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## MINUTES

### Central Wichita Falls Neighborhood Revitalization Committee

October 15, 2024

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#### PRESENT:

Wendy Browder  
Jose Garcia  
Mike Mitchell  
Councilor Michael Smith

◆ Vice Chair  
◆ Member  
◆ Chairman  
◆ Member

Fabian Medellin, Planning Manager  
Christal Cates, Neighborhood Revitalization Coordinator

◆ City Staff  
◆ City Staff

#### ABSENT:

Ann Arnold-Ogden  
Larry Fox  
Nadia Menchaca  
Councilor Larry Nelson  
Andrea Robles

◆ Member  
◆ Member  
◆ WFAAC Liaison  
◆ Member  
◆ Member

#### GUEST:

Whitney Flack, District 1 City Council Candidate

◆ Guest

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### I. CALL TO ORDER

Chairman Mike Mitchell called the meeting to order at 4:08 p.m., and all attendees were introduced.

### III. PUBLIC COMMENTS

Chairman Mitchell asked if any members of the public wished to speak. No comments were made.

### VII. ADOPTION OF THE MINUTES

Chairman Mitchell moved to approve the minutes from October 8<sup>th</sup>, 2024, as presented. Councilman Smith seconded. The motion passed unanimously, 4-0.

### VIII. REGULAR AGENDA

#### 1. Introduction To Zoning

Mr. Fabian Medellin presented the Zoning Basics presentation to the Neighborhood Revitalization Committee. Staff reviewed basic topics, including the definition of

zoning and its purpose, uses permitted by right, non-conforming uses, and conditional uses, and gave a brief definition of other basic zoning terms.

Mr. Medellin reviewed zoning in general and zoning as it pertained to the City of Wichita Falls showing a zoning map and zoning districts also handed out to the Committee in the meeting packet.

Staff narrowed down the zoning districts that were currently found in the Neighborhood Revitalization Area as:

- Single Family Residential 2 (SF-2) – *Standard Lot*
- Multi-Family Residential (MFR)
- Limited Commercial (LC)
- General Commercial (GC)
- Commercial Corridor (CC)
- Brook Avenue (BA)
- River Development District (RDD)

Staff reviewed the uses in each district, including permitted by right and conditional uses, in-depth and gave examples of the uses throughout the presentation.

At the conclusion, there was discussion among staff and Committee members regarding what was needed in the districts for the Neighborhood Revitalization Area to promote development and improve the quality of life for the community. An interest in setbacks was mentioned and revisions to those requirements.

Staff advised they would put together some examples of proposed changes, revisions, and additions for discussion at the next scheduled meeting.

#### **IX. OTHER BUSINESS**

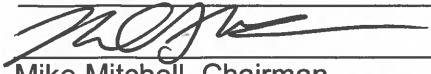
Mrs. Cates gave an update on the construction project at Bridwell Park, announcing the construction was complete. A new envieling date would be selected by the Committee at the next Sub-Committee meeting on October 22<sup>nd</sup>, that would be held at 4pm at the Planning office at 705 8<sup>th</sup> Street, Wichita Tower.

Updates on the completion of the Neighborhood Empowerment Zone (NEZ) and Community Change Grant submission were discussed.

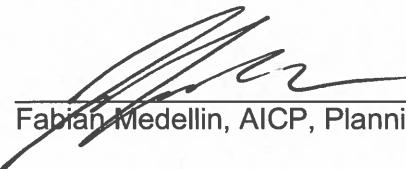
#### **X. ADJOURN**

Chairman Mitchell advised that the upcoming meeting on October 29<sup>th</sup> would be at the regularly scheduled time of 4 pm, again at the Travel Center Conference Room, located at 306 Scott Street.

Chairman Mitchell adjourned the meeting at 5:21 pm.

  
Mike Mitchell, Chairman

Date

10/29/24  
Fabian Medellin, AICP, Planning Manager

Date

10-29-24