

# City of Wichita Falls



*Blue Skies. Golden Opportunities.*

**Community Development Department**

Quarterly Newsletter

Issue No. 2

May 2013

## 2<sup>nd</sup> Quarter e-Newsletter Topics

Welcome back and thanks for browsing the 2<sup>nd</sup> Quarter Community Development e-Newsletter! The topics of this issue are itemized below; we hope you find this information interesting and beneficial. The Community Development Department is also excited to feature articles from the Public Works Department and the Public Health District in Issue No. 2! As members of the development team, Public Works and Health will be featured along with Community Development Divisions in all future Community Development e-Newsletters!

### E-Newsletter Contents:

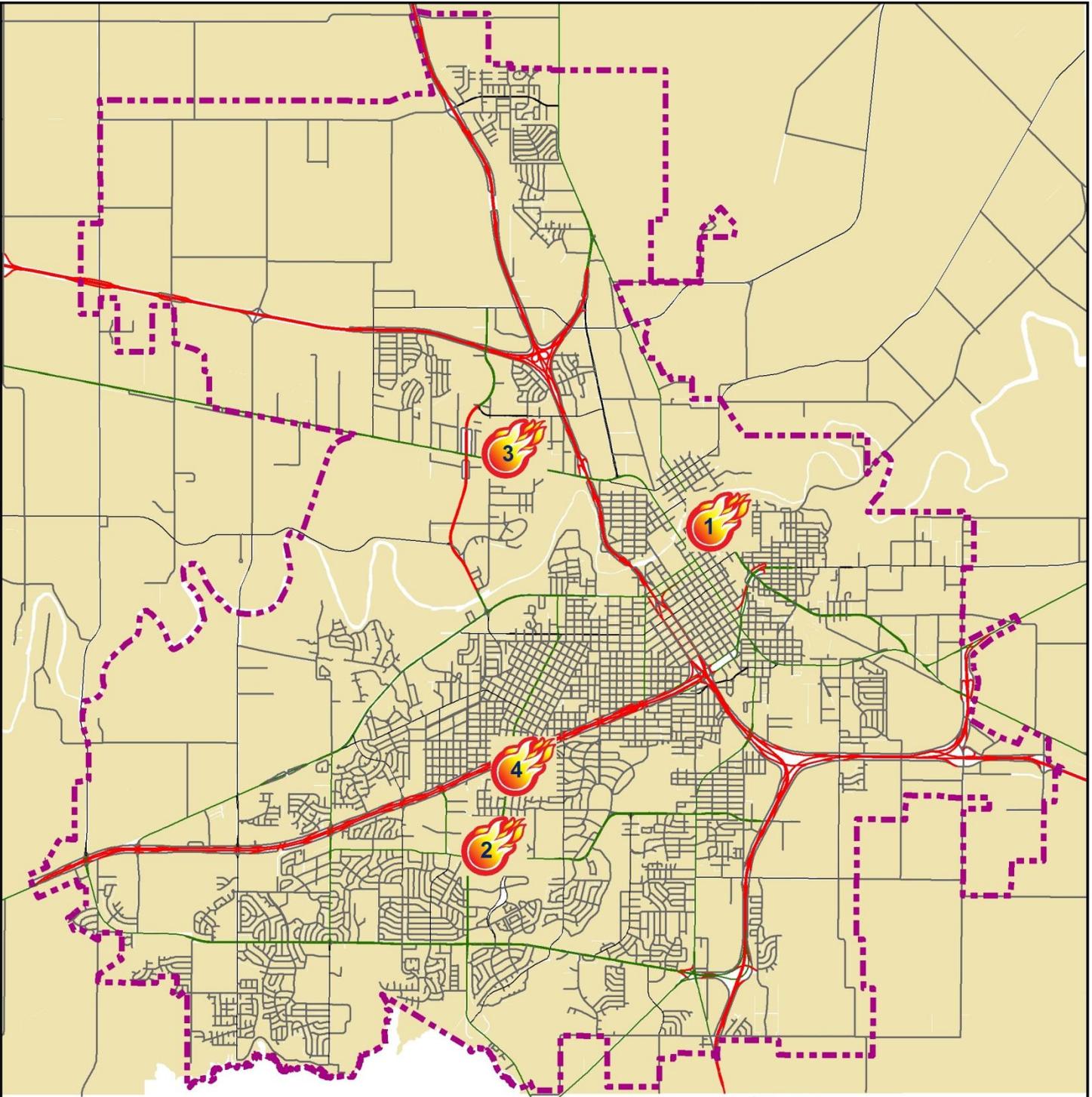
<p><b>Maps</b></p> <ul style="list-style-type: none"> <li>✓ <a href="#">Development Hot Spots</a></li> <li>✓ <a href="#">Development Project Area Maps</a></li> <li>✓ <a href="#">Vacant Land Map</a></li> </ul>	<p><b>Planning Division</b></p> <ul style="list-style-type: none"> <li>✓ <a href="#">Signs in the Right-of-Way</a></li> <li>✓ <a href="#">Joint Land Use Study – Part Two</a></li> </ul>	<p><b>Code Enforcement</b></p> <ul style="list-style-type: none"> <li>✓ <a href="#">Seasonal Information to Manage Grass and Weeds</a></li> </ul>
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## Development Hot-Spots!

