
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

February 4, 2025

PRESENT:

Wendy Browder
Larry Fox
Jose Garcia
Mike Mitchell
Nadia Menchaca

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

Terry Floyd, Development Services Director
Fabian Medellin, Planning Manager
Christal Cates, Neighborhood Revitalization Coordinator
Ashley Sisk, Bike Friendly WF Coordinator

◆ City Staff
◆ City Staff
◆ City Staff
◆ City Staff

ABSENT:

Councilor Robert Brooks
Councilor Whitney Flack
Andrea Robles
Ann Arnold-Ogden

◆ Councilor
◆ Councilor
◆ Member
◆ Member

GUEST:

Doug McCulloch, Planning & Zoning Commissioner
Heather Langford
Jack Browne

◆ Guest
◆ Guest
◆ Guest

**It is noted Chairman Mitchell entered the meeting at 1:43 p.m.*

I. CALL TO ORDER

Vice Chairwoman Wendy Browder called the meeting to order at 1:35 p.m.

II. PUBLIC COMMENTS

Vice Chairwoman Browder asked if any members of the public wished to speak. No comments from the public were heard.

III. ADOPTION OF THE MINUTES

Vice Chair Browder asked if there were any public comments regarding the minutes. With no comments, Committee member, Mr. Larry Fox made a motion to approve the minutes from January 21st, 2025, as presented. Mr. Jose Garcia seconded. The motion passed unanimously, 3-0.

IV. REGULAR AGENDA

1. Introduction of Bike Friendly Wichita Falls Coordinator – Ashley Sisk

Vice Chairwoman Browder introduced Ms. Ashley Sisk as the new Bike Friendly Wichita Falls Coordinator. Ms. Sisk provided the Committee with her duties and background on Wichita Falls being awarded the Bronze in Bike Friendly Cities and a goal of attaining higher recognition in the future. Ms. Sisk advised of City Council-recommended initiatives as well as current bike audits throughout the city and in the revitalization area.

2. Consider taking action to recommend zoning amendments within the Central Wichita Falls Neighborhood Revitalization Area as an element of the neighborhood plan

Chairman Michael Mitchell briefly reviewed the topics from the previous meeting discussions regarding recommended zoning amendments.

A. Eliminate parking requirements for all non-residential uses

Chairman Mitchell called for a motion to approve the recommendation to eliminate parking requirements for all non-residential uses. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

B. Eliminate the 10,000sf. Minimum lot size requirements for Accessory Dwelling Unit (ADU)

Chairman Mitchell called for a motion to approve the recommendation to eliminate the 10,000sf. minimum lot size requirements for accessory dwelling units (ADU's). Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

C. Require 1 parking stall for Accessory Dwelling Units (ADU's)

Chairman Mitchell called for a motion to approve the recommendation to require one (1) parking stall for accessory dwelling units (ADU's). Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

D. Allow for alternative paving material, e.g., gravel, for accessory dwelling unit parking requirements

Chairman Mitchell called for a motion to approve the recommendation to allow for alternative paving material, e.g., gravel, for accessory dwelling unit parking requirements. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

E. Amend setback requirements to both residential and nonresidential uses fitting with the current built environment to allow for the expansion of developable area

Chairman Mitchell called for a motion to approve the recommendation to amend setback requirements to both residential and nonresidential uses fitting with the current built environment to allow for the expansion of developable area. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. Chairman Mitchell asked if the wording of the recommendation should be more specific in nature or if it was meant to be open. Staff advised the recommendation was meant to be broad and the verbiage would be more specific at a later date. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

F. Extend the General Commercial (GC) zoning district that is currently Limited Commercial (LC) zoning district on 9th and 10th Street, from Polk Street to Kemp Boulevard

Chairman Mitchell called for a motion to approve the recommendation to extend the General Commercial (GC) zoning district that is currently Limited Commercial (LC) zoning district on 9th and 10th Street, from Polk Street to Kemp Boulevard. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

G. Extend Limited Commercial (LC) zoning to cover the gaps currently zoned Single Family-2 (SF-2) Residential on the west side of Harrison Street from Avenue C to Avenue F

Chairman Mitchell called for a motion to approve the recommendation to extend Limited Commercial (LC) zoning to cover the gaps currently zoned Single Family-2 (SF-2) Residential on the west side of Harrison Street from Avenue C to Avenue F. Mr. Larry Fox made a motion, and Vice Chairwoman Browder

seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

H. Extend Limited Commercial (LC) zoning to cover the gaps currently zoned Single Family-2 (SF-2) Residential on both sides of Monroe Street from Avenue E to Avenue H

Chairman Mitchell called for a motion to approve the recommendation to extend Limited Commercial (LC) zoning to cover the gaps currently zoned Single Family-2 (SF-2) Residential on both sides of Monroe Street from Avenue E to Avenue H. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

I. Rezone the Commercial Corridor (CC) zoning district to General Commercial (GC) zoning district

Chairman Mitchell called for a motion to approve the recommendation to rezone the Commercial Corridor (CC) zoning district to General Commercial (GC) zoning district. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. With no comments from the public, Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

J. Extend the Limited Commercial (LC) zoning district along the east side of Kemp Boulevard from 8th Street to Seymour Highway

Chairman Mitchell called for a motion to approve the recommendation to extend the Limited Commercial (LC) zoning district along the east side of Kemp Boulevard from 8th Street to Seymour Highway. Mr. Larry Fox made a motion, and Vice Chairwoman Browder seconded the motion. Chairman Mitchell asked for any comments from the public. Mr. Jack Browne asked what the benefit was in rezoning the area specified. Staff advised the rezoning would fill in the gaps and provide a more cohesive zoning district. The rezoning from Single Family – 2 (SF-2) residential to Limited Commercial (LC) would allow for broader uses for future development if owners decided to sell their property or, in some instances, subdivide the very large lots and sell them for development. Staff advised this would not adversely affect the residential uses as those are allowed in the Limited Commercial (LC) zoning district. Chairman Mitchell called for comments from the Commission. There were no comments from the Commission. Chairman Mitchell called for a vote for a recommendation. The motion passed unanimously 4-0.

Staff advised that once a timeline had been approved by management, it would be sent out via email for their review.

V. OTHER BUSINESS

Mr. Fabian Medellin thanked the Committee for all their hard work and commitment to attending the meetings and being involved in revitalizing the neighborhood. Mr. Medellin stated the Committee had been meeting every two weeks since almost the beginning of the creation of the Committee last May and that in the near future with all the progress that has been made they would not need to meet as frequently as they had in the past. Staff suggested meetings would possibly be only once a month unless there was an issue; in that case, additional meetings could be scheduled based on their availability.

VI. ADJOURN

Staff advised the next regularly scheduled meeting would be on Tuesday, February 21st, 2025 at 1:30 pm at the Travel Center Conference Room.

Chairman Mitchell adjourned the meeting at 2:15 p.m.



Mike Mitchell, Chairman



Date



Fabian Medellin, AICP, Planning Manager



Date