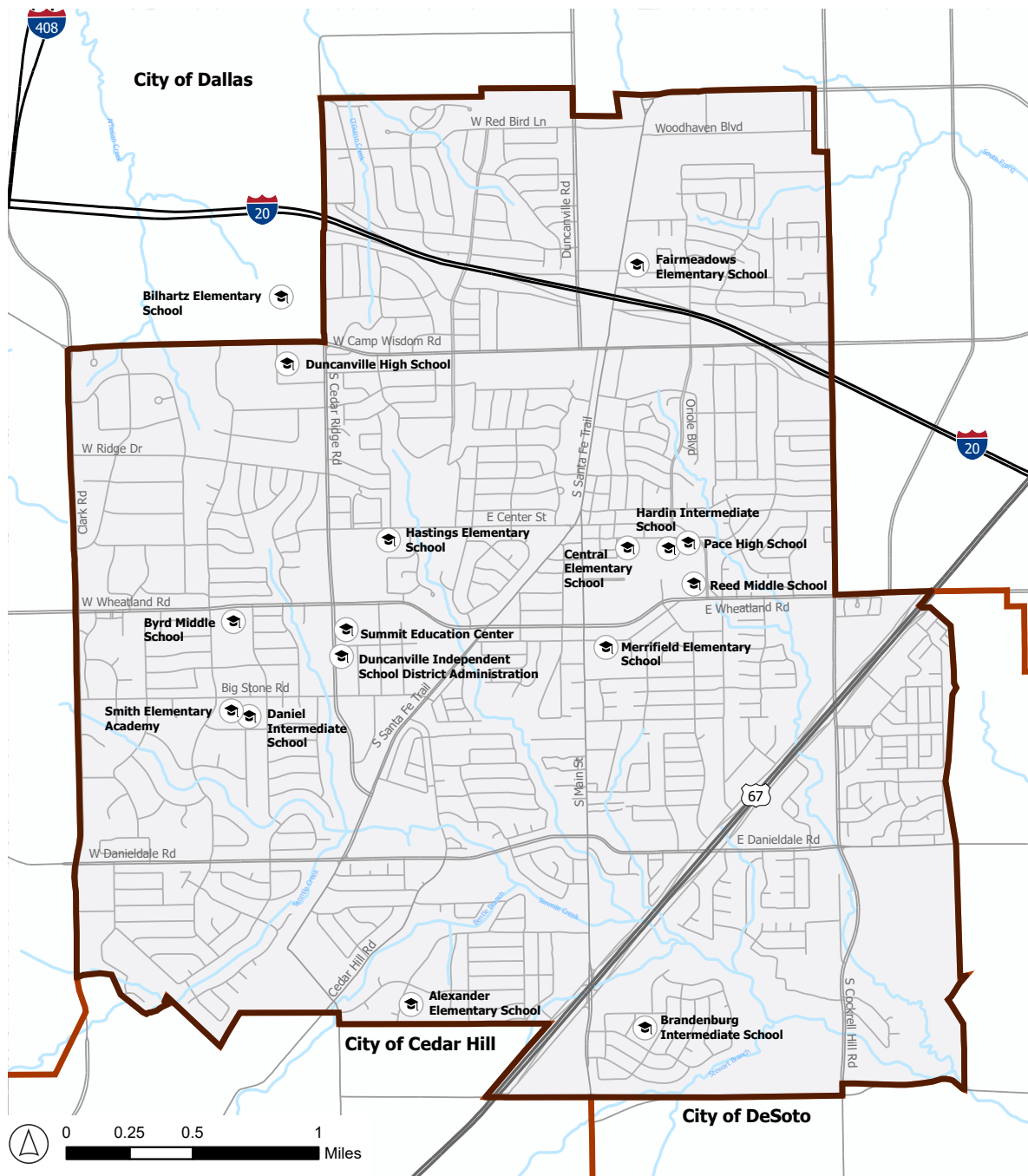
Educational Attainment & Resources

The Duncanville Independent School District (Duncanville ISD) is the school district based in Duncanville. The Duncanville ISD serves the residents in the City of Duncanville, and portions of the Cities of DeSoto, Dallas, and Cedar Hill. The Duncanville ISD schools in Duncanville include two high schools, three middle schools, and six elementary schools. For the 2021-2022 school year, the Duncanville ISD has 11,944 students and a 94% four-year graduation rate (higher than the Statewide rate of 90%). In the same year, 75.2% of students were identified as “at-risk” of dropping out of School, 77.9% of students were identified as economically disadvantaged based on qualifying for free or reduced lunch, and 22.8% of students were identified as having limited English proficiency (Duncanville ISD, The Texas Tribune, Public Schools Explorer).

Educational attainment refers to the amount of education obtained by adults ages 25 or older within a designated geography. Over one-quarter (27.7%) of Duncanville residents have a bachelor's degree or higher, which is a smaller share than most of the comparison geographies, which range from 26.5% in the City of Lancaster to 41.3% in the MSA.



Educational Facilities Map





Economy

Economic Fundamentals

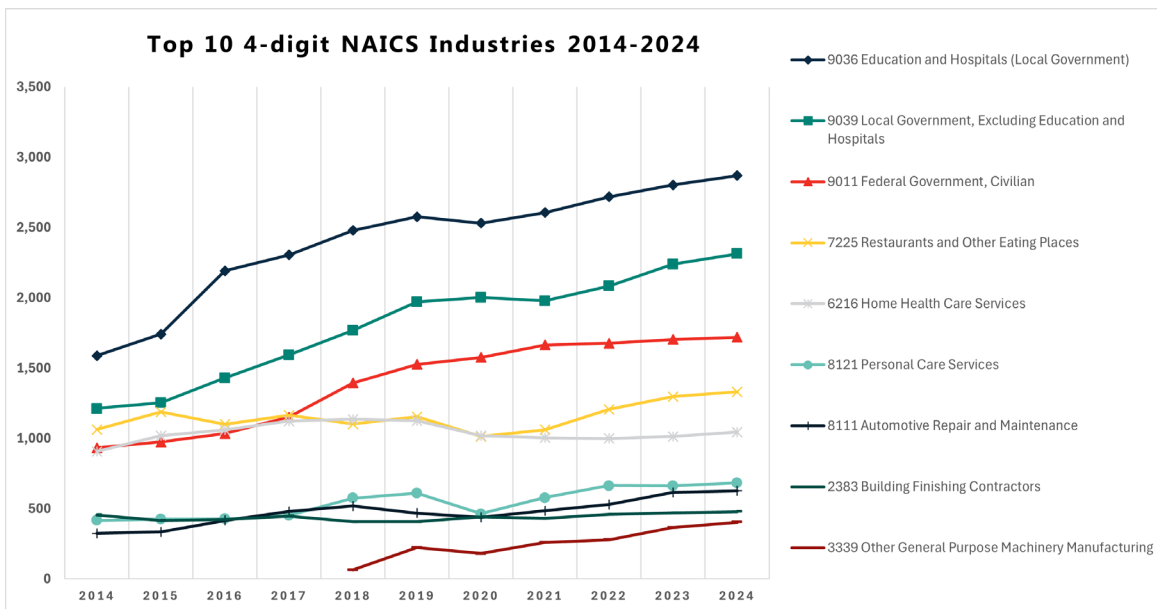
Median Household Income

In 2024, the City's median household income was \$67,894. This is expected to increase by 11.3% to \$80,693 in 2029. Of the comparison geographies, Duncanville has the second-lowest median household income after the City of Lancaster. Approximately 37% of households in Duncanville earn less than \$50,000 annually, with 21.8% earning less than \$34,999. Of the comparison geographies, Duncanville has the second-lowest share of households earning above \$100,000 at 32.4%.

Industry Analysis

The top three industries in the City of Duncanville are Government, Other Services (except Public Administration) and Health Care and Social Assistance.¹ Together, these industries account for 63.1% of the City's total jobs.²

The top three industries for the MSA are similar to Duncanville: Government, Health Care and Social Assistance, and Retail Trade.

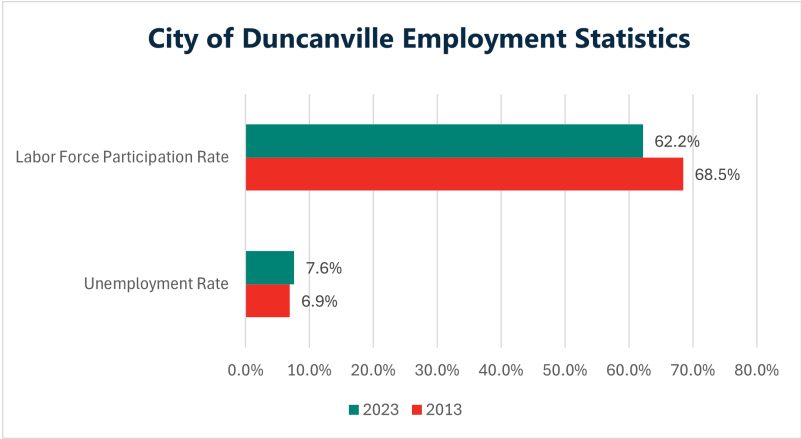


¹ Federal statistical agencies use NAICS codes, or the North American Industry Classification System, to classify businesses and organize collected data. This is different from occupational data, where federal agencies use Standard Occupational Classification (SOC) codes to classify workers based on job duties. Note that for the Industry Analysis, the City of Duncanville is approximated using the ZIP codes of 75116 and 75137.

² Jobs in the top three industries include those at elementary and secondary schools, local and federal government, the U.S. Postal Service, religious organizations, beauty salons, private households, and pet care services (excluding vets).

Historical Employment Trends

Over the past decade, the City of Duncanville has added 3,263 jobs, a 21% increase. The majority of that increase, 96.4%, occurred in the Government industry. Drilling down into this increase reveals that 1,281 jobs were added in the Education and Hospitals (Local Government) industry; 1,099 Local Government, Excluding Education and Hospitals; and 787 in Federal Government, Civilian. Six industries in the City of Duncanville shrunk over the past decade. The largest declines occurred in the Retail Trade industry and the Administrative and Support and Waste Management and Remediation Services industry, each of which saw a decline of over 500 jobs.





Housing Analysis

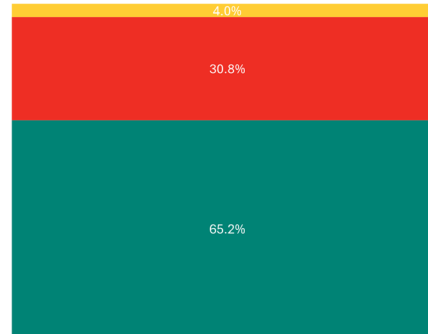
Housing Tenure & Vacant

In 2023, Duncanville had 13,866 housing units with the majority of housing units, about two-thirds, in the City of Duncanville as owner-occupied. Renter-occupied units make up the other third of housing units.

Duncanville has a vacancy rate of 4%, which is relatively low. Vacancy rates above 10% indicate a soft housing market. In total, there are 932 vacant housing units in the City of Duncanville. Of those, the majority (57.8%) are for-rent units. Small shares of the vacant housing stock are a result of for-sale units and rented but unoccupied units. The other largest category for vacant units is “other,” which is a catch-all term that includes vacancy due to renovations, foreclosure, preparing to rent or sell, legal proceedings, and more.

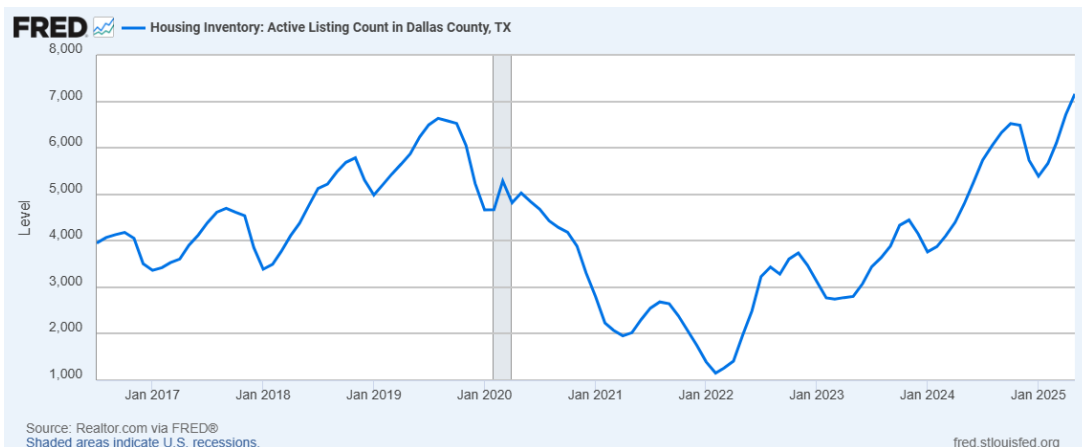
Housing Tenure 2024

Owner-Occupied Renter-Occupied Vacant Units, Rate



Vacant Units 2024

	City of Duncanville	Dallas-Fort Worth MSA
Total Vacant Units	932	203,925
For Rent	57.8%	45.3%
Rented, Not Occupied	8.6%	7.9%
For Sale Only	9.9%	8.0%
Sold, Not Occupied	2.7%	5.7%
Seasonal/Occasional	0.0%	5.5%
For Migrant Workers	0.0%	0.0%
Other	21.0%	27.5%



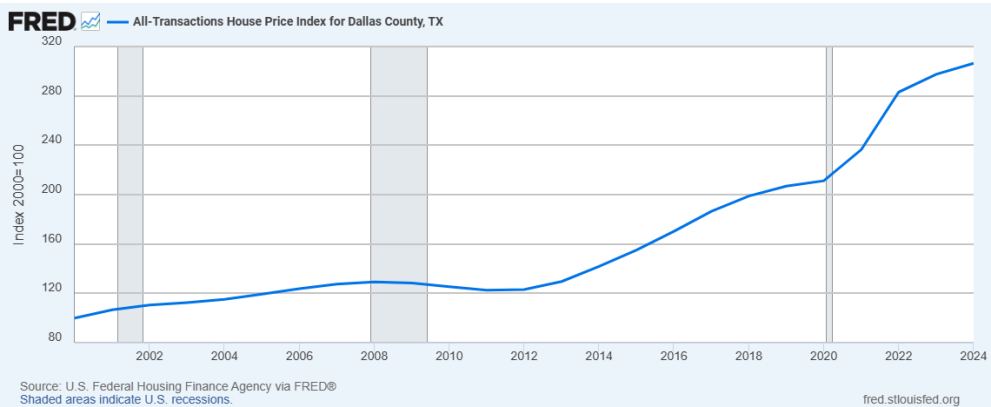
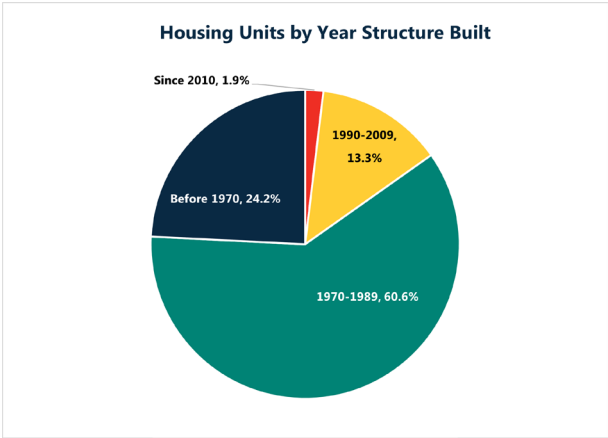
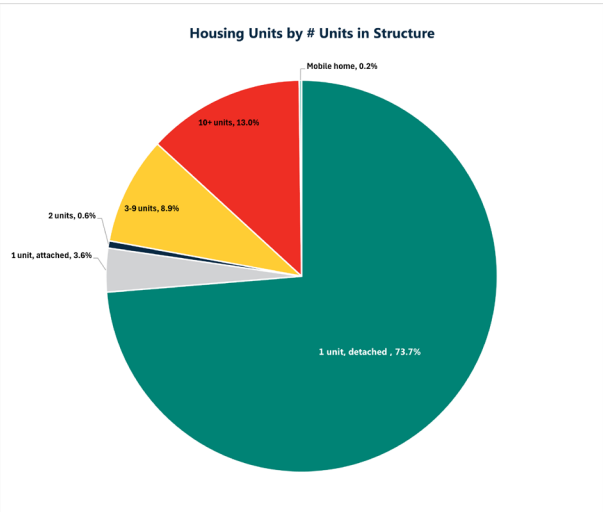
Housing Units

In Duncanville, single-family homes constitute 73.7% of the housing stock. Small apartment complexes or converted multi-family homes (3-9 units) account for 8.9% of the stock, while large apartment complexes (10+ units) constitute 13% of the stock. Of the Economic Base Report comparison communities, Duncanville has the largest share of multi-family units, though the MSA has the absolute largest share. The majority of homes in Duncanville were constructed from 1970 to 1990, when 60.6% of the stock was built. Comparatively, other regions saw their housing stock boom from 1980 to 2010.

Home Values

The median home value in the City of Duncanville is \$281,429, which is lower than the comparison geographies except the City of Lancaster. However, home values in Duncanville are expected to see the largest numerical and percentage increases in the next five years.

Over the past five years, median sale prices in the MSA and State have seen dramatic increases. The 2023 median sale price in the MSA was \$395,000, which is an increase of 45% from the 2019 median sale price. This increase outpaces the state-wide median sale price increases, which rose by 40% over the same period. The largest jump in price for the MSA occurred from 2021 to 2022, when prices increased by \$55,000. In the State, the largest jump occurred from 2020 to 2021 with a \$40,770 increase, though the following year also saw an increase of nearly equal proportions.





Transportation

Transportation Network

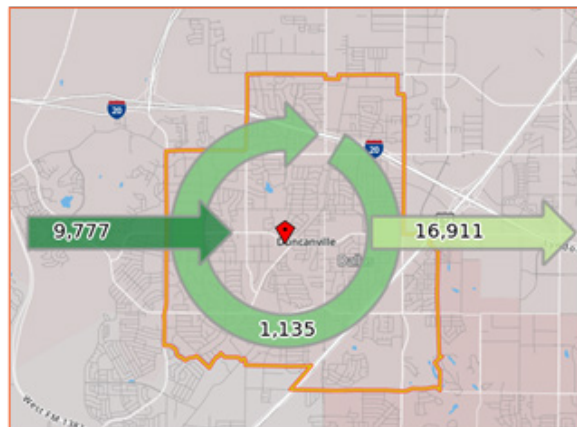
The City's transportation network features an east-west and north-south grid of major arterials including Interstate 20 and U.S. Route 67 that bisect the northern and southeastern corners of the City. These two highways are heavily traveled and are regionally important roadways in the Dallas-Fort Worth metroplex. The City's major east-west roadways include arterials such as West Camp Wisdom Road, West and East Wheatland Road, and West and East Danieldale Road. Major north-south arterial roads include Clark Road, North and South Cedar Ridge Drive, North and South Main Street, and South Cockrell Hill Road.

Traffic Count

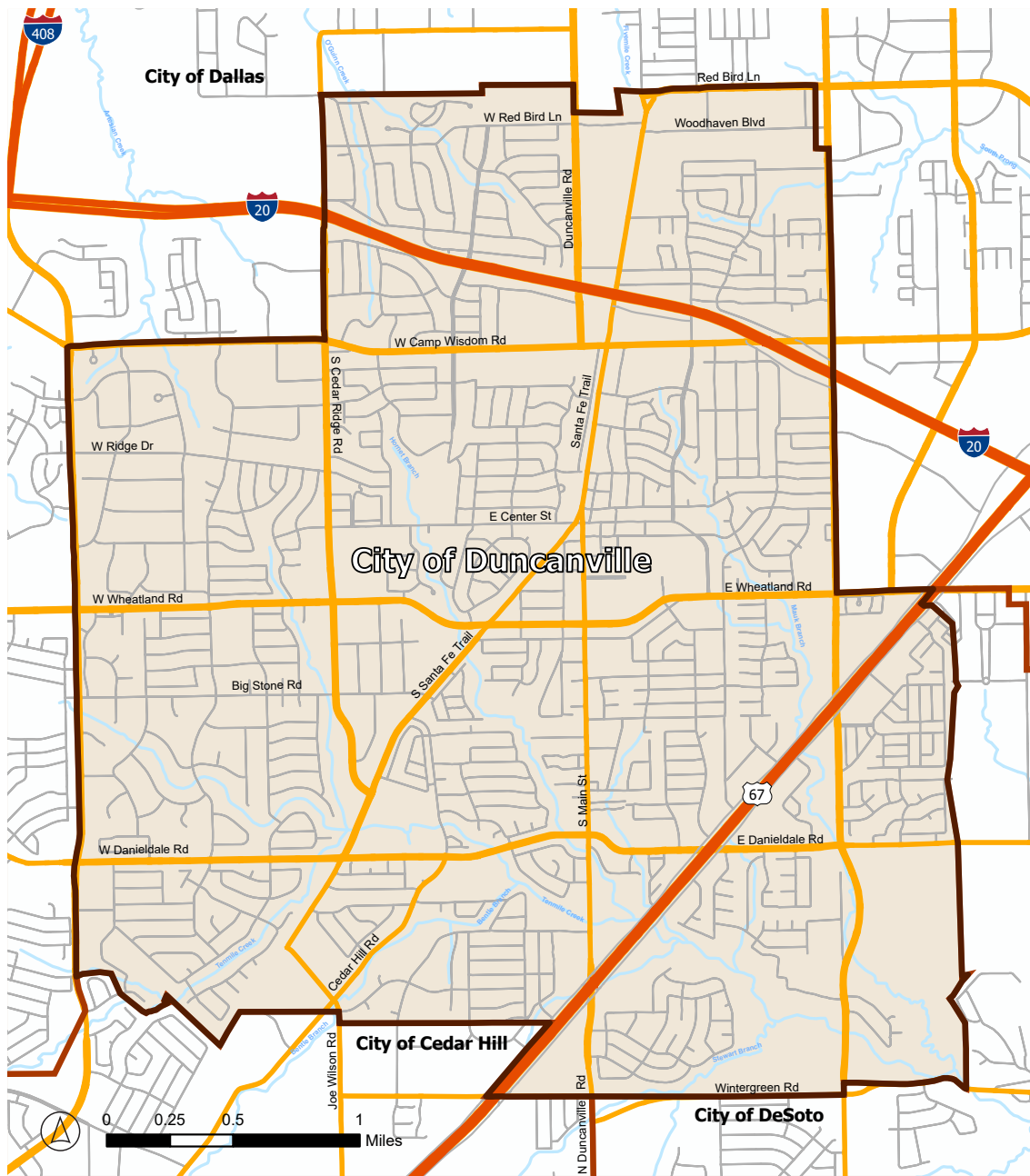
The TxDOT Statewide Traffic Monitoring Program collects traffic data which can be used to inform transportation policy across the state. The AADT/Traffic County Map visualizes the Annual Average Daily Traffic (AADT) counts for the City of Duncanville in 2019. AADT is an estimate of the average daily traffic along a defined segment of roadway. The AADT estimates use the total traffic volume along a segment in both directions for the year divided by the number of days in the year. AADT data helps to measure how much traffic uses the road in order to plan and design infrastructure, determine road safety, plan for maintenance, and more. U.S. Route 67 and Interstate 20 see the largest volumes of traffic in the City with the arterial and collector roads seeing less traffic volume.

Commuting Patterns




In 2023, the City of Duncanville has an out-commuting population of 16,911 individuals. There are 9,777 people who live outside of Duncanville and commute there for work, while 1,135 both live and work in Duncanville. The majority of people who live in Duncanville but work elsewhere commute to the City of Dallas for work. When looking at the census tracts they are employed in, the majority are concentrated on the northern side of Dallas along Interstate 35 East. Dallas County had a net in-commuting population of 489,438. The largest net inflow came from Denton County to the north. Dallas County only had a net outflow with three counties, all of which are in Oklahoma: Choctaw, Love, and Bryan.