In this issue, Community Development is featuring four (4) development projects with an estimated commercial development investment of \$6.7 mil. The maps on page two illustrate the general vicinity for each development followed by individual map tiles for each individual project on page three. The projects are numbered in the table below. Please reference this information as needed.

<b>Development Hot Spots</b>				
Project Number	Project Name	Project Address	Project Cost	Bldg. Permit Issued?
1	Community Health Care Dental Clinic	110 Lee St.	\$2,644,000	YES
2	5 Guys Burgers and Fries	3915 Wayne St.	\$175,000	YES
3	Dollar General	3112 Iowa Park Rd.	\$750,000	YES
4	New Union Square Federal Credit Union	2903 Kemp Blvd.	\$3,200,000	YES
			<b>\$6,769,000</b>	

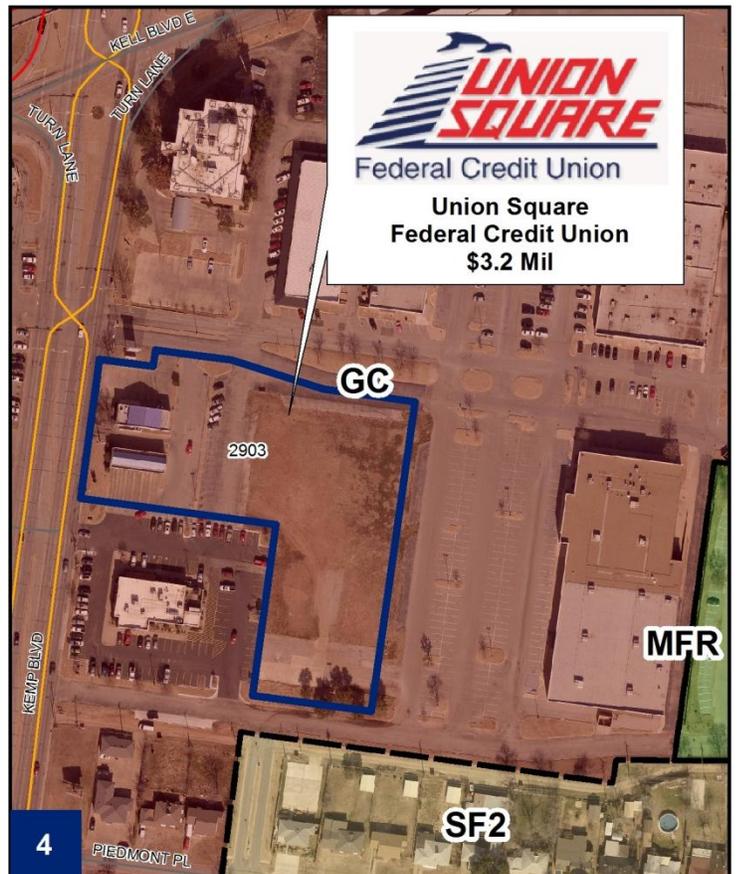
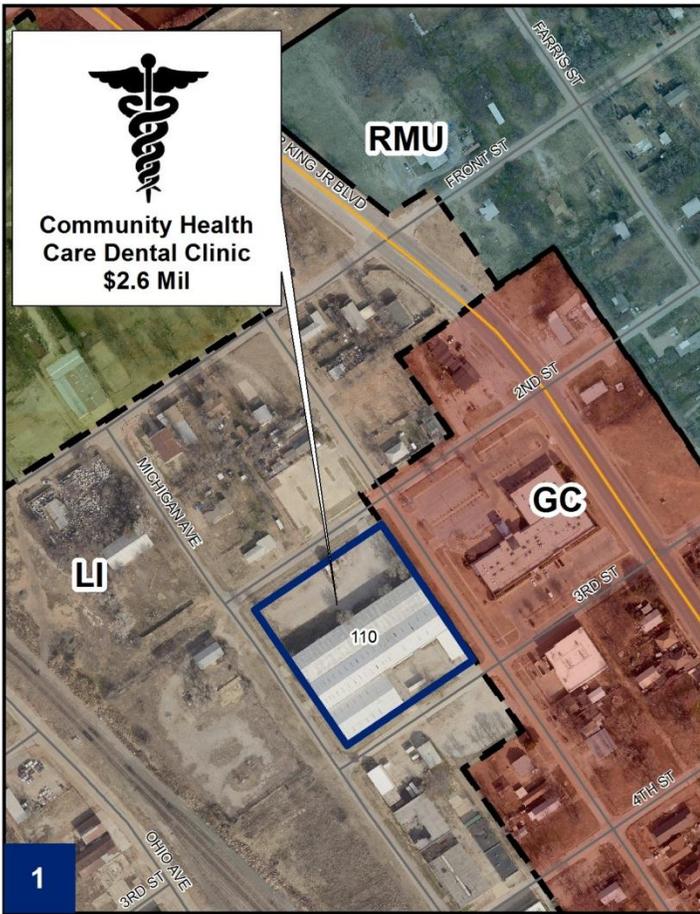


