

City of Wichita Falls



Blue Skies. Golden Opportunities.

Community Development Department
Quarterly Newsletter

Issue No. 3

July 2013

3rd Quarter e-Newsletter Topics

Thanks for browsing the 3rd Quarter Community Development e-Newsletter! The topics of this issue are itemized below; we hope you find this information interesting and beneficial.

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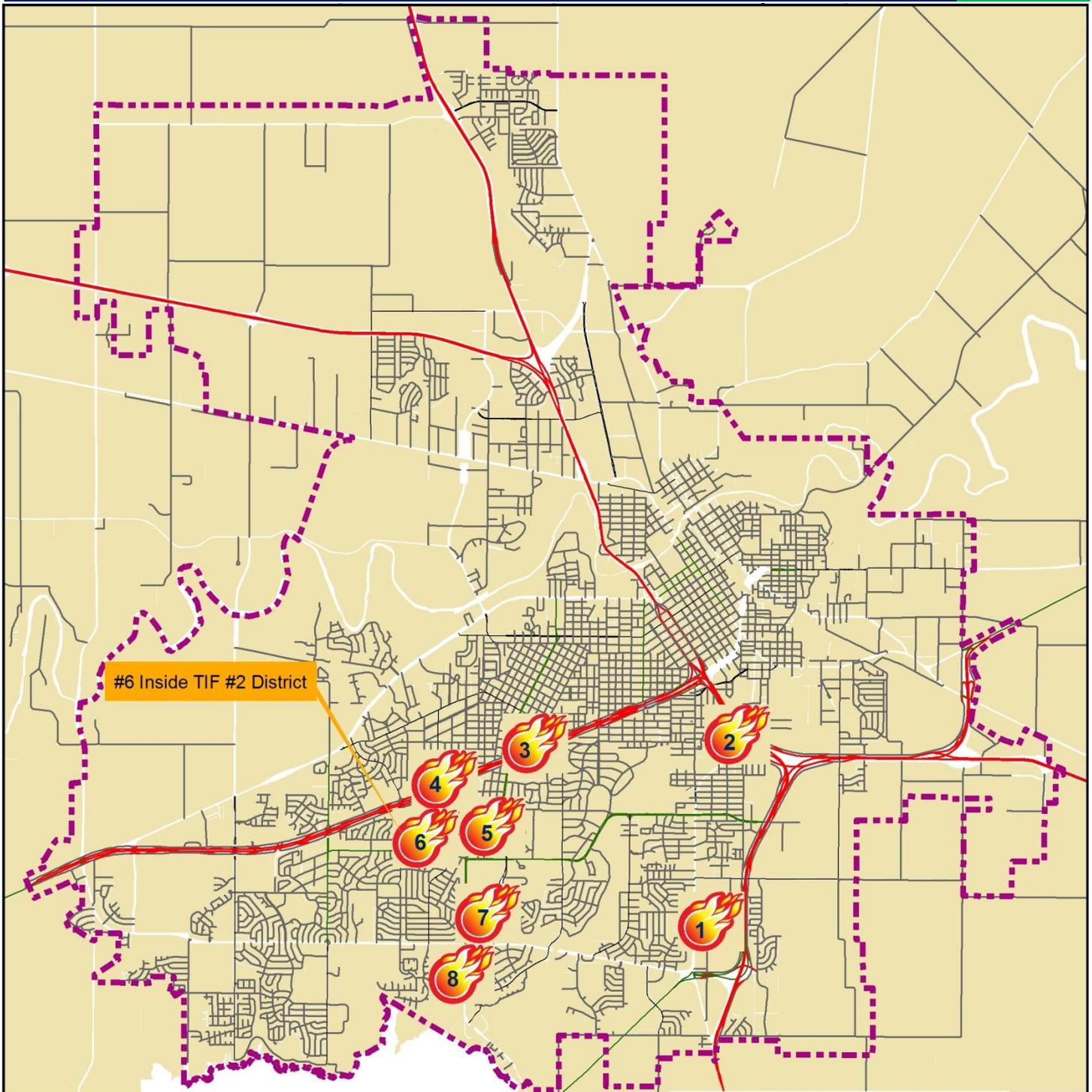
Development Hot-Spots!