Road Functional Classification Map



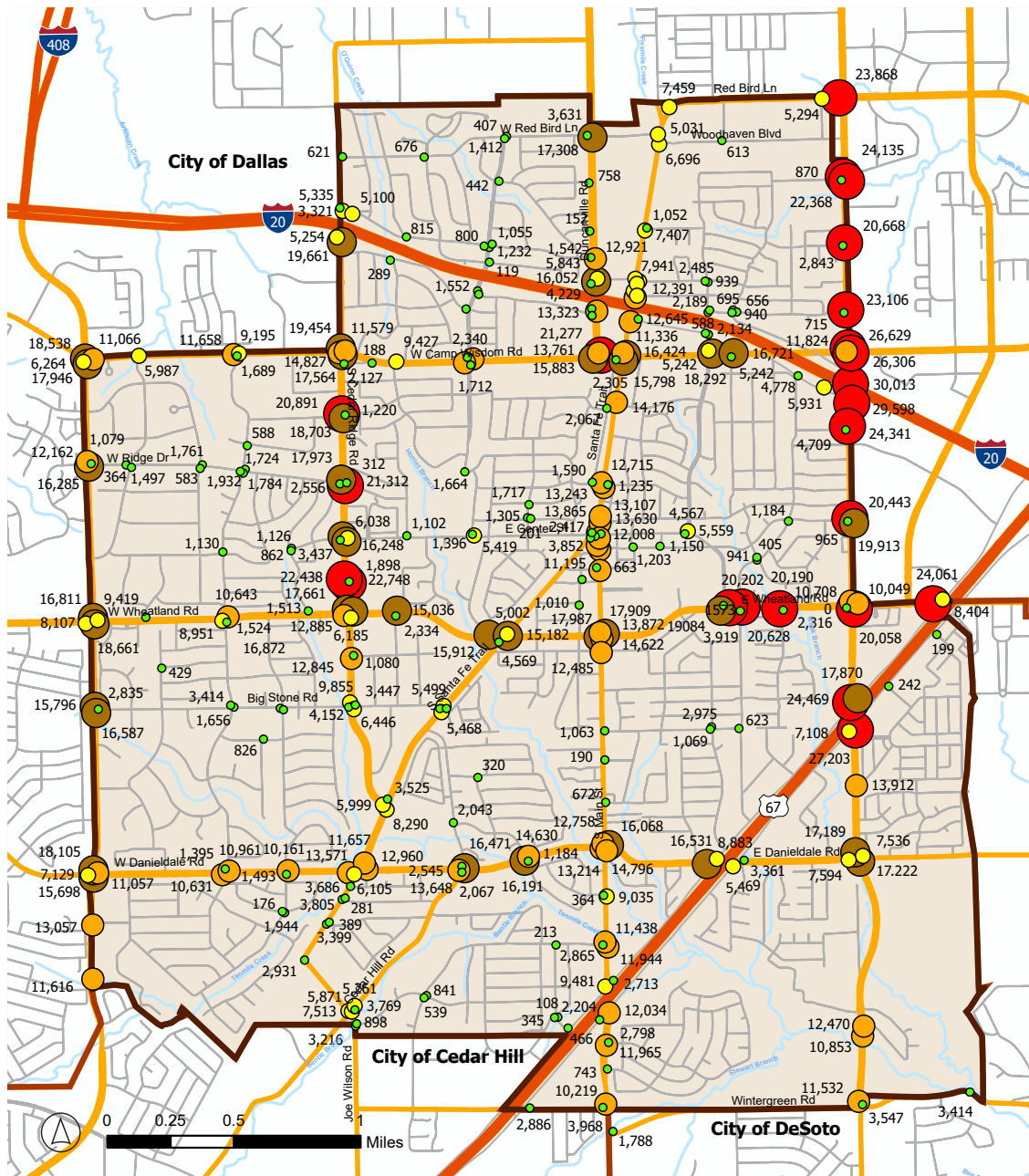
Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography




Road Classification

-  Highway
-  Arterial
-  Streets

AADT / Traffic County Map



Legend

-  Municipal Boundaries
-  City of Duncanville
-  Hydrography

Traffic Counts

-  <5,000
-  5,000 - 10,000
-  10,000 - 15,000
-  15,000 - 20,000
-  >20,000

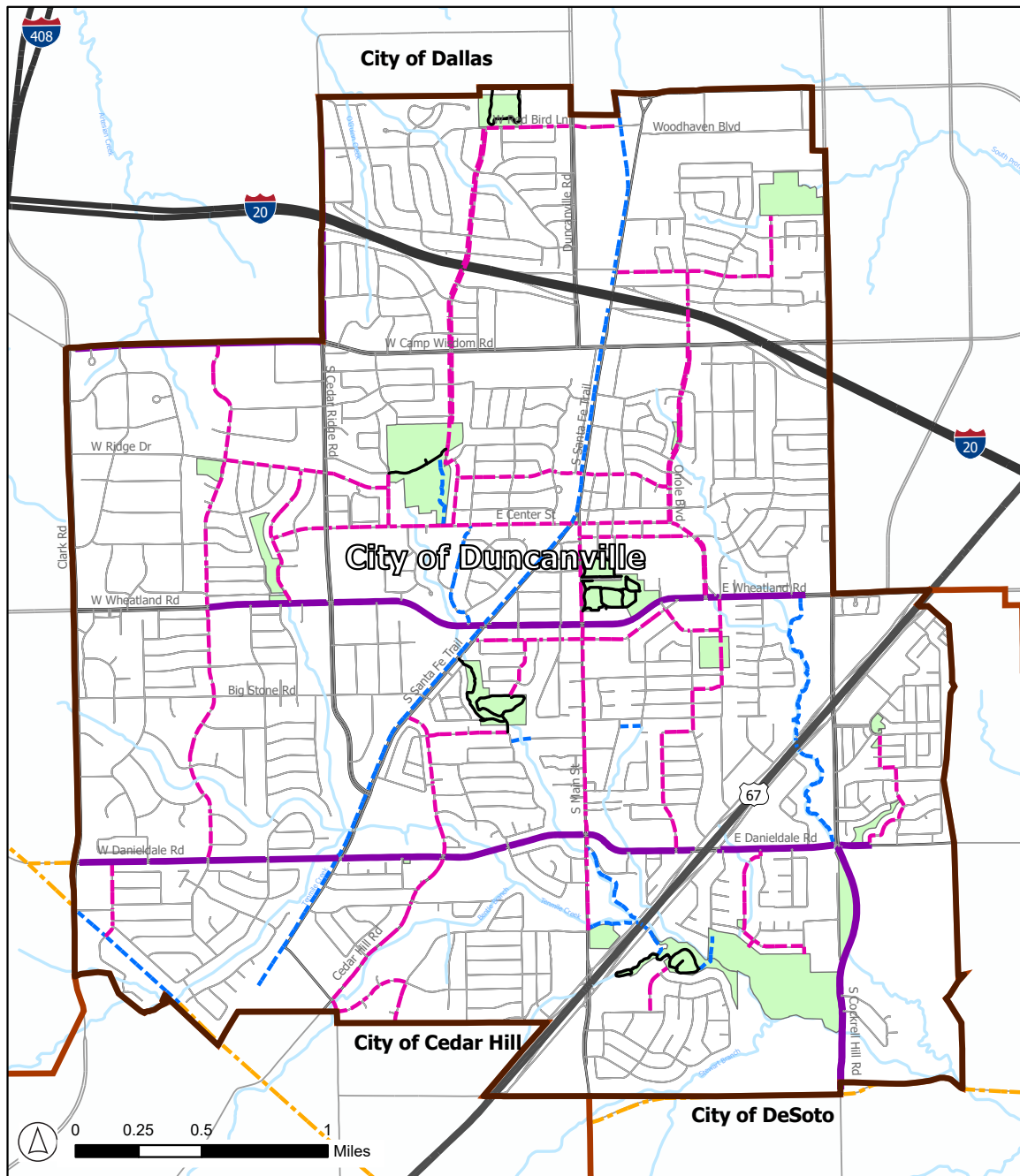
Active Transportation Network

Active Transportation refers to the integration of non-motorized transportation, such as bicycling and walking, within a community's broader transportation network. The City of Duncanville is committed to promoting multimodal transportation options in the City by proactively planning for opportunities to foster multimodal connectivity throughout the community. The City has a local bike plan and is currently in the process of updating the plan. Implementing active transportation includes more than just mobility on sidewalks and pathways - it can also involve the coordination of parks and recreational spaces to provide more greenspace to pedestrians. The City intends to connect the active transportation networks with the Parks and Recreation Master Plan to advance a broader vision for the integration of greenspace and transportation to support mobility, equity, and community health. To support these efforts, the City adopted a Complete Streets Policy in 2024 to advance policy that supports safe streets for all. The policy advances the goals of incorporating more bike and pedestrian infrastructure into road maintenance and upgrade projects.











Public Transportation

The City of Duncanville has two STAR Transit services including the Dial-A-Ride service that can be booked between one business day to two weeks in advance and STARNow trips that can be booked via the call center or the STARNow app to provide same-day service within the Duncanville area. Both of these services help to connect residents to the Dallas Area Rapid Transit (DART) system which operates buses, light rail, and commuter rail throughout the Dallas-Forth Worth Metro Plex.

Active Transportation Network Map



Legend

- | | | |
|--|--|---|
|  City of Duncanville |  Multimodal Transportation Infrastructure |  Off Street Lane Conversion |
|  Municipal Boundaries |  Existing Pedestrian Trails |  Connectivity to Regional Networks |
|  Hydrography |  Street/Lane Share |  Parks & Open Spaces |
| |  Street/Improved Lane | |



Community Facilities

The City of Duncanville aims to create a thriving community that is welcoming to all.

City Hall

The Duncanville City Hall is located at 203 E. Wheatland Road. The majority of the City's services are located in this facility. The location of City Hall is a part of a larger municipal campus which includes the Duncanville Public Library, Recreation Center, Senior Center, and Armstrong Park.

The City of Duncanville has a Council-Manager type of government. The City Council, enacts local legislation, adopts budgets, determines policies, appoints the Judge of the Municipal Court, and appoints a professional City Manager to carry out day-to-day administrative government operations. As a municipal institution, the City has the following mission and vision statements.

City of Duncanville Organizational Mission Statement: Build a vibrant, inclusive organization driven by a commitment to value-added customer service.

The Duncanville City Council consists of seven members, including the mayor elected at large, one council member elected at-large, and five council members elected from single-member districts. The City Council meets twice per month, on the first Tuesday and the third Tuesday of every month, at City Hall.

City Council Mission Statement: Build a vibrant inclusive community driven by a commitment to democratic principles and service above self.

City Council Vision Statement: Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.

Duncanville Fire Department



Public Safety

Duncanville Fire Department provides emergency services designated to protect lives and property in the community. The Department's staff is a team of dedicated professionals that provide fire administration, fire prevention, fire suppression, EMS and emergency management services.

The Duncanville Police Department provides 24-hour emergency services, criminal investigations, traffic enforcement, and crime prevention through the use of the community policing philosophy.

Duncanville Public Library

The Duncanville Public Library is a state-of-the-art facility that holds a large collection of over 103,000 educational and entertainment materials. The library is open 6 days per week and includes resources such as 17 public use, free public Wi-Fi, and a variety of youth and adult education and social programming.

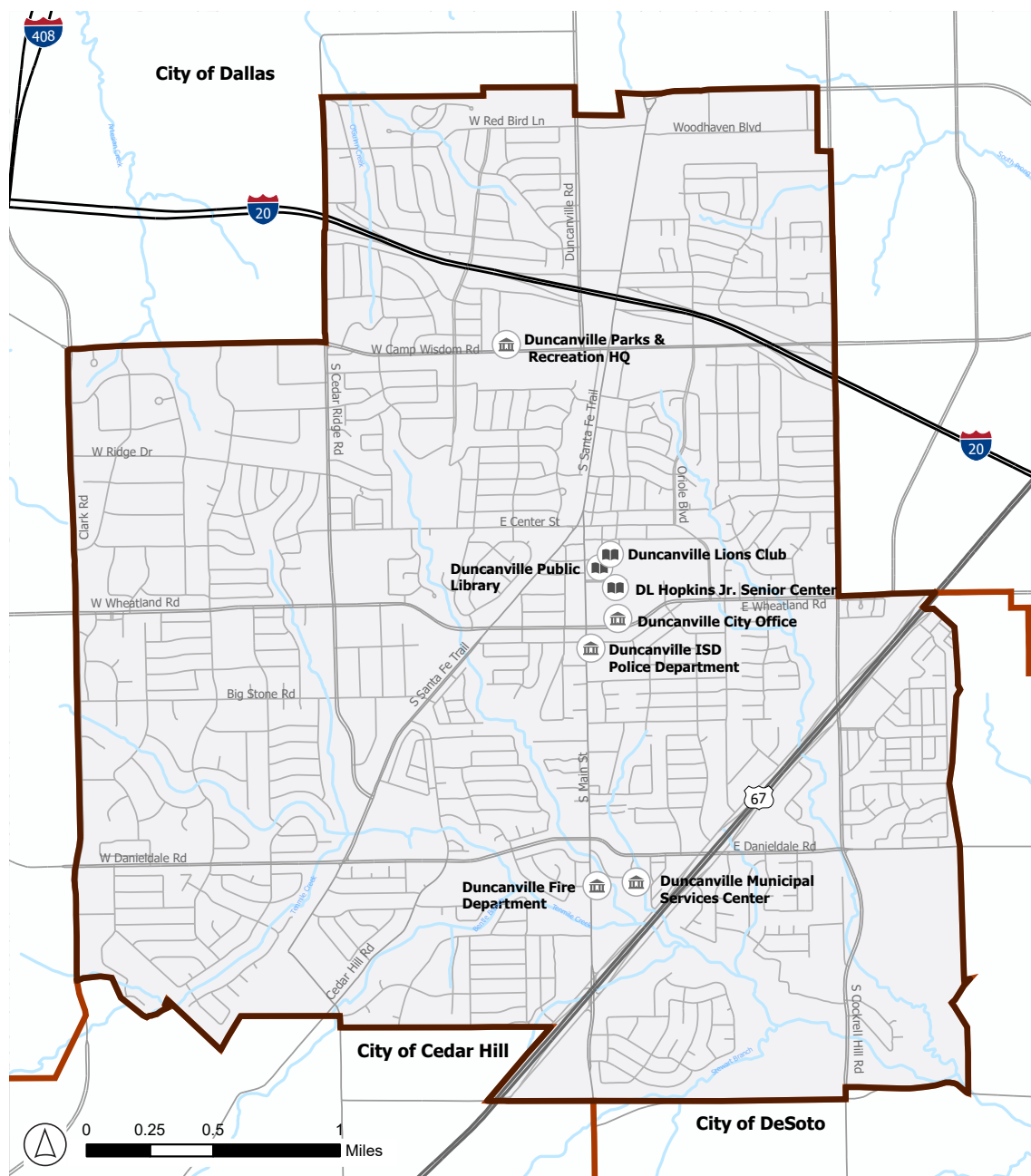
D.L. Hopkins Jr. Senior Center

The mission of the D.L. Hopkins Jr. Senior Center is to provide opportunities for older adults in Duncanville to remain active and vital participants in the community. The Center provides classes, programs, and activities for adults 50+ and lunch for adults 60+.








D.L. Hopkins Jr. Senior Center

Community Facilities Map



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography
-  Government Facilities
-  Community Facilities



Parks & Recreation

The City of Duncanville's overall health as a community is directly tied to access to green space. Access to green space, parks, and other recreational amenities have significant positive impacts on public health such as street reduction, creating opportunities for physical activity, improving public health, and creating opportunities for social interaction. In addition to public health benefits, green spaces also have environmental benefits such as negating urban heat effect, offsetting greenhouse gas emissions through carbon sequestration, and stormwater retention.

The City takes great pride in its park system and completed a Park Master Plan in 2017 following the adoption of the prior Comprehensive Plan. The City intends to update the Park Master Plan to reflect the needs of the community in 2025 and plan for major and minor park improvements to increase accessibility, improve amenities, and plan for connectivity between City resources and greenspaces.

Below is an overview of the City's Park resources.

Park Facilities

Alexander Park

Located at 715 South Alexander Avenue, Alexander Park is a 9.0-acre community park that offers park amenities such as benches, picnic tables, a playground, restrooms, a concession stand, a softball field, bleachers and player benches, and trash receptacles.



Kidsville Playground @ Armstrong Park

Armstrong Park

Armstrong Park, located at 100 James Collins Boulevard, is a 21.40-acre community park. Park amenities at this location include benches, picnic tables, a gazebo, a pavilion, a playground, restroom facilities, tennis courts, trash receptacles, and walking trails.

Chris Paris Park

Located at 1300 Caravan Trail, Chris Paris Park is a 4.49-acre neighborhood park located in the Fairmeadows Neighborhood of the City. This park features amenities including benches, grills, a pavilion, a picnic shelter and tables, a playground, and trash receptacles.

Harrington Park

Harrington is a 66.44-acre community park located at 1815 South Cockrell Hill Road. Amenities at this park include benches, drinking foundations, grills, pavilions, picnic tables, a playground, restroom facilities, baseball fields, soccer fields, bleachers and player's benches, concession stands, and trash receptacles.



Lakeside Park

Lakeside Park

Lakeside Park, a 51.45-acre community park, is located at 515 Hill City Drive. It features benches, drinking fountains, grills, pavilions and picnic tables, playgrounds, restrooms, basketball courts, football fields, softball fields, a volleyball court, a walking trail, bleachers and player's benches, and trash receptacles.

Lions Park

Located at 1000 South Peach Street, Lions Park is a 21.70-acre community park with benches, grills, picnic tables, a playground, restrooms, a concession stand, baseball fields, bleachers and player's benches, trash receptacles, and a walking trail.

Little Shenandoah Park

This 0.57-acre neighborhood park is located at 1715 Limetree Ln and offers grills, picnic tables, and trash receptacles.

Louis Nichols Park

Located along 1601 South Cockrell Hill Road, this park is a 10.12-acre special use greenspace that currently does not have any amenities.

Memorial Park

Located in the heart of downtown at 101 North Main Street, Memorial Park is a special use park that displays a historic statue.

Oriole Park

Oriole Park is a 1.28-acre neighborhood park located at 515 Oriole Boulevard.

Penn Springs Park

This 0.31-acre mini pocket park is located at 1502 Penn Springs Drive. It has benches, picnic tables, and a trash receptacle.

Pyburn Park

Pyburn Park is a 2.39-acre neighborhood park located at 915 Astaire Avenue and offers benches, picnic tables, playgrounds, trash receptacles, and a walking trail.

Quail Run Park

Located at 325 North Green Stone Lane, Quail Run Park is a 4.38-acre neighborhood park with no amenities.

Red Bird Park

Red Bird Park is a 17.39-acre community park located at 401 West Red Bird Lane. It features benches, grills, a pavilion, picnic tables, a playground, restrooms, and a walking trail.

Rotary Park

Located at 301 South Venice Drive, this 12.23-acre neighborhood park features benches, grills, picnic tables, playgrounds, and trash receptacles.

Waterview Park

This 17-acre community park is located at 1700 Whitecliff Drive. It currently offers benches, picnic tables, playgrounds, trash receptacles, and a walking trail.

Willow Run Park

Located at 1325 Oak Run Drive, Willows Run Park is a linear park featuring benches, picnic tables, a playground, and trash receptacles.

Recreational Amenities

Duncanville Fieldhouse

Located at 1700 South Main Street, the Duncanville Fieldhouse is a recreation powerhouse in the community. It hosts a variety of events and programming that supports basketball, volleyball, boxing, cheerleading, and more. The site also hosts camps throughout the year and rental facilities and rooms for special events.

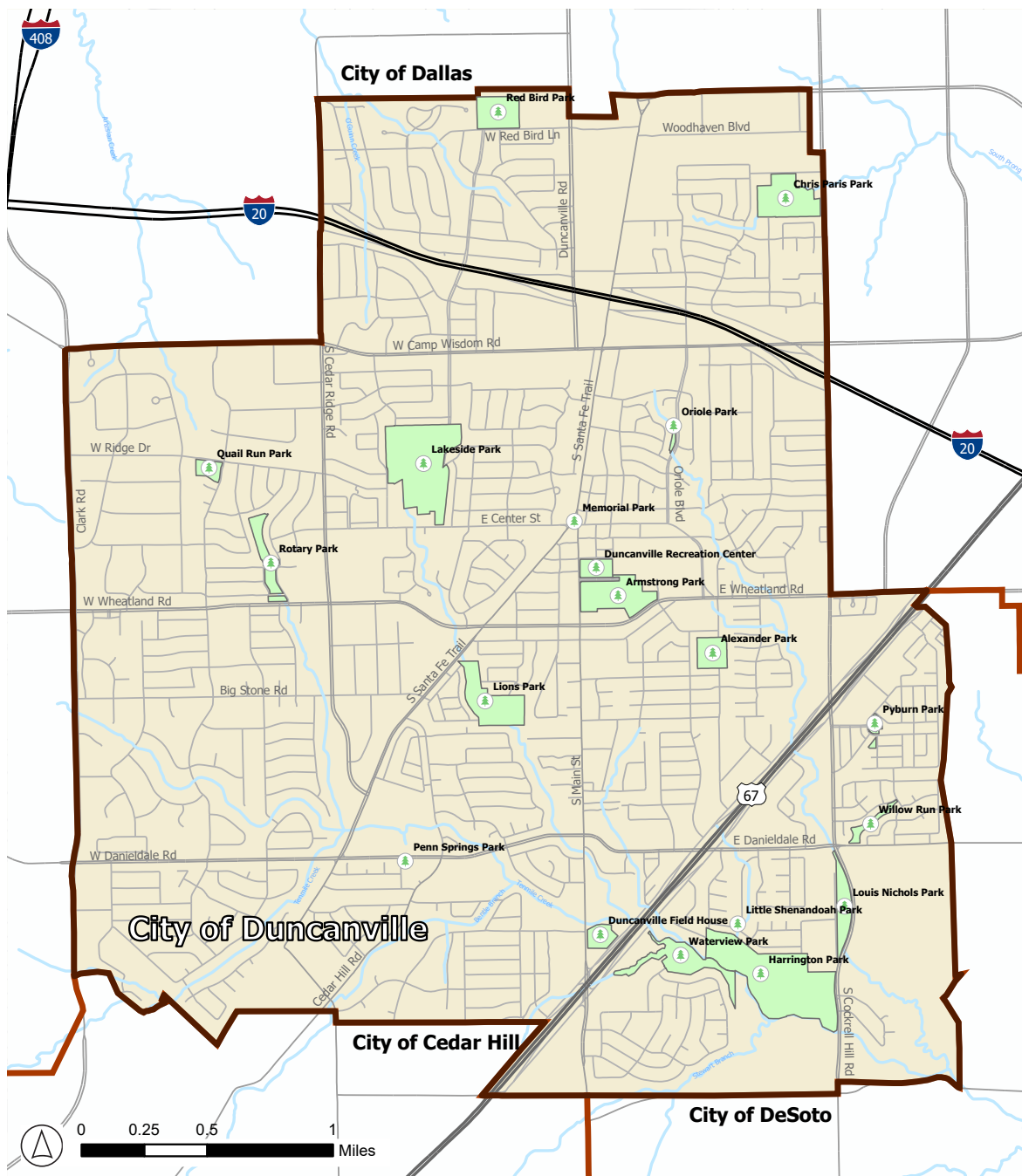


Duncanville Fieldhouse

Duncanville Recreation Center

The City of Duncanville Recreation Center is located at 201 James Collins Boulevard. The Recreation Center features a variety of youth, adult, and senior recreational programs. The facilities support basketball, volleyball, and pickleball courts, a variety of table gyms, and a fitness center with weight training and cardio equipment.

Parks & Recreation Map





Environmental Features

Waterbodies

The City of Duncanville is located within the Upper Trinity River watershed. The City features several large creeks and streams including Ten Mile Creek, Horne Branch Stream, and Mauk Branch Stream. There are also several small tributaries that drain into these waterbodies.