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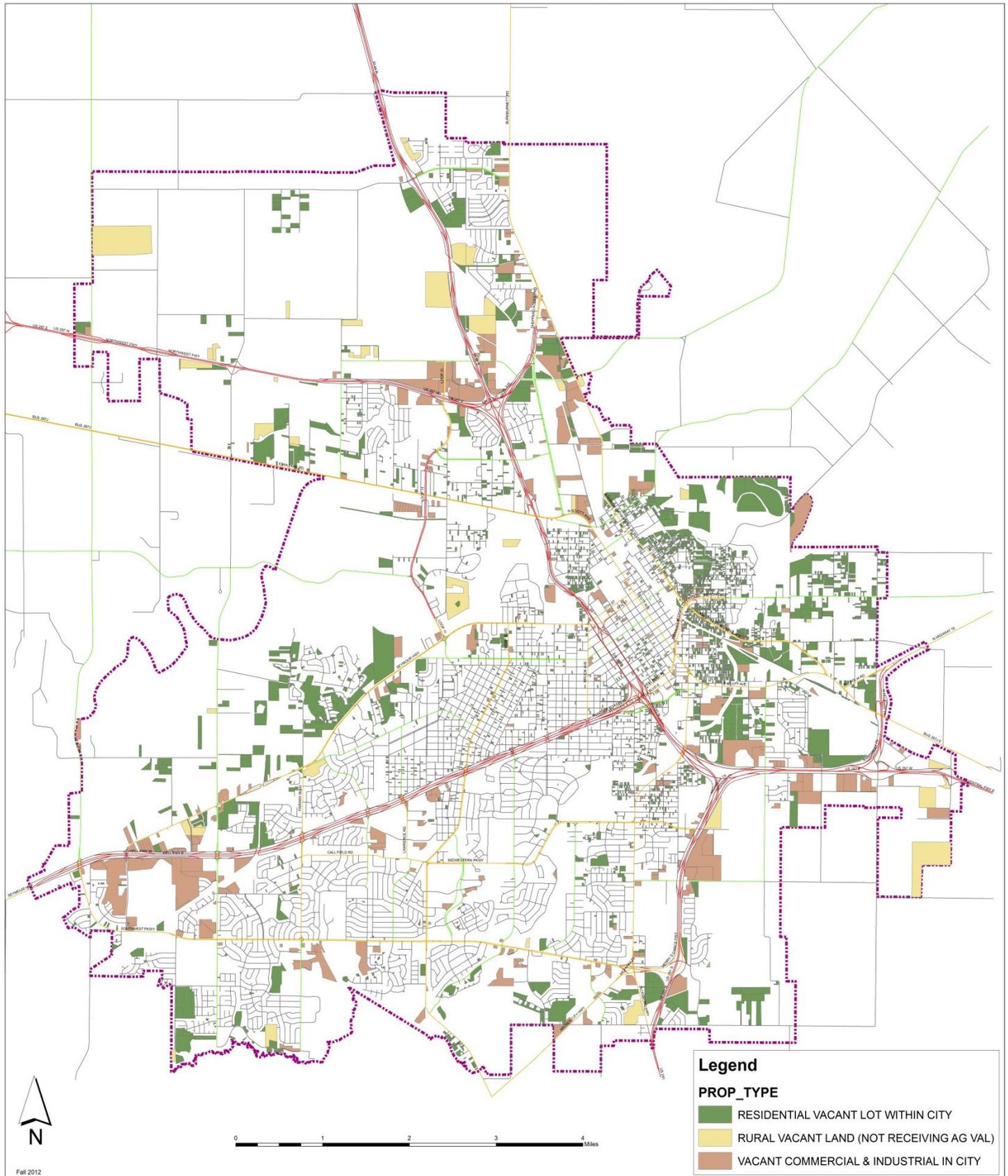


