

Ordinance No. 28-2025

Ordinance designating and creating a Neighborhood Empowerment Zone (NEZ), located in the Heart of the Falls Neighborhood Revitalization Area, and directing staff to implement incentives, strategies, property maintenance codes, and design guidelines outlined, as an element to the Heart of the Falls Neighborhood Revitalization Plan as previously adopted by the City Council

WHEREAS, the staff actively engaged the neighborhood through the aid of community partners to include the neighborhood's 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, the City Council on April 15, 2025, adopted the Heart of the Falls Neighborhood Revitalization Plan (Resolution No. 42-2025) and directed the City staff to develop approaches to implementing the strategies and programs; and,

WHEREAS, the city staff has reviewed this proposal and recommends approval of the Neighborhood Empowerment Zone (NEZ); and,

WHEREAS, the City Council on June 3, 2025, adopted an ordinance designating the boundaries of the Heart of the Falls Neighborhood Revitalization Area as a Reinvestment Zone; and,

WHEREAS the State of Texas, through the Neighborhood Empowerment Zone program, as codified in Section 378 of the Texas Local Government Code, has provided municipalities a framework and authorization to provide certain incentives to both residential and commercial property owners, with the goal of achieving redevelopment of targeted areas by creation of a Neighborhood Empowerment Zone; and,

WHEREAS the City of Wichita Falls, pursuant to Section 378.003, makes the necessary findings that the City and area within the Heart of the Falls NEZ will benefit the area, and serve the public purpose of increasing public health, safety, and welfare of persons in the municipality; and,

WHEREAS creation of the zone by the City Council does satisfy the requirements set forth in Section 378.002; and,

WHEREAS, the City Council also supports the attached guidelines, which set the general framework for how the NEZ will incentivize development and redevelopment within the boundary of the Zone.

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

1. That the City Council hereby designates the area described in the attached boundary description and attached map "Exhibit A" as the Heart of the Falls Neighborhood Empowerment Zone.
2. The City Council further resolves that the Planning Department will be responsible for the program, and authorizes that Department to oversee and administer procedures for implementation of the program.
3. The City Council further resolves that the attached guidelines, "Exhibit B," will serve as the framework for the implementation of the program.

PASSED AND APPROVED this the 3rd day of June, 2025.



M A Y O R

ATTEST:



Marie Balthous
City Clerk

Exhibit A

The area for creation and designation of the Heart of the Falls Neighborhood Empowerment Zone #1, also known as the Heart of the Falls Revitalization Area, is bounded by Seymour Highway to the north, Kell Freeway to the south, Brook Avenue to the east, and Kemp Boulevard to the west.