Floodplain

Within the City, there are approximately 480 acres that fall within the floodplain. Floodplains are land with an estimated one-percent chance of flood occurrence at any time. Floodplains often necessitate the purchase of flood insurance, and they require regulation for development occurring within them.

While the City typically experiences some seasonal, flood-related events on an annual basis, the flood event of August 2022 represents the most recent significant flooding occurrence. The City also experienced significant rainfall events in May 2015, July 2004, August 2001, twice in the early 1990s, and twice in the mid-1980s.

The City recognizes the need for comprehensive stormwater management and actively working on planning and infrastructure solutions to increase flood resiliency throughout the community.

For example, the City's Floodplain Administrator is responsible for administering and implementing the provisions of the City's Flood Damage Prevention Ordinance. The major responsibilities of the Floodplain Administrator include:

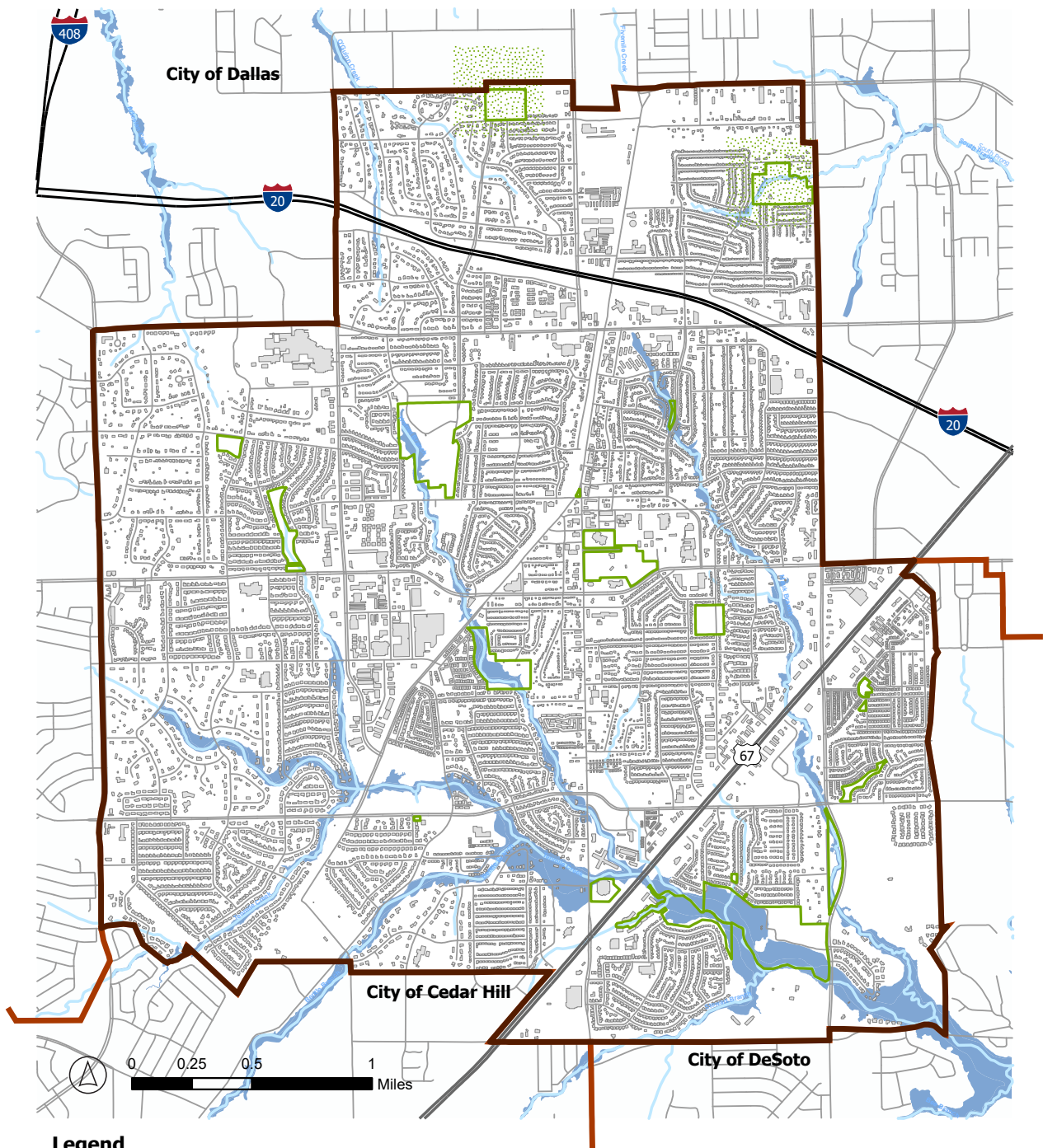
- Approving or denying land-disturbing activities in the Special Flood Hazard Area
- Assuring that all other necessary permits, including federal and state permits, are approved
- Maintaining records

- Making necessary interpretation of floodplain boundaries where conflict between mapped boundaries and actual field conditions exist
- Notifying adjacent communities, TCEQ, and FEMA prior to any alteration of watercourse
- Obtaining, reviewing, and reasonably utilizing base flood elevation data in order to administer the provisions of the Flood Damage Prevention Ordinance
- Reviewing and approving floodplain development permit applications

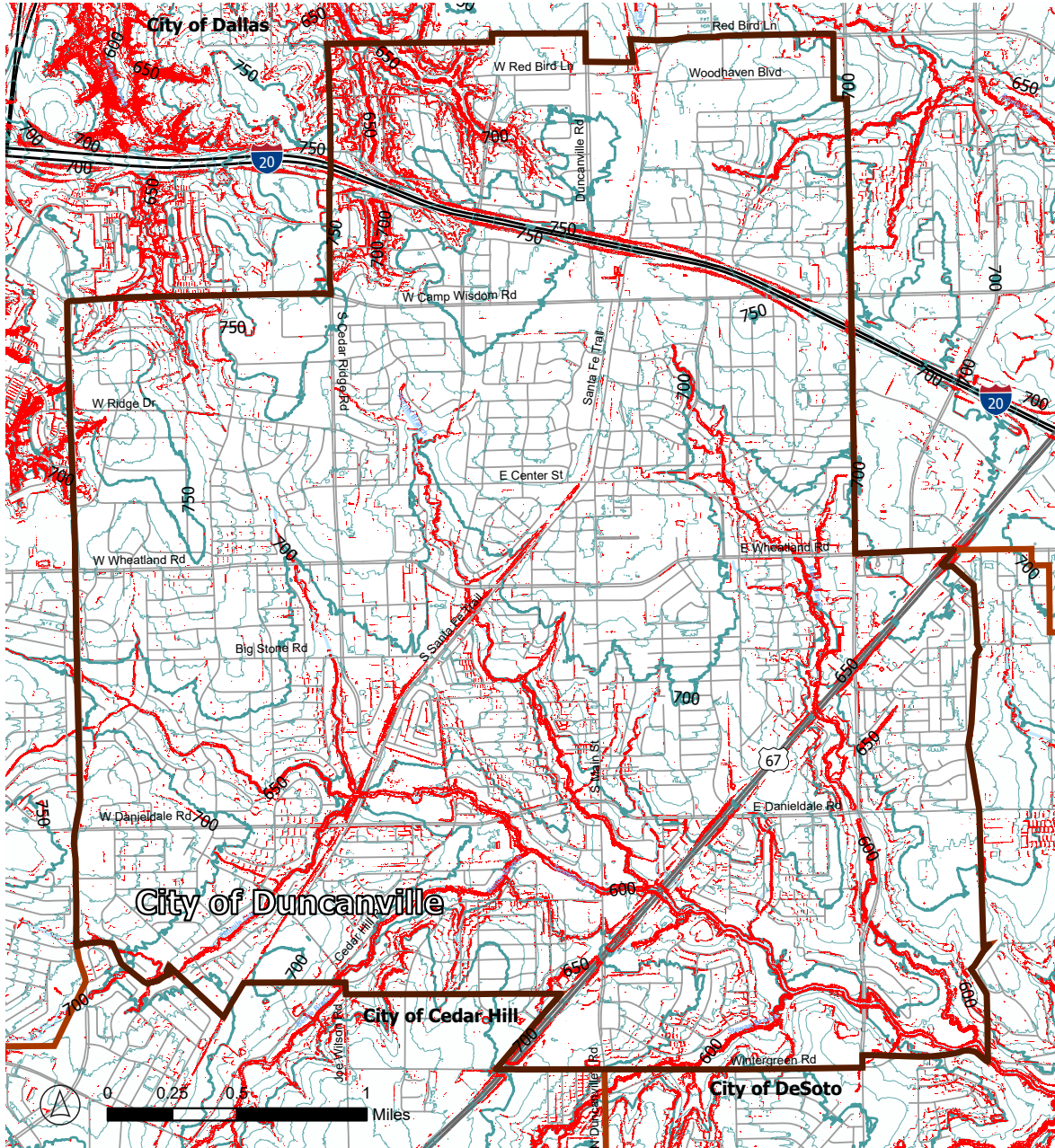
Ladd Nature Preserve

In 2023, the Duncanville City Council voted to create the Charles F. Ladd Nature Preserve, establishing the City's first nature park. The 42-acre property located at 609 West Daniieldale Road is bounded by Cedar Hill Road, West Daniieldale Road and South Sante Fe Trail in Duncanville. The land for the nature preserve was gifted to the City by former Duncanville business owner and real estate mogul Bob Ladd in 1998. The property is deed-restricted to ensure it is utilized for "purposes related to the promotion or advancement of cultural, artistic or educational objectives". The Ladd Nature Preserve is an exciting community resource, offering conservation areas and walking trails for the Duncanville community.






Floodplain



Topography



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography
-  Slope Greater Than 15%
-  Topographic Contour



Municipal Infrastructure

Existing Infrastructure

Municipal services and infrastructure are the backbone of well-functioning communities. The City of Duncanville aims to provide a high-quality of municipal services to meet the needs of the community.

Public Works Department

The Public Works Department provides many of the basic services that affect the daily lives of everyone who lives and works in Duncanville. The department is primarily responsible for the administration, planning, maintenance, construction management, and engineering of the City's infrastructure. The department works to maintain 55 miles of streets, 36 miles of alleys, 17 bridges, all roadside channels, 192 miles of water lines, 154 miles of sewer lines, and an entire fleet of maintenance vehicles. The main Public Works Department operations are located at the Service Center at 330 Shady Trail. The City's Capital Improvement Plan (CIP), most recently updated in Q1 of 2025, outlines the major capital improvement needs in the community and creates an action plan to ensure optimal maintenance and upgrades to the City's vital infrastructure.

Street Maintenance & Traffic Operations Divisions

The City's Street Maintenance Division as part of the Public Works Department maintains 155 miles of streets, 36 miles of alleys, 17 bridges, and all roadside channels. The major duties of the Street Maintenance Division include the following:

The Street Maintenance division provides many services to the citizens of Duncanville, including:

- Maintaining drainage facilities
- Repair utility cuts
- Repairing and maintaining paved streets and alleys

- Repairing sidewalks
- Street sweeping
- Street sanding during winter weather events
- Set up barricades for emergencies, parades, and other City events

Additionally, the Traffic Operations division maintains approximately 36 traffic signals, 73 school flashing lights, pavement markings, and approximately 12,000 road signs. The main services of the Traffic Operations division include:

- Annual pavement marking maintenance
- Annual sign replacement program
- Maintaining signal systems and school lights
- Traffic counts

Utilities Division

The Utilities Division of the City of Duncanville is responsible for the maintenance of the City's water and wastewater infrastructure. Presently, the City has approximately 192 miles of water lines, and 154 miles of sewer lines. The main duties of the Water Utilities Division include:

- Hydrant flushing
- Repair and maintenance of the water distribution system
- Conducting preventative maintenance of water lines, fire hydrants, and valves
- Maintaining the pumps and motors at the Daniieldale, Summit, and North Main pump stations
- Repair and change out of meters
- Installing new water meter and taps

The main duties of the Wastewater Utilities Division include:

- Repair and maintenance of sanitary sewer lines;
- Preventative maintenance of lines by cleaning and replacing sanitary sewer mains as necessary;
- Installing new sewer taps.



Glossary of Terms

Accessory Commercial Unit

An auxiliary commercial unit either attached to a primary residential use building or located within an accessory building of a primary residential use building on the same lot.

Accessory Dwelling Unit

An auxiliary dwelling unit either attached to a primary use building or located within an accessory building of a primary use building on the lot. This could include dwelling units in guest houses, carriage houses, pool houses, basement units, and above or beside a garage.

Bioswale

Bioswales are vegetated, shallow, landscaped depressions designed to capture, treat, and infiltrate stormwater runoff as it moves downstream. They are typically sized to treat the water quality event, also known as the “first flush,” which is the first and often most polluted volume of water resulting from a storm event. Bioswales are an effective type of green infrastructure facility in slowing runoff velocity and cleansing water while recharging the underlying groundwater table.

Complete Streets

An approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Gentle Density

Allowing but not mandating small increases in density to replace detached single-family homes, such as townhomes, two- to four-family homes, and small-scale apartments or condominium buildings.

Homestead

If used for the purposes of an urban home or as both an urban home and a place to exercise

a calling or business, the homestead of a family or a single, adult person, not otherwise entitled to a homestead, shall consist of not more than 10 acres of land which may be in one or more contiguous lots, together with any improvements thereon.

Infill

New buildings or new development within unused and underutilized lands within existing development patterns.

Leadership in Energy and Environmental Design (LEED)

A global green building certification program created by the U.S. Green Building Council that provides a framework for healthy, efficient, and sustainable buildings by awarding points for specific design and construction strategies.

Missing Middle Housing

A range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Generally this includes stacked flat plexes (duplex, triplex, etc.), townhouses, and attached or detached courtyard housing.

Multi-Modal

Integrated transportation and land use planning to create opportunities for multiple methods of transportation (e.g. car, bike, walk, bus, etc.) and in turn, give people more choices for getting around the city and region.

Public Private Partnership

Creative alliances formed between a government entity and private developers, nongovernmental institutions, educational institutions, and others to achieve a common purpose.

Public Realm

Those parts of the built environment that



Glossary of Terms

are held in common, either by physical occupation or visual association. This includes, but is not limited to plazas, squares, parks, vistas, thoroughfares, public frontages, private frontages, civic buildings, and certain commercial entities like the common areas of malls and hotels.

Resilience

A community's capacity to prepare for, withstand, adapt to, and recover from various hazards and stressors. Community resilience is comprised of Mitigation, Adaptation, and Response/Recovery.

Sprawl

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development. Generally characterized by low-density, single-use land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served and new development is disconnected from existing neighboring development or with no consideration for possible future development connections.

Streetscape

The publicly owned space between the lot line and the edge of the vehicular lanes. The principal variables of streetscape are the type and dimension of curbs, walks, planters, street trees, and streetlights.

Tax Increment Financing (TIF)

An economic development financing tool used to generate revenue from property taxes attributable to the increase in property values within a designated area to fund infrastructure or other public improvements within the same designated area. TIF is intended to facilitate development so that the designated area's taxable value grows faster than the area's

taxable value would have naturally grown over time.

Tax Increment Reinvestment Zone (TIRZ)

A geographic boundary created to promote economic development in unproductive, underdeveloped, blighted, or infrastructure comprised areas, develop and diversify the economy, eliminate unemployment and underemployment, and develop or expand transportation, business, and commercial activity in the designated area. Chapter 311 of the Texas Tax Code authorizes a city or county to create a TIRZ for tax increment financing.

Urban Design

Applied to suburban areas, Urban Design focuses on creating well-planned, functional, and aesthetically pleasing environments that balance residential, commercial, and recreational spaces. It aims to improve accessibility, enhance walkability, and foster community connections by integrating green spaces, safe streets, and mixed-use developments. Thoughtful suburban design encourages sustainable living, promotes social interaction, and supports local economies while preserving the unique character of suburban neighborhoods.



15.0 Economic Base Report

CITY OF DUNCANVILLE COMPREHENSIVE PLAN ECONOMIC BASE REPORT

PREPARED OCTOBER 2024



CONTENTS

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DEMOGRAPHIC ANALYSIS	4
HOUSING MARKET ANALYSIS	12
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REAL ESTATE MARKET ANALYSIS	22

INTRODUCTION

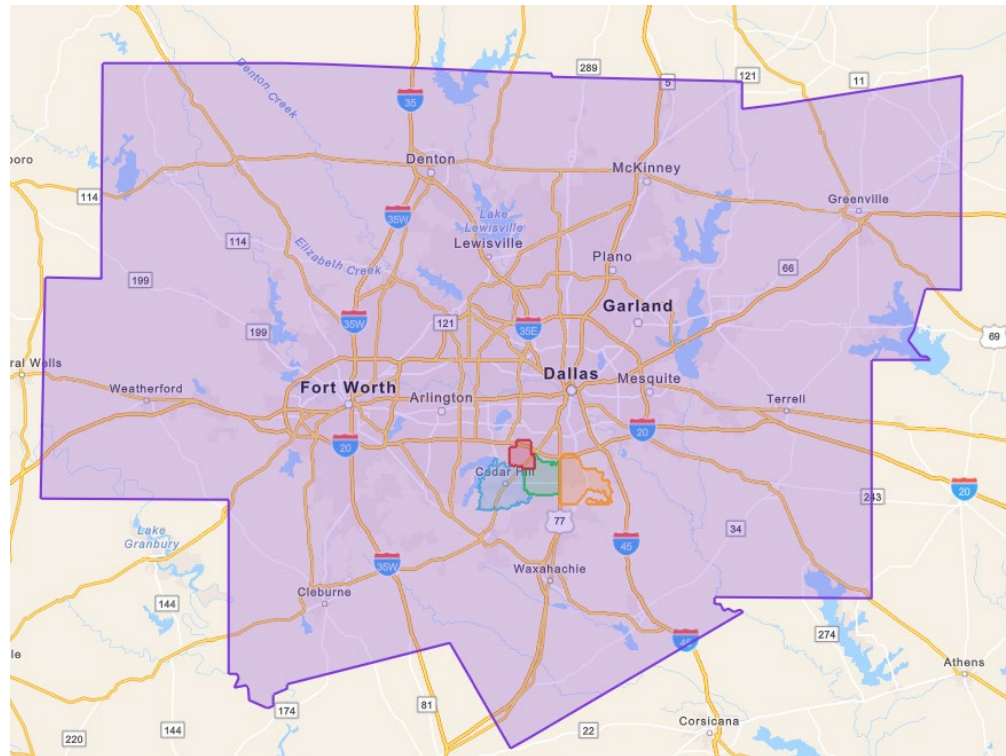
The City of Duncanville engaged MRB Group to complete a new City Comprehensive Plan and Economic Development Strategy. As a part of that process, the following economic base report was compiled to further understanding of historic, current, and projected trends in demographics, industries, employment, and real estate. This report will inform the strategies and goals put forth by the comprehensive plan.

Data Note

Data included in the following analysis was sourced from the American Community Survey 5-year estimates (2018-2022), the U.S. Census Bureau, Esri, and Lightcast.

Market Area

The following sections on demographic, industry, and real estate trends incorporate data covering five geographies: the City of Duncanville (“City” or “Duncanville”), the City of Cedar Hill, the City of DeSoto, the City of Lancaster, and the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (“Dallas-Fort Worth MSA” or “MSA”).¹



¹ Note that for the Industry Analysis section, the City of Duncanville is approximated using two ZIP codes: 75116 and 75137.

DEMOGRAPHIC ANALYSIS

Overview

Population

Since 2010, the City of Duncanville's population has grown by 882 people, or 2.3%. The 2024 population is 39,412, the smallest of the geographies in this analysis. This is the smallest increase of all geographies included in this analysis. Neighboring cities saw population increases of anywhere from 4,000 to 8,000 people, or 11% to 17% increases. The Dallas-Forth Worth MSA saw a shocking population increase of over a quarter (28.7%) in the past 14 years.

However, the significant population increases experienced in each geography are not expected to continue in the next five years. In fact, three geographies, including Duncanville, are expected to see population declines. The City of Duncanville will see the largest decrease, anticipated to be a loss of 1,233 individuals or 3.1% of the 2024 population. In comparison, the MSA and the City of Cedar Hill will see population increases.

Demographic Fundamentals

POPULATION				
	2010	2024	Change	% Change
City of Duncanville	38,530	39,412	882	2.3%
City of Cedar Hill	45,037	49,994	4,957	11.0%
City of DeSoto	49,040	57,102	8,062	16.4%
City of Lancaster	36,606	40,764	4,158	11.4%
Dallas-Fort Worth MSA	6,366,547	8,195,415	1,828,868	28.7%
PROJECTED POPULATION				
	2024	2029	Change	% Change
City of Duncanville	39,412	38,179	(1,233)	(3.1%)
City of Cedar Hill	49,994	50,169	175	0.4%
City of DeSoto	57,102	56,849	(253)	(0.4%)
City of Lancaster	40,764	40,470	(294)	(0.7%)
Dallas-Fort Worth MSA	8,195,415	8,811,074	615,659	7.5%

Source: Esri

Households

Since 2010, Duncanville saw the smallest household increase at just 0.2% (24 households). This slight increase is more representative of population stability than it is of growth. In the neighboring cities, increases in households ranged from just over 1,000 to over 2,500. The MSA's household increases outpaced population growth.

In the next five years, the City of Duncanville is expected to see declines in the number of households, with a decrease of 316 households or 2.4%. Comparatively, the other geographies are all expected to see a stable number of households or mild increases. For those geographies expected to see a population decline by 2029, this suggests that the size of households are shrinking.

From 2024 – 2029, household sizes are anticipated to decrease significantly for all geographies, ranging from a 0.7% to a 1.1% decrease in size. In the City of Duncanville, the household size is 2.94, which is the second-largest after the City of Lancaster at 2.95.

Demographic Fundamentals

HOUSEHOLDS				
	2010	2024	Change	% Change
City of Duncanville	13,284	13,308	24	0.2%
City of Cedar Hill	15,510	17,007	1,497	9.7%
City of DeSoto	18,204	20,738	2,534	13.9%
City of Lancaster	12,605	13,683	1,078	8.6%
Dallas-Fort Worth MSA	2,296,412	2,978,430	682,018	29.7%
PROJECTED HOUSEHOLDS				
	2024	2029	Change	% Change
City of Duncanville	13,308	12,992	(316)	(2.4%)
City of Cedar Hill	17,007	17,244	237	1.4%
City of DeSoto	20,738	20,819	81	0.4%
City of Lancaster	13,683	13,687	4	0.0%
Dallas-Fort Worth MSA	2,978,430	3,228,215	249,785	8.4%
HOUSEHOLD SIZE				
	2024	2029	Change	% Change
City of Duncanville	2.94	2.92	(0.02)	(0.7%)
City of Cedar Hill	2.93	2.90	(0.03)	(1.0%)
City of DeSoto	2.74	2.71	(0.03)	(1.1%)
City of Lancaster	2.95	2.93	(0.02)	(0.7%)
Dallas-Fort Worth MSA	2.72	2.70	(0.02)	(0.7%)

Source: Esri

Other

The median age in the City of Duncanville is 37.9, the second-oldest of geographies after the City of DeSoto at 41.2. Each geography is expected to age in the next five years, with a 2.6% increase in Duncanville's median age to 38.4.

The median home value in the City of Duncanville is \$281,429 and is expected to increase by over a quarter (28.2%) by 2029. This is the largest anticipated increase in any geography, both by monetary and percentage change.

Duncanville is the second-lowest median home value after the City of Lancaster, which has a median home value of \$262,489. This could be due to an older housing stock, which may mean that the quality of the housing stock is lower than surrounding regions.

Median household income in the City of Duncanville is \$67,894 and is expected to increase by 11.3% or \$7,656 to \$80,693 in 2029. This is the second-lowest median household income after the City of Lancaster. Growth in median home values in each region significantly outpace income growth, potentially exacerbating the burden of housing costs on the population.