The City of Wichita Falls has attempted to verify the accuracy of the information contained in the following map at the time of publication. The City of Wichita Falls assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how created. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Disclaimer: The City of Wichita Falls has attempted to verify the accuracy of the information contained in the following map at the time of publication. The City of Wichita Falls assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

The City of Wichita Falls has many areas that are ripe for development! If you are interested in a vacant parcel shown on the map below and would like more information regarding zoning or land use, please call the Planning Division at (940) 761-7451.



Fall 2012

## Signs in the Right-of-Way Prohibited!

Real estate, political, and garage sale signs are small signs that are commonly removed from the street right-of-way by city code officers. These types of signs must be placed on private property with the property owner's permission and not within the public right-of-way. Many citizens placing these signs are probably unaware of the law or do not know where the right-of-way line is located. A good rule of thumb for locating the line that separates private property from public right-of-way is one foot from the sidewalk towards the building side (opposed to the street side) of the sidewalk. If no sidewalk exists, another good rule to follow is at least ten feet from the curb. Contact the [Planning Division](#) at (940) 761-7451 if you need assistance on placing these types of signs.

## High Grass and Weeds are a Violation

**If You See High Grass or Weeds**



**Call Code Enforcement: 761-8841**

As the spring showers and warm summer weather arrives in Wichita Falls, it causes everyone's grass (and weeds) to begin to grow. It is a violation of City Ordinance for the grass and weeds to be more than 9 inches in height. Please do your part in keeping Wichita Falls looking beautiful by keeping your grass under 9 inches. If you notice a property with grass that exceeds the limit, please contact [Code Enforcement](#) at (940) 761-8841. We need your help to keep Wichita Falls beautiful!

## Pest Prevention by Design



**Pest Prevention by Design**

There are Ten (10) General Principles for Pest Prevention by Design. Those Principles are:

1. Understand local pest pressures.
2. Analyze the physical context for each building situation.
3. Design for the necessary pest tolerance level.
4. Use durable pest-resistant materials.
5. Design for easy inspection.
6. Minimize moisture.
7. Seal off openings.
8. Eliminate potential harborage.
9. Engineer slabs and foundations to minimize pest entry.
10. Design buildings to be unattractive to pests.

Review all [Pest Prevention by Design Guidelines](#) online.



This information is brought to you by the Wichita Falls – Wichita County Public Health District. If you have questions regarding Pest Prevention by Design or other health-related inquiries, please contact the Public Health District at (940) 761-7800 or visit the [Public Health District](#) Website.

## Joint Land Use Study – Part Two



The Joint Land Use Study (JLUS) was undertaken as a cooperative planning initiative between Sheppard Air Force Base (AFB) and its auxiliary air field (Frederick Regional Airport) in Frederick, Oklahoma, City of Wichita Falls, and the surrounding regional communities.

This inter-jurisdictional partnership will result in the identification of actions that can be taken jointly by the community and installation to promote compatible development and address current and future encroachment. The goal of compatibility planning is to promote an environment where both entities (military and civilian) can coexist successfully.

