
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

October 7, 2025

PRESENT:

Ann Arnold
Wendy Browder
Whitney Flack
Jose Garcia
Selena Hurtado
Mike Mitchell

◆ Member
◆ Vice Chair
◆ Councilor
◆ Member
◆ Member
◆ Chairman

Christal Cates, Neighborhood Revitalization Coordinator

◆ City Staff

ABSENT:

Robert Brooks
Jacob Harrell

◆ Councilor
◆ Member

GUESTS:

Heather Langford

*It is noted Councilor Flack entered at the beginning of the Updates.

I. CALL TO ORDER

Chairman, Mr. Mike Mitchell, called the meeting to order at 1:35 p.m.

II. PUBLIC COMMENTS

Chairman Mitchell asked if any members of the public wished to speak. There were no comments from the public.

III. ADOPTION OF THE MINUTES

Chairman Mitchell briefly reviewed the minutes, Ms. Ann Arnold made a motion to approve the minutes as presented from September 2nd, 2025. Mr. Jose Garcia seconded. No comments from the public were given. Chairman Mitchell called for a vote regarding the minutes. The motion passed unanimously, 5-0.

IV. REGULAR AGENDA

1. Discussion and Adoption of Tree Abatement Program Revisions

Staff discussed revisions made to the draft Tree Abatement Program and application as directed by the Committee from the previous meeting. Staff advised the following changes were made;

- A. *“Must own and reside in a residential property located within the Heart of the Falls Revitalization Area”* to read as, *“Must own a residential property located within the Heart of the Falls Revitalization Area”*.
- B. *“Statement, Priority is given to owner-occupied structures”* was added to the program.

The Committee confirmed to staff the requested changes had been made and were ready to move forward. The Committee states after the first year of the program they would like to revisit the eligibility requirements and possibly add income restrictions at that time.

Chairman Michell asked if there were any comments from the public regarding the Tree Abatement Program, there were no comments. Chairman Mitchell asked if there was any further discussion from the Committee, no further comments from the Committee.

Ms. Arnold made a motion to adopt the Tree Abatement Program as presented to the Committee and Vice-Chairwoman, Wendy Browder, seconded the motion. The motion passed unanimously, 5-0.

V. OTHER BUSINESS

1. Updates

A. Proposed Zoning Amendment Updates

Staff advised the Committee during the City Council meeting on held Tuesday, September 16th, Ordinance No. 53-2025, Zoning Amendments had been passed unanimously by City Council.

B. CDBG Funded Projects

Staff gave an update on the Missing Sidewalk project in the Heart of the Falls, stating staff had been out on-site researching the proposed phases. Staff will begin the environmental phase of the project.

C. Neighborhood Empowerment Zone (NEZ) Application Update

1603 Kemp Boulevard

Staff gave an update on the approved NEZ application received for a remodel of a commercial structure at 1601 Kemp Boulevard. The owner was requesting permit waivers and has proposed to invest an estimated total of \$28,600 into the project, that will include, new windows, landscaping, and a new roof.

608 Denver Street

Staff gave an update of a pending NEZ application for 608 Denver Street, formerly the Denver Manor that had burned in two fires. The owner, Ms. Cherie Newman with 608 Denver Street LLC, a Protected Series of Smart Homes LLC, has proposed to invest \$1,260,000.00 into re-developing affordable housing.

D. Hazardous Structures

Staff updated the Committee on five structures, located in the Heart of the Falls, that were approved for demolition at the September 16th, City Council meeting. The addresses for the locations were as follows;

- 1723 6th Street – Residential – Accessory Structure Only
- 1707 7th Street – Commercial – Main Structure
- 700 Denver Street –Residential – Main Structure

- 702 Denver Street – Residential – Main Structure
- 2308 8th Street – Residential – Main Structure

VI. ADJOURN

The next regularly scheduled meeting was set for Tuesday, November 4th at 1:30pm at the Travel Center Conference Room.

Chairman Mitchell adjourned the meeting at 2:34 p.m.

Wendy Browder
Wendy Browder, Vice-Chair

1/6/2024
Date

Fabian Medellin
Fabian Medellin, AICP, Development Services Director

1/6/2024
Date