
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

October 29, 2024

PRESENT:

Wendy Browder
Jose Garcia
Mike Mitchell
Ann Arnold-Ogden
Nadia Menchaca
Councilor Michael Smith
Andrea Robles

◆ Vice Chair
◆ Member
◆ Chairman
◆ Member
◆ WFAAC Liaison
◆ Member
◆ Member

Fabian Medellin, Planning Manager
Christal Cates, Neighborhood Revitalization Coordinator

◆ City Staff
◆ City Staff

ABSENT:

Larry Fox
Councilor Larry Nelson

◆ Member
◆ Member

GUEST:

Debi Johnson, Developer & Resident

◆ Guest

I. CALL TO ORDER

Chairman Mike Mitchell called the meeting to order at 4:06 p.m., and all attendees were introduced.

III. PUBLIC COMMENTS

Chairman Mitchell asked if any members of the public wished to speak. No comments were made.

VII. ADOPTION OF THE MINUTES

Councilman Smith moved to approve the minutes from October 15th, 2024, as presented. Vice-Chairwoman, Wendy Browder seconded. The motion passed unanimously, 6-0.

VIII. REGULAR AGENDA

1. Zoning in the Neighborhood Revitalization Area

Mr. Fabian Medellin presented a brief review of Zoning and what was covered during the discussion at the last meeting. Mr. Medellin discussed setbacks and what setback requirements were for each of the zoning districts found in the Neighborhood Revitalization Area of Single Family-2 Residential (SF-2), Multi-Family Residential (MFR), Limited Commercial (LC), General Commercial (GC),

Commercial Corridor (CC), Brook Avenue District (BA), and River Development District (RDD).

Next, Mr. Medellin discussed Residential Accessory Uses in detail, covering what was classified as a residential accessory, the uses allowed, and the specific setbacks and requirements.

Another topic discussed that shapes the development of the neighborhood was increased setbacks. Mr. Medellin advised of what situations would trigger the requirement of an increased setback and what those requirements.

The final topic discussed was parking, particularly how certain requirements for a change in use of an existing neighborhood structure could trigger additional parking needs, potentially hindering future development. The Committee and staff engaged in extensive discussion on the impact of parking requirements, with the Committee noting firsthand challenges with parking and its effects on growth and development within the already established neighborhood.

Staff encouraged the Committee to review the topics discussed during the meeting, focusing on any factors that might impede neighborhood growth and development. Mr. Medellin informed the Committee that at the next scheduled meeting on November 12th, staff would present proposed modifications aimed at fostering development and streamlining the development process.

IX. OTHER BUSINESS

Mrs. Cates stated construction had been completed at Bridwell Park and further planning updates would be discussed at the Sub-Committee meeting scheduled after the current meeting adjourned. The next and final Sub-Committee party planning meeting was scheduled for November 5th, and would be held at 4pm at the Planning office at 705 8th Street, Wichita Tower.

Updates on the completion of the Neighborhood Empowerment Zone (NEZ) and Community Change Grant submission were discussed.

X. ADJOURN

Chairman Mitchell advised that the upcoming meeting on November 12th would be at the regularly scheduled time of 4 pm, back at the Arts Alliance, located at 1005 9th Street, Suite 102.

Chairman Mitchell adjourned the meeting at 4:50 pm at which time members began the Sub-Committee party planning meeting.



Mike Mitchell, Chairman



Fabian Medellin, AICP, Planning Manager

12/3/24

Date

12-3-24

Date