Demographic Fundamentals

MEDIAN AGE				
	2024	2029	Change	% Change
City of Duncanville	37.9	38.4	1.0	2.6%
City of Cedar Hill	37.4	38.0	1.0	2.7%
City of DeSoto	41.2	41.6	1.6	3.9%
City of Lancaster	35.5	36.2	0.9	2.5%
Dallas-Fort Worth MSA	36.1	37.1	1.9	5.3%
MEDIAN HOME VALUE				
	2024	2029	Change	% Change
City of Duncanville	\$281,429	\$360,727	\$79,298	28.2%
City of Cedar Hill	\$304,151	\$372,038	\$67,887	22.3%
City of DeSoto	\$300,260	\$371,867	\$71,607	23.8%
City of Lancaster	\$262,489	\$312,276	\$49,787	19.0%
Dallas-Fort Worth MSA	\$370,937	\$437,134	\$66,197	17.8%
MEDIAN HOUSEHOLD INCOME				
	2024	2029	Change	% Change
City of Duncanville	\$67,894	\$80,693	\$7,656	11.3%
City of Cedar Hill	\$87,066	\$102,725	\$3,829	4.4%
City of DeSoto	\$84,562	\$97,743	\$4,927	5.8%
City of Lancaster	\$63,857	\$75,549	\$9,642	15.1%
Dallas-Fort Worth MSA	\$88,391	\$102,012	\$9,643	10.9%

Source: Esri

Household Income Distribution

The City of Duncanville has a significantly larger share of households earning less than \$50,000 annually (37%),² and the second-lowest share of households earning above \$100,000 (32.4%). The City also has larger shares of households earning \$15,000-\$49,999 (30.1%).

Educational attainment

The table below shows the City of Duncanville's educational attainment rates in comparative context. Over one-fifth (27.7%) of Duncanville residents have a bachelor's degree or higher, which is a smaller share than most other geographies, which range from 26.5% in the City of Lancaster to 41.3% in the MSA.

HOUSEHOLD INCOME DISTRIBUTION, 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
<\$15,000	6.9%	6.1%	6.4%	10.4%	6.4%
\$15,000 - \$24,999	7.1%	4.4%	4.8%	6.6%	4.7%
\$25,000 - \$34,999	7.9%	5.9%	5.9%	8.8%	6.3%
\$35,000 - \$49,999	15.1%	10.0%	9.4%	12.0%	9.5%
\$50,000 - \$74,999	16.6%	16.3%	17.0%	19.0%	15.4%
\$75,000 - \$99,999	14.0%	13.2%	14.1%	12.3%	12.6%
\$100,000 - \$149,999	16.9%	21.3%	20.8%	17.6%	18.4%
\$150,000 - \$199,999	7.8%	10.5%	12.6%	9.0%	11.4%
\$200,000+	7.7%	12.3%	8.8%	4.4%	15.1%

Source: Esri

Educational Attainment 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Less than 9th Grade	6.5%	3.4%	2.3%	3.2%	5.2%
9th to 12th Grade	8.7%	3.8%	3.9%	6.5%	5.4%
High School Diploma/GED	28.5%	24.5%	24.4%	29.9%	22.1%
Some College	19.5%	26.0%	26.6%	24.3%	17.9%
Associate Degree	9.1%	9.5%	9.2%	9.6%	8.1%
Bachelor's Degree	18.5%	20.5%	19.1%	16.3%	26.7%
Graduate Degree or Higher	9.2%	12.4%	14.5%	10.2%	14.6%

Source: Esri

² The City of Lancaster has a slightly higher percentage of households earning under \$50,000 annually, at 37.8%.

Racial Composition

The City of Duncanville is the most racially diverse of the comparison geographies, with a diversity index of 87.8. The closer the index is to 100, the closer to equal shares of each race exist in the population. Black individuals and those of Hispanic origin make up two of the largest shares of Duncanville's population, at 30% and 47%, respectively. Duncanville's Hispanic population is significantly larger than all other geographies, which range from a 17.6% share in the City of DeSoto to 30.2% share in the MSA. Duncanville also has the second-largest share of white individuals, at 27.7%, after the MSA.

Racial Composition, 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
White Alone	27.7%	21.3%	11.9%	11.1%	46.9%
Black Alone	30.0%	52.5%	70.2%	66.5%	16.3%
American Indian Alone	2.1%	0.9%	0.6%	0.7%	1.0%
Asian Alone	1.5%	2.1%	0.9%	0.4%	8.7%
Pacific Islander Alone	0.1%	0.1%	0.0%	0.1%	0.1%
Some Other Race Alone	20.4%	10.7%	7.7%	11.8%	12.5%
Two or More Races	18.3%	12.4%	8.7%	9.5%	14.5%
Hispanic Origin	47.0%	26.0%	17.6%	24.6%	30.2%
Diversity Index	87.8	78.5	63.1	70.0	83.2

Source: Esri

At-Risk Populations and Poverty

In Duncanville, 10% of households live below the poverty level. This is similar to other comparison geographies, which range from 8% to 13%. Duncanville has the largest share of households with a disability at 27.5%.³ Duncanville also has the second-highest share of the population over 65 years of age, at 16.4%. The share of households without a vehicle in Duncanville is 3.9%, which is in the middle of the geographies' range of 2.5% to 4.3%. This is a fairly small percentage, indicating that the communities are car dependent.

At-Risk Populations, 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Households Below the Poverty Level (%)	10.0%	10.0%	8.0%	13.0%	10.0%
Households Below the Poverty Level (#)	1,381	1,566	1,685	1,868	277,576
Households with Disability	27.5%	25.1%	27.3%	25.7%	19.4%
Population 65+	16.4%	14.1%	18.4%	12.1%	13.0%
Households without a Vehicle	3.9%	2.5%	3.4%	4.3%	4.3%

Source: Esri

³ The ACS asks about six types of disabilities: serious difficulty with hearing, vision, cognition, walking or climbing stairs, and difficulty with self-care and independent living.

Labor Force

Since 2013, the total civilian labor force in the City of Duncanville has decreased from 20,202 to 19,342.⁴ The MSA and the nation, on the other hand, have seen increases in the total civilian labor force over the same period. In Duncanville, the number of unemployed people has increased despite a reduction in the total labor force size, and the number of

employed individuals has decreased. The unemployment rate was 7.6% in 2023, far greater than the MSA's unemployment rate of 4.6% and the nation's rate of 5.3%. The City has a lower Labor Force Participation Rate (LFPR) than the MSA and nation, at 62.2%.⁵ This also represents a significant decrease for the City since 2013, when the LFPR was 68.5%.

Labor Force Statistics

	City of Duncanville		MSA		United States	
	2013	2023	2013	2023	2013	2023
Total Civilian Labor Force	20,202	19,342	3,362,375	4,112,288	156,533,205	167,857,207
Unemployed	1,385	1,474	263,895	190,085	14,536,657	8,944,003
Employed	18,817	17,868	3,098,480	3,922,203	141,996,548	158,913,204
Unemployment Rate	6.9%	7.6%	7.8%	4.6%	9.3%	5.3%
Labor Force Participation Rate	68.5%	62.2%	69.9%	69.2%	64.7%	63.5%

Source: ACS DP03 2012 & 2022 5-year estimates; ACS S2301 2012 & 2022 5-year estimates

⁴ The civilian labor force includes all people aged 16 and over who are classified as either employed or unemployed. It excludes active-duty members of the U.S. Armed Forces; people confined to, or living in, correctional institutions and detention centers; and residential care facilities. The measure does include citizens of foreign countries who reside in the U.S.

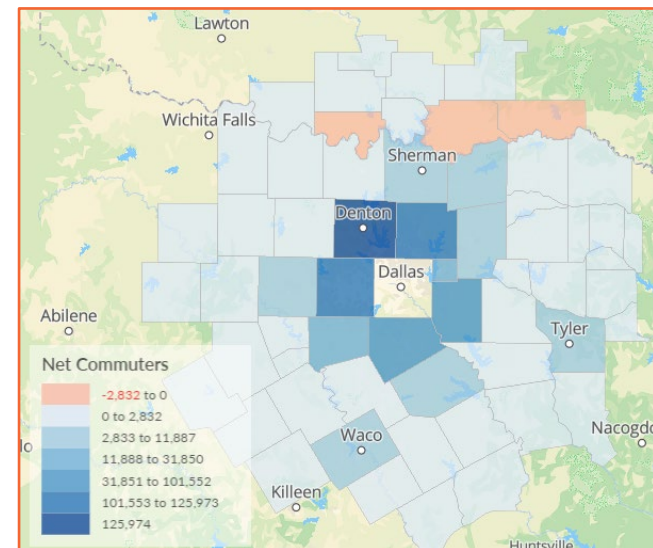
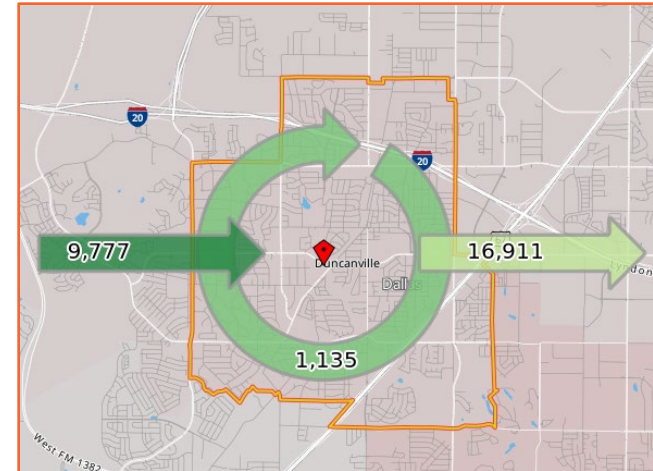
⁵ The LFPR is the percentage of the civilian noninstitutional population aged 16 and over who are working or actively looking for work.

Commuting Patterns

The City of Duncanville has an out-commuting population of 16,911 individuals. There are 9,777 people who live outside of Duncanville and commute there for work, while 1,135 both live and work in Duncanville.

The majority of people who live in Duncanville but work elsewhere commute to the City of Dallas for work. When looking at the census tracts they are employed in, the majority are concentrated on the northern side of Dallas along Interstate 35 East.

Dallas County has a net in-commuting population of 489,438. The largest net-inflow comes from Denton County to the north. Dallas County only has a net-outflow with three counties, all of which are in Oklahoma: Choctaw, Love, and Bryan.



HOUSING MARKET ANALYSIS

Housing Tenure and Vacancy

In total, Duncanville has 13,866 housing units, the smallest of any geography despite the fact that it only has the second smallest population size. The relatively large size of households in Duncanville may contribute to this. The majority of housing units, about two-thirds, in the City of Duncanville are owner-occupied. This is consistent across geographies, though the City of Lancaster and the MSA have lower shares, at 59.6% and 55.8%. Renter-occupied units make up the other third of housing units, and a small percentage of housing units in each region are vacant, ranging from 3.5% in the City of DeSoto to 6.4% in the MSA. Duncanville has a vacancy rate of 4%.

In total, there are 932 vacant housing units in the City of Duncanville. Of those, the majority (57.8%) are for-rent units. Small shares of the vacant housing stock are a result of for-sale units and rented but unoccupied units. In Duncanville, the other largest category for vacant units is “other,” which is a catch-all term that includes vacancy due to renovations, foreclosure, preparing to rent or sell, legal proceedings, and more.

Of the geographies in the analysis, the City of Duncanville has the second-most number of total vacant units, despite having the least total housing units (13,866).

Housing Tenure 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Owner-Occupied	65.2%	66.0%	65.0%	59.6%	55.8%
Renter-Occupied	30.8%	30.2%	31.6%	34.2%	37.9%
Vacant Units, Rate	4.0%	3.8%	3.5%	6.2%	6.4%
Total Housing Units	13,866	17,686	21,482	14,591	3,180,792

Source: Esri

Vacant Units 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Total Vacant Units	932	591	1,215	813	203,925
For rent	57.8%	15.7%	34.8%	57.2%	45.3%
Rented, not occupied	8.6%	33.5%	7.7%	10.6%	7.9%
For sale only	9.9%	3.9%	8.8%	0.0%	8.0%
Sold, not occupied	2.7%	4.6%	12.2%	6.2%	5.7%
Seasonal/occasional	0.0%	4.6%	0.0%	0.0%	5.5%
For migrant workers	0.0%	0.0%	0.0%	0.0%	0.0%
Other	21.0%	37.7%	36.5%	26.1%	27.5%

Source: Esri

Housing Units

Most housing units in each geography are single-family detached homes. In Duncanville, these constitute 73.7% of the housing stock. Small apartment complexes or converted multi-family homes (3-9 units) account for 8.9% of the stock, while large apartment complexes (10+ units) constitute 13% of the stock.⁶ Duncanville has the largest share of multi-family units compared to neighboring cities, though the MSA has the absolute largest share.⁷

The majority of homes in Duncanville were constructed from 1970 to 1990, when 60.6% of the stock was built. Comparatively, other regions saw their housing stock boom from 1980 to 2010. In the first decade of the 21st century, neighboring cities saw about a quarter of their housing stock constructed, compared to only 7% in Duncanville. The City of Duncanville also has the largest percentage of homes constructed prior to 1970, at 24.2%. These homes are more likely to have hazards such as lead, asbestos, and radon.

Housing Units By Units In Structure, 2023					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
1, detached	73.7%	83.0%	72.4%	75.1%	62.8%
1, attached	3.6%	2.8%	2.9%	3.8%	3.1%
2	0.6%	1.7%	1.3%	0.3%	1.3%
3 or 4	2.8%	1.3%	3.6%	3.7%	3.4%
5 to 9	6.1%	3.3%	4.9%	4.4%	5.6%
10 to 19	10.5%	3.0%	7.1%	5.7%	7.3%
20 to 49	0.4%	1.7%	1.0%	2.1%	4.6%
50 or more	2.1%	2.7%	4.3%	3.4%	8.6%
Mobile home	0.2%	0.4%	2.3%	1.6%	3.3%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.1%

Housing Units By Year Structure Built, 2023					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Built 2020 or later	0.0%	0.5%	0.5%	0.8%	1.2%
Built 2010 to 2019	1.9%	8.0%	10.4%	6.6%	15.6%
Built 2000 to 2009	7.0%	28.2%	26.3%	23.0%	18.8%
Built 1990 to 1999	6.3%	23.0%	19.1%	19.2%	14.9%
Built 1980 to 1989	25.5%	27.4%	24.6%	18.7%	17.0%
Built 1970 to 1979	35.1%	7.7%	13.3%	13.9%	12.8%
Built 1960 to 1969	19.8%	2.3%	4.3%	7.8%	8.0%
Built 1950 to 1959	2.5%	1.2%	0.8%	5.9%	6.8%
Built 1940 to 1949	0.5%	0.9%	0.6%	3.1%	2.3%
Built 1939 or earlier	1.4%	0.8%	0.2%	1.2%	2.5%

Source: Esri

⁶ The percentages of large multi-family units (10+ units) for the other geographies are: 7.4% in Cedar Hill, 12.4% in DeSoto, 11.2% in Lancaster, and 20.5% in the MSA.

⁷ 21.9% of the housing units in Duncanville are multi-family unit, compared to 29.5% in the MSA, 12% in Cedar Hill, 20.9% in DeSoto, and 19.3% in Lancaster.

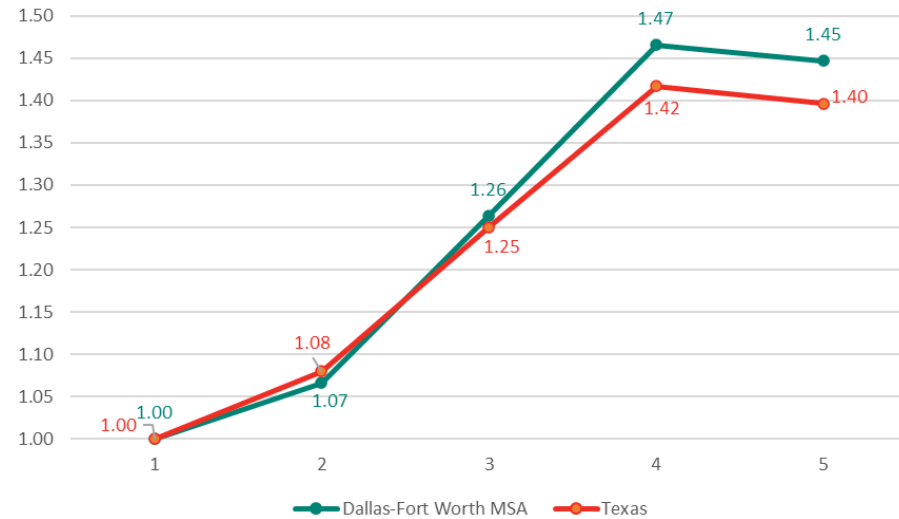
Home Values

The median home value in the City of Duncanville is \$281,429, which is lower than the comparison geographies except the City of Lancaster. However, home values in Duncanville are expected to see the largest numerical and percentage increases in the next five years.

Over the past five years, median sale prices in the MSA and State have seen dramatic increases. The 2023 median sale price in the MSA was \$395,000, which is an increase of 45% from the 2019 median sale price. This increase outpaces the state-wide median sale price increases, which rose by 40% over the same period. The largest jump in price for the MSA occurred from 2021 to 2022, when price increased by \$55,000. In the State, the largest jump occurred from 2020 to 2021 with a \$40,770 increase, though the following year also saw an increase of nearly equal proportions.

Notably, the 2023 median sale prices are slightly down from 2022 levels, perhaps suggesting a cooling of the housing market. However, the 2024 Q2 Texas Realtors report reveals this trend is likely short lived, as the median sale price in the MSA has increased to \$406,000 and the State median sale price has increased to \$345,000.

Median Sale Price Index
2019 = 1.00



Dallas-Fort Worth MSA Housing Statistics, 2023		
		Change from 2022
Median sale price	\$395,000	(1.3%)
Active listings	19,312	31.7%
Average days on market	48	19
Homes sold	90,597	(6.8%)
Months of inventory	2.6	0.4
Median price per square foot	\$196	(1.8%)

Source: Texas Realtors 2023 Real Estate Year In Review report

Housing Affordability

The median home value in Duncanville is \$281,429. To avoid being cost-burdened by home ownership, a household must earn an annual income of \$83,440.⁸ This is significantly greater than the median household income in Duncanville, which is \$67,894. For renter households, they must have an annual household income of \$58,320 to avoid being cost-burdened by the median gross rent in Duncanville of \$1,458. Compared to other geographies in this analysis, the City of Duncanville is relatively affordable. This could be a result of a number of factors, including less demand to live in Duncanville than surrounding areas; Duncanville's older housing stock, which may impact housing quality; and a larger proportion of large multi-family buildings.

Housing Affordability - Renter - Occupied Housing, 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Median Gross Rent	\$1,458	\$1,676	\$1,414	\$1,488	\$1,409
Household Income Threshold	\$58,320	\$67,040	\$56,560	\$59,520	\$56,360

Source: Esri; MRB Group

Housing Affordability - Owner-Occupied Housing, 2024					
	City of Duncanville	City of Cedar Hill	City of DeSoto	City of Lancaster	Dallas-Fort Worth MSA
Median Home Value	\$281,429	\$304,151	\$300,260	\$262,489	\$370,937
10% Down Payment	\$28,143	\$30,415	\$30,026	\$26,249	\$37,094
Remaining Balance	\$253,286	\$273,736	\$270,234	\$236,240	\$333,843
Average Mortgage @7% for 30 Years	\$1,685	\$1,821	\$1,798	\$1,572	\$2,221
Estimated Additional Costs*	\$401	\$464	\$420	\$381	\$495
Estimated Monthly Mortgage Costs	\$2,086	\$2,285	\$2,218	\$1,953	\$2,716
Household Income Threshold	\$83,440	\$91,400	\$88,720	\$78,120	\$108,640

*Include Zillow estimated insurance, PMI, and taxes

Source: Esri; Zillow Mortgage Calculator; MRB Group

⁸ Cost-burdened households are those that spend greater than 30% of their annual household incomes on housing costs.

INDUSTRY ANALYSIS

Industry Composition

The top three industries in the City of Duncanville are Government, Other Services (except Public Administration) and Health Care and Social Assistance.⁹ Together, these industries account for 63.1% of the City's total jobs.¹⁰

The top three industries for the MSA are similar to Duncanville: Government, Health Care and Social Assistance, and Retail Trade.

Industry Composition, 2024

NAICS & Description		City of Duncanville		Dallas-Fort Worth MSA	
		2024 Jobs	% of Total Jobs	2024 Jobs	% of Total Jobs
90	Government	6,958	36.4%	491,990	10.8%
81	Other Services (except Public Administration)	2,604	13.6%	227,388	5.0%
62	Health Care and Social Assistance	2,508	13.1%	458,307	10.1%
44	Retail Trade	1,479	7.7%	413,281	9.1%
72	Accommodation and Food Services	1,404	7.3%	387,298	8.5%
31	Manufacturing	1,337	7.0%	314,946	6.9%
23	Construction	997	5.2%	288,329	6.3%
56	Administrative and Support and Waste Management and Remediation Services	516	2.7%	335,484	7.4%
52	Finance and Insurance	317	1.7%	278,453	6.1%
54	Professional, Scientific, and Technical Services	228	1.2%	408,982	9.0%
53	Real Estate and Rental and Leasing	170	0.9%	107,666	2.4%
42	Wholesale Trade	124	0.6%	222,749	4.9%
48	Transportation and Warehousing	122	0.6%	286,022	6.3%
51	Information	109	0.6%	87,859	1.9%
61	Educational Services	97	0.5%	75,567	1.7%
71	Arts, Entertainment, and Recreation	89	0.5%	64,854	1.4%
55	Management of Companies and Enterprises	36	0.2%	71,469	1.6%
11	Agriculture, Forestry, Fishing and Hunting	20	0.1%	7,458	0.2%
21	Mining, Quarrying, and Oil and Gas Extraction	-	0.0%	17,224	0.4%
22	Utilities	<10	-	10,913	0.2%
99	Unclassified Industry	<10	-	3,163	0.1%
TOTAL		19,121	100%	4,559,400	100%

Source: Lightcast

⁹ Federal statistical agencies use NAICS codes, or the North American Industry Classification System, to classify businesses and organize collected data. This is different from occupational data, where federal agencies use Standard Occupational Classification (SOC) codes to classify workers based on job duties. Note that for the Industry Analysis, the City of Duncanville is approximated using the ZIP codes of 75116 and 75137.

¹⁰ Jobs in the top three industries include those at elementary and secondary schools, local and federal government, the U.S. Postal Service, religious organizations, beauty salons, private households, and pet care services (excluding vets).

Historical Employment Trends

Over the past decade, the City of Duncanville has added 3,263 jobs, a 21% increase. The majority of that increase, 96.4%, occurred in the Government industry. Drilling down into this increase reveals that 1,281 jobs were added in the Education and Hospitals (Local Government) industry; 1,099 Local Government, Excluding Education and Hospitals; and 787 in Federal Government, Civilian. Six industries in the City of Duncanville shrunk over the past decade. The largest declines occurred in the Retail Trade industry and the Administrative and Support and Waste Management and Remediation Services industry, each of which saw a decline of over 500 jobs.

The MSA also saw large increases in the number of jobs over the past decade, growing by 29%. The largest numerical increase occurred in the Professional, Scientific, and Technical Services industry, which added 163,638 jobs.

