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## MINUTES

### Central Wichita Falls Neighborhood Revitalization Committee

January 21, 2025

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#### PRESENT:

Councilor Robert Brooks  
Wendy Browder  
Councilor Whitney Flack  
Larry Fox  
Jose Garcia  
Mike Mitchell  
Nadia Menchaca

◆ Councilor  
◆ Vice Chair  
◆ Councilor  
◆ Member  
◆ Member  
◆ Chairman  
◆ WFAAC Liaison

Terry Floyd, Development Services Director  
Kinley Hegglund, City Attorney  
Fabian Medellin, Planning Manager  
Christal Cates, Neighborhood Revitalization Coordinator  
Alex Borrego, Code Enforcement Administrator  
Mike Moreno, Code Enforcement Officer

◆ City Staff  
◆ City Staff  
◆ City Staff  
◆ City Staff  
◆ City Staff  
◆ City Staff

#### ABSENT:

Andrea Robles  
Ann Arnold-Ogden

◆ Member  
◆ Member

#### GUEST:

Doug McCulloch, Planning & Zoning Commissioner  
Steve Wood, Planning & Zoning Commissioner  
Heather Langford  
Mr. & Mrs. Ricky Lowe, Developer  
David Lee  
Don Caldwell  
Jack Browne

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

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#### I. CALL TO ORDER

Chairman Mike Mitchell called the meeting to order at 1:31 p.m., and all attendees were introduced.

#### II. PUBLIC COMMENTS

Chairman Mitchell asked if any members of the public wished to speak. Mr. Alex Borrego, Code Enforcement Administrator, introduced Mr. Mike Moreno, Code Enforcement Officer for the Heart of the Falls Neighborhood Revitalization Area.

#### III. ADOPTION OF THE MINUTES

Chairman Mitchell asked if there were any public comments regarding the minutes. With no comments, Chairman Mitchell made a motion to approve the minutes from January 7<sup>th</sup>, 2025, as presented. City Councilwoman Whitney Flack seconded. The motion passed unanimously, 6-0.

#### IV. REGULAR AGENDA

##### 1. Zoning in the Neighborhood Revitalization Area

Staff briefly reviewed the zoning districts located within the Heart of the Falls Neighborhood Revitalization Area and the uses that those districts allowed.

Staff asked if the Committee had any recommendations for expansions of those zoning districts. The Committee asked if staff had any recommendations for consideration. Mr. Fabian Medellin stated he believed the General Commercial (GC) zoning district along 9<sup>th</sup> Street through 11<sup>th</sup> Street should be extended down 9<sup>th</sup> Street to change what was currently zone Limited Commercial (LC). The Committee, staff, and Planning and Zoning Commission members present discussed the uses allowed under both zoning districts and the potential impacts those could have on the neighborhood. After much discussion, the Committee agreed to extend the General Commercial (GC) zoning district over what was currently zoned as Limited Commercial (LC), from north to south, 9<sup>th</sup> and 10<sup>th</sup> Street, from west to east, Polk Street to 2600 and 2601 9<sup>th</sup> Street, east of Kemp Boulevard.

The next area discussed was centrally located inside the revitalization area that is predominantly zoned Single Family-2 (SF-2) Residential. Some areas along Harrison are primarily zoned Limited Commercial (LC) with only a couple of gaps zoned Single Family-2 (SF-2). The same issue exists on a portion of Monroe Street. After discussions, the Committee agreed to extend the Limited Commercial (LC) zoning district to the entire length of the east portion of Harrison Street and both sides of Monroe Street from Avenue H, north to Avenue E.

Another area suggested was the expansion of Limited Commercial (LC) along Kemp Boulevard, running south from 10<sup>th</sup> Street north to Seymour Highway, to fill the zoning gap. City Attorney, Kinley Heggland stated the zoning area south of 10<sup>th</sup> Street that was currently zoned as Commercial Corridor (CC) stipulated the allowance of General Commercial (GC) uses but also had building material requirements. The State of Texas no longer allows municipalities to regulate the use of specific building materials, essentially making the Commercial Corridor (CC) General Commercial (GC) in all but name. After discussions, staff and the Committee agreed it would make sense for the community to change the Commercial Corridor (CC) zoning to General Commercial (GC); therefore, the new zoning designation would be along Kemp Boulevard, from Avenue M north to Avenue C, and Limited Commercial (LC) from 8<sup>th</sup> Street to Seymour Highway.

The last area discussed was the Limited Commercial (LC) zoning district running east to west along the north side of Kell Boulevard. There were currently a couple of properties in gaps that had the Single Family-2 (SF-2) Residential zoning. Staff stated that along the busy highway, most properties were being rezoned to either Limited Commercial (LC) or General Commercial (GC). There was much discussion regarding the intense uses allowed by General Commercial (GC) zoning versus Limited Commercial (LC) and potential negative and positive impacts to the

neighborhood. The Committee decided to leave the zoning as is was along Kell Boulevard for the time being.

Staff advised they would have proposals from all previous meetings for the Committee to vote on recommendations to the City Council at the next regular meeting for Neighborhood Revitalization.


## V. OTHER BUSINESS

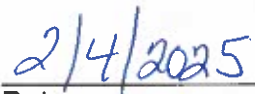
- a. Wichita Falls Alliance for Arts and Culture & Bridwell Park Update:  
Nadia Menchaca from the Alliance for Arts and Culture stated a Request for Qualifications (RFQ) for the Bridwell Park Futsal Court Mural Project had been released. Ms. Menchaca stated it would be open for 6 weeks while the WF Alliance staff reviewed applications to ensure artists were eligible for the project and will then contact City staff to schedule a time to review the eligible applications from potential artists.

## VI. ADJOURN

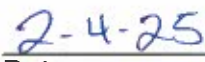
Staff advised the next regularly scheduled meeting would be on Tuesday, February 4<sup>th</sup>, 2025 at 1:30 pm at the Travel Center Conference Room.

Chairman Mitchell adjourned the meeting at 2:45.

  
Mike Mitchell, Chairman  
Vice-Chairwoman Brouder for Chairman Mitchell

  
Date

  
Fabian Medellin, AICP, Planning Manager

  
Date