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## MINUTES

### Central Wichita Falls Neighborhood Revitalization Committee

December 3, 2024

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#### PRESENT:

Jose Garcia  
Councilor Whitney Flack  
Larry Fox  
Mike Mitchell  
Nadia Menchaca  
Fabian Medellin, Planning Manager  
Christal Cates, Neighborhood Revitalization Coordinator

◆ Member  
◆ Member  
◆ Member  
◆ Chairman  
◆ WFAAC Liaison  
◆ City Staff  
◆ City Staff

#### ABSENT:

Councilor Robert Brooks  
Wendy Browder  
Ann Arnold-Ogden  
Andrea Robles

◆ Member  
◆ Vice Chair  
◆ Member  
◆ Member

#### GUEST:

Wayne Pharries, Planning & Zoning Commissioner  
Doug McCulloch, Planning & Zoning Commissioner  
Steve Wood, Planning & Zoning Commissioner  
Jeremy Woodward, Planning & Zoning Commissioner  
Debi Johnson, Developer & Resident  
Cherie Newman, Developer & Property Owner

◆ Guest  
◆ Guest  
◆ Guest  
◆ Guest  
◆ Guest  
◆ Guest

#### I. CALL TO ORDER

Chairman Mike Mitchell called the meeting to order at 4:01 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. NEW COUNCIL OATH OF OFFICER

New Oath of Office administered to new Councilwoman Whitney Flack.

#### VIII. ADOPTION OF THE MINUTES

Councilwoman Flack moved to approve the minutes from October 31<sup>st</sup>, 2024, as presented. Committee member, Jose Garcia seconded. The motion passed unanimously, 4-0.

#### IX. 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), River Development District (RDD) and special districts of Commercial Corridor (CC), Brook Avenue District (BA).

Next, Mr. Medellin discussed Accessory Dwelling Units (ADU's) in residential areas, covering what was classified as a residential accessory, the uses allowed, and the specific setbacks and requirements. It was suggested by Planning & Zoning Commission member, Wayne Pharries that those setbacks be reduced to allow a larger building envelope for residents. There was much discussion among the P&Z Commission, Neighborhood Revitalization Committee, staff and guests regarding uses, ADU's, and setbacks.

Another topic discussed that shapes the development of the neighborhood was reducing the percentage of buildable space from 50% to 75% of the property. Mr. Medellin advised staff, with the guidance of the Committees and public could broaden or narrow the wording of the Ordinances to what they would like to see in this neighborhood. Mr. Medellin specified what could be changed that would apply to just the Neighborhood Empowerment Zone (NEZ) and what would affect the entire City of Wichita Falls.

Parking, was briefly discussed, particularly how certain requirements for a change in use of an existing neighborhood structure could trigger additional parking needs, potentially hindering future development. A brief 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 December 17th, staff would present similar proposed modifications aimed at fostering development and streamlining the development process successfully used in other cities.

#### **X. OTHER BUSINESS**

Mrs. Cates stated the Bridwell Park Block Party was a huge success with over 400 attendees and information from over 90 surveys was gathered. Mrs. Cates advised the name chosen for the neighborhood would be The Heart of the Falls. More information gathered from the surveys would be sent to the Committee in a future email.

Updates on demolition orders approved by City Council for properties in the neighborhood were given. Staff advised 2132 Avenue H, 2002 11<sup>th</sup> Street, and 1817 9<sup>th</sup> Street had been approved for demo at the City Council meeting held earlier that day.

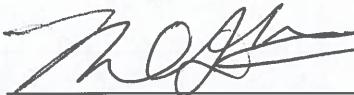
Staff advised the Committee the submission of the Community Change Grant was done on November 20<sup>th</sup>. The grant was picked up by the Environmental Protection Agency from Grants.gov and is currently being reviewed. Staff is awaiting information.

Nadia Menchaca, from the Wichita Falls Alliance for Arts and Culture, invited everyone to the Arts Alliance Christmas party on December 12<sup>th</sup>, from 2-4 p.m. at 1005 9<sup>th</sup> Street, Ste. 102.

#### XI. ADJOURN

Staff advised it had been brought to their attention that the current meeting time would not allow all members to attend and advised an email to select a new meeting day and/or time would be sent out by staff the following day. Chairman Mitchell advised that the upcoming meeting would tentatively be on December 17<sup>th</sup> at the regularly scheduled time of 4 pm, back at the Arts Alliance, located at 1005 9<sup>th</sup> Street, Suite 102.

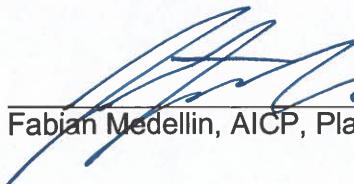
Staff thanked the P&Z Committee members for attending as well as the input given by guests and the Neighborhood Revitalization Committee. Chairman Mitchell adjourned the meeting at 5:03.



Mike Mitchell, Chairman



Date



Fabian Medellin, AICP, Planning Manager



Date