In this issue, Community Development is featuring eight (8) development projects with an estimated commercial development investment of \$17.3 mil. The map on page two illustrates the general vicinity for each development followed by individual map tiles for each individual project on pages three and four. The projects are numbered in the table below. Please reference this information as needed.

Development Hot Spots

Project Number	Project Name	Project Address	Project Cost	Bldg. Permit Issued?
1	New Air Plane Hangar – Cobra Kai Flight School	4515 Jacksboro Hwy.	\$160,000	Yes
2	Remodel for Patterson Auto Center	315 E. Central Frwy.	\$350,000	Yes
3	Remodel for Southwest Medical and Dental Inc.	2200 Kell Blvd.	\$450,000	Yes
4	Raising Canes Restaurant	3701 Kell Blvd.	\$1,000,000	Yes
5	Façade Remodel for Wichita Square	3916 Kemp Blvd.	\$1,200,000	Yes
6	Natural Grocery Store	3910 Lawrence Rd.	\$1,700,000	Yes
7	New La Quinta Inn Hotel	2511 E. Montgomery Pl.	\$3,500,000	Yes
8	New Nursing and Rehab Center	4816 Kemp Blvd.	\$9,000,000	Yes

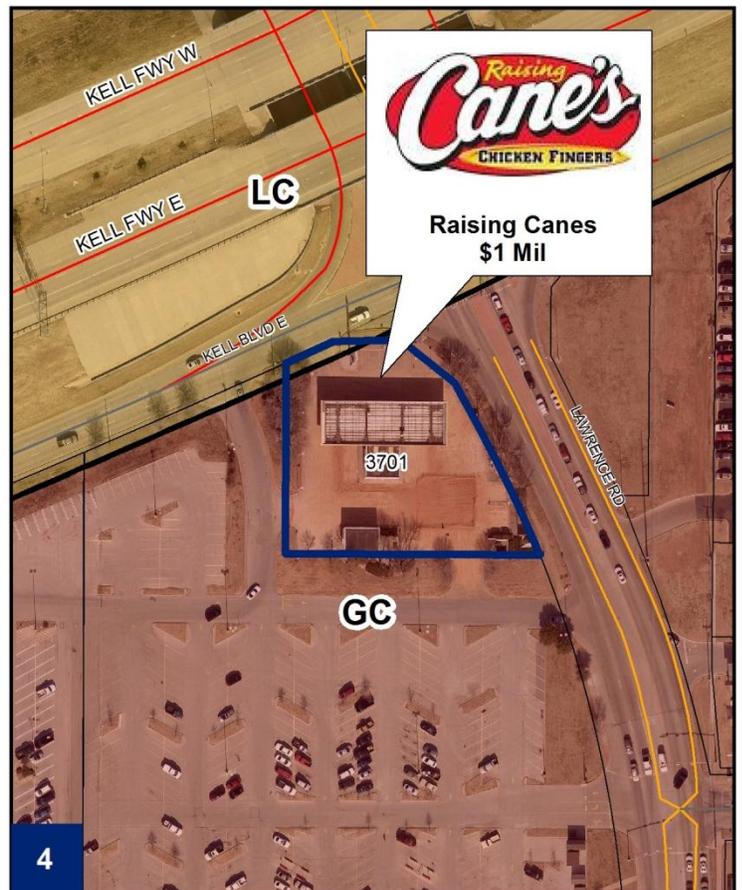
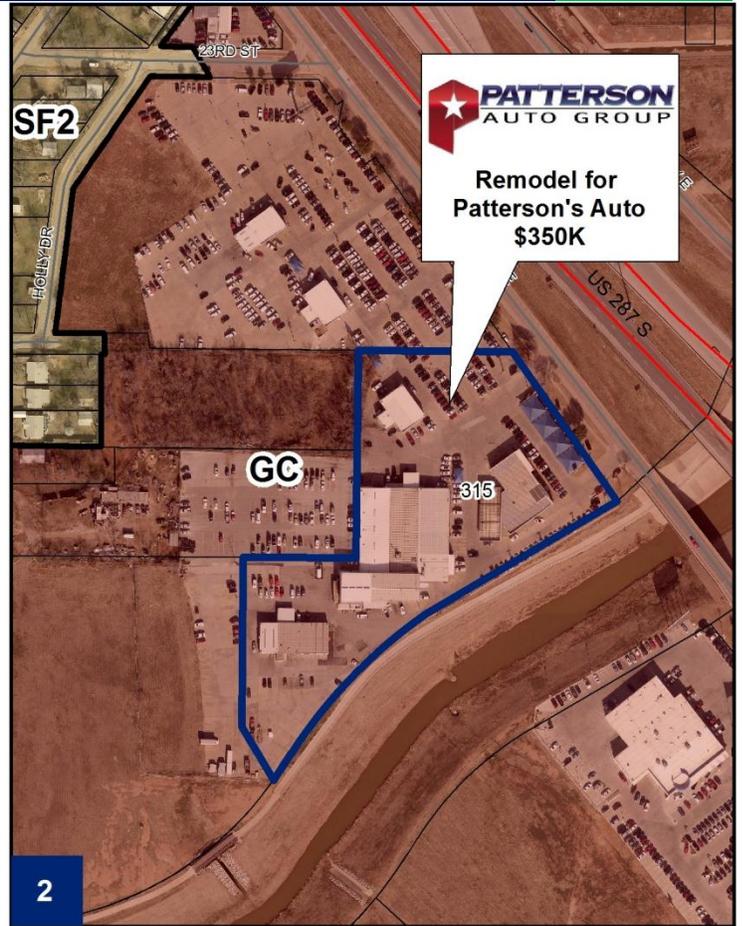
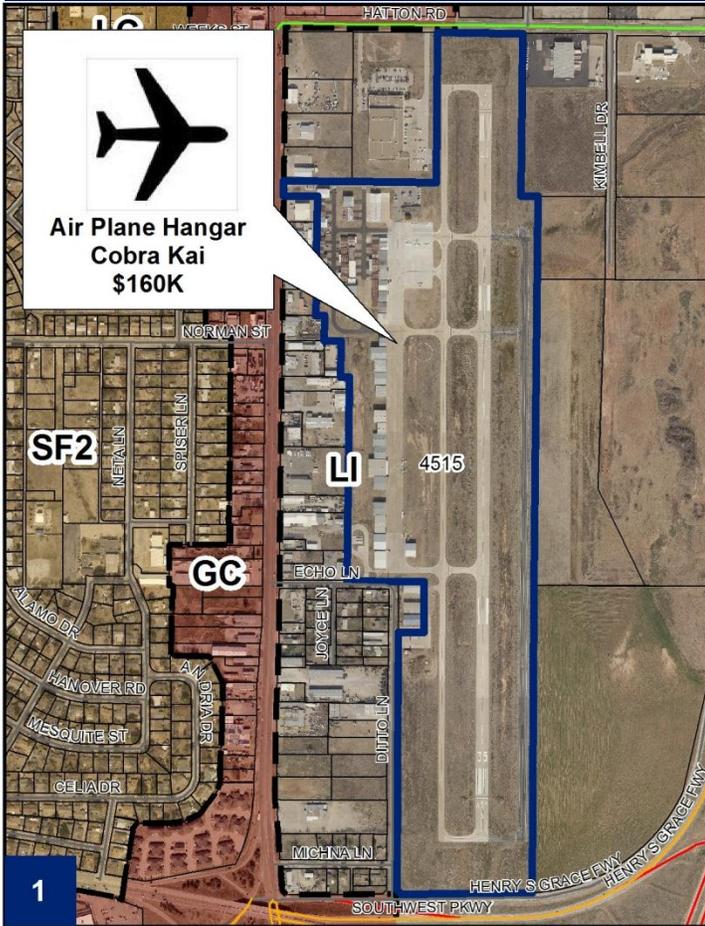
\$17,360,000