Historic Employment Trends, 2014-2024

NAICS & Description		City of Duncanville				Dallas-Fort Worth MSA			
		2014	2024	# Change (2014-2024)	% Change (2014-2024)	2014	2024	# Change (2014-2024)	% Change (2014-2024)
90	Government	3,811	6,958	3,148	83%	422,042	491,990	69,948	17%
81	Other Services (except Public Administration)	1,821	2,604	783	43%	209,147	227,388	18,241	9%
62	Health Care and Social Assistance	2,197	2,508	311	14%	354,580	458,307	103,727	29%
44	Retail Trade	2,011	1,479	(532)	(26%)	355,922	413,281	57,359	16%
72	Accommodation and Food Services	1,214	1,404	190	16%	294,673	387,298	92,625	31%
31	Manufacturing	1,325	1,337	12	1%	267,472	314,946	47,473	18%
23	Construction	1,100	997	(103)	(9%)	204,060	288,329	84,269	41%
56	Administrative and Support and Waste Management and Remediation Services	1,115	516	(598)	(54%)	278,632	335,484	56,852	20%
52	Finance and Insurance	288	317	29	10%	210,929	278,453	67,524	32%
54	Professional, Scientific, and Technical Services	206	228	22	10%	245,343	408,982	163,638	67%
53	Real Estate and Rental and Leasing	148	170	22	15%	75,231	107,666	32,435	43%
42	Wholesale Trade	202	124	(79)	(39%)	181,415	222,749	41,333	23%
48	Transportation and Warehousing	104	122	18	17%	156,202	286,022	129,820	83%
51	Information	29	109	80	281%	83,524	87,859	4,335	5%
61	Educational Services	131	97	(34)	(26%)	58,100	75,567	17,467	30%
71	Arts, Entertainment, and Recreation	129	89	(39)	(31%)	52,747	64,854	12,106	23%
55	Management of Companies and Enterprises	<10	36	-	-	46,719	71,469	24,750	53%
11	Agriculture, Forestry, Fishing and Hunting	16	20	4	25%	6,672	7,458	786	12%
21	Mining, Quarrying, and Oil and Gas Extraction	<10	-	-	-	30,522	17,224	(13,298)	(44%)
22	Utilities	<10	<10	-	-	8,563	10,913	2,350	27%
99	Unclassified Industry	<10	<10	-	-	833	3,163	2,330	280%
City of Duncanville TOTAL		15,858	19,121	3,263	21%	3,543,330	4,559,400	1,016,070	29%

Source: Lightcast

Projected Employment Trends

Both Duncanville and the MSA are expected to continue adding jobs in the next decade, with Duncanville expected to grow by 9% and the MSA by 13%. In Duncanville, the largest increases are anticipated to be in the Government, Health Care and Social Assistance, and Other Services (except Public Administration) industries. The information industry is also expected to see a significant increase of 113 jobs, or a 104% increase by 2034.

In the MSA, the largest increases will occur in Professional, Scientific, and Technical Services; Health Care and Social Assistance; and Government. Only one industry is expected to see a decline in the next decade: Agriculture, Forestry, Fishing and Hunting.

Projected Employment Trends by Sector, 2024-2034

NAICS & Description		City of Duncanville				Dallas-Fort Worth MSA			
		2024	2034	# Change (2024-2034)	% Change (2024-2034)	2024	2034	# Change (2024-2034)	% Change (2024-2034)
90	Government	6,958	7,534	575	8%	491,990	544,417	52,427	11%
81	Other Services (except Public Administration)	2,604	2,744	140	5%	227,388	251,828	24,440	11%
62	Health Care and Social Assistance	2,508	2,806	298	12%	458,307	535,215	76,908	17%
44	Retail Trade	1,479	1,498	20	1%	413,281	447,134	33,853	8%
72	Accommodation and Food Services	1,404	1,510	106	8%	387,298	434,073	46,775	12%
31	Manufacturing	1,337	1,373	35	3%	314,946	336,639	21,693	7%
23	Construction	997	1,067	70	7%	288,329	318,369	30,041	10%
56	Administrative and Support and Waste Management and Remediation Services	516	585	69	13%	335,484	374,210	38,726	12%
52	Finance and Insurance	317	332	15	5%	278,453	318,639	40,187	14%
54	Professional, Scientific, and Technical Services	228	347	120	53%	408,982	507,210	98,228	24%
53	Real Estate and Rental and Leasing	170	215	45	26%	107,666	122,255	14,589	14%
42	Wholesale Trade	124	129	6	5%	222,749	245,268	22,519	10%
48	Transportation and Warehousing	122	141	20	16%	286,022	329,190	43,167	15%
51	Information	109	222	113	104%	87,859	94,625	6,766	8%
61	Educational Services	97	113	16	16%	75,567	83,835	8,268	11%
71	Arts, Entertainment, and Recreation	89	102	13	0	64,854	71,255	6,401	10%
55	Management of Companies and Enterprises	36	46	9	26%	71,469	90,073	18,604	26%
11	Agriculture, Forestry, Fishing and Hunting	20	24	3	17%	7,458	8,276	818	11%
21	Mining, Quarrying, and Oil and Gas Extraction	-	-	-	-	17,224	16,627	(596)	(3%)
22	Utilities	<10	<10	-	-	10,913	13,036	2,124	19%
99	Unclassified Industry	<10	<10	-	-	3,163	4,125	962	30%
TOTAL		19,121	20,794	1,673	9%	4,559,400	5,146,299	586,899	13%

Source: Lightcast

High-Growth Industries

The table to the right shows the top 20 industries by number change from 2024 to 2034. The table uses four-digit NAICS codes, the first two digits of which correspond with the broader groups listed in earlier tables.

The industries expected to grow the most in the next decade are Local Government, Excluding Education and Hospitals; Education and Hospitals (Local Government); and Home Health Care Services. In Duncanville, these increases could be due to existing strengths in the area; a high proportion of disabled households and an older population, which will likely grow in the coming years; and expanding public investments and policies that may necessitate more employment in the government industry.

Of the top 20 high-growth industries, only one is a manufacturing industry.

High-Growth Industries Based on # Change from 2024-2034

NAICS & Description		City of Duncanville		
		2024 Jobs	2024-2034 # Change	Current Wages, Salaries, & Proprietor Earnings
9039	Local Government, Excluding Education and Hospitals	2,313	355	\$78,597
9036	Education and Hospitals (Local Government)	2,869	226	\$58,420
6216	Home Health Care Services	1,044	176	\$32,385
3339	Other General Purpose Machinery Manufacturing	403	159	\$80,963
7225	Restaurants and Other Eating Places	1,331	112	\$29,418
5121	Motion Picture and Video Industries	22	91	\$41,885
8129	Other Personal Services	313	61	\$46,046
8121	Personal Care Services	683	54	\$39,194
6213	Offices of Other Health Practitioners	265	53	\$58,277
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers	247	52	\$33,940
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	94	44	\$108,221
2383	Building Finishing Contractors	479	38	\$57,901
9011	Federal Government, Civilian	1,720	32	\$96,566
2361	Residential Building Construction	111	31	\$105,364
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	127	28	\$40,106
5617	Services to Buildings and Dwellings	303	25	\$35,768
8131	Religious Organizations	234	23	\$36,514
5221	Depository Credit Intermediation	62	21	\$143,814
6211	Offices of Physicians	307	21	\$119,978
8111	Automotive Repair and Maintenance	627	21	\$59,219
TOTAL		13,555	1,621	-

Source: Lightcast

Top Industries by Employment Concentration

Three of the City of Duncanville's top five most highly concentrated industries (at the 4-digit NAICS code level) are all in the manufacturing sector.

The City of Duncanville has 17 manufacturing industries that are characterized by 2X or greater employment concentration than national patterns for an area of its size (LQ of 2.0 or greater).¹¹ This means that those industries are uniquely strong here and could be considered specialties of the City—especially those employing several hundred people, like Home Health Care Services, Personal Care Services, Automotive Repair and Maintenance, Other General Purpose Machinery Manufacturing, and Bakeries and Tortilla Manufacturing.¹²

Also of note, the City of Duncanville enjoys a high concentration of jobs in several health care industries.

Top Industries by Employment Concentration

NAICS & Description		City of Duncanville		
		2024 Jobs	2024 Employment Concentration	Current Wages, Salaries, & Proprietor Earnings
3339	Other General Purpose Machinery Manufacturing	403	12.38	\$80,963
3118	Bakeries and Tortilla Manufacturing	371	9.07	\$56,505
8112	Electronic and Precision Equipment Repair and Maintenance	123	8.89	\$72,678
3152	Cut and Sew Apparel Manufacturing	56	6.66	\$51,083
8122	Death Care Services	90	5.51	\$58,143
6216	Home Health Care Services	1,044	5.41	\$32,385
9011	Federal Government, Civilian	1,720	5.12	\$96,566
8129	Other Personal Services	313	4.83	\$46,046
3271	Clay Product and Refractory Manufacturing	19	4.45	\$77,091
8111	Automotive Repair and Maintenance	627	4.45	\$59,219
8121	Personal Care Services	683	4.39	\$39,194
9039	Local Government, Excluding Education and Hospitals	2,313	3.64	\$78,597
2383	Building Finishing Contractors	479	3.41	\$57,901
9036	Education and Hospitals (Local Government)	2,869	3.01	\$58,420
3219	Other Wood Product Manufacturing	79	2.66	\$53,694
8123	Drycleaning and Laundry Services	80	2.65	\$36,736
3371	Household and Institutional Furniture and Kitchen Cabinet Manufacturing	67	2.51	\$55,204
3256	Soap, Cleaning Compound, and Toilet Preparation Manufacturing	31	2.33	\$74,798
6212	Offices of Dentists	236	1.96	\$64,623
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	59	1.85	\$107,245
TOTAL		11,662	-	-

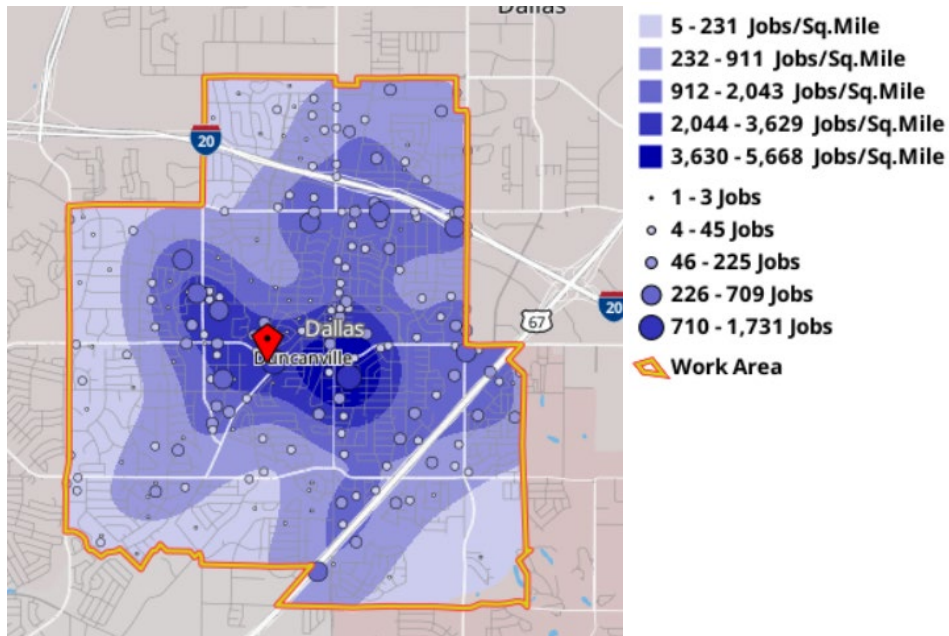
¹¹ Employment concentration quantifies the concentration of employed workers in a region relative to the national average. It can reveal what makes a particular region “unique” in comparison to the national average.

¹² Note that the industries of Education and Hospitals (Local Government); Local Government (excluding education and hospitals); and Federal Government, Civilian are highly-concentrated industries that each employ thousands of workers in the City of Duncanville. However, these are industries that are less likely to be considered “specialties” of the City because of their governmental nature.

Top Employers

Within Dallas County, where the City of Duncanville is located, the companies posting the most jobs from February 2024 to February 2024 include the UT Southwestern Medical Center, Medical City Healthcare, Parkland Health, Baylor Scott & White Health, Citigroup, Randstad, Dallas Independent School District, UnitedHealth Group, Robert Half, and GPAC.

Most jobs in Duncanville are concentrated in the center of the City and spread outwards from there, with the most sparse job concentration on the edges of the City, particularly the western edge.



Top Job-Posting Companies, Dallas County, Feb 2023-Feb 2024

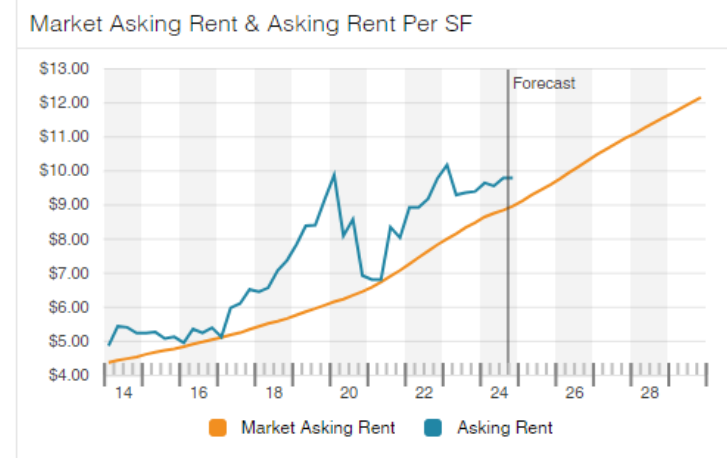
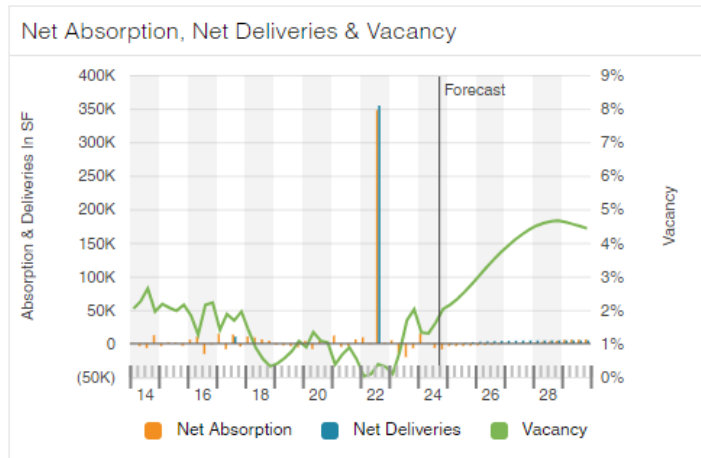
Company	Unique Postings
UT Southwestern Medical Center	5,959
Medical City Healthcare	5,120
Parkland Health	4,902
Baylor Scott & White Health	3,891
Citigroup	3,644
Randstad	3,390
Dallas Independent School District	3,134
UnitedHealth Group	2,764
Robert Half	2,646
GPAC	2,174
State Of Texas	2,125
TOTAL	39,749

REAL ESTATE MARKET ANALYSIS

Industrial Real Estate

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
2.1M +0%	0 -	(1.2K) +96.0%	1.8% +0.1%	\$8.83 +5.8%	\$98 +3.2%	7.0% +0.3%
Prior Period 2.1M	Prior Period 0	Prior Period (29.2K)	Prior Period 1.7%	Prior Period \$8.34	Prior Period \$95	Prior Period 6.7%

Approximately 2.1 million square feet of industrial real estate in the City of Duncanville is captured in the CoStar database. As of October 2024, the vacancy rate is 1.8%, near the higher-end of the City's historic vacancy rates. A delivery of 350,000 square feet was added in 2022, the only major delivery in the past decade.¹³ Market rents have steadily grown over the past decade. The current market asking rent is \$8.83 per square foot. Consistently low vacancy rates, steady absorption of units, and increasing market rates suggest that there is unmet demand for industrial space.



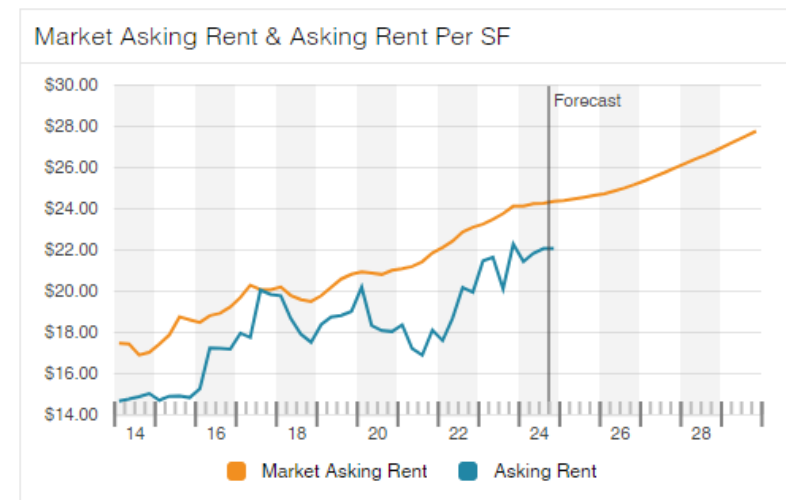
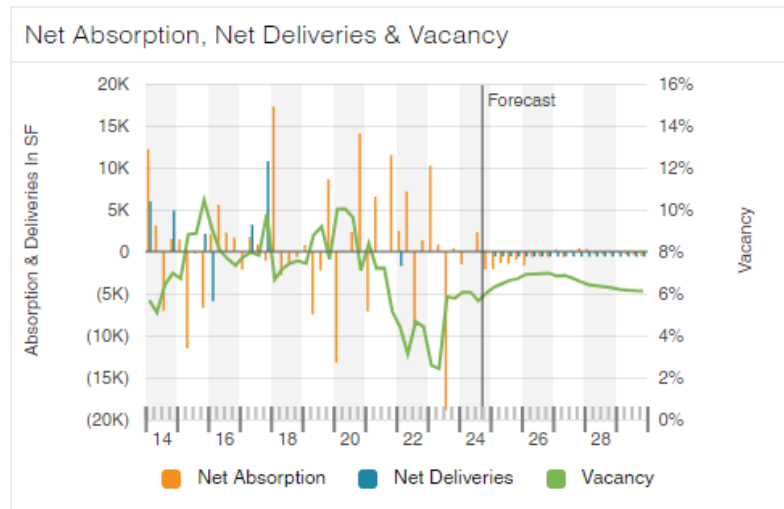
¹³ The 354,246 square feet of space was absorbed as soon as it became available in the third quarter of 2022, at 1250 Duncanville Rd. It appears to be home to a company called Automann.

Office Real Estate

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
552K +0%	0 -	1K +115.5%	5.6% -0.2%	\$24.23 +1.8%	\$122 -2.8%	9.7% +0.3%
Prior Period 552K	Prior Period 0	Prior Period (6.7K)	Prior Period 5.8%	Prior Period \$23.78	Prior Period \$126	Prior Period 9.4%

The CoStar database includes 552,000 square feet of office space inventory in Duncanville. Vacancy rates in office space have been relatively volatile over the last ten years, reaching a peak in 2015 at over 10%. The vacancy rate as of October 2024 is 5.6%, the highest it has been since late 2021. Deliveries to the market mainly occurred from 2014 to 2017, with no major deliveries having occurred since 2017. COVID-19 also generated a hike in vacancy rates, which have since been steadily decreasing until the recent spike in negative net absorption in late 2023.¹⁴

Market asking rents for Duncanville office space have steadily increased over the past decade, to the current \$24.23 per square foot.

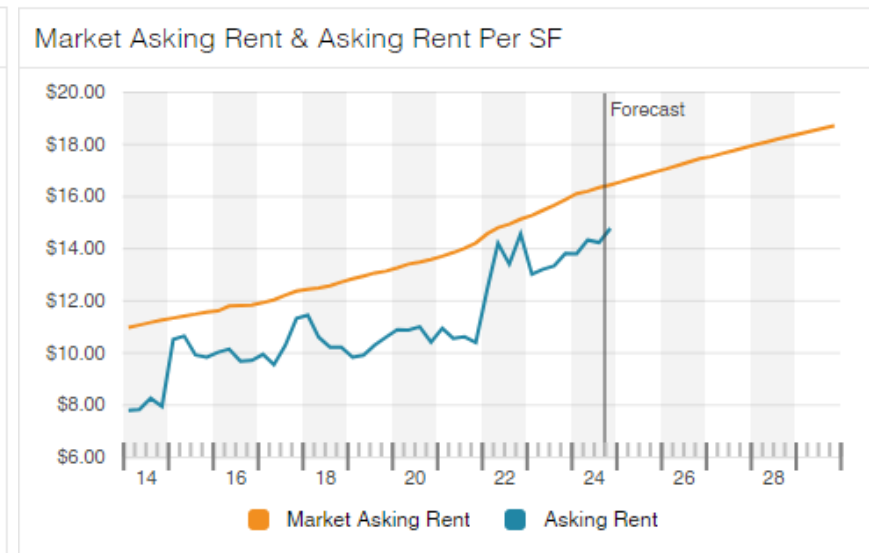
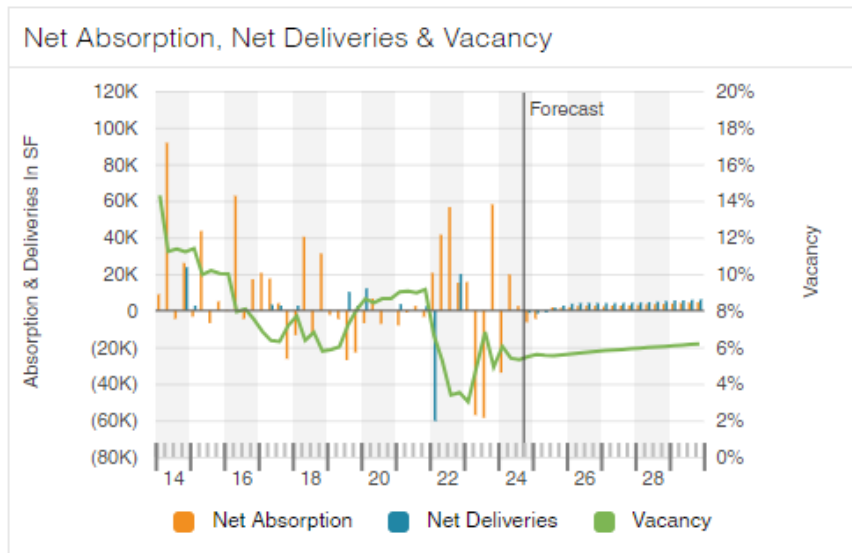


¹⁴ This was driven primarily by two properties: 627 Mercury Avenue (-10,480 sf) and 204 N. Main Street (-5,220 sf).

Retail Real Estate

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
3M +0%	0 -	32.4K +141.3%	5.4% -1.1%	\$16.29 +4.0%	\$216 +4.7%	6.7% +0%
Prior Period 3M	Prior Period 0	Prior Period (78.5K)	Prior Period 6.5%	Prior Period \$15.66	Prior Period \$206	Prior Period 6.7%

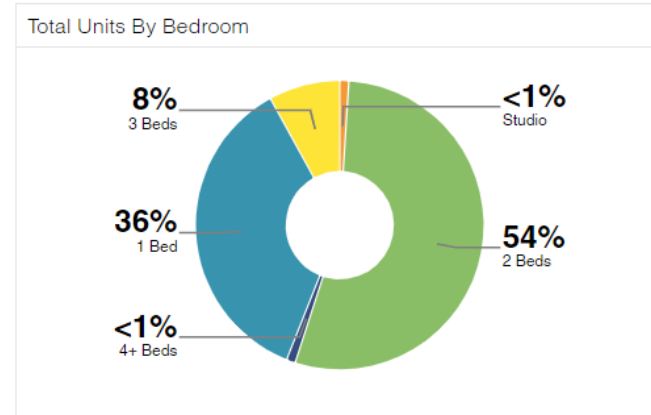
The CoStar database includes three million square feet of retail space inventory for Duncanville. Reported vacancy rates began the decade at a high of over 14%. They've since decreased to the current rate of 5.4%, which is up from the decade low of 3%. In the last decade, there have been a handful of smaller deliveries, all under 20,000 square feet, which were quickly readily absorbed by the market. In 2022, there was a large demolition of 60,000 square feet. Market asking rents have experienced strong growth. Current market asking rent for retail real estate in Duncanville is moderate, at \$16.29 per square foot.



