



**CITY OF WICHITA FALLS**

## Variance Application

**FOR OFFICE USE:**

CASE NO. \_\_\_\_\_

FEE PAID \_\_\_\_\_

**SIGNS ISSUED** \_\_\_\_\_

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Present Use: \_\_\_\_\_

Specific Request: \_\_\_\_\_

**COMPLETE ITEMS 1 – 4 BELOW:**

1. State special circumstances peculiar to the land, structure, or building which necessitate such request.

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2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

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3. State how a literal interpretation of the provisions of this ordinance deprives the applicant of the rights enjoyed by others in the district.

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4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.

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Applicant's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\*\*\*\* I hereby certify that all information provided is true and correct and all submission requirements have been met.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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TO BE COMPLETED BY PLANNING:

## **VARIANCE**

This application for a Variance is hereby:

Approved                      Disapproved                      Conditionally Approved (SEE ATTACHED CONDITIONS)

based on the Zoning Board of Adjustment's action on \_\_\_\_\_  
(DATE)\*

\* The applicant shall obtain a building permit within 180 days from the date of this approval.

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DEVELOPMENT SERVICES DESIGNEE

DATE

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## **INSTRUCTIONS FOR VARIANCE**

Submission Requirements: Submit site plan drawn to

scale Variance Procedure Fee: \$210.00

1. Submit completed application at least 30-days prior to the Zoning Board of Adjustment meeting date along with the prescribed fee. The Zoning Board of Adjustment meets the third (3<sup>rd</sup>) Wednesday of each month at 1:30 p.m. in the City Council Chambers, Memorial Auditorium, 1300 Seventh Street, First Floor.
2. A staff report for this application will be mailed to the applicant at least ten (10) days prior to the Zoning Board of Adjustment meeting date.

If you have further questions, please call the Planning Division at (940) 761-7451.



## Development Review Team – Staff Contact List

### Staff Contacts for Development

#### Building Inspections Division

Brandon Petersen  
Plans Examiner  
Phone: (940) 761-8872  
Email: [brandon.petersen@wichitafallstx.gov](mailto:brandon.petersen@wichitafallstx.gov)

#### Public Works Engineering Division

Tyson Traw  
Deputy Director of Public Works  
Phone: (940) 761-7477  
Email: [tyson.traw@wichitafallstx.gov](mailto:tyson.traw@wichitafallstx.gov)

Shanice Robinson, P.E.  
Assistant City Engineer  
Phone: (940) 761-7477  
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Rick Branum  
Development Review and Utility Coordinator  
Phone: (940) 761-7477  
Email: [ricky.branum@wichitafallstx.gov](mailto:ricky.branum@wichitafallstx.gov)

#### Planning Division

Christal Cates  
Neighborhood Revitalization Coordinator  
Phone: (940) 761-7451  
Email: [christal.cates@wichitafallstx.gov](mailto:christal.cates@wichitafallstx.gov)

Cedric Hu  
Planner  
Phone: (940) 761-7451  
Email: [cedric.hu@wichitafallstx.gov](mailto:cedric.hu@wichitafallstx.gov)

#### Health Department

Samantha Blair  
Environmental Administrator  
Phone: (940) 761-7822  
Email: [samantha.blair@wichitafallstx.gov](mailto:samantha.blair@wichitafallstx.gov)

#### Legal Department

Kinley Hegglund  
City Attorney  
Phone: (940) 761-7627  
Email: [james.mckechnie@wichitafallstx.gov](mailto:james.mckechnie@wichitafallstx.gov)

#### Traffic Engineering Division

Larry Wilkinson  
Superintendent  
Phone: (940) 761-7640  
Email: [larry.wilkinson@wichitafallstx.gov](mailto:larry.wilkinson@wichitafallstx.gov)

#### Historic Preservation

Karen Montgomery-Gagné  
Principle Planner  
Phone: (940) 761-7451  
Email: [karen.montgomery@wichitafallstx.gov](mailto:karen.montgomery@wichitafallstx.gov)

#### Property Management Division

Pat Hoffman  
Property Management Administrator  
Phone: (940) 761-8816  
Email: [pat.hoffman@wichitafallstx.gov](mailto:pat.hoffman@wichitafallstx.gov)

#### Administration

Fabian Medellin, AICP  
Director of Development Services  
Phone: (940) 761-7451  
Email: [fabian.medellin@wichitafallstx.gov](mailto:fabian.medellin@wichitafallstx.gov)

#### For Any Other Questions

Robin Marshall  
Development Services Assistant  
Phone: (940) 761-7451  
Email: [robin.marshall@wichitafallstx.gov](mailto:robin.marshall@wichitafallstx.gov)

# 2026 PLATS SCHEDULE



NOTIFICATION PLATS DEADLINE	PLATS (PRELIM, FINAL, MINOR) DEADLINE	P&Z MEETING DATE
3:00 pm		2:00 pm COUNCIL CHAMBERS
December 12, 2025	December 12, 2025	January 14, 2026
January 16, 2026	January 15, 2026	February 11
February 13	February 12	March 11
March 13	March 12	April 8
April 17	April 16	May 13
May 15	May 14	June 10
June 12	June 11	July 8
July 17	July 16	August 12
August 14	August 13	September 9
September 18	September 17	October 14
October 16	October 15	November 18
November 13	November 12	December 9
December 18	December 17	January 13, 2027