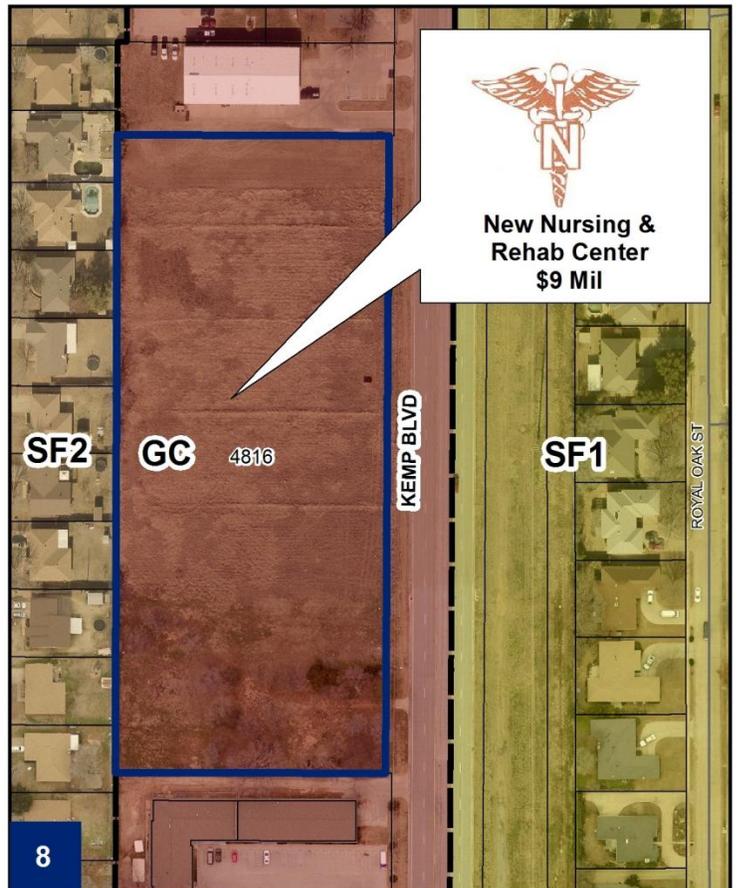
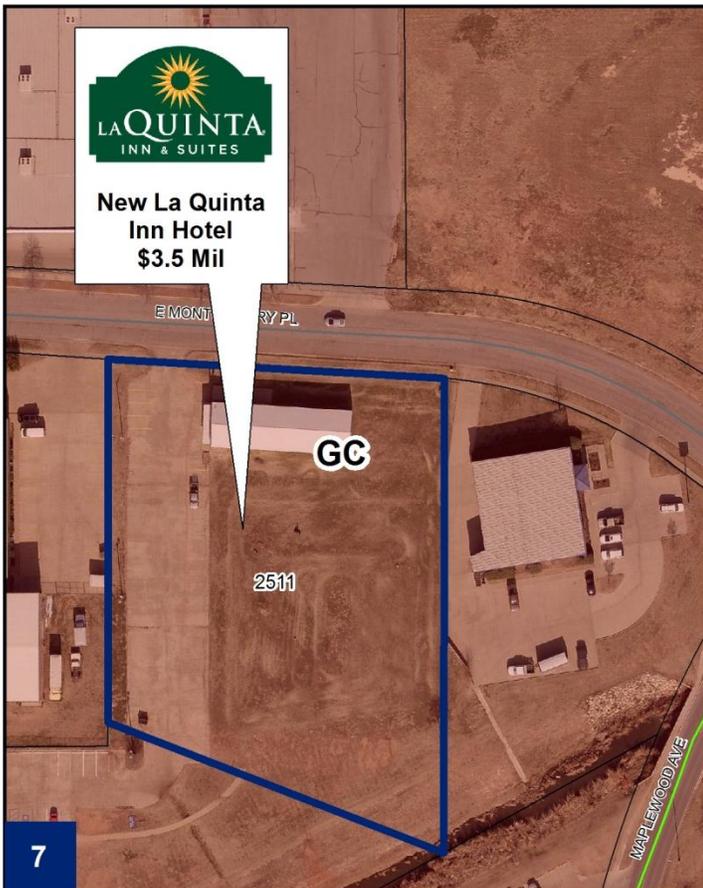


