
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

December 17, 2024

PRESENT:

Councilor Robert Brooks
Wendy Browder
Councilor Whitney Flack
Larry Fox
Mike Mitchell
Nadia Menchaca
Ann Arnold-Ogden

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

Kinley Heggland, City Attorney
Terry Floyd, Development Services Director
Christal Cates, Neighborhood Revitalization Coordinator

◆ City Staff
◆ City Staff
◆ City Staff

ABSENT:

Jose Garcia
Andrea Robles

◆ Member
◆ Member

GUEST:

Wayne Pharries, Planning & Zoning Commissioner
Doug McCulloch, Planning & Zoning Commissioner
Jeremy Woodward, Planning & Zoning Commissioner
Janet Kelton, Base Camp Lindsey
Cherie Newman, Developer & Property Owner
Larry Nelson, Retired City Councilman
Michael Smith, Retired City Councilman

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

**Noted Councilman Brooks entered the meeting after minutes adopted.*

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. Former retired City Councilman, Larry Nelson, made general comments on the progress made by the Neighborhood Revitalization Committee.

III. ADOPTION OF THE MINUTES

Committee member, Ann Arnold-Ogden, moved to approve the minutes from December 3rd, 2024, as presented. Committee member, Larry Fox seconded. The motion passed unanimously, 5-0.

IV. REGULAR AGENDA

1. Zoning in the Neighborhood Revitalization Area

Chairman, Michael Mitchell, presented a brief review of Zoning and what was covered during the discussion at the last meeting. Chairman Mitchell discussed the topic of future multi-family development as well as duplexes in the revitalization area. Staff displayed the zoning map for the revitalization area as well as a map currently showing locations of all duplexes. Staff advised there was a total of 2,186 single family residential properties, 182 duplexes, and 45 multi-family (3 or more units). After lengthy discussions among the Committee, Planning & Zoning Sub-Committee, the guests in attendance and staff, it was decided to leave the Single Family-2 (SF-2) ordinance as is with no modifications. The consensus was not to expand limited multi-family regulations as this area was already the most densely populated in the city. Staff brought up the topic of manufactured homes in the Single Family-2 (SF-2) zoning district and that they are conditionally allowed at the time. The Committee and the Planning & Zoning Sub-Committee were satisfied with the conditional allowances outlined in the ordinance at that time and maintain that such uses would require approval from the Planning and Zoning Commission.

The next topic discussed was for Accessory Dwelling Units (ADU's) in the revitalization area. Staff stated there had been multiple request and most denied due to the required lot size, even though the neighborhood has many AUD's on properties. Currently the lot requirement for a new AUD was a minimum 10,000 sq. ft. Staff and the Committee both agreed a reduction to 7,500 sq. ft. would provide an avenue for this development. Any properties that had 7,499 sq. ft. or less would need to petition for a conditional use permit as well as the option to request a setback reduction to be presented to the Planning & Zoning Commission.

Staff also discussed other forms of residential structure that could possibly work as in fill as more dilapidated structures are demolished such as townhomes. Planning & Zoning Commissioner, Doug McCulloch asked if townhomes shared walls. Staff advised that was correct and Mr. Heggland gave the definition of a townhome according to the City Ordinance. The Committee decided as a whole that townhomes would change the character of the neighborhood and did not want to allow them.

Staff advised they would try to have revisions suggested in this meeting ready to vote on at the next meeting. As the meeting time had run over Chairman Mitchell stated to staff he would like to discuss parking requirements at the next meeting.

V. OTHER BUSINESS

Staff advised the Committee the submission of the Community Change Grant was done on November 20th. Staff had a virtual meeting with R.M. Jackson, Technical Assistance Coordinator for the EPA Community Change Grant Program, via Google Meets to discuss the grant application process. During the meeting, Ms. Jackson reviewed the initiatives proposed in the application and commended the team on submitting "strong applications," noting that the process was "highly competitive." She expressed confidence that the application had an "excellent shot." Ms. Jackson shared that the EPA received 2,495 inquiries and 988 applications for the grant program. She emphasized that the EPA is working

diligently to process applications and aims to finalize all decisions by January 20, 2025.

VI. ADJOURN

Staff advised the next regularly scheduled meeting would fall on December 31st, New Year's Eve and that staff would be working but wanted feedback as to keep the meeting scheduled or move to the following week. The Committee stated they would like to move the meeting to the following week on Tuesday, January 7th, 2025 at 1:30 p.m. Staff advised they would make the calendar changes and send out invites accordingly.

Chairman Mitchell adjourned the meeting at 2:34.



Mike Mitchell, Chairman

1/7/25

Date



Fabian Medellin, AICP, Planning Manager

1-7-25

Date