The idea of conducting a JLUS was initiated in 2008 by Sheppard Military Affairs Com. - SMAC and subsequently the Mayors of Wichita Falls, Iowa Park, Burkburnett and Cashion supported the concept of pursuing the funds necessary to conduct the Study.

The United States Air Force (USAF) nominated Sheppard AFB for a JLUS to the Dept. of Defense - Office of Economic Adjustment (OEA) in June 2011 and was subsequently approved to proceed with the study with the local community. The City of Wichita Falls is the primary sponsor and lead entity for the JLUS project. The OEA planning grant was approved for the Sheppard JLUS in early July 2012 and project consultants (Matrix Design Group) was hired in September 2012. The study is anticipated to be complete by mid-fall 2013. Project updates are available at: [www.sheppardilus.com](http://www.sheppardilus.com) including PowerPoint presentations and a video from the initial public forum held January 29, 2013. A follow-up public forum will be held on May 7, 2013 at 7:00 p.m. in Frederick, OK where the auxiliary air field for the USAF is situated. We encourage you to participate in this fun, interactive meeting. The meeting will be held at the Great Plains Technology Center – Loyd Benson Seminar Room – 2001 East Gladstone Ave.

This multi-community project has a total of 12 partner entities [Burkburnett, Cashion, Electra, Iowa Park, Pleasant Valley, Wichita Falls, Wichita Co., Frederick, OK., Nortex Regional Planning Commission, ONCOR, Sheppard Military Affairs Committee (SMAC) and Sheppard AFB] and 3 other interested communities (Archer, Clay and Tillman Co.).

### JLUS Goals:

1. Promote compatible community growth that supports military training & operational missions;
2. Identify actions that can be taken jointly by the community partners and Sheppard AFB to promote compatible development and address current and future encroachments;
3. Promote an environment where both entities (military and civilian) can coexist successfully;
4. Increased public awareness regarding SAFB missions along with the understanding that encroachments may be detrimental to the installation's viability.

### State Legislation May Impact Joint Land Use Project



Texas House Bill 1832 introduced February 26, 2013 would amend Texas Local Government Code 241 - Municipal and County Zoning Authority around Air Force or Naval Aviation Facilities - particularly, Air Education Training Command or Naval Aviation Training Command Bases, which includes Sheppard AFB. If the Bill passes it would regulate development within 5 nautical miles from the centerline of the military runways and each end of the paved surface, establishing a Joint Airport Zoning Board (JAZ Board).

Items proposed for regulation under a Joint Airport Zoning Board would include height, size of buildings and other structures; percentage of a lot to be occupied; size of yards, courts and open spaces; population density; location and use of buildings or structures; and placement of water and sewage facilities, landfills, parks and other required public facilities. The House Bill (HB) would exempt regulations for land devoted to agricultural use and structures on a developed tract of land that existed on Sept. 1, 2013. Currently, House Bill 1832 is pending movement from the Defense and Veterans' Affairs House Committee.

## Trustee Lots: What's the Benefit for Investors?

The City serves as Trustee for the City of Wichita Falls, Wichita County, and the Wichita Falls Independent School District on all tax foreclosed properties located within the city limits. We have recently entered into an Interlocal Agreement with the other taxing entities which will allow us to retain funds that were previously disbursed to the individual entities based on the tax rates and their pro rata share on all funds up to the amount of our expenses. Any monies collected on an annual basis that are over and above the city's expenses for the overall maintenance will be disbursed back to the entities.

The task of responsibility, accountability, and overall condition of the Trustee Properties has been assigned to the Property Management office which begins with the properties being "struck off" on the courthouse steps at the Sheriff's Sale to the city. Some of those responsibilities include responding to complaints of code violations, securing the properties and evicting occupants once the property has been struck off. Without the tremendous cooperation of the Parks Department, who responds promptly to our requests for all the mowing and most of the cleaning of these trustee lots, this would be impossible. This requires plenty of administrative work as well as having to track the labor and amount of time it takes to bring the property into compliance for each individual parcel.

In addition to the complaint phone calls, we receive anywhere from 10-20 additional phone calls and walk in customers a week from people wanting information on how to purchase the property or to be given a tour of the homes which also must be tracked and logged.