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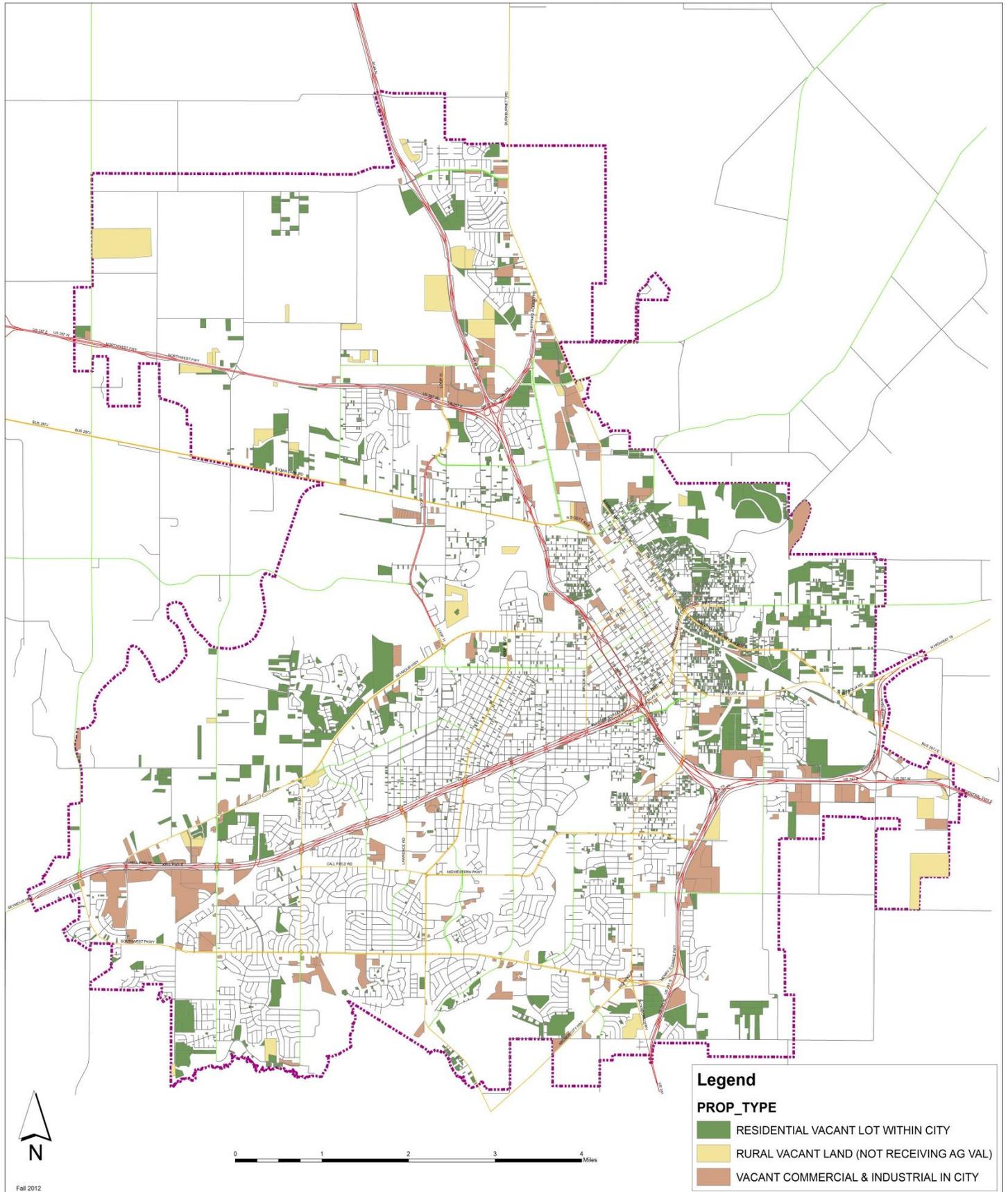
The City of Wichita Falls has attempted to verify the accuracy of the information contained in the following map at the time of publication. The City of Wichita Falls assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. This product is 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.





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 only 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

Swimming Pool Safety

Above-ground Pools Not Enclosed?



Call Code Enforcement: 761-8841

Reminder from Code Enforcement:

According to City Ordinance **any** above ground pool that has a depth of 30 inches or more is required to be fenced-in (in an enclosed area). The fence must be at least 4-feet in height and have a self-latching gate. The self-latching safety mechanism is designed to keep small children from inadvertently wandering into the pool. If you have questions about this requirement, please contact [Code Enforcement](#) at (940) 761-8841.

