
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

April 29, 2025

PRESENT:

Ann Arnold-Ogden

◆ Member

Whitney Flack

◆ Councilor

Jose Garcia

◆ Member

Mike Mitchell

◆ Chairman

Terry Floyd, Development Services Director

◆ City Staff

Fabian Medellin, Planning Manager

◆ City Staff

Christal Cates, Neighborhood Revitalization Coordinator

◆ City Staff

ABSENT:

Robert Brooks

◆ Councilor

Wendy Browder

◆ Vice Chair

GUESTS:

Jack Browne, Planning & Zoning Commission

◆ Guest

Fuago, Wichita Falls Alliance for Arts & Culture

◆ Guest

I. CALL TO ORDER

Chairman Mike Mitchell called the meeting to order at 1:34 p.m.

II. PUBLIC COMMENTS

Chairman Mitchell asked if any members of the public wished to speak. Mr. Jack Browne, Planning & Zoning Commission member, wished to discuss his property located at 2405 Tulunar. Mr. Browne stated he has had an on-going issue with illegal dumping in his alley that sanitation has not picked up. Mr. Browne stated he has spoken with the City Sanitation Department many times the issue has still not been resolved. Mr. Browne was upset that he is legally responsible for the mattresses and other debris left in the alley when he has not placed it there. Staff advised Mr. Browne his issues would be passed along to the proper department(s).

III. ADOPTION OF THE MINUTES

Mr. Jose Garcia made a motion to approve the minutes as presented from April 15th, 2025. Mrs. Ann Arnold-Ogden seconded. Chairman Mitchell asked if there were any public comments regarding the minutes. There were no public comments. The motion passed unanimously, 3-0.

IV. REGULAR AGENDA

1. Conduct a public hearing and take action on a recommendation of an ordinance amending the Code of Ordinances, Appendix B: Zoning, creation of a special overlay district and development regulations,

Section 4750 – Heart of the Falls Neighborhood Overlay District (HFNO) to Planning & Zoning.

Chairman Mitchell opened the public meeting at 1:46 p.m. Staff briefly discussed the proposed zoning amendment, stating the amendment was previously presented at the meeting on April 15th, 2025, with direction from the Committee to move forward on amending the zoning ordinance. Staff stated there had been two revisions since the last meeting and wanted to discuss with the Committee to ensure it was agreeable to the Committee.

The first revision discussed was;

Section 4752 – Permitted Uses

The following uses are permitted in the Heart of the Falls Overlay District (HFOD):

1. Grocery Stores in a Limited Commercial (LC) zoning district.

Staff advised this revision was to allow for the use of grocery stores in the Limited Commercial (LC) zoning district in the overlay. This opportunity would give greater development options in the neighborhood for grocery related businesses.

The final revision discussed was;

Section 4757 – HFNO Additional Setbacks

Additional setback shall be provided by non-single-family, non-single-family detached or non-duplex residential uses in the manner prescribed in this section where any one of the following conditions occur:

1. When these uses are located adjacent to single-family, single-family detached or duplex residential use, or abut an alley which is adjacent to a single-family, single-family detached or duplex use, no portion of the structure shall be closer to single-family, single-family detached or duplex property line than the height of that portion, except that the minimum setbacks stated in [subsection] three shall apply.
2. [When these uses are:]
 - A. Adjacent to single-family, single-family detached or duplex residential use, no portion of the structure shall be closer to a single-family, single-family detached or duplex residential property line than the height of that portion, except that the minimum setback stated in subsection 3 shall apply. However, when the residential use property line abuts an alley or street right-of-way, the city aqueduct, or a body of water such as Sikes Lake or Wichita River, the additional setback shall be computed by including their width.
3. Minimum Setbacks:

- A. Multifamily dwelling units, townhouses, condominiums, mobile home parks and subdivisions, civic uses, and commercial uses shall have an increased setback of;
 - a. A minimum of five feet if the structure is a single story and less than fifteen feet in height or;
 - b. If structure is two-stories or more than fifteen feet in height the setback shall be equal to the height of the structure.

Staff advised the setbacks would be to protect residential uses from more commercial uses that could potentially develop in the neighborhood.

Staff gave a proposed timeline of current initiatives in the works to be presented in the near future. Staff advised currently they will have an agenda item at each of the City Council meetings from May 6th, all the way to July 1st.

Mr. Terry Floyd stated he and staff are watching the Senate and House bills closely as they could affect some proposals moving forward.

Chairman Mitchell asked if there were any comments from the public. Mr. Browne stated he was anticipating the incentives discussed in previous meetings and was disappointed to not see any of those elements in the proposed zoning amendments. Staff advised those elements could be found in the Neighborhood Empowerment Zone (NEZ) packet that was currently being worked on and that he would be seeing soon.

With no further comments from the public Chairman Mitchell closed the public hearing at 1:57 p.m and opened the floor to discussion among the Committee. With no further discussion Mr. Garcia made a motion to favorably recommend the proposed zoning ordinance amendment as presented to Planning & Zoning and the City Council. Mrs. Arnold-Ogden seconded the motion. The vote passes unanimously 3-0.

V. OTHER BUSINESS

1. Updates

A. Artist Update – Wichita Falls Alliance for Arts & Culture
Mrs. Arnold-Ogden gave an update regarding the Bridwell Futsal court murals and stated due to the in-climate weather the striping company that will be restriping the courts was delayed, which in turn delayed the artist, Mr. Jeremy Jarvis who had to push back his arrival date by two weeks at the date of the meeting.

While discussing updates Mr. Floyd stated the owner of 1807 Kemp Boulevard had discussions with City staff and was working to evict the squatters. Once that is completed he stated he would be moving forward with demolition of the structure.

VI. ADJOURN

The next regularly scheduled meeting was set for Tuesday, May 13th at 1:30pm at the Travel Center Conference Room.

Chairman Mitchell adjourned the meeting at 2:09 p.m.



Mike Mitchell, Chairman

5/13/25
Date



Fabian Medellin, AICP, Planning Manager

5-13-25
Date