### Marketing Properties for Sale

In an effort to reduce the inventory and financial burden of the maintenance and up-keep of these properties, the Property Management office has been brainstorming on ways to market the properties and still be in compliance with the strict guidelines of the Texas Property Code. We are reviewing combining lots that are irregular shape or are too small to develop on their own as well as packaging properties as a group and marketing them to investors and builders. We will begin posting properties for sale on the city's web page and on Perdue, Brandon, Fielder, Collins, and Mott's, web page. Our hope is to highlight different properties each month on the web page and on the city television channel.

We are very excited about our collaboration efforts with the Wichita County Tax Assessor and Collector's office and attorneys Perdue, Brandon, Fielder, Collins and Mott. Each taxing entity brings viable information to the table that the others don't have knowledge of, so by meeting on a monthly basis and collaborating, we are confident we will have greater collection results as well as fewer properties being struck off since we will be taking them to sale much quicker.

We will be meeting once a month to look at the top 25 properties that are delinquent and work our way down the tax roll each month. We will bring other accounts to the table as they come up, but the monthly meetings will focus on the top 25. Our office is very excited that Tommy Smyth, Tax Assessor and Collector, has agreed to our request to present a Resolution to the Wichita County Commissioners that will no longer allow anyone currently owing taxes to bid on properties at the Sheriff's Sales. We welcome the challenge of inventory reduction and look forward to reducing the financial burden. For information regarding the city trustee properties, you can contact Property Management (940) 761-8816 or visit the [Property Management web site](#) for details.

Property for Bid – @ Lawrence & Call Field!

Prime Property up for Bids – Lawrence & Call Field

Bids Open Wednesday, May 15, 2013@ 4pm

Click [here](#) for details!

Contact Property Management with questions! 761-8816



## First Time Homebuyers Program



Do you know someone who is ready to buy a home but lacks the significant amount of money required for closing? The **First-Time Homebuyers Program**, administered by the Neighborhood Resources Division, may offer the help they need. The program currently provides \$6,000 as a deferred payment loan for qualified buyers to help meet down payment and closing cost requirements. Created with funding from the U.S. Department of Housing and Urban Development, the program targets low to moderate-income households whose annual gross income does not exceed the following amounts, based upon family size:

FAMILY SIZE	*MONTHLY INCOME	*ANNUAL INCOME
1	<b>\$2,537</b>	<b>\$30,450</b>
2	<b>\$2,900</b>	<b>\$34,800</b>
3	<b>\$3,262</b>	<b>\$39,150</b>
4	<b>\$3,625</b>	<b>\$43,500</b>
5	<b>\$3,916</b>	<b>\$47,000</b>
6	<b>\$4,208</b>	<b>\$50,500</b>

The first-time homebuyer must qualify for a standard mortgage loan from a participating lender, the home must be located within the Wichita Falls city limits but cannot be in the 100-year floodplain, and the home must meet federal property standards to pass a City inspection. After closing, the program could possibly provide certain needed repairs on the home such as HVAC replacement, electrical upgrades, attic insulation, and roof replacement. For more information about the First-Time Homebuyers Program and how to qualify, call 761-7448. Please review the [Neighborhood Resources](#) web page for additional information.



## New Stormwater Permit Process

### TCEQ General Construction Permit (TXR150000)



On February 19, 2013, the Texas Commission on Environmental Quality (TCEQ) reissued the Texas Pollutant Discharge Elimination System ([TPDES Construction General Permit \(TXR150000\)](#)). The permit became effective on March 5, 2013. This general permit authorizes the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state.

Current permittees need to be aware that if their current construction will be completed by June 3, 2013 they are still covered under the previous TXR150000 permit, but if the construction is not completed by June 3, 2013, a new Notice of Intent (NOI) and/or Construction Site Notice (CSN) will need to be filed with TCEQ and/or the city. Completion means that all construction is completed and final stabilization has occurred (70% vegetation coverage of construction site) and a Notice of Termination (NOT) has been filed. If both of these requirements have not

been met by June 3, 2013, a new NOI and/or CSN must be filed.

**Stormwater Pollution Prevention Plans (SWP3) must also be updated by placing the new TXR150000 permit and the renewed NOI and/or CSN with the SWP3.**

Listed below are several changes that were made to the new TXR150000 permit.