Health Department – Site Plan Review

A health district plans examiner will review submitted plans to verify interior construction, equipment and layout, plumbing facilities – water and wastewater, ventilation and lighting, storage areas, cleaning facilities, and utilities.

The items needed for this review are as follows:

1. Site Drawings,
2. Title Sheet and Site Plans/Details,
3. Floor and Ceiling Plans,
4. Equipment Schedule/Plan and Specifications,
5. Plumbing Schedule/Plan,
6. Mechanical Information,
7. Electrical/Lighting Plan, and
8. Finish Schedules for Floors, Walls, and Ceilings.



Following the initial review, the health district plans examiner will ensure the equipment and building size are sufficient to accommodate the volume for the proposed business type. Questions such as type and volume of meals, anticipated deliveries, and overall food on the menu will help ascertain all needed information for the health district review process.

This information is brought to you by the Wichita Falls – Wichita County Public Health District. If you have questions regarding the health district plan review process, please contact the Public Health District at (940) 761-7800 or visit the [Public Health District](#) Website.



Source: www.srh.noaa.gov - April 10, 1979 Tornado - Wichita Falls, TX

Maximum Preparedness – Are Your Prepared for Severe Weather?

Over the years, the City of Wichita Falls has experienced different types of extreme weather ranging from severe tornadoes, massive floods – such as the 2007 flood, gusting wind storms, and hail storms all resulting in hundreds of thousands of dollars in restoration and cleanup efforts. On May 18, 2013, Wichita Falls experienced yet another severe hail storm. The hail storm has resulted in hundreds of car insurance claims, a steady stream of roofing permits requested in building inspections by roofing contractors, to cut-rate purchases at car dealerships across the city. Nevertheless, now more than ever the City of Wichita Falls Community Development Department has worked to provide ways to help local citizens protect their property and obtain an added sense of safety and security through support of the storm shelter rebate program administered through the Wichita County Judge's Office and the allowance of carports in neighborhoods across the city.

Carports

As citizens contact the city asking for permission to establish a carport on their property, inquirers are redirected to the Planning Division where staff is ready to guide citizens through the process to establish a carport in front of their residence (usually over an existing paved driveway). The process that allows carport installation within 25-feet of the front property line is called the conditional use process. Unfortunately, staff cannot approve these requests independently; all requests must be presented at a monthly Planning and Zoning Commission (P&Z) meeting for applicants to receive approval to install a carport. As a part of the conditional use process, property owners within 200 feet of the property will be notified of the proposed carport application. Their comments are taken into consideration by the Planning and Zoning Commission during the public hearing process. Please visit the Planning Division website at www.wichitafallstx.gov – (click on the Community Development link, click on Planning, then click on Planning Applications) to find the Carport Conditional Use application or call the Planning Division at (940) 761-7451 and ask to speak with a planner who will inform callers of the process, associated fees, and other necessary documentation to complete the request for a carport installation.

Storm-Shelter Rebate Program



WICHITA COUNTY
TEXAS

RESIDENTIAL SAFE ROOM
PROGRAM GUIDELINES
AND APPLICATION
MATERIALS

PROGRAM DATES: JANUARY 15 – JULY 15, 2013

RELEASED: JANUARY 10, 2013

Funding for this program made possible by the Texas Division of Emergency Management and the Federal Emergency Management Agency

(01/2013)

Source: Wichita County Website - http://www.co.wichita.tx.us/storm_shelter.html

In December 2012, Wichita County administration announced the county applied for and received grant funding from FEMA for Wichita County residents to receive rebates (funding) of 50% or up to \$3000 of the cost for a storm shelter (above or below ground) if certain program criteria were met. Two primary prerequisites were 1) the property needed supplemental staff approval if built before 1945 and considered a historic property and 2) the structure could not be in a floodplain. If storm-shelter rebate program applicants met these requirements, Planning Division staff provided a floodplain certification letter for properties within city limits, which was required before the rebate application could be submitted to the county office administering the program. From the initial press release informing Wichita County residents of the [storm-shelter rebate program](#) through July 15, 2013, the Planning Division office provided 327 floodplain certification letters - to certify the property and/or structure was not in a floodplain - to citizens across the community, which would establish each applicant's eligibility in the program. Although requests poured into the Planning office, many applicants were aware only the first 100-applicants who met all criteria would qualify for the rebate. Fortunately, Judge Woody Gossom's office worked diligently to secure a second rebate, which meant 200 citizens would be eligible for the rebate. Citizens on the waiting list should be reassured Wichita County will continue to pursue the rebate until rebate funds are no longer available from FEMA via the Texas Division of Emergency Management (TDEM)! Overall, staff was excited to see the community's receptiveness to this program and the city has been encouraged by the proactive efforts for citizens to establish maximum-preparedness!