## PLAT FEE SCHEDULE – Wichita County:

Preliminary Plats up to five acres.....\$ 179.00  
Plus additional per acre fee of \$11.00 up to a maximum of .....\$523.00

Plat Type	Wichita County
Final Plat:	
Up to five acres	\$295.00
More than five acres	\$295.00
<i>Plus, additional per acre fee or fraction thereof up to \$500.00 maximum</i>	\$ 11.00
Notification Plat, in addition to final plat fee	\$ 78.00
Plat Vacation	\$210.00
Minor Plat	\$295.00

## MISCELLANEOUS FEES:

Closures and encroachments (street, alley & easement).....\$ 210.00  
(some closures require payment of property appraisal)

Right-of-way and easement encroachment release.....\$105.00

Street Name Change.....\$523.00

## FEE SCHEDULE FOR AIRPORT ZBA:

Variance (Airport Zoning) .....\$ 210.00

Administrative Appeal .....\$ 210.00

# 2026 AIRPORT BOARD of ADJUSTMENT

APPLICATION DEADLINE	ABOA MEETING DATE
5:00 pm COUNCIL CHAMBERS	
January 7, 2026	January 28, 2026
February 4	February 25
March 4	March 25
April 1	April 22
May 6	May 27
June 3	June 24
July 1	July 22
August 5	August 26
September 2	September 23
October 7	October 28
November 4	November 25
December TBD	December TBD
January 6, 2027	January 27, 2027

**NOTE:** Planning staff will place Variance/Administrative Appeal signs on the property at least 15-days prior to Airport Zoning Board of Adjustment meeting.

Plat Type	Archer County	Clay County
Final Plat: Up to five acres More than five acres <i>Plus, additional per acre fee or fraction thereof up to \$500.00 maximum</i>	\$295.00 \$295.00 \$ 11.00	\$523.00 \$523.00 \$ 11.00
Notification Plat, in addition to final plat fee	\$78.00	\$78.00
Plat Vacation	\$210.00	\$470.00
Minor Plat	\$295.00	\$523.00

Annexation.....	\$523.00
Certification Letter: Basic review.....	\$26.00
Intensive review.....	\$52.00
Liquor Permit Certification fee (City Clerk's Office) .....	\$50.00
Donation Box Permit/Renewal.....	\$77.50/52

\*\*Credit Card/Online Transaction Fee - no more than 6% of transaction amount



## 2026 REZONING & CONDITIONAL USE

APPLICATION DEADLINE	P & Z MEETING 2:00 pm	CITY COUNCIL MEETING 8:30 am
COUNCIL CHAMBERS		
December 19, 2025	January 14, 2026	February 3
January 13	February 11	March 3
February 13	March 11	April 7
March 13	April 8	May 5
April 17	May 13	June 2
May 15	June 10	July 7
June 12	July 8	August 4
July 17	August 12	September 1
August 14	September 9	October 6
September 18	October 14	November 3
October 23	November 18	December 1
November 13	December 9	January 5, 2027
December 18	January 13, 2026	February 2, 2027

### NOTE:

1. Conditional Use Appeals must be filed within 10 days of the P&Z Commission's decision. The appeal will be placed on the next City Council agenda but not earlier than 15 days after filing of the appeal.
2. Site Plan Appeal must be filed within 10 days of the City Planning Administrator's decision. The appeal will be placed on the next P&Z agenda but not earlier than 15 days after filing of the appeal.
3. Planning staff will place rezoning signs on the property at least 15 days prior to the P&Z Commission hearing date.

### FEES SCHEDULE FOR REZONINGS, BOARD OF ADJUSTMENTS & CONDITIONAL USES:

Rezoning, up to five (5) acres .....	\$ 470.00
More than 5 acres.....	\$470.00 + \$11.00 per acre or fraction thereof
Planned Unit Development.....	\$575.00 + \$11.00 per acre or fraction thereof
Administrative Appeal.....	\$210.00
Site Plan Application.....	\$ 78.00
Site Plan Appeal.....	\$ 52.00

\*\*Credit Card/Online Transaction Fee - no more than 6% of transaction amount

2026

## BOARD of ADJUSTMENT

APPLICATION DEADLINE	BOA MEETING DATE 1:30 pm
COUNCIL CHAMBERS	
December 30, 2025	January 21, 2026
January 27, 2026	February 18
February 24	March 18
March 24	April 15
April 28	May 20
May 26	June 17
June 23	July 15
July 28	August 19
August 25	September 16
September 29	October 21
October 27	November 18
November 24	December 16
December 29	January 20, 2027

### NOTE:

Planning staff will place Variance/Administrative Appeal signs on the property at least 15 days prior to the Board of Adjustment meeting.

Conditional Use Application .....	\$179.00
Conditional use carport.....	\$179.00
Conditional use for communications tower.....	\$260.00
Conditional Use Appeal .....	\$104.00
Variance .....	\$ 210.00