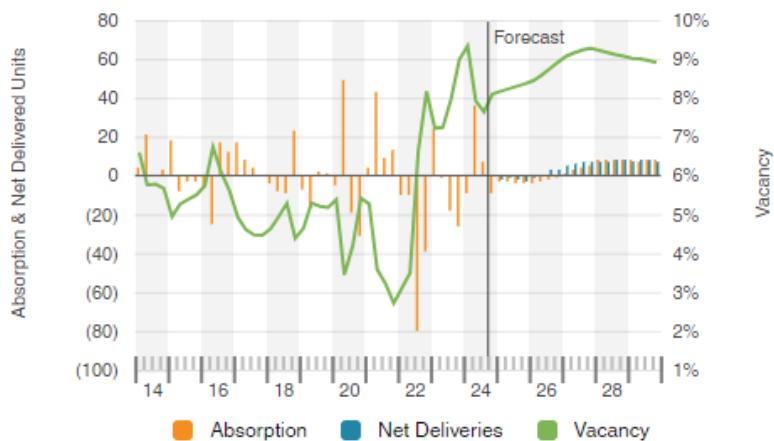
Multi-Family Residential Real Estate

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS	VACANCY RATE	MARKET RENT/UNIT	MARKET SALE PRICE/UNIT	MARKET CAP RATE
2,537 <small>+0%</small>	0 <small>-</small>	5 <small>+116.4%</small>	7.9% <small>-0.2%</small>	\$1,377 <small>+0.2%</small>	\$126K <small>-1.4%</small>	6.1% <small>+0.3%</small>
<small>Prior Period 2,537</small>	<small>Prior Period 0</small>	<small>Prior Period (32)</small>	<small>Prior Period 8.1%</small>	<small>Prior Period \$1,375</small>	<small>Prior Period \$128K</small>	<small>Prior Period 5.8%</small>

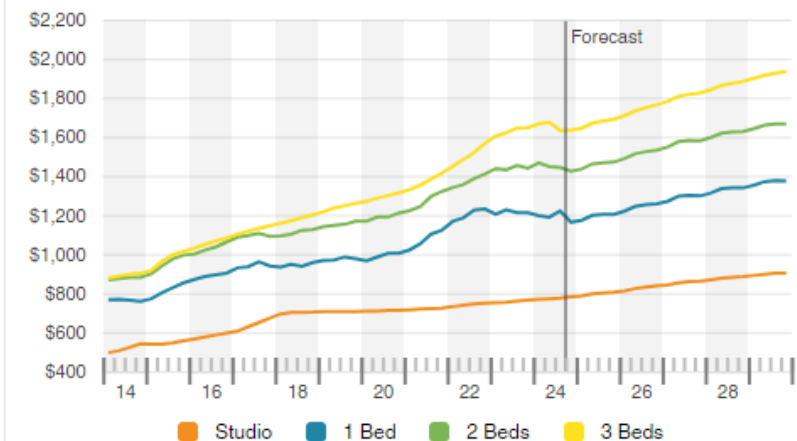
In Duncanville, there are 2,537 multi-family residential units in the CoStar database. These are mostly 1- and 2-bedroom apartments. Until the final quarter of 2021, vacancy rates stayed under 7%. However, a large negative net-absorption in 2022 led to a spike in vacancy rates, with a decade-high of 9.4% in the first quarter of 2024. Now, the vacancy rate sits at 7.9%. The market rent per unit has increased steadily over the past decade, and is now \$1,377. There have been no new deliveries of multi-family housing in the past decade, according to CoStar.



Absorption, Net Deliveries & Vacancy



Market Asking Rent Per Unit By Bedroom



Hospitality Real Estate

CoStar's hospitality data captures information from an area's "flagged" hotels, those owned or branded by a national chain. The data captures only some of the independent hotels in the area, and does not capture data from all small, unbranded properties or any short-term rental listings.

CoStar's database includes 679 inventory rooms across seven hospitality properties. Below are key performance indicators for this market.

INVENTORY ROOMS	UNDER CONSTRUCTION ROOMS	12 MO OCC RATE	12 MO ADR	12 MO REVPAR	MARKET SALE PRICE/ROOM	MARKET CAP RATE
679 +0% Prior Period 679	0 - Prior Period 0	69.1% -0.3% Prior Period 69.3%	\$101 +3.7% Prior Period \$98	\$70 +3.4% Prior Period \$68	\$96.3K +15.5% Prior Period \$83.4K	8.8% +0.4% Prior Period 8.4%

Over the past ten years, occupancy rates have averaged 67.19%, holding relatively steady except for a pandemic-induced drop to the 50% range. Occupancy had recovered to pre-covid levels by January 2022, and as of October 2024, the 12-month occupancy rate was 69.1%.

The 12-month Average Daily Rate (ADR) is currently estimated at \$101, which is 3.7% higher than the prior 12-month period. This is also the highest the ADR has been in the past decade. The growth in Duncanville's ADR over the past ten years (about 14.6%) has not kept pace with inflation (about 32% nationally, much of it occurring since 2021). The 12-month Revenue Per Available Room (RevPAR—multiplying average daily room rate by occupancy rate) is \$70.

For comparison, the hospitality market's key performance indicators for the Dallas-Fort Worth MSA are given below. In the CoStar database, there are 141,711 rooms in the MSA. The MSA has comparable occupancy rates to the County, and a higher and increasing ADR, likely partly attributable to the inclusion of higher-quality properties in that larger area.

INVENTORY ROOMS	UNDER CONSTRUCTION ROOMS	12 MO OCC RATE	12 MO ADR	12 MO REVPAR	MARKET SALE PRICE/ROOM	MARKET CAP RATE
141,711 +2.0% Prior Period 138,930	7,411 +4.6% Prior Period 7,087	65.7% -1.6% Prior Period 66.8%	\$130 +5.0% Prior Period \$124	\$85 +3.3% Prior Period \$83	\$167K +18.7% Prior Period \$141K	9.0% +0.3% Prior Period 8.7%



16.0 Community Engagement



Community Engagement

The City of Duncanville Comprehensive Plan Steering Committee identified authentic, robust, and meaningful public engagement as critical to the planning process. As such, a diverse and aggressive public information and engagement strategy was developed and deployed. The strategy detailed the types of activities, communication tactics, milestones and other elements to engage the public. The steering committee intended to reach as many stakeholders as possible and leverage feedback received to shape the elements included within this Comprehensive Plan.

Steering Committee

At the beginning of the project process, the City Council appointed a 10-person committee of local residents, public officials and staff, and members of the professional and business community to lead this months long process. The steering committee guided the work of the consultant team and their meetings, all open to the public, served as a regular opportunity for public outreach and engagement. In the beginning phases of the planning process, the steering committee helped develop a stakeholder database that was utilized by the consultant team for targeted outreach for public events and focus groups. In later phases the steering committee reviewed and revised the content for this comprehensive plan. Nine total meetings of the steering committee were held between September 2025 and July 2025.

Project Website

The project consultant created a website for this Comprehensive Plan, which served as a hub for regular updates on activities throughout the project. On the website, people could view plan documents, sign up for updates, learn about comprehensive planning, and contact the planning team.

Traditional and Social Media

To advertise these events, press releases were issued to local media. In addition, the City has active social media channels that were utilized to advertise events and other engagement opportunities. The City vigorously promoted these events and surveys which helped drive engagement. Postings were created in English and Spanish to reach the diverse population of Duncanville.

Public Workshops

Recognizing the importance of in-person engagement opportunities, the planning process included two public workshops to conduct interactive feedback sessions for the plan. These engagement events created opportunities for the public to learn about the planning process, the importance of comprehensive plans for long-term community planning, and also included activities to help shape and influence the plan itself.

The first public workshop took place in December 2024 and focused on providing information about the planning process, key definitions, and an overview of the City's geography and key demographic data. Activities included a "Birdseye View" exercise to identify what parts of the City are working well and what parts need improvement; an exercise to provide input towards creating a Vision Statement and Planning Principles; and a SWOT (Strength/Weakness/Opportunity/Threat) analysis. Participants were also asked to participate in the Community Survey.

Public Workshop #2 took place in May 2025 and participants were given the opportunity to shape the final actions of the plan. Activities included soliciting comments regarding the draft Vision and Priority Policy Areas; requesting potential action items; and, finally, participating in a brief visual preference survey. This workshop was formatted as a pop-up event coinciding with the annual Bloomfest. As the steering committee wanted to reach as many stakeholders as possible, this event allowed them to interact in a space where there would be a high population of people looking to interact.

Focus Groups & Interviews

To supplement the community survey and public workshops, the consultant team conducted focus groups and interviews with City of Duncanville staff; civic organization leaders; business and industry representatives; and other key community leaders to gather additional information for the plan. These meetings allowed the consultant team to corroborate public feedback and discuss

the plan's priority policy areas and action items in greater detail with stakeholders who would likely be partners in implementing the Comprehensive Plan.

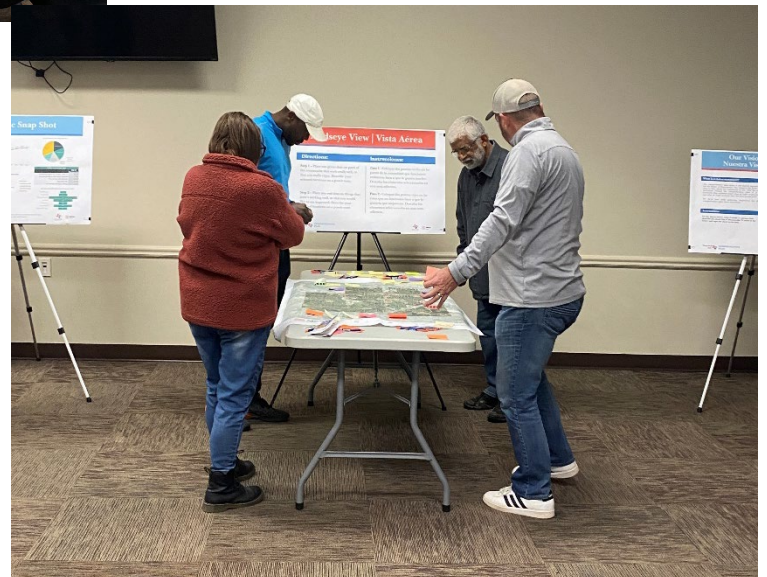
Community Survey

The community survey was open from November 2024 to March 2025 and was available online and in hard copy format. The survey was available at the City Hall and the first public workshop. It was also available in Spanish. There were 850 responses received, and they influenced the development of this comprehensive plan.

A second survey was offered in May 2025 which focused specifically on the visual preference of respondents to a number of different development types and public infrastructure such as public art, road design, and building typology. This survey was offered at the second public workshop and was open for one month. It found general support for street beautification and pedestrianization, public art, and modern mixed-use developments. The lowest scoring images were of places currently within the City of Duncanville suggesting that redevelopment could improve the visual satisfaction of some residents.



City of Duncanville Comprehensive Plan Public Workshop #1 Report



Date: December 2nd, 2024

Location: Duncanville Fieldhouse

Duration: 6:00 – 8:00 pm

Total Attendance: 25+

Station: Birdseye View Map

Key Take-Aways

Strengths

- Ladd Nature Preserve
- Parks
- Food trucks
- Duncanville Library staff & programming

Weaknesses/Opportunities for improvement

- Camp Wisdom beautification, activation, improvements, traffic/pedestrian safety
- Traffic & streetscape on Daniel Dale Rd
- Clean up Main Street & surrounding area
- Reduce the number of auto-oriented businesses on Main Street
- Beautify main corridors through the city
- Multi-modal transportation infrastructure, connectivity, and safety
- Greater diversity of businesses & shops in the downtown
- Library improvements
- Address commercial property vacancies

Green dots = places that are working well
Red dots = places that are not working well



Station: Birdseye View Map Sticky Notes

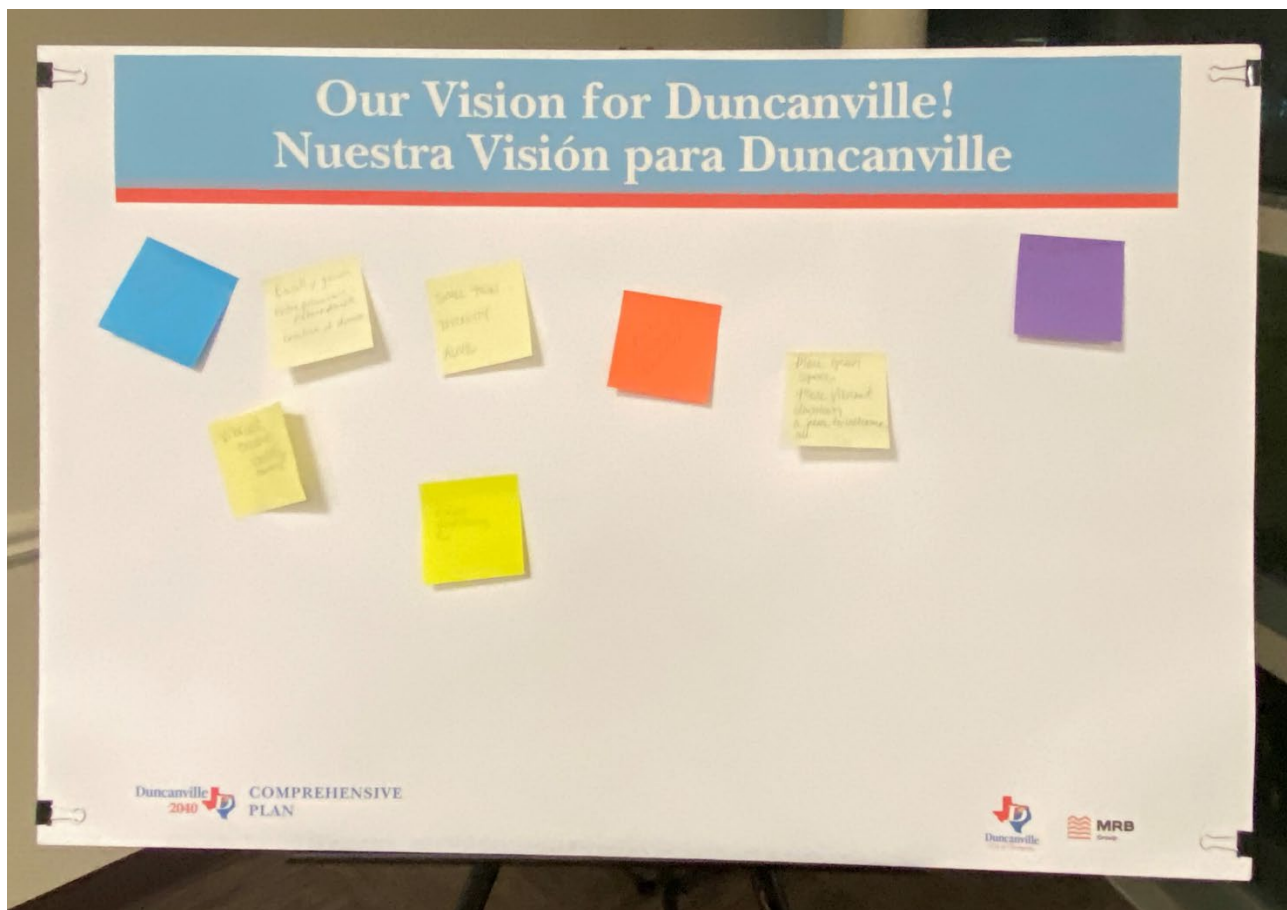
Station: Birdseye View Map	
Green Dots = Places Working Well	Red Dots = Places Not Working Well
Ladd Preserve and the parks are great	Main Street, north of Davis Street and south of Camp Wisdom, needs help!
A great dog park is in the works	The library needs work/improvement x4
Food truck parks at the southwest corner of Main Street and Danieldale Rd	The traffic on Larry Drive and Danieldale Rd
Love Alexander Park, but wish the baseball fields were open for neighborhood use	Bryd Middle School is not a good school
Duncanville Library has excellent programs, staff, and outreach. They are well organized and offer some amenities & services unavailable to other area libraries x2	Duncanville High School, better crossing situation before & after school for students
	Camp Wisdom between Cedar Ridge and Hill City Dr, too many accidents due to speeding
	Get rid of auto garages on Main Street; they are an eyesore
	Main Street Corridor, redevelopment/growth, keep/ignite historical areas, beautification, "Main St District," refurbish - feed store historical purpose
	Danieldale Rd - bike lanes all the way to Clark Rd, road diet, connect to other cities/county
	Danieldale is underutilized, and bike lanes would begin to open up the future of Duncanville's growth, investment, and possibilities
	More code enforcement on Little Creek Dr., too many junky cars
	Camp Wisdom lacks beautification and safety
	Businesses along Main Street need improvement x2
	Empty government building on Main St and Wheatland
	Main Street station, more trendy boutiques, coffee shops, bakery, bookstores, outdoor seating, study spots indoor & outdoor, cohesive storefronts, farmers market
	Strip centers along Camp Wisdom need to fill vacancies & get a facelift
	Camp Wisdom TIFF area, partner with Mark Cuban to get him to get developers to bulldoze both sides of Camp Wisdom to build casinos. Texas will probably legalize gambling by 2026.
	Exist at Cedar Ridge Drive & Escuela Dr (I-20) needs to be redone
	Put in a gastro pub in the old fire station on Camp Wisdom
	Forget Main St; focus on Cedar Ridge
	Lake Ridge Park needs a really good cleaning
	Better teachers for Duncanville schools

Station: Visioning

Key Take-Aways

Duncanville will be a community that is...

- Vibrant
- Diverse
- Creative
- Welcoming to all
- Beautiful
- Forward thinking & entrepreneurial
- Fun
- Local & smalltown feel



Station: Visioning Sticky Notes

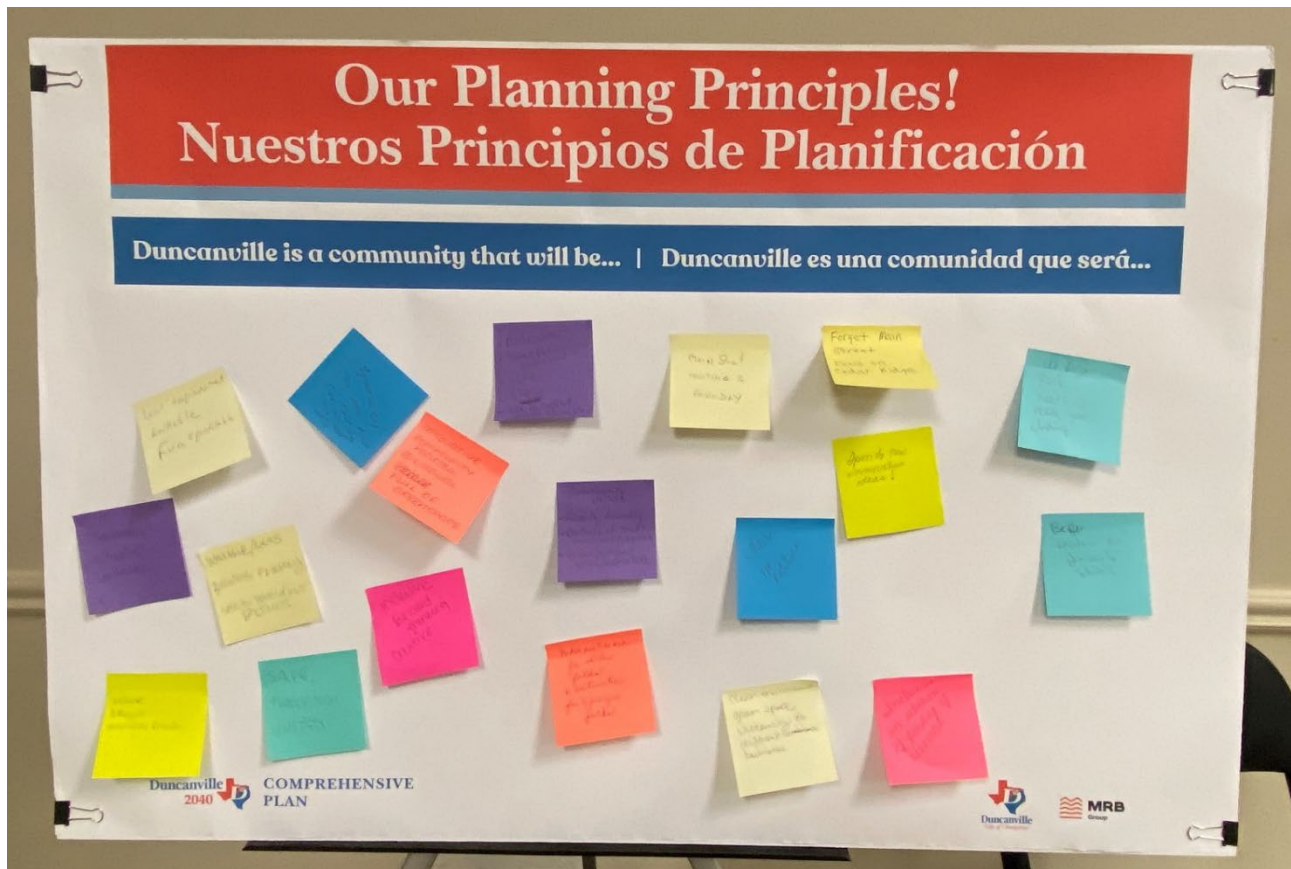
Station: Visioning
Diverse x2
Clean
Vibrant x4
Locally grown
Entrepreneurial
Creative x2
Extraordinary
Wealthy economy
Small Town
Diversity
Alive
Entertaining
Fun
Beautiful
Green space x2
Vibrant downtown
Welcoming to all
Enhanced
Modern
Thriving
Embrace makers

Station: Planning Principles

Key Take-Aways

The Duncanville community values being...

- Inclusive & diverse
- Safe & clean
- Family-friendly
- Welcoming to businesses
- Walkable with multimodal connectivity
- Creative & forward thinking
- Balancing tradition & progress
- United
- Beautiful



Station: Planning Principles Sticky Notes

Station: Planning Principles
Walkable x2
Bikeable
Business-friendly/local businesses embraced x3
Special development districts
Entertaining
Inclusive x4
Comfortable
Local empowerment
Fun
Profitable
Less focus on sports and more on humanity
Innovative
Community focused
Bilingual
Full of greenspace x3
Cohesive
Safe x2
Clean x2
Nice to look at driving through
Main Street is inviting & friendly
Open to innovative ideas
Fair, no politics
Inclusive in the selection of funding & resources
Clean environment
Family-friendly/Community-friendly x2
Balance of tradition & progress
Green/outdoor space & activities
More outreach to older folks
More activities for younger folks
Forward-thinking
Creative
Thriving
United
Different
Truth and trustworthiness to honor our oaths in the spirit of love for our fellow brothers and sisters

Station: Infrastructure, Utilities, & Services

Key Take-Aways

- **Strengths**
 - Main Street
 - Water, sewer, electricity
 - Community services
 - Library
- **Weaknesses/Threats**
 - Wide roads
 - Run down/old buildings
 - Crime
 - Broken sidewalks
- **Opportunities**
 - Better drainage
 - Sidewalk improvements & expansion
 - Library improvements
 - Updated Main Street corridors
 - Multimodal transportation options
 - Public safety

**Infrastructure, Utilities, & Services /
Infraestructuras, Utilidades y Servicios**

Instructions: For each square below, please write an infrastructure and services topic/issue (e.g., water, sewer, broadband, etc.)
Instrucciones: En cada recuadro, escriba un tema/cuestión de infraestructuras y servicios (por ejemplo, agua, alcantarillado, conexión de datos de banda ancha, etc.)