Source: News Channel 6 Now - Chick-fil-A Grand Opening

Chick-fil-A Grand Opening – Eat Mor Chikin!

On June 13, 2013 the Chick-fil-A craze struck the City of Wichita Falls and for local residents the term “Eat Mor Chikin” suddenly became a challenge that many local citizens and area commuters were determined to put to the test! Chick-fil-A opened its doors officially on June 13 for the grand opening but prior to June 13 the local crew as well as out-of-town trainers were hard at work cooking up the savory chicken beloved by many to ensure patrons enjoyed tasty perfection at the big kick-off celebration.

Many residents and area commuters camped out in the parking lot (and directly in front of the main entrance) for days to be among the first customers through the door. As well as earning bragging rights at being among the first to cross the threshold at this new Chick-fil-A store, patrons were also hoping to win the prized possession of a 1-year pass for a free weekly meal from Chick-fil-A! Oh yes, people travel across the country for Chick-fil-A restaurant opening for a chance of winning one free Chick-fil-A meal every week for one year! But...there are rules to follow to be a grand prize winner and for years Chick-fil-A fans have traveled across country to win this coveted prize! Prize or no prize, Chick-fil-A is a welcomed addition to the variety of fast-food restaurants in the community. So far, local citizens and area commuters appear to be very happy to have this great food chain as an eatery option! As an added community benefit, Chick-fil-A (and the recently opened Five Guys Burgers and Fries located at the northeast corner of Midwestern Ave. and Wayne Ave) has added over 100 jobs to the local economy!

To-date, the lines are still steady and chicken is still being quickly passed through the drive-thru window. Be it the waffle fries or the savory battered chicken nuggets or strips, Wichita Falls has succumb to the Chick-fil-A frenzy! Welcome home, Chick-fil-A!



Source: allisanderia.wordpress.com



Source: Steve Garner



Source: Steve Garner

Lake Wichita Alive! Revival

Lake Wichita has been the focal point of many discussions recently. With much anticipated discussion about what will become of the lake, On May 7, 2013 the Wichita Falls City Council appointed an ad hoc committee comprised of citizens from Wichita Falls and Lakeside City to spend the next 18-months sifting through previous reports, historical data, and engineering studies to establish a new action plan containing a set of recommendations to help decision-makers formulate informed decisions about the future of Lake Wichita.

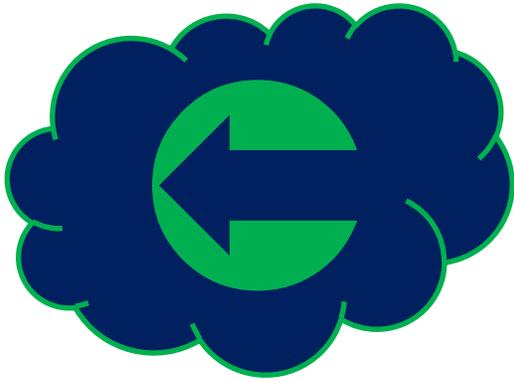
The committee held its first meeting on June 25 and appointed Stephen Garner as committee chair. With Mr. Garner at the helm, the committee is off to a strong start! The committee has invited experts to give presentations before the group (comprised of citizens and ex-officio members as well as city staff) to shed some light on the road ahead. So far, the committee is on the right track; with the establishment of sub-committees, the committee leadership has devised a “divide-and-conquer” method to help get through some of the initial research, reports, and initial set of recommendations.

The Lake Wichita Sub-committees are as follows:

- Permitting
- Public Awareness
- Economic Development
- Fundraising
- Recreation

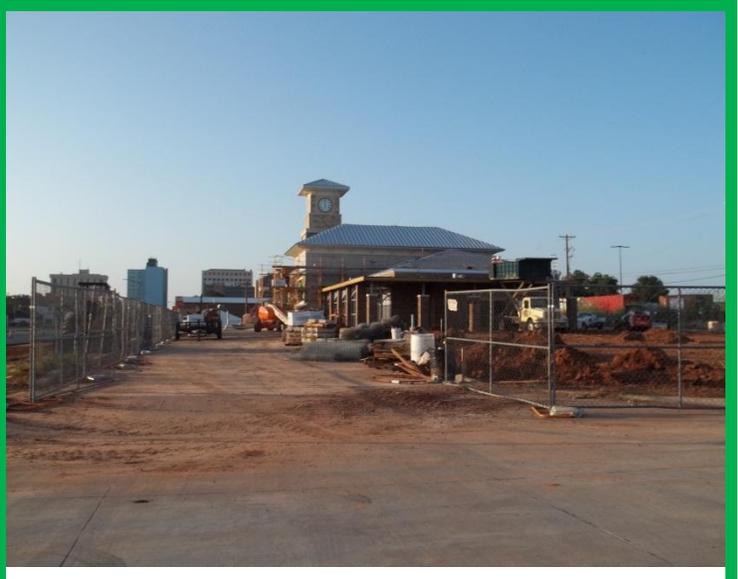
While there seems to be a palpable hue surrounding the Lake Wichita Study Committee the citizens, staff, and other communitiy voluteers and supporters are approaching this task with cautious optimism. Everyone wants to see progress and preservation of this beautiful community feature and hopes to revive it so it may be maintained as a local attraction. Nevertheless, all hands on deck are also following the instructions of the charge to the committee (established by City Council), which includes investigating recreation as well as non-recreation recommendations that take water usage, shoreline usage, public safety, maintenance, and commercial development into consideration.

To stay informed on the developments and efforts of the Lake Wichita Study Committee visit the [Lake Wichita Study](#) city website!



Remember the City of Wichita Falls Travel Center (Transit Depot) located at 306 Scott St. that was introduced in the [1st Quarter e-Newsletter](#)?

The project is now nearing completion! See building phase pictures to-date (as of July 23, 2013) – provided below! This new downtown feature will be highlighted in the next e-Newsletter once the facility is open to the public!



Contacts

[Planning Division](#)

Memorial Auditorium
4th Floor – Room 400
(940) 761-7451

[Building Inspections](#)

Memorial Auditorium
4th Floor – Room 401
(940) 761-7459

[Code Enforcement](#)

Memorial Auditorium
3rd Floor – Room 304
(940) 761-8841

[Property Management](#)

Memorial Auditorium
1st Floor – Room 107
(940) 761-8816

[Neighborhood Resources](#)

Memorial Auditorium
3rd Floor – Room 300
(940) 761-7448

[Housing](#)

Memorial Auditorium
3rd Floor – Room 301
(940) 761-7454

[Public Works & Engineering](#)

Memorial Auditorium
4th Floor – Room 402
(940) 761-7477

[Public Health District](#)

1700 3rd Street
(940) 761-7800

Resources

City Hall is located at 1300 7th 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 – 1st Issue](#)

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

Click [here](#) for Community Development.

Click [here](#) for Public Works.

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

FAQs

[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](#)

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.

Public Meeting Agenda Items

City Council – August 6

- Rezoning request 2215 Jasper St. from Low Density Residential to Commercial – applicant: Patterson Auto Group.

Planning & Zoning Commission – August 14

- Council Chambers @ 2pm

Joint Land Use – August 26 & 29

- Aug. 26 Public Forum @ MPEC – *more details to come*
- Aug. 29 Public Forum in Frederick, OK at Great Plains Technology Center @ 6:30pm

Lake Wichita Study Committee – August 13

- Council Conf. Room 1-3pm

New Employee!

The Community Development Department Planning Division would like to introduce the newest addition to the Planning Division Team, Mr. Leo Mantey.

Leo comes to Wichita Falls from Denton, TX. Leo, has worked for the City of Denton and the City of Argyle. Leo will be working on current and long range planning projects for the City of Wichita Falls. Welcome, Leo!