1. Revised the definition of secondary operator to clarify the conditions under which an individual would be considered a secondary operator.
2. Revised the permit to allow regulated operators located in drought-stricken areas to reduce the frequency of inspection of sediment and erosion controls to once per month rather than once per two weeks, and kept the requirement to inspect controls within 24 hours of a storm event of 0.5 inches or greater.
3. Revised the permit to allow construction operators located in arid, semi-arid, or drought-stricken areas the flexibility to implement non-vegetative erosion control measures if vegetative controls are not feasible.
4. Revised the definition of Final Stabilization to include the requirement for the homebuilder to retain documentation of site stabilization in the SWP3.
5. On-site disposal of wash out water from concrete trucks may be authorized under this permit, provided that certain requirements are met and the wastewater is properly contained on site and there is no discharge to surface waters. In the existing permit, this authorization is limited to wash out from concrete trucks associated with off-site concrete production facilities.
6. Removed the requirement for the primary operator to post a copy of the signed NOI at the construction site, because the permit already requires that a site notice be posted.
7. Revised the small construction site waiver effective date so that coverage begins seven (7) days after the date a completed waiver form is postmarked for delivery to TCEQ, or immediately upon receipt of confirmation of approval of an electronic submittal.
8. Added the limitation that discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by the general permit, and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. This change is consistent with other water quality general permits.

For more information concerning the TXR150000 permit access the [TCEQ web site](#) or the [City of Wichita Falls Stormwater Management web site](#).

## Contacts

### [Planning Division](#)

Memorial Auditorium  
4<sup>th</sup> Floor – Room 400  
(940) 761-7451

### [Building Inspections](#)

Memorial Auditorium  
4<sup>th</sup> Floor – Room 401  
(940) 761-7459

### [Code Enforcement](#)

Memorial Auditorium  
3<sup>rd</sup> Floor – Room 304  
(940) 761-8841

### [Property Management](#)

Memorial Auditorium  
1<sup>st</sup> Floor – Room 107  
(940) 761-8816

### [Neighborhood Resources](#)

Memorial Auditorium  
3<sup>rd</sup> Floor – Room 300  
(940) 761-7448

### [Housing](#)

Memorial Auditorium  
3<sup>rd</sup> Floor – Room 301  
(940) 761-7454

### [Public Works & Engineering](#)

Memorial Auditorium  
4<sup>th</sup> Floor – Room 402  
(940) 761-7477

### [Public Health District](#)

1700 3<sup>rd</sup> Street  
(940) 761-7800

## Resources

City Hall is located at 1300 7<sup>th</sup> Street – the Memorial Auditorium. [Map it!](#)

### [Project Development Resource Guide](#)

Click [here](#) to sign up to receive each issue of the **Community Development Quarterly e-Newsletter**.

### [Community Development e-Newsletter – 1<sup>st</sup> Issue](#)

Click [here](#) to take the Building Inspections Surveys!

Missed the 2013 Developer's Roundtable? No worries! [Contact the Planning Division](#) and request a CD (while supply lasts) featuring all presentations and materials presented and discussed at the event.

Click [here](#) for Community Development.

Click [here](#) for Public Works.

Click [here](#) for the Public Health District.



## FAQs

### Prime Property For Sale! Bids Open May 15



Click [here](#) for details!

### [Zoning Information](#)

### [Sign Regulations](#)

### [Landscaping Regulations](#)

### [Planning Applications for:](#)

- Rezoning
- Conditional Use Permits
- Variance Applications
- Billboards
- TIF Zone #3 Funding
- Design Review – Historic Properties

### [Building Inspection Forms and Applications](#)

## May is National Preservation Month

Since the National Trust for Historic Preservation created Preservation Week in 1971, to spotlight grassroots preservation efforts in America, it has grown into an annual celebration observed by small towns and big cities with events ranging from architectural and historic tours and award ceremonies, to fundraising events, educational programs and heritage travel opportunities. Now, there are celebrations all over the country during the month of May. This year's theme is "See! Save! Celebrate!"

### Ways You Can Support Local Historic Preservation Efforts:

- ✓ Nominate an important, local historic property for landmark status
- ✓ Tour local history museums
- ✓ Visit a historic hotel
- ✓ Wander the streets of a historic district
- ✓ Respect our nation's heritage
- ✓ Pass on the importance of history to our children

### Mission

The National Trust for Historic Preservation, a privately funded nonprofit organization, works to save America's historic places.