We've got it and want to keep it Lo tenemos y queremos mantenerlo	We've got it and want to get rid of it Lo tenemos y queremos deshacernos de él
We don't have it but want it No lo tenemos pero queremos	We don't have it and don't want it No lo tenemos y no lo queremos

Logos: Duncanville 2040 Comprehensive Plan, MRB Group

Station: Infrastructure, Utilities, and Services Sticky Notes



Station: Infrastructure, Utilities, & Services			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Main Street	Wide roads	Underground utilities	More car-oriented streets
Water	Rundown buildings	Lakeside - more security cameras, safety	
Sewer	Old infrastructure	Protected bike paths	
Wifi	Non-ADA sidewalks & ramps	Updated Main Street corridors	
Electricity	Crime	Better drainage to help keep more property x2	
Library	Dilapidated, out-of-code buildings	Non-fast-food restaurants	
Community Services	Broken sidewalks	Sidewalks in all areas/better sidewalks w/ADA accessibility x4	
	Potholes	New renovated modern library x2	
	Too many car shops	Starlink	
		New police department building	

Station: Housing & Neighborhoods

Key Take-Aways

- **Strengths**
 - Good neighborhoods/good housing stock
 - Single-family homes
 - Community unity
- **Weaknesses/Threats**
 - Auto shops in neighborhoods
 - Poorly kept large multi-family housing developments
 - Reputation/perception of crime
- **Opportunities**
 - Creative multi-unit housing developments (duplexes, fourplexes, townhomes)
 - Improved code enforcement
 - Neighborhood groups/ neighborhood watch organizations
 - Increased housing accessibility
 - Connectivity between city amenities & neighborhoods

<h2 style="text-align: center;">Housing & Neighborhoods / Viviendas y Comunidades</h2> <p>Instructions: For each square below, please write a housing topic/issue (e.g., types of housing, location, neighborhood character, etc.)</p> <p>Instrucciones: En cada recuadro, por favor escriba un tema/cuestión de vivienda (por ejemplo, tipos de vivienda, ubicación, carácter del vecindario, etc.)</p>	
<p>We've got it and want to keep it</p> <p>Lo tenemos y queremos mantenerlo</p> <p>Our housing stock is good</p> <p>Single family homes</p> <p>Neighborhood groups</p> <p>Community unity</p>	<p>We've got it and want to get rid of it</p> <p>Lo tenemos y queremos deshacernos de</p> <p>Auto shops in neighborhoods</p> <p>Bad reputation for crime</p> <p>Poorly kept large multi-family housing developments</p>
<p>We don't have it but want it</p> <p>No lo tenemos pero lo queremos</p> <p>More 4plexes</p> <p>Improved code enforcement</p> <p>Neighborhood groups</p>	<p>We don't have it and don't want it</p> <p>No lo tenemos y no lo queremos</p> <p>More 4plexes</p> <p>More 4plexes</p> <p>More 4plexes</p>

Station: Housing & Neighborhoods Sticky Notes

Station: Housing & Neighborhoods			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Our housing stock is good	Auto shops in our neighborhoods	More neighborhood watch & community neighborhood groups	More houses
Development of more community unity	Bad multi-family large projects	More fourplexes, duplexes, townhomes	More apartments
Single-family homes x2	Bad reputation for crime	Fair code enforcement throughout the entire community	More & bigger apartment complexes x2
Good neighborhoods and houses	Run-down & crime-ridden apartments	More apartments	5 story apartment buildings
		Accessibility	
		Safe & secure connectors	
		Neighborhood trash awareness & less litter	

Station: Transportation & Community Connectivity

Key Take-Aways

- **Strengths**
 - Bike lanes
 - Existence of public transportation
- **Weaknesses/Threats**
 - Bad development – sprawl
- **Opportunities**
 - Multimodal transportation infrastructure/connectivity within Duncanville & between other cities
 - Public transportation
 - Rail
 - City-wide trails
 - Public education on the benefits of multimodal transportation

Transportation & Community Connectivity Transporte y Conectividad Comunitaria	
<small>Instructions: For each square below, please write a transportation & community connectivity topic/issue (e.g., roads, walkability, bike lanes, public transit, etc.) Instrucciones: En cada recuadro, escriba un tema / problema relacionado con el transporte y la conectividad de la comunidad (por ejemplo, carreteras, accesibilidad a pie, carriles bici, transporte público, etc.)</small>	
We've got it and want to keep it Lo tenemos y queremos mantenerlo	We've got it and want to get rid of it Lo tenemos y queremos deshacernos de él
We don't have it but want it No lo tenemos pero lo queremos	We don't have it and don't want it No lo tenemos y no lo queremos

Logos: Duncanville, MRB

Station: Transportation & Community Connectivity Sticky Notes

Station: Transportation & Community Connectivity			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Bike lanes x2	Cartels	More residential education on bike lanes	Buses
Public transportation	Bad retail development	Multimodal connections to other cities	
		Rail	
		Widen Main Street to help with traffic	
		More transportation options	
		Greater connectivity	
		City-wide trails	

Station: Economic & Community Development

Key Take-Aways

- **Strengths**
 - Main Street Station
 - Main Street
 - Ben Franklin Building
 - Feed store
- **Weaknesses/Threats**
 - Cartels/public safety
 - Bad retail development
 - Visual appeal of Main Street
 - Lack of diversity of restaurants/stores
 - Lack of retail
 - Use of commercial space for non-commercial uses
 - Run down buildings
 - Large corporate retail
- **Opportunities**
 - Mixed-use development
 - Creating a diversity of restaurant, retail, entertainment, and commercial spaces
 - Commercial area rehabilitation
 - Main Street revitalization
 - Unique local businesses
 - Food trucks
 - Optimization of Duncanville Switch
 - Farmers market
 - Markers spaces

Station: Economic & Community Development Sticky Notes

Station: Economic & Community Development			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Main Street Station	Cartels	Town center	A mall
Main Street	Bad retail development	Food truck yard	Large corporate retail
Ben Franklin Building/exterior of building x2	Auto shops with junked cars up and down Main Street	More quality small mixed-use projects	
Feed store x2	Stagnant businesses with no aesthetics	Unique shops x2	
	24 Hour Tire shop x2	Original businesses unique to Duncanville	
	Run down Main Street & shopping centers	More coffee shops, bakeries	
	Trash	An area for food trucks	
	Too many fast-food places x2	Trendy shops	
	Abundance of fast food & dollar stores	Bishop Arts-like restaurants x2	
	Donut Shop	Revive Main Street Station with more shopping & restaurants x2	
	Black Friday	Beautification	
	No churches at Main Street station	More storefronts	
	Unsightly buildings	Local farmers market x2	
	Too many churches	Diversity of entertainment, food options, venues, food trucks	
		Combine farmers market with Duncanville Switch	
		Relocate Duncanville Switch to a better location to grow	
		Embrace makers with makers' spaces and gathering places	

Station: Recreation

Key Take-Aways

- **Strengths**
 - Parks
 - Greenspaces
 - Trails
- **Weaknesses/Threats**
- **Opportunities**
 - Skate Park
 - Renovations to the Rec Center
 - Outdoor water recreation amenities
 - Public outdoor spaces/plazas/greenspaces
 - Park enhancements
 - Walking & biking trails

Recreation | Recreación

Instructions: For each square below, please write a recreation topic/issue (e.g., parks, greenspaces, trails, etc.)

Instrucciones: En cada recuadro, escriba un tema o asunto relacionado con las actividades recreativas (por ejemplo, parques, zonas verdes, senderos, etc.).

We've got it and want to keep it Lo tenemos y queremos mantenerlo	We've got it and want to get rid of it Lo tenemos y queremos deshacernos de él
We don't have it but we want it No lo tenemos pero lo queremos	We don't have it and don't want it No lo tenemos y no lo queremos

The image shows a public workshop station titled "Recreation | Recreación". It features a 2x2 matrix for categorizing recreation topics. The quadrants are: "We've got it and want to keep it" (Lo tenemos y queremos mantenerlo), "We've got it and want to get rid of it" (Lo tenemos y queremos deshacernos de él), "We don't have it but we want it" (No lo tenemos pero lo queremos), and "We don't have it and don't want it" (No lo tenemos y no lo queremos). The station is covered with numerous colorful sticky notes containing handwritten text in both English and Spanish, such as "Parks", "Trails", "Skate Park", and "Public outdoor spaces". The station is set against a red and blue header with instructions in both languages. The logos for the City of Duncanville and the State of Texas are visible in the bottom right corner.

Station: Recreation Sticky Notes

Station: Recreation			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Nature Preserve x3	New gym	Skate park x3	
Parks x5	Duncan switch	New machines & equipment x3	
Green spaces x4		More bikes for senior citizens	
Trails		More walking & biking trails	
		City parks with shade covers & playground equipment	
		Outdoor pool/water park x2	
		More programs at the Rec Center	
		Redesign the Rec Center to be bigger with more attractions for younger people	
		More public gathering spaces/plazas/green spaces x2	
		Make the Rec Center more family-friendly	
		Improve parking on the west side of Lakeside Park along Park Drive	
		More gathering places like the library and parks	
		Embrace outdoor greenspaces for youth and elderly engagement/interaction	

Station: Arts, Culture, & Aesthetics

Key Take-Aways



- **Strengths**
 - Duncanville Theatre
 - Historic buildings (Ben Franklin)
- **Weaknesses/Threats**
 - Visual appeal of Main Street
- **Opportunities**
 - Cultural centers
 - Public art (murals, etc.)
 - Historic building rehabilitation/renovation
 - Placemaking (like Bishop Arts)
 - Outdoor concerts/entertainment activities
 - Family-friendly activities

Arts, Culture, & Aesthetics | Arte, Cultura y Estética

Instructions: For each square below, please write an arts, culture, and/or physical aesthetics topic/issue (e.g., public arts, festivals, music/art venues, downtown beautification, etc.)

Instrucciones: En cada recuadro, escriba un tema/problema relacionado con las artes, la cultura y/o la estética física (por ejemplo, artes públicas, festivales, locales de música/arte, embellecimiento del centro de la ciudad, etc.)

<p>We've got it and want to keep it Lo tenemos y queremos mantenerlo</p> <p><i>Handwritten notes:</i> Cultural Theater Duncanville Theatre Public art Historic buildings Main Street Ben Franklin</p>	<p>We've got it and want to get rid of it Lo tenemos y no lo queremos</p> <p><i>Handwritten notes:</i> Main Street Visual appeal Historic buildings Public art Cultural centers</p>
<p>We don't have it No lo tenemos</p> <p><i>Handwritten notes:</i> Public art Cultural centers Historic buildings Main Street Ben Franklin Outdoor concerts Entertainment activities Family-friendly activities</p>	<p>We don't have it and don't want it No lo tenemos y no lo queremos</p> <p><i>Handwritten notes:</i> Main Street Visual appeal Historic buildings Public art Cultural centers</p>

Station: Arts, Culture, & Aesthetics Sticky Notes

Station: Arts, Culture, & Aesthetics			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Community theatre x3	Auto shops along main corridors x2	Latino cultural center	Movie theater
Iconic Ben Franklin building	Ugly buildings on Main Street	Permanent art studio	Arcades
Feed Store x2		Vibrant murals around the city x2	
		Multi-cultural center x2	
		Rehab Ben Franklin building	
		Trendy shops similar to Bishop Arts	
		Beautiful Main Street	
		Shakespeare in the Park	
		Outdoor concerts	
		More art	
		Public fountains	
		Family-friendly institutions	

Station: Natural Resource Conservation & Sustainability

Key Take-Aways

- **Strengths**
 - Ladd Nature Preserve
 - Green spaces
 - Creeks
- **Weaknesses/Threats**
 - Trash/pollution
- **Opportunities**
 - Create more nature preserves
 - Community gardens
 - Green infrastructure to address flooding
 - Native landscaping
 - Community clean-up efforts

Natural Resource Conservation / Conservación de los Recursos Naturales

Instructions: For each square below, please write a natural resource and/or sustainability topic/issue (e.g., wetlands, sustainability projects, etc.)
Instrucciones: En cada recuadro, escriba un tema/problema relacionado con los recursos naturales y/o la sostenibilidad (por ejemplo, zonas húmedas, proyectos de sostenibilidad, etc.).

We've got it and want to keep it Lo tenemos y queremos mantenerlo	We've got it and want to get rid of it Lo tenemos y queremos deshacernos de él
We don't have it but want it No lo tenemos pero lo queremos	We don't have it and don't want it No lo tenemos y no lo queremos

Duncanville 2040 | COMPREHENSIVE PLAN | MRB

Station: Natural Resource Conservation & Sustainability Sticky Notes

Station: Natural Resource Conservation & Sustainability			
We've got it & want to keep it	We've got it & want to get rid of it	We don't have it but want it	We don't have it & don't want it
Ladd Nature Preserve	Trash in creeks	Acquire land between South Lincoln & Katherine to make it a preserve/green space x3	
Creeks		Community gardens	
Green spaces		More nature preserves x2	
		Community clean-up efforts	
		More trees and nature	
		Embrace our trees with arborist-level sculpting	
		Native plants & permeable pavements	
		Reduce light pollution	
		Warm-tone lighting (better for sleep and native habitats for animals)	
		Taller grass mowing /pollinator areas	



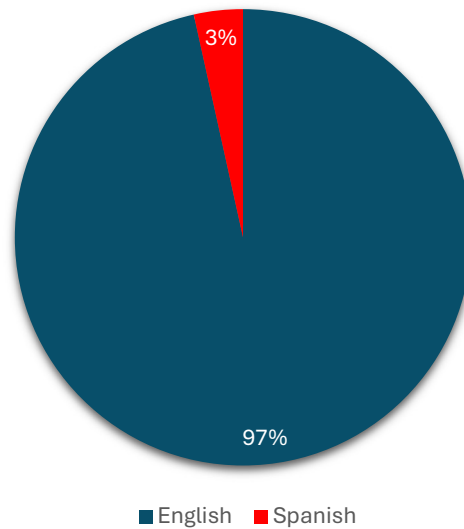
City of Duncanville Comprehensive Plan Community Survey Report

Duration: November 18th, 2024 – March 2nd, 2025

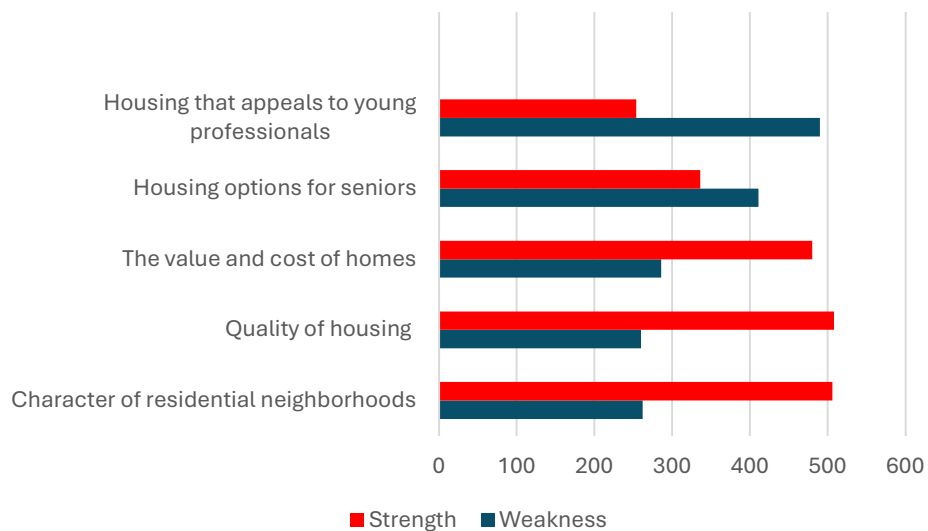
Format: Online and Hard Copy Format

Total Responses: 850

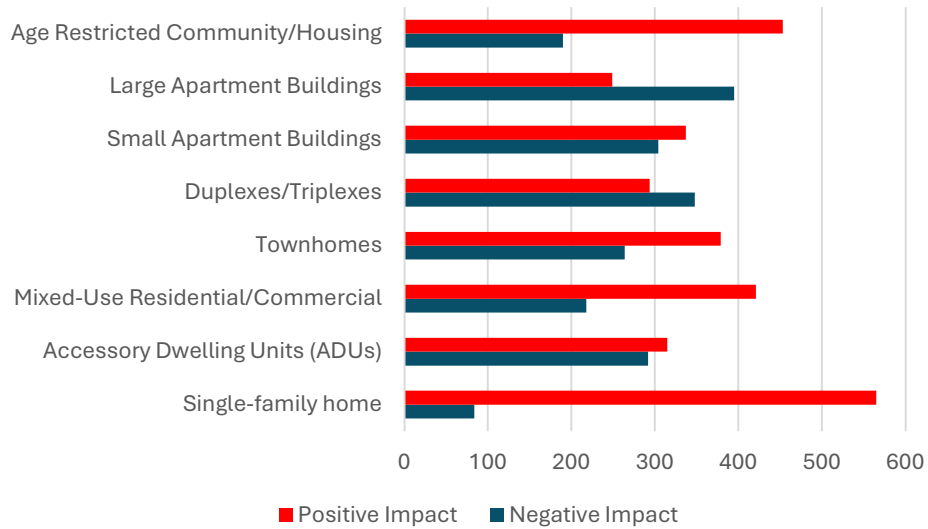
1. I would like to complete the survey in.../Me gustaria completar la encuesta en...



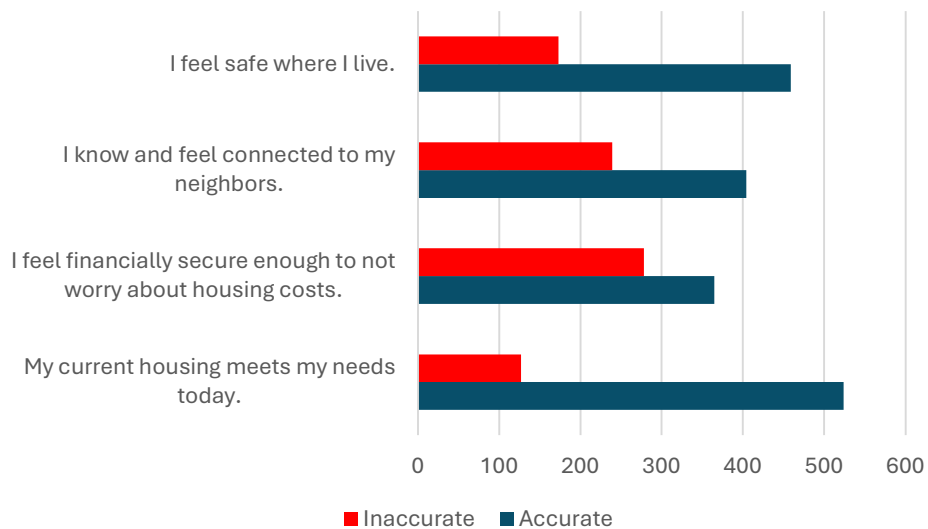
2. When considering existing housing and residential areas, identify if each of the following is a strength or weakness for the City of Duncanville today.



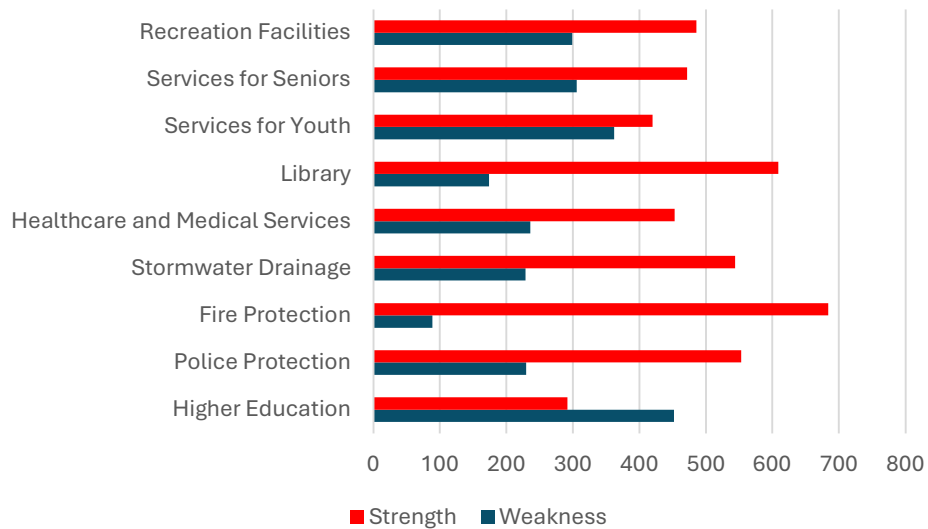
3. What kind of impact would each of the following types of new and infill residential development have on the community?



4. Indicate your level of agreement with the following statements about your current housing needs and thoughts on housing in Duncanville.



5. When considering Duncanville's existing community facilities and services, identify if each of the following is currently a strength or weakness.

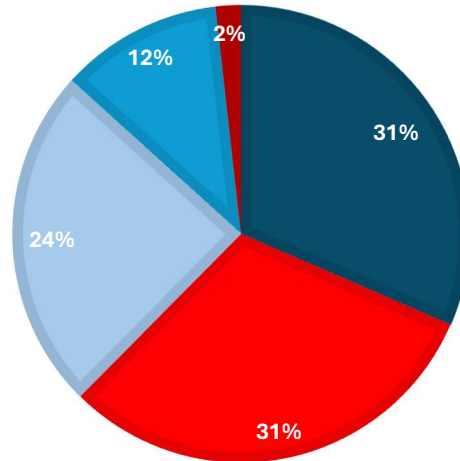


6. When considering Duncanville's existing transportation networks and infrastructure, identify if each of the following is a current strength or weakness for the community today.

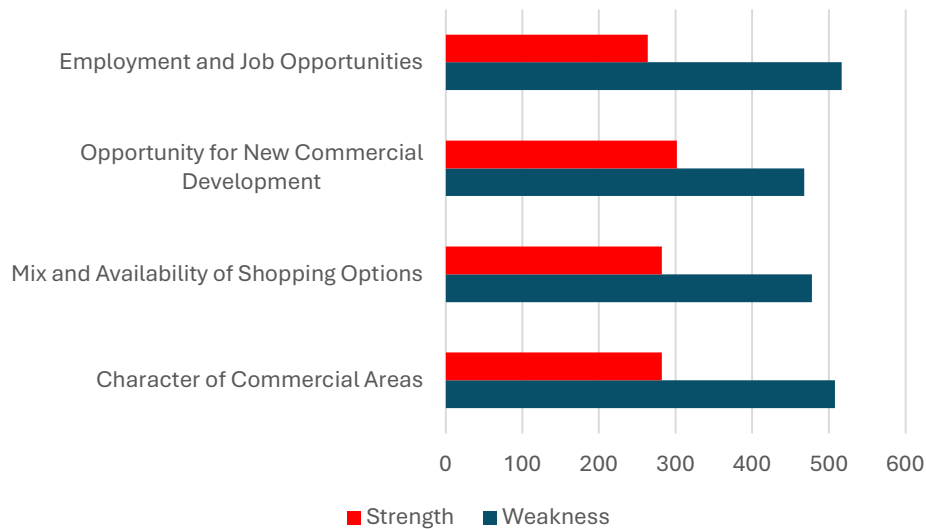


7. From where you live, are you able to safely and comfortably walk to a park, school, or commercial area?

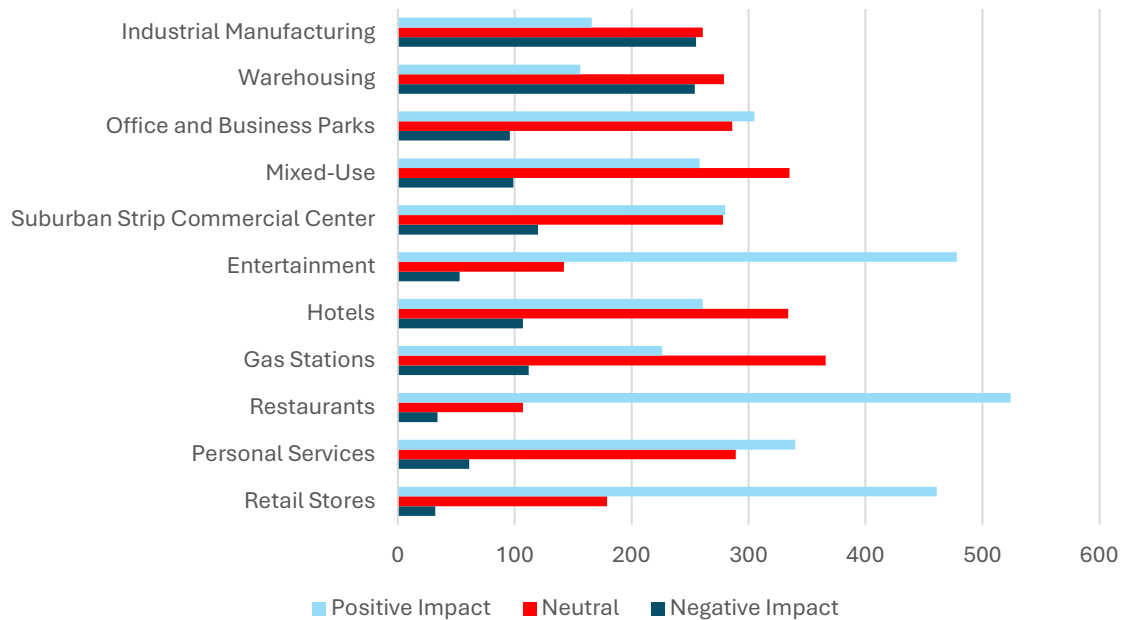
■ Park ■ School ■ Commercial Area ■ None ■ Other



8. When considering Duncanville's existing commercial and industrial areas, identify if each of the following is a strength or weakness for the community today.



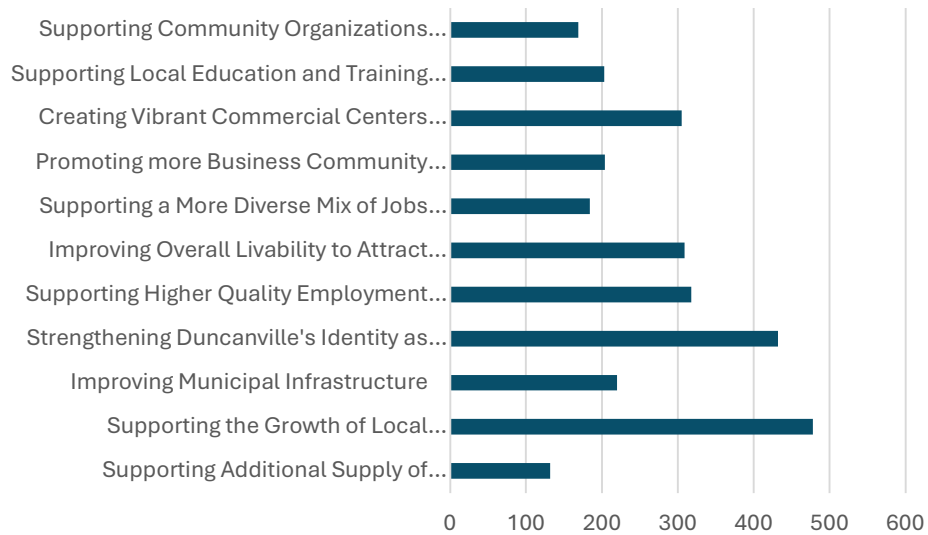
9. What kind of impact would each of the following types of development have on the community?



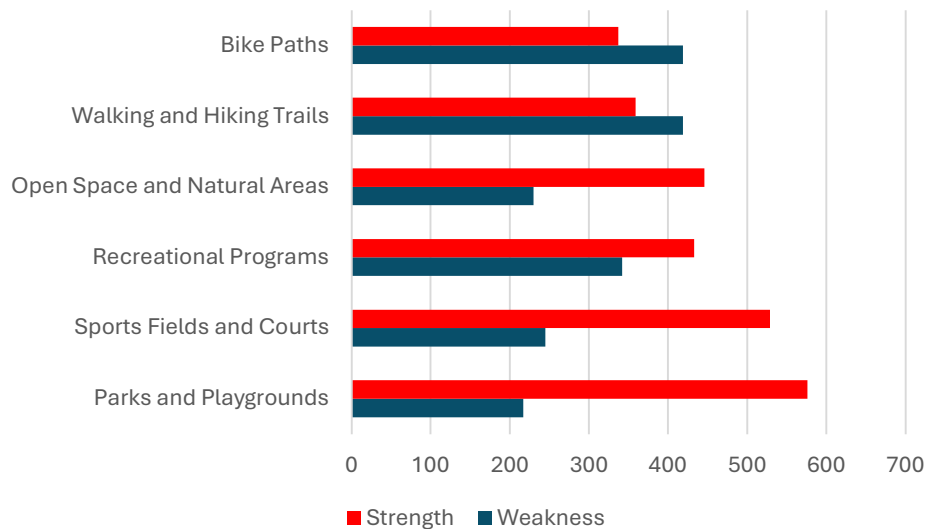
10. In your opinion, what are the biggest challenges facing the Duncanville local economy compared to other municipalities?



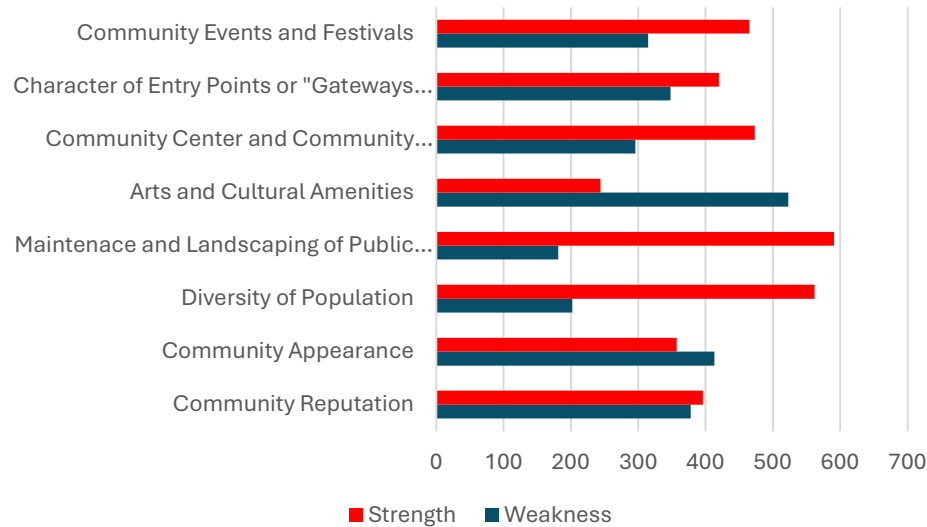
11. What areas should Duncanville focus on to support our local economy?



12. When considering Duncanville's existing parks and recreational amenities, identify if each of the following is currently a strength or weakness for the community today.



13. When considering Duncanville's existing image and identify, identify if each of the following is a current strength or weakness for the community today.



14. What do you think are the greatest threats to quality of life in the City of Duncanville?

The following is a summary of major themes based on survey responses.

- Crime (139 mentions)
 - Concern regarding increased gun violence and shootings
 - Concern for theft and burglaries
 - General concern about safety in public areas
 - Concern regarding drug-related activities
- Traffic & Transportation (39 mentions)
 - Concerns related to traffic congestion & heavy traffic
 - Limited public transportation options
 - Increased traffic accidents and reckless driving
- Environmental Concerns (35 mentions)
 - Increased pollution
 - Waste management issues → littering and illegal dumping
 - Lack of green spaces and parks
- Education
 - Concerns regarding declining school quality

- Limited resources for students
- Safety concerns within schools
- Infrastructure Maintenance (32 mentions)
 - Poor road conditions and potholes
 - Deteriorating public buildings and facilities
 - More maintenance in public spaces
- Housing Issues (32 mentions)
 - Rising rental costs and lack of affordable housing
 - Fears of gentrification pushing out long-time residents
 - Poorly maintained rental properties
- Homelessness (29 mentions)
 - Increases in number of unhoused people
 - Lack of services and resources for homeless individuals
 - Perceived impacts on safety and cleanliness of the community
- Local Government (17)
 - Concerns regarding slow response to community issues
 - Perceived mismanagement and corruption
- Economic Development/Revitalization (2)
 - Increasing number of low-end retail stores and not local businesses
 - Desire for better commercial development

15. In 20 years, my vision for the City of Duncanville is...

The following is a summary of major themes based on survey responses.

- Diverse and Inclusive (174 mentions)
 - Welcoming and inclusive community for everyone
 - Desire for cultural diversity and equal opportunity for all
 - Fostering a sense of belonging and community unity
- Entertainment and Recreation (113 mentions)
 - Interest in more parks and recreational areas
 - Desire for more community events
 - Increased cultural attractions and vibrant nightlife
 - More entertainment venues such as theatres, sports facilities, and family-friendly activities
- Thriving Local Economy (109 mentions)
 - Strong local economy with more businesses and job opportunities
 - Desire for diverse mix of retail, dining, and commercial options
 - Fewer low-end retail stores and more high-quality local businesses

- Safe Community (104 mentions)
 - Desire for low crime rates and strong sense of security
 - Effective police presence and crime prevention measures
 - Community engagement for safety initiatives
- Beautiful & Clean City (70 mentions)
 - a. Well-maintained public spaces and neighborhoods
 - b. Maintained landscaping, greenspaces
 - c. Less litter
 - d. Public art and aesthetic improvements
- Infrastructure Maintenance (61 mentions)
 - a. Sustained road maintenance
 - b. More efficient and diverse public transportation
 - c. Better pedestrian-friendly and bike-friendly streets and neighborhoods
- Strong Education System (57 mentions)
 - a. High-quality schools with better funding and innovative learning programs
 - b. Strong partnership between the Duncanville ISD and the community
 - c. Ability to attract and retain excellent teachers
- Affordable Housing (11 mentions)
 - a. Diverse quality housing options for people of all income levels
 - b. Policies to support first-time home buyers
 - c. Provides a range of housing options from single-family homes to apartments
- Environmental Sustainability (12 mentions)
 - a. Eco-friendly initiatives to support green energy and waste reduction programs
 - b. Preservation of natural spaces
 - c. Sustainable urban design and green infrastructure
 - d. Environmental awareness and recycling education and campaigns
- Good Governance
 - a. Transparent and effective leadership
 - b. Responsible decision-making that benefits the entire community
 - c. Increased citizen involvement in policy-making

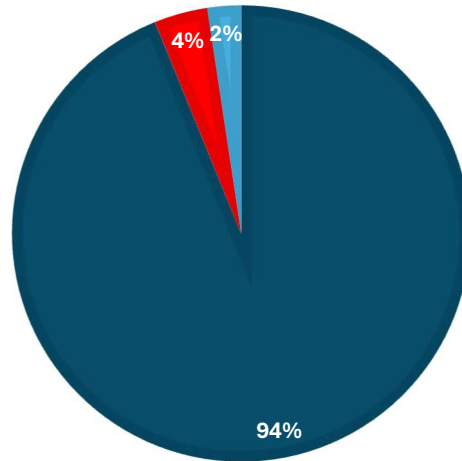
16. Is there anything else you would like to share to help shape the City's Comprehensive Plan?

- Community Engagement (84 mentions)
 - Foster a sense of community through local events and gatherings
 - More opportunities for residents to get involved with planning and decision-making
 - Neighborhood improvement programs to build community relationships
- Economic Growth & Local Business Support (53 mentions)
 - Attract more businesses, particularly local small businesses
 - Retain high-quality retail and other job opportunities
 - Revitalize commercial areas
 - Programming, incentives, and support for small businesses and local entrepreneurs
- Infrastructure & Transportation (41 mentions)
 - Support road maintenance
 - Address traffic congestion and better traffic flow management
 - Improved pedestrian connectivity, sidewalks, and bike lanes
- Entertainment & Leisure (40 mentions)
 - More recreation and entertainment options such as sports facilities, bowling alleys, theatres
 - More family-friendly activities and venues
 - Community spaces for social interaction
- Housing & Development (47 mentions)
 - Balanced growth → reduce sprawl without over developing
 - Sustainable and compact urban design practices
 - Maintain diversity of quality affordable housing and a range of housing types
- Restaurants & Food Options (31 mentions)
 - Desire for high-quality dining options and a diverse range of restaurant choices
 - More places for casual social gatherings such as coffee shops
 - Reduced number of fast-food restaurants
- Parks & Greenspaces (20 mentions)
 - Maintain and expand parks and recreation opportunities
 - Utilize green infrastructure to enhance the city's aesthetic and address sustainability
 - Create family-friendly park features and hang out areas
- Education & Schools (20 mentions)
 - Continue to support extracurricular and vocational training programs
 - More funding for academic programs
 - Maintain the quality of local schools and educational resources
- Safety & Crime Prevention (19 mentions)
 - Address crime rate and need for stronger law enforcement presence

- Develop community policing initiatives to build trust between the community and law enforcement
 - Utilize urban design features to improve safety
- Sustainability (5 mentions)
 - More sustainability initiatives
 - More environmental education and sustainability programming

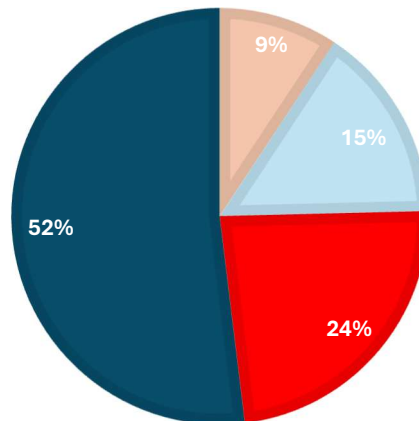
17. Do you live in Duncanville?

■ Yes ■ Not in the City, but in Dallas County ■ Other



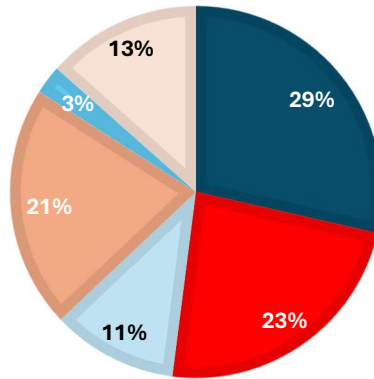
18. How long have you lived in Duncanville?

■ Less than 5 years ■ Less than 10 years
■ Less than 20 years ■ Greater than 20 years



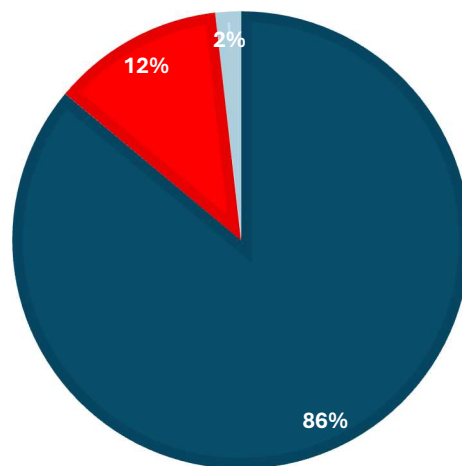
19. Where do you work?

■ I work in the City of Duncanville ■ I work in Dallas County
■ I work from home/telecommute ■ I'm retired
■ I'm unemployed ■ Other



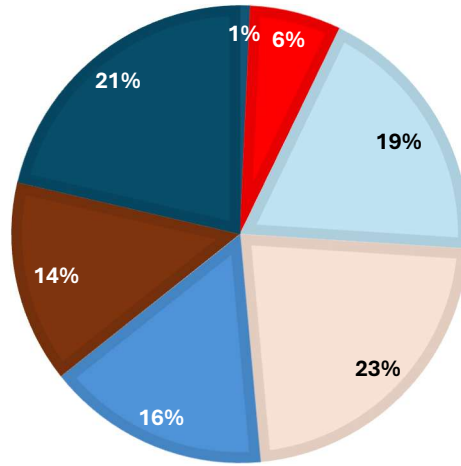
20. Do you own or rent the property where you reside?

■ Own ■ Rent ■ Other



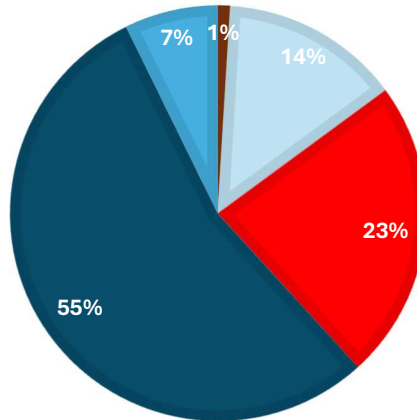
21. What category best describes your age?

■ 18 & Under ■ 19-25 ■ 26-35 ■ 36-45 ■ 46-55 ■ 56-65 ■ 66+

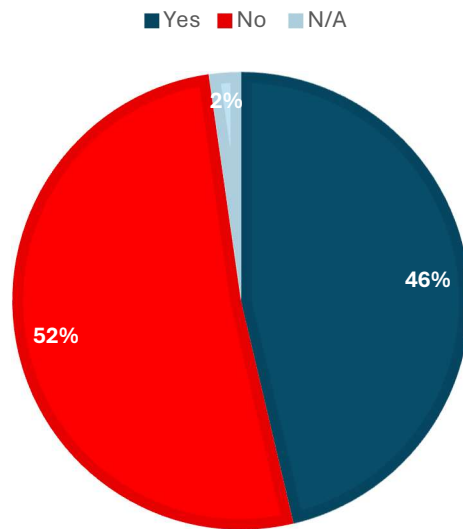


22. What is your race/ethnicity?

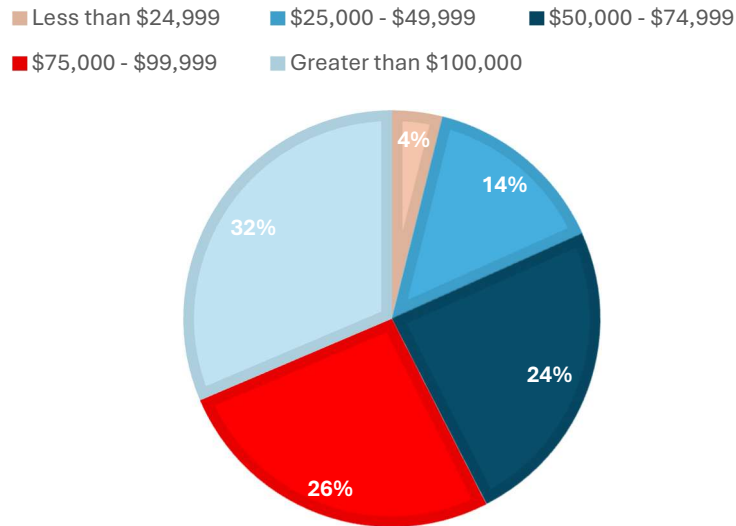
■ Asian/AAPI ■ Black/African American ■ Latino/a/Hispanic
■ White ■ Prefer Not to Say



23. Do you have school-aged children (under the age of 18) at home?



24. What is your annual household income?



Visual Preference Survey

City of Duncanville - June 2025



Visual Preference Survey



1. Preference

63 Responses

Best Response

5

65%
Percentage

63
Responses

Data	Response	%
5	41	65%
4	17	27%
3	4	6%
2	1	2%
1	0	0%



2. Preference

62 Responses- 1 Empty

Best Response

3

37%
Percentage

62
Responses

Data	Response	%
3	23	37%
4	15	24%
2	11	18%
1	7	11%
5	6	10%

Visual Preference Survey



3. Preference

60 Responses- 3 Empty

Best Response

1

43%
Percentage

60
Responses

Data	Response	%
1	26	43%
3	17	28%
2	14	23%
4	3	5%
5	0	0%



4. Preference

60 Responses- 3 Empty

Best Response

3

30%
Percentage

60
Responses

Data	Response	%
3	18	30%
5	15	25%
4	14	23%
2	8	13%
1	5	8%

Visual Preference Survey



5. Preference

60 Responses- 3 Empty

Best Response



88%
Percentage

60
Responses

Data	Response	%
5	53	88%
4	5	8%
1	2	3%
2	0	0%
3	0	0%



6. Preference

59 Responses- 4 Empty

Best Response



64%
Percentage

59
Responses

Data	Response	%
5	38	64%
4	13	22%
3	7	12%
1	1	2%
2	0	0%

Visual Preference Survey



7. Preference

60 Responses- 3 Empty

Best Response

5

63%
Percentage

60
Responses

Data	Response	%
5	38	63%
4	16	27%
3	5	8%
2	1	2%
1	0	0%



8. Preference

60 Responses- 3 Empty

Best Response

5

65%
Percentage

60
Responses

Data	Response	%
5	39	65%
4	9	15%
3	8	13%
1	2	3%
2	2	3%

Visual Preference Survey



9. Preference

60 Responses- 3 Empty

Best Response

5

62%
Percentage

60
Responses

Data	Response	%
5	37	62%
3	12	20%
4	10	17%
2	1	2%
1	0	0%



10. Preference

60 Responses- 3 Empty

Best Response

5

55%
Percentage

60
Responses

Data	Response	%
5	33	55%
4	16	27%
3	9	15%
1	2	3%
2	0	0%

Visual Preference Survey



11. Preference

60 Responses- 3 Empty

Best Response

3

27%
Percentage

60
Responses

Data	Response	%
3	16	27%
2	14	23%
1	11	18%
5	11	18%
4	8	13%



12. Preference

59 Responses- 4 Empty

Best Response

5

34%
Percentage

59
Responses

Data	Response	%
5	20	34%
4	13	22%
3	11	19%
2	8	14%
1	7	12%

Visual Preference Survey



13. Preference

60 Responses- 3 Empty

Best Response

5

38%
Percentage

60
Responses

Data	Response	%
5	23	38%
3	12	20%
4	11	18%
2	8	13%
1	6	10%



14. Preference

60 Responses- 3 Empty

Best Response

5

50%
Percentage

60
Responses

Data	Response	%
5	30	50%
4	13	22%
3	11	18%
2	5	8%
1	1	2%

Visual Preference Survey



15. Preference

60 Responses- 3 Empty

Best Response

5

42%
Percentage

60
Responses

Data	Response	%
5	25	42%
4	15	25%
3	13	22%
2	4	7%
1	3	5%



16. Preference

60 Responses- 3 Empty

Best Response

3

37%
Percentage

60
Responses

Data	Response	%
3	22	37%
5	14	23%
4	11	18%
1	7	12%
2	6	10%

Visual Preference Survey



17. Preference

59 Responses- 4 Empty

Best Response

1

34%
Percentage

59
Responses

Data	Response	%
1	20	34%
2	16	27%
3	14	24%
5	5	8%
4	4	7%



18. Preference

60 Responses- 3 Empty

Best Response

3

32%
Percentage

60
Responses

Data	Response	%
3	19	32%
5	14	23%
1	12	20%
4	10	17%
2	5	8%

Visual Preference Survey



19. Preference
60 Responses- 3 Empty

Best Response



35%
Percentage

60
Responses

Data	Response	%
5	21	35%
3	17	28%
4	17	28%
2	3	5%
1	2	3%



20. Preference
60 Responses- 3 Empty

Best Response



32%
Percentage

60
Responses

Data	Response	%
4	19	32%
5	17	28%
3	15	25%
2	5	8%
1	4	7%

Visual Preference Survey



21. Preference

60 Responses- 3 Empty

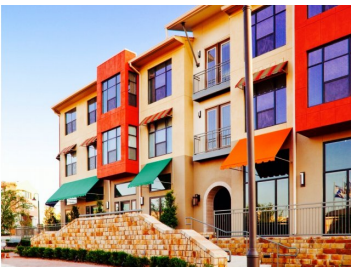
Best Response

5

40%
Percentage

60
Responses

Data	Response	%
5	24	40%
4	14	23%
3	12	20%
1	6	10%
2	4	7%



22. Preference

60 Responses- 3 Empty

Best Response

5

38%
Percentage

60
Responses

Data	Response	%
5	23	38%
4	14	23%
3	10	17%
2	7	12%
1	6	10%

Visual Preference Survey



23. Preference

59 Responses- 4 Empty

Best Response



49%
Percentage

59
Responses

Data	Response	%
5	29	49%
4	16	27%
3	11	19%
2	2	3%
1	1	2%



24. Preference

60 Responses- 3 Empty

Best Response



50%
Percentage

60
Responses

Data	Response	%
5	30	50%
4	17	28%
3	8	13%
2	4	7%
1	1	2%

Thank You!

Visual Preference Survey



City of Duncanville, Texas

**COMPREHENSIVE
PLAN** 2040