

Ordinance No. _____

Ordinance amending the Code of Ordinances, Appendix B: Zoning, creation of a special overlay district for the Heart of the Falls Neighborhood Revitalization Area and development regulations.

WHEREAS, the City Council has adopted the Strategic Planning Report with the goal to Provide Quality Infrastructure through the objective to Develop a Neighborhood Redevelopment Plan and Program; and,

WHEREAS, the staff actively engaged the neighborhood through the aid of community partners to include the neighborhoods aspirations and goals for the program and,

WHEREAS, the City Council established the Central Wichita Falls Revitalization Area Committee (CWFRAC), to discuss community needs and how to address them through the researched programs and initiatives; and,

WHEREAS, at the CWFRAC meeting on April 1, 2025, the committee voted to recommend presenting the Heart of the Falls Neighborhood Revitalization Plan to City Council for adoption; and,

WHEREAS, the City Council on April 15, 2025, adopted the Heart of the Falls Neighborhood Revitalization Plan, including guiding principles, vision statement and directed the City staff to develop approaches to implementing the strategies and programs.

WHEREAS, the city staff has reviewed this proposal and recommends approval of the amendment to the Code of Ordinances; and,

WHEREAS, the CWFRAC Committee on April 29, 2025 voted to recommend presenting the Zoning Amendment and development regulations to the Planning & Zoning Commission for their recommendation; and,

WHEREAS, the Planning and Zoning Commission on June 11, 2025 voted to recommend presenting the Zoning Amendment and development regulations to City Council for adoption;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

[Sec.] 4750 – Heart of the Falls Neighborhood Overlay District (HFNO)

The Heart of the Falls Neighborhood Overlay District (HFNO) is centrally located in the city and has a unique mix of residential and commercial uses as well as a diverse cultural mix of residents. The area is an approximately 911-acre core bounded by Seymour Highway to the north, Kemp Boulevard to the west, Kell Freeway to the south, and Brook Avenue to the east, as included in the ordinance, refer to Exhibit A herein.

[Sec.] 4751 Purpose/Overview

The Heart of the Falls Overlay District is to provide regulations to address the unique physical development of the lots and buildings in terms of setbacks (front, sides and rear), parking, and accessory uses, special conditions outside of the standards as adopted in the zoning ordinance. To further promote neighborhood character the following developmental guidelines will apply in addition to or instead of their base zoning guidelines counterparts.

[Sec.] 4752 Permitted Uses

1. The following uses are permitted in the Heart of the Falls Overlay District (HFOD): Grocery Stores in a Limited Commercial (LC) zoning district.

[Sec.] 4753 HFNO Development Regulations

The Heart of the Falls Neighborhood Overlay District (HFNO) will allow for following deviations from the base zoning and shall be subject to the following development regulations. For regulations not listed, the base zoning regulations will apply:

1. Setbacks:
Primary Structure:
 - A. Front setback: No greater than 25-foot maximum and no less than 15-foot minimum. Setback will be determined by the predominant front setback of 51% of the developed block as determined by the Director of Development Services.
 - B. Side setback, interior: Five-foot minimum.
 - C. Side setback, exterior: Five-foot minimum.
 - D. Rear setback:
 - a. Single-family and duplex dwelling: Five feet minimum from common lot line or one foot minimum from alley. [Covered parking structures must comply with setback requirements in sec. 6210.]

- b. All other uses: Five-foot minimum. However, in no case shall the roof overhang extend over the property line.

Accessory structures:

Accessory structures setbacks will no longer be subject to the accessory setback ordinance Section 6515, and will follow the following setback guidelines, excluding those structures exempt in Sec. 4220:

- A. Front setback: 25-foot minimum.
- B. Side setback, interior: Five-foot minimum.
- C. Side setback, exterior: Five-foot minimum.
- D. Rear setback:
 - a. Single-family and duplex dwelling: Five feet minimum from common lot line or one foot minimum from alley. [Covered parking structures must comply with setback requirements in sec. 6210.]
 - b. All other uses: Five-foot minimum. However, in no case shall the roof overhang extend over the property line.

[Sec.] 4754 HFNO Accessory Use Regulations

Each site in the Heart of the Falls Neighborhood Overlay District (HFNO) shall allow the following:

- 1. Accessory Dwelling Units (ADU) allowed by right for all single-family, detached uses.

[Sec.] 4755 HFNO On-Site Parking Regulations

Each site in the Heart of the Falls Neighborhood Overlay District (HFNO) shall be subject to the following parking regulations:

- 1. Single Family, detached and duplex uses will provide two (2) parking stalls per dwelling unit.
- 2. New accessory dwelling units will be required to provide one (1) parking stall.
- 3. Non-residential uses will have no parking minimums. However, if parking is provided all requirements of § 6225 – Design Standards for Parking Facilities will apply.

[Sec.] 4756 HFNO Special Conditions

The following special conditions are applicable to the Heart of the Falls Neighborhood Overlay District:

1. Alternative paving material shall be allowed, e.g., gravel for accessory dwelling units.
2. Each site participating in the Heart of the Falls Neighborhood Empowerment Zone (NEZ) program shall be subject to the requirements of the Development Regulations listed in the Heart of the Falls Design Guidelines.

[Sec.] 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.

It is the intention of the City Council of the City of Wichita Falls, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Wichita Falls, Texas, and that sections of this ordinance may be renumbered to accomplish such intention.

Should any word, phrase, paragraph, section or portion of this ordinance or the Code of Ordinances, as amended hereby, be held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

PASSED AND APPROVED this the ____ day of _____, 2025.

MAYOR

ATTEST:

